



Listed Building Consent |
Design & Access Statement
including Heritage Statement
35 Willow Road London, NW3 1TN

REVISED
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Contents

1.0	Introduction
2.0	Existing
2.1	Physical Context
2.2	Description Of 35 Willow Road
2.3	Photographs as existing
2.3.1	Internal
2.3.2	External
3.0	The Proposal
3.1	Principal Works
3.2	Lower Ground Floor
3.3	Ground Floor
3.4	First Floor
3.5	External
3.6	Finishes
4.0	Key Planning Policies
4.1	Camden Development Policy DP25 -
4.2	Conserving Camden's heritage
4.3	Hampstead Conservation Area Statement
5.0	Heritage Statement
5.1	History of Willow Cottages
5.2	Statutory Listing Description
5.3	Significance
5.4	Heritage Impact Assessment
6.0	Refuse Statement
7.0	Access Statement
8.0	Sustainability Statement
9.0	Conclusion
10.0	List of Appendices

1.0 Introduction

1.1 Statement

This Design and Access Statement and Heritage Statement has been prepared by Gemma Sherlock, the home owner, to support the Planning and Listed Building application for the refurbishment of 35 Willow Road, which forms part of a Grade II listed terraced row known as Willow Cottages. It is proposed that the property will maintain its use as a single residential dwelling.

This report incorporates a Heritage Statement that has been prepared with input from local Architects Charlton Brown, who have extensive knowledge of Hampstead's history and architecture. It summarises the significance of the Heritage Asset and assesses the impact of the proposals on the character and setting of the listed buildings.

Pre-Application advice was sought in April/May, and the proposals described have been amended to address all the issues discussed in the pre-application report.

2.0 Existing

2.1 Physical Context

Willow Cottages is a terrace of nine early Victorian cottages constructed along the higher sloping reaches of Willow Road, between Gayton Crescent and Willoughby Road. The cottages are “distinctive due to their pastel colours, long front gardens and unaltered boundary walls, windows and rooflines” and have been formally recognised as having architectural merit and heritage status within the historic fabric of Hampstead.

Willow Road is a wide, leafy road that rises steeply from South End Road at its southern end to meet the junction of Flask Walk/ Well Walk. The road is flanked on the south side by mostly three and four storey Victorian terraces, interspersed with some mid-century apartment blocks. The houses downhill from Willoughby Road face the open space of East Heath. At the South End Road end, there is considerable design variety within the terraced houses, amongst them sits 2 Willow Road, Goldfinger's 1930s Modernist home owned by the National Trust.

The entire row of Willow Cottages was listed grade II on 14 May 1974. They lie within the Hampstead Conservation Area, designated on 29 January 1968. They lie within sub-area three (Willoughby Road / Downshire Hill).





1. Existing figure ground plan



2. Satellite view

2.2 Description of 35 Willow Road

No 35, Willow Road is the third cottage in from the east end of the terraced row. It sits on the site of approximately 4 meters wide x 25 meters deep and is set back approximately 11 meters from the street boundary wall. The boundary wall no longer exists in its original condition, having been replaced with more recent brickwork. The original cottage at no.35 has not been extended nor significantly altered in more recent times. However, as with most of the houses in the terrace, no. 35 has been altered internally throughout the years since its original construction and few original features survive internally.

The most noticeable alterations have been:

1. Historical Records suggest that the original front door was replaced by the existing Neo-Georgian door and door case during the 20th Century
2. It is believed the footprint of the original winding stair has been altered at ground floor level and original banisters have been replaced.
3. Fireplaces have been boarded over and no original fire surrounds remain.
4. All original internal architectural features including joinery, doors, cornices and skirting have been removed and replaced and there now appears to be a mix of different styles and profiles across the house.

33



1. Front elevation of 33 Willow Road

34



2. Front elevation of 34 Willow Road

35



3. Front elevation of 35 Willow Road

36



4. Front elevation of 36 Willow Road

37



5. Front elevation of 37 Willow Road

38



6. Front elevation of 38 Willow Road

39



7. Front elevation of 39 Willow Road

40

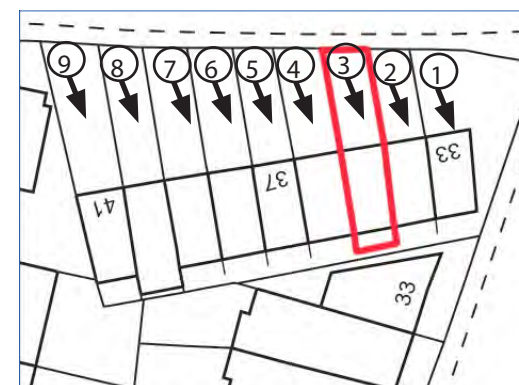


8. Front elevation of 40 Willow Road

41



9. Front elevation of 41 Willow Road



Key Plan

2.3 Photographs as existing

2.3.1 External



1. Front elevation | Raised ground + First floors



2. Front elevation | Lower ground



3. Rear elevation | Lower ground + Raised ground + First floors



4. Rear elevation | Raised ground + First floors

2.3 Photographs as existing

2.3.2 Internal

1. Ground Level

Entrance Hall and Living Room



1. View from entrance



1. Doorway to living room and view back towards main entrance door



2. Existing stair to first floor - its footprint it believed to have altered from the original and the banister has been replaced.

