

**MRS MANUELA ELEUTERI**

**31 WILLOUGHBY ROAD HAMPSTEAD NW3 1RT**

**DESIGN, ACCESS AND HERITAGE STATEMENT**

**DECEMBER 2016**

93 Hampton Road  
Hampton Hill  
TW12 1JQ



michael burroughs associates

## Introduction

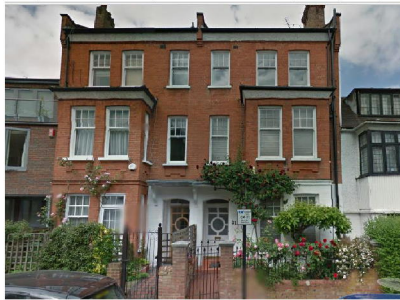
1. This is the design access and heritage statement in respect of a proposal to create a full basement beneath the existing house and alter the ground floor kitchen.
2. The application is accompanied by the following plans:
  - 109\_PLA\_EX\_SP Existing site plan;
  - 109\_PLA\_EX\_BP Existing basement plan;
  - 109\_PLA\_EX\_GFP Existing ground plan;
  - 109\_PLA\_EX\_FFP Existing first floor plan;
  - 109\_PLA\_EX\_SEC\_AA Existing section AA;
  - 109\_PLA\_EX\_SEC\_BB Existing section BB;
  - 109\_PLA\_EX\_SEC\_CC Existing section CC;
  - 109\_PLA\_EX\_ELE\_R Existing rear elevation;
  - 109\_PLA\_EX\_ELE\_F Existing front elevation;
  - 109\_PLA\_EX\_ELE\_S Existing side elevation;
  - 109\_PLA\_SP Proposed site plan;
  - 109\_PLA\_BFP Proposed basement floor plan;
  - 109\_PLA\_GFP Proposed ground floor plan;
  - 109\_PLA\_FFP Proposed first floor plan;
  - 109\_PLA\_SEC\_AA Proposed Section AA;
  - 109\_PLA\_SEC\_BB Proposed section BB;
  - 109\_PLA\_SEC\_CC Proposed section CC;
  - 09\_PLA\_ELE\_R Proposed rear elevation;
  - 109\_PLA\_ELE\_F Proposed front elevation; and
  - 109\_PLA\_ELE\_S Proposed side elevation.
3. It is also accompanied by the following reports:
  - Tree Survey Arboricultural Implications Assessment and Method Statement BS5837:2012 prepared by Phelps Associates (ref. PS 1037) dated 19 February 2016;
  - Desk study & basement impact assessment report prepared by Geotechnical and Environmental Associates (GEA) (ref. j15315) dated December 2016;
  - A Construction Management Plan prepared by Areaview Ltd dated 16 December 2016; and
  - A Design, Access and Heritage Statement prepared by Michael Burroughs Associates dated December 2016.

## The Site

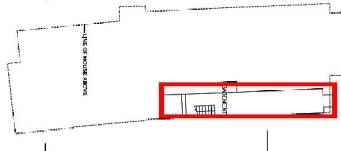
4. This is a 3 -storey originally semi-detached Edwardian house at the north end of Willoughby Road in the Hampstead Conservation Area. Willoughby Road is not identified as a flood risk area.



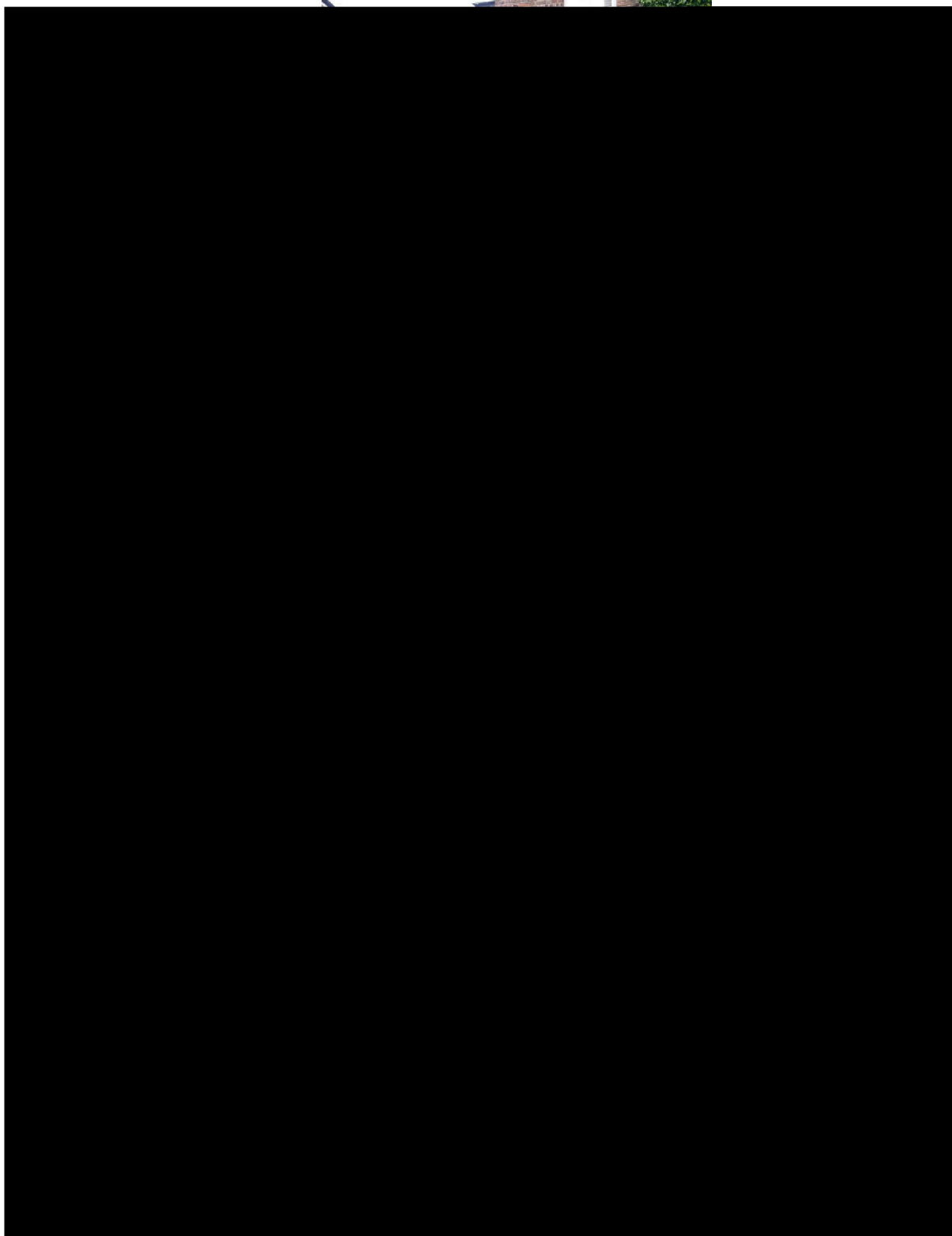
5. It had a 2m front garden behind a 1m front wall. There are more recent houses on either side of the original semi-detached pair.

