

Stage 03

Design & Access Statement

13 Daleham Gardens, London NW3
24003

31/03/2025



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1.0 Introduction

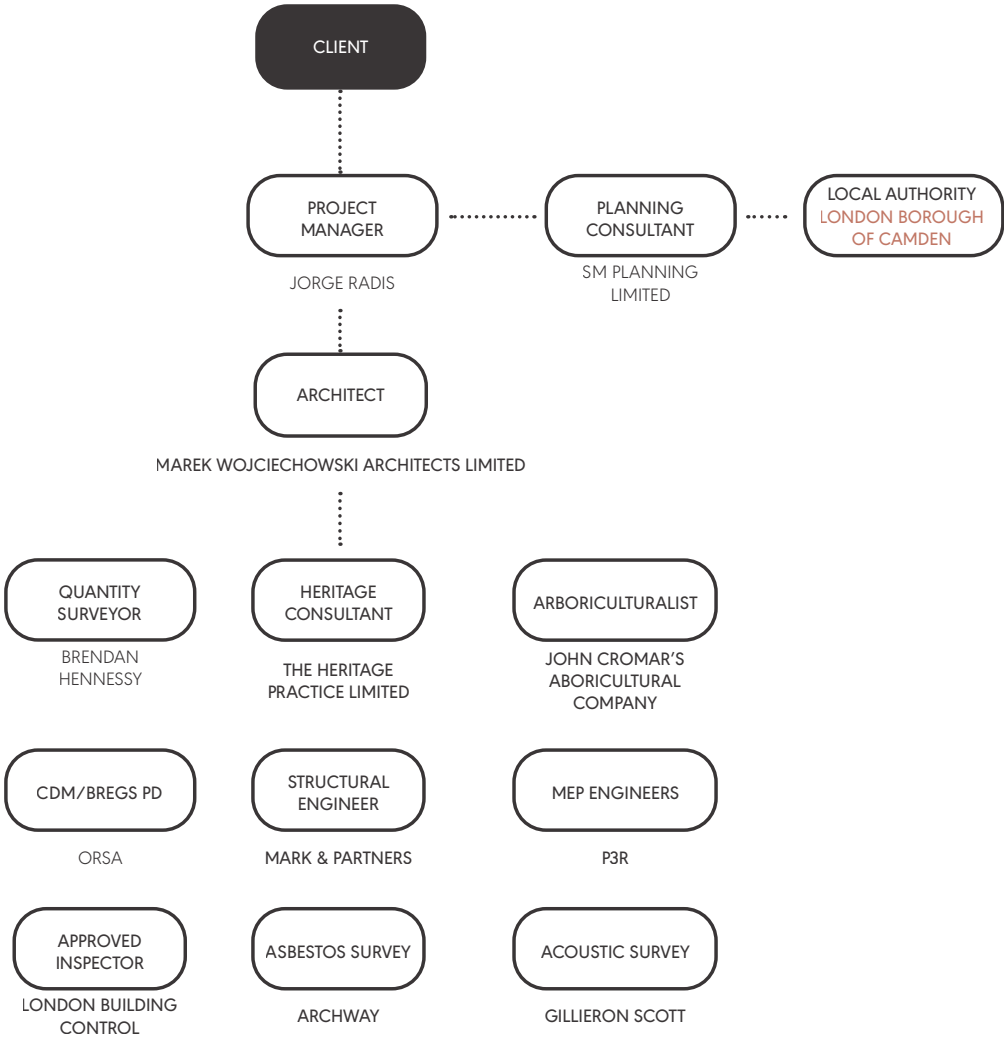
Marek Wojciechowski Architects have prepared a planning document for 13 Daleham Gardens.

The proposed development, as illustrated in the drawings and visualisations within this submission, will be informed by the expertise of various design consultants. Works related to the above redevelopment include (but are not limited to):

- Replacement of the existing side extension
- Replacement and relocation of the existing garage
- Rear extension
- Internal alterations
- Removal of the canopy structure and render on the front facade
- External alterations including new double glazed windows
- Vehicular opening widened to boundary wall

This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.

Project team:
Planning



Marek Wojciechowski Architects: London Borough of Camden and Conservation Area Experience



Park Square East | 7,500sqft | 2019 -
Regent's Park Conservation Area



30-31 John Street | 14,00sqft | 2010 - 2013
Bloomsbury Conservation Area



Kings Cross Road | 9,400sqft | 2016 - 2021
Kings Cross St Pancras Conservation Area



Barrie House | 9,200sqft | 2018



Bracknell Gardens | 5,000sqft | 2019 - 2021
Redington Frognal Conservation Area



Redington Road | 5,500sqft | 2017 - 2018
Redington Frognal Conservation Area



Broadhurst Gardens | 6,200sqft | 2017 - 2019
South Hampstead Conservation Area



Elsworthy Road | 11,000sqft | 2019 -
Elsworthy Conservation Area



Templewood Avenue | 13,000sqft | 2021
Redington Frognal Conservation Area



Branch Hill | 9,500sqft | 2017 - On site
Hampstead Conservation Area



Wadham gardens | 8,000sqft | 2021
Elsworthy Conservation Area



Pilgrim's Lane | 7,651sqft | 2021
Hampstead Conservation Area

2.0 Site Analysis

Site Location


The site is located at 13 Daleham Gardens which is within the Fitzjohns /Netherhall Conservation Area of The London Borough of Camden.