2.3 Photographs as existing

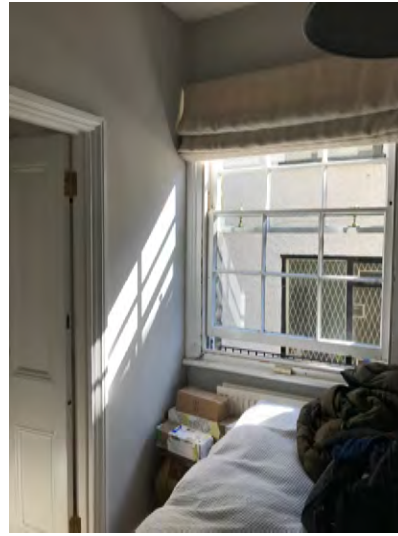
2.3.2 Internal

2. Ground Level

Rear Bedroom (2) and ensuite



1. Doorway through to ensuite



2. View through rear sash window towards
33 Willoughby Rd



3. Boiler cupboard in the ensuite



4. Flooring in ensuite

2.3 Photographs as existing

2.3.2 Internal

3. Lower Ground Level

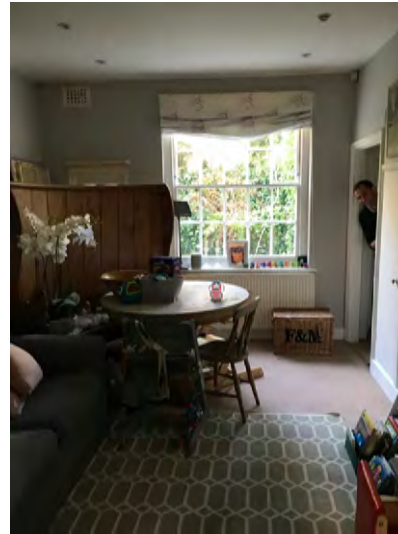
Stair to lower ground, dining space and WC



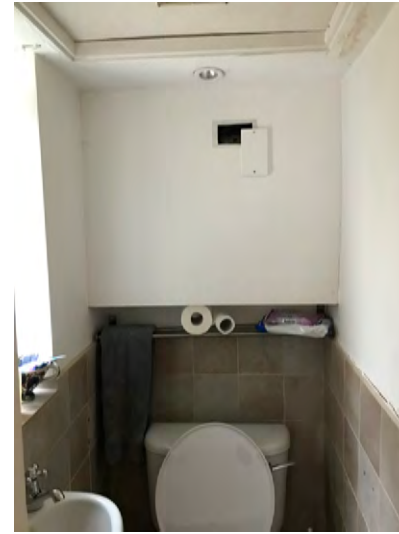
1. Stair wall (proposed to be removed)



2. Dining Space with door through to stair and view through to kitchen



3. Front lower ground window (proposed to be double doors)



4. WC

2.3 Photographs as existing

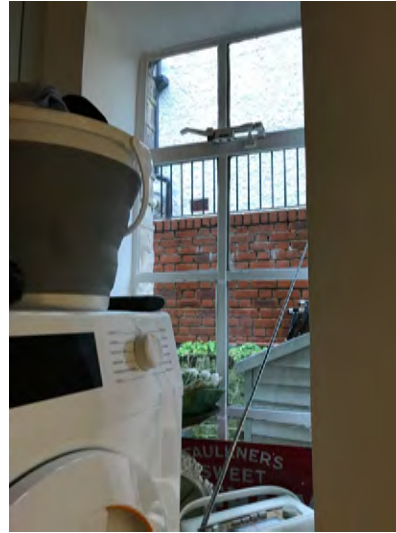
2.3.2 Internal

3. Lower Ground Level

Kitchen



1. Kitchen



2. Kitchen window with view to rear alleyway and 33 Willoughby Rd beyond



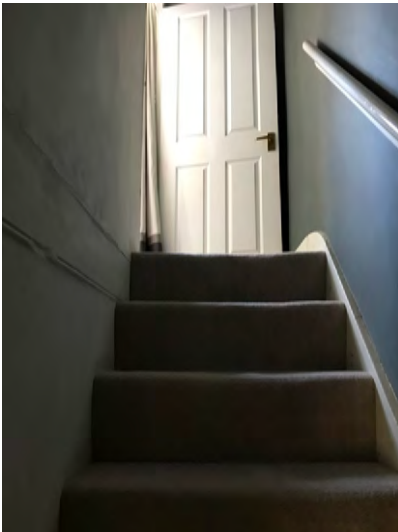
3. View through to dining room and front window from kitchen

2.3 Photographs as existing

2.3.2 Internal

4. First Floor Level

Stair to first floor and Master bedroom



1. Stair up to bedroom



2. Bedroom with door through to bathroom.



3. View of front windows in first floor bedroom



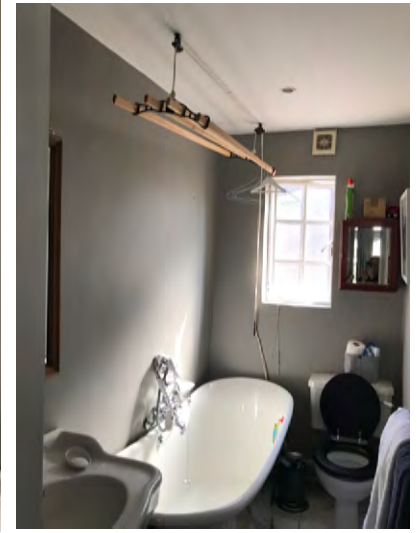
4. Chimney breast in master bedroom.

