

Design and Access Statement

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View of No. 3 Wadham Gardens

1. Introduction

Purpose of the Statement

- 1.1 This Design and Access Statement has been prepared on behalf Mr Keith Black. It accompanies the applications for full planning permission and conservation area consent for the proposed works to No. 3 Wadham Gardens, Elsworthy, London, NW3 3DN. The proposed development comprises the alteration and extension of No. 3 Wadham Gardens.
- 1.2 This statement provides an assessment of the proposed development in terms of design, access and heritage issues and outlines the design rationale that underpins the scheme. It demonstrates that the proposed alterations and extension are based on a considerate and sensitive design process and a sustainable and equitable approach to access.
- 1.3 This report responds to the requirements of the Town and Country Planning (General Development Procedure)(Amendment)(En gland) Order 2006 (the "GDPO") for most planning applications to be accompanied by a Design and Access Statement. Article 4C of the GDPO sets out the detailed requirements of a design and access statement in relation to applications for planning permission and conservation area consent respectively. The structure and content of the statement has also been informed by DCLG Circular 01/2006 "Guidance on Changes to the Development Control System" (12 June 2006) and "Design and Access Statements: How to Write, Read and Use Them" (CABE 2006). Together, these documents provide advice on the structure and content of Design and Access Statements.
- 1.4 This statement is submitted in support of applications for planning permission and conservation area consent and, as such, provides the following information:
 - A review of the site's immediate and wider context in terms of its physical, social and economic characteristics and relevant planning policy and guidance;
 - b An appraisal of the building's historic and architectural development, including an evaluation of the particular physical features that justify its status as an unlisted building of merit and an analysis of the building's historic context.
 - An assessment of the rationale underlying the scheme's design in relation to the site's local and historical context (as set out in a and b):

- d An explanation and illustration of the scheme's design principles in terms of the scale, layout and visual appearance of the proposed extension and its impacts on the building's character and contribution to the conservation area;
- e An explanation of the proposals sustainability arrangements;
- f An explanation of the proposal's access arrangements;
- An assessment of how the development seeks to address national, strategic and local planning, urban design and conservation requirements and objectives.

Consultation

- 1.5 The London Borough of Camden's Conservation and Urban Design Officers have been consulted on the proposed development through a request for pre application advice submitted on 4 February 2010. Some initial feedback was provided by telephone on 25 February 2010 and subsequently addressed. However, as of the date of the application submission no formal written response has been received from the London Borough of Camden.
- 1.6 The project architects Spence Harris Hogan Limited have also undertaken consultation with the Elsworthy Residents Association through an initial telephone conversation with Ms. D Munn, Chairman. This has been followed up with a letter and set of proposal drawings (02/03/2010) introducing the proposals to Mrs. Findlay who deals with the review of planning applications for the residents association. At the time of submission there has been no responses received in relation to this consultation exercise.

Report Structure

- 1.7 Based on Circular 01/2006 and CABE advice, this statement is structured as follows:
- Section 2.0 Context provides a review of the site's local and historical context. It outlines the site's physical, social and economic context and makes specific reference to the building's historical development and architectural character and appearance;
- Section 3.0 Analysis provides an analysis of the form, character and historical development of the building and an appraisal of its architectural merit in relation to the Elsworthy Conservation Area. It also identifies the building's capacity to accommodate change and sets out the design, access and heritage parameters which have ultimately guided the proposed development;
- Section 4.0 Policy Context provides a review of relevant national, strategic and local planning policy and guidance of relevance to the proposals. This section of the report ultimately identifies a series of planning, design/access and heritage related policy tests against which the proposed works are assessed in the subsequent sections of the report;

- Section 5.0 Proposed Works provides an overview of the project brief and development parameters and a detailed description of the proposed extension. This section demonstrates how the proposals seek to respect and enhance the fabric and character of the building and respect the site's context within the conservation area;
- Section 6.0 Assessment provides a review of the proposed extension against the requirements and objectives of relevant planning policy. The proposals are assessed in the context of the key design/access and heritage tests defined; and,
- Section 7.0: Summary Conclusions and Suggested Conditions provides a summary of the assessment and our conclusions are drawn.

Project Team

- 1.8 The following provides details of the project team:
 - Client: Mr Keith Black;
 - Architect: Spence Harris Hogan Architects, Interior and Design Consultants (SHH);
 - Planning Consultant: Nathaniel Lichfield and Partners Ltd (NLP);
 - Structural Consultant: Haskins Robinson Waters (HRW);
 - Arboricultural Consultant: Landmark Trees;
 - Landscaping: Helios Garden Design; and,
 - Mechanical and Electrical Consultant: Chapman Bathurst.

