

ALL PROPOSALS SUBJECT TO STATUTORY APPROVAL

# 8 WILDWOOD GROVE

DESIGN AND ACCESS STATEMENT 21/09/2017

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8 Wildwood Grove Kitchen



8 Wildwood Grove Garden with storage deck

## 1. Introduction

This design and access statement is prepared by Melissa White Architects for 8 Wildwood Grove, NW3 7HU, in support of a House Holder planning application to seek permission for the following proposal.

The brief is to create a better ground floor living space whilst maintaining the character of the main building, demonstrating excellence in design use of materials and ensuring the proposal does not adversely affect the neighbours in the scale and massing of the design.

# 1. INTRODUCTION

## 2.1 Site Location

The property is located in Hampstead in the north of Camden Borough. It is situated on Wildwood Grove which is perpendicular to Wildwood Terrace. Wildwood Grove is lined with a terrace of Victorian cottages, where the rear boundary of the properties lies on Hampstead Way. This is the Camden Borough and Conservation Area boundary and the property is situated inside the Hampstead Conservation Area.

The primary means of access and front elevation faces Wildwood Grove to the South-East. The rear elevation faces Hampstead Way with a secondary access through a garden door to this road. The property is two storeys high with a converted loft. A 3- bedroom single-dwelling property.

The building at 8 Wildwood Grove, has an existing side return capped with a T-shaped, timber lantern roof light. The roof and roof lights are in disrepair and currently leaking with water damage. A pair of French doors gives access from the kitchen to the garden. A large portion of the garden, however is taken up with a platform/storage unit which prohibits use.

On Wildwood Grove, 11 out of the 13 properties all have an existing roof terrace at first floor integral to the design of the cottages. 8 Wildwood Grove is one of these properties, where the terrace is accessed from an upstairs bedroom. Due to awkward access and lacking a link to the garden, use of the roof terrace is limited.

At the end of the garden is a brick boundary wall with a timber door giving access to Hampstead Way. In contrast to the 11 out of 13 properties that make up the terrace (including the neighbouring property at 9 Wildwood Grove), this rear wall is set back 600mm from the pavement. The set back in the wall has a small retaining wall along the pavement edge and has soil for planting. This however is not used as it is difficult upkeep and is often a dumping ground for rubbish. At times providing an eyesore.



Hampstead Conservation Area, as designated in 1968.  
The property is indicated in red inside the 'North End' sub area.

## 2. CONTEXT

## 2.1 Site History

Wildwood Grove is an unmade road with a terrace of two storey brick cottages with very small front gardens. Built in 1886-7 with Wildwood Terrace by a local builder. They have keystones over the flat arched windows and a parapet to the roof.

Variations of the property at 8 Wildwood were made by previous owners approx. 10-15years ago. Much of these changes are now in disrepair and in need of re-building/upkeep.

Similar proposals have been granted permission along the Wildwood Grove terrace:

