



## **Application for Approval of Details 21 Willoughby Road, NW3 1RT**

**Application Ref: 2016/1086/P  
Condition 2 a)**

Planning Application Prepared by

**DOMINIC  
McKENZIE  
ARCHITECTS**

June 2018

## Introduction

The purpose of this document is to provide information required by the Local Planning Authority pertaining to Condition 2 a) of approved Planning Application 2016/1086/P.

21 Willoughby Road is a detached Victorian house constructed in the late 19<sup>th</sup> century and located in the Hampstead Conservation Area. The above-referenced application is for internal alterations to the existing building and a new rear extension.

Condition 2 has been imposed to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Part a) requires details of all windows and external doors to be submitted to the Local Planning Authority.

The details presented herewith include:

- replacement box-sash windows to the existing building
- sliding door system to the proposed ground-floor Rear Extension
- window to the proposed first-floor Rear Extension
- external doors to the proposed Garden Alley, Plant Room and replacement French doors to the second-floor Roof Terrace.

## Box-sash Windows

The existing non-original sash windows are single-glazed and of inadequate thermal performance capability. They are also in a poor state of repair.

The 29 new windows are to be 'like for like' replacements, with double-glazing and white-painted oak frames, precisely matching the existing.



Existing rear façade window

Image: Dominic McKenzie Architects



## Rear Extension Sliding Door System

The rear wall of the ground-floor Rear Extension is to consist of a double-glazed aluminium sliding door system by Keller. The system was chosen for its minimally-framed appearance in order to maximise the connectivity between the extension and the rear garden.

The frames are to be powder-coated RAL 7038 Agate Grey to complement the pale-coloured internal finishes and external hard landscaping.



Keller AG minimal sliding door system  
Image: Keller AG

## Rear Extension Window

The double-glazed window to the upper volume of the Rear Extension is to be a parallel-opening aluminium vent AWS114 by Schüco, with concealed actuators allowing it to open slightly for ventilation.

The vent was chosen for its frameless appearance, which would complement the minimal detailing of the sliding door system beneath.

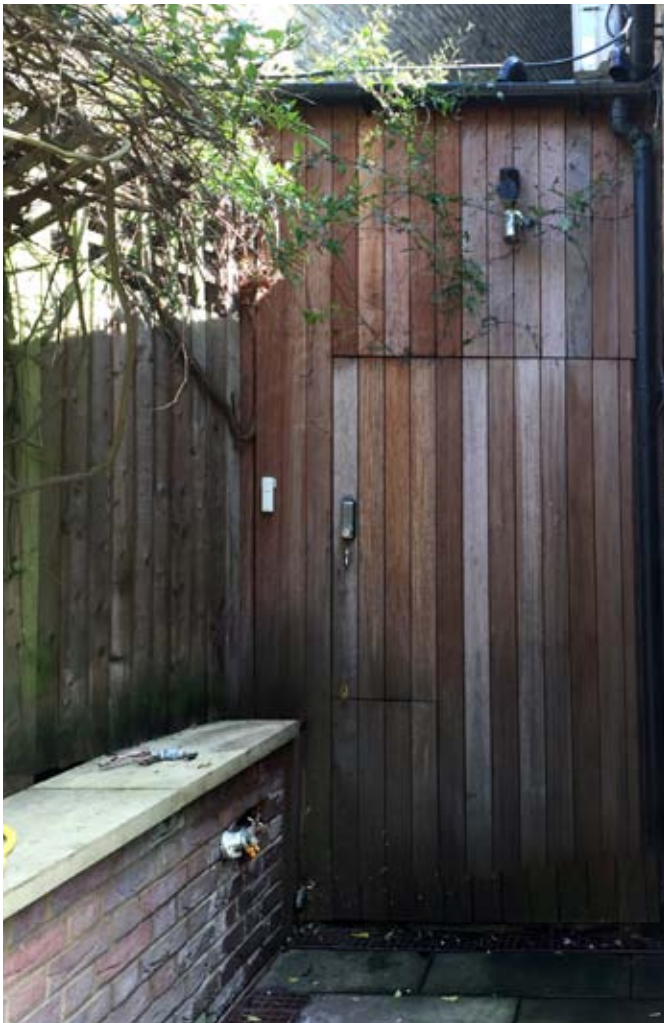


Schüco AWS114 framed vents within curtain-wall façade  
Image: Schüco

## Garden Alley / Plant Room External Doors

The entrance walls of the Plant Room (at the northern side of the house) and the 'tradesman' corridor (or Garden Alley, at the southern side of the house) are to be clad in 85mm wide vertical Western Red Cedar tongue & groove boards (details already approved by LPA).