The application property is not listed or locally listed, however, it is highlighted as a positive contributor.



Key

Aerial Site Plan

 Denotes Site Boundary





History of Local Development Through the ages



1934

Photo source: Britain from Above
EPW046259 ENGLAND (1934). Daleham Gardens and environs, South Hampstead, 1934.

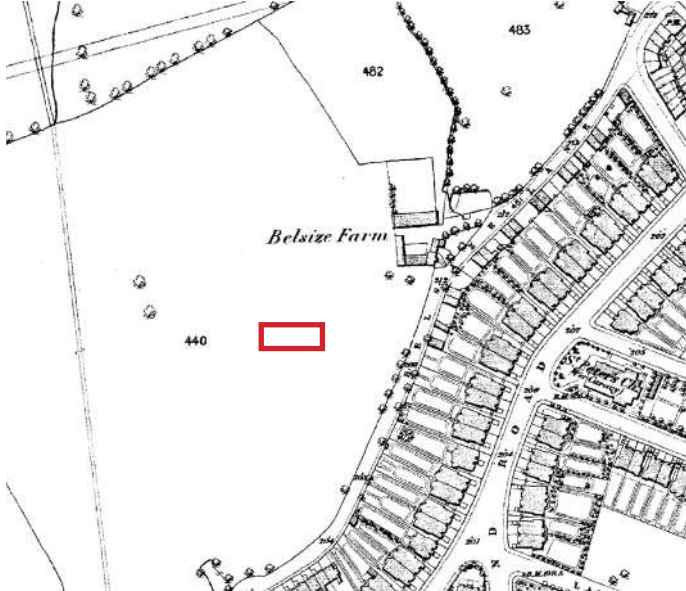


1934

Photo source: Historic England Archive
EPW046262 ENGLAND (1934). Historic England Archive, South Hampstead, 1934



John Rocque's Map 1746



1871-1879



1896

History of Local Development

The following information is obtained from the Fitzjohns/Netherhall Conservation Area Audit.

The Fitzjohns/Netherhall Conservation Area was divided between three historic estates; Hampstead Manor, Belsize Estate and Greenhill. Their histories together with the growth of urban London during the 19th century highly account for the development of the residential area of Fitzjohns/Netherhall.

The Design of Fitzjohns Avenue came from the grand vision of Spencer Wilson, with a 50ft road and 10ft pavement. Harpers magazine called it "one of the nobles streets in the world" in 1883.

1860

The North London Railway made a tunnel between Hampstead Heath Station and Finchley Road and Frognal in 1860. It runs under the properties and gardens to the East of Fitzjohns Avenue but the northern end of Netherhall Gardens was designed to lie over the tunnel.

1876

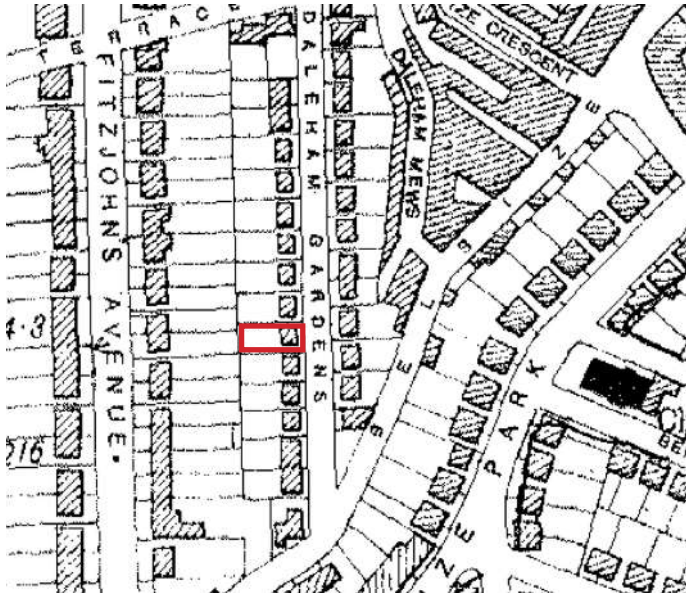
The neighbourhood of Fitzjohns Avenue was built. The adjoining streets were less spacious than Fitzjohns Avenue but all had large building plots with detached or semi-detached properties. Netherhall Gardens and Maresfield Gardens were named after a manor and parish of the Maryon Wilson Estate in Sussex.

