

6 Wildwood Grove, London, NW3 7HU
Design & Access Statement



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Design

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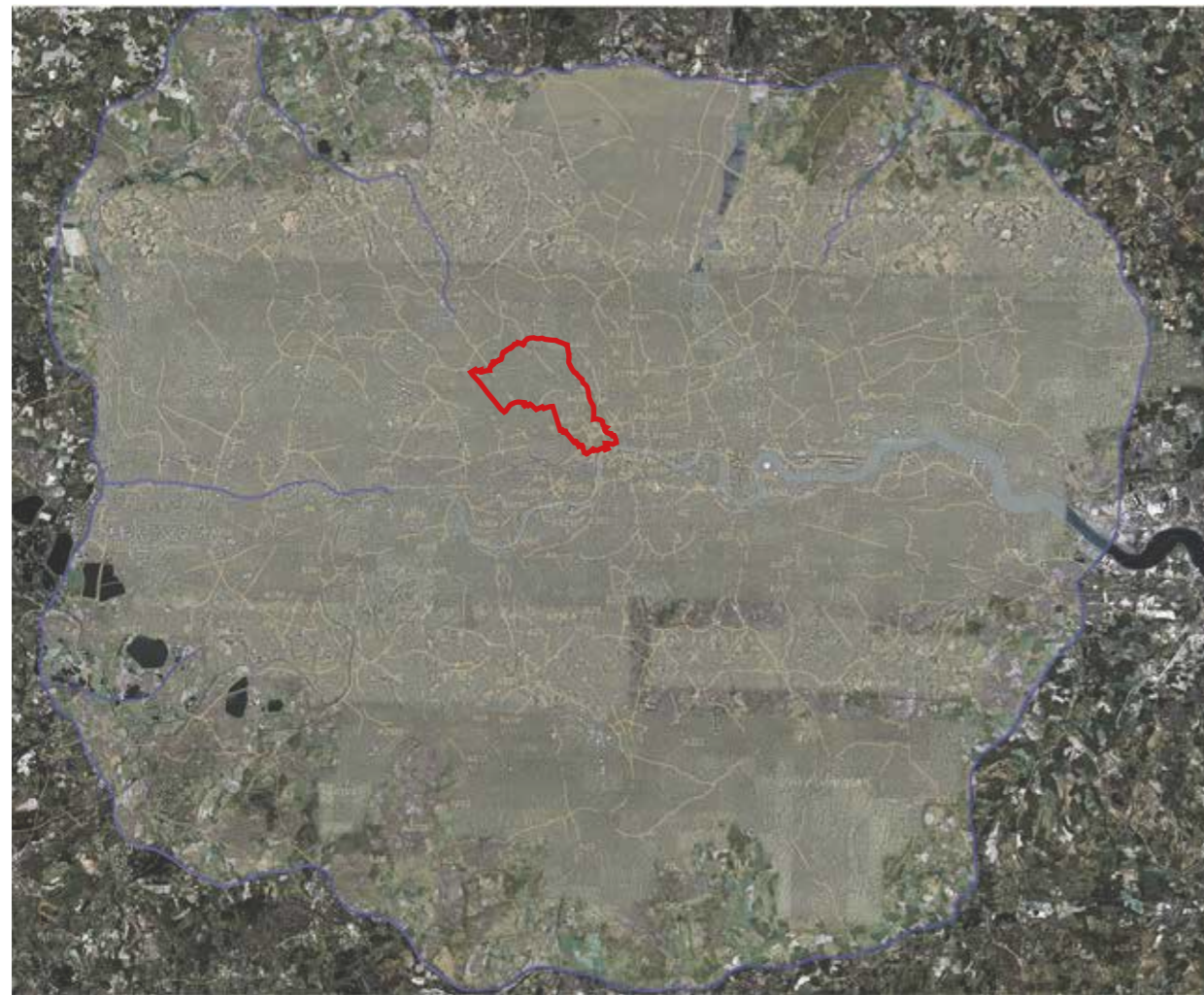
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Introduction

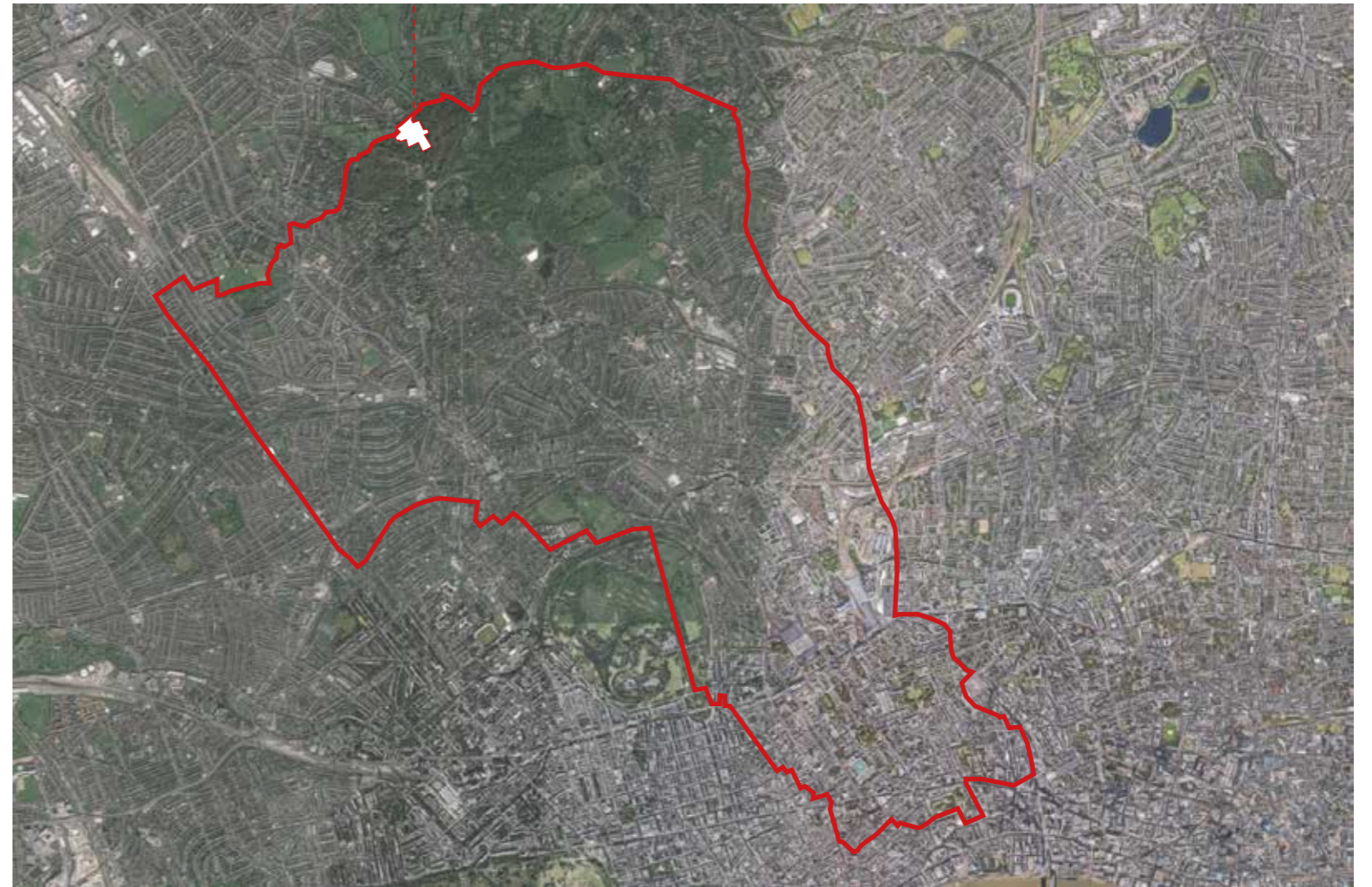
Alex Nacu Architects, on behalf of our client, seeks full planning permission for internal refurbishment of No.6 Wildwood Grove, removal of the existing 1st floor skylight and rebuilding of the existing rear extension wall to respond to the proposed kitchen design.

