

## 4. Analysis

4.1 This section of the statement provides an evaluation of the factual information outlined in the preceding section and defines the constraints and opportunities that underlie the scheme's design rationale. The analysis considers how the proposed development has been designed to address the character and sensitivity exhibited by the site and surroundings. Clearly, the formative factors which have guided the design and configuration of the proposed works principally relate to the building's historical interest, architectural merit and sensitivity. Accordingly, the analysis primarily considers the form, character and historical development of the building within the conservation area and provides an appraisal of the architectural merit and historical interest which underlies its status as an unlisted building of merit. It also identifies the building's capacity to accommodate change and sets out the design and heritage parameters which have ultimately guided the proposed development.

### Urban Form

4.2 The application site forms a part one, part two storey plus attic detached house set on a generous corner location within a coherent development of late 19th Century to Early 20th Century upper middle class suburban houses. This pattern of development is typical of this section of the Elsworth area and follows on from an earlier tradition of development, albeit in a more formal style, that developed in St. Johns Wood and along Avenue Road to the west of No. 3 Wadham Gardens. The site's urban form and its close relationship to the immediate context must be preserved for heritage and townscape reasons. Any alterations to the property's fabric must therefore respect its form, configuration and urban context.

### Movement and Access

4.3 No. 3 Wadham Gardens has three pedestrian entry points and one vehicle access point located along Wadham Gardens and one pedestrian access point on Harley Road. At present, only the secondary entrance to the east corner of the garden is gated with a solid wooden door, the remaining two pedestrian entrances have ironwork gates and the vehicle entry is open from the street.

4.4 As outlined above, the proposals are unlikely to increase pressure on local transportation as the property will be retained in its use as a single family dwelling house. The property remains easily accessible from a number of public transport options.

4.5 The property is a single family, private, dwelling and does not need to cater for specific access for disabled occupants. Level/ramped access is not currently provided into the house and no changes to this situation are proposed as part of the current application.

### No. 3 Wadham Gardens: Architectural Merit and Historic Interest

4.6 No. 3 Wadham Gardens is unlisted, but is identified as a building of merit within the Elsworth Conservation Area. The special architectural merit associated with No. 3 Wadham Gardens predominantly relates to the building's principle façades to Wadham Gardens in the south east and to Harley Road in the south west. These 'main' elevations are dominated by their use of red brick, and the height of the building is reinforced by the vertical emphasis and strong lines of the tall brick chimneys. The dominant red of the brickwork is offset by the irregularly placed and sized white painted woodwork of the small pane windows and the matching detailing to the entrance porch and bracketed soffits at eaves level. The principal façade is dominated by the building's double, conjoined, Dutch gables, with their light stone coping, which is carried through to decorative stepped buttress elements on the chimneys. The façades are given further interest by the inclusion of three bay windows, two of which are double height.

- 4.7 Views to the rear, northwest facing façade are restricted by No. 9 Harley Road, although consistent high quality detailing is visible on the return wall between the properties.
- 4.8 The north east façade towards No. 5 Wadham Gardens, while clearly prominent due to the large expanse of unadorned brickwork forming the wide centrally positioned chimney, reads as a rear or subsidiary façade where the positioning and frequency of fenestration is more restrained. It is the character and consistency of detailing across the two principal elevations and the subsidiary façades, and their wider consistency and integration with the majority of neighbouring properties that makes a positive contribution to the character and appearance of the Elsworthy Conservation Area.
- 4.9 The historic interest associated with No. 3 Wadham Gardens reflects its late Victorian-Edwardian origin and development as part of the William Willett development of Elsworthy Road and Wadham Gardens. The property forms part of a well preserved and consistent group of suburban, upper middle class, late nineteenth/early twentieth century detached family houses. Nonetheless, it is not an exceptional example of a dwelling of this age or character.

- 4.10 A number of opportunities exist to improve the appearance of the property whilst preserving the features of merit through careful design and reinstating or renovating damaged or missing features. In particular, there is a clear opportunity's to remove an unsympathetic single storey, flat roofed side extension.

### Summary of Constraints

- 4.11 The following provides a summary of the constraints which have informed the design process:
- The need to preserve or enhance the character and appearance of the Elsworthy Conservation Area.
  - The need for the proposed extension to remain subsidiary to the host building.
  - The need for any works to sensitively address the features of interest on the property's exterior in terms of both fabric and setting.
  - The need to sensitively introduce the basement level extension to minimise the effects of light spillage and preserve the biodiversity of the garden.
  - The need to introduce any external alterations or additions to the existing building in a sensitive manner without compromising the character and appearance of the conservation area.