1880s

Second tunnel, known as the Belsize New Tunnel, was built in 1884. Architectural interest increased as private individuals bought freeholds and commissioned architects, creating good quality one-off buildings. The freestyle of Victorian influences comes together in the Conservation Area.

1984

Most of the Conservation Area was designated.



1920



1951



1971-1990



Present

Key

Ordnance Survey Maps



Denotes Site Boundary



Fitzjohns/Netherhall Conservation Area: Heritage Assessment

The following heritage assessment map is obtained from the Fitzjohns /Netherhall Conservation Area Audit. It highlights the majority of properties in the Conservation Area as positive contributors.

13 Daleham Gardens is highlighted as a positive contributor on the map.

Along Daleham Gardens, the properties are predominantly detached, mainly three stories and presenting a mix of Queen Anne and Arts and Crafts influences. Some of the common features are bay windows, pitched roofed dormers and large gables. House entrances are set back from the pavement, allowing for a front garden. The front garden boundary walls are generally consistent in red and Staffordshire blue bricks.

The nearest listed buildings are 79-93 Belsize Lane, grade II listed (entry No: 1244561), which are 131m (430ft) away from the application site.

Key

Listed Building Map

(p.29, Fitzjohns Netherhall Conservation Area Audit)

Denotes Site Boundary

Fitzjohns Netherhall Conservation Area Boundary

Listed buildings

Buildings which make a positive contribution



Listed Building Map (p.29, Fitzjohns Netherhall Conservation Area Audit)

Planning History: Daleham Gardens



Planning History:
13 Daleham Gardens (The site)

- 01

CERTIFICATE OF LAWFULNESS

Ref: 2024/3111/P | 4th Septmeber 2024 | **Granted**

Use of the property as a single dwellinghouse. (Use Class C3)
- 02

SUBDIVISION OF HOUSE INTO TWO UNITS

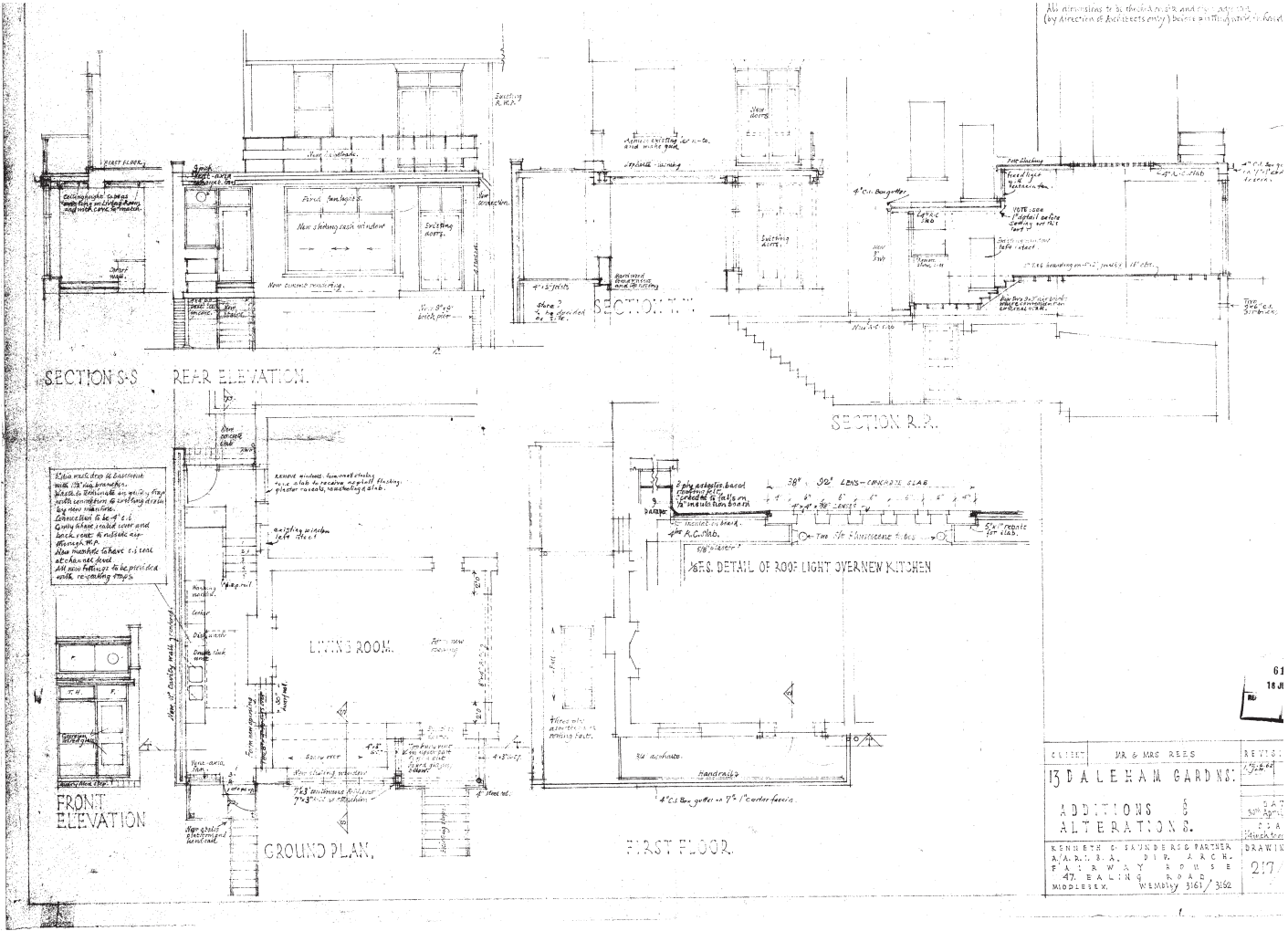
Ref: TP/704/W/6114 | 16th August 1962 | **Consented**