The brief is to create an open and rational plan on both, ground and first floor levels while preserving the character of the existing building, respecting the neighbours, the historical and the design quality of Wildwood Grove.

Site Location - London Borough of Camden



Map of London



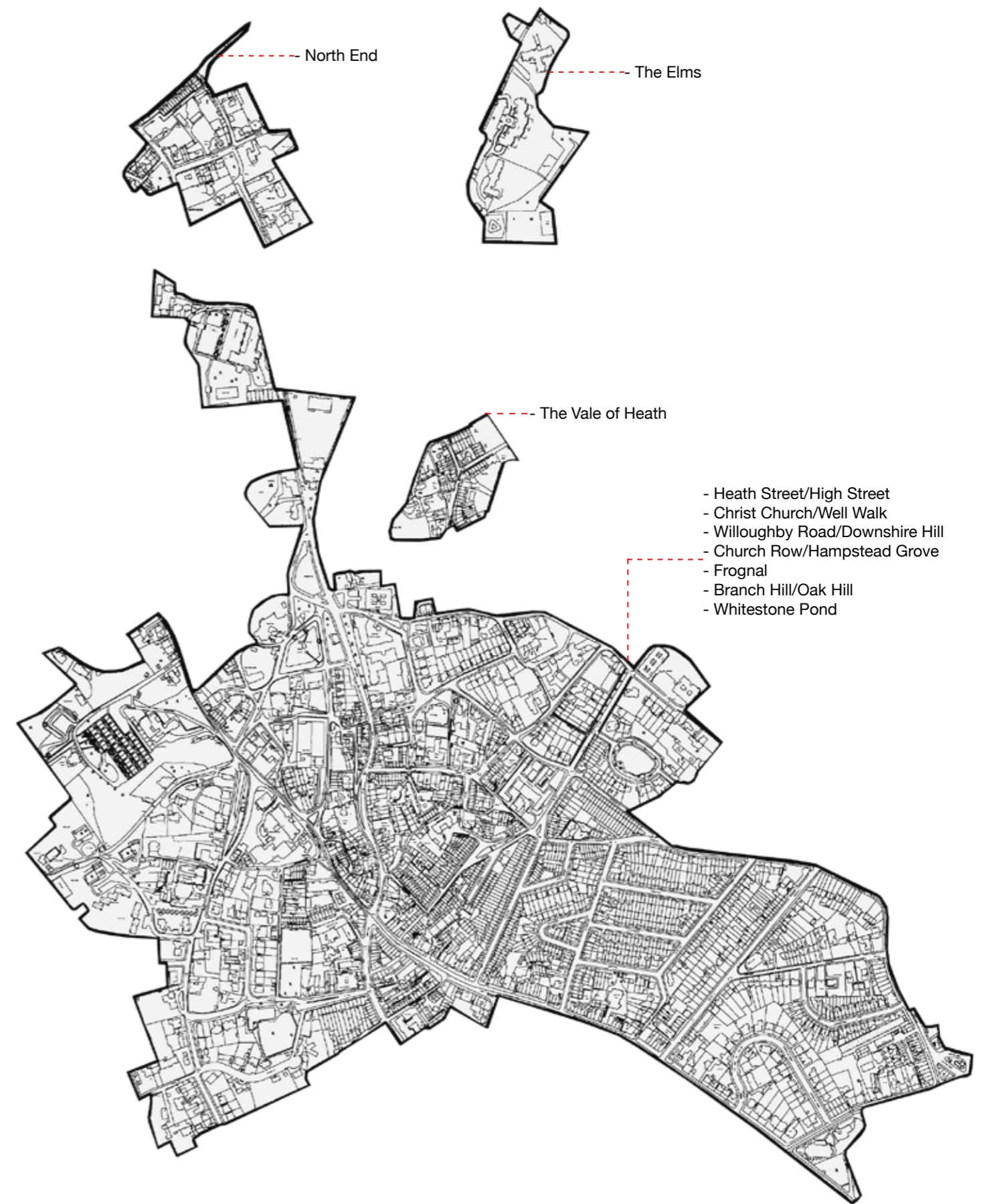
London Borough of Camden

Site History & Context - Hampstead Conservation Area

Hampstead Conservation Area forms part of a larger zone designated as Conservation Area within the London Borough of Camden (40 Conservation Areas covering 11km² which is around 50 per cent of the borough). It is an area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air.

"Hampstead retains much of its 18th century village charm, with narrow passageways, steep lanes and small squares at the heart of the conservation area. The surrounding streets were largely developed in the 19th century, and these grand red and yellow brick properties retain many of their attractive Arts & Crafts features such as original windows and doors, decorative details, mature green front gardens, ornate boundary walls and railings. The diversity of architectural style and consistently high quality in design is what makes Hampstead special, while its proximity to Hampstead Heath, lush gardens and street trees all contribute strongly to the leafy village character".¹

Hampstead boasts a variety of quality architecture such as exemplary works of the Arts & Crafts movement and Modern masterpieces by Wells Coates, Erno Goldfinger etc.