### Summary of Opportunities

- 4.12 The following lists the opportunities which have informed the proposed development:
- The potential to sensitively extend and improve the existing residential accommodation.
  - The potential to remove the poorly integrated existing utilitarian single storey flat roofed rear/side extension.
  - Opportunities to sensitively restore external features, notably through repointing the property's brickwork (where damaged), inspection and replacement of damaged roof tiles and refurbishment and replacement of damaged elements of fenestration with matching materials.
  - Opportunities to enhance the character and integrity of the property through removing and replacing features which detract from the property and the character and appearance of the conservation area.

## 5. Proposed Development

### Project Brief

- 5.1 The project brief is to create a sensitive and well integrated extension to his existing family home at No. 3 Wadham Gardens to provide additional high quality living space. The development should afford opportunities to improve the quality of the garden and should relate sensitively to the existing house and the character and appearance of the Elsworth Conservation Area.

### Development Principles

- 5.2 This proposal for the alteration and extension of No. 3 Wadham Garden has been afforded careful consideration and detailed design from the outset to ensure that the development proposed preserves the character and appearance of the Elsworth Conservation Area.
- 5.3 The extension proposed is subsidiary in siting and scale to the original building and has been undertaken with the intent to provide a scholarly replication of the original materials and detailing of the host building. This design rationale will ensure the addition is carefully integrated with the host property and is intended to read as a secondary or rear wing to the existing house and sensitively address the characteristics of the local streetscene. As required by the Council's Conservation Area Management Guidelines, an imitative historicist approach has been adopted in the design of the extension.
- 5.4 The design of the extension has also been undertaken to address and respect its location and its relationship with adjacent buildings and spaces. The proposal has been designed to leave sufficient garden space to preserve the open character of the immediate area, whilst improving the existing views across the garden. The development also proposes to remove the existing utilitarian rear extension and will introduce additional screening and improved planting to the garden of the property.
- 5.5 The proposed development retains the building in C3 (residential) use as a single family dwelling house.



View of the property's existing flank elevation

### Proposed Extension

- 5.6 The proposed development comprises the alteration and extension of No. 3 Wadham Gardens to provide additional residential floorspace and ancillary accommodation.
- 5.7 This application represents the culmination of a detailed design process where the scheme's architectural rationale has been based on a scholarly historicist approach which has sought to replicate the style, materials and detail of the existing building to provide a complementary addition which will preserve the character and appearance of the Elsworth Conservation Area.
- 5.8 The extension and associated external alterations to the existing building, including the basement addition at lower ground floor level, include the removal of an existing utilitarian single storey rear side extension to the northeast of the existing house and its replacement with an integrated single storey extension, plus attic and basement levels, covering 344sq.m (gross external area).
- 5.9 The proposal includes the partial internal reconfiguration of the residential accommodation within the existing house, principally at ground floor level, to sensitively link the proposed extension to the existing house through two existing doors which lead from the current kitchen and dining room to the utility room within the existing side extension and the lean-to north east facing porch respectively. The third point of access enlarges and opens an existing north east facing ground floor dining room window to become a door.
- 5.10 Towards the rear northern corner of the existing building it is proposed to remove part of the outer wall of the existing kitchen which forms part of the utilitarian single storey rear/side extension.
- 5.11 The proposed replacement extension is rectangular in plan and is set back from the front, Wadham Gardens, façade of the host building by 0.65m (adjacent to the existing front dining room window). The proposed extension is 8m wide to the Wadham Gardens façade when measured from the existing northeast facing wall of the property and is 12.8m deep (extension only) from the front building line to the boundary wall with the adjacent property at No. 9 Harley Road.
- 5.12 The proposed ground floor level accommodation with the extension comprises a new kitchen and adjoining family living/dining room, ancillary accommodation in the form of a pantry, dry goods storage room and boot room. It will also include a new stair core serving the first floor attic accommodation and lower ground floor accommodation within the proposed basement level extension (also acting as a secondary means of fire escape).
- 5.13 At first floor level, the proposed extension comprises high quality, attic style, accommodation comprising an ensuite staff double bedroom suite and stair core with fire escape link to the existing house. The staff suite will be served by two dormer windows at roof level which match the design and detail of existing dormer windows on the original roof structure.
- 5.14 The exterior of the extension has been designed to match the design, materials and detailing of the host building. It will use matched brick for the ground floor walls and matched, small paned, white timber framed fenestration and solid wood doors. The roof structure will replicate the style of the host building's roof, with a hip just above eaves level and includes matching positioning and design for the two proposed dormer windows and matched ceramic tiles. The pitch of the roof will be slightly shallower than that of the principal roof of the original house. This has been deliberately designed to minimise the massing of the proposed extension and to keep the visible ridge height of the extension level with the eaves height/base of the gable towards the eastern Wadham Gardens façade of the building. The slight difference in roof pitch will not be noticeable in views from the street and the overall appearance of the design will suggest a subsidiary extension or rear/side wing to the existing house.
- 5.15 Other than minor works, described below, the roof structure of the existing house will remain unchanged. The removal of the internal chimney structure at second floor, attic level, which serves the fourth, centrally positioned, chimney at roof level will be undertaken in such a way that it will not require its alteration or reconstruction above roof level. The removal of the internal structure (within proposed bedroom suite three) will require the insertion of a weight bearing beam to support and retain the external chimney structure above roof level. Details of this are provided in the accompanying submitted structural survey prepared by Haskins Robinson Waters.
- 5.16 The proposed basement level extension sits partially below the existing house and the

