

DESIGN & ACCESS STATEMENT

In support of Planning Permission Application for 29 Willow Road London NW3 1TL

The Property

No. 29 Willow Road is a four story Victorian dwelling-house located on the southern side of Willow Road. The property is not locally listed, but does sit within the Hampstead Conservation Area. The property looks directly onto Hampstead Heath and the surrounding area is predominantly residential in character and appearance. The current proposal does not raise any land use policy issues.

The property is a single family dwelling with access directly off Willow Road. There is access at the rear to the garden through a spiral staircase, along with doors at lower ground level.

The Proposal

The proposed development seeks to replace the steep existing spiral staircase with a more practical straight one, also moving this over the east side of the house to provide better access to the rear garden from the circulation part of the house. This also allows for a more practical pantry space leading off the kitchen and prevents the kitchen being used as access down to the garden. The gradient of the new steps will be much more user friendly than the existing ones.

It is also proposed to replace the existing unoriginal white aluminum doors to the lower ground floor with double glazed timber framed French doors, which are more in keeping with the original style of the house.

A new timber sash window, to match existing, is proposed at Lower Ground Floor level.

Currently over these doors, at Ground Floor Level, are some UPVC casement windows and a door to access the spiral staircase. The proposals seek to replace these windows with fixed timber framed windows, which will be more in keeping with the original style. Two new walkable rooflights are proposed within the roof in this location over the pantry.

It is proposed that the window to the right, at Ground Floor level, be turned into a door, to access the garden through the new straight steel staircase.

On the first floor, a roof terrace over the pantry is proposed, to allow some external space at this level. The balustrade would be made of galvanized metal railings.

Policy Considerations

The following policies were considered when formulating the proposals:

LOCAL:

- Camden Development Management Policies June 2013
- Conservation Area Design Guidelines (2002)
- Supplementary Planning Document: Camden Urban Design Guide (2006)
- Supplementary Planning Document: Residential Extensions and Alterations

2009

REGIONAL:

- London Plan 2011

Public Transport & Accessibility

Parking

There is currently no on-site parking, and the proposals do not make any provision for new parking spaces.

Access

The building has direct access from Willow Road and there is no alteration proposed to the existing arrangement. At the rear, the access to the garden is proposed to be moved.

Sustainability

To reflect the quality and character of the location and respect the status of the original building, the materials, techniques and fittings used in the proposal will be of a high quality and be executed to a high standard, to achieve longevity. Where possible, construction materials are to be sourced from renewable or recycled sources.