Hampstead Conservation Area



Isokon Building by Wells Coates



6 Ellerdale Road by Richard Norman Shaw

¹ https://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2329282

Site Location - Wildwood Grove



Site Location



Existing South View



Existing West View



Existing North View



Existing East View

North End Forms forms part of Hampstead Conservation Area with a variety of modest houses being centered around the the Bull and Bush pub with the Hampstead Heath Extension banked up steeply all around. The area bears the atmosphere of a small village detached from urban life, its paths and alleys blend harmoniously with the surrounding woodland. The tectonic character is seamlessly broken by the private front and rear gardens with the Heath being particularly dominating.

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 T. Clowser. They have keystones over the flat arched windows and a parapet to the roof. The rear boundary lies on Hampstead Way and is the Borough and Conservation Area boundary. Wildwood residents benefit from a close proximity to the Heath for communal walks and activites while the rear gardens provide the privacy and tranquility when required.



Wildwood Grove 7/ 6/ 5/ 4



View down Wildwood Grove

Planning Appraisal Planning Policy Statement

1.1 - Planning Constraints

Wildwood Grove sits on the border of the London Borough of Camden and the border of the Hampstead (North End) Conservation Area.

1.2 - The Mayor's London Plan 2016

- The relevant planning policies are: Policies 3.4; 5.2; 5.3; 5.16; 6.9; 6.13; 7.4; 7.6.

1.3 - National Planning Policy Framework and National Planning Practice Guidance

- The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

1.4 - Camden local Plan 2017

- The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010).

- The relevant planning policies are: Policies A1; D1; D2.

1.5 - Supplementary Planning Documents

- Residential Design Guidance (2016)
- Sustainable Design and Construction (2016)
- Conservation Area Statement -Hampstead
- Article 4(1) Direction
- Hampstead Conservation Area Design Guide
- London Housing Design Guide
- Camden Planning Guidance

Planning Context Relevant Planning History

No records found on the planning portal.