proposed extension, and partially beneath the garden towards the north east of the existing house. The accommodation proposed comprises an ensuite guest suite, a gym, a children's den, a storage area, wine room, spiral wine staircase, utility room, plant room, separate WC and circulation space. The proposed basement level accommodation is served by three lightwells which will provide light to the guest suite, its ensuite bathroom, the children's den, the gym and storage area and the utility room. Two of the lightwells are located to the north east and north west of the proposal away from street façades while the third on the Wadham Gardens side of the house will be screened by the properties boundary wall and by an additional balustrade with planting around the retaining wall of the lightwell.

- 5.17 The portion of the basement level extension which extends beyond the ground floor addition beneath the garden of the property has been designed so that it steps down a further 0.45m below the rest of the basement. This will allow for 1m of soil to be retained above the basement structure to adequately preserve the ecological viability of the garden and proposed landscaping scheme.

#### Other Minor Works

- 5.18 In addition to the proposed extension a number of other minor works are proposed by this application and are detailed as follows:

- Insertion of wooden framed, white painted, folding sliding doors to the large bay window on the south western elevation of the proposed 'reception/media room' at ground floor level (designed to match detail and nodular division of existing fenestration and retaining the original top height of the fenestration to ensure a sympathetic visual impact from Harley Road);
- Replacement and upgrade of an existing skylight on the existing flat roof located between the two pitched roofs served by the conjoined Dutch gable on the south eastern elevation. This alteration would be invisible from street level and surrounding buildings and would serve proposed bedroom suite 4;
- Insertion of two velux conservation skylights on the northwest roof slope;

- Insertion of a velux conservation skylight on the northwestern roof slope adjacent to the chimney on the northeastern façade;
- Relocation of an existing window by moving it slightly westwards from its existing position on the north eastern façade of the property at first floor level. Materials and fenestration detailing to match existing;
- Introduction of a new window to Bedroom 1 at first floor level in the northwest elevation with a high level sill to limit overlooking and preserve the residential amenity of neighbouring occupiers;
- Rationalisation or removal of all 'unoriginal' plastic rainwater goods and services;
- Construction of a plant housing unit in the rear garden;
- Installation of a gas boiler extract flue;
- Installation of a permeable gravel surface to the current hardstanding parking area;

- Installation of a sliding gate across the current car parking area design to follow the existing pedestrian wrought iron gate;
- Installation of a covered cycle parking stand behind the boundary wall adjacent to the Harley Road pedestrian gate;
- Installation of a refuse and recycling storage area adjacent to the proposed dining room wall in the access space along the northwestern wall of the house;
- Details of new landscaping along the property boundary; and,
- Revised landscaping/planting within rear garden (refer to accompanying landscape design drawings).

### Sustainability Proposals

5.19 The proposed development provides an opportunity to comprehensively upgrade the sustainability of the existing building including improvements to water consumption, energy efficiency and insulation. The following measures will be implemented:

- The new extension is designed so that the proposed building fabric exceeds the building regulations requirements in respect of energy conservation and performance. U values have been designed to better the elements listed in the Building Regulations by a minimum of 20%.
- Where feasible, all existing external walls are to be lined internally with proprietary thermal insulation to improve the thermal efficiency of the property.
- Heating installation is to be upgraded to current efficiency standards.
- Glazing is proposed to be replaced, where feasible, with slim double glazed units inserted in the existing frames. The appearance of the fenestration will therefore not alter and all existing feature stained glass elements and decorative glazing will be retained unaltered.