The cladding is also to be applied to the external doors in order to create a minimal appearance, interrupted only by the necessary security ironmongery, similar to the existing Plant Room wall below.



Existing entrance to plant room at northern side of house, clad in WRC

## Roof Terrace External Doors

The pair of French doors to the Roof Terrace are to be replaced with new double doors to match the panelling of the new internal doors throughout the house, which is more sympathetic to the age of the property.

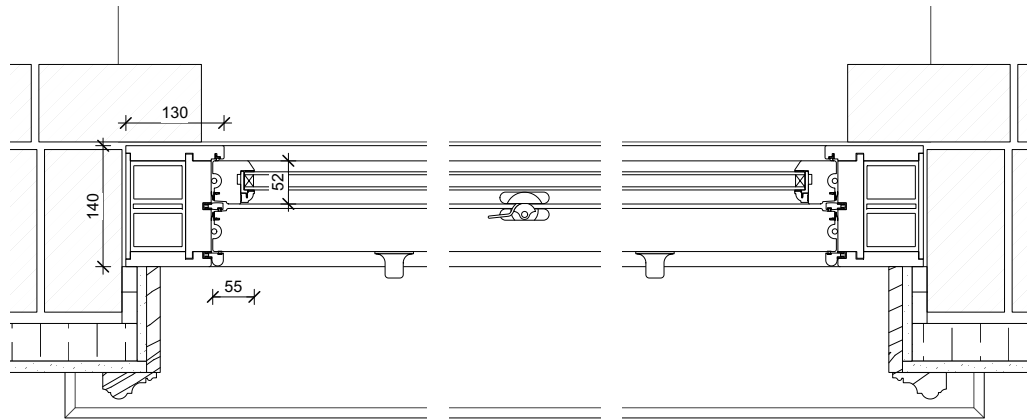


Existing roof terrace door

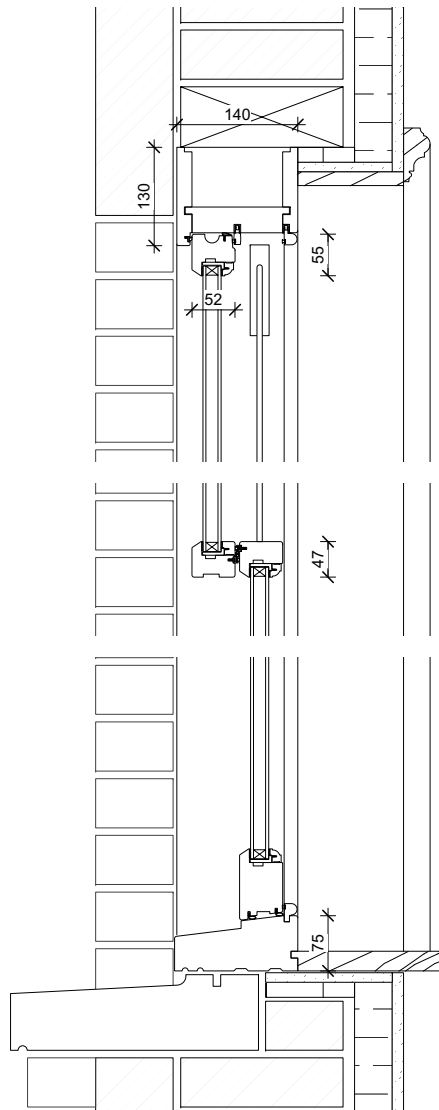
**Appendix 1**

Box-sash Windows  
Details





1 SASH WINDOWS  
TYP PLAN

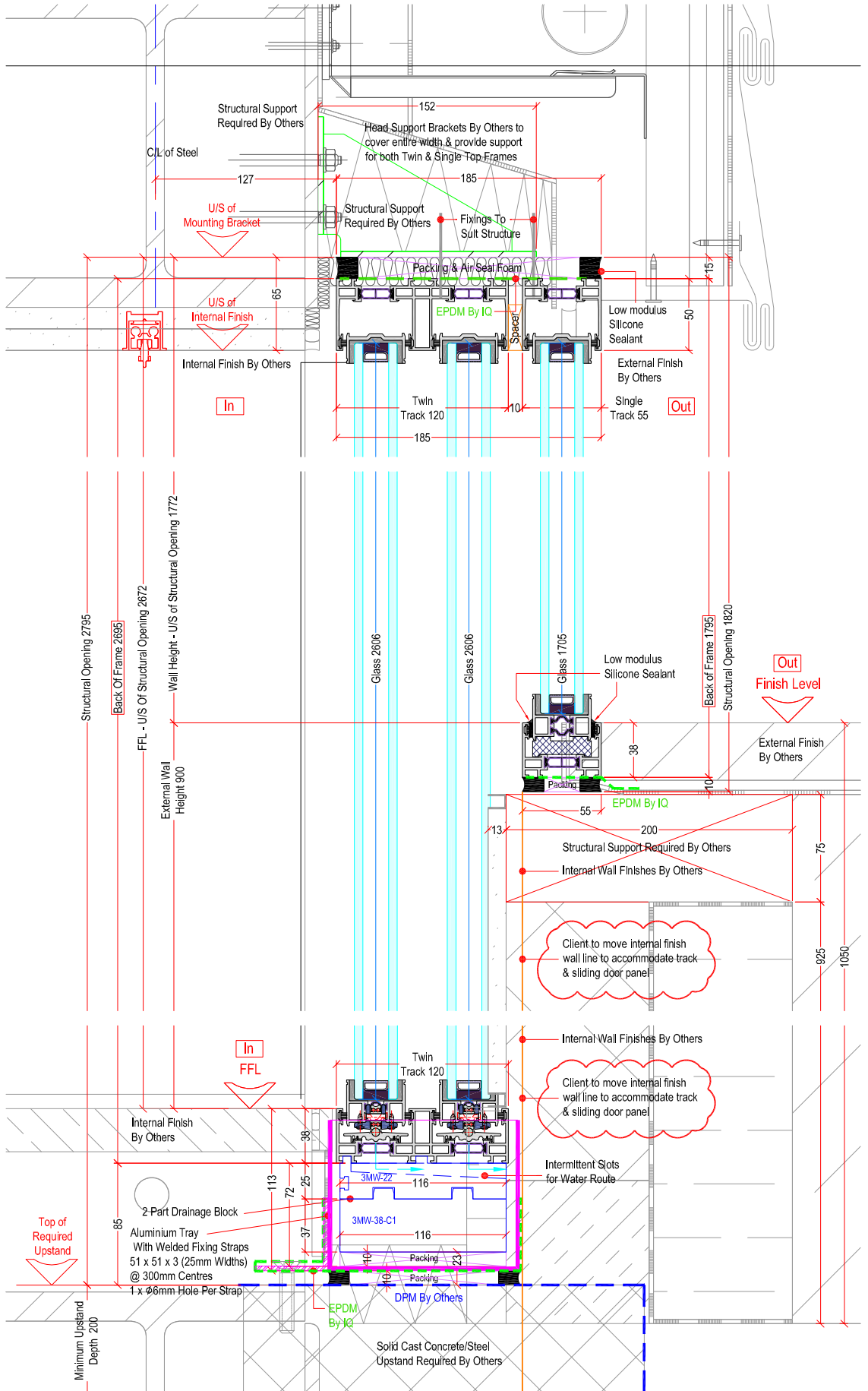
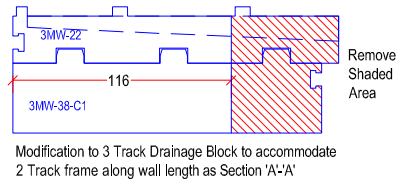