- 2006/0354/P 3 Wildwood Grove, NW3 7HU
- 2014/4736/P 12 Wildwood Grove, NW3 7HU



Site Map. 1:1250

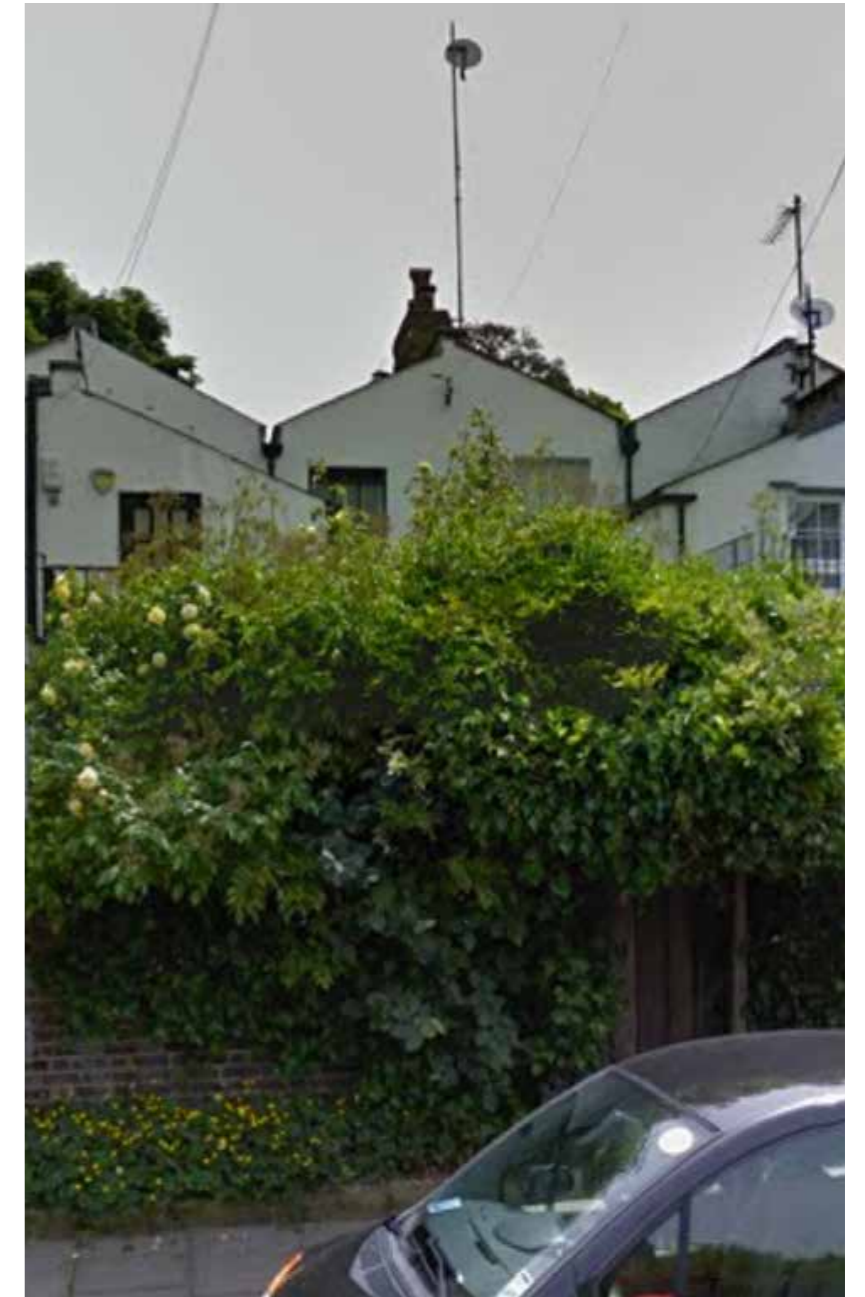
## 2. CONTEXT



Existing