2. Context

2.1 This section of the statement provides a detailed assessment of the site's context. The contextual analysis provides an appraisal of the site's physical, social and economic context as required by DCLG Circular 01/06 (albeit certain elements of this analysis are of limited relevance in the case of this development). The latter sections of this contextual analysis provide a review of the site's historical context.

Physical Context

Location and Surroundings

- 2.2 The application site comprises a part one, part two storey, plus attic, detached house located on the north east corner of the junction between Wadham Gardens and Harley Street. Wadham Gardens is a curved residential street aligned on a predominantly east-west orientation and is located between Elsworthy Road in the west and Lower Merton Rise in the east, within Elsworthy in the London Borough of Camden.
- 2.3 The immediate surroundings comprise almost exclusively residential uses although there are education uses to the west on Avenue Road and a hotel located to the north on Adelaide Road. Swiss Cottage is located approximately 500m to the north west. Primrose Hill Park is located approximately 350m to the south west and can be accessed directly from Elsworthy Terrace off Elsworthy Road. The residential area surrounding the site includes an informal layout of tree lined streets with private communal gardens fronted by predominately large individually designed and detailed detached houses, which create a strong sense of character.

Accessibility

2.4 The site is well located in relation to a range of public transport options. It is within comfortable walking distance of Swiss Cottage (c.500m), St. John's Wood (c.800m) and Chalk Farm Underground Stations (c.1.15km). Seven bus services also pass in the vicinity of the site on Finchley Road and Adelaide Road.

Architectural and Townscape Context: The Elsworthy Conservation Area

- 2.5 The Conservation Area was designated by the London Borough of Camden on 27 February 1973 and has subsequently been extended on 12 November 1985 and 5 November 1991. No. 3 Wadham Gardens is situated within the original core designation of the Elsworthy Conservation Area. The following provides an overview of the character and appearance of the area surrounding the site.
- 2.6 The Elsworthy Conservation Area, and in particular character sub-area 3 (Willett Development; identified in the Council's Conservation Area Appraisal) in which the proposal site is located, is characterised by its coherent yet informal street pattern and well-detailed, high quality, William Willett
- and Son development of houses, originally known as 'The Avenue Road Estate'. The houses are predominantly two storeys, plus attic accommodation, set in generous gardens and use a rich mix of high quality materials in designs characteristic of the 1890s 'Free Style'. Key features of the style were sourced from Dutch and Queen Anne Revival architectural styles, including roof gables and canopied porches, tile hung gable ends, a wide variety of window types (many with small paned windows), bay windows, decorative brickwork and plasterwork, bespoke white stone dressings and white painted woodwork. The strong combination of brick and decorative tiling creates a clear architectural vocabulary on many properties, while others with large expanses of stucco add contrast to the streetscape.
- 2.7 The quality and level of detailing in wood, stucco and stone is consistently high in the Willett development and each building has unique features including a variety of entrance door designs, ranging from arched openings in stone to porches and porticoes with a variety of brackets or columns and sometimes pedimented. Other elevation details include high quality tile cladding, stucco detailing, the use of stone banding and decorative masonry.

The Free Style developed as a tradition, out of the Ars and Carfis Style, in which architects could pick and mix features from Classical, Cothic, English and Scottish 16th Century, or European architectural traditions in any combination of building marcials they chose.

- and intricate timber gable and window decoration. At roof level, the detached houses have dominant roofs which are frequently terminated by impressive chimney stacks and pots, use fine clay tiles and introduce gables in Dutch or Queen Anne Revival styles.
- 2.8 These elements are combined and contrasted across individual properties, but the overall group shares a common form and style with its neighbours to produce a strong and unifying character. It is this wide palate of complementary traditional materials and details employed by houses in Wadham Gardens which creates a sense of unity and forms a significant element of the area's character.

Site Description: No. 3 Wadham Gardens

- 2.9 The application site (0.1032ha) comprises No. 3 Wadham Gardens, a three storey 'Free Style' detached house likely to have been designed by the architect Amos Faulkner (b.1867-d.1940). The property is located on the north east corner of the junction between Wadham Gardens and Harley Road and was constructed as part of the William Willet development of 'The Avenue Road Estate' between 1896 and 1911. The building is not listed, though it is situated in the Elsworthy Conservation Area.
- 2.10 The building is notable among the Willett houses in Wadham Gardens because of its corner location, the strong vertical emphasis of its large chimneys and gables and the clarity and dominance of the materials used in its construction. The almost exclusive use of uniform red brick for the walls and chimneys and red ceramic tiles at roof level is offset by the white painted wooden structural elements of the doors, porch, windows and eaves soffits and the light stone coping of the decorative conjoined dutch gable. The roof structure is complex, with tall roofs with a low hip just above the eaves level, eighteen pane flat topped dormer windows and four equal height chimneys. Three of the chimneys form significant vertical elements on the façades while the fourth is more centrally located.
- 2.11 The exterior design of the house appears to be largely unaltered from the original apart from the addition/alteration of a single storey flat roofed side extension to the north east, which, while constructed in red brick, is out of character with the design of the original house. This addition is relatively utilitarian in appearance and detracts from the overall architectural integrity of the house. The property has also lost its original boundary treatment.

