

Design & Access Statement

7 Wildwood Grove, London NW3 7HU

December 2021

1 Introduction

Full planning permission is sought for the proposed works at the present two-storey terraced family house, at 7 Wildwood Grove, London NW3 7HU. The proposal includes the addition of a one-storey rear/side extension, 3no. rooflights on the existing main roof and 1no. rooflight on the existing rear outrigger, erection of replacement rear boundary wall to follow alignment of the immediate neighbours, and the removal of a non-original side infill conservatory.

It aims to provide open plan spaces at ground level with an improved relationship to the garden and a more functional first floor, while preserving the character of the existing building, respecting the neighbours and the historical and design quality of Wildwood Grove.

2 Site and Location

The existing property is located within the North End / Hampstead Conservation Area. 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 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 activities while the rear gardens provide the privacy and tranquility when required **(see images 01 & 02)**.

Existing materials:

Walls: White painted bricks in front facade. White render to rear facade at first floor level and white painted bricks at ground level.

Windows: Single glazed timber sash windows, painted in white.

Roof: Slate tiles.

3 Planning History

No pre-application advice has been sought for the current proposal.



Image 01 . Front Elevation (view from Wildwood Grove)



Image 02 . Rear elevation (view from Hampstead Way)

4 Quantum of Development

The GIA (Gross Internal Area) of the existing building totals 91.3 sqm. With the current proposal, the GIA will increase by 3.8 sqm to total 95.1 sqm. This is a modest update which would enable a more efficient use of the house.

5 Layout

The proposed house refurbishment and extension aims to keep the split between private (first floor) and social areas (ground). The main focus is to upgrade the ground floor areas to allow a more efficient/flexible use of the spaces and to create an improved relationship with the garden. Currently, the side conservatory creates a physical separation between reception/living areas and the garden, with no visual connection. Also, there is no direct access from the kitchen to the garden.

On the ground floor, the new side extension will provide additional space to the kitchen area and accommodate a new dining room with generous openings facing the back garden, and new glazed roofs to bring in more natural light into these spaces. The kitchen/dining area will be lowered to the level of the rear garden to promote and facilitate everyday access.

The first-floor layout will be re-arranged to better accommodate the master bedroom with a private en-suite, the main bathroom and a study/guest bedroom.

6 Scale and Appearance

The design concept of the proposed extension is to create a one-storey volume that adapts to the existing plot with minimal impact on the adjacent properties.

The new addition will extend into the garden by no more than 550mm and align with the neighbouring extension in No.8. It will be a simple brick construction in keeping with the materiality of the conservation area. It's proposed that the new bricks have a white colour finish similar to the existing, and a contrasting 'base' of black bricks up to 800mm high to minimize the need for regular cleaning/maintenance. It will include a generous window and pair of full-height doors into the garden with slim 'crittall' type black aluminium frames.

The existing white timber-framed door providing access to the first floor terrace will be replaced by a new white timber-framed door with a full-height glazed panel.

The existing tiled roofs, fascia boards, rainwater and soil vent pipes will be made good or replaced to match, as necessary.



Image 03 / 04 / 05 . Views of existing rear extension and conservatory

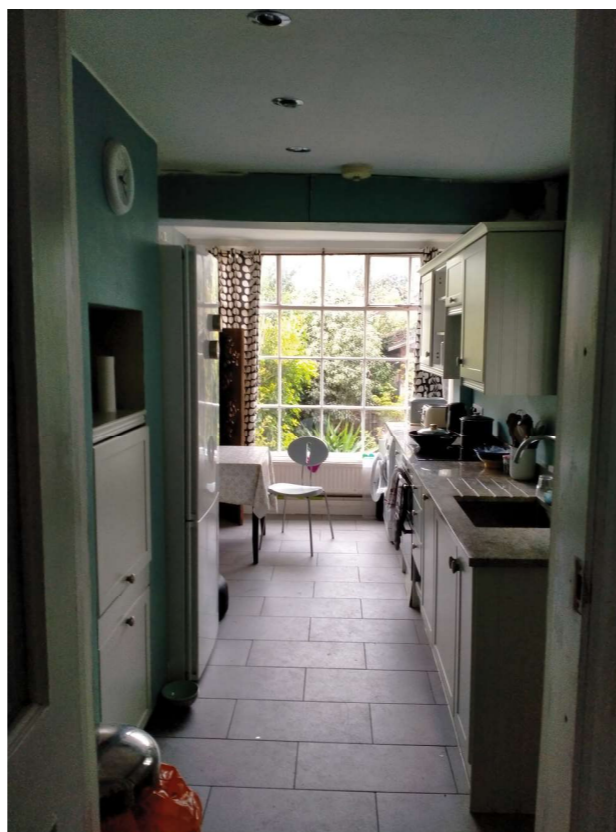


Image 06 . View into garden from kitchen



Image 07 . View into garden from conservatory

7 Amenity

The proposal has no material impact on the amenity of the immediate neighbours, as there are only 2no new window/door openings proposed, all facing the rear garden.

8 Landscaping

The existing rear garden boundary wall is currently set back in relation to the neighbouring properties by 350mm. It is proposed that the wall is rebuilt to follow the alignment of the immediate neighbours with matching bricks thus enhancing the uniformity and historic integrity of the conservation area.

The existing rear garden area totals 20 sqm and will remain unchanged, meaning there will be no loss of garden space. Most of it is hard surfaced and new permeable areas are proposed, with new planting to complement the new extension.

A low grade tree is proposed to be removed.

9 Sustainability

The building envelope will be insulated to the latest requirements of Building Regulation part L to ensure low heat loss. New windows and doors will be thermally broken, with triple-glazed and solar control glass to avoid overheating and meet U-value requirements. All rooms will have openable windows to allow natural ventilation.

Also, careful consideration has been given to the amount of daylight entering the ground floor open spaces to reduce the consumption of electrical lighting during the day.

10 Access and Refuse

There is no change required to either vehicular or pedestrian access due to the proposed extension. Similarly, the existing refuse provision will not require to be amended.

11 Parking Provision

The proposal does not affect the current parking provision and does not warrant additional parking spaces.

12 Conclusion

The proposal complies with the aims of the Camden Local Plan 2017, is well designed and of high quality regarding detailing and use of appropriate materials respecting the quality of the local environment in its siting, scale and character.

Key design benefits:

- Provide flexible and appropriate spaces for a young family, generally working from home.
- Reinstatement of original design features to enhance the uniformity and historic integrity of the Conservation Area.
- Energy performance upgrade to meet current building standards.
- Improved visual and physical relationship between ground floor areas and the rear garden.

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