



**42 Willow Road
Glass extension**

Planning Statement

March 2021



Background

No 42 Willow Road is a late Georgian/early Victorian house from circa 1830 and from all indications it was built for use as a single-family home. This year the Council granted the conversion of the property back to a house (Ref 2020/4745/P).

The property is not listed but located in the Hampstead Conservation Area and it is recognised as making a positive contribution to the character of the conservation area. Willow Road runs east from the junction of Flask Walk/ Well Walk down to South End Road. The site is located at the upper end of Willow Road at the junction with Gayton Crescent.

Planning history

2020/4745/P

Change of use from 2 x units (upper floor maisonette and basement flat) to single dwelling house.

Granted - 02/03/2021

2020/1915/P

Installation of rooflight to front, side and rear roof slopes

Granted - 08/10/2020

2019/1206/P -

Erection of roof extension including rear dormer and insertion of 2no rooflights and a side window in the roof.

Refused - 29/04/2019

2018/5507/P -

Erection of rear spiral staircase from upper ground level to lower ground.

Replacement of ground floor rear window with door. Alterations to side boundary wall.

Refused - 04/02/2019

2017/3695/P -

Erection of spiral staircase and rear balcony from upper ground level. Removal of existing sash window to be replaced with double doors. - *Withdrawn 05/09/2017*

8500603-

Change of use including works of conversion to form a self-contained flat and an upper maisonette as shown on drawings No. WR3A and WR4.- *Granted 03/07/1985*

Proposal

This application is for a small glass conservatory extension (approx.2.4m x 3.2m) to the rear of the property to allow a smooth single level transition between the lower ground floor and the garden. The objective is to create a feeling of outdoor living space with the aid of indoor plantings. The glass structure will also allow more light into the lower ground floor which is well below grade and therefore, devoid of natural light. The extension has been developed under consideration of the character of the host property. Its form, massing and materiality will allow it to blend into its surroundings and it will be hidden behind the existing wall and not visible from street level being at lower ground level.

At the moment access to the garden is through various steps and an external “blue” door from the street with a particularly steep set of steps to meet the lower grade making it difficult to use for elderly or disabled occupants. We know this area was re-arranged in 1985 to accommodate an entrance to what was a self-contained flat. We believe therefore, the area is not original and in need of improvement. This extension will help to level the lower ground floor and the garden to allow a better transition.

The structural, low iron glass will be very transparent and as already mentioned will bring light and brightness to the lower ground floor space, which will enhance and complement the existing period property. Modern glass box structures are favoured by English Heritage for use on listed buildings as they make a clear distinction between old and new. The cleaner lines achieved by eliminating multiple levels and having a thin black frame housing clear structural glass will greatly enhance the architecture at this lower ground floor level.

It is further proposed to enclose a patio at the front of the property with a glass roof. The patio is much lower than the street level, so it will not be noticeable from street level. Also, it will be obscured by a tall brick boundary wall on the street corner along with railings and vegetation in the front. Enclosing the front patio will create a more intimate space away from the noise of the street while providing a light indoor space for access to a storage room and the utilities (e.g., boiler) protected from the outside elements.

In preparing this proposal considerable attention was given to ensure that the visual appearance of the corners of the property and the above grade levels remain completely unaltered. The boundary walls front and side on Gayton Crescent remain untouched including the existing blue side door which will be sealed from the inside. We want to maintain the exact appearance albeit the need to paint the door a darker colour in keeping with good taste. The glass roof of the conservatory will sit below the side wall and will simply not be visible because of the below grade nature of this small extension. Further, the outside boundary wall in this location is approximately 2.5m tall standing on the pavement making it difficult to see over the top. The roof line of the conservatory will be neatly integrated into the lower part of the existing rear brick addition which will completely hide the glass extension from the side of the neighbours. The existing brick rear extension is two storeys tall and completely severs visibility from the property next door and, therefore, privacy will certainly not be impacted. Visibility is also blocked from the rear direction because the end of the garden abuts a garage. In considering visibility at higher elevations such as from the properties on the other side of Gayton Crescent we point out the glass extension will be obscured by the wall as well as the adjacent tree. The glass structure as it fits neatly into the existing rear brick addition will certainly not appear incongruous considering a nearby much larger extension in the same terrace at no. 46. We believe our glass extension will be very tasteful and discrete in appearance with modest dimensions of approximately 2.4m in depth and only 3.2m wide between the boundary wall and the corner of the existing brick extension. The conservatory being “sandwiched” in this manner and below grade is not expected to create excess light at night. We expect only diffuse lighting from inside the main living room where we have the seating, fireplace, and kitchenette area.

Lastly, we considered visual appearance if one were to step up and lean over the boundary wall towards the end of the garden, which constitutes more of a privacy/security issue for the owner/occupant. In this case adding lattice work and climbing roses will achieve privacy from passers-by and offer some barrier to deter unwanted casual intruders. We acknowledge that some of our comments are beyond the

scope of the planning/conservation oversight but in doing so we send the message that our intention is to beautify this important building and the garden area which all benefits the community and character of Hampstead village.

We trust that this scheme will meet the Local Authorities approval as we believe this proposal truly enhances the architectural appearance as seen from the garden. It is the goal of the owner to restore the period internal architectural features as we transition this house from a rental property to a single-family home. The owner will take possession of the building September 16th, 2021 and looks forward to personally being involved with the historical restoration efforts and, hopefully, incorporating the approved architectural enhancements in this proposal. Thank you for your consideration.

Images



#View of rear of property



#View of side of property



#View access front garden

We are looking forward to your response to our proposal and remain at your disposal for further queries or suggestions.

Dr. Christopher Prior/ Ana Alonso (Architect)