Historic Context

Elsworthy: Historic Development

- 2.12 Prior to 1750 the land within the present Elsworthy Conservation Area was entirely agricultural and remained some distance from the expanding northern edge of London. Since the fifteenth century, the majority of the land in this area had been owned by the Eton College Estate and until the nineteenth century the land continued to be farmed as pasture. The area is not featured on John Roque's early 1746 Map of London and is first featured on 'Cary's New and Accurate Plan of London and Westminster' from 1795. This illustrates Primrose Hill as a local landmark in open 'grassland' owned by the Eton College Estate. The earliest development nearby is a cluster of small buildings at St John's Wood to the south-
- 2.13 By the 1800s, although the area was still predominantly farmland, the northward advance of London and the development of outlying villages was becoming more marked. By 1820, 'Pigot & Co's Miniature Plan of London & Vicinity' illustrates the formation of Regent's Park, development in the southern part of St John's Wood, and local landmarks such as Lords Cricket Ground and St. John's Chapel. The route of the London

- and Birmingham Railway is also illustrated passing to the north of the Conservation Area and across to Chalk Farm. By 1834 the 'Topographical Survey of The Borough of St. Marylebone' illustrates the development of large houses along the western side of Avenue Road and the 1837 'Two-Penny Post Delivery' map published by John Cary shows the area around Primrose Hill and to the north as open ground beyond the limit of the delivery boundary (Foxell, S. Mapping London, pgs. 166-167).
- 2.14 The mid 1800s saw increasing development around Avenue Road and within St. John's Wood to the west, with development of large villa houses having progressed as far north as the present junction of Avenue and Elsworthy Roads. 'Cross's London Guides' of both 1844 and 1851 show the majority of land occupied by the Conservation Area as open ground, but Primrose Hill is established as an area of public open space to the north of Regent's Park.
- 2.15 By 1861, 'Cross's New Plan of London' illustrates the complete development of Avenue Road with large houses set in substantial gardens. The most notable development is the layout and construction of buildings along Adelaide Road. The principal land within the

Conservation Area remains undeveloped, bar the recent relocation of a cricket ground on the current site of the east end of Elsworthy Road. In 1865 the layout of the current Conservation Area was illustrated on Whitbread's Map of London. While the design is similar to that existing today, parts of the layout were never realised. King Henry's Road and Harley Road were developed early and were largely realised but the planned Bolingbroke Road and Wellesley Crescent (which largely followed the course of the modern Elsworthy Road and Wadham Gardens respectively) were never built and King's College Road (a reference to the Etonian origins of the land) was lost completely to alternative development in 1901.

2.16 The failure of these early development plans meant that by 1871 the Ordnance survey map shows the future site of No. 3 Wadham Gardens still as open ground to the north west of Primrose Hill Park. To the south west the large villa properties of c.1830-1860 form a continuous frontage along Avenue Road, and to the north east the northern parts of Harley Road have been developed with the southern part of the street laid out but development stopped past the present site of Nos. 3, 3A & 5 Harley Road. To the north several pairs of the semi-detached properties along the southern side of King Henry's Road have

been completed and development continues progressing from west to east. A planned, but never constructed, continuation of King's College Road (now the western section of Hawtrey Road) runs due south across the site of No. 3 Wadham Gardens. To the east across the open ground the temporary site of the Eton and Middlesex Cricket Ground is located where the eastern end of Elsworthy Road now stands. The Ecclesiastical Boundaries map published by Edward Stanford in 1877 shows much of the area south of King Henry's Road still undeveloped and split between the parishes of St Paul, Avenue Road and St Mary the Virgin, Primrose Hill (as yet unconstructed), both within Hampstead (Foxell, S. Mapping London, p104-5).

2.17 By 1894, the Ordnance Survey shows that the cricket ground is gone, to be replaced with the semi-detached and terraced properties on Elsworthy Road and Elsworthy Terrace. The development of King Henry's Road has been completed and the Church of St. Mary's has been erected at the junction of King Henry's Road, Elsworth Road and Primrose Hill Road. A nursery and some ancillary buildings have been constructed to the immediate west of the future site of No. 3 Wadham Gardens and the proposed construction of

the continuation of King's College Road has clearly been terminated as the road proposal is removed and the land previously allocated for its construction between properties on King Henry's Road has been parcelled into a single building plot. A single curved line marked in the remaining area of open land between the eastern section of Elsworthy Road and the properties along Avenue Road to the west illustrates the teardrop shape of the future extension to Elsworthy Road and Wadham Gardens. This suggests that the land had already been acquired by William Willett for development at this date leading to a partial resurrection of the earlier development plans of the 1860's. An airshaft has also been inserted in the future rear garden of No. 13 Wadham Gardens to serve the Metropolitan Line which runs beneath the rear gardens of the now Wadham Gardens properties.

