

**Wildwood Lodge NW3**  
Design and Access Statement

November 2013



**Issue and Revision Record**

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Revision	Date	Originator	Checked	Description
-	28/11/2013	CFA	MC	Planning issue

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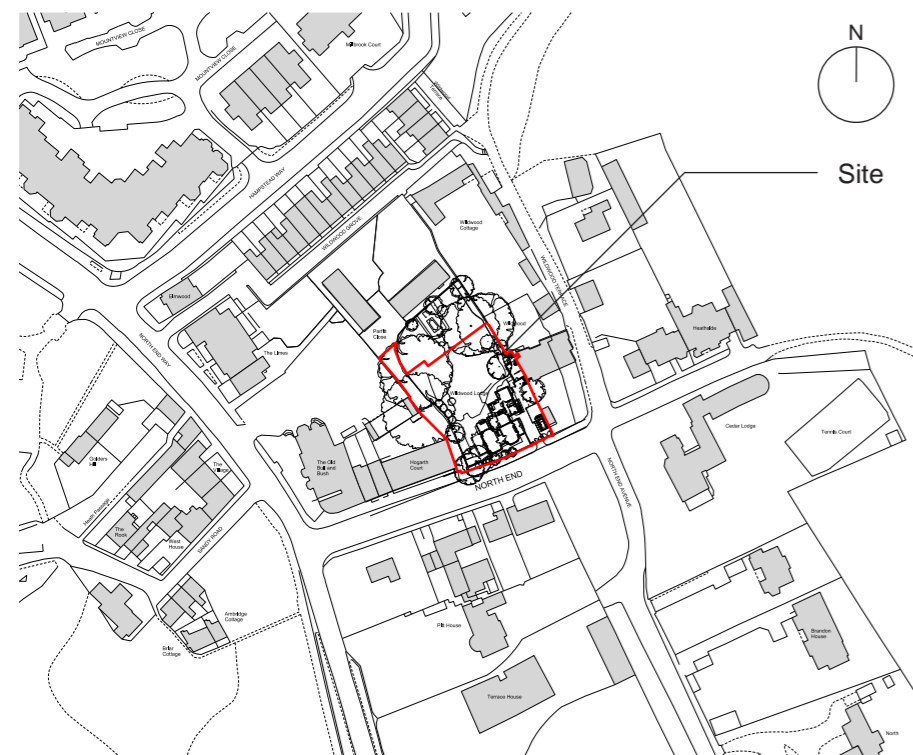
## 1.0 Introduction

### 1.1 Purpose of this Document

- 1.1.1 Canaway Fleming Architects have been commissioned to oversee the design of the proposed basement addition and alteration of Wildwood Lodge, North End for Mr Dodi..
- 1.1.2 This document forms the Design and Access Statement to accompany the drawings and documentation for the application of *condition variations* and *listed building consent*
- 1.1.3 The statement provides a description of the design process undertaken in developing the scheme proposals. This process involves an initial assessment and evaluation of the characteristics of the site, establishing an appropriate design approach to the development on the site and developing the design proposals.
- 1.1.4 This document is supported by the planning drawings, design construction statement and heritage significance appraisal by the Museum of London Archeology

### 1.2 The Site

- 1.2.1 The site is located at No. 9 North End. Wildwood Lodge is a grade II listed building situated in the north west of the London Borough of Camden, near Golders Green Underground Station. The site is within the outlying conservation area of North End and Archeological Priority Area.



Location plan (indicated in red)

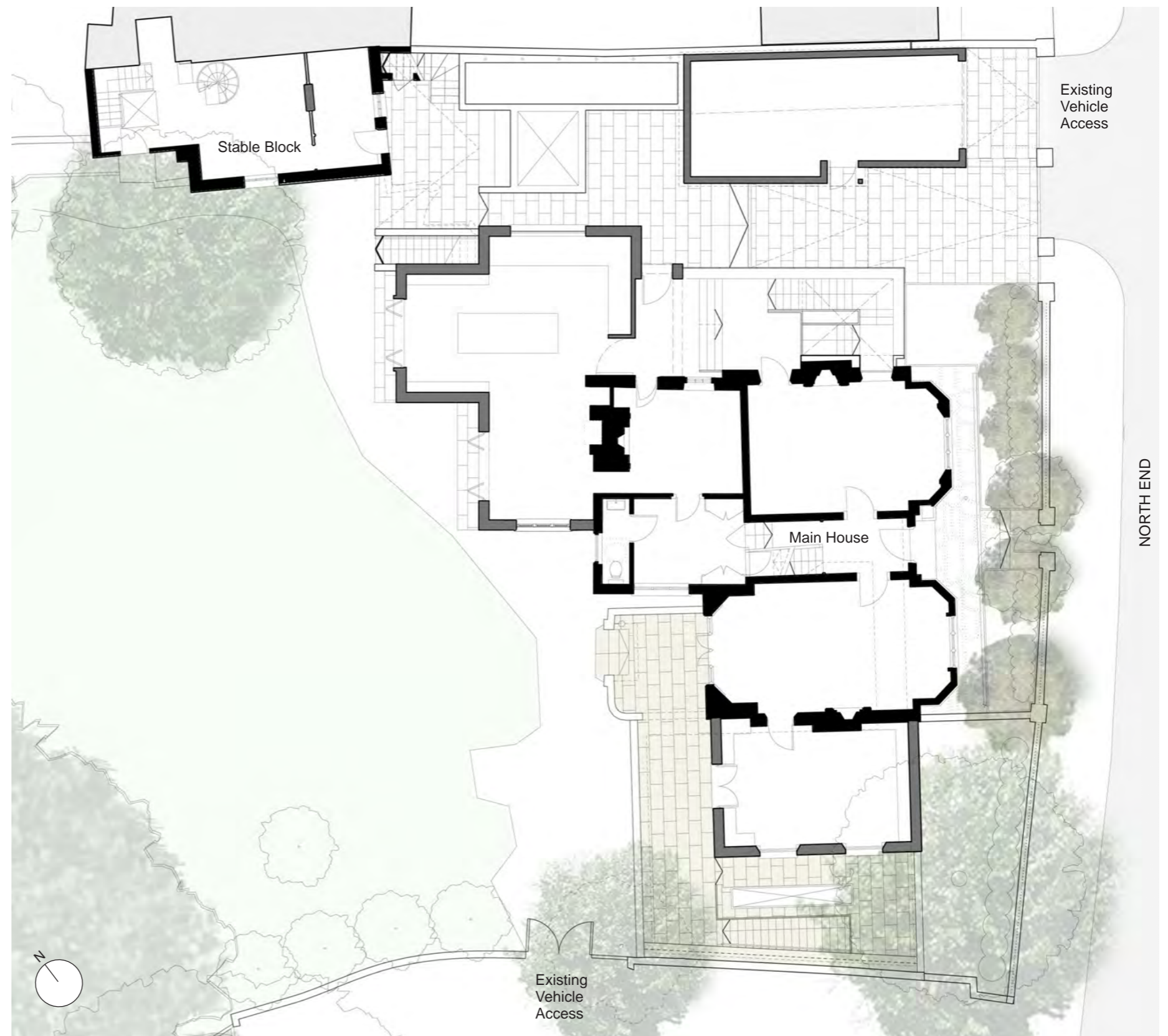


Aerial photograph of the site (indicated in red)