View of the existing extension wall and staircase



1st Floor Exterior Terrace



Existing Kitchen



Ground Floor utility room



1st Floor Landing

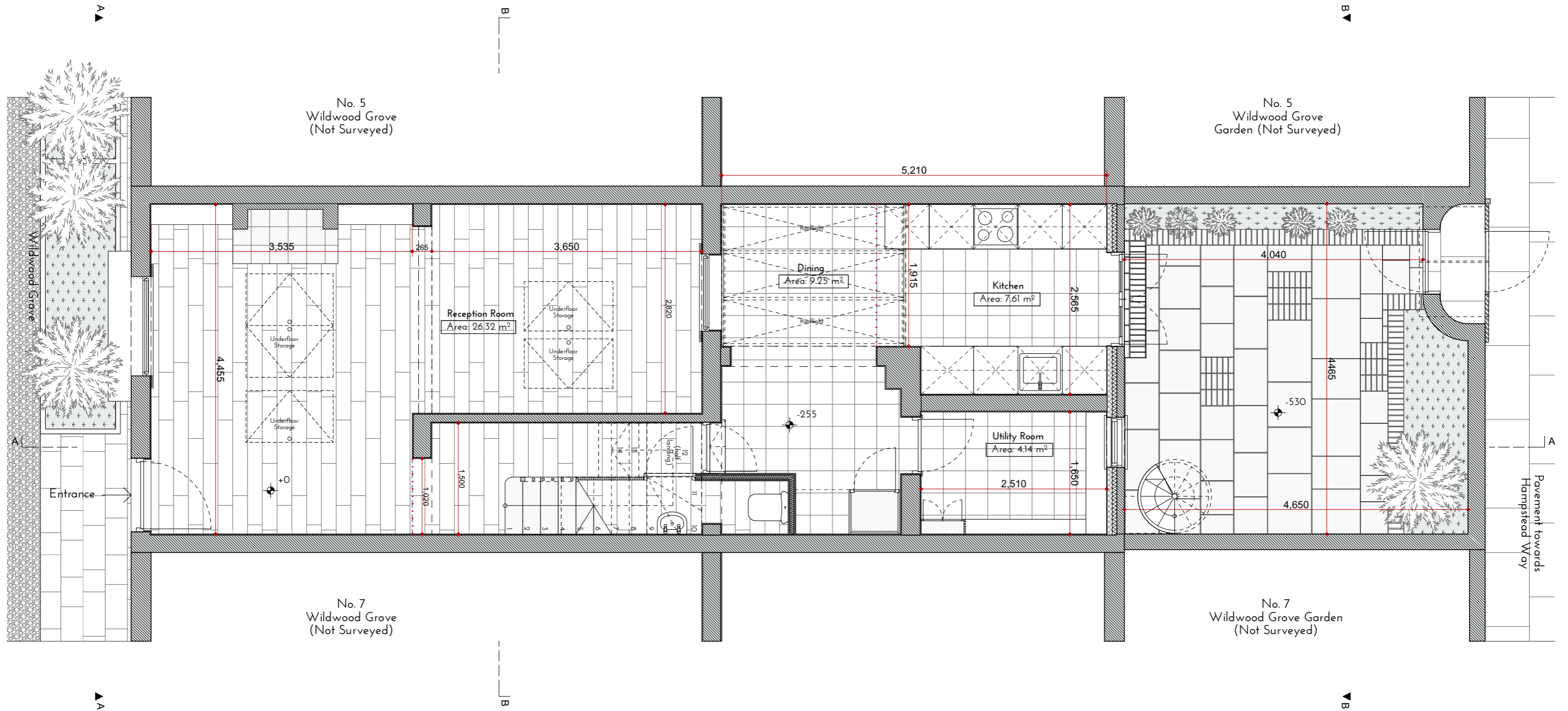


Existing Stairs

Existing Drawings - Site Context Plan 1:500

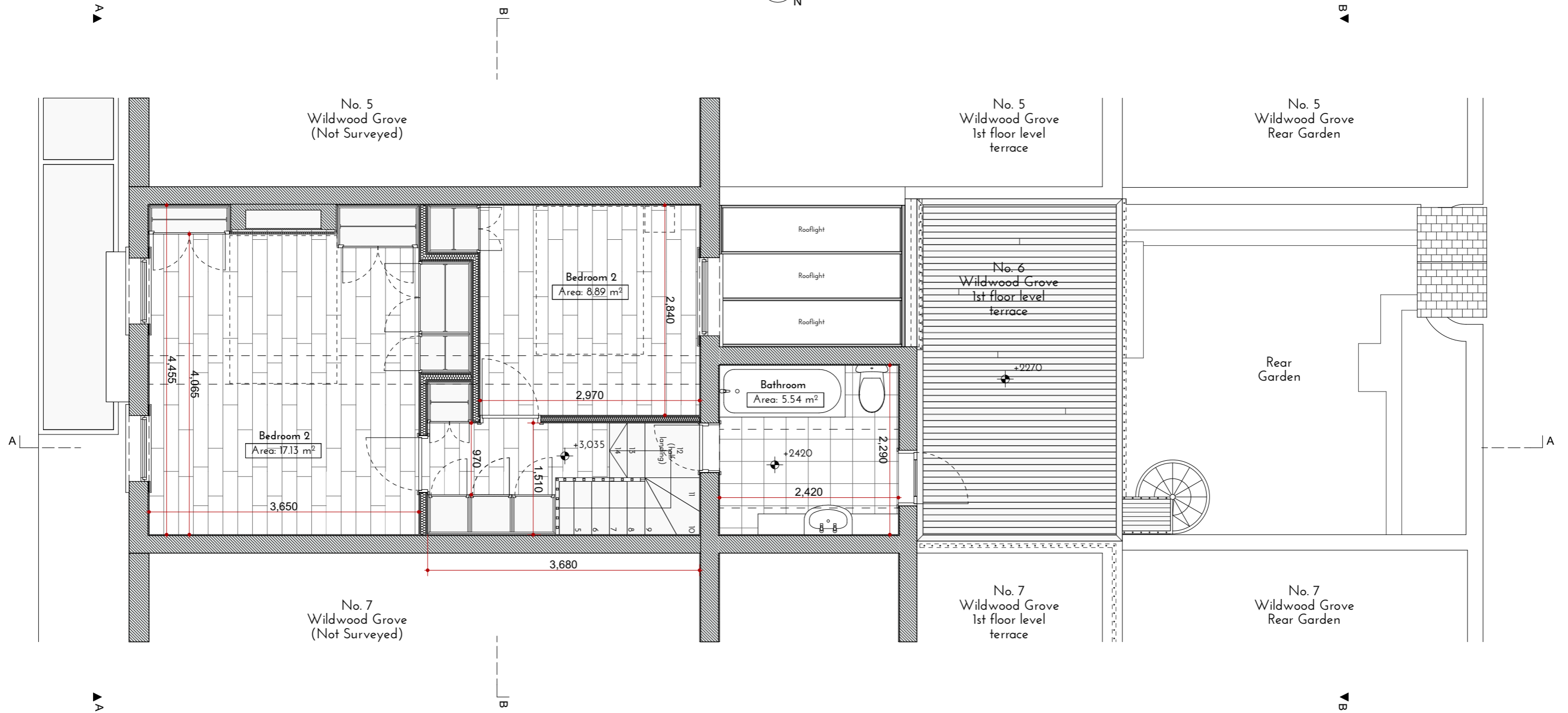
Existing site outline in context. Dwg no: PP-004-10. Scale 1:500@A3



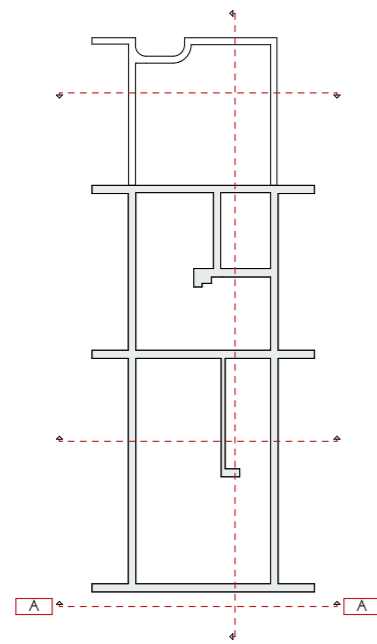


Existing Drawings - First Floor

First Floor. Dwg no: PP-004-120. Scale 1:55@A3

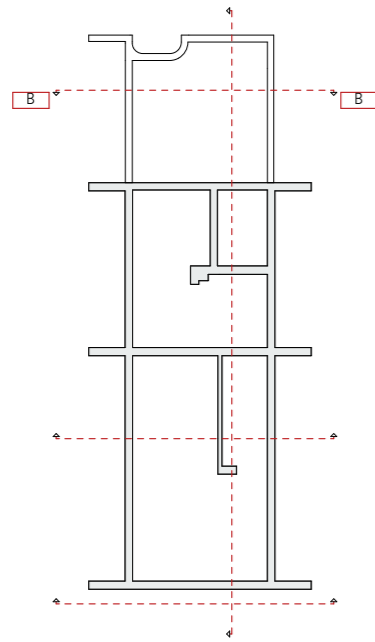


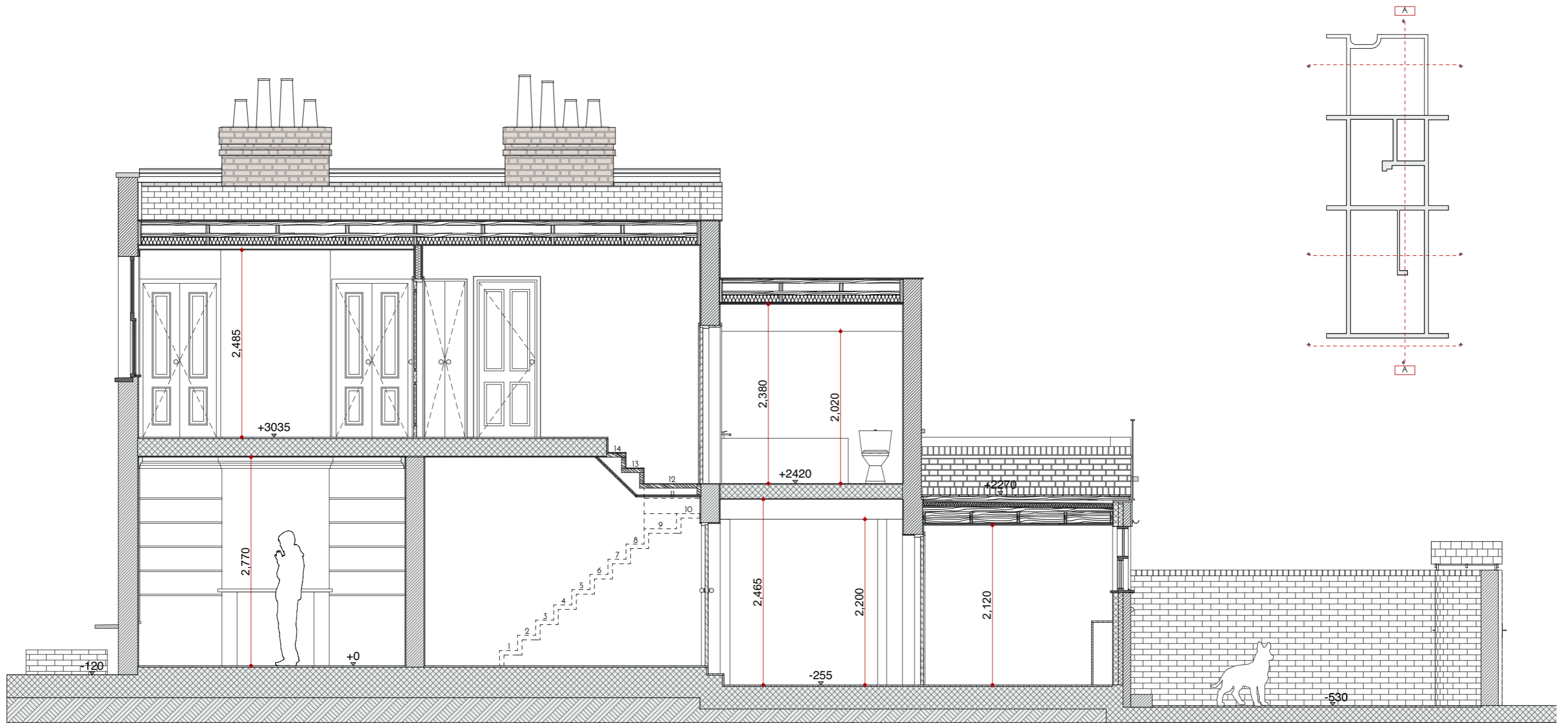
Front Elevation A-A. Dwg no: PP-004-201. Scale 1:50@A3



