

To Pre-Planning application Service
Planning Department
The London Borough of Camden
5 Pancras Square
Kings Cross
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Re Revised
Planning application letter for
1 Wildwood Terrace

08 11 2019
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RE: Refurbishment of the existing house including replacement of sash windows, replacement of the main roof and the addition of new roof lights. With additional small scale extensions and works to the side gable as described below.



1.0 Site Location & Description

The site is to the north-west corner of Hampstead Heath and is part of the Hampstead Conservation Area (sub-group: North End).

No. 1 Wildwood terrace is the end-terrace of four houses accessed by a path running between Hampstead Way and Wildwood Terrace, the properties can also be accessed by Wildwood Grove. The houses are positioned perpendicular to Hampstead Way. The extent of the client's site includes a long front garden (to the north of the terrace) which runs perpendicular to the property and extends the length of the four-house terraced-run. This strip of land faces onto Hampstead Way. To the north of the site is the London Borough of Barnet. The site is bordered to the north-east by the rear garden of Wylde's (Grade II* listed property).

No. 1-4 Wildwood Terrace were built in the 1860s. The houses are four storeys: lower and upper ground, first and second floors, and are each approximately 5.5m wide. No. 1-4 Wildwood Terrace-houses are constructed in red brick with black and white dressings and a gable with a dentil cornice, and have a Gothic character. The side gable and rear are constructed from London stock brick with red brickwork used to form string courses and lintels. The properties are accessed at upper ground floor from the front by a path running the length of the front garden.

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The rear garden of no. 1 Wildwood Terrace can also be accessed at the lower ground floor from Wildwood Grove through a gate into the rear garden. Beyond the main footprint of the houses, each house was built with a rear small 2-storey extension (lower- and upper-ground floor only). These elements are approximately 1.1m deep by 2.3m wide and connect into the half landing of the stairs. Over time each of the occupants of no. 1-4 Wildwood Terrace have extended these in various ways. No. 1 Wildwood Terrace has extended this at first floor to provide a small WC/shower facility. No. 3 has extended this out so it has a total depth of 3.4m, No. 2 sought approval to extend their rear projection outwards an additional 2.2m and add an extra storey and No.4 has extended the rear projection both slightly out and have infilled to the side at lower ground floor.

The current house is a three-bedroom property, in need of refurbishment works. The site is owned by our clients: Marc Cohen and Anne Clarke. The footprint of the existing house is currently 42sqm. The front garden area is approximately 140sqm and the rear garden is approximately 30sqm.

Like the other houses in the terrace, it has a small paved lightwell adjacent to the front path at upper ground floor and a private walled garden at the rear. The lightwell is approximately 2.2 x 2.8m and has steep planted steps. Immediately to the south of the lightwell is a steep set of concrete steps and an exterior store. The staircase provides access from lower ground floor to the front path at upper ground floor. The external store is positioned underneath the path and is not visible from the front of the property. Each of the four houses forming Wildwood Terrace have had rear extensions, each of the extensions are different, but are consistently all very shallow.

The front garden has a street frontage of 6.6m onto Hampstead Way with an average width of 6.4m and a depth of 21.5m. The site is sloping, the north part of the site facing Hampstead Way is level with the pavement and the ground rises by approximately 2.4m to be level with the ground level of 1 Wildwood Terrace. The front garden is bounded by a wooden trellis fence and hedge that separates it from the neighbouring properties. The rear garden is bounded by London stock brick walls and a timber fence of 1.8 m in height.

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2.0 Context & Local Materials

The property is not statutorily listed, but is classified as making 'a positive contribution to the character and appearance of the Conservation Area'.

The specific character of the 'North End' as described in the Conservation Area report is:

"North End is a loose cluster of quite modest houses centred on the Olde Bull and Bush pub with the Hampstead Heath Extension banked up steeply all around. It has the distinct quality of a small enclave detached from urban life. The roads peter out into paths through the surrounding woodland. Greenery dominates and the relationship between the houses, their gardens and the Heath is particularly intimate."