## 2.0 Current Approved Planning Application and Listed Building Consent

### 2.1 Approved Building Consents

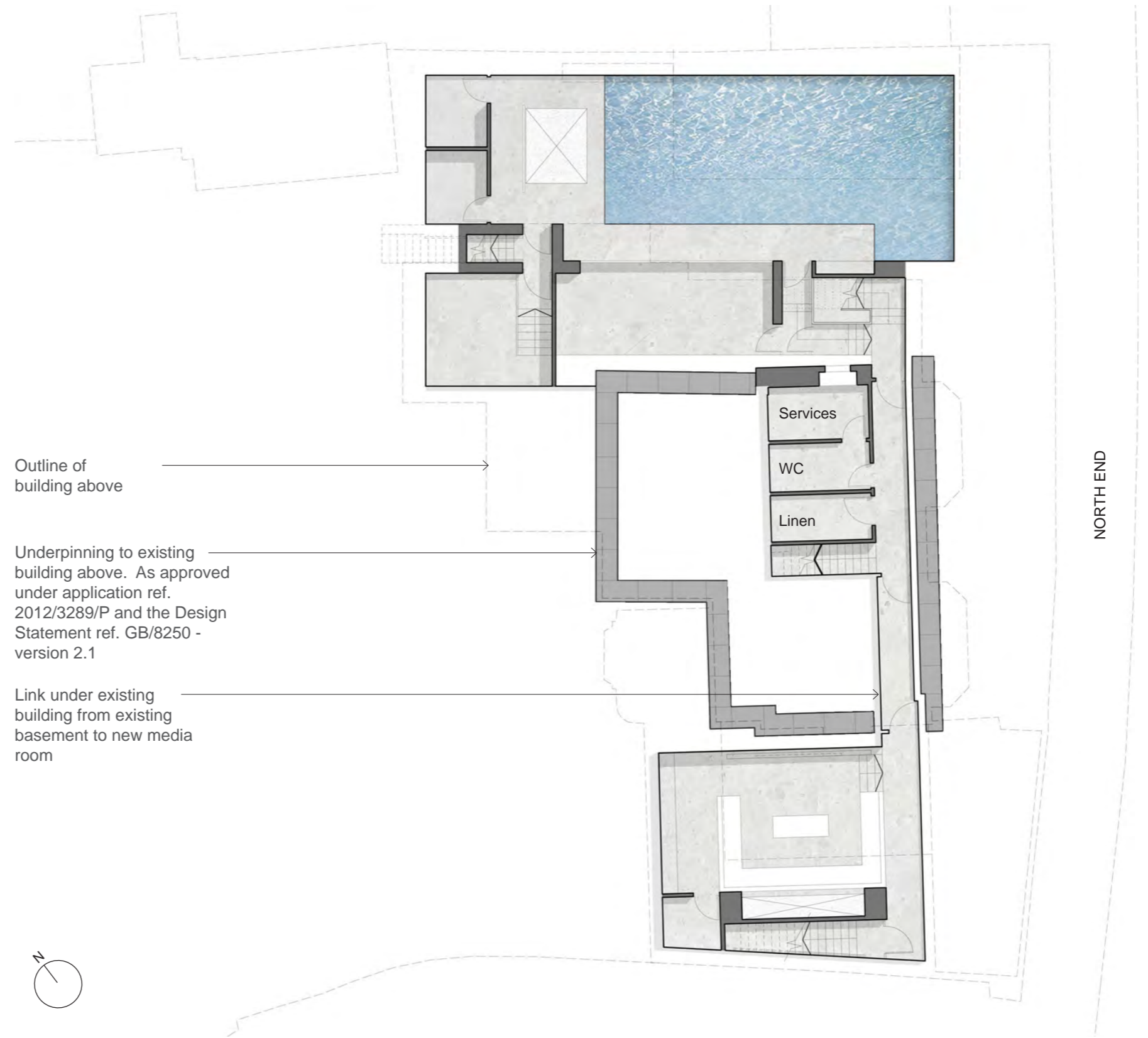
- 2.1.1 Planning permission and listed building consent was given for the extension and alterations in October 2007. The works permitted the extensive excavation of additional basement level and replacement of east garage with rear courtyard and light well. The main body of the house is predominantly untouched and remains as the dominant element.
- 2.1.2 The application references are 2007/2895/P and 2007/2896/L. Both of these applications have subsequently been granted renewal in September 2011 with reference 2010/4924/P and 2010/4930/L.
- 2.1.3 Further planning consents have been granted thereafter, including planning condition variations, discharge of planning conditions and non-material amendments during the course of construction. See table over page.



Consented Ground Floor Plan 2012/4611/P and 2012/4615/L

#### KEY

- Main House and Stable Block
- Consented Extension



Outline of building above

Underpinning to existing building above. As approved under application ref. 2012/3289/P and the Design Statement ref. GB/8250 - version 2.1

Link under existing building from existing basement to new media room

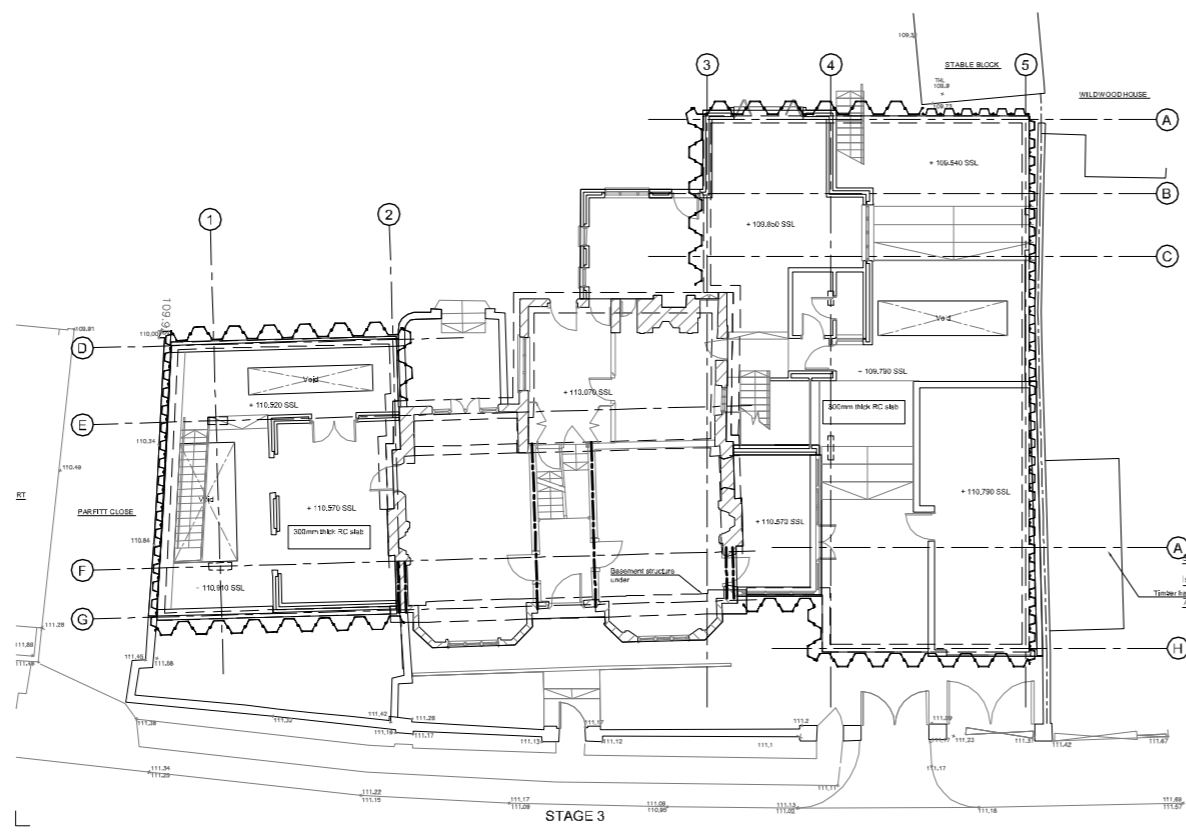
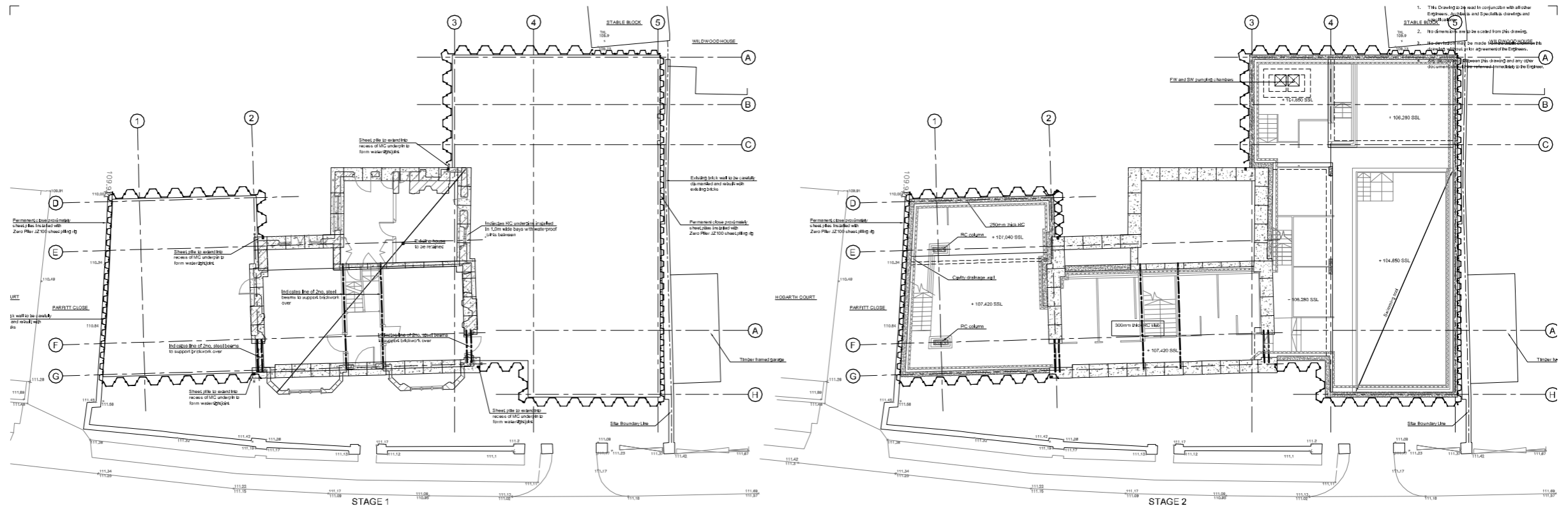
Consented Basement Floor Plan 2012/4611/P and 2012/4615/L