2.18 By 1914 the Ordnance Survey shows that the Willett development of Elsworthy has been largely completed. Most of the current properties on Elsworthy Road and Wadham Gardens have been constructed and one of the villas along Avenue Road has been acquired and demolished to allow the construction of a road link between Elsworthy Road and Avenue Road

No. 3 Wadham Gardens: Historic Development

- 2.19 Research by David Prout has demonstrated that the majority of the Elsworthy development by William Willett and Son was designed by their chief architect Amos Faulkner (b. 1867-1940); the exceptions being No. 2 Wadham Gardens (designed by Horace Field, b.1861-1948) and No. 33 Elsworthy Road (designed by Stephenson and Redfern). While No. 3 Wadham Gardens has not specifically been accredited to Faulkner, the consistent stylistic elements common to the other known Faulkner designed properties (and other similar style properties by him on another Willett development, The Wilderness Road Estate, in Chiselhurst, Kent), suggest that this is indeed a house by Faulkner.
- 2.20 The orientation of the plot of No. 3 Wadham Gardens is unusual in the context of the northern side of Wadham Gardens, where rectangular plots are oriented north-south. The east-west orientation of No. 3 Wadham Gardens (and indeed No. 9 Harley Road) appears to result from the lack of space for north-south plots in this location due to the existing large property at No. 7 Harley Road. The east-west orientation of the two plots allowed the creation of similar sized building plots to the other Willett development properties to the east.

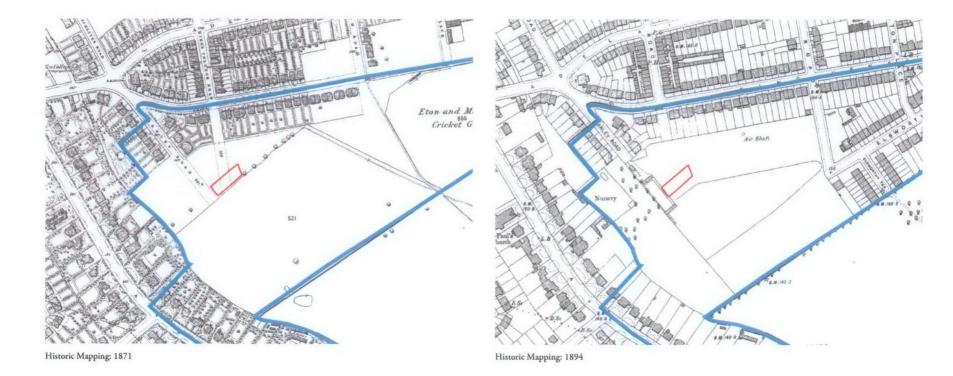
- 2.21 This arrangement presumably necessitated the construction of a 'signature' development on the corner plot for No. 3 Wadham Gardens. As such, the design of the house with its dominant brick chimneys is notably taller and more prominent in the streetscene than the neighbouring houses at No. 7 Harley Road and No. 5 Wadham Gardens. These properties, while of a similar size in their building footprint are less individualist in their overall composition.
- 2.22 The first Ordnance Survey map illustrating No. 3 Wadham Gardens is 1914. This illustrates a property with a very similar plan form as exists today. There does appear to be an existing subsidiary or service wing to the north eastern corner of the property in the location of the present single storey rear wing. While this could suggest that the present utilitarian wing is an original feature of the house, it has uncharacteristic elements (notably its flat roof) which are not present on other similar single storey wings within the original Willett development, where attention to detail and particularly the importance of roofscapes,
- invariably led to the construction of pitched roofs (even on subsidiary elements of the principal houses). As such, while elements of the current rear/side extension may perhaps eo riginal it appears that it has at least been unsympathetically altered and does not now contribute positively to the house.
- 2.23 The remaining elements of No. 3 Wadham Gardens appear to remain largely intact and unaltered. The house retains its original brickwork in a fine state of repair and the fenestration remains unaltered with the original irregularly sized, white painted, small pane, wooden framed windows. Decorative multi-coloured 'bottle-bottom' leaded glass windows are retained to the tall window to the west of the front door at landing and first floor level and to the smaller ground floor window below this, although the pattern here is cruniform coloured glazing around the cross of the glazing bars. The detailing of the front door surround is retained with its arched and canopied enclosed porch with leaded glass inserts. Decorative capitals to two columns, scrolling and waved dentils are also extant with
- retention of original black and white tiling to the threshold. Original cast iron decorative downpipes are retained to the façade, along with original soffit and parapet brackets and dentils and the detailed stone coping to the gables and stepped buttress elements of the chimneys.
- 2.24 The principal alteration to the No. 3 Wadham Gardens since its construction has been the removal of the original boundary treatment to Wadham Gardens and Harley Road. At some point post construction, the original boundary treatment (likely to have comprised a low wall in matching red brick with wooden gate, gateposts and wrought iron gate furniture combined with hedge and/or wooden fence) has been replaced with an uncharacteristically high yellow stock brick wall. This material is incongruous with the surrounding boundary treatments and has no historic value.