Wildwood Terrace and Wildwood Grove have a different character to the general quality of the area; both are formed by terraced dwellings and have an unusual density in contrast to the general pattern. In particular, along Hampstead Way the 'back' condition of the houses along Wildwood Grove has a strong impact and is quite different from the usual urban fabric of the area, which is formed of individual houses sat in gardens or clusters of detached houses. Heading north on Hampstead Way, the usual pattern of individual houses within large gardens continues.

To the north-east the site is bordered by the rear garden of Wylde's (Grade II* listed property). This is a 17th-century or earlier timber-framed three-bay lobby-entry house (a rare survival on the fringes of London), and is a former farmhouse faced with weatherboarding. This property is largely obscured by large hedges and vegetation in the front garden.

Wildwood Grove is an unmade road. The north side of the road is bounded by a row of 13 two-storey terraced cottages. Built in 1886-7, they have keystones over flat-arched windows and a parapet to the roof. The rear of these cottages faces Hampstead Way. The back of the cottages have been extended at ground and first floor at different times, and to different designs. As a result, this part of Hampstead Way is fronted by a variety of types of back walls, back gates, and garden shrubbery. This creates a jumbled 'back' condition and lacks coherence.



3.0 Outline of Design Proposal

This application seeks planning permission for the below works:

- Refurbishment of the existing house including replacement of sash windows, recovering of the main roof and the addition of new roof lights.
- Creation of a rear single-storey extension at lower ground level.
- Improvements to the front lightwell: removing the steep access steps and the stepped planting zone to create a zone which is level and matches the internal floor level.
- Conversion of the exterior store at lower ground to provide level access to the lightwell.
- Extension of the existing three-storey rear off-shoot by approximately 1m in depth and 700mm in height.
- Provision of two new openings in the side gable.
- Minor adjustments to the size of some of the small openings in the rear elevation.

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3.1 Refurbishment Works

There are some minor adjustments to the interior layout as described on the drawings. Generally the exterior fabric of the building is being refurbished to improve and safeguard the building from future damage. The works include the repair and replacement of the roof, with new slate and ridge tiles to match the existing and the upgrading of the sash windows with double glazed units. The windows throughout are to be replaced with matching hardwood sash units and fitted with double glazed units. Adjustments to the internal layout and the proposed rear extension enable the removal of unsightly non-original PVC waste and SVP pipes visible on both the rear and side elevations. Our client also would like to install eight new low profile small 'Conservation' rooflights. Six of the rooflights are positioned on the inner roof slope (north facing) which are not visible from anywhere at ground level. Two rooflights are positioned on the outer roof slope, south facing. These two rooflights would be visible from Wildwood Grove but the rooflights are to be low profiled products 'Conservation' rooflights which sit no higher than 30mm above the roof covering.

The client also intends to undertake localised repair work to the brickwork including areas of re-pointing. In response to the adjusted internal layouts there are also some minor changes to the small windows on the rear elevation. The small window at second floor (originally a bathroom window) is to be removed and bricked up, infill brick work is to be set in by 25mm so the original opening is still articulated and matches the work undertaken at No. 2 Wildwood Terrace (on the corresponding second floor bathroom window). At first floor the proposed extension to the existing rear projection effects the half landing window at first floor the scheme therefore adjusts the positioning of this window opening so that it can retain a proportion which is similar to the original windows, a new lintel will be required for this window, this will be red/ orange brickwork to complement the original lintel type. This window would be fitted with a new painted hardwood sash window of a similar character to the existing.

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3.2 Lower Ground Floor Rear Extension

The proposed extension would be 1.1m deep and 3.2m wide. This would provide an additional 3 sqm space and would infill the space to the north of the existing rear projection. The proposed lower ground floor extension is 3m high. It is of a small scale that will have a minimum of impact on the character of the terrace and would not be visible from Wildwood Grove. The proposed development will be in keeping with the overall terrace and the existing rhythm of extensions.