roof terrace, balustrade and rear wall



Existing rear garden



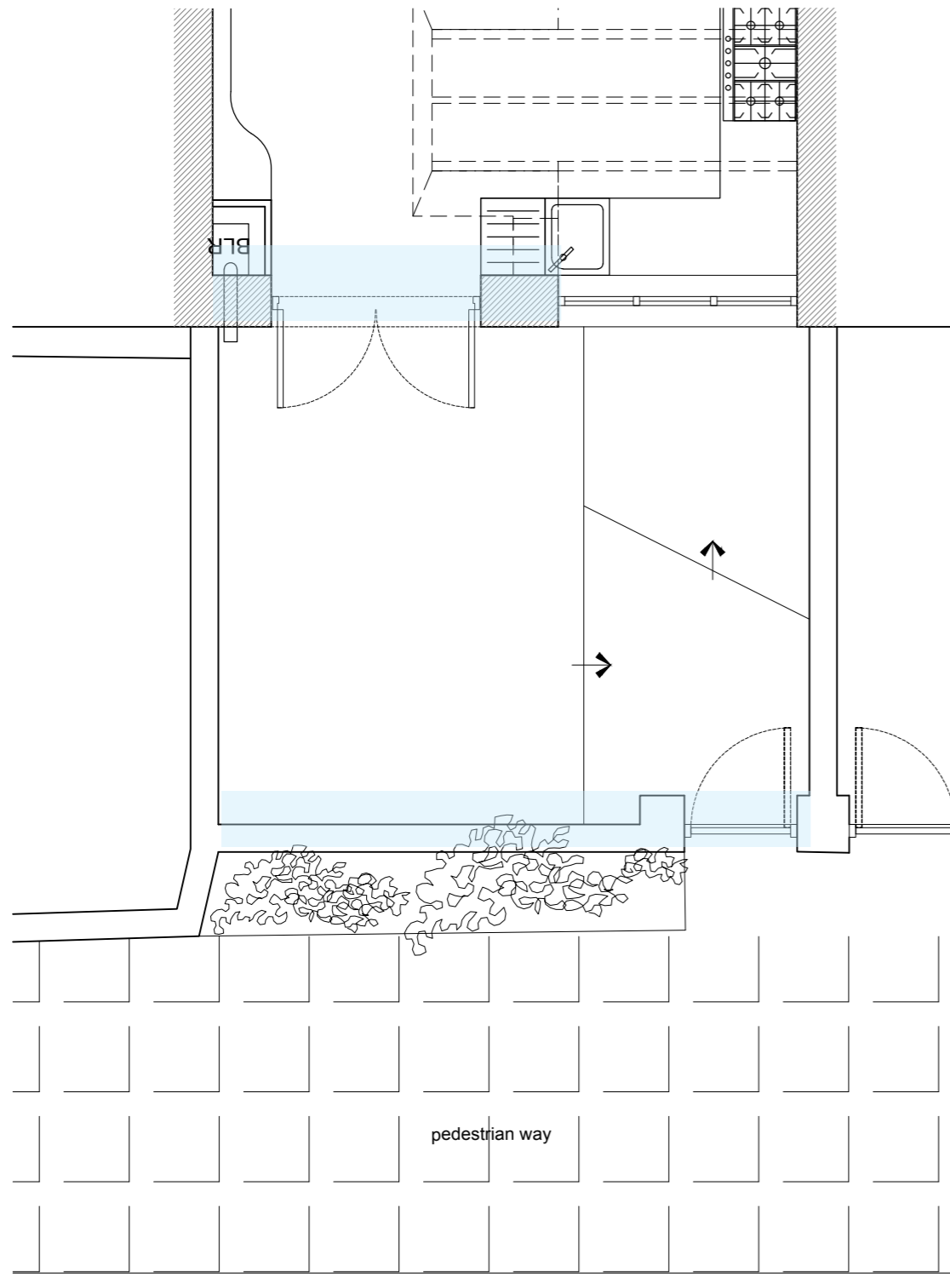
Existing rear street view of the property from Hampstead Way