Existing Drawings - Back Elevation

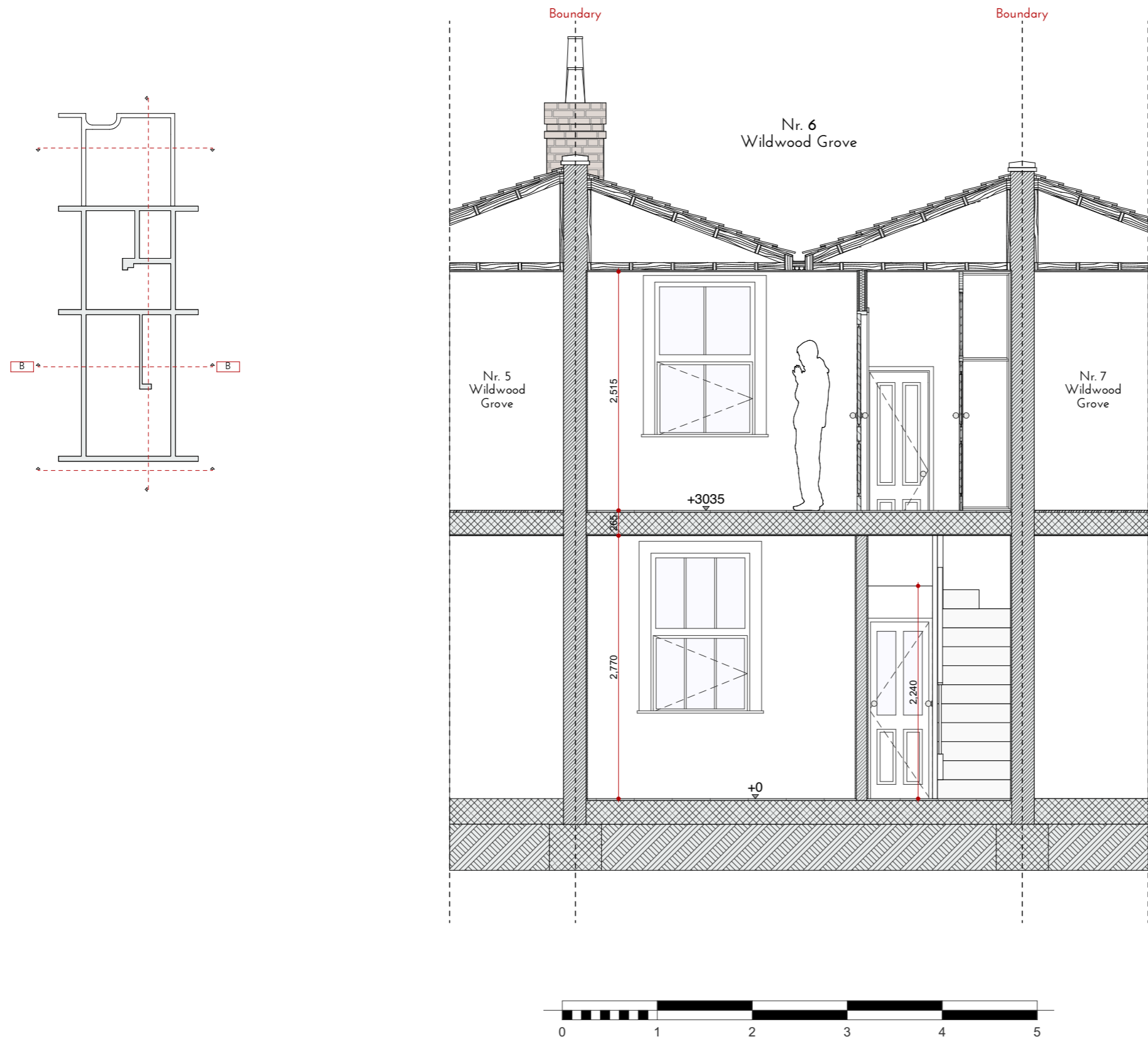
Back Elevation B-B. Dwg no: PP-004-202. Scale 1:50@A3





