

10 WADHAM GARDENS, LONDON, NW3 3DP

DESIGN STATEMENT

Submitted by Ed Bennett on behalf of David and Marion Cohen

MAY 2009

1 Introduction

- 1.1 This Design Statement has been prepared by Ed Bennett on behalf of David and Marion Cohen to accompany a Full Planning Application and Conservation Area Consent for the site known as 10 Wadham Gardens, London, NW3 3DP.
- 1.2 Located in Wadham Gardens and within the Elsworthy Conservation Area, the application site comprises a three storey detached house. The building is split into three self-contained units accessed via a communal internal staircase.



- 1.3 The proposal comprises the demolition of an existing bay to the rear which is then replaced with a slightly larger bay with windows. A further bay on the same elevation will be altered to lower the sill height to improve views and access to the gardens and terrace.

The proposals also include some internal alterations at ground floor level.

All proposals are to the rear of the property and are necessary to adapt the existing family home into a residence more suited to the new owners and their needs.

2 Site and Surroundings

2.1 No. 10 Wadham Gardens is a three-storey detached Edwardian arts and crafts style building.



NORTH ELEVATION



SOUTH ELEVATION

- 2.2 The property has access to a shared area of private open space to the rear – this is shared by the residents who enclose it.



- 2.3 The site is approximately 465m² in area. The rear of the house is facing South.
- 2.3 The footprint of the existing property is 215m² and the total net internal area at ground floor level is approx. 171m² excluding communal parts.
- 3 Policy context
- 3.1 The property is situated within the Elsworthy Conservation Area.
- 3.2 The building is not listed.
- 3.3 We also understand that planning permission and conservation area consent has been granted for similar development proposals for properties in close proximity to the application site, for example:

2 Wadham Gardens, London NW3 3DP, Council's Ref No. 2007/6360/P – Granted
4/4B Wadham Gardens, London NW3 3DP, Council's Ref No. 2005/5131/P – Granted
16 Elsworthy Road, London NW3 3DJ, Council's Ref No. 2006/5117/P – Granted
41 Elsworthy Road, London NW3 3BT, Council's Ref No. 2007/6440/P – Granted
18-20 Elsworthy Road, London NW3 3DJ, Council's Ref No. 2007/5933/P – Granted

There is also an extant consent on the application property for basement works with associated lightwells. The new owners do not wish to implement this as their needs are not so great as the former applicant.

4 Design Proposal

- 4.1 The property currently occupies the ground floor of the three storey building and provides one living room, one kitchen /dining room, a master bedroom with en-suite bathroom, two small bedrooms sharing a bathroom and a playroom/reception room.
- 4.2 The proposed bay extension will be in sole ownership and use of the ground floor unit.
- 4.3 The terrace at the back of the property remains in sole ownership of the applicant.



SOUTH FACING PRIVATE TERRACE

- 4.4 The aim of the proposal is to accommodate the needs of a retired couple. The extension will facilitate an improved home office area to the south of the master bedroom suite. Internal alterations will allow for larger, fewer rooms but will still retain a degree of flexibility. By adding French doors and lowering the sill to the other rear bay, the relationship with the garden is improved and views across the gardens are opened up.
- 4.5 The net increase of internal floorspace for the new bay is approximately 1 sqm.
- 4.6 All new windows and external doors will be designed to match existing. We are keen to ensure apposite materials are used whenever they need to be replaced.
- 4.7 The proposed internal alterations at ground floor level will not affect the exterior of the building. The two existing south facing bedrooms will be merged into one, to create a big master bedroom with its own