



HUNTSMORE

Planning, Design & Access Statement

22 Willow Road

Planning Issue: February 2022



22 Willow Road, London NW3 1TL

Enlargement of Rear Balcony, Alterations To Rear Upper Ground Floor Windows, and Recessed Terrace To Rear Roof Plane of Loft

This submission is supported by Architectural drawings:

D3_001	Location Plan
D3_010	Existing Drawings
D3_110	Proposed Drawings
D3_130	Existing & Proposed Sections

0.0 Introduction

This application pertains to the following proposals:

- Enlargement of modern balcony to rear, with modern glass balustrade replaced with new of steel Edwardian design
- Replacement of modern steel framed door to serve upper ground floor balcony with traditional timber framed French doors
- Installation of traditional timber framed French doors in place of existing sash windows to allow access to projecting balcony
- Installation of accessible terrace within rear roof plane to match that adjacent at 21 Willow Road



Cover image: 22 Willow Road front elevation from pavement
 Above: Aerial View highlighting 22 Willow Rd and adjacent terrace (Map data ©2021 Google)
 Below: Aerial View highlighting 22 Willow Rd and adjacent terrace (Map data ©2021 Google)

22 Willow Road, London NW3 1TL

Enlargement and Alterations to Rear Balcony, Alterations To Rear Upper Ground Floor Windows, and Recessed Terrace Set Within Rear Roof Plane

1.0 Location & Context

22 Willow Road is located within in the Hampstead Conservation Area.

It forms one half of a matching semi-detached pair of houses, in a street of houses of equivalent scale and type, but in varying styles.

Willow Road is referred to in the Hampstead Conservation Area Audit, though the application property itself is not identified. It is however noted that 'Nos.8-32 form a terrace with a considerable variety of design to it. Boundaries vary and are either a front wall with piers, caps and railings or a brick wall with a hedge'.

2.0 Existing Building

22 Willow Road is a four storey (including sunken lower ground floor, plus loft space) semi-detached house built at the turn of the 20th century.

The main facade of the house is brick with polychromatic masonry at the eaves, door and window heads.

The property has a slate covered pitched roof, with three rooflights to the front plane and three to the rear, with a series of solar panels all enacted following a consented application (2009/2523/P) in 2009. The loft has sleeping and living accommodation within.

A low quality, projecting balcony is present at the rear of the property which breaks the character of the dwelling. A commercial metal framed modern glazed door serves this balcony and appears incongruous to its context

3.0 Rear Elevation Proposals

The incongruous modern anthracite balcony, glass balustrade and aluminium handrail are proposed to be removed in favour of a stone base, with Edwardian-styled metal balusters. In place of the asymmetrical composition of the current configuration, the balcony is to be made symmetrical through a lateral extension.

The modern metal framed glazed door, which has a commercial appearance, is proposed to be replaced by a pair of fine timber framed French doors. The sills of the sash windows which flank the door are proposed to be lowered, to allow them to be replaced with matching French doors to access the balcony. Fixed fanlights are proposed over the doors.

4.0 Loft Terrace Proposals

Proposals seek to establish consistency with the recessed accessible terrace present at the adjoining 21 Willow Road- which is otherwise formally and materially consistent with the property subject to this application.

The modern large rooflights are to be removed, with glazed metal-framed sliding doors to access a terrace set inside the roof plane, with the eaves and verge detailing around the inset terrace to be formed of traditional code 4 lead work.

A timber deck will act as the ground finish and allow for drainage of the terrace.



Clockwise from top-left:
Sandblasted deck, glass balustrade and brushed aluminium handrail
View of modern balcony and modern metal door from garden
Modern metal door opening onto sandblasted deck of balcony
Head and fanlight of modern metal door

Left: Proposed rear elevation with enlarged balcony and new metal balustrade

5.0 Access & Parking

No alterations to the provisions for access from the footway are changed as part of proposals.

6.0 Development Context

The applicant's property exists in its current form as a unified dwelling following a consent received in 2009 (2009/0127/P), having previously been subdivided.

The contemporary roof lights and solar panels present on the roof were also enacted around the same time, following a consented application (2009/2523/P).

The precedent for the roof works was established in 2016 (application 2015/0759/P) where a consent was awarded to form the terrace at 21 Willow Rd.

7.0 Conclusion

This application seeks to improve the contribution made by 22 Willow Road to the area in a holistic sense, by balancing the appearance of the rear elevation through the introduction of a symmetrical, full width balcony and high quality white painted timber framed doors with fanlights.

The presence of the recessed terrace to the rear roof plane is discreet and consistent with its matching, adjoining neighbour at 21 Willow Rd.

We would be pleased to discuss any comments following the consultation period with the case officer considering this application.

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