5.20 The scheme also includes proposals for rainwater harvesting and has investigated options for renewable energy. These are outlined in the submitted Mechanical and Electrical Services Proposal Summary by Chapman Bathurst.

5.21 Due to the constraints imposed by the property's location within a conservation area the design rationale has followed sustainability measures which would not impact on the external appearance of the property. As such, renewable energy technologies that would affect the external appearance of the property (e.g. solar roof panels, photovoltaic panels and wind turbines) have been dismissed as unacceptable design options.



The location of the proposed extension

## 6. Assessment

6.1 This section of the statement provides a detailed assessment of the proposed works outlined above in the context of the following key planning, design/access and heritage tests (also defined at Section 3.0):

### Key Design, Access and Heritage Tests

- 1 Will the works preserve the character and appearance of the Elsworth Conservation Area?
- 2 Does the proposed development respect the form, proportions and character of the building and the area's 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 properties?
- 5 Will the alterations be executed sensitively in high quality materials and to the highest standards to match or complement existing materials?
- 6 Will the scheme result in the removal of any unsympathetic existing alterations?
- 7 Will the works impact upon any elements of the building's external fabric and appearance that make a positive contribution to the Conservation Area?
- 8 Will building services equipment be

appropriately located?

- 9 Will the proposals be safe, sustainable and accessible to all?
- 10 Will the development meet the Council's criteria on the addition of basement level extensions?

### Design of the Proposed Extension

- 6.2 The design of the proposed addition has been based on an imitative historicist architectural approach which will match the property's materials and respect its proportions and overall appearance. The extension has been sensitively designed to make an efficient use of this corner site within the Conservation Area. It will remove the visually unattractive, utilitarian, existing extension and replace this with a sensitively designed extension which seeks to replicate the design of the host building in a scholarly manner.
- 6.3 Our research in relation to the property's historic development has shown that the first ordnance survey map illustrating No. 3 Wadham Gardens (C. 1914) illustrates the 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 Willet development. As such, while elements of the current rear/side extension may perhaps be original it appears that it has, at least, been unsympathetically altered and certainly does not relate successfully to the house or contribute positively to the wider character and appearance of the Conservation Area. As such, we are of the view that the demolition and replacement of this small utilitarian wing is acceptable in planning and heritage terms.

- 6.4 The proposed extension, which provides a considerable opportunity to enlarge and enhance the existing family house, has been carefully sited to the north east of the existing building. This represents the least sensitive of the building's three façades visible from neighbouring streets. The footprint of the proposed extension is designed to be subsidiary to that of the principal house and it is set back from the front elevation. The addition will also follow the building line of the neighbouring extension to the rear of No. 9 Harley Road.

6.5 The proposed extension rises to one storey, plus an attic storey with dormer windows, and the overall scale of the extension is designed to be subsidiary to that of the original house. The ground storey will stand slightly below that of the existing house and the hipped roof structure will rise to match the eaves level of the adjacent front gable of the principal building. The overall approach in terms of scale is to produce an extension which visually reads as a subsidiary addition to the "host" building but with strong visual keys in its style, materials and proportions that integrate it successfully with the original property.

6.6 The palette of materials and detailed design features will integrate the new development with the existing property. This includes the use of high quality matching materials such as red brick for the walls and red ceramic tiles for the roof. Similarly, there will be matching materials and design in the proposed fenestration which will accurately replicate the window construction and appearance both at ground floor level and at the first floor 'attic' level dormers. The design, scale and proportions of the roofscape have also been drawn directly from the original building with matching brackets and soffits and a low hip introduced towards the base of the roof

structure. In addition, the dormer windows set in the roof of the addition will be positioned so that more roof structure is located above the window than below. Again, this replicates the character of the existing roofscape.

6.7 It is, therefore, considered that the proposed extension has been sensitively designed to replicate and relate to the existing house in terms of layout, proportions, scale, appearance and materials. It will be subordinate to the host building in terms of scale and character and will preserve the building's architectural integrity and interest whilst retaining the primacy of the building's north east facing chimney. Saved policies B1 and B7 in the Camden UDP state that extensions in conservation areas should be carefully sited and proportioned to respect the area's historic form, the integrity and proportions of the original building, and its design and materials. In our view, the proposal achieves these aims and provides the property with a more balanced overall composition when viewed from Wadham Gardens. The attention to design and detail create an addition which might conceivably have formed part of the original works of construction.