## 2. CONTEXT



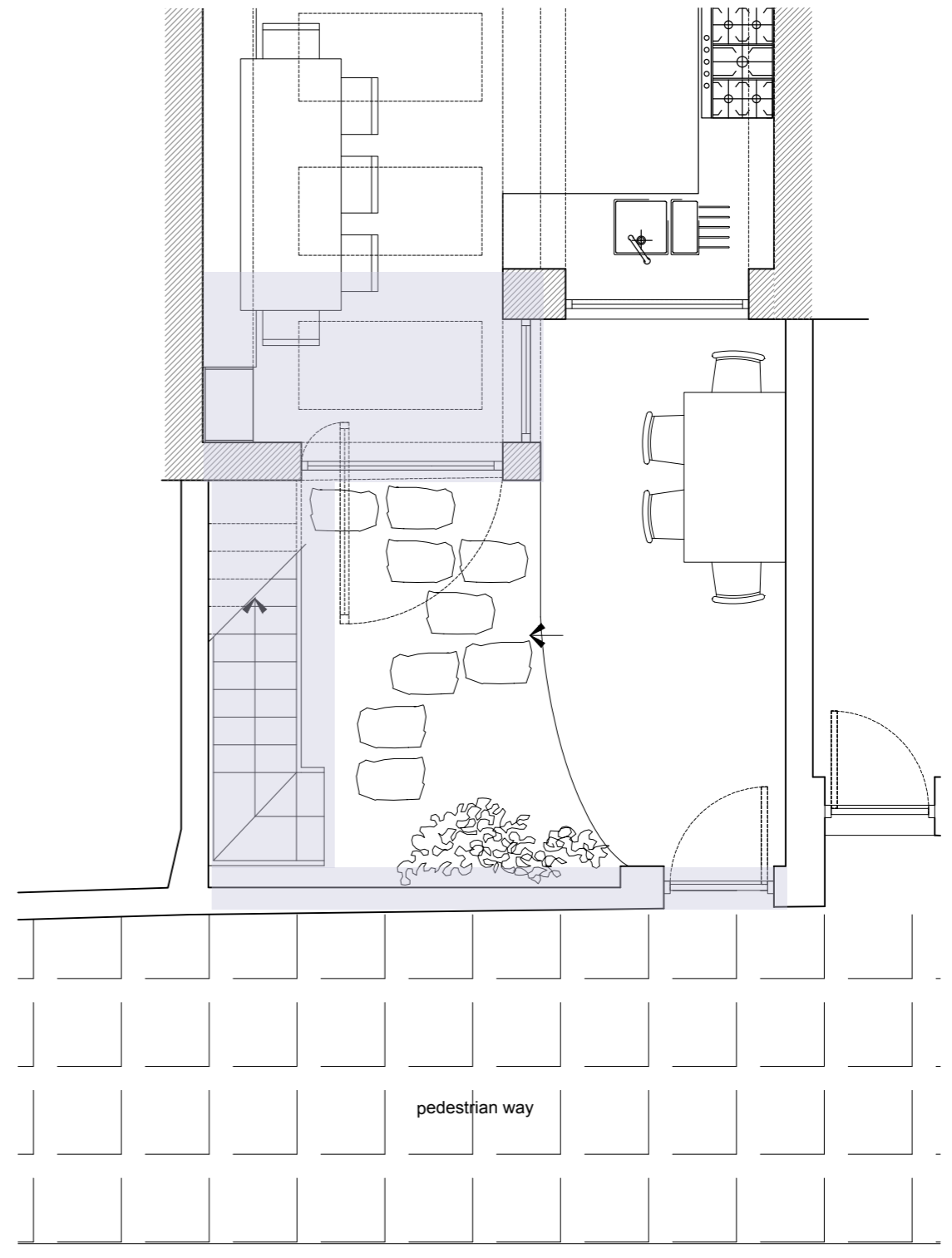
Existing Kitchen/Diner

## 2. CONTEXT



Hampstead Way

01. Existing Ground Floor Plan 1:50  
Demolition in blue.