2.3 Photographs as existing

2.3.2 Internal

4. First Floor Level

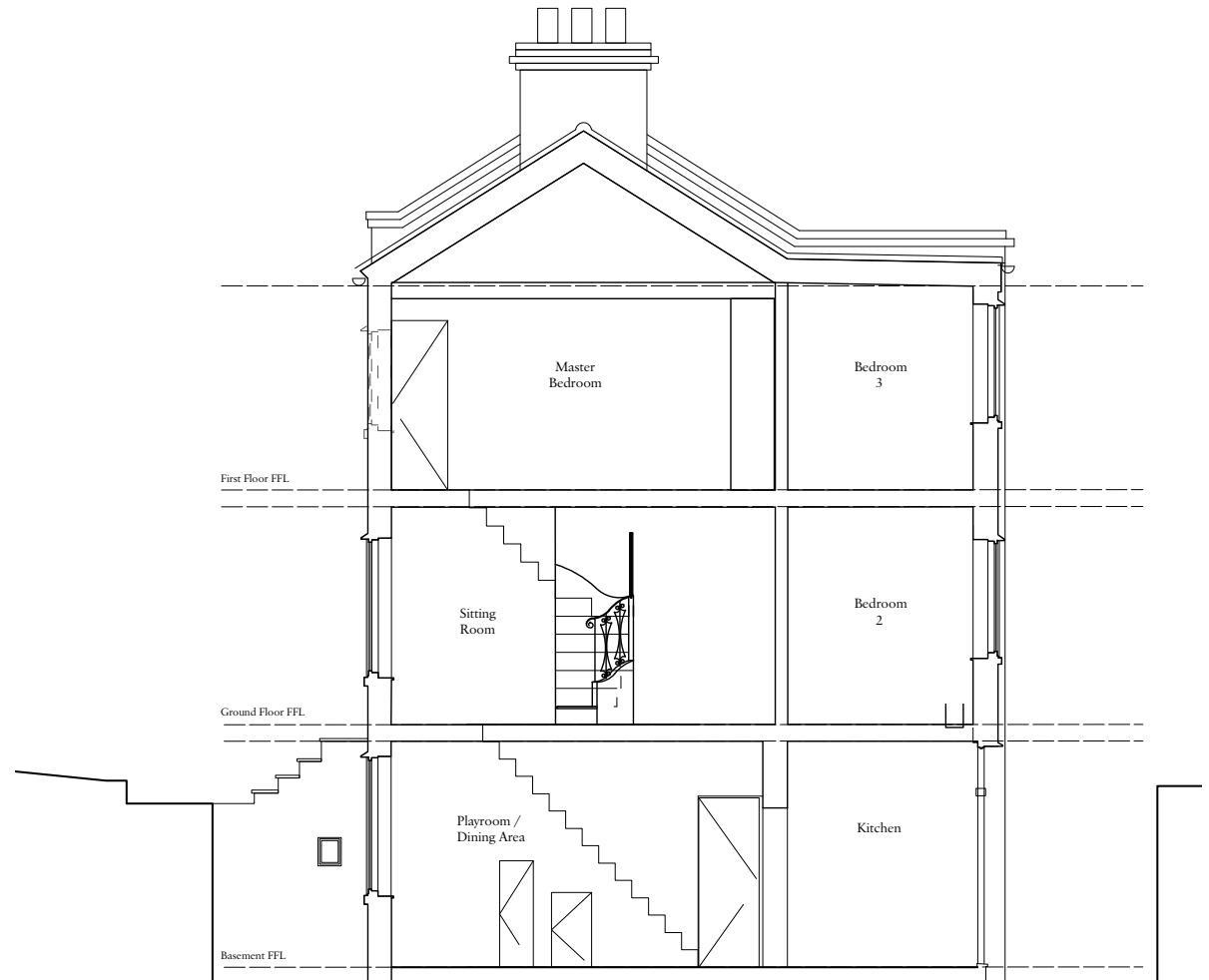
Rear Bedroom (3) and Bathroom



3.0 The Proposal

3.1 Principal Works

The design scheme has emerged and developed in response to the Client's future housing needs for useable accommodation for a young, growing family. The proposal seeks to refurbish the lower ground floor and first floor levels of 35 Willow Road in a way that preserves and enhances the character of the heritage asset whilst improving contemporary amenity and environmental performance. The proposal also seeks to begin to reverse the unsympathetic works carried out over the years, and mostly in the 1980's. The impact of the proposals on the heritage asset are addressed in the Heritage Statement which follows.



Existing Section A-A

3.2 Lower Ground Level

The intention is to retain the wall between the two lower ground floor rooms in response to pre-application and planning comments.

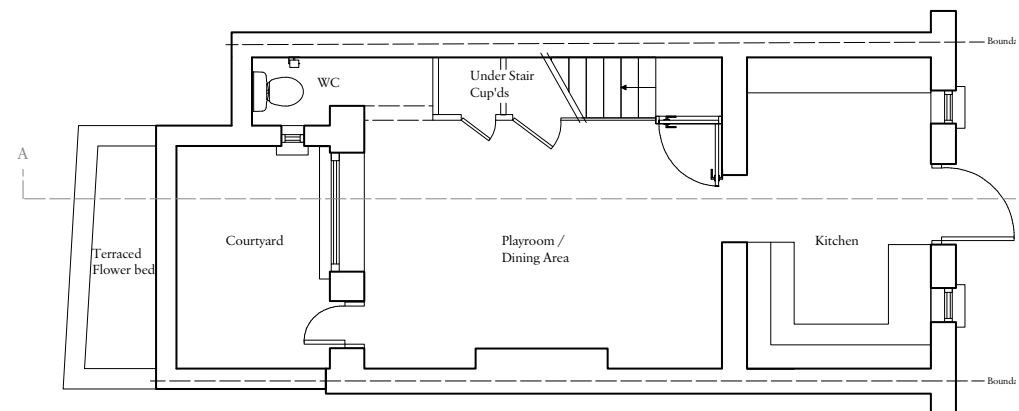
This maintains clear legibility of the original room layout in plan, allowing other proposed upgrading to take place within the rooms, such as a new kitchen and utility room joinery.