6.8 The Council's Conservation Area Appraisal states that extensions should be of a sympathetic scale, should be subsidiary to the existing building and should be of the highest standards of design. The appraisal also advocates an imitative, historicist approach to new development. These principles have underpinned the design of the new extension and it is considered that the addition is compliant with the objectives and requirements of the policy framework in terms of its sensitive integration with the existing building at No. 3 Wadham Gardens.

#### **Effect of the Proposal on the Local Streetscene**

6.9 No. 3 Wadham Gardens occupies a corner location at the junction of Wadham Gardens and Harley Road. As such, the property's main elevation addresses Wadham Gardens and its 'rear' garden uncharacteristically presents an extended side boundary to the street, between Nos. 3 and 5 Wadham Gardens. This relationship creates a larger space between buildings than is characteristic in the immediate area and forms a distinct gap in the streetscene. The proposed extension has been carefully designed to address its appearance in views from the immediate surrounding area and, in particular, its effect on views across this open garden space.

6.10 The existing boundary treatment of the property comprises a brick wall (rising to approximately 1.8m) with a hedge above. This creates a reasonable level of screening from the street and limits views into and across the garden towards the rear of properties on Harley Road. Limited views of the existing utilitarian single storey side extension and neighbouring rear extension at No.9 Harley Road are, however, still visible and may be considered to detract from the streetscene. Through the removal of the existing extension to No.



3 Wadham Gardens and the introduction of appropriate planting and screening, the proposed extension provides an opportunity to enhance the area's visual amenity.

- 6.11 The scale and overall design of the proposed extension and its position against the least sensitive of the existing building's three visible façades will ensure that its impact on the surrounding streetscene will be limited. In approaches along Wadham Gardens, from both the southeast and north west, it will appear as a subsidiary and carefully integrated extension to the original house and a suitably sympathetic addition to the area's streetscene. It is, therefore, considered that the proposed extension will have a modest positive effect on the area's streetscene and visual amenity.

#### **Effect on the Wider Character and Appearance of the Elsworth Conservation Area**

- 6.12 The proposed extension of No.3 Wadham Gardens has been carefully designed to ensure that it complies with the Council's policy and guidance for residential extensions in conservation areas as outlined in the Elsworth Conservation Area Appraisal and associated Management Plan. The extension proposed is subsidiary in siting and scale to the original building and offers a scholarly replication of the original materials and detailing based on a historicist design approach.
- 6.13 As outlined above, the scheme's design rationale will ensure the addition is carefully integrated with the host property, reads as a secondary or rear wing to the house and sensitively addresses the local streetscene.
- 6.14 The design of the extension also addresses and respects its location and its relationship with adjacent buildings and spaces, leaving sufficient garden space to preserve the open character of the immediate area, whilst also improving existing views across the garden. The development will remove the existing utilitarian rear extension and will introduce additional planting and screening.

- 6.15 Beyond the immediate approaches along Wadham Gardens, the views of the proposed extension are limited to the south west due to the curve of the road and position of the existing house. The view from the east looking directly along Wadham Gardens is such that the location of the proposed extension is substantially screened by the property's boundary wall, trees and planting, both within the garden of No. 3 Wadham Gardens and along the street. As such, the development will have a very limited effect on the wider character and appearance of the Elsworth Conservation Area. Moreover, through its careful design and integration the proposed addition will preserve the character and appearance of the immediate surrounding sections of the Conservation Area.

- 6.16 The proposed extension therefore fulfils the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and PPG15 for development to preserve or enhance the character and appearance of conservation areas. It also complies with local guidance in relation to the scale, massing and detailed design of extensions within conservation areas.

#### **The Acceptability of the Proposed Basement Extension**

- 6.17 The proposed development includes the introduction of basement level accommodation located partially beneath the footprint of the existing house and partially beneath the proposed extension. The basement will also extend approximately 6.5m into the property's garden to the north east of the proposed above ground extension (a total of 14.5m from the existing north east façade chimney breast).
- 6.18 In addition to the proposed split level basement extension at lower ground floor level, a small area of a second level of sub basement is proposed beneath the proposals wine room to incorporate a proprietary self contained 'spiral stair wine cellar' to incorporate additional storage space for wine. The proposed spiral wine store will have a diameter of 2.1m and a depth of 2.75m. It will be accessed by a floor level trap door. The staircase will be entirely contained beneath the basement and will have no impact on the character and appearance of the conservation area or other planning related matters. It is therefore fully compliant with the Council's planning policy.