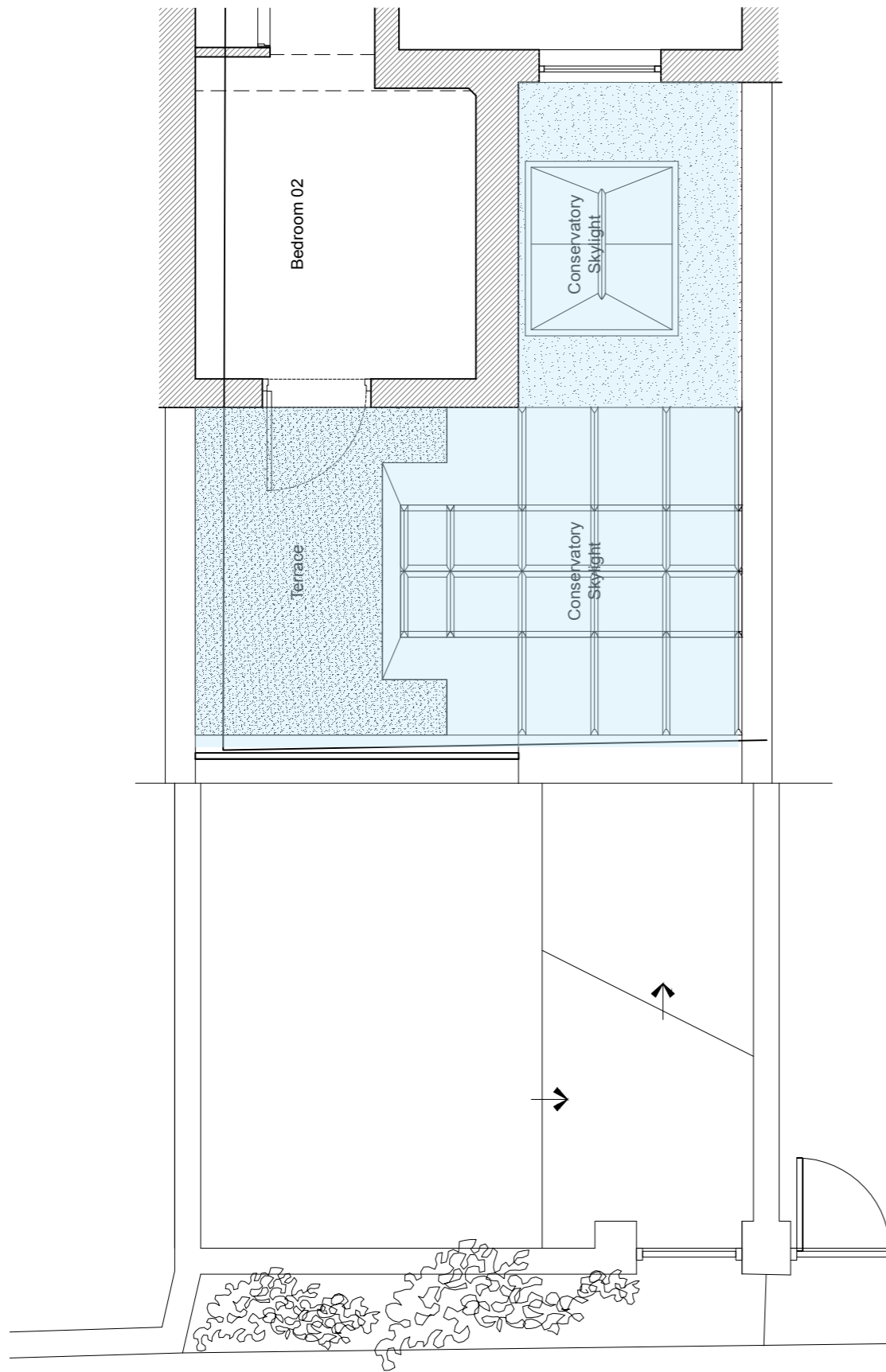


Hampstead Way

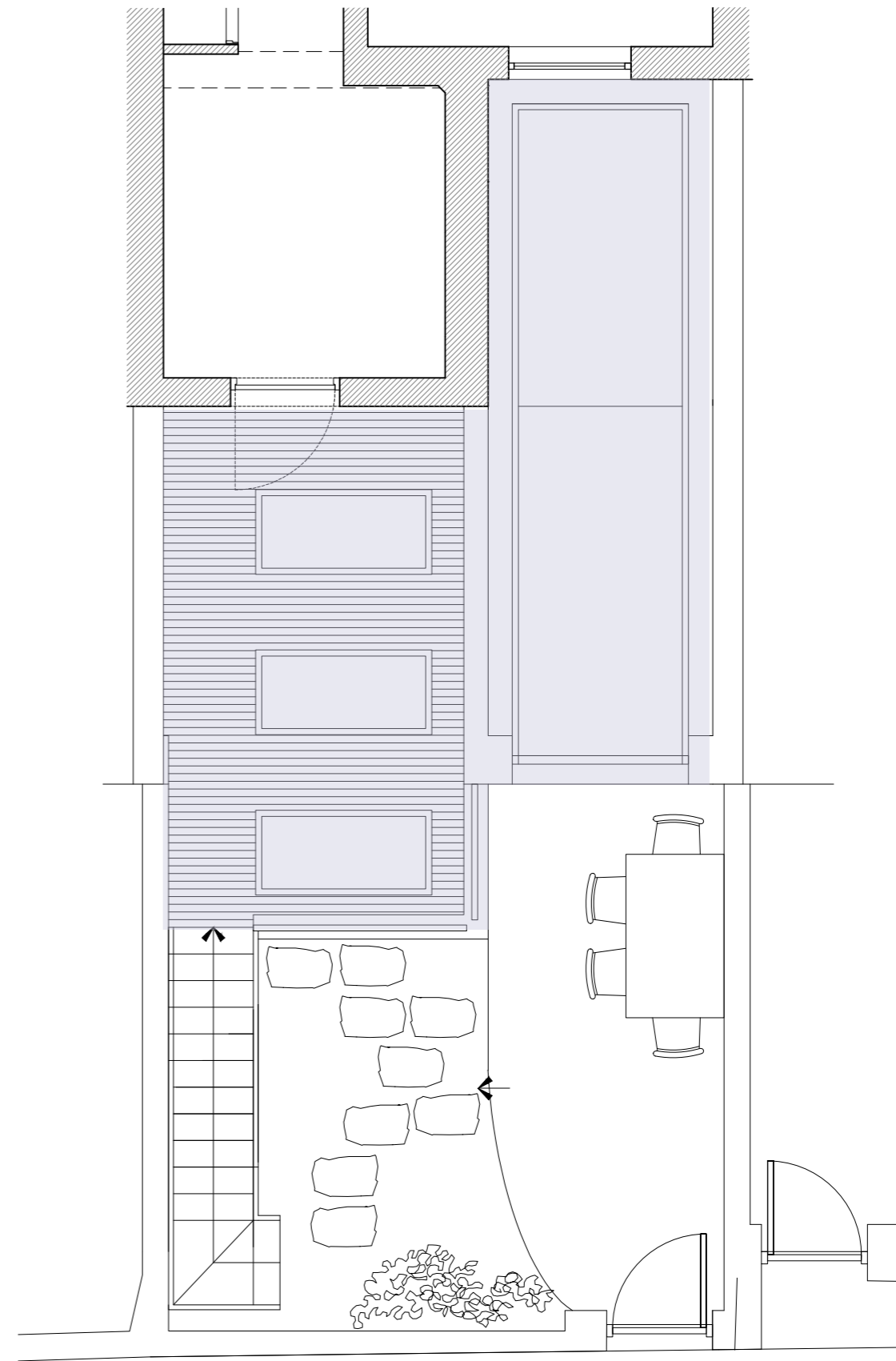
02. Proposed Ground Floor Plan 1:50  
New construction in purple.

