



e: info@4harchitecture.co.uk
m: 07515 772458



DESIGN & ACCESS STATEMENT

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Project:

Wedderburn Road

Address:

9 Wedderburn Road
London NW3 5QS

Project Reference: 131

Date: 30.07.2024 Revision: A

Author: Peter Gal
for and on behalf of 4H

INTRODUCTION

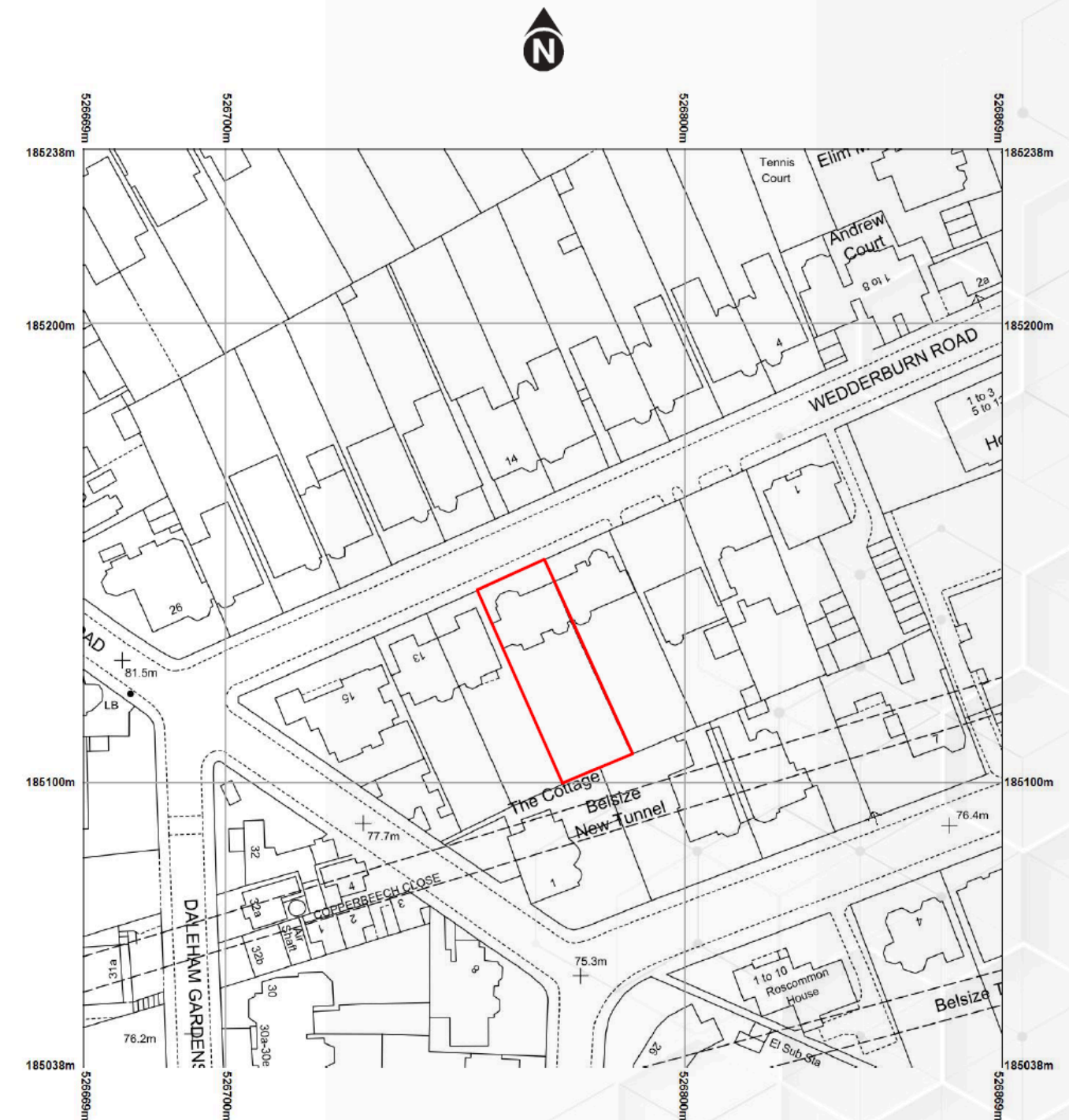
e: info@4harchitecture.co.uk
m: 07515 772458