### Planning Application Consents

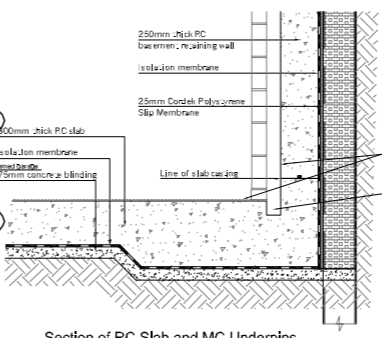
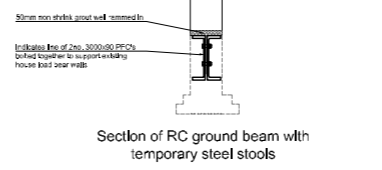
Application Number (and associated Listed Building application number where applicable)	Description	Decision	Decision Date
2013/6927/P 2013/6988/L ( <i>pending</i> )	Non-material amendment: to increase the aperture size of the two consented windows on the west elevation of the library wing	GRANTED	25.11.2013
2013/5202/P 2013/5344/L	Non-material amendment: to change the approved monopitch roof to the library extension by a hipped roof with roof light.	GRANTED	16.09.2013
2013/1136/L	Details of conditions 3a-e (railings, windows & doors, eaves & parapet, joinery for conservatory, and facing materials of Listed building consent	GRANTED	25.04.2013
2012/4611/P 2012/4615/L	Variation to condition 7: variations involve re-configuration and rear extension of basement accommodation, redesign of conservatory extension, amendments to fenestration on rear elevation of house, and amended hard landscaping of courtyard	GRANTED	31.10.2012
2012/3289/P	Details of design and method statement for below ground level construction works required by condition 8 of planning permission	GRANTED	10.08.2012
2012/2503/P	Details of trees, hard and soft landscaping required by Conditions 3 & 4 of planning permission	GRANTED	06.08.2012
2010/4924/P 2010/4930/L	Renewal of listed building consent (ref 2007/2896/L) granted on 01/10/2007 for the erection of a replacement garage with rear courtyard and light well, and excavation of additional basement level to provide a swimming pool and ancillary plant, as an amendment to the listed building consent dated 7/11/06 (Ref: 2006/3957/L) for demolition of one and two storey rear extensions, side garage and side conservatory and erection of replacement two storey plus basement rear extension with pitched roof, one storey rear kitchen extension, single storey west side extension and single storey east side conservatory extension, plus associated external and internal alterations, and alterations to front boundary wall.	GRANTED	19.09.2011
2007/6255/P 2008/0476/L	Excavation of a basement room under west wing of dwelling house, with associated roof lights and access staircase within terrace	GRANTED	04.04.2008
2007/2895/P 2007/2896/L	Erection of a replacement garage with rear courtyard and lightwell, and excavation of additional basement level to provide a swimming pool and ancillary plant, as an amendment to planning permission dated 7/11/06 (Ref: 2006/3956/P) for Demolition of one and two storey rear extensions, side garage and side conservatory and erection of replacement two storey plus basement rear extension with pitched roof, one storey rear kitchen extension, single storey west side extension and single storey east side conservatory extension, plus associated external and internal alterations, and alterations to front boundary wall	GRANTED	01.10.2007
2006/3956/P 2006/3957/L	Demolition of one and two storey rear extensions, side garage and side conservatory and erection of replacement two storey plus basement rear extension with pitched roof, one storey rear kitchen extension, single storey west side extension and single storey east side conservatory extension, plus associated external and internal alterations, and alterations to front boundary wall.	GRANTED	07.11.2006

**Note:** The records are for informative purposes only and have been collated from the Statutory Planning Register held by Camden Council. The accuracy of these records are the responsibility of the local authority and not Canaway Fleming Architects.





**GENERAL SEQUENCE OF WORKS**  
 The existing house is to be retained and all other additions are to be demolished  
 Sheet sheet piles are to be installed either side of the existing house with a sealed waterproof joint to the RC pins extending from under the existing house.  
 The existing area of house that is retained is to have all load bearing walls underpinned with RC Concrete pins and steel beams to supports existing brickwork structure.  
 Excavation can then take place in stages to allow the insertion of all temporary propping and strutting that is required.  
 A number of RC pins will need to be cut back to allow installation of the RC basement slab and walls.  
 The RC Basement, RC basement walls and RC ground floor slab can be cast in the required sequence and tied to the RC underpins supporting the existing structure over.



**CONSTRUCTION METHOD SEQUENCE**

- The site will be excavated to the level of the existing house and surrounding area a number of fixed monitoring points to monitor possible movement during the works.
- The existing house is to be retained and adjoining buildings and additions demolished as shown on the demolition drawing all foundations are to be grubbed out.
- The sheet piling is to be installed with a Sheet Piling and/or a Sheet Piling which passes the sheet piles into the ground using the resistance of the adjoining retained sheet piles.
- The existing building is then to be underpinned with RC pins and associated support steel work.
- The ground is to be locally excavated 1m to allow installation of the steel walls and props at high level.
- The ground is then to be locally excavated to allow installation of the steel walls and props at low level.
- The ground is then to be excavated to formation level.
- The drainage pipes and granular drainage channels are to be installed.
- The basement RC slab bulkhead is to be installed and then the basement slab cast with 150mm high blinding for all the RC basement walls and internal columns.
- Install and cast all internal RC walls and columns in underpin of ground floor slab.
- Once the RC basement slab has gained the required design strength the sheet piling walling beams and at low level are to be removed.
- The basement RC walls are then to be cast to 600mm below the underside of the high level walling beams.
- Once the basement RC walls have gained the required design strength, the wall diagonal props fixed to the RC wall & RC basement slab and then remove the high level sheet piling walling beams and shoring.
- The RC ground floor slab and RC wall down stands can then be cast.
- Once the RC ground floor slab has gained the required design strength the additional diagonal props can be removed.
- During the construction period the sheet piling and surrounding ground will be monitored as regular in-situ tests to confirm the construction operations stay within the agreed design parameters.
- The existing structure is now supported on the new basement raft slab under with the adjoining basement boxes either side forming a solid box construction to the whole basement.
- Continue with construction of remainder of the structure over.

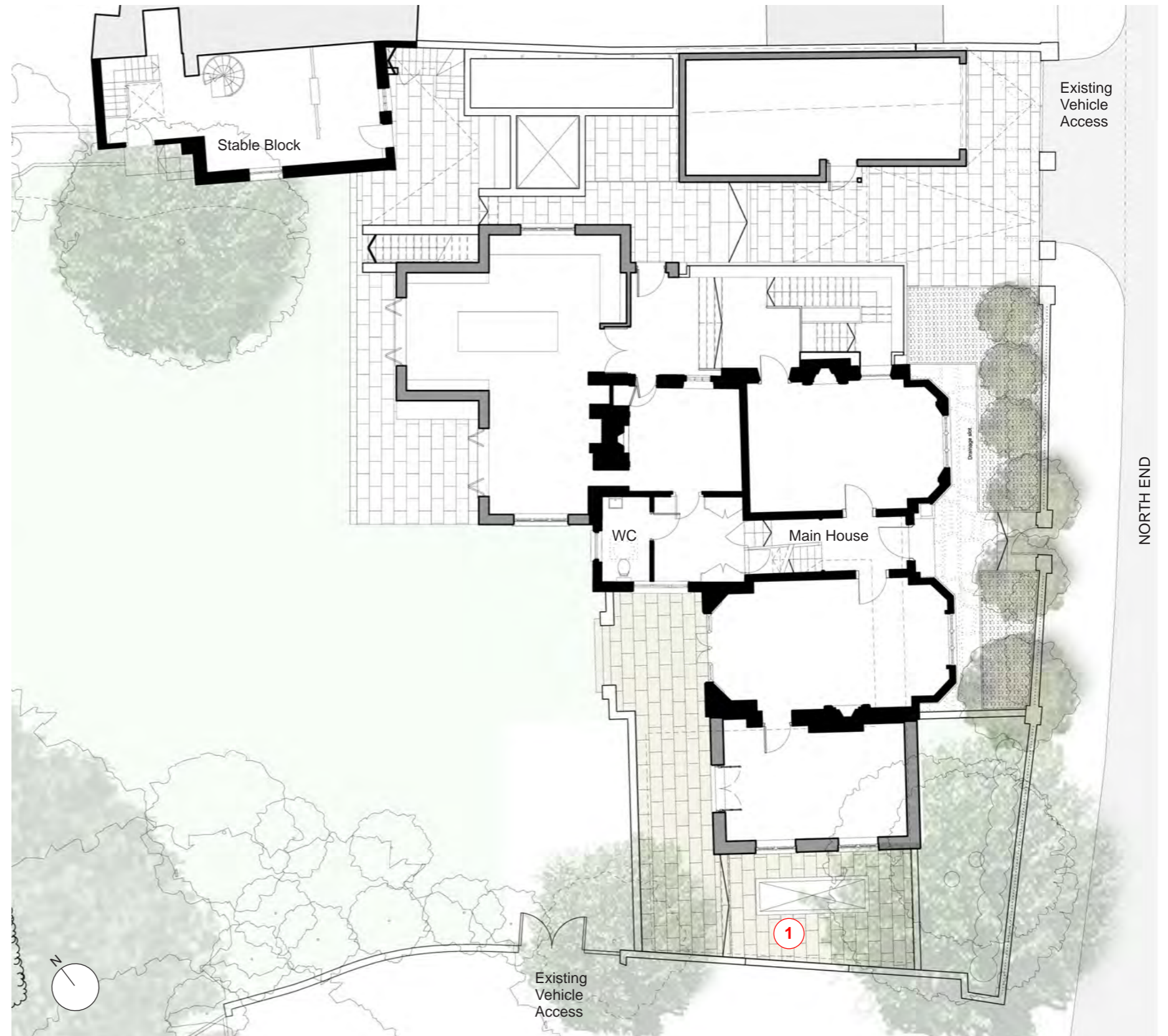
Rev.	Revisions	By	Date
1	Design issue raised	GB	2009/02
2	Design updated to match drawings	GB	20/06/09
3	Revised drawings to match drawings	GB	20/06/09
4	Revised drawings to match drawings	GB	20/06/09
5	Revised drawings to match drawings	GB	20/06/09