sub-division of existing dwelling house at 13, Daleham Gardens, into two flats. (Kenneth C Saunders and Partners)
- 03

CREATION OF A POTTING SHED

Ref: TP/704/2955/54730 | 13th February 1939 | **Refused**

Erect a temporary potting shed. (Yeomans and Partners Limited)



Side extension drawings

- 02

Ref: TP/704/W/6114 | **Consented**

13 DALEHAM GARDENS



Proposed street elevation

Proposed side elevation

01 Ref: 2006/5018/P | Consented
2 DALEHAM GARDENS



Proposed lower ground plan

Proposed rear elevation

02 Ref: 2003/3428/P | Consented
15 DALEHAM GARDENS



report also raised concerns about the proposed front facing roof light included in the previous application.

13. The current proposals have therefore been revised to address these points:
 - The scale and bulk of the proposed extension has been reduced. The proposed extension will be set back further from the front boundary so that it does not extend forward of the existing steps.
 - The proposed extension would not be readily visible from the street (see photo 1). The revised proposal would not result in the loss of any features to the front garden identified in the Conservation Area Statement including boundary walls and railings, gate posts, decorative tiled front paths, doorways, large porches or mature trees and vegetation.
 - The roof light shown on the previous application has been removed and replaced with a lead finish roof.



Photo 1 – The property viewed from the street.

Heritage statement

03 Ref: 2016/1292/P | Refused
15 DALEHAM GARDENS

2 DALEHAM GARDENS

01 BASEMENT AND REAR EXTENSION

Ref: 2006/5018/P | 2nd March 2007 | Consented

Enlargement of the existing basement, including provision of basement rooflights to the front elevation to provide additional habitable accommodation, plus erection of a glazed extension to the Belsize Lane elevation and a glass balustrade to the existing terrace at second floor level on the southern elevation. (Foster Lomas)

15 DALEHAM GARDENS

02 REAR EXTENSION

Ref: 2003/3428/P | 11th February 2003 | Consented

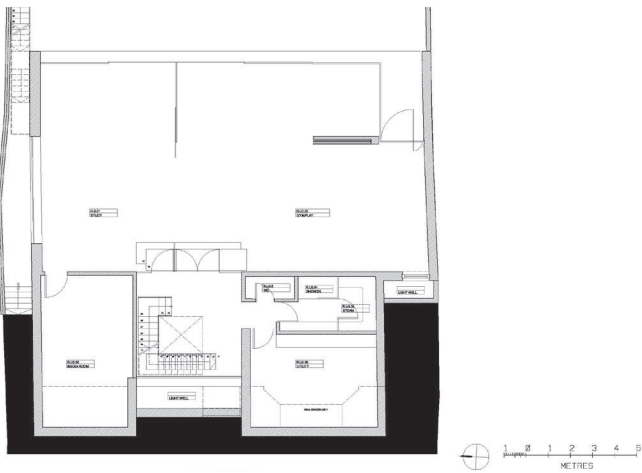
The remodelling and extending of the rear lower ground floor, replacement of the existing conservatory at rear ground floor level by a balcony, and alterations to windows at rear elevation. (Archplan)

03 FRONT BASEMENT

Ref: 2016/1292/P | 12th July 2016 | **Refused**

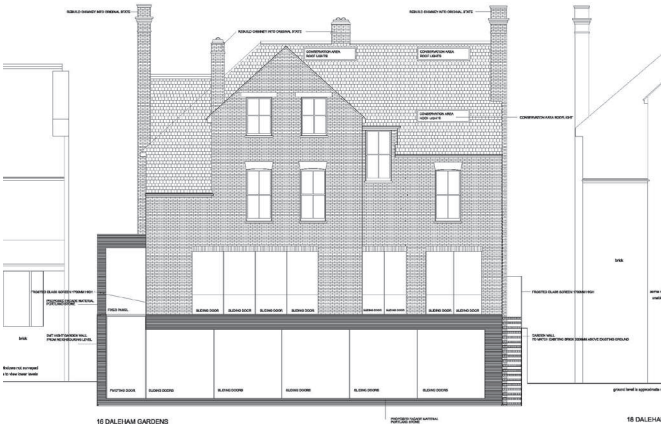
*Erection of a single storey front extension at lower ground floor, alterations to hard landscaping and relocation of basement staircase.
(JPB Architects)*