In order to make best use of the narrow space, it is proposed that the existing small door opening to the sunken light-well will be sealed shut to allow for a continuous run of kitchen cabinetry along the party wall. The existing sash window *was* previously proposed to be replaced with French doors to allow more light into the basement and provide convenient access to the light-well patio area. However, further to the pre-application report this item has been removed from the application.

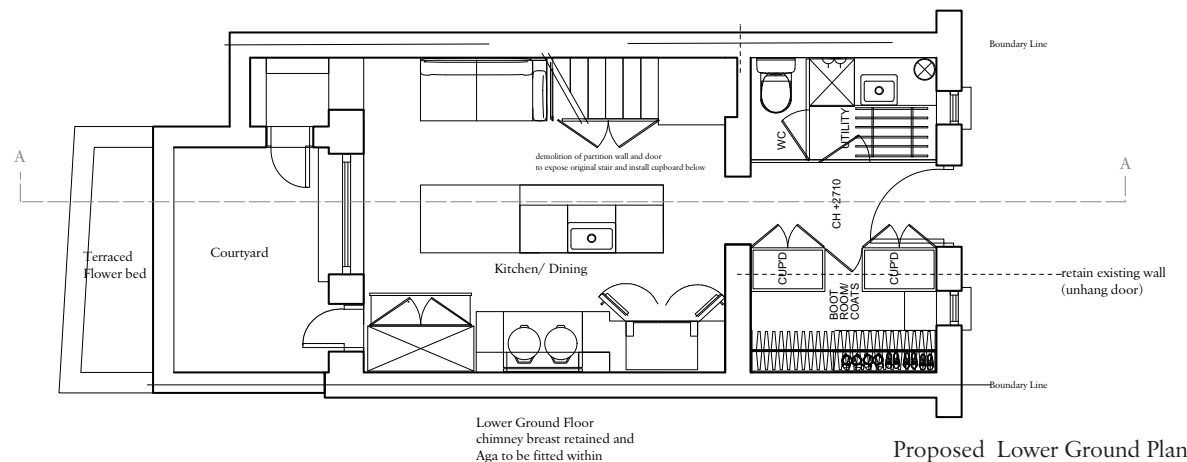
It is proposed that the chimney breast is to be modified at lower ground floor level so that the aga can be inserted.

The underside of the existing staircase is to be opened up by the removal of the 1980's hollow-core cupboard doors and new high quality solid painted built-in storage is to be inserted. The stair is to be opened up to reveal the original string with new historical timber hand-rail, banisters and newel post to be installed.

All new joinery is to be in keeping with the traditional Victorian/ mock-Georgian aesthetic and finishing will be to a high level with a historic pallet of colour throughout.



Existing Lower Ground Plan



Proposed Lower Ground Plan

3.3 Ground Floor Level

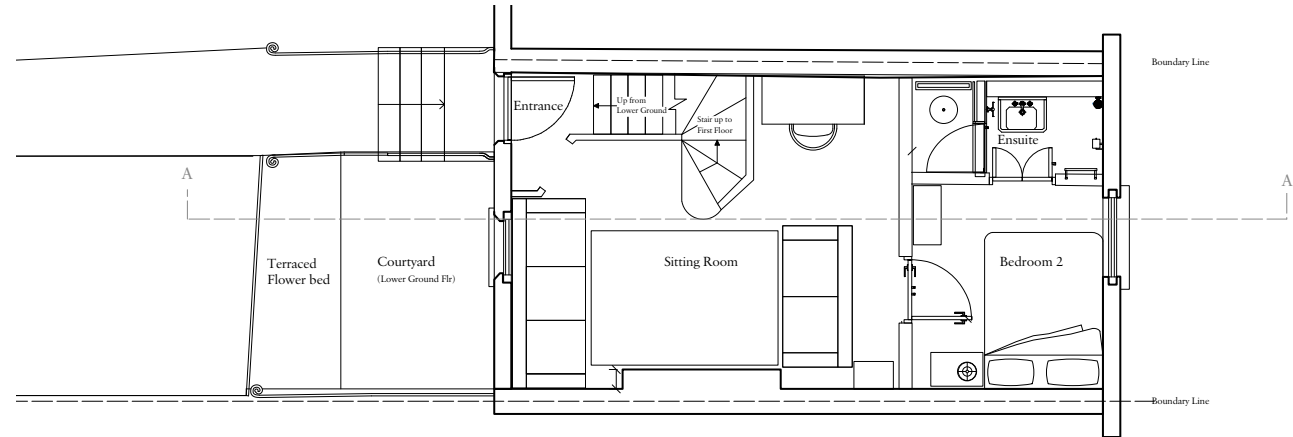
The reversal of the existing stair is described under the next heading.

It is proposed that the existing floor boards are carefully lifted at relevant points to allow insertion of the new steel work for works in the lower ground floor level.