Social Context

2.25 As outlined above, the application site is situated in an area that is dominated by residential land uses. Swiss Cottage and St. John's Wood provide a dual focus for the area's residential community and offer a range of commercial and community services. This section of northwest London retains a relatively exclusive residential population given the high property prices commanded for the range of residential accommodation available.

Economic Context

2.26 The application site is situated in an affluent residential area of north west London, which is characterised by its strong residential land use, high property prices and low unemployment levels.

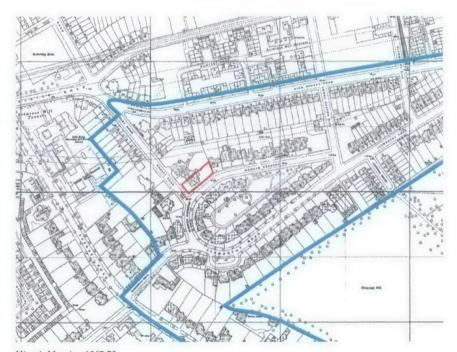












Historic Mapping: 1967-73



Long view looking west towards No. 3 Wadham Gardens

3. Policy Context

3.1 The following provides an overview of national, regional and local planning policy and guidance of relevance to the assessment of developments affecting unlisted buildings of merit and conservation areas as well as other key planning considerations.

The Planning (Listed Buildings and Conservation Areas Act) 1990

3.2 The Planning (Listed Building and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest over and above that provided by the Town and Country Planning Act (1990). Section 69 requires local planning authorities to designate areas of special architectural or historic interest as conservation areas. Section 71 states it is the duty of the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Under Section 72 of the Act the Local Planning Authority is required to pay special attention to "the desirability of preserving or enhancing the character and appearance" of conservation areas. Section 74 requires Conservation Area consent for the demolition of a building in a Conservation Area.

National Planning Guidance

PPS 1: Delivering Sustainable Development (2004)

3.3 PPS1 reiterates the statutory requirement to determine planning applications in accordance with the local development plan and other material considerations. It promotes the integration of sustainable development, economic development, social inclusion and environmental protection and also highlights the need for positive planning and the proactive management of development.

PPG 15: Planning and the Historic Environment

- Planning Policy Guidance Note 15: "Planning and the Historic Environment" (September 1994) provides a statement of Central Government policy for the identification and protection of historic buildings and the historic environment. It stresses the requirement placed on local planning authorities, via the Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special regard to the preservation or enhancement of the character and appearance of conservation areas. Paragraph 4.14 notes that this relates to all buildings within a conservation area, not just historic buildings. It also requires the effective protection of the historic environment given the importance of the cultural heritage in the sense of national identity. It is noted that the planning system has to reconcile the need for economic growth with the need for protection of the natural and historic environment (paragraph 1.1 and 1.2).
- 3.5 Section 4 of PPG15 addresses the demolition or partial demolition of unlisted buildings within conservation areas. Paras.4.26 and 4.27 stipulate that consideration should be given to the part played in the architectural and

historical interest of the area by a building. In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of "preserving or enhancing the character or appearance" of a conservation area. Paragraph 4.27 states:

"The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings... Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment."

3.6 Paragraph 4.26 notes, with regards to demolition in conservation areas, "account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition [or partial demolition] is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole."

- 3.7 Paragraph 4.27 states, the general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area. The demolition of such buildings within conservation areas should therefore be assessed against the same criteria as proposals to demolish listed buildings as set out in paragraphs 3.16-3.19 of PPG15, these are:
 - The condition of the existing building and the cost of repair/maintenance in relation to importance and value derived from the use:
 - The adequacy of efforts made to retain the building in its current use or to find compatible alternative uses. (This should include the offer of the unrestricted freehold of the building on the open market at a realistic price reflecting its condition);
 - The merits of alternative proposals for the site (the architectural merits of the replacement building may not be sufficient in themselves to justify demolition) and the community benefits which would arise from the new development in comparison with the impact of the loss of the buildings.