This document is provided in support of the planning application for 9 Wedderburn Road, London, NW3 5QS, and is to be read in conjunction with the relevant drawing set. The property benefits from Listed Building Approval dated 18.12.2023 for internal alterations.

This application addresses external intervention, namely the introduction of a glazing to open arcade at the back of the house, and minor changes to the interior (compared with those already approved).

This document seeks to explain the design and access provisions of the project, whilst the detailed heritage and planning review of the same is provided in the Heritage Statement (by Cogent Heritage) and Planning note (by SM Planning).



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THE PROPERTY

e: info@4harchitecture.co.uk
m: 07515 772458



The property in question is a grade II listed, semi-detached (pairs with no.7), 1880's built residential property, located along a tree lined, elegant road.

The property comprises two principal floors raised on a semi-basement (lower ground floor) and topped by a double attic storey within a steeply pitched roof. It is situated in the Fitzjohn's Netherhall Conservation Area and is one in a row of listed red brick houses designed in a Freestyle by the Victorian architect Horace Field.

The project contained herein relates to the Ground and Lower Ground Floors only, as the building itself is subdivided.

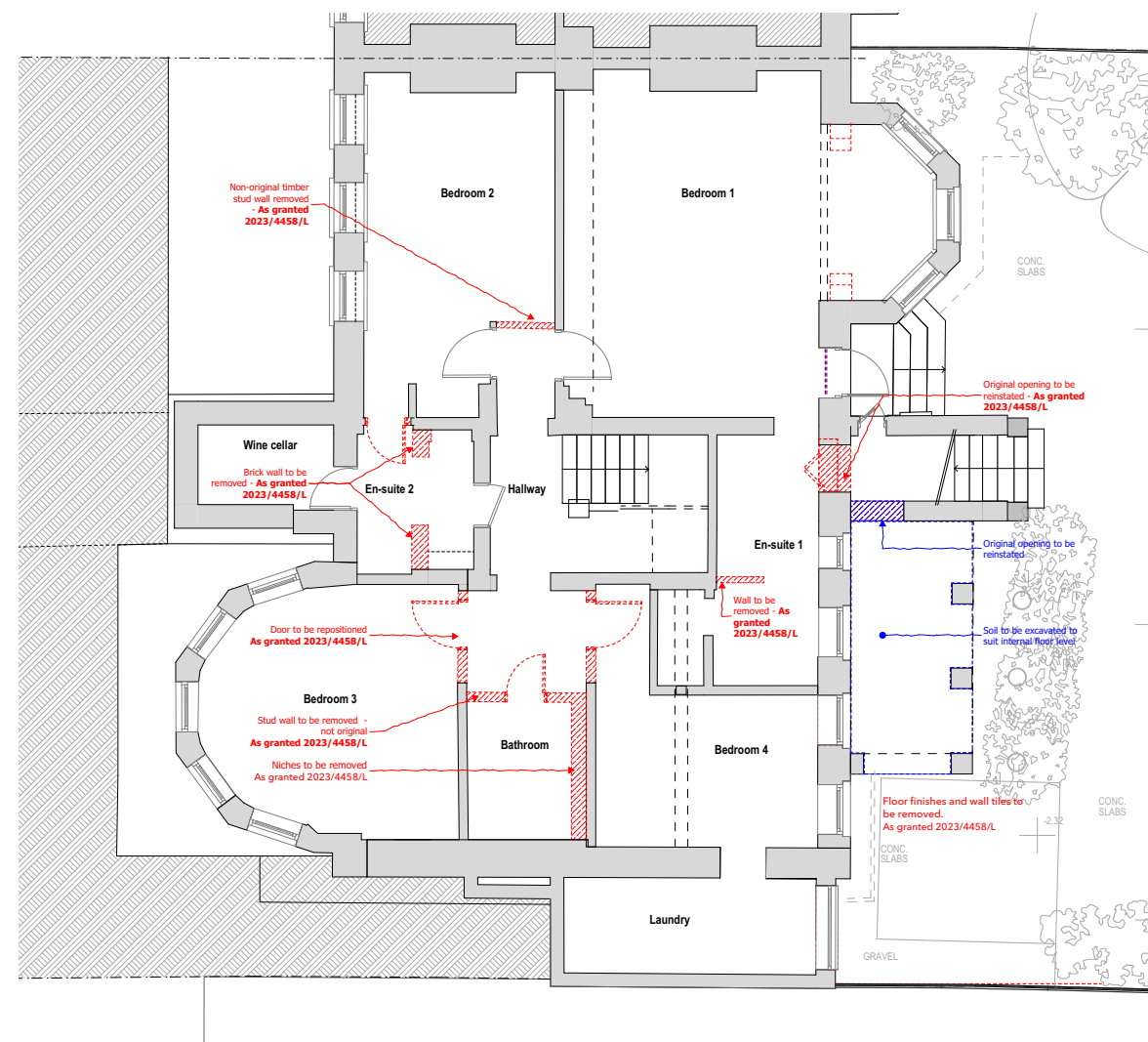


Project Description

The proposal entails minor works internally (LGF), with the main focus being the external alteration, which in turn is restricted to the rear of the property. Only works noted in blue relate to this submission (red notes have been approved under a separate application).

Internal alterations include:

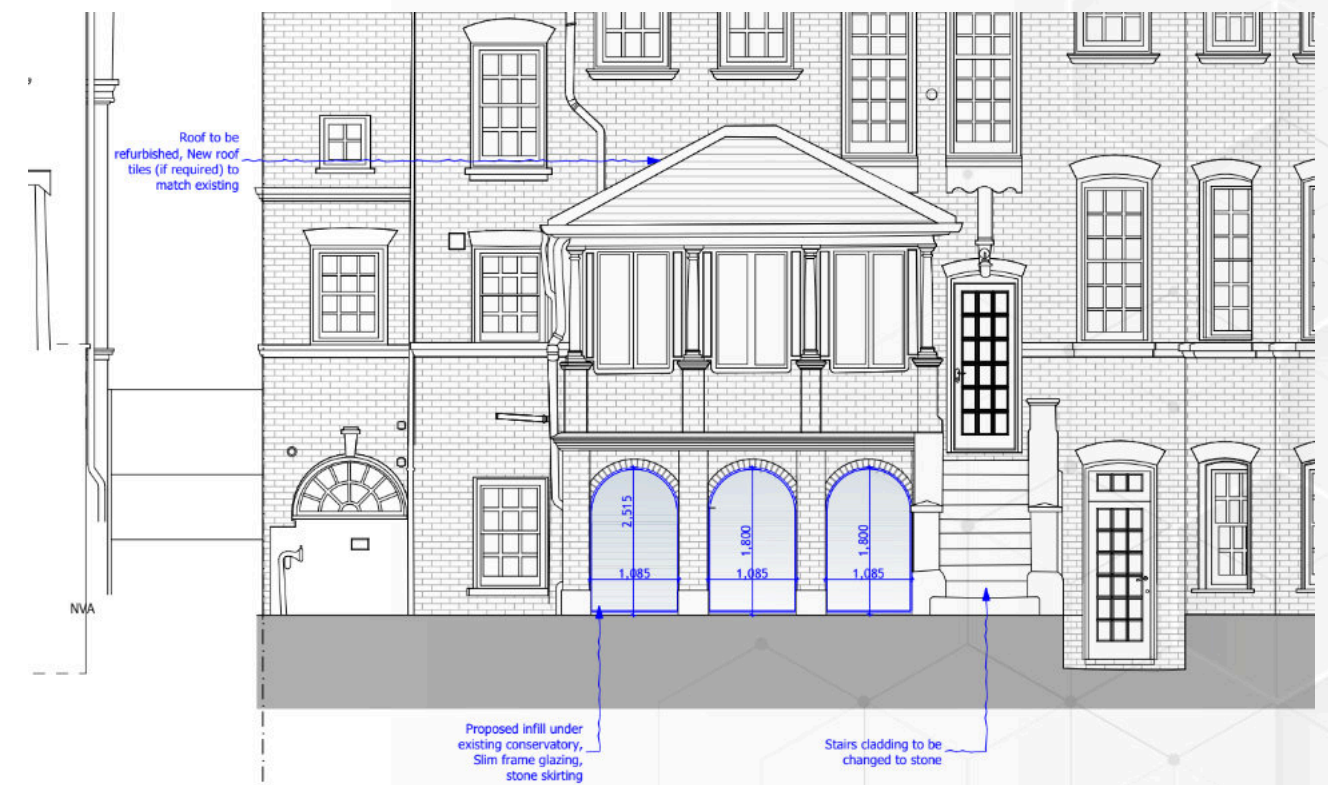
- Reinstate door opening under the external stairs.
- Removal of modern sanitaryware. Replacement of dated plumbing and electrical installations.