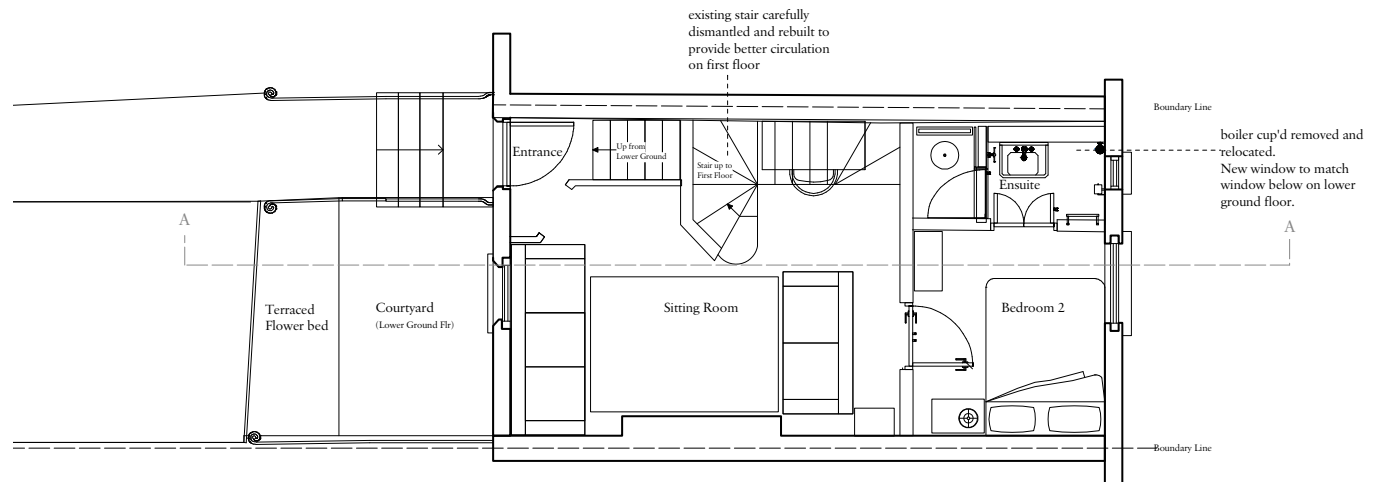
Modern coverings and finishes such as the carpet are proposed to be stripped out.

It is proposed that the faulty boiler in the ensuite is removed from the existing cupboard and relocated elsewhere. This will allow a new window to be installed to match the existing windows above and below on the elevation. This window which bring much needed daylight in to the small bathroom.

It is proposed that all non-original skirting is stripped out and removed throughout.



Existing Ground Plan



Proposed Ground Plan

3.4 First Floor Level

The existing stair between ground and first floor levels makes the first floor layout challenging and inflexible. Currently the stair arrives at first floor level at the front windows meaning that the second bedroom can only be accessed through the master bedroom and as such becomes an 'inner room'. This is impractical for a growing family and a fire escape risk. As a result most of the houses in the row have, over the years, reversed and replaced both flights of stairs.

Unlike most of the houses in the terrace, 35 Willow Road has not reversed the stair layout. Although the stair at no.35 has not been reversed it is also not believed to be original between the ground and first floor due to its unusual footprint, turning into the room at ground level, whereas we believe the original would have been set entirely set against the party wall.

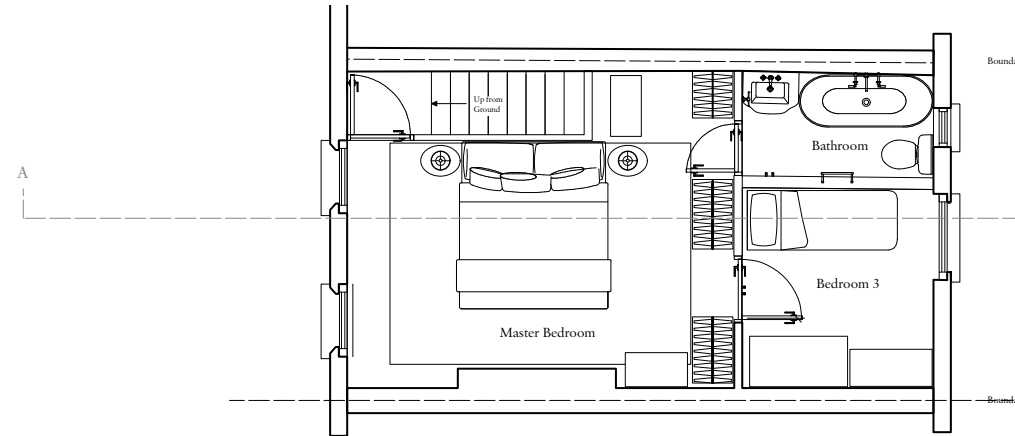
The design challenge has been to maintain the original staircase providing access to the lower ground floor whilst rationalising the stair above to create better and safer circulation between two bedrooms on the first floor that is fit for a modern family, not least by allowing separate access to the second bedroom.

The proposal is to simply reverse the existing stair whilst keeping the 'spiral' configuration at ground level. The stair will continue up the party wall before turning at 90 degrees when approaching first floor level to mirror the spiral on ground floor level.