Draft PPS15: Planning and the Historic Environment

- 3.8 The new Planning Policy Statement (PPS) will replace Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) (Sept. 1994) and Planning Policy Guidance 16: Archaeology and Planning (PPG16) (Nov. 1990). The Draft PPS has undergone a period of public consultation which ran until 30 October 2009. The proposed integrated policy reflects the Government's intention to move beyond the distinction between buildings and archaeology and encompass all elements of the historic environment.
- 3.9 The approach put forward defines the historic environment in terms of heritage assets to be conserved in accordance with a set of principles and in proportion to their significance. The policy also highlights the importance of conservation in terms of enhancing heritage assets to encourage sustainable tourism or reusing them as part of regeneration schemes.
- 3.10 The draft PPS does not include those elements of PPG 15 and 16 which are considered to constitute guidance as opposed to policy. Instead a separate guidance document has been produced by English Heritage which contains detailed information on how to apply the policies in the PPS.

Development Plan Policy Strategic Planning Policy

- 3.11 The London Plan provides strategic planning guidance of relevance to the proposed development.
- 3.12 Chapter 4B of the London Plan, Designs on London, emphasises that good design is central to all the objectives of the London Plan. Paragraph 4.97 states "Good urban design gives order to space and beauty to buildings. Poor design results in inefficient and fragmented use of land and in buildings and spaces that make hostile and unattractive environments for citizens and communities". Paragraph 4.99 goes on to state that "poorly designed schemes will squander London's valuable resources and can blight the lives of users and neighbours" (London Plan, 2004, p174).

- 3.13 Principles that should be used when assessing planning applications are set out in Policy 4B.1 "Design principles for a compact city": "The Mayor will, and boroughs should, seek to ensure that developments:
 - · maximise the potential of sites;
 - promote high quality inclusive design and create or enhance the public realm;
 - contribute to adaption to, and mitigation of, the effects of climate change;
 - respect local context, history, built heritage, character and communities;
 - provide for or enhance a mix of uses,
 - be accessible, usable and permeable for all users.
 - be sustainable, durable and adaptable in terms of design construction and use;
 - address security issues and provide safe, securee and sustainable environments;
 - be practical and legible.
 - be attractive to look at and, where appropriate, inspire, excite and delight;

- respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network; and,
- address health inequalities."
- 3.14 Paragraph 4.101 emphasises the need for good design to consider a site's social, historical and physical context. It states that new developments should show an understanding of existing character to ensure the most appropriate changes to the historic environment are made.
- 3.15 In addition to Policy 4B.1, the following design and access related policies are relevant to the proposal:
 - 4A.3: Sustainable design and construction
 - 4B.5: Creating an inclusive environment
 - 4B.8: Respecting local context and communities

3.16 Policy 4B.11 of the London Plan states that the Mayor will seek to protect and enhance London's historic environment. It promotes "the beneficial use of historic assets... while allowing for London to accommodate growth in a sustainable manner". Policy 4B.12 adds that local authorities should ensure that the protection and enhancement of heritage assets are based on an understanding of their special character.

Local Planning Policy

3.17 The statutory development plan covering the site is the London Borough of Camden UDP (adopted June 2006). The Council has recently submitted its LDF Core Strategy for examination to the Planning Inspectorate (Submitted 28 January 2010). Relevant policies from both the current UDP and Core Strategy as submitted for examination are summarised below.

London Borough of Camden UDP (2006)

- 3.18 Policy H1 seeks to increase the level of floorspace in residential use and provide additional residential accommodation of an acceptable standard.
- 3.19 Policy SD1, in the Sustainable Development chapter of the UDP, indicates that the Council expects all new development to foster sustainable communities. The aims of the UDP also state that new development should meet today's social, economic and environmental needs in a way that does not harm our ability to meet our needs in the future. As such, the Council will seek to ensure that all development is sustainable with regard to social needs and the protection of the built and natural environment and is designed to the highest standard to protects and enhance its surroundings.

- 3.20 Chapter 3 of the UDP outlines the Council's policies for the built environment. Policy B1 sets out general design principles, indicating that new design must fulfill the following criteria:
 - respect its site and setting;
 - · be safe and accessible to all;
 - improve the spaces around and between buildings, particularly public areas;
 - be sustainable by promoting energy efficiency and the efficient use of resources;
 - be easily adaptable to changing economic and social requirements;
 - provide appropriate high quality landscaping and boundary treatments;
 - seek to improve the attractiveness of an area and not harm its appearance or amenity.