6.19 We have considered the issues associated with basement development including the proportion of proposed basement development to the overall site area, the visual amenity and light spill issues that can result from the introduction of lightwells, the structural stability of the host and neighbouring buildings and the effect on trees and resulting viability of garden amenity following construction. We are satisfied that the proposed development complies with the Council's policy requirements with regard to these matters.

6.20 Following construction, the building footprint of the house, including the basement, will occupy only 35% of the total site area, with a ground level proposed footprint of only 26% of the site. The proposed basement (and above ground extension) are therefore not overdominant in relation to the total site area.

6.21 The construction of the basement level extension has been comprehensively addressed in the accompanying report submitted by Haskins Robinson Waters and the proposed development can be carried out without affecting the existing structure of the host building or neighbouring structures.

6.22 The basement accommodation will be served by three lightwells located adjacent to the north west, north east and south east outer walls of the ground floor extension. The lightwells have been designed to limit both their size and impact on the character and appearance of the conservation area. None of the lightwells will be visible from the street outside the garden of No. 3 Wadham Gardens due to the existing 1.8m high property boundary wall. Within the garden, each lightwell will be screened at ground level with low walls and planting to reduce both their visibility and any potential for light spill and the third lightwell on the north western side of No. 3 Wadham Gardens will be covered by a galvanised steel grate.

6.23 The accompanying arboricultural assessment prepared by Landmark Trees has demonstrated that no trees of amenity value will be lost as a result of the proposed development and that remaining trees will be provided with sufficient ground space to develop unaffected. The proposed development is accompanied by a comprehensive landscaping strategy for the property's garden and the proposal will result in significant replanting and improvements to the existing garden.

6.24 The section of the proposed basement footprint located beneath the garden of the property has also been designed to step down deeper than that below the floor level of the existing house and ground floor extension. This will provide a sufficient depth of earth cover for planting and will retain the viability of these sections of the garden. This will ensure that the overall character and appearance of the property's garden can be maintained.

6.25 As such, the setting of the building will not be adversely affected by the proposed basement extension and the character and appearance of the Elsworth Conservation Area will be preserved in accordance with the guidelines set out in the Elsworth Conservation Area Management Plan and the Council's guidance on basements.

#### Effect on Trees

6.26 As previously discussed, the proposed extension to No. 3 Wadham Gardens will require the removal of a number of low quality trees from the northeast portion of the property's garden. A comprehensive Arboriculture Assessment and Landscaping Plan has been prepared and submitted as part of this application. Appropriate mitigation measures, including new landscaping and replacement trees, have been included in the proposal to ensure the character and quality of the garden surrounding No. 3 Wadham Gardens is preserved in accordance with UDP Policy N8.

#### Residential Amenity Impacts

6.27 The proposed development has been carefully designed to address the site's residential amenity constraints in terms of daylight and sunlighting, privacy and noise. The single storey, plus attic, side extension will have no material impacts on the daylight and sunlight, privacy and noise experienced by existing neighbouring residential accommodation. As discussed above, the lightwells associated with the proposed basement accommodation are designed to ensure that they minimise the potential for light spillage and will not give rise to any residential amenity concerns.

#### Other Minor Works

6.28 In addition to the works described above minor ancillary works are proposed to the property. These include minor alterations and relocations of windows, insertion of new skylights, construction of a small plant housing unit in the rear garden, installation of a gas boiler extract flue, installation of a permeable gravel surface to replace the current hardstanding parking area and installation of a new gate across the access of the existing car parking area and installation of cycle parking.

6.29 The alterations proposed to windows are to improve the quality of the existing accommodation and to ensure that the proposed accommodation has a high standard of internal daylighting and sunlighting. The minor works proposed to windows on the property's north eastern, north western and south western façades have been design to protect the privacy and residential amenity of neighbouring residential units. They will be implemented using the same imitative historicist approach proposed for the rest of the works, with a commitment to traditional materials and replicating the design detail of existing features and fenestration. The alterations to fenestration at roof level are

similarly sensitive. The proposed addition of velux conservation type skylights windows to areas of the north western roof slope are sensitively positioned to be hidden from street views within the conservation area and will be of a design that minimises their effect from views within the gardens of neighbouring private properties. Overall, all proposed alterations to fenestration will be sensitively undertaken to limit and minimise any visual alteration of the façades from the public highway. The high quality and imitative character of the design of these elements will, in our considered opinion, preserve the character and appearance of the conservation area.