Existing Drawings - Short Section

Short Section B-B. Dwg no: PP-004-302. Scale 1:50@A3



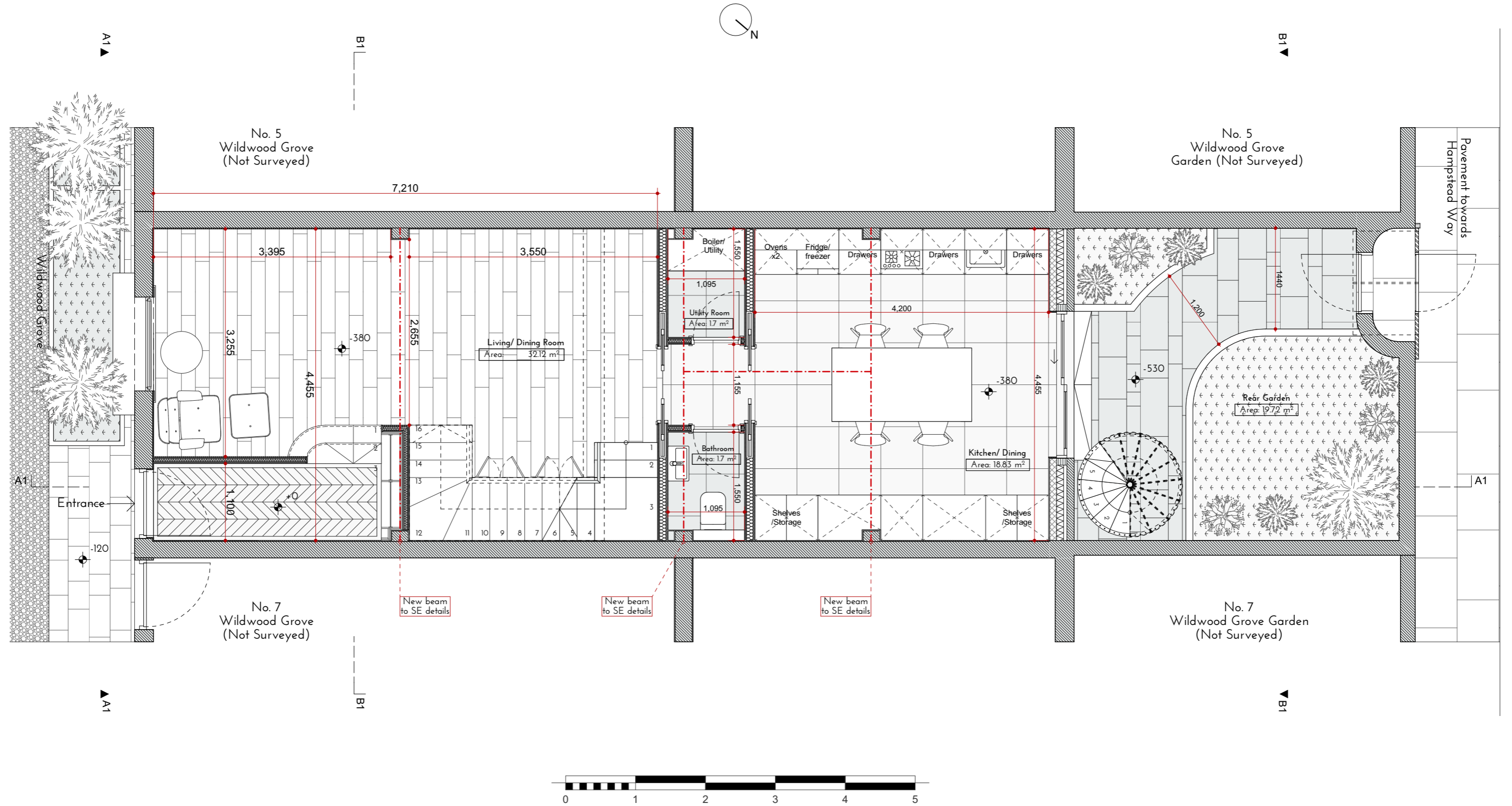
At the outset of the design process, a rigorous study was conducted looking at the planning history and applications for rear extensions and rear elevations in the area and Wildwood Grove terraces in particular.

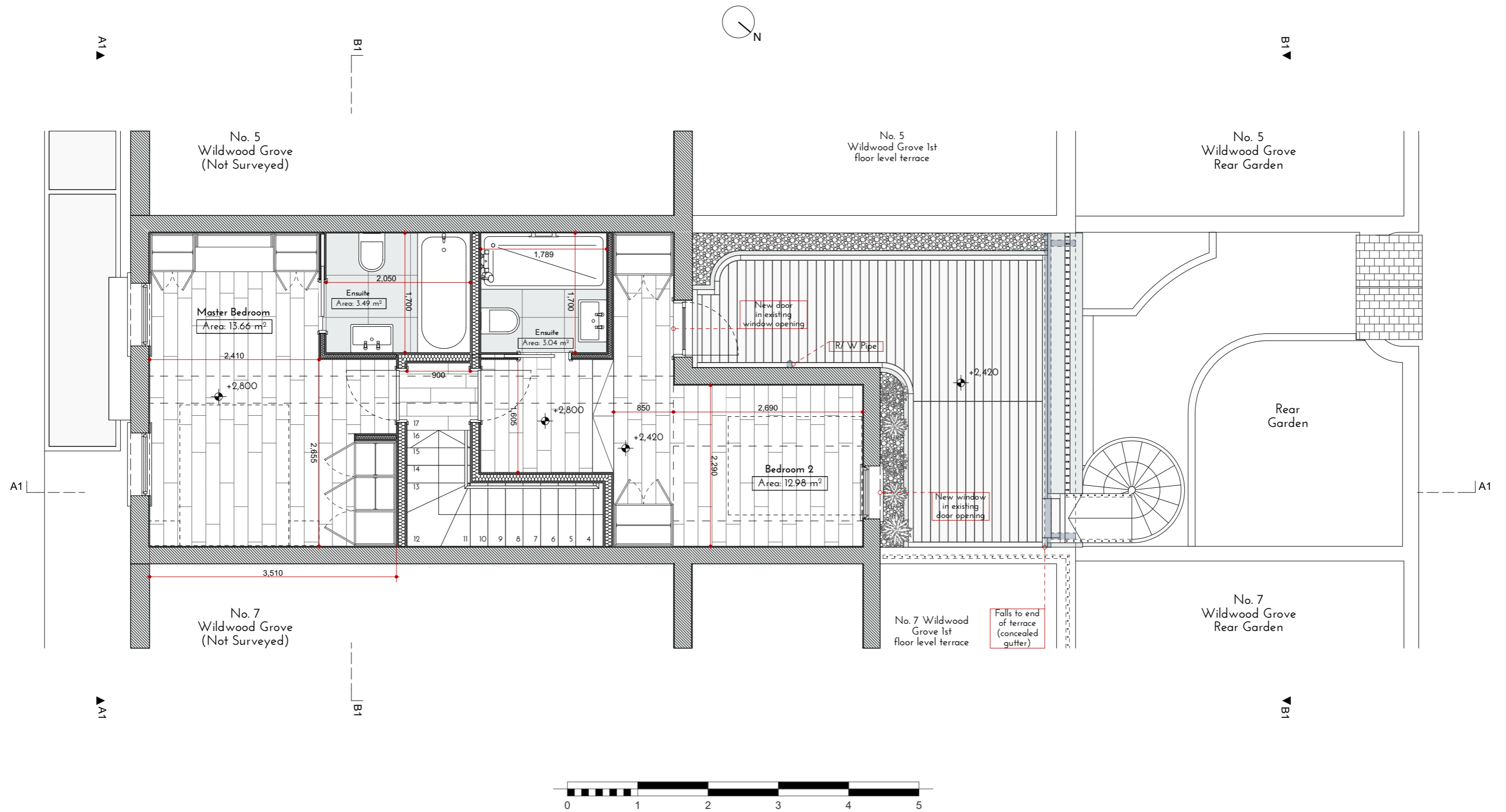
The main access to the property and the main elevation has a South-East aspect while the secondary access is through a gate in the rear garden brick wall from Hampstead Way. No new means of access are to be provided, the existing is to be retained.