# 3. DESIGN

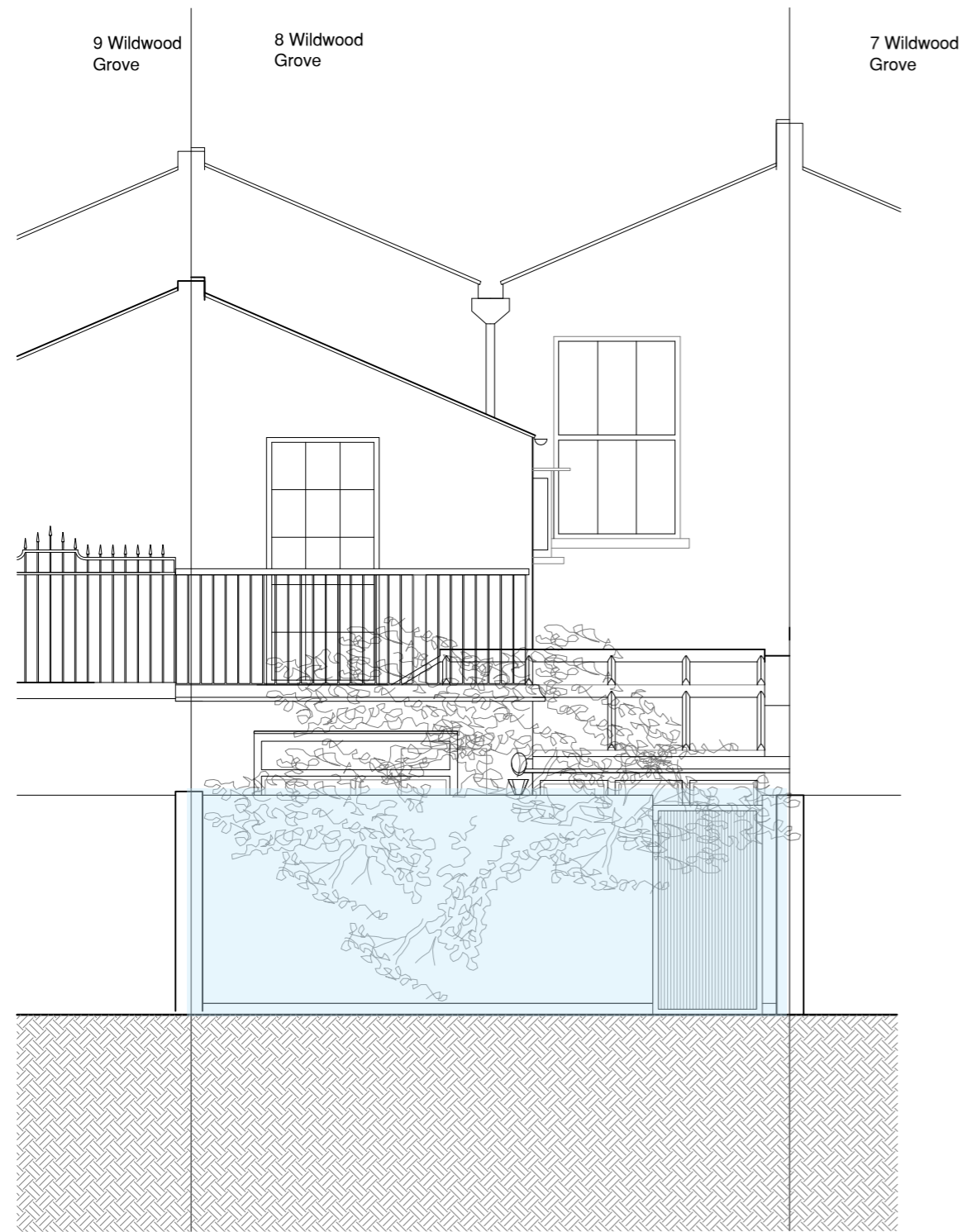




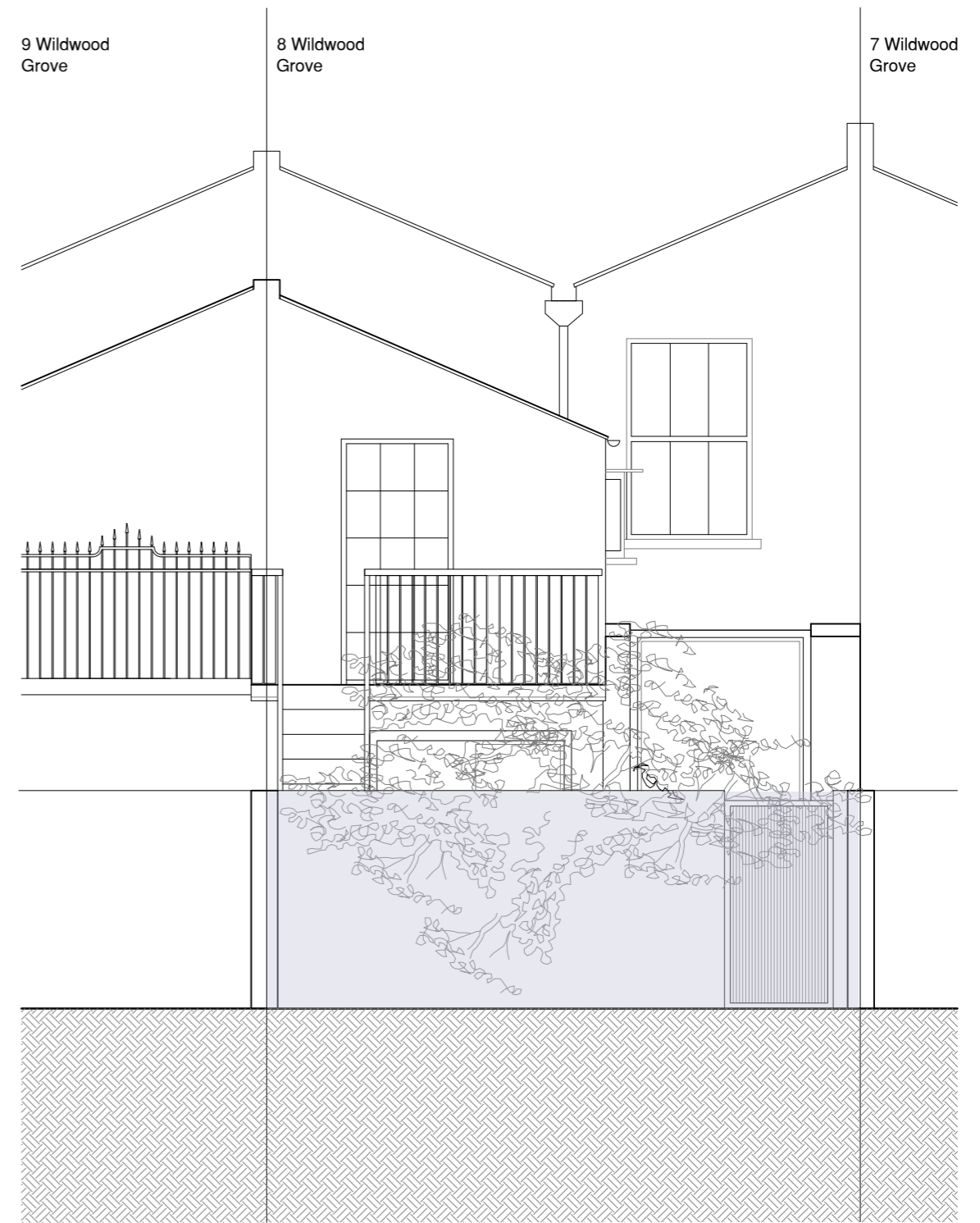
01. Existing Roof Plan 1:50  
Demolition in blue.



02. Proposed Ground Floor Plan 1:50  
New construction in purple.



01. Existing Rear Elevation from Hampstead Way  
Demolition in blue.



02. Proposed Rear Elevation from Hampstead Way  
New construction in purple.

### 3.1 The Proposal

With the start of this design, extensive research was carried out looking at recent applications and existing rear extensions and elevations in this particular area. This is to understand planning policy regarding extensions at ground level and terraces specific to the unique terrace Wildwood Grove.

Extensive layouts were studied and reviewed. The proposal submitted with this application seeks to do the following:

- Demolition and removal of existing roof lantern lights.
- Construction of new roof to existing side return with new large fixed double glazing.
- Demolition and removal of existing rear ground floor façade with French doors.
- Construction of new rear wall in London stock brick to match existing along with new fixed PPC Aluminium window.
- Construction of new modest extension of 1.2 x 2.6m (total of an additional 3.12m<sup>2</sup>) in London stock brick to match existing along with new fixed PPC Aluminium windows and PPC Aluminium French doors.
- Demolition and removal of existing roof terrace accessed from first floor bedroom.
- Construction of new roof terrace in materials to match existing
- Construction of new modest, timber staircase linking roof terrace to garden.
- Installation of timber trellis on boundary wall between 8 and 9 Wildwood Grove to ensure privacy to both parties.
- Replace and install new balustrading to roof terrace and stairs in PPC Aluminium.