Planning History: Neighboring properties along Daleham Gardens

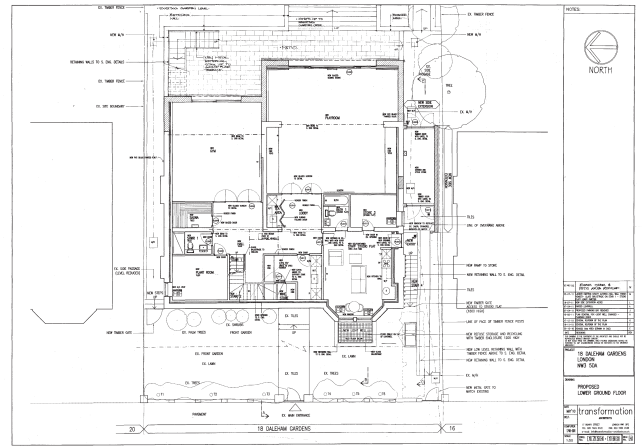


Proposed lower ground floor

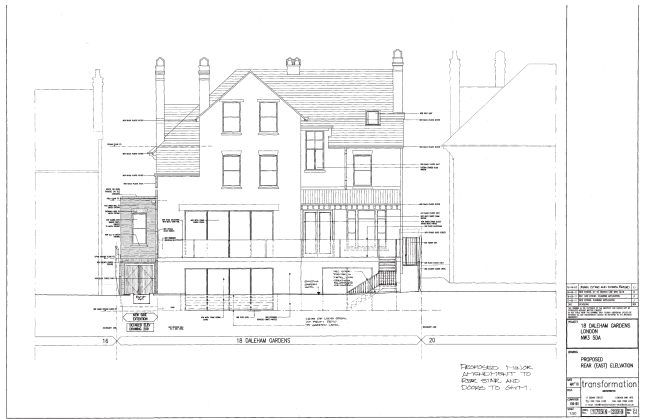
04 Ref: 2011/5179/P | Consented
16 DALEHAM GARDENS



Proposed rear elevation



As existing front elevation



Proposed rear elevation

05 2012/4673/P | Consented
18 DALEHAM GARDENS

16 DALEHAM GARDENS

04 REAR EXTENSION, EXCAVATION OF BASEMENT,

Ref: 2011/5179/P | 16th December 2011 | Consented
Excavation of basement, enlargement of lower ground floor including creation of front light wells and single storey rear extension with ground floor level terrace with stairs to rear garden, replacement of existing garage with side extension at lower ground/ground floor level and alterations to chimneys in connection with the existing single-family dwelling house. (Milk Studio)

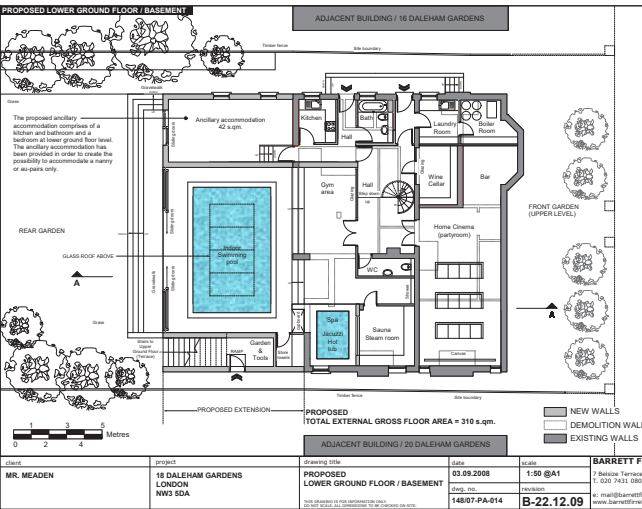
18 DALEHAM GARDENS

05 TWO STOREY SIDE AND REAR EXTENSION

Ref: 2012/4673/P | 4th December 2012 | Consented
The erection of a two-storey side extension at lower ground and ground floor level and alterations to the side steps including the creation of a ramp. Amendments to condition 1 (approved plans) include alterations to the fenestration within the rear elevation at lower ground and upper ground floors, reconfiguration of the external stair leading from the upper patio to lower patio and garden, enlargement of the lower patio area and the removal of a window to the northern elevation at lower ground floor level. (Transformation Architects)

06 REAR EXTENSION WITH SWIMMING POOL

Ref: 2009/1073/P | 14th January 2010 | Consented
Excavation to provide a rear extension containing a swimming pool at lower ground floor level, excavation of existing lower ground floor level for use as habitable accommodation including ancillary staff flat, creation of roof terrace at rear upper ground floor level with privacy screens to both sides, alterations to windows/doors at lower/upper ground floor level (north, south and east elevation) of the dwelling house. (Barrett Farrell (Surveyors))