The proposed design will not alter nor extend the existing property boundary, but merely rationalise it as the existing layout is quite chaotic and over many levels. The main change externally will be to the Ground Floor rear elevation which is designed to respond to the new proposed kitchen design. In terms of materiality for the new rear wall, white painted brick is proposed as to match the neighbours on both sides and respects and responds to its surroundings and to the heritage of Wildwood Grove.

Proposed Drawings - Ground Floor

Ground Floor. Dwg no: PP-004-111. Scale 1:55@A3

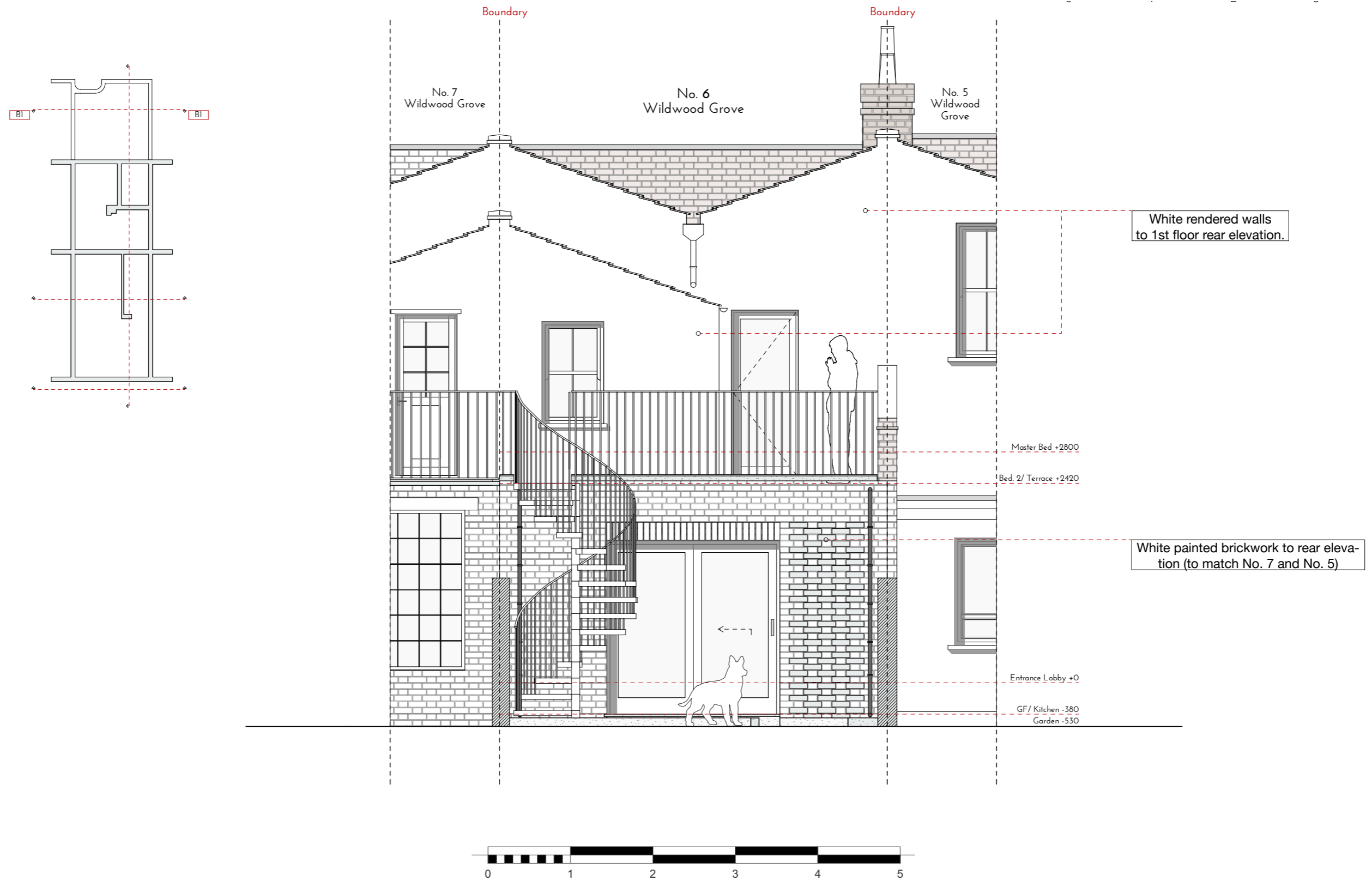




Proposed Drawings - Front Elevation

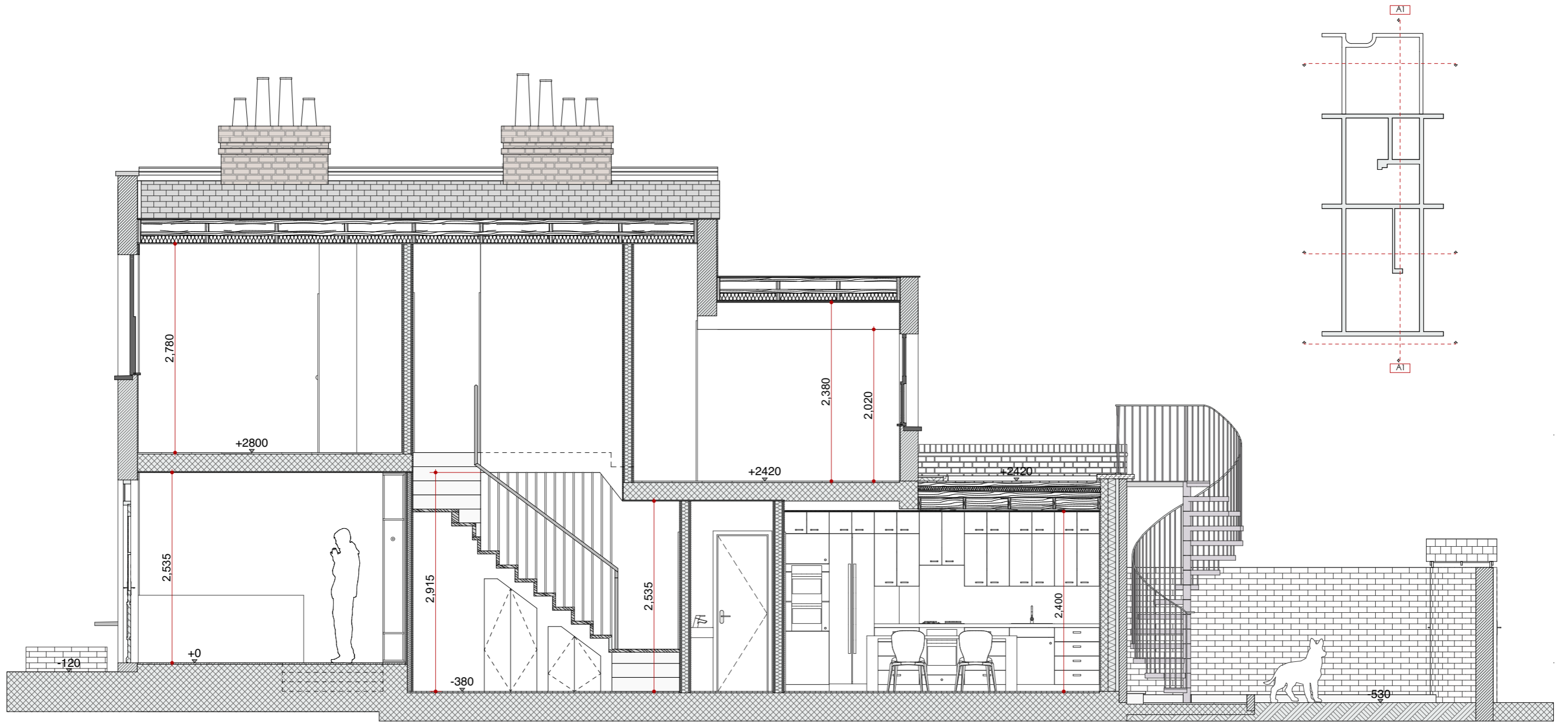
Front Elevation A1-A1. Dwg no: PP-004-211. Scale 1:50@A3