This design provides a better family kitchen/dining/living space at ground level appropriate for the size of property. With design integrity and materials that are in keeping with the existing building, the proposal seeks to integrate the internal and external features of the property with modest intervention and maximum design quality.

### 3.2 Response to Policy and Proposed Use

8 Wildwood Grove is located within the Hampstead Conservation Area with its primary means of access and front elevation facing Wildwood Grove to the South-East. The garden and rear elevation of the property faces Hampstead Way. In addition to the front main access there is a wooden gate in the existing garden brick wall, giving a secondary access to Hampstead Way.

The policies considered for the design of this proposal are:

- London Housing Design Guide 2010
- Policies in the London Plan 2011
- Greater London Authority Housing SPD 2012
- Hampstead Conservation Area Statement
- Camden Planning Guidance 2013: -Section 5: Roofs and Terraces
- Camden's Revised Replacement Unitary Development Plan 2006:
  - S1 & S2- Sustainable Development
  - SD1- Quality of Life
  - SD6- Amenity of Occupiers & Neighbours
  - B1- General Design Principles
  - B3- Alterations & Extensions
  - B7- Conservation Areas

### **3.3 Massing and Scale**

The proposed works consists primarily of re-building on the existing footprint. The proposed increase to the building is with a modest extension of 3.12m<sup>2</sup> a corresponding increase for the terrace. This allows for a staircase which will connect the terrace with the garden. In total this application seeks to increase the ground floor foot print by 3.12m<sup>2</sup> and the terrace by 3.12m<sup>2</sup>.

Rebuilding the garden wall along the Hampstead Way footpath creates a more consistent and cohesive boundary along Hampstead Way, tying the wall in with the existing neighbours wall. It will increase the garden by 2.85m<sup>2</sup>.

The scale of the proposal has a positive impact on the site sitting comfortably between the existing adjacent properties. It remains in keeping with the existing building and the terrace. We have ensured the proposal does not adversely affect the neighbours in the scale and massing of the design.

### **3.4 Layout**

Extensive options were studied to ensure the best layout for the property. The final option, as submitted here, allows for maximum flow for living/kitchen/dining space at ground floor; provides much needed links between the inside and outside of the property. Whilst the additions are modest the positive changes to the garden and terrace spaces will be significant. This will pointedly improve the overall use of the property.

### **3.5 Appearance**

The design of the proposal focuses on both improving and respecting the existing building in relation to its neighbouring properties with the minimal change and use of materials and form that are in keeping with the vernacular of the area. The design works with the features of the existing building and provides high quality architectural merit.

### **3.6 Materiality**

Proposed finishes are to be in keeping and sympathetic to the existing building. The re-constructed rear wall and modest extension will be in standard London stock brick to match elsewhere. The new staircase linking the terrace to the garden will be in timber, as a light and sympathetic material to the existing building. A lightweight timber trellis will be placed on the boundary wall between 8 and 9 Wildwood to ensure privacy and avoid any potential issues of overlooking.

Windows, skylights and French doors will be in PPC Aluminium RAL 7016 (Anthracite). The roof terrace will be re-finished with new timber decking. All new balustrading to the terrace and stairs will be in PPC Aluminium RAL 7016 (Anthracite) as a light non-intrusive material.

### **3.7 Landscaping**

The existing rear garden is overgrown and neglected. With the proposed extension and refurbishment, attention will be given to the rear landscape to create a complete and cohesive design inside and out. This will increase use of the outside space and give direct access to Hampstead Way.

### **3.8 Sustainability**

The proposal is inherently sustainable, with measures in place to allow for maximum energy efficiency. The building fabric will meet energy use standards in accordance with Part L of the building regulations document.

### **3.9 Building Control**

We have consulted with our Approved Inspector and designed the proposal to comply with current building regulations

### **3.10 Structure**

A structural engineer has been consulted when developing the designs to ensure all proposals will be compliant with building regulations and party wall requirements. The structural engineer will be part of the consultation team throughout the process of this project.

### **3.11 Party Wall**

A Party Wall Surveyor has been consulted when developing the designs to ensure all proposals will be compliant with the Party Wall etc Act 1996. The Party Wall surveyor will be part of the consultation team throughout the process of this project.

### **3.12 Privacy**

We do not believe the changes to the existing roof and terrace and the proposed modest extension to the rear of the property will increase overlooking of the neighbours or reduce privacy in general.

### **Summary**

In summary, it is our opinion that the proposed designs submitted for 8 Wildwood Grove should be awarded planning permission as they are compliant with local planning requirements for residential dwellings in this area. The proposal is in line with other similar developments in the area. The design is integral to the existing property and ensures excellence in design and materials.

## 3. DESIGN + SUMMARY