**WILWOOD LODGE**  
 9 NORTH END,  
 LONDON,  
 NW3 7HH,  
 PLANNING ISSUE  
 DRAWING  
 STAGE SEQUENCE TO  
 SUPPORT EXISTING  
 HOUSE SHOWING  
 TEMPORARY/PERMANENT  
 WORKS




Scale: 1:100	Date: 25/03/11	Drawn By: GB
Project No: 8250	Dwg No: SK02	Rev: D

Consented proposals for below ground level construction works, ref: 2012/3289/P

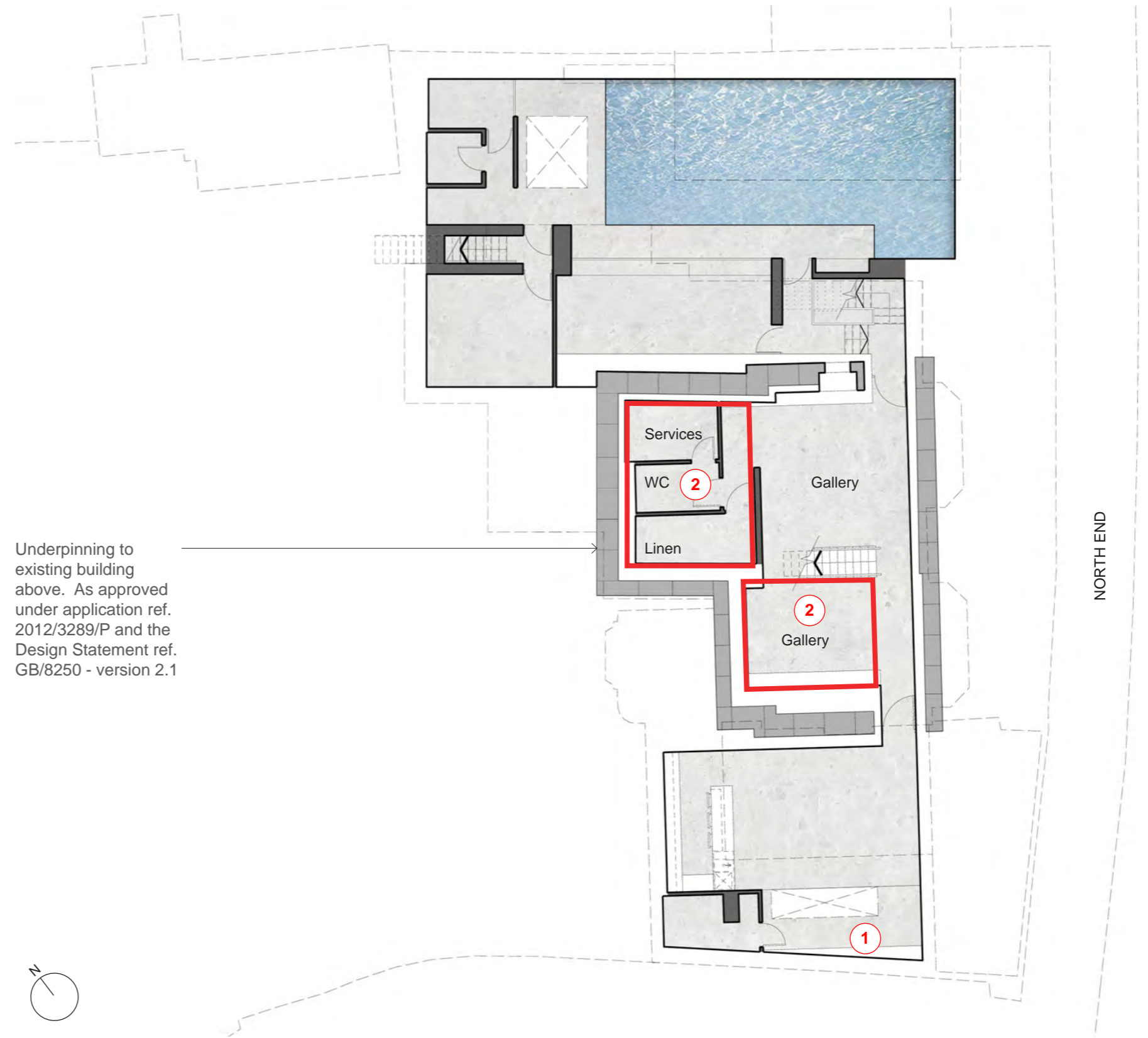
### 2.1.4 New Proposal Under this Application



**KEY**

-  Main House and Stable Block
-  Consented Extension
-  External staircase from media room omitted and roof light position amended

Proposed Ground Floor Plan



Underpinning to existing building above. As approved under application ref. 2012/3289/P and the Design Statement ref. GB/8250 - version 2.1

**KEY**

- ① External staircase from media room omitted and roof light position amended
- ② Basement extension under existing house and revised internal layout to Plant room, WC, and Linen Store
- Area of extension

Proposed Basement Floor Plan

## 3.0 Design Statement

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### 3.1 Use, Layout and Scale

- 3.1.1 The building remains a single house family dwelling. The application addresses the internal layout revisions in the basement with the omission of the previously approved external staircase to the West terrace.
- 3.1.2 The further basement extension makes use of the voids created under the house as a result of the necessary underpinning works that had been carried out as consented (ref 2012/3289/P)
- 3.1.3 See attached drawings and schedule of changes for further details.

### 3.2 Landscaping

- 3.2.1 Approved soft and hard landscaping remains unchanged. The omission of the staircase to the media room annex has enabled the roof light to be resized and relocated to better suit the layout of the terrace and the media room below.

### 3.3 Appearance

- 3.3.1 The proposed extensions to the basement are all below ground level and will have no impact on the external appearance and materiality of the house. The only alteration will be the removal of the glass balustrade as a consequence to the omission of the West staircase, this is very minor in the context of the whole scheme and will make no material difference to the overall appearance of the building and character of the conservation area and street scene.

### 3.4 Access

- 3.4.1 Vehicular access, private parking and inclusive access remain as approved.