2 SASH WINDOWS  
TYP SECTION

**Appendix 2**

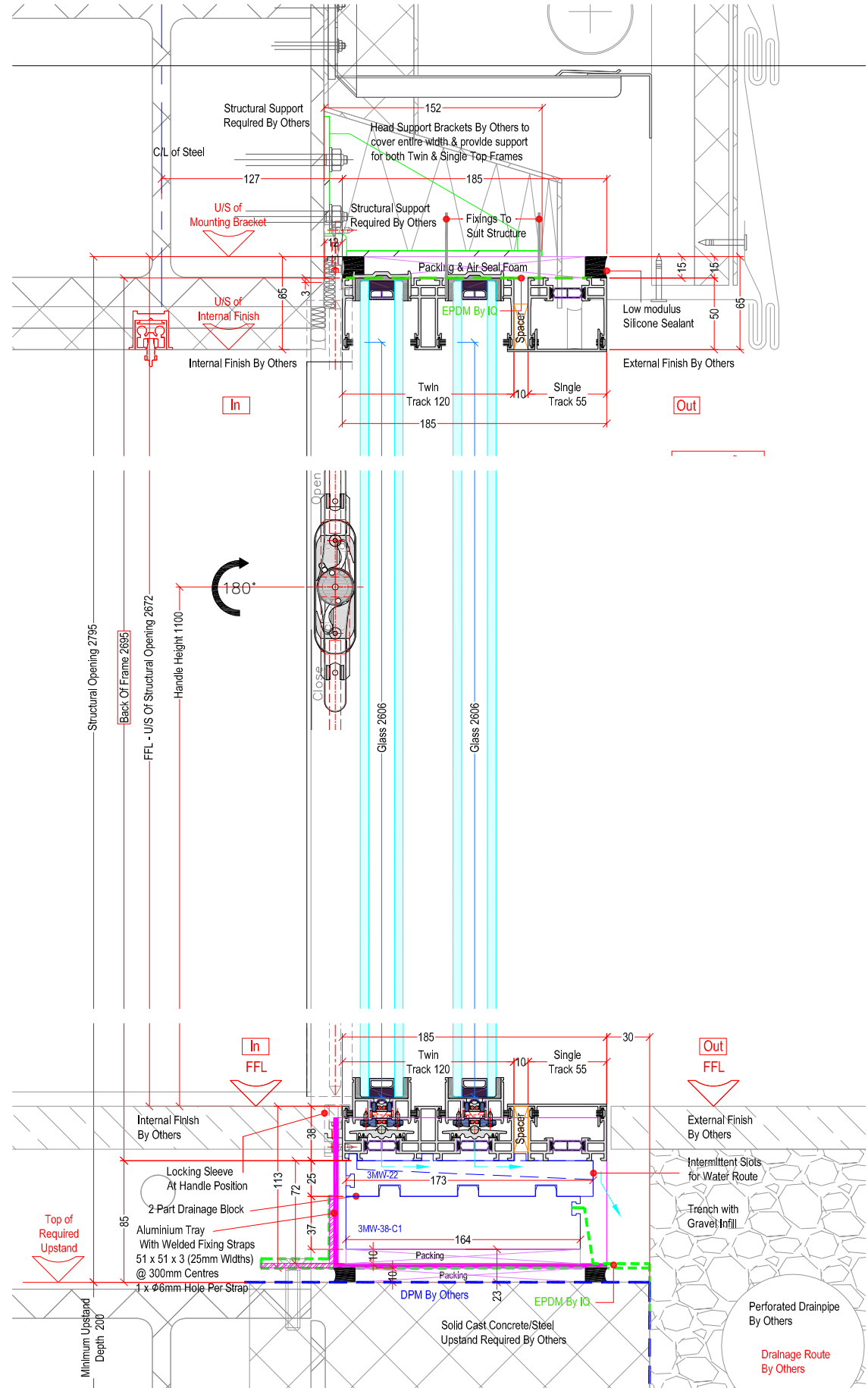
Rear Extension Sliding Door System  
Details





Vertical Section 'A'-A'

Scale 1:2



Vertical Section 'C'-C'