LGF DEMOLITION PLAN EXTRACT

External proposals include:

- GF conservatory extension: Replacement like-for-like of tiled roof due to poor repair (leaking).
- GF to garden stairs: Replace existing substandard quality cladding with stone.
- Existing undercroft: excavate down and Infill openings to transform unused space into usable internal area.



PROPOSED REAR ELEVATION EXTRACT

Design Principles

The main driver for the design is to retain and enhance the historic fabric of the host building, whilst improving the living accommodation provisions and bringing in modern interest to the scheme.

Pre-application guidance has been implemented, developing the design to respond better to its setting and context. Undercroft infill and alterations must respect the quality, character, materials and scale of the principal building, be subordinate to it, and not overdevelop the site. In addition, the endeavour must respect its setting, neighbours and take into account the impact the proposal might have.

Internal alterations are minimal and limited to the LGF, where the design seeks to enhance the functionality of the plans and integrate the proposed undercroft infilling into the fold. The main intervention refers to the infill of the undercroft.

Undercroft Infill:

The modern approach to the design, driven also by the pre-application consultation feedback, extends to the undercroft. The existing arched elements are retained, and filled with modern, minimalist glazing. This approach allows the alterations to the internal functionality, yet retains the focal interest on the existing building fabric and its features.

DESIGN PARAMETERS

Amount and Use (number of units, area per use)

The number and use do not change. The property is currently and will remain a single residential unit.

Layout (proposal in larger context and security)

The proposal does not affect the position of the site or layout in the wider context.

The works to the building do not alter the current security levels of the house.

Scale (dimensional parameters)

The undercroft infill creates 82 sq ft of additional gross internal area.

Appearance and Materials

- GF conservatory roof like-for like clay roof tiles.
- GF to garden stairs to be clad in limestone.
- Windows to undercroft infill: minimalist glazing, with minimal metal frame, painted dark to blend in with the adjoining building fabric.

Appraising and Context

The proposal does not alter the context of the property in relation to the local physical, economic or social context.

ACCESS

Pedestrian and Inclusive Access

Main access from the street into the building remains unaltered.

Access Other

All other aspects of access remain as existing.