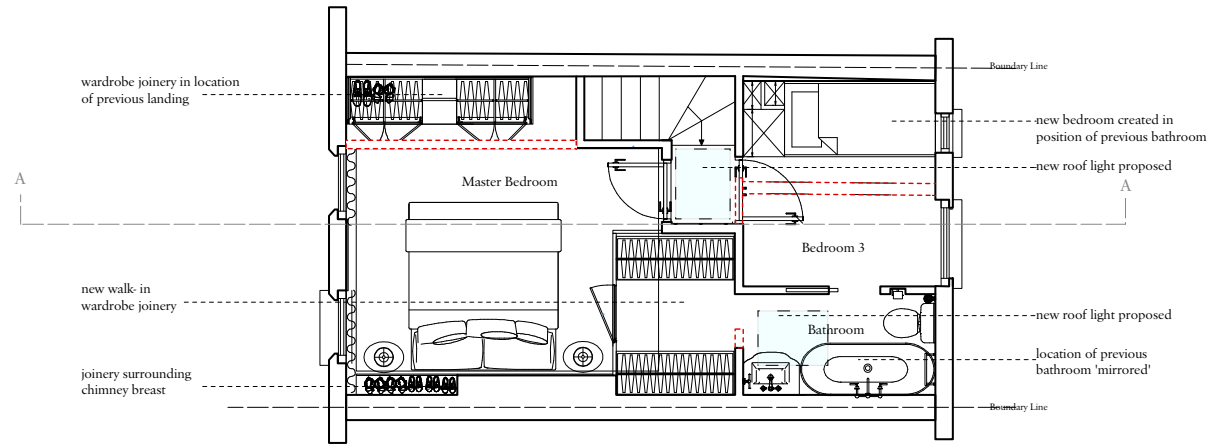
The turned section of stair will arrive at first floor more centrally on the plan and a small landing will be created with separate access from the stairs into both the Master Bedroom and the second bedroom on that level.

It is proposed that 1 no. heritage skylight will be added above the staircase in the pitched roof so that daylight can penetrate in the middle of the floor plan. It appears that numerous skylights like this exist on numbers 39 and 40 Willow Cottages.

The family bathroom will be relocated to create a 'Jack & Jill' bathroom access from both the Master and second bedroom with daylight from a proposed heritage skylight installed in the flat roof above.



Existing First Floor Plan



Proposed First Floor Plan

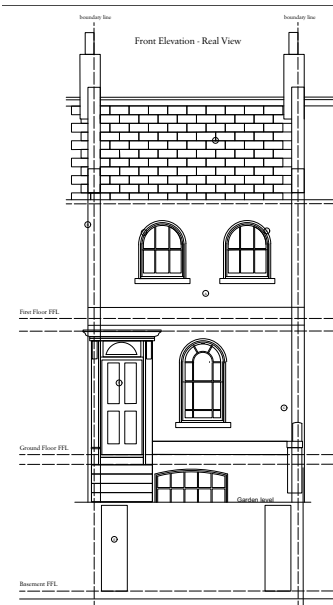
3.5 External

Front Facade

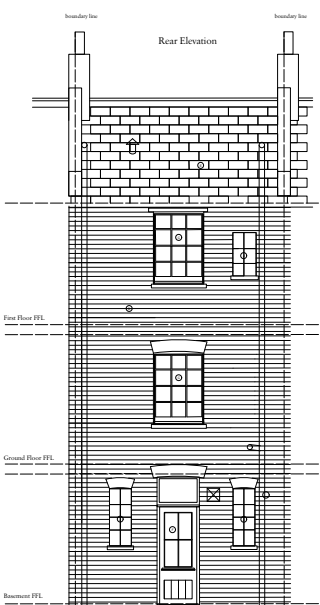
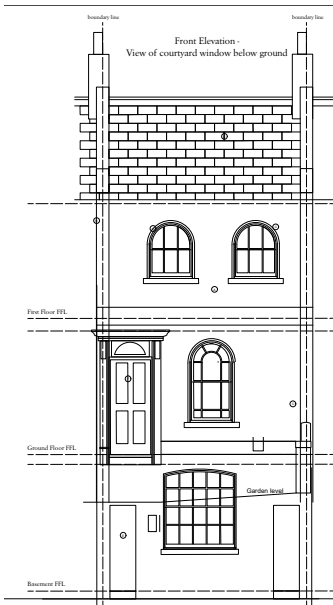
1. Remove old burglar alarm box to front façade and replace with new at basement level
2. Remove and replace existing wall mounted light at front door
3. Redecorate front door
4. Redecorate existing stucco to front façade
5. Existing sash window in lower ground floor level to be retained (not removed) further to advice in the pre-application report.

Rear Facade

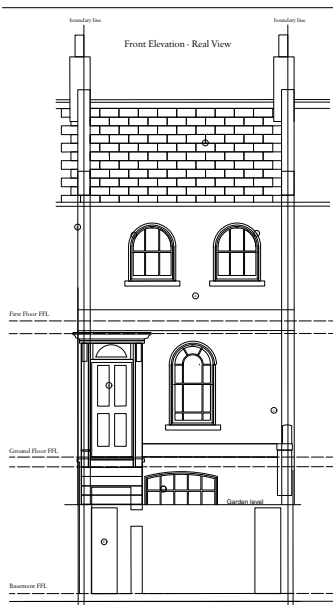
1. New metal casement side hung window at raised ground floor level to match existing window above.
2. New brick arch and stone sill to match existing
3. New flue terminal for Aga (power flu).
4. New roof cowl and weather slate through existing roof to vent new internal bathroom
5. Insertion of 1no. conservation roof light to rear flat roof to provide daylight to new internal bathroom, and 1no. conservation rooflight to pitched roof to provide daylight to staircase.