Scale 1:2

**FOR APPROVAL**

**Notes:**  
Do Not Scale Off Drawing  
All Dimensions TBC on site

**Revisions**

A) As Per Comments - 06/03/18 - JM
B) 19-03-18 - As per comments - JJ
C) As Per Comments - 11/06/18 - JM

**iq GLASS**

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WWW.TEXOGROUP.COM  
WWW.IQGLASS.CO.UK

**Project**  
21 Willoughby Road  
London NW3 1RT

**Drawing Title**  
Minimal Window MW-01  
Vertical Section Detail

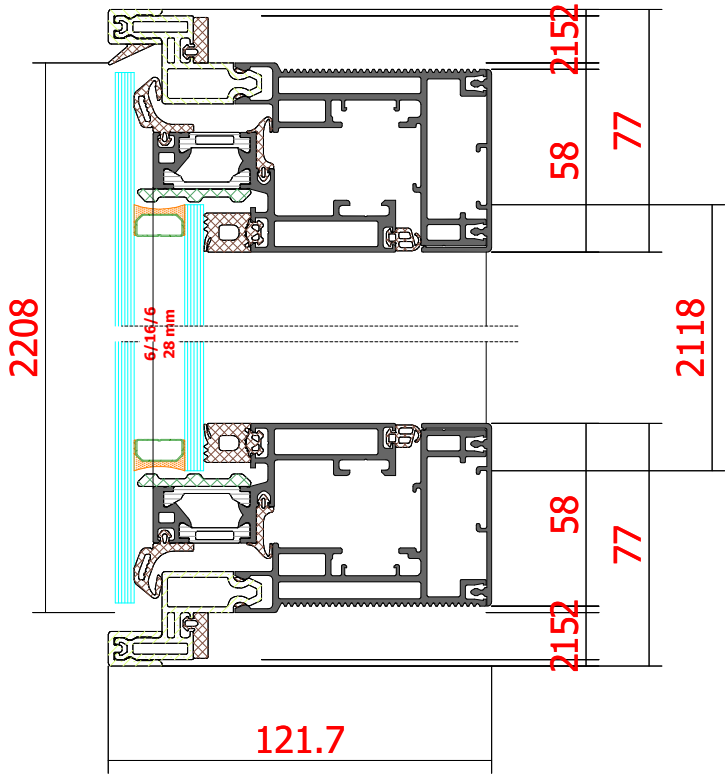