6.30 The small plant unit proposed will be located towards south corner of the site. This is to ensure maximum distance from residential accommodation to minimise any possible impact on the property and neighbouring properties. Notwithstanding this, the final location and design of the unit will be assessed in detail to ensure appropriate acoustic enclosure to provide below background noise levels. It will be fully contained within the property's private garden and not be visible from the street. The specifications of the unit require that it be located outside and, as such,

it cannot be located within the proposed basement level plant room. The impact of the plant unit on residential amenity has been assessed and will have no impact on the residential amenity of neighbouring properties. The plant unit will also be screened as outlined in the submitted landscaping proposals. The plant unit will also be screened as part of the landscape design with details to be developed as the specification of the equipment is confirmed.

6.31 Similarly the proposed new boiler extract flue will be located to ensure it is invisible from street views and screened from within the property's garden. This feature is required to meet building regulations and is a necessary part of the property's continued and sustainable use as a single family dwelling. It is proposed that this flue will be located within one of the existing chimneys and will discharge from the chimney in a traditional manner with no impact on the visual appearance of the property.

6.32 The proposed works to the existing car parking area seek to remove the existing drainage resistant hardstanding and replace this with a permeable gravel drive. This will not only improve natural drainage, but will reduce run-

off and offers a benefit to the root systems of nearby trees and planting. The new gravel drive will preserve the character and appearance of the conservation area and is acceptable in heritage terms.

6.33 New sliding vehicle access gates are also proposed to the existing car parking area. These have been designed to complement the existing metal pedestrian gate furniture to the pedestrian access. The gates are designed to slide open along internal side of property's boundary wall. This design minimises the impact of the gates on the existing parking space and avoids the gates opening over the pavement and public highway. The gates will be fully concealed behind the existing boundary wall when open and are to be wrought iron designed to sympathetically replicate the design, character and finish of the existing pedestrian gate to the property. The gates will be automated (electric operation).

6.34 The proposed cycle parking stand will be located immediately behind the existing boundary wall of the property adjacent to the Harley Road pedestrian access gate. The cycle parking stand will not be visible from the street and will have no impact on the character and appearance of the conservation area.

- 6.35 The proposed alterations to the property's landscaping treatment and garden design are fully set out in the accompanying landscaping document and are designed to complement and enhance the existing garden. We consider that there are no heritage or planning related issues arising from these proposals.

#### Accessibility

- 6.36 The proposed development is a private dwelling house and there are no proposed changes to the means of access to No. 3 Wadhams Gardens.

#### Planning Benefits

- 6.37 The proposed development will deliver a range of planning benefits:
- 1 It will retain the building in its original use as a single family dwelling house;
  - 2 It will provide a net increase in residential floorpace at the site;
  - 3 It will improve the quality of the family accommodation within the property;
  - 4 It will preserve the character and appearance of the Elsworth Conservation Area;
  - 5 It will provide an opportunity to enhance the sustainability and energy performance of the building; and,
  - 6 It will respect the existing residential amenity of neighbouring properties.



No. 3 Wadhams Gardens

## 7. Summary and Conclusion

### Background

7.1 This design and access assessment provides an analysis of the proposed development at No. 3 Wadham Gardens in terms of design, access and built heritage concerns and outlines the design and access rationale that underpins the scheme. It ultimately seeks to demonstrate that the development proposals are based on a sensitive and holistic design process, a sustainable approach to access and a sympathetic and considerate response to the site's built heritage constraints. The following provides a summary of the assessment and sets out our conclusions.

7.2 The application site comprises an unlisted late Victorian early Edwardian detached residential villa by Amos Faulkener, architect. It was built for Willett and Son as part of the Avenue Road Estate. The property is situated within the Elsworth Conservation Area at the corner of Wadham Gardens and Harley Road. The immediate surroundings are characterised by the dominance of larger residential accommodation in a sought after location close to Swiss Cottage, St. John's Wood and Primrose Hill.

7.3 The immediate area now occupied by No. 3 Wadham Gardens was one of the last spaces in the wider area to be developed in the first decade of the 20th Century. The property forms part of a carefully planned development by the family development firm of Willett and Son who were responsible for a range of middle class larger residential housing in the later part of the 19th Century and early part of the 20th Century. Though developed speculatively, the Willett Avenue Road Estate development, employed high quality materials and a bespoke approach to individual property design within a overriding and harmonious style of building, which paid particular attention to detail and to the design, scale and materials used in each property.