### 3.5 Demolition

- 3.5.1 See appendix for drawings and photos to extent of partial demolition within the curtilage of the listed building, they are all at basement level ;
- 025-A-P-B1-D212 rev.A Basement Demolition Plan
  - 025-A-P-B1-D213 rev.A Photos Basement Demolition Proposals

### 3.6 Drawings list

- 3.6.1 See attached 2 no. sets of drawings (as approved and as proposed) and schedule of changes for full details of amendments to scheme.
- 3.6.2 Approved drawings list
- 025-A-P-B1-D200 Basement Plan
  - 025-A-P-00-D201 Ground Floor Plan
  - 025-A-X-BB-D205 Section BB
  - 025-A-E-Nth-D208 North Elevation
  - 025-A-E-Wst-D210 West Elevation
- 3.6.3 Proposed drawings list
- 025-A-P-SI-D001 Site Location Plan
  - 025-A-P-B1-D200 rev.C Basement Plan
  - 025-A-P-00-D201 rev.B Ground Floor Plan
  - 025-A-X-BB-D205 rev.C Section BB
  - 025-A-X-DD-D214 rev.B Section DD
  - 025-A-X-EE-D215 rev.B Section EE
  - 025-A-E-Nth-D208 rev.B North Elevation
  - 025-A-E-Wst-D210 rev.B West Elevation

### 3.7 Basement Impact Assessment

- 3.7.1 The application site is located within an identified area susceptible to hydrological factors, as covered by policies DP27 of the Local Development Framework (LDF)
- 3.7.2 This application includes document GB/8250 - version 2.0 Design Construction Statement addendum dated October 2013 by Taylor Whalley Spyra, that provides a statement on meeting the terms of DP27, addressing the following:
- Impact of proposals on surface flow and flooding
  - Impact of proposals on groundwater flow
  - Impact of proposals on structural stability

### 3.8 Heritage Statement

- 3.8.1 In accordance to the requirements on where proposed developments involve work carried out on a listed building and where the property is located in a conservation area, this application includes a heritage statement by the Museum of London Archaeology dated 20th November 2013, providing the necessary information to meet the criteria outlined in the Planning Policy Statement 5 (PPS5) - Planning for the Historical Environment

## **4.0 Appendix**

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**4.1 Schedule of Variations**

**4.2 Demolition Drawings**

**4.3 Proposed Drawings**

**4.4 Approved Drawings**

## Title: Schedule of Variations

Project: Wildwood Lodge, North End, Hampstead

General Arrangement	Ref	Variation	Comments	Existing Drawing	Approved Drawing [ref: 2012/4611/P]	Proposed Drawing
Basement	B1 B2	- Plant room, WC, and Linen Store layout relocated below existing Snug. - Previously approved external staircase from media room to external terrace omitted and rooflight position amended.	Extension below Snug and Living Room within area of approved underpinning to the existing house.	11025-A-P-B1-D100	025-A-P-B1-D200	025-A-P-B1-D200 rev.C
Ground Floor	G1	- Previously approved external staircase from media room to external terrace omitted and rooflight position amended.		11025-A-P-00-D101	025-A-P-00-D201	025-A-P-00-D201 rev.B
Section BB		- Previously approved staircase from media room to external terrace omitted [as above] - Plant room, WC, Linen Store layout relocated [as above]		-	025-A-X-BB-D205	025-A-X-BB-D205 rev.C
Section DD		- Plant room, WC, Linen Store layout relocated [as above]		-	-	025-A-X-DD-D214 rev.B
Section EE		- Plant room, WC, Linen Store layout relocated [as above]		-	-	025-A-X-EE-D215 rev.B
North Elevation		- Previously approved staircase from media room to external terrace omitted [as above]	No visible change to North Elevation. No material difference to the overall appearance of the building and character of the conservation area and street scene	-	025-A-E-Nth-D208	025-A-E-Nth-D208 rev.B
West Elevation		- Previously approved staircase from media room to external terrace omitted [as above]	No visible change to West Elevation. No material difference to the overall appearance of the building and character of the conservation area and street scene	-	025-A-E-Wst-D210	025-A-E-Wst-D210 rev.B




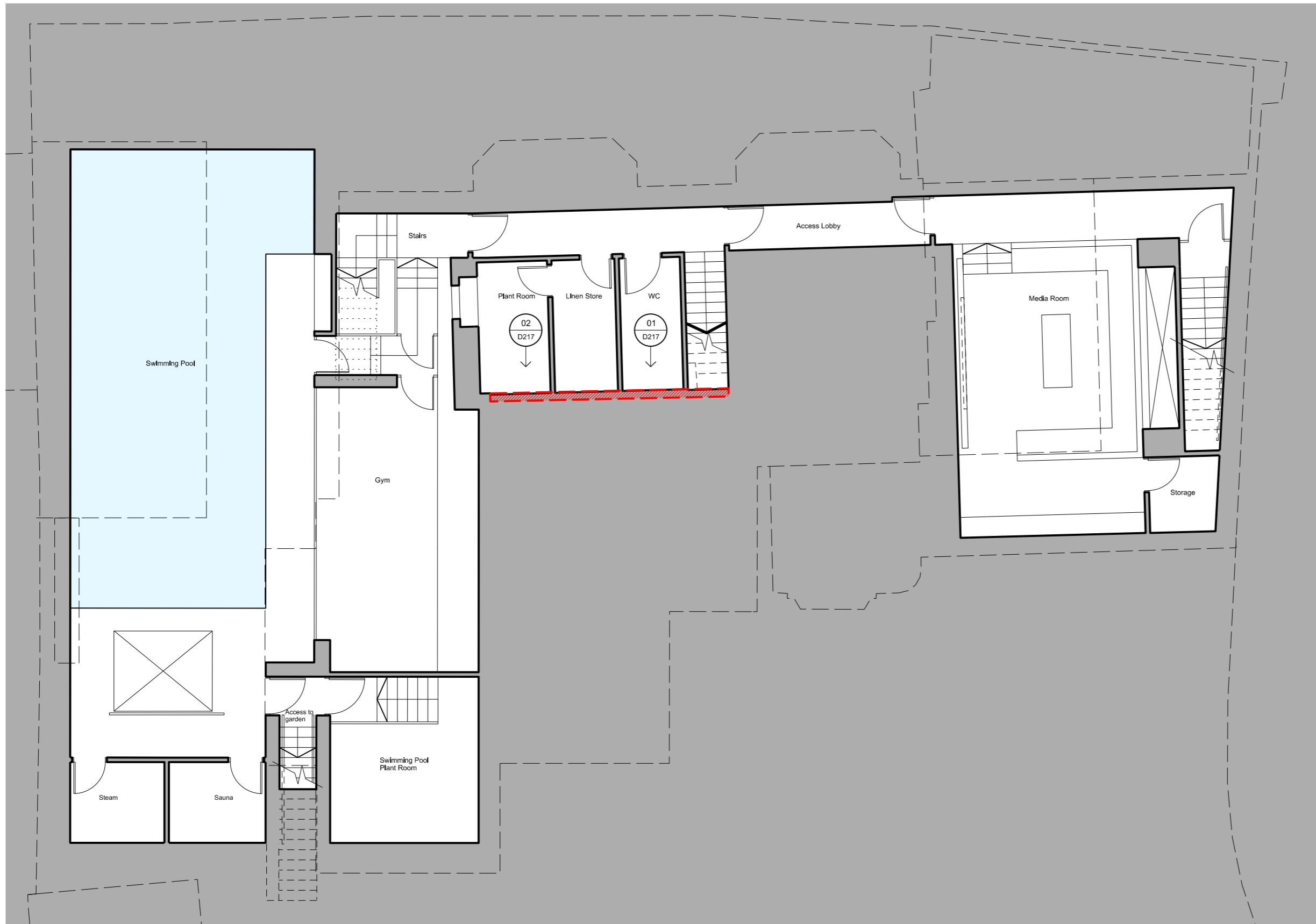
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Structural Work  
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Key  
 Red hatch indicate extent of demolition



As Proposed

Rev A 18.06.13 Updated application ref: 2013/2247  
 Revisions

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Client Mr Avi Dodi

Project Wildwood Lodge, North End  
 New Extension and Alterations

Drawing Title Basement Extension  
 Demolition of approved Basement Plan  
 App. ref: 2012/4611/P

Date March 2013 Scale 1:50@A1

01 PROPOSED DEMOLITION PLAN OF APPROVED BASEMENT  
 D216 PROPOSED 1:50



Project	Origin	Type	Level/View	Package/Draw No.	Revision
025	A	P	B1	D216	A
Status	Planning	Drawn	CT	Checked	MC