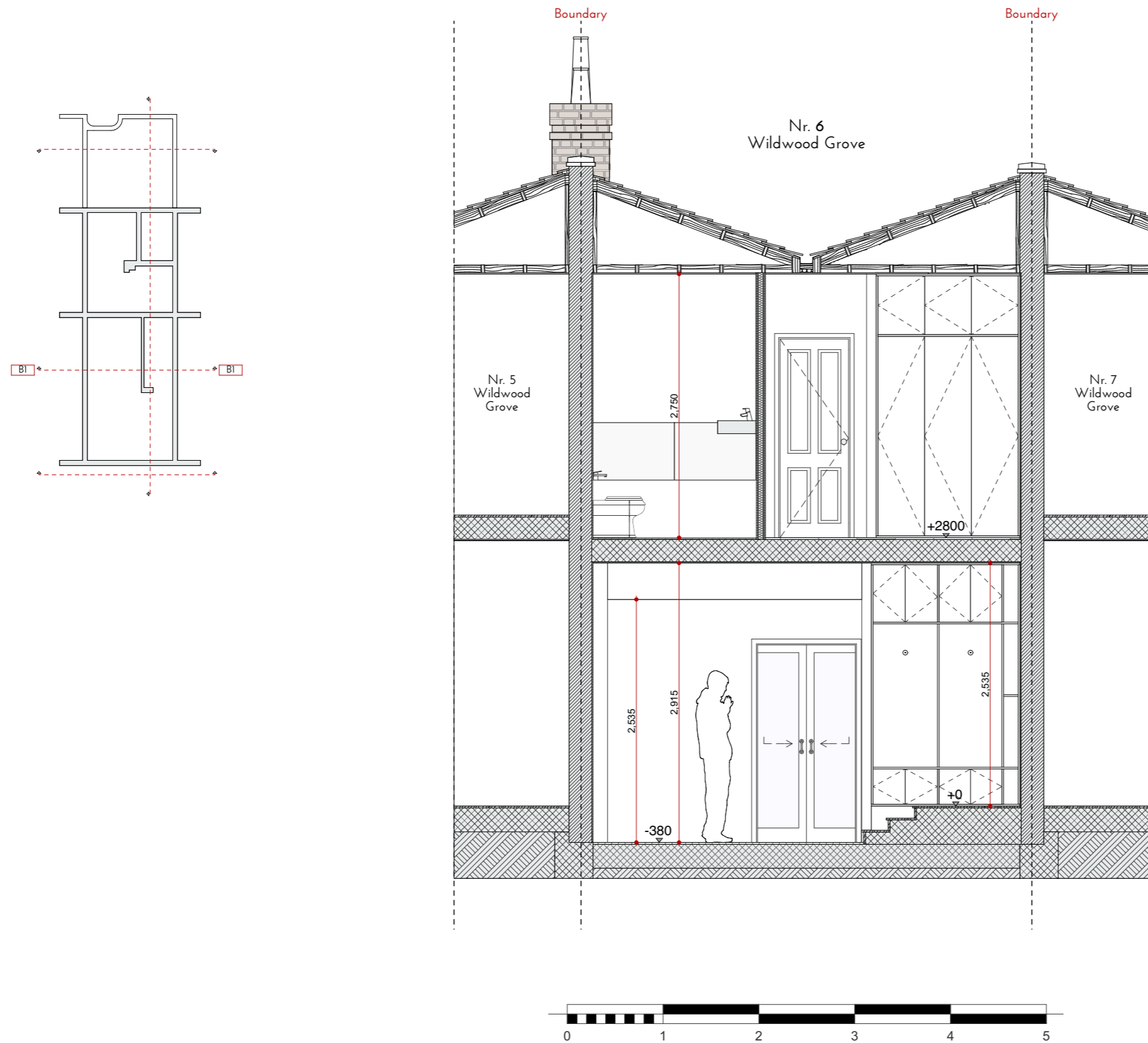


Proposed Drawings - Long Section

Long Section A1-A1. Dwg no: PP-004-311. Scale 1:55@A3



Short Section B1-B1. Dwg no: PP-004-312. Scale 1:50@A3



Summary

We believe that the proposed design would enhance the living quality of its occupiers while maintaining the areas character and respect the neighbours at No. 5 and 7 Wildwood Grove. The proposal strives to remove the unnecessary circulation routes and open the living space rather than separate it.

The massing of the rear part takes into account the plan and heights of no.5 and no.7 rear extensions and will remain the same in plan and height. Therefore, we believe that this tectonic situation would not result in loss of privacy, light or overlooking.

The proposed materiality and finishes are to be in keeping with the existing ones and respect the neighbouring properties. The rear of no. 5 is predominantly white, the ground floor brick walls are London Stock brick while at the first floor level the brick texture disappears behind a layer of white render. The proposed rear wall bricks would be painted white to be in keeping with no. 5 and 7.