7.4 Since its completion, the Avenue Road Estate has remained almost exclusively residential in its character and has retained its status as a prosperous residential address.

7.5 No. 3 Wadham Gardens comprises a part one, part two storey plus attic detached red brick villa in the 'Free Style' with notable vernacular elements and Dutch influences in the property's gables and roof structure. The predominance of the red brick structure is emphasised by the strong vertical elements formed by the property's four tall chimneys and complimented by the red ceramic tiles on the hipped roof. These elements are offset by the double height bay windows on the two principle façades and white painted wooden elements of the composition which include the small pane windows, brackets and soffits beneath the eaves and elaborate porch structure to the main entrance onto Wadham Gardens.

7.6 The external appearance of the property has remained largely unchanged since construction and retains almost all of its original structural elements in good condition. Some alteration to the rear service wing may have occurred and the property boundary has been unsympathetically replaced in yellow stock brick. Nonetheless, the property makes

a positive contribution to the Elsworth Conservation Area.

### Proposed Works

7.7 The principal works proposed include the addition of a single storey, plus attic extension to the north eastern façade of the existing house. This is integrated with a proposed basement level extension which extends beneath part of the existing house, the proposed extension and the north eastern portion of the property's garden. In addition, minor works are proposed comprising alterations to the fenestration on the existing building to three façades and at roof level, installation of plant and associated ventilation, alterations to parking surfaces, the installation of gates and alterations and improvements to the property's cycling parking, refuse and recycling storage, landscaping and garden.

### Assessment

- 7.8 The Design and Access Statement provides an assessment of the proposed works in relation to design, access and heritage issues and in the context of the planning policy framework. The following provides a summary of the assessment.
- 7.9 The design of the proposed addition and the associated minor works have been based on an imitative historicist architectural approach which will match the property's materials and respect its proportions and overall appearance. The extension and other alterations proposed have been sensitively designed to make an efficient use of this corner site within the conservation area. It will remove the visually unattractive, utilitarian, existing extension and replace this with a sensitively designed extension which seeks to replicate the design of the host building in a scholarly manner.
- 7.10 The basement level extension has also been designed to sensitively address the character and appearance of the conservation area. The number of lightwells is minimised by sharing multiple basement level windows in individual lightwells and these are positioned away, from the street and screened from within the property's garden. The basement has been sensitively designed to protect the viability of the garden through generous depth of soil and will not give rise to unacceptable residential amenity or arboricultural issues.
- 7.11 The proposed extension has been sensitively designed and will respect the 'host' building and preserve the Character and Appearance of the Elsworth Conservation Area. The addition will remain subsidiary to the host building and will match its materials, detailing and overall appearance. The extension will give the property a more balanced composition and will read as a subordinate side bay which might conceivably have formed part of the original property. It is therefore considered that the proposed development is compliant with the planning policy framework in terms of design and heritage matters.

### Access Implications

- 7.12 The property is a private single family dwelling house within a conservation area. There is currently no requirement through policy, or need from the current occupants, for access that would require a greater level of accessibility than that already extant at the property. The existing access arrangements will, therefore, be retained.

### Overall Conclusions

- 7.13 The alterations and extension works to No. 3 Wadham Gardens have been sensitively designed to take account of the site's opportunities and constraints and the special character and appearance of the Elsworth Conservation Area. The current proposals are considered to represent a practicable and sensitive addition to the existing house which provides increased and improved residential living space suitable for modern family living. They seek to reconcile the need to sensitively respect and preserve the properties character, appearance and configuration with the opportunity to provide enhanced living accommodation. The visual effect of the proposed works are relatively localised within the Elsworth Conservation Area and will not result in any materially unacceptable effects on the character and appearance of the areas townscape.
- 7.14 The design and configuration of the proposed development has been based on a considerate and sensitive design process, a sustainable and equitable approach to access and a sympathetic and well conceived response to the site's built heritage constraints. It has evolved in response to initial pre-application feedback and is considered to sensitively address the site's constraints and opportunities relating to design, access and heritage issues. It is ultimately concluded that the proposed works are compliant with relevant national, strategic and local planning policy in relation to design, access and built heritage. As such, we respectfully submit that planning permission and conservation area consent should be granted for the development.