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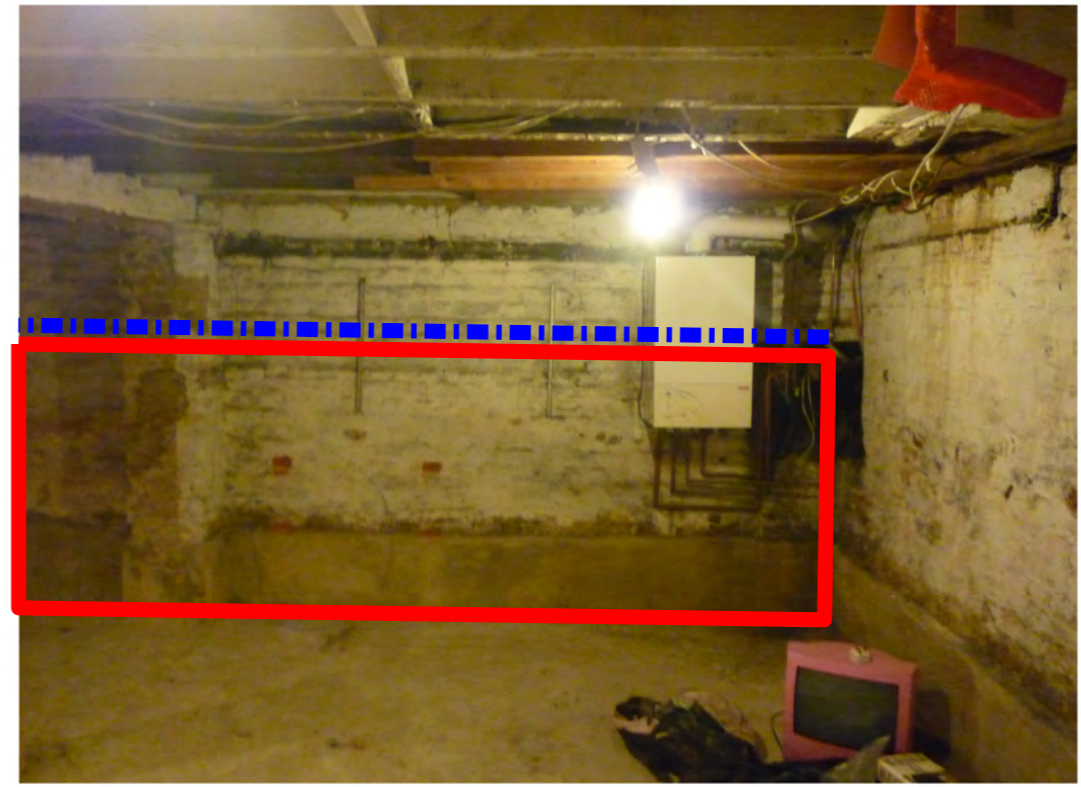
**Key**

 Red outline indicate extent of demolition

 New steel beam to strengthen existing joists and pick up load above.



01 VIEW PB-01  
 D217



02 VIEW PB-02  
 D217

As Proposed

Rev A 18,06,13 Updated application ref: 2013/2247  
 Revisions

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 Project Wildwood Lodge, North End  
 New Extension and Alterations  
 Drawing Title Basement Extension  
 Demolition of Approved Basement Photos  
 App. ref: 2012/4611/P  
 Date March 2013 Scale nts.

Project	Origin	Type	Level/View	Package/Draw No.	Revision
025	A	P	B1	D217	A
Status	Planning			Drawn	Checked
				CT	MC





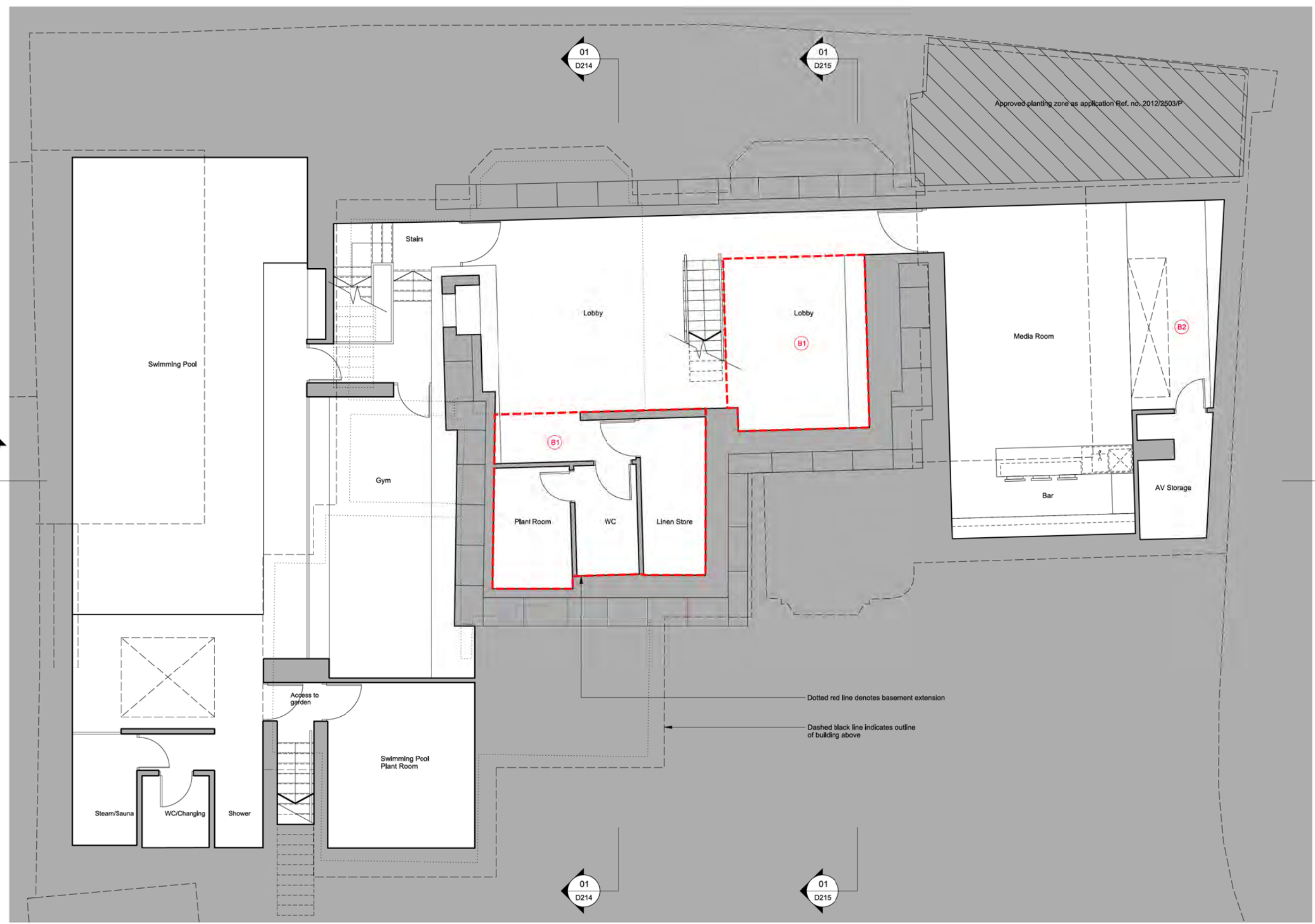
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- Key:
- Dotted red line denotes new basement extension
  - Variation reference, document 025-A-SH-01-001 rev B



As Proposed

Rev C 27.09.11 Basement layout amended.  
 Rev B 15.06.11 Updated application ref: 2013/2247  
 Rev A 22.03.11 Basement layout amended.

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Project: Wildwood Lodge, North End  
 New Extension and Alterations