**Date** 13/02/18 **Scale** As Shown@A1

**Drawing No.** IQ-1708-02 **Rev** C **Drawn By** JM

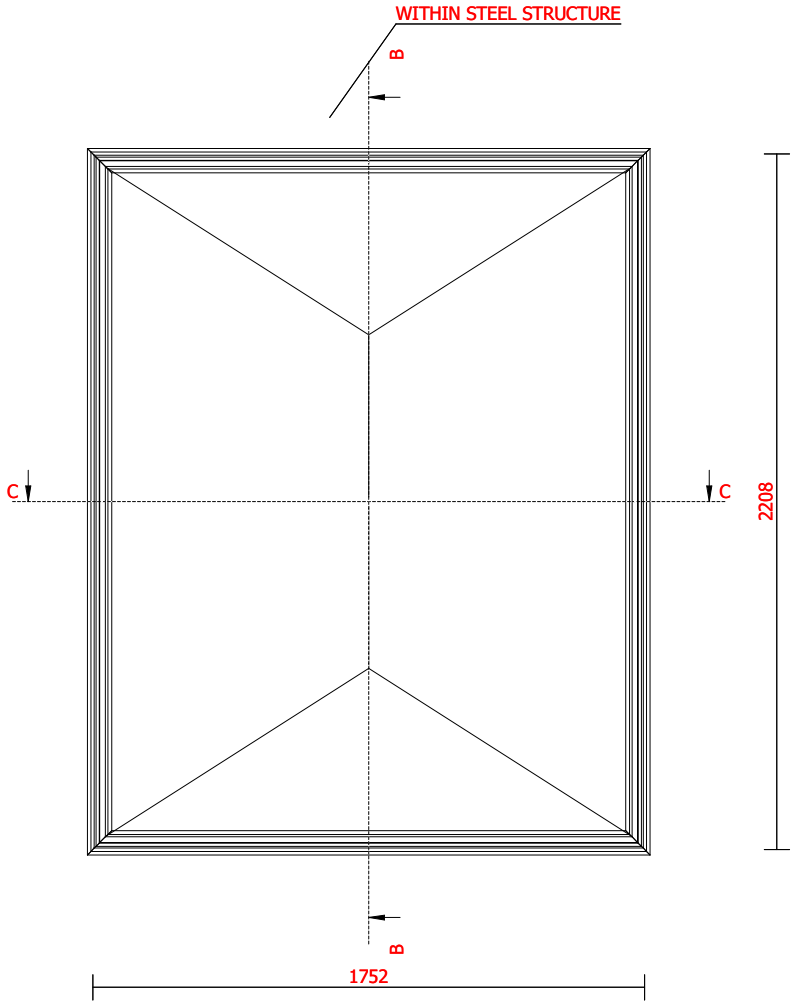
**Appendix 3**

Rear Extension Window  
Details



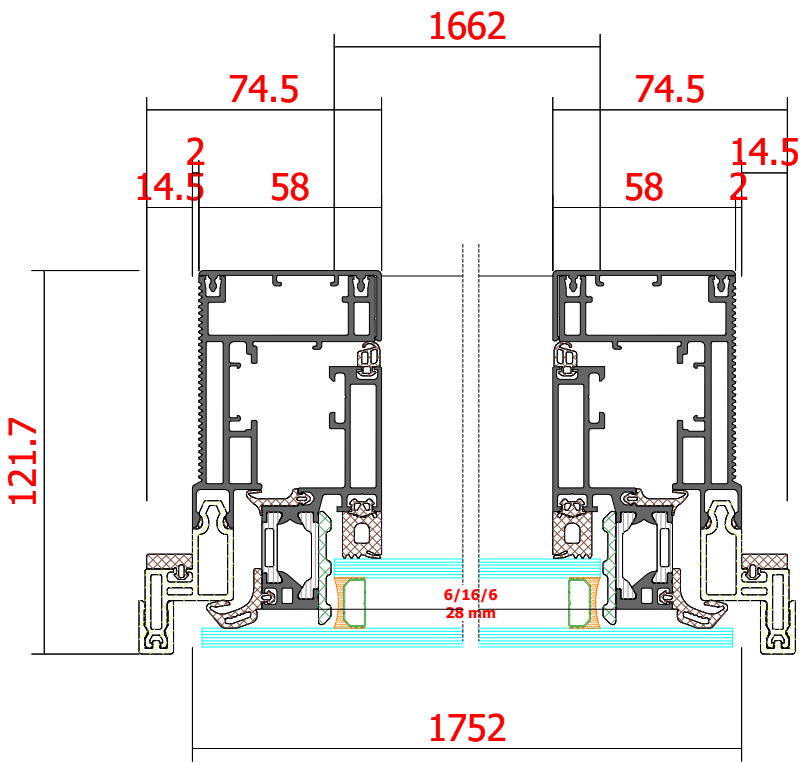


B



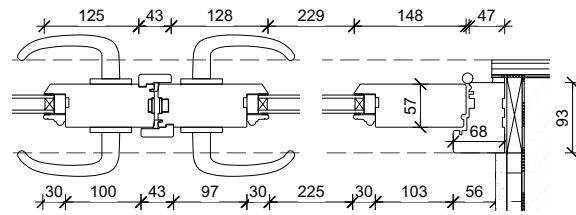
Outside  
DIN EN 12519

C

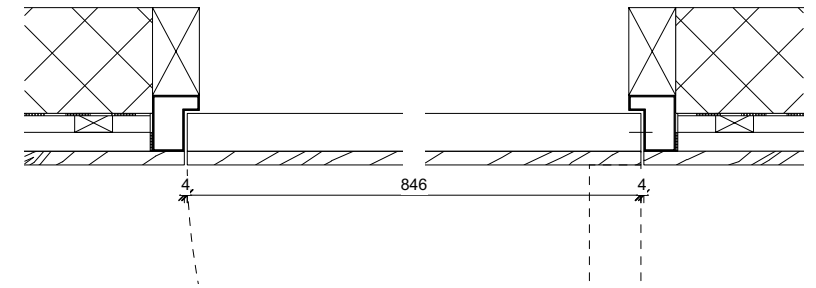


**Appendix 4**

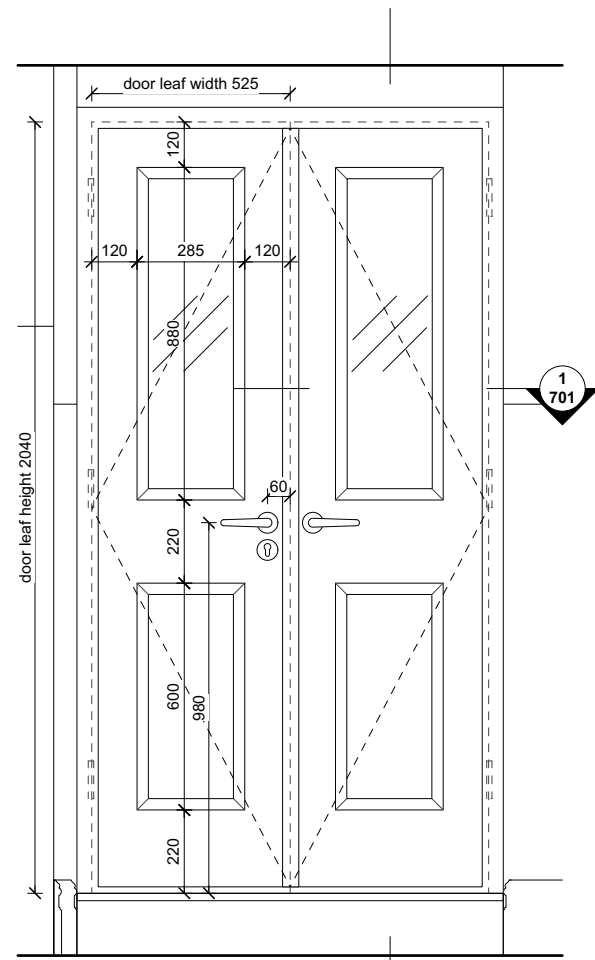
External Doors  
Details



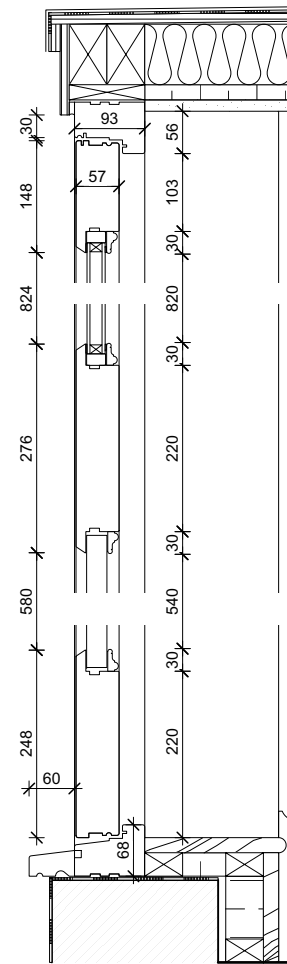
