

PLANNING APPLICATION DESIGN AND ACCESS STATEMENT

**FOR THE EXTENSION OF
13a WADHAM GARDENS, LONDON**

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INTRODUCTION

This document is a series of statements that seek to explain the proposed design strategy. It includes statements on design, access and sustainability.

PROJECT SUMMARY

The owners of 13a Wadham Gardens, wish to extend their property at the rear at first floor level. This roof extension will provide one additional bedroom to an existing ground floor annex and is intended to serve as accommodation to guests.

LOCAL CONTEXT

An original three storey lodge and its single storey extensions are situated on the site. Originally one plot, the lodge has been sub-divided into three units, 13 Wadham Gardens, 13a Wadham Gardens and 13b Wadham Gardens.

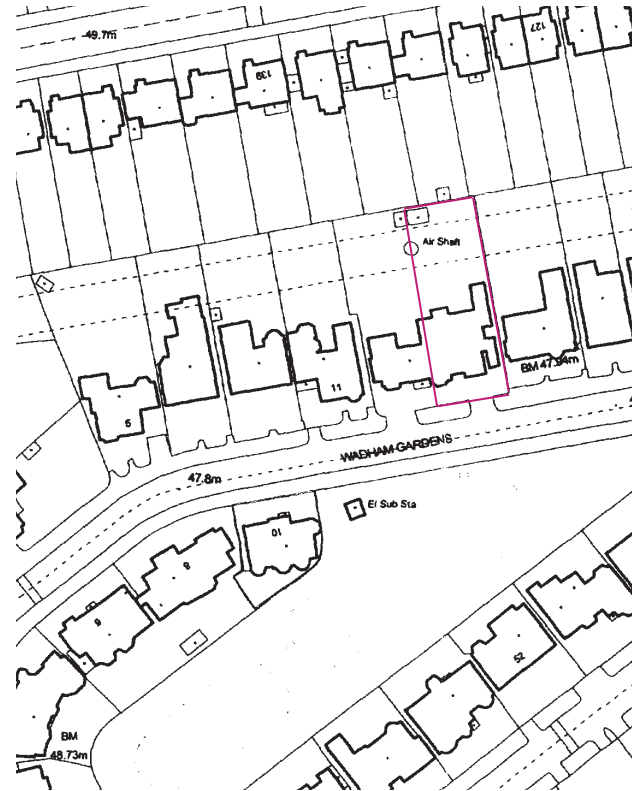
The immediate surroundings are predominately residential in use class with some commercial units located nearby.

The site falls within the Elsworthy Conservation area and in particular, sub area 3. The area is characterised by an informal, yet coherent street pattern which is part of a *William Willett and Son* development. The houses within the development have the same vocabulary of design features, whilst each has its own design composition.

Key features of the *William Willett and Son* development are roof gables, canopied porches, feature windows, large clay tiled pitched roofs with tile overhangs and clay brick walls of the same tone.

A tall masonry chimney serving as an air shaft for the Metropolitan line is sited at the rear of the property, away from the main house.

The site is well located for public transport with Swiss Cottage, St John's Wood Chalk farm within walking distance. Several bus services run from main streets running parallel to Wadham Gardens.



1. Location plan



3. Aerial view of the locale



2. View of the front of number 13, 13a and 13b Wadham Gardens viewed from the street

DESIGN STATEMENT

Various design strategies have been considered and the proposed strategy is that the new extension is to adopt the design vocabulary of the *Willett and Son* historical development in order to respect the character of the area, including the retention of key features such as the large overhang at the eaves of the existing roof and the exposed timbers in this location.

The selection of external finishes will be derived from the original design vocabulary with materials selected to match the original palette of finishes present of the building's original facades.

The new roof extension is sub-ordinate in scale to the original building and will replace an assemblage of pitched and flat roofs which are a product of several phases of building work. This removes the previous visual clutter of the previous, multiple roof surfaces.



4. Elevation of rear as existing

The pitched form of the new roof is drawn from the original principle roof forms, and together with its secondary scale, expresses its character as a cohesive part of the overall development, whilst still allowing the original building form to dominate.



5. Proposed elevation of the rear

SUSTAINABILITY STATEMENT

It is proposed for the new works to be low carbon impact forms of construction, traditional to our cultural heritage. In real terms this means using timber framing and sheeting through out the project, obtained from sustainable sources.

New joinery and internal finishes where appropriate, will be specified as European softwoods obtained from sustainable sources and not hardwoods. New brickwork and roof tiles are to be reclaimed and recycled from the demolition phase where technically possible.

Currently the existing extension is uninsulated and it is proposed to upgrade the existing extension's thermal performance by insulating all existing external elements from the inside.

The new works are designed so that all its building elements will exceed current standards set out in the building regulations for thermal performance. New glazing will include thermal breaks, reducing cold bridging in the units and new external elements will use a high performance thermal insulation to greater depth than required by current regulations.

ACCESS STATEMENT

The stepped access into the property will be removed and a level threshold provided for access to the garden and street for wheelchair users. The design includes provision for a small wheelchair lift to be installed at a future date for access to the upper level.

Snib turn locks will be fitted to the new joinery to allow for the door to be locked by people who do not have grip strength. A DDA compliant handle will also be specified for the same reason.

The principle of inclusive access to all will be applied through out the extension.

This will include, in addition to the above:

- lighting levels being designed to facilitate use by the visually impaired
- plug sockets located at a height such that they can be used by people with arthritis

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