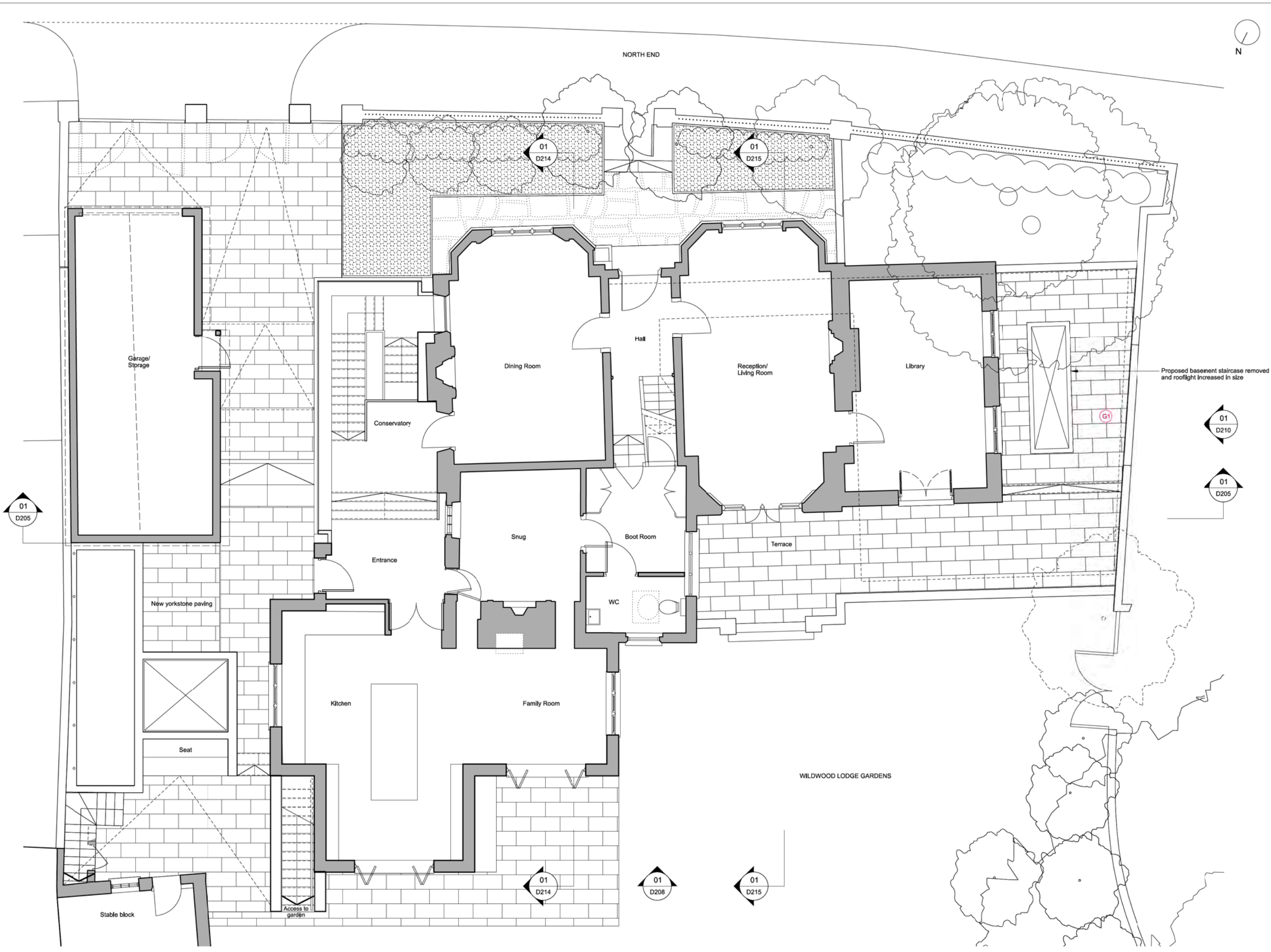
Drawing Title: Basement Extension  
 Proposed Basement Plan

Date: June 2013 Scale: 1:50@A1



01 BASEMENT PLAN  
 D200 PROPOSED 1:50

Project	Disc	Type	Level/View	Package/Sheet	Revision
025	A	P	B1	D200	C
Disc	Planning		Disc	CT	MC



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G1 Variation reference, document 025-A-SH-01-001 rev B

As Proposed

Rev B 27.05.13 Basement staircase removed.  
 Rev A 16.06.13 Updated application ref. 2013/2247

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Client: Mr Avi Dodi  
 Project: Wildwood Lodge, North End  
 New Extension and Alterations  
 Drawing Title: Basement Extension  
 Proposed Ground Floor Plan

Date: June 2013 Scale: 1:50@A1



01 GROUND FLOOR PLAN  
 D201 PROPOSED 1:50

Project	Origin	Type	Level/View	Package Ref No.	Revision
025	A	P	00	D201	B
Discipline	Planning	Drawn	CT	Checked	MC

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G1 Variation reference, document 025-A-SH-01-001 rev B



As Proposed

Rev B 27.09.13 Basement staircase removed.  
 Rev A 18.06.13 Updated application ref: 2013/2247  
 Highlights

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Client: Mr Avi Dodi

Project: Widwood Lodge, North End  
 New Extension and Alterations

Drawing title: Basement Extension  
 Proposed North Elevation

Date: June 2013 Scale: 1:50@A1

01 ELEVATION NORTH  
 D208 PROPOSED 1:50



Project	Origin	Type	Level/View	Package sheet No.	Revision
025	A	E	Nth	D208	B
Discipline	Planning	Drawn	CT	Checked	MC

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G1 Variation reference, document 025-A-SH-01-001 04.09



As Proposed

Rev B 27.09.13 Basement staircase removed.  
 Rev A 18.06.13 Updated application ref: 2013/2247  
 Headers

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Client: Mr Avi Dodi

Project: Widwood Lodge, North End  
 New Extension and Alterations

Drawing title: Proposed Conservatory  
 Ground and Roof plans

Date: June 2013 Scale: 1:50@A1

01 ELEVATION WEST  
 D210 PROPOSED 1:50



Project	Origin	Type	Level/View	Package/Sheet No.	Revision
025	A	E	Wst	D210	B
Discipline	Planning	Drawn	CT	Checked	MC

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Key:  
 [Dotted red line] Dotted red line denotes new basement extension

(B1) Variation reference, document 025-A-SH-01-001 rev B



Dotted red line denotes basement extension

As Proposed

Rev C 27.09.13 Basement layout amended.  
 Rev B 18.06.13 Updated application ref: 2013/2247  
 Rev A 22.03.13 Basement layout amended.  
 Rev 4/08

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Client Mr Avi Dodi

Project Wildwood Lodge, North End  
 New Extension and Alterations

Drawing Title Basement Extension  
 Proposed Section BB

Date August 2012 Scale 1:50@A1

01 SECTION BB  
 D205 PROPOSED 1:50



Project	Origin	Type	Level/View	Package/Draw No.	Revision
025	A	X	BB	D205	C
Issue	Planning			Drawn	Checked
				DL	MC


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**Key:**

 Dotted red line denotes new basement extension

 Variation reference, document 025-A-SH-01-001 rev B



Dotted red line denotes basement extension

**As Proposed**

Rev B 27.09.13 Basement layout amended.  
 Rev A 18.06.13 Updated application ref: 2013/2247  
 Rev 000

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 Project: Widwood Lodge, North End  
 New Extension and Alterations  
 Drawing Title: Basement Extension  
 Proposed Section DD  
 Date: June 2013 Scale: 1:50@A1

01 SECTION DD  
 D214 PROPOSED 1:50





Project	Disc	Type	Level/View	Package/Sheet No.	Revision
025	A	X	DD	D214	B
Disc	Planning			Drawn	Checked
				CT	MC

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Key:  
 Dotted red line denotes new basement extension  
 Variation reference, document 025-A-SH-01-001 rev B



Dotted red line denotes basement extension  
 Existing approved access lobby between existing basement and media room. Application ref. 2010/4924/P and 2010/4930/L

As Proposed

Rev B 27.09.13 Basement layout amended  
 Rev A 18.06.11 Updated application ref: 2013/2247  
 Revisions

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Client: Mr Avi Dodi

Project: Widwood Lodge, North End  
 New Extension and Alterations

Drawing title: Basement Extension  
 Proposed Section EE

Date: June 2013 Scale: 1:50@A1

01 SECTION EE  
 D215 PROPOSED 1:50



Project	Drawn	Type	Level/View	Package Ref No.	Revision
025	A	X	EE	D215	B
Discipline	Planning	Drawn	CT	Checked	MC

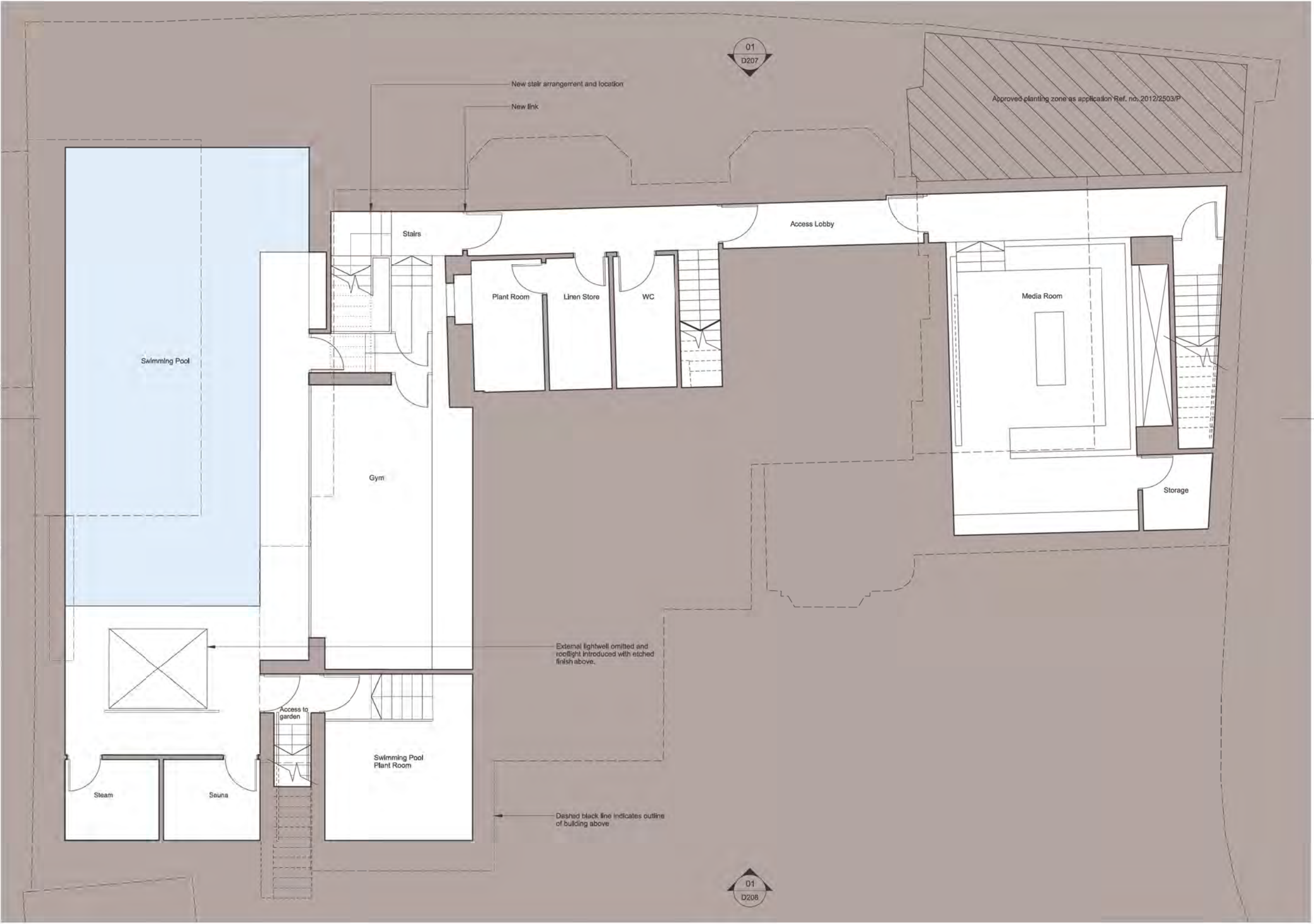
Approved basement under application Ref. no. 2010/4924/P