1 D02-06, 07  
TYP PLAN



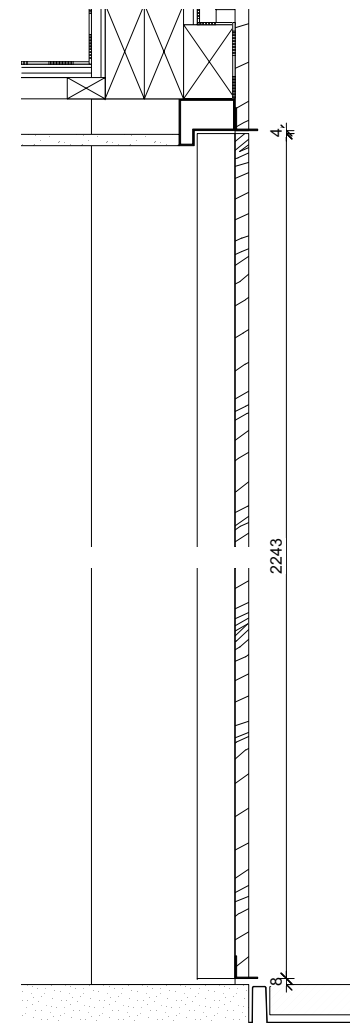
4 D00-14, 18, 23  
TYP PLAN



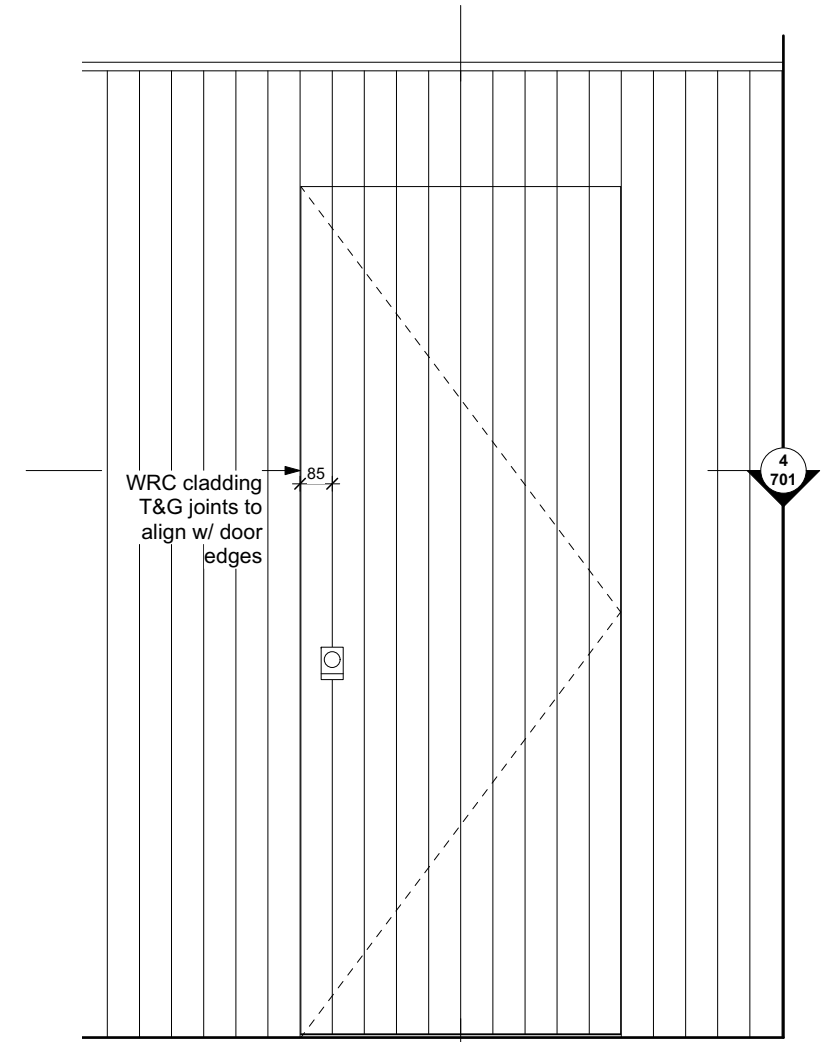
2 D02-06, 07  
TYP INTERNAL ELEVATION, 1:20 @ A3



3 d02-06, 07  
TYP SECTION



5 D00-14, 18, 23  
TYP SECTION



6 D00-14, 18, 23  
TYP EXTERNAL ELEVATION, 1:20 @ A3

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McKENZIE  
ARCHITECTS**

1. Do not scale drawings. All dimensions to be checked on site. To be read in conjunction with all relevant architects, services and engineers drawings.
2. Contractors, sub-contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.
3. This drawing to be read in conjunction with all relevant specifications, engineers and specialists consultants information and any discrepancies reported prior to installation.

Project: Willoughby Road

Drawing: Door Detail Sheet 01

Scale: 1:10 @ A3

Date: 08 Jun 2018

Drawing Ref: 063\_T\_701