Proposed lower ground floor



Proposed rear elevation

06 Ref: 2009/1073/P | Consented
18 DALEHAM GARDENS

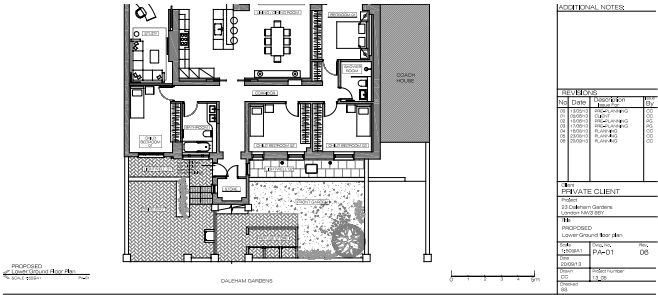
Planning History:
Neighboring properties along
Daleham Gardens

23 DALEHAM GARDENS

07

REAR EXTENSION

Ref: 2013/5398/P | 14th November 2013 | **Consented**
Erection of single storey rear extension, replacement of windows on rear and front elevations and replacement of entrance front door in association with ground floor residential flat (Class C3). (XUL Architecture)



Lower floor plan

07

Ref: 2013/5398/P | **Consented**
23 DALEHAM GARDENS



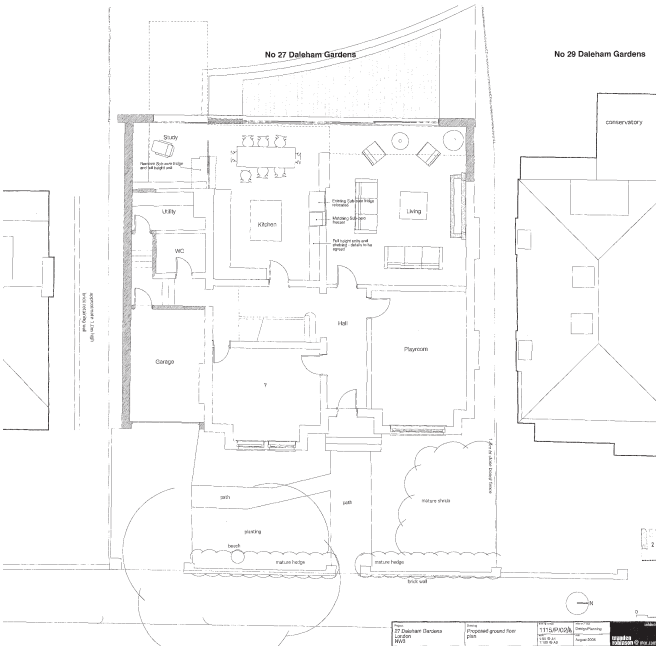
Proposed rear elevation

27 DALEHAM GARDENS

08

REAR EXTENSION

Ref: 2005/3754/P | 11th November 2005 | **Consented**
Erection of a single-storey rear extension and front side extension to provide additional habitable accommodation and a new integral garage for the single-family dwelling house. (Munden Robinson)



As existing front elevation

08

Ref: 2005/3754/P | **Consented**
27 DALEHAM GARDENS



Proposed rear elevation



View 01
Front Elevation

The Existing Building: Height, scale, character

The site is within the Fitzjohns/Netherhall Conservation Area of the London Borough of Camden. The property is not listed, however, it has been identified as a building which makes a positive contribution to the area.

The property was constructed to a design matched by numbers 7, 9, 11, 15, 17, 19, 21, 23 and 25 Daleham Gardens.

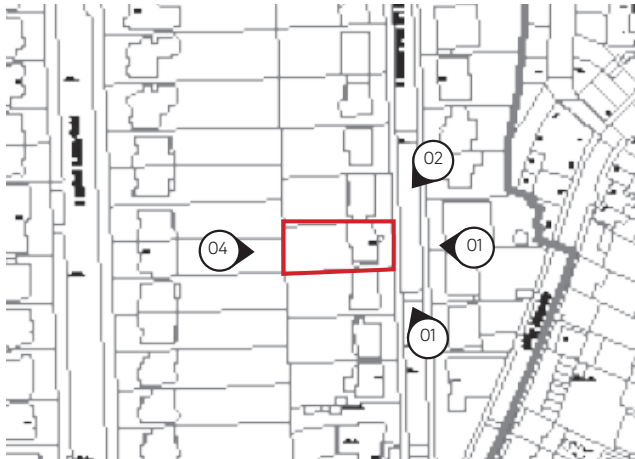
The properties have evolved with each having different extensions, fenestration and boundary treatments. The properties also vary with regard their state of maintenance.

It is however possible to determine original and common features that are retained across the set of properties.