Appearance/ Materials

The design objective is to complement the building's original character both internally and externally. The new sliding pocket door frames are to be anodised aluminium and are divided by transoms that reference the proportion of the original sash windows above, tying the new fenestration into the original elevation whilst clearly making the new addition legible. The rear extension roof is to be formed from a sedum green roof.

Amenity/ Access considerations

The proposed extension reduces the amenity space of the rear garden by 3sqm. However the amenity space is still 27sqm and is supplemented by the large front garden space which is 140sqm (which due to the positioning of the house is not street facing and is therefore much more akin to the quality and privacy of a rear garden). The proposed rear extension enables the landscaping and thresholds between the internal and external levels to be adjusted to provide step free access.

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3.3 Rear Extension (Three-storey)

The proposed development adds an additional 1m depth to the existing rear projection at ground and first floor only. The previous occupants at No. 1 Wildwood Terrace have extended the original rear projection by adding a small first floor extension, we seek to add an additional 700mm to this volume to provide acceptable floor to ceiling heights in the rooms within the extension and to accommodate a small greed sedum roof. The added depth increases the size of a ground floor WC to include a shower and the provision of a small laundry room at first floor. On the lower ground floor the volume above is supported by a column but remains external and forms a sheltered external store. This small scale addition will have a minimal impact on the character of the terrace and will not significantly impact the privacy or overshadowing of the adjacent amenity spaces. The proposed depth of the extension is less than what was granted at No.2 and that has been built at No.3 Wildwood Terrace.

Appearance/ Materials

The new walls are to be constructed in second hand London stock brickwork to match the existing, with new lintels formed out of red/ orange brick and new windows are to be double glazed sash windows with proportions that match the original openings. The first floor of the rear extension is currently clad in dark grey metal panels which helps to articulate it as a new addition, and the existing roof is of leaking asphalt. We would propose to clad the first floor addition in mid-grey metal panels and replace the roof with a sedum green roof. At the lower ground floor where there is no extension, the volume above is to be supported by a column and beam constructed from reconstituted stone pigmented a pale orange the colour, carefully matched to the colouring of the original string course and lintels in the rear elevation. We feel the use of a pigmented reconstituted stone is a discreet and contemporary way to echo how structural elements (lintels) were highlighted in the original house with orange bricks. Behind this (underneath the shelter of the volume above) the openings in the existing rear wall are to be bricked up with reclaimed bricks to match the existing and then over clad by a ribbed dark grey anodised screen which conceals an outdoor store.

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3.4 Works to the front of the property

There will be no visible changes to the front elevation of the original building apart from the refurbishment works. (Replacement of sash windows like-for-like).

We are proposing landscaping adjustments to the light well at the front lower ground floor. We propose the removal of the the stepped planting (see Image below) to provide a lightwell which is level and matches the interior finished floor level. The rear wall (the wall which the lower ground floor kitchen window faces) is to be dressed with a green living wall.

Whilst, the light wells in front of 1 and 2 Wildwood Terrace feature stepped planting this is not a shared feature across all 4 houses, we therefore feel that the removal of this is not detrimental.

To provide level access from the front of the property at lower ground floor we propose that the steep staircase is removed and the external store (underneath the entrance path) is opened up and connected into the kitchen area to form a 3.5sqm space to the side of the lightwell. This space would provide access into the lightwell by means of a double glazed sliding door unit. The new glazed door would be largely concealed (as it is below the entrance path) and would not be visible from any public roadway, and would only be partially visible to the other occupants of 2-4 Wildwood Terrace if they were to look into the lightwell of no.1 Wildwood Terrace as they use the access path to the front of their properties.