The proposal has been submitted for pre-application, and a formal response has been received (ref. 2023/3575/PRE, dated 24.11.2023). The feedback letter also lists all relevant policies against which the proposal has been scrutinised, amongst others CLP2017 D1 (Design) and D2 (Heritage). The conclusion noted the original design posed too great of an impact on the listed building, and changes were needed to make this acceptable.

The main bulk of this submission's focus falls on the external aspects of the works, which were the main subject of the critique. The relevant drawings denote matters approved and those sought under this application in different colours for clarity.

The below seeks to demonstrate how the original concerns have been addressed in relation to design. The more detailed heritage and planning review of the same is provided in the Heritage Statement (by Cogent Heritage) and Planning note (by SM Planning), forming part of this application.

The following denotes the main concerns in the Officer's comments, and how this has been addressed:

Internal Alterations

Most internal alterations have been approved since under a separate submission (2023/4458/L dated 18.12.2023). Only minor additional alterations are covered in this application; the works also include replacement of the dated electrical and plumbing works.

External Alterations

• **Infilling the Undercroft**

The irreversible loss of existing historic sash windows and their brick aprons in the LGF undercroft is deemed unacceptable.

The scheme has been amended, and the historic windows are retained and designed into the scheme.

Infilling the open arches in the undercroft with arched, small panelled windows and brick aprons, is deemed unacceptable as this would be too solid and detract from the character of this element of the building. An alternative low impact option could be considered, involving the infilling of the arched openings with full-height minimalist glazing, so that the original architecture still reads.

The scheme incorporated the above recommendation, with the arches closed off with glass infills. This ensures the enhancement of functionality is achieved, whilst the perception of the original architecture remains clear and unobstructed.

• **Front Boundary Treatment**

Requires historic evidence based analysis of the original front boundary. To remove the boarded fence will also detract from the uniformity that currently exists at the front of the two properties. Further research is therefore required to justify the removal of the fence and its replacement as currently proposed.

Excluded from this application.

• **Bin Store**

The proposal and location seems fine in principle, but more information needed, tailored to the site, especially in relation to the store's visibility from the street. This will inform on the acceptable bulk, height and materials.

Excluded from this application.

• **Garden Building**

Excluded from this application.

Tree and Landscaping Works, Arboricultural

The front two trees are deemed as contributors to the conservation area, and should be retained and designed into the scheme. Their removal could be considered only if suitable, equivalent or better replacements are provided. Tree protection measures in the report to show these as retained and protected. The loss of the rear garden trees is considered acceptable.

Selected trees to the rear are proposed for removal, deemed acceptable during the consultations due to being out of sight and of low quality (T6 Cat C, T7 Cat U and T11 Cat U). The two front trees originally proposed for felling questioned by the officer are now to be retained (T1 Cat C and T2 Cat C). Refer to the Arboricultural Survey, Impact Assessment & Method Statement from Marcus Foster for details.

Neighbouring Amenity

The consultation concluded the proposal would not have a harmful impact.

OTHER DESIGN CONSIDERATIONS

e: info@4harchitecture.co.uk
m: 07515 772458



The design and submission has been developed with consideration to wider aspects of the property. A brief description of such is provided below.

Sustainability

All new envelope building fabric will be designed to the required thermal performance levels to ensure energy efficiency. The proposal is limited and does not affect the overall performance of the property.

Biodiversity

The proposal is limited in its extent and does not pose loss or impact on biodiversity.

Landscape

The proposal does not entail intervention with the wider landscape of the site.

Environmental Noise

The proposal does not alter the existing conditions.

Daylight, Sunlight and Overshadowing

Not applicable.

Flooding

The property is in Zone 1, with very low risk of long term river, sea and surface flooding.

Conclusion

Following relevant guidance and pre-application feedback, the design has been altered to respond accordingly, leading to a respectful design that does not compromise the character of the host building, conservation area or neighbouring amenities. We trust that by taking all feedback into consideration, we have achieved a design that satisfies the set requirements, respects its context, yet maintains its own character and design merit, leading to your favourable view on the same.

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Thank You