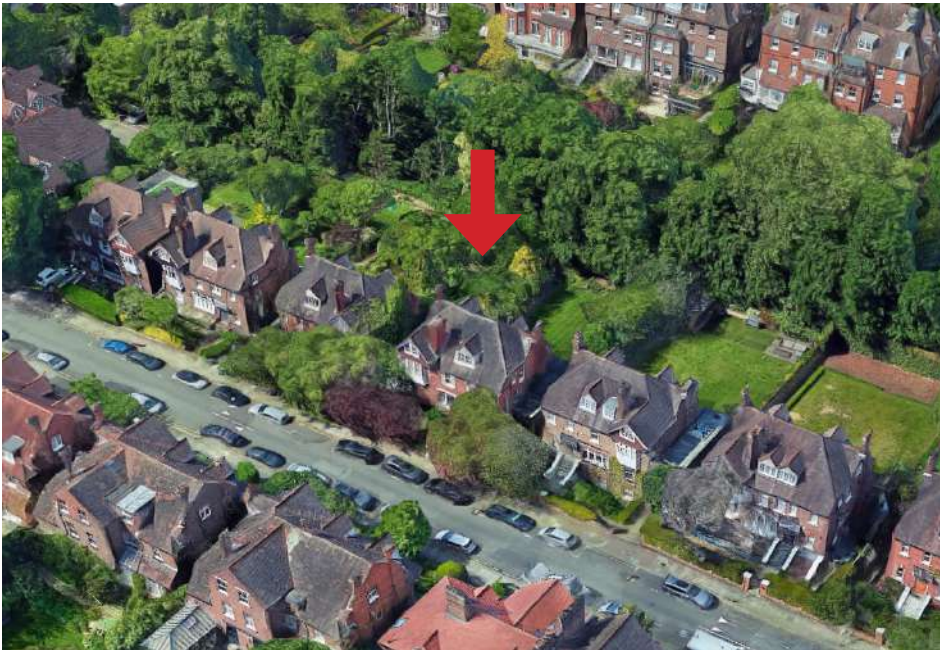
Key

Fitzjohns/Netherhall Conservation Area Map (Not to scale)

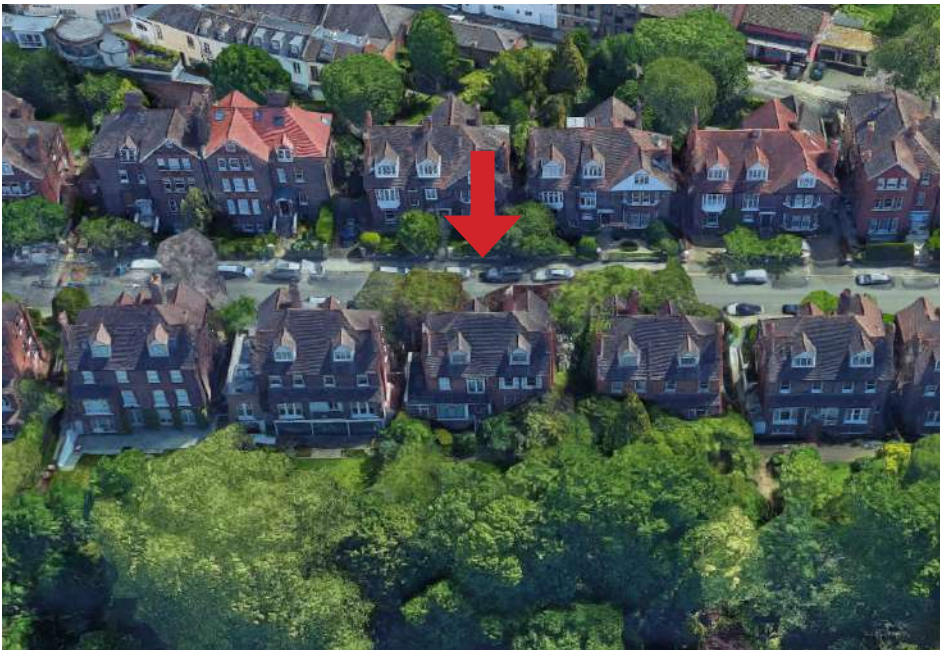
- Site Boundary
- Fitzjohns/Netherhall Conservation Area Boundary



View 02
Aerial view looking North



View 03
Aerial view looking South



View 04
Aerial view looking West

The Existing Building: Existing external and internal conditions

The property at the application site was constructed around mid 1880s. It is an eight bedroom detached house set over four floors. It has a side and rear extensions which date back to the 1960s and are evidenced on page 9. These extensions benefit from lightwells to the front and back. The character of the building, as seen from the street, is in keeping with the rest of the buildings on the west side of Daleham Gardens.

Generally, the building is dilapidated, with no substantial works done for tens of years. The roof is in poor condition and failing and there is evidence of asbestos throughout. The building requires extensive restoration and internal modernisation.

The original front boundary has been replaced with a wall not in keeping with the neighbouring properties. The entrance door has been set within a rendered surround and fronted by a glazed structure.

These alterations, and the general poor condition, mean that the current property does not positively contribute to the streetscape.



