

14 WILLOW ROAD LONDON NW3 1TJ

PLANNING DESIGN & ACCESS STATEMENT



14 Willow Road (Painted Grey)

PLANNING HISTORY

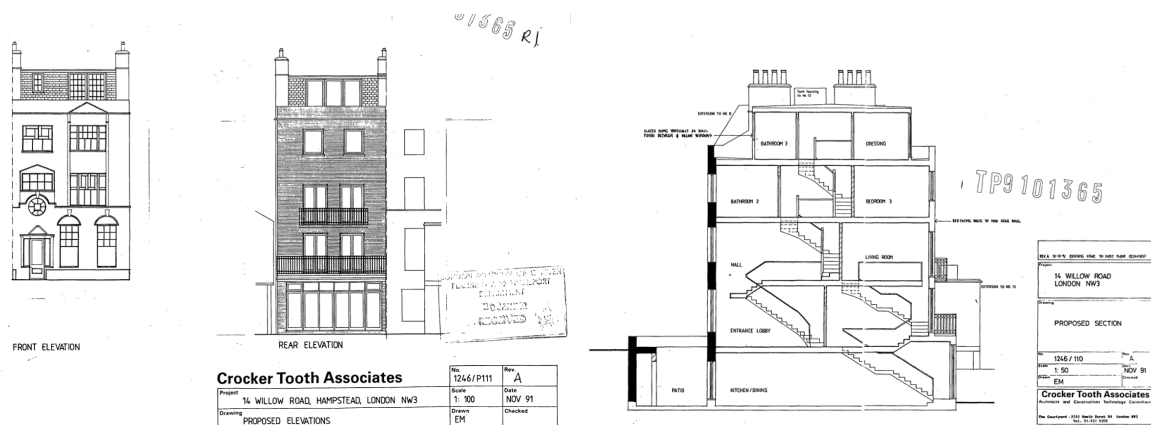
14 Willow Road is a Victorian terraced house in a group of three houses that lie within the Hampstead Conservation Area, sub section Willow Road/South End Road Area. This area is noted for its variety of architectural styles, and the section in which this property is located is described as:

"Nos.8-32 form a terrace with a considerable variety of design within it. Most of the buildings are three storey and have semi- basements. Boundaries vary and are either a front wall with piers, caps and railings or a brick wall with a hedge. Bricks generally match the house behind."

The property is not locally listed or subject to an Article 4 Directive, but is noted as making a positive contribution to the area.

Originally built with three floors and a semi-basement, each of the 3 houses within the terrace has subsequently been extended to a fifth floor by way of a mansard roof extension. The front elevations are rendered and painted, with decorative panels and ornamentation, and the rear elevations are brickwork, unpainted to No 14, and painted render to the other two houses.

Permission was granted for change of use from multi-occupancy back into a single family dwelling in the 1980's which included the demolition and re-instatement of the rear elevation, and roof. In the early 1990s the property was extended by way of a mansard roof extension and lower ground, ground, first and second floor rear extension with balconies/balustrades, and now has a mix of window and door treatment, including UPVC, which the owners would like to rationalise as part of their internal alterations and improvements.



The rear elevation has been re-built in red brickwork rather than traditional stock or painted render, see below, and is without any of the traditional detailing, window reveals etc that would have originally existed. This has framed our design approach to give this a more contemporary treatment. We intend to restore the remaining original features to the front elevation as necessary.



Rear Elevation with replacement façade and mixture of window treatments, Including UPVC



Front Elevation with original façade, and existing mansard roof extension with UPVC window and door treatment

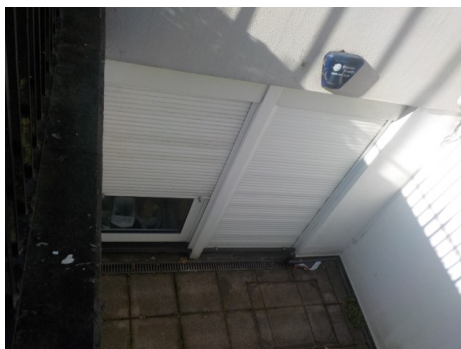
DESCRIPTION OF WORKS

The proposed works are to extend the existing lower ground floor extension in line with the neighbouring property at No 15, infill the front light well as per the neighbouring property at No 13, and adjust the fenestration to the rear elevations and mansard of the front elevation in connection with internal alterations and improvements in order to rationalise window and door treatment across the property, removing all out of keeping UPVC windows and doors.