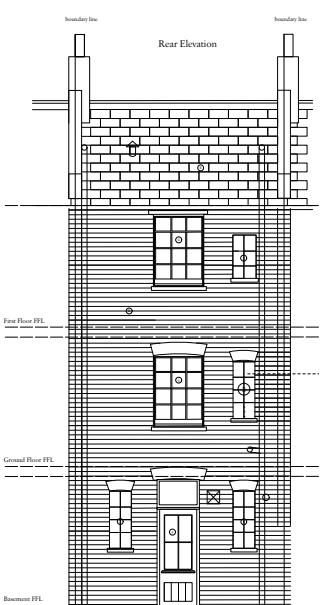
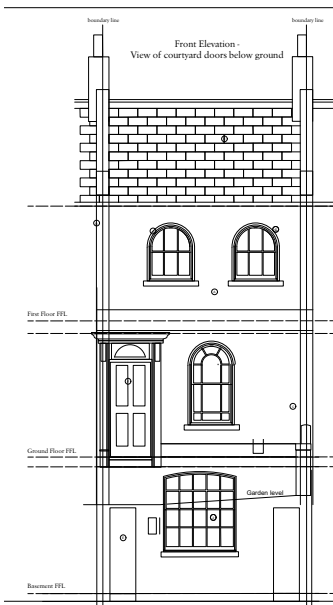
Existing Front Elevation



Existing Rear Elevation



Proposed Front Elevation



Proposed Rear Elevation

3.6 Finishes Generally

The intention is to upgrade the dated and non-original finishes and fittings throughout the house with new, to be sympathetic to the original age and style of the house.

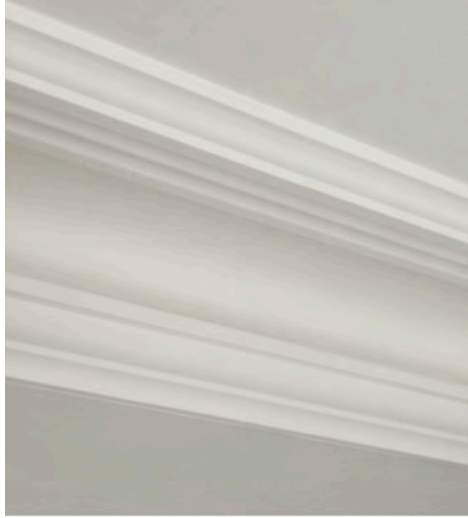
A full schedule of the proposed works is appended to this statement.

General scope of works:

1. Remove all carpets
2. Remove all radiators
3. Remove all doors and skirting
4. Demolish limited areas as shown on drawings
5. New traditional panelled solid timber doors throughout
6. New lighting throughout and remove inappropriate recessed downlighting.
7. New ironmongery and door hardware throughout.
8. New switch plates and electrical plates throughout.



Proposed Section A-A



All new joinery will be appropriately detailed and will reflect traditional detailing of the 19th Century.

4.0 Key Planning Policies

4.1 Camden Development Policy DP25 - Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces

which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

4.2 Camden Core Strategy CS14 - Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

4.3 Hampstead Conservation Area Statement | Extract:

'Willow Cottages (listed), a pretty group of nine cottages, built in the mid- 19th century. They are distinctive due to their pastel colours, long front gardens and unaltered boundary walls, windows and rooflines. The paving in front of the terrace is red brick'. (p.32)

It also provides the following guidelines for listed buildings within the Conservation Area:

- H12 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent. Listed building consent is not

normally required for maintenance and like-for-like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.

- H13 Works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case, even if the works are required by a dangerous structures or any other legal notice.

- H14 It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.

- H15 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. The Council's principal development policies relating to listed buildings are contained in the UDP Policies EN38 to EN40.

5.0 Heritage Statement

5.1 History of Willow Cottages

Built in c.1866 on the site of earlier Almshouses, Willow cottages were originally just one room deep of two storeys plus basement. They each had a single run of stairs set against the party wall and a single chimney breast opposite.

Initially the cottages were built with dual pitched roofs running from front to rear. The entire row was extended to the rear not long after they were built to provide three small additional rooms to each cottage with flat roofs. These extensions left a small laneway of approximately 2.5m between the cottages and the rear property boundary. In more recent years the end two cottages have been extended at basement level, removing the rear lane access to Nos. 40 and 41. Willow Cottages were constructed as a single terrace with unbroken roofline and front stucco façade.

The cottages were built into a large trench along the site in order to enable the creation of a level terrace on a sloping site. The row of cottages has been set at the rear of their plots with deep front gardens. It is probable that this may have been to maintain a footprint that had been established by the former Almshouses. At the time of their construction, Willow Road would have been little more than a narrow track forming the boundary with the Heath. The deeper front gardens allowed for an enhanced and deeper view across the Heath. The longer frontage then allowed for the small rear utility yard to each cottage and provided access to the properties at multiple levels (front door and rear yard).



Stills taken from "Monster of Highgate Ponds", 1961. Director: Alberto Cavalcanti



Looking along the front gardens of Willow Cottages, Willow Road, Hampstead, from No. 34 to No. 41 Willow Road
Jan 1962 - May 1964. © Historic England. Reference Number: AA071873

5.2 Statutory listing Description:

Name: WILLOW COTTAGES

List entry Number: 1379197

Location: WILLOW COTTAGES, 33-41, WILLOW ROAD

County District District Type
GLA Camden London Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974
Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 478564
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
CAMDEN TQ2685NE WILLOW ROAD 798-1/27/1724 (South side) 14/05/74
Nos. 33-41 (Consecutive) Willow Cottages GV II Terrace of 9 cottages.
c1866. Stucco with rusticated quoins and 1st floor bands. Slated roofs. 2 storeys and semi-basements. 2 windows each. Square-headed doorways with splayed jambs, fanlights and paneled doors; Nos 33-37 with C20 Neo-Georgian door cases and doors with arched heads. Entrances approached by stone steps with cast-iron railings. Round-arched recessed sashes with splayed jambs; ground floors with margin glazing. Shaped plaque inscribed "Willow Cottages" between 1st floor windows of Nos 37 and 38. INTERIORS: not inspected. HISTORICAL NOTE: built on the site of earlier almshouses.
Listing NGR: TQ2670985863
National Grid Reference: TQ 26709 85863

5.3 Significance:

Number 35 Willow Road retains many of its external features to the front elevation including the stucco, slated roof, entrance doorway and arched sash windows.