Existing front door



Existing side extension



Existing rear extension



Existing Rear Entrance



Upper floor storage



Existing kitchen within side extension



Existing basement bathroom



Existing ground floor living room

3.0 Consultation

A pre-planning application was submitted to LBC on the 16th of July 2024.

The pre-planning site meeting with the Case Officer took place on 4th September 2024.

Written feedback was received on the 7th October 2024, via email from the case officer, Matthew Kitchener (Ref number: 2024/3033/PRE). The feedback and design response is summarised on the following pages.

CERTIFICATE OF LAWFULNESS

Certificate of Lawfulness was submitted for the use of the property as one dwelling, on the 25th July 2024. The case officer dealing with this case has joined the property visit for the pre-planning application.

Certificate of Lawfulness was granted on the 5th September 2024 (Ref number: 2024/3111/P).

Pre-Application Response
Ref no: 2024/3033/PRE

Overall, the feedback received is positive and supportive of the proposal. Below are summaries of the assessment points and where required, MWA's response to the feedback received.

DESIGN AND HERITAGE

MWA Summary: The pre-app feedback is positive, and recognises the proposed alterations to the front facade are sympathetic improvements that would bring back original features of the building. The side extensions are considered subservient and in keeping with the character and appearance of the original building.

The design of the rear extensions is considered appropriate, and the replacement of the windows throughout the building is supported, provided that the detailing is done sympathetically.

BASEMENT

MWA Summary: the extent of the basement is considered to comply with Policy A5.

a) *'In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and a Basement Construction Plan.'*

MWA response: Please refer to the submitted Basement Impact Assessment.

TREES AND LANDSCAPING

MWA Summary: The feedback notes that the submission will **not** require approval of a Biodiversity Gain Plan before development is begun.

a) 'Although one tree is to be lost, this is not considered to be of significant value. We require that this loss be mitigated through

appropriate replanting. It is advised that a Landscaping Statement and details are submitted which should include the reinforcement to the planting of both the east and west side boundaries of the rear garden.'

MWA response: Please refer to the Landscaping plan within this document. A full planting proposal for both front and rear gardens will be developed and it is anticipated that the design of this will be a condition of any consent granted.

TRANSPORT

The feedback notes sufficient space for bicycle storage in the proposed garage, and has no objections to the relocation of the garage, nor to the widening of the vehicular access.

a) 'From the highway's authority point of view there are no objections to the replacement of the garage and the widening of the front wall to accommodate vehicles, the Council, as highway authority, will not widen the existing vehicle crossover which serves the site. To do so would result in the loss of an adjacent on-street parking space, which is contrary to Policy T2 of the Camden Local Plan and bullet point three of the Council's crossover policy. As such, the existing crossover will remain as it is.'

MWA response: Noted and accepted that the crossover will remain as is.

b) 'Given the extent of demolition, excavation, renovation and construction works proposed in this predominantly residential area, it is recommended that any future planning application of this nature be subject to a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 to be secured by means of a Section 106 Agreement. This will help ensure that the proposed development is carried out without unduly impacting neighbouring amenity, or the safe and efficient operation of the local highway network, in line with Policy A1 of the Camden Local Plan.'

MWA response: Noted.

AMENITY

a) 'The principle of a roof balcony in this location already exists as the current wrap around extension has a terrace over. It is considered that due to this existing balcony and the established planting to the boundaries of the property the terrace and balcony are unlikely to result in an increasing in overlooking or loss of privacy to the neighbouring properties. It is advised that a full landscaping scheme be submitted identifying how the boundaries of the property will be reinforced in terms of planting. '

MWA response: Noted, please refer to the Landscape plan within this document. The planting proposal, to be developed in detail, will retain and supplement the established boundary planting.

Design Development: Post pre-application

As part of the scheme development, we have made some minor refinements to the proposal. For clarity, these are listed on the right hand side of this page.



Pre-application



Planning

Design changes:

- Rear ground floor bays moved closer together. Gallows brackets omitted from middle recess.
- Rear stair from Terrace to Garden - brick balustrade lowered to stringer height and added metal railing above. This makes the stair less prominent and it ties it better with the terrace design.
- 1st floor balcony footprint to present recess above the ground floor central door, to allow for more light into the ground floor space, as well as to make the rear extensions more subordinate.
- Terracotta around lower ground & ground floor windows replaced with brick detailing.
- Ground floor central door wider than the other double doors, to allow for improved access to the garden.
- Window subdivisions enlarged to allow more daylight internally.
- Fanlight added to lower ground & ground floor glazed units, for provision of natural ventilation when doors are closed.
- Subdivisions added to top sashes to 1st floor windows to reference the original building. 1st floor double doors design improved to relate better to the sash windows.
- Railing design revised to reference contextual designs.
- ASHP enclosure relocated further away from the building, to the rear of the garden.
- Garage door widened from 2.3m to 2.5m to allow for a wider variety of cars, therefore future proofing the scheme.