DESIGN AND MATERIALS

Front

The proposal is to infill the front light well (currently permanently closed with security shutters which detract from the front elevation) with areas of structural glass lying flush within natural stone paving to allow light into the proposed kitchen area below.



Existing lightwell, with security shutters



Infilled light well at 13 Willow Road

This will be similar to the infilled light well at No 13 Willow Road, recently granted planning permission. Infilling this area will also provide room to create a semi concealed bin store as the bin is currently located directly outside the front door, which is not hygienic and detracts from the original facade.

The proposed amendment will retain the front boundary gate pier described in the Hampstead Conservation Area Street Audit, as:

“Nos. 12, 13, 14; another group, with distinctive matching piers.”

The existing roadside railings will also be retained (with wall adapted to screen the bins) to prevent the area being used for parking. The infill will also allow for the introduction of planting, to enhance the green characteristic of the Conservation Area.

To the mansard roof, the proposal is to adjust the existing openings and install new dark grey Crittall -style window and doors to better reflect the roofscape of lead and hanging slate than the current white UPVC doors and windows. There is no uniformity of treatment to the mansard roof extensions across the three properties, however No 13 does have similar dark grey windows in this area and the proposed alteration will help make the roof more recessive across these two properties.



Existing, differing mansard roof extensions to the terrace

The remaining front elevation will be refurbished maintaining the ornamentation and traditional window detailing.

Rear

The proposal is to bring the Lower Ground Floor extension out slightly due to the extension of the adjacent property being overbearing to the area directly outside the doors to the garden. The new extension will be 3m from the line of the original back wall of the house before the previous extensions. This will include the subsequent extension of the existing ground floor terrace. The proposal is to prevent overlooking of No 13 by raising the handrail to form a trellis with planting as soft screening on this side of the terrace, this will reduce the existing level of overlooking. On the boundary with No 15 the neighbours terrace extends beyond our proposal and no additional screening is required.



Existing extension at 19 Willow Road

Permission has been granted for numerous lower and ground floor extensions along Willow Road, and many of these have had similar rear lower ground floor extensions. The proposed rear extension at No 14 is less extensive than many of these and, other than the terrace which already exists, would be permitted development.

Fenestration

There is a mixture of window treatment to the house from the various extensions over the years, including the installation of UPVC doors and windows.

To the front, the proposal is to overhaul the traditional windows to the front elevation, and to replace the UPVC mansard roof windows with a dark grey Crittall style more in keeping with the roofscape.

To the rear, the proposal is to replace the UPVC windows and doors on all levels with a Crittall style finished in dark grey, this, along with the existing steel terraces, will provide a more unified elevation more in keeping with the re-built red brickwork detailing.

TREES

There are no trees on the site, or on adjoining land, that could be affected by the works

ACCESS

There is no vehicle access to the site

There is no alteration to pedestrian access from the street, although the approach to the front door is improved by creating a designated bin store area.

CONCLUSION

The proposals fully comply with all relevant policies of the Hampstead Conservation Area Design Guidance including the following:

H5 - Retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area

H10 - There is no proposal to remove the front boundary between the pavement and property, the existing railings will be retained and planting added

H17 - All existing/original architectural features and detailing will be retained and restored

H18 - All PVCu windows and doors are to be removed

H26 - A re-design of the existing rear extension will improve the property through a considered design approach, more in keeping with the existing steel terraces and replacement brickwork, and the removal of the PVCu windows and doors.

The proposals have also been assessed against the policies below.

- **National Planning Policy Framework 2018**
- **The London Plan March 2016**
- **Camden Local Plan 2017**
 - D1 - Design
 - D2 - Heritage

We hope that you will agree that the proposals represent an improvement over the existing situation, especially through the removal of all PVCu windows and doors and restoration of original features, and will better preserve the character of the Hampstead Conservation Area.