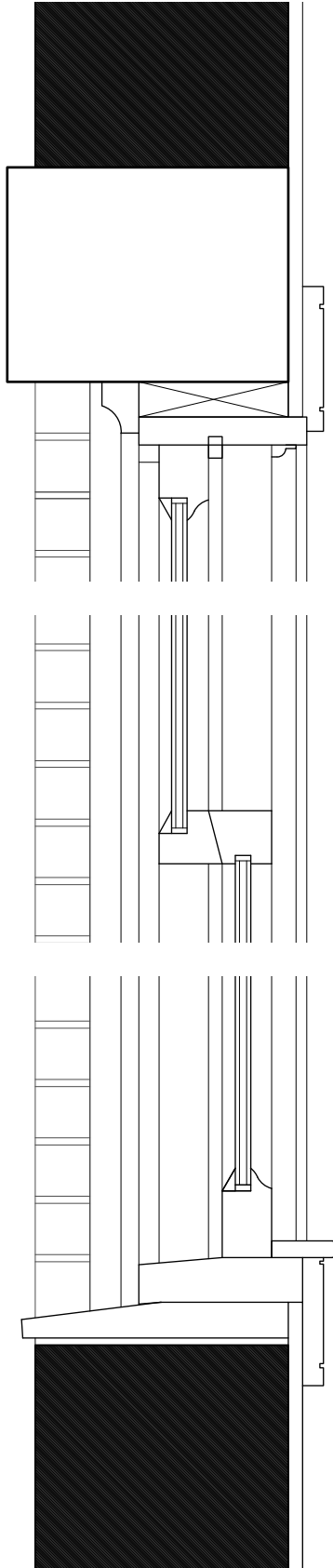
To maintain privacy between the lightwell of no. 1 and no. 2 Wildwood Terrace we are proposing a vertical timber screen at the lower ground floor to provide privacy and enable planting to establish along the boundary line between the two properties. There is currently no separation between the stepped lightwell of no.1 and no.2. The timber screen will act as a shield and limit light that is emitted from the adjacent space into the front amenity of no. 2 Wildwood Terrace.

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3.5 Works to the gable wall

The proposed development adds two new openings into the gable wall which provide light into non-habitable rooms. The proposed openings have a traditional character and proportion. Generally, even in this kind of victorian development housing side gables still featured windows, ornament and decoration. The gable here is south facing and consequently could provide significant natural light to this narrow, deep-plan house (and reduce energy consumption). The inclusion of carefully designed windows which are of appropriate character and are visually quiet could add interest to this large blank facade. The scale and alignment of the openings relate to the proportion of the existing openings and have an arrangement common to side gable walls. We propose that there is a larger principal opening (at ground floor) and a smaller minor opening (lower ground floor). The privacy of the neighbours have been carefully considered and the new window positioning are made into the staircase and hallway areas which mean that the privacy of the neighbours is not impacted, in addition all glazing in the side gable would be fitted with obscured glazing to ensure the privacy of the occupants is not impacted. On the following page is a 1:10 (at A4) detailed section through a traditional sash windows, the mouldings for the new window would be templated from the existing windows (at the front of the house) to ensure replication. The new side windows would be installed with restrictors to ensure that the sash windows could only be opened at the very top of the window, and would not be opened below 1.7m from internal FFL, which again ensures the privacy of the neighbours are not impacted by the installation of these windows.



Mouldings to be matched to the existing details of the traditional sash window to the front of the house

Inside



4.0 Overview

Access

The proposal will have no access or transport implications due to the domestic nature of the proposal and the fact that there is to be no material change to the existing access arrangements. Access from the lower ground floor into the rear amenity space will be improved by the small rear extension which would provide a level threshold between the two spaces.

Heritage Impact

The proposed works are not considered to compromise the heritage value or significance of the building, or have a detrimental impact on its contribution to the street scene. There are no issues of overlooking, and the extension at front and rear are very minimal. Improvement works, such as the works to replace the sash windows, removal of the incongruous waste water pipes and re-roofing will improve the condition of this building and positively contribute to the local area. The majority of the proposal is discrete and would either not be visible from the public realm, or have limited visibility, however we are aware that the proposed gable wall additions would be the most visually present elements. We feel that these elements not only preserve the specific qualities of the conservation area but also enhance it by improving the the large blank side gable.