- 3.21 Policy B1 also indicates that the assessment of how the design of a development has taken these principles into account will consider the following:
 - building lines and plot sizes in the surrounding area;
 - the existing pattern of routes and spaces;
 - the height, bulk and scale of neighbouring buildings;
 - existing natural features, such as topography and trees;
 - the design of neighbouring buildings;
 - the quality and appropriateness of detailing and materials used;
 - the provision of visually interesting frontages at street level; and,
 - the impact on views and skylines.

- 3.22 Policy B3 of the UDP addresses alterations and extensions to buildings. It indicates that the Council will only grant planning permission for alterations and extensions that do not cause harm to the architectural quality of the existing building or the surrounding area. In assessing the merits of alterations and extensions, the following issues will be considered:
 - whether the form, proportions and character of the building and its setting including the garden and nearby trees, are respected;
 - whether extensions are subordinate to the original building in terms of scale and situation:
 - whether original features are retained or restored;
 - whether high quality materials that match or complement existing materials are used;
 - whether unsympathetic alterations or extensions are removed or improved;
 - whether the architectural integrity of the existing building is preserved; and,
 - whether building services equipment is appropriately located.

- 3.23 Policy B7 addresses development affecting conservation areas. Policy B7 indicates that the Council will only grant consent for development in Conservation Areas which will preserve or enhance the character and appearance of the area.
- 3.24 Various policies seek to protect amenity in relation to new development, Policy SD6 seeks to protect amenity for occupiers and neighbours, including privacy and overlooking, daylight and sunlight, artificial light levels and noise and vibration. Policy SD7 specifically seeks to control (A) light pollution and (B) noise/vibration pollution. SD8 seeks to control disturbance from plant and machinery including air conditioning and ventilation. SD9 (C) seeks to conserve energy and resources and promotes energy efficient design, renewable energy use and the use of recycled and renewable building materials. Policy N8 affords protection to trees.

London Borough of Camden – LDF Core Strategy: Examination Submission (28 January 2010)

- 3.25 Policy CS6 Providing Quality Homes puts the provision of housing as a priority land use for Camden's Local Development Framework
- 3.26 CS14 Promoting High Quality Places and Conserving our Heritage, indicates that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
 - requiring development of the highest standard of design that respects local context and character;
 - preserving and enhancing Camden's rich and diverse heritage, including conservation areas, listed buildings and historic parks and gardens;
 - promoting high quality landscaping and works to streets and public spaces; and,
 - d seeking the highest standards of access in all buildings and places and requiring buildings and spaces that the public may use to be designed to be as accessible as possible.

London Borough of Camden – LDF Development Control Policies (Proposed Submission 2009)

- 3.27 Policy DP24 Securing High Quality Design states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
 - character, setting, context and the form and scale of neighbouring buildings;
 - b the character and proportions of the existing building, where alterations and extensions are proposed;
 - c the quality of materials to be used;
 - d the provision of visually interesting frontages at street level;
 - e the appropriate location for building services equipment;

- f existing natural features, such as topography and trees;
- g the provision of appropriate hard and soft landscaping including boundary treatments:
- h the provision of appropriate amenity space; and
- accessibility.
- 3.28 With reference to Conservation Areas, Policy DP25 – Conserving Camden's Heritage states that in order to maintain the character of Camden's conservation areas, the Council will:
 - a take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas:
 - b only permit development within conservation areas that preserves or enhances the character and appearance of the area;

- prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention:
- d not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and,
- e preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Other Guidance and Advice

- 3.29 In addition to central Government's policy statements, a variety of design guidance and advice has been published that builds upon the increased emphasis on high quality design. The key documents are:
 - By Design Urban Design in the Planning System: Towards Better Practice, Thomas Telford Publishing DETR & CABE (2000);
 - Urban Design Compendium. English Partnerships, The Housing Corporation (2000);
 - Building in Context: New Development in historic areas. English Heritage/CABE (2001):
 - Protecting Design Quality in Planning. CABE (2003);
 - Planning and Access for Disabled People: A Good Practice Guide ODPM (2003);
 - Safer Places: The Planning System and Crime Prevention. ODPM/Home Office (2004);
 - Access Statements: Achieving an Inclusive Environment, Disability Rights Commission (2004); and,
 - Guidance on Conservation Area Appraisals. English Heritage (2006).

3.30 The following provides a review of the most relevant English Heritage and CABE guidance.

Building in Context: New development in historic areas

- 3.31 Building in Context was prepared jointly by English Heritage and CABE in 2001. It emphasises that development in a historically sensitive area must preserve or enhance the character of that area and achieve high quality design. The document recommends that a successful proposal should fulfill the following criteria:
 - Relate well to the geography and history of the place and the lie of the land;
 - Sit happily in the pattern of existing development and routes through and around it:
 - Respect important views;
 - Respect the scale of neighbouring buildings;
 - Use materials and building methods which are as high in quality as those used in existing buildings; and,
 - Create new views and juxtapositions which add to the variety and texture of the setting.