The rear elevation appears to have been altered in minor locations over the years but these are modest in comparison to the cottages at the end of the terrace where rear extensions have been added, and number 34 next door where a substantial bay window was added in the 1970s.

Internally, the property has been altered significantly over the years and few original features remain. Although the stair has not been reversed in the modern manner (as has been the case in the other neighbouring cottages) we don't believe the current configuration to be original. Throughout the house there is a mixture of cornices, architraves and skirtings, and apart from the windows, no historic joinery remains.

The primary significance of 35 Willow Road lies in its group status along with numbers 33, 34, 36-41.

5.4 Heritage Impact Assessment:

Lower Ground Floor Level:

The demolition of a limited section of wall on the lower ground floor to open up staircase will open up the space substantially. The wall appears to be modern plasterboard and the door is a modern blank door. We don't consider that this will have any negative impact on the heritage significance of the building.

Replacing the sash window at the front of the building has been removed from the proposal further to the pre-application process. I was deemed that the central sash should be retained on the basis that it was clearly part of the original concept for the terrace.

Retaining the wall between the existing kitchen and dining maintains the legibility of the original building plan. This is proposed to be retained further to pre-application comments.

Other works such as the removal of inappropriate modern recessed downlights will help to reverse insensitive modifications from the past, to preserve the character of the building.

Ground Floor Level:

The reversal of the existing stair will transform how the circulation and layout on first floor level with minimal intrusion. Where possible the fabric of the existing stair will be reused and simply reversed.

The removal of modern coverings and finishes and the appropriate redecoration, including opening up fireplaces that are currently boarded will help to enhance the character of the cottage.

The installation of a new window in the rear bathroom to match the existing windows above and below on the elevation will bring much needed daylight in to the small bathroom whilst being unobtrusive on the rear facade, preserving and enhancing the character of the heritage asset. Many alterations have taken place to the rear facades of neighbouring cottages including the addition of a substantial bay at no.34 and rear extensions with large fenestration at no's 40-41.

Internally, the installation of traditional skirtings, cornices and architraves around openings will preserve the character of the heritage asset.

5.4 Heritage Impact Assessment (cont):

First Floor Level:

The reversal of the existing stair will transform how the circulation and layout on first floor level with minimal intrusion. Where possible the fabric of the existing stair will be reused and simply reversed.

The removal of modern coverings and finishes and the appropriate redecoration, including opening up fireplaces that are currently boarded will help to enhance the character of the cottage.

The installation of traditional skirtings, cornices and architraves around openings will preserve the character of the heritage asset.

The installation of 1 no. heritage skylight above the staircase in the pitched roof will improve the light levels in the middle of the plan enormously whilst being located on the rear facade, preserving the character of the heritage asset. Numerous skylights like this exist on numbers 39 and 40 Willow Cottages.

Daylight is proposed to enter the first floor bathroom from a proposed heritage skylight installed in the flat roof above. This is a sensitive solution that avoids affecting the visible rear facade, thus preserving the character of the heritage asset.

6.0 Refuse Statement

Existing refuse storage and collection for the property are unchanged from the proposal.

7.0 Access Statement

Existing access to the property is unchanged from the proposal.

8.0 Sustainability Statement

Although the proposals are very limited, they will seek to improve the building's environmental performance where possible. We propose that:

- All windows and doors are overhauled to include draft seals
- Insulation to loft and in between floor boards for increased thermal separation.
- Use of FSC certified timber, and materials will be sourced locally where possible.

9.0 Conclusion

The design proposals for the refurbishment and renovation of 35 Willow Road aims to produce a high quality home which will breathe new life into this building with minimal alterations. The subject property is in need of a sensitive upgrade, and the proposals take on board all heritage considerations to ensure that the special architectural and historic interest of the property is protected.

The proposals respect and enhance the existing context- we do not aim to alter the character of this building.

The proposals will preserve and enhance the character of the conservation area and refine this distinct part of Hampstead.

Above all, the proposals will secure future and ongoing maintenance and upkeep of this building, which is in great need of reinstating.

10.0 List of Appendices

APPENDIX A: Detailed Schedule of works

Existing drawings:

35WR-E-001-Existing Site Location Plan .pdf
35WR-E-002-Existing Lower Ground Floor Plan.pdf
35WR-E-003-Existing Raised Ground Floor Plan.pdf
35WR-E-004-Existing First Floor Plan.pdf
35WR-E-005-Existing Roof Plan.pdf
35WR-E-006-Existing Elevations.pdf
35WR-E-007-Existing Elevations.pdf
35WR-E-008-Existing Section A-A.pdf

Proposed drawings:

35WR-P-002-Proposed Lower Ground Floor Plan.pdf
35WR-P-003-Proposed Raised Ground Floor Plan.pdf
35WR-P-004-Proposed First Floor Plan.pdf
35WR-P-005-Proposed Roof Plan.pdf
35WR-P-006-Proposed Elevations.pdf
35WR-P-007-Proposed Elevations.pdf
35WR-P-008-Proposed Section A-A.pdf
35WR-P-009-Proposed Section B-B.pdf
35WR-SK-001-Enlarged Doorway