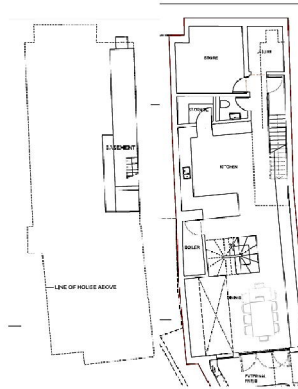


6. The house already has a small dry basement shown on the plan below. This is the old coal cellar with a coal chute that extends in front of the front door.

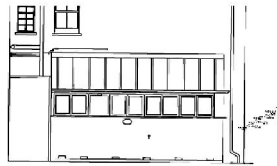


7. There is a small garden at the rear separated from the lower terrace of cottages in Willow Road by approximately 2m high bamboo screening.

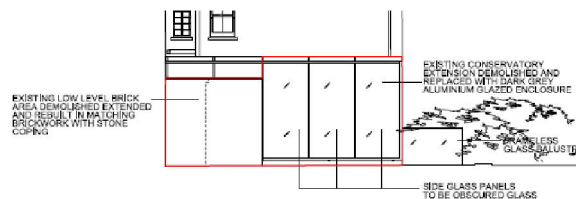




13. The existing conservatory side extension to the kitchen is a glass lean to above the level of the boundary fence shown below. The square panes overlook the rear of Willow Cottages.



14. It is in a relatively poor state of repair and it is proposed to replace it with a glass structure on the same footprint shown below. The side elevation also shows the glass balustrade proposed around the lightwell.



15. The proposals have been designed in full knowledge of the relevant planning policies and are consistent with them.

### Heritage Impact

16. Historic England say that the identifying the effect of a proposal on a heritage asset is a five-step process:
- identify which heritage assets and their settings are affected;

- assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s);
  - assess the effects of the proposed development, whether beneficial or harmful, on that significance;
  - explore the way to maximise enhancement and avoid or minimise harm;
  - make and document the decision and monitor outcomes.
17. The relevant designated heritage assets are the Conservation Area and the listed Willow Cottages to the rear. The application building is not a designated heritage, nor is it identified by the Council as positive contributor to the Conservation Area.
  18. The significance of Willow Cottage as a heritage asset is identified in the extract from the CAS above, with refers entirely to features on the side of the terrace that face away from the site towards Willow Road.
  19. The significance of the Conservation Area as a heritage asset is in its eclectic architecture extending over a long period. One reason that it has retained this characteristic eclectic mix is that house design has been flexible enough to accommodate great social change by reconfiguring layout and facilities. This application is an example of this.
  20. Our assessment is that the application building makes a neutral contribution to the setting of the Conservation Area and Willow Cottages to the rear. Change that does not harm the character of the Conservation Area or the setting of the listed buildings is therefore acceptable.
  21. As far as the effects of the proposal are concerned, the proposed basement will be entirely beneath the existing house. It will not affect the character of the Conservation Area or the setting of the listed buildings in any way.
  22. The proposed lightwell occupies a small part of the rear garden, which is at a higher level than Willow Cottages and will be concealed behind the boundary fence.
  23. The proposed side extension has been designed to minimise harm by being a replacement on the same footprint of the existing glazed structure. Its design is a considerable improvement on the existing outdated structure and it has the benefit for residents of Willow Cottages of having obscured glass rather than clear glass in the panels facing them. Both will be very hard to see from its neighbours. It should be noted that in October 1987 the Council granted consent 8601189 for erection of a 9 feet high fence around the garden.
  24. We conclude that the proposed basement will have a neutral effect on the identified heritage assets. The side extension will have a positive effect because of its more neutral appearance than the existing structure and removal of overlooking from the rear of Willow Cottages.

### **Conclusion**

25. We respectfully request the Council to approve the planning application.