3.32 The document also highlights the importance of the whole development process and not just the design aspect. It states that collaboration, respect and commitment to the vision by all those involved in the project, including the client, the architect and the local planning authority is necessary for any successful project.

Guidance on Conservation Area Appraisals

3.33 Guidance on Conservation Area Appraisals (2006) is an English Heritage document that describes the approach that should be taken when establishing the distinctive character of an area. It sets out that in assessing the special interest of an area the following should be considered: location and setting; historic development and archaeology; the spatial analysis of an area, including the character and interrelationship of spaces and key views and vistas; and an analysis of the character of an area, including sub-areas, activity and uses, qualities of buildings, unlisted buildings, local details, materials, green spaces and any negative factors.

3.34 Annex 2 of the guidance provides a list of questions to be considered when assessing the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area. These questions can form the basis for the assessment of the contribution that an unlisted building makes to a Conservation Area and have been taken into account in this assessment of the proposed development.

Elsworthy Conservation Area – Character Appraisal and Management Strategy (June 2009)

- 3.35 The Elsworthy Conservation Area Character Appraisal and Management Strategy was adopted by the London Borough of Camden in early 2009. The document sets out a comprehensive management strategy that identifies key aims for the management of the conservation area and to tackle issues identified in the detailed appraisal.
- 3.36 The management strategy identifies alterations to existing buildings which may have a detrimental impact either cumulatively or individually on the character and appearance of the area. The following are of relevance to the current proposal:

- External painting which varies from a uniform approach, cleaning and pointing of brickwork:
- The replacement of historic fabric with materials or details that do not match the originals, such as inappropriately detailed or proportioned doors, windows, downpipes, tiling or railings;
- Extensions that negatively affect the scale, symmetry, or relative dominance of parts of existing buildings;
- Basement extensions and associated lightwells;
- Roof level alterations and extensions that interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, are overly prominent in the street;
- Air conditioning units;
- External security measures, including floodlighting; and
- Loss of original details such as traditional boundary treatments, frontage railings, chimneys and chimney stacks.

- 3.37 The management strategy indicates that alterations and extensions to existing buildings should be carefully considered. It states that, extensions where they are subsidiary, pay attention to details, adopt an imitative historicist approach and preserve original features and the wider character and appearance of the conservation area may be appropriate.
- 3.38 The key tests established by the management strategy for the acceptability of change are as follows:
 - "Development proposals must preserve or enhance the character and appearance of the Elsworthy Conservation Area".
 - Development must be of "High quality design and high quality execution" as this "will be required of all new development at all scales".
 - Development must not result in the "removal or loss of original architectural features" and should avoid the "use of inappropriate materials".
 - Development must preserve the "diverse historic rooflines" found in the conservation area.

3.39 The management strategy also includes a specific section on the acceptability of basement extensions and the effect they can have on the character and appearance of the conservation area. While the inference is that basement extensions may be acceptable, subject to careful design and siting, the guidance states that "the Council will normally resist basement development fronting the highway due to its impact on the appearance of the Conservation Area" (Para. 13.27). Attention is directed to the Council's New Basement Development and Extensions to Basement Accommodation Guidance Note (February 2009).

New Basement Development and Extensions to Existing Basement Accommodation: Guidance Note (February 2009)

3.40 This guidance note provides clarification on the acceptable parameters and relationship of basement extensions to their host buildings and sites and identifies the key issues relating to basement extensions which must be satisfied in order to justify a grant of planning permission. These include visual amenity, light spill, structural stability and any effect on trees and future garden amenity.

Summary

3.41 The following identifies the key planning, design/access and heritage tests from this policy review, against which the proposed alterations and extension to No. 3 Wadham Gardens are subsequently assessed.

Key Design, Access and Heritage Tests

- Will the works preserve the character and appearance of the Elsworthy Conservation Area?
- 2 Does the proposed development respect the form, proportions and character of the building and the sreak townscape?
- 3 Will the proposed extension/external works be subordinate to the original building in terms of scale, appearance and situation?
- 4 Will the works retain and/or restore any original external features of the proporties?
- 5 Will the alterations be executed sensitively in high quality materials and to the highest mandards to murch or complement existing materials?

- 6 Will the scheme result in the removal of any unsympathetic existing alterations?
- Will the works impact upon any elements of the building's external fabric and appearance that make a positive contribution to the Conservation Area?
- Will building services equipment be appropriately located?
- 9 Will the proposals be safe, stattainable and accessible to all?
- 10 Will the development meet the Council's criteria on the addition of basement level extensions?



View of the property's western elevation to Harley Road