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01  
D205

01  
D209

01  
D207

01  
D206

01  
D208

01 BASEMENT PLAN  
 D200 PROPOSED 1:50



**As Approved**  
 Ref: 2012/4611/P and 2012/4615/L

**Revisions**

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**Client** Mr Avi Dodi  
**Project** Wildwood Lodge, North End  
 New Extension and Alterations  
**Drawing Title** Basement Extension  
 Proposed Basement Plan  
**Date** August 2012 **Scale** 1:50@A1

Project	Origin	Type	Level/View	Package/Draw No.	Revision
025	A	P	B1	D200	-
Title: Planning				Drawn: DL	Checked: MC

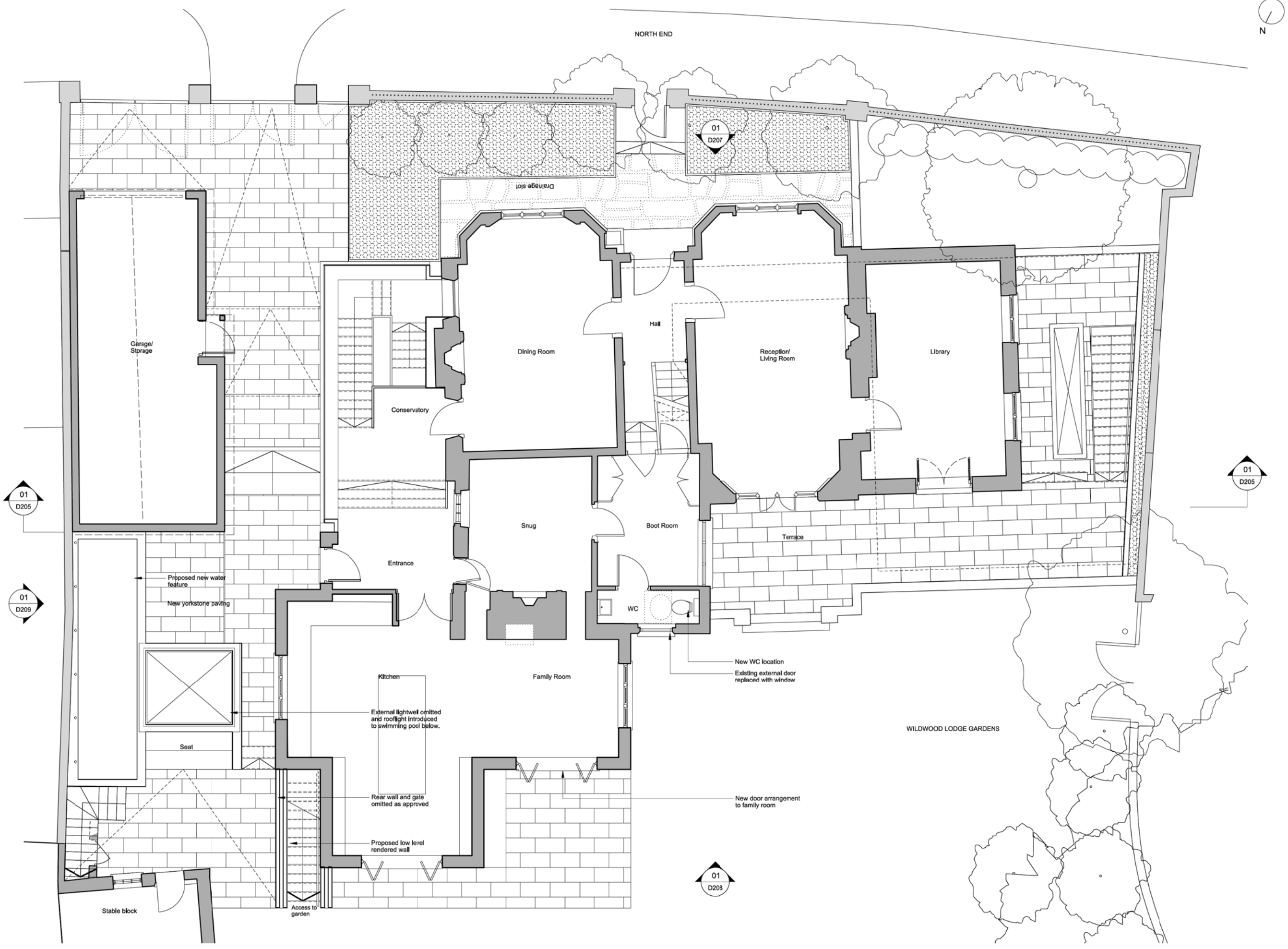


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01 GROUND FLOOR PLAN  
 D201 PROPOSED 1:50



**As Approved**  
 Ref: 2012/4611/P and 2012/4615/L

Client: Mr Avi Dodi  
 Project: Wildwood Lodge, North End  
 Drawing Title: Basement Extension  
 Proposed Ground Floor Plan  
 Date: August 2012 Scale: 1:50@A1

Project	Origin	Type	Level/View	Package Ref No.	Revision
025	A	P	00	D201	-
Drawn	Checked	Drawn	Checked	Drawn	Checked
Planning		DL		MC	

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Extent of approved basement under application ref. no. 2010/4924/P

**As Approved**  
 Ref: 2012/4611/P and 2012/4615/L

Revisions

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Client: Mr Avi Dodi  
 Project: Wildwood Lodge, North End  
 New Extension and Alterations  
 Drawing Title: Basement Extension  
 Proposed Section BB  
 Date: August 2012 Scale: 1:50@A1

01 SECTION BB  
 D205 PROPOSED 1:50

Project	Origin	Type	Level/View	Package/Draw No.	Revision
025	A	X	BB	D205	-
Discipline	Planning	Drawn	DL	Checked	MC

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**As Approved**  
 Ref: 2012/4611/P and 2012/4615/L

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Client: Mr Avi Dodi  
 Project: Widwood Lodge, North End  
 New Extension and Alterations  
 Drawing Title: Basement Extension  
 Proposed North Elevation  
 Date: August 2012 Scale: 1:50@A1

01 ELEVATION NORTH  
 D208 PROPOSED 1:50



Project	Origin	Type	Level/View	Package/Sheet No.	Revision
025	A	E	Nth	D208	-
Discipline	Planning	Drawn	DL	Checked	MC

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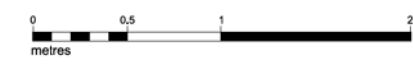


**As Approved**  
 Ref: 2012/4611/P and 2012/4615/L

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Client: Mr Avi Dodi  
 Project: Widwood Lodge, North End  
 New Extension and Alterations  
 Drawing Title: Proposed Conservatory  
 Ground and Roof plans  
 Date: August 2012 Scale: 1:50@A1

01 ELEVATION WEST  
 D210 PROPOSED 1:50



Project	Origin	Type	Level/View	Package/Sheet No.	Revision
025	A	E	Wst	D210	-
Discipline	Planning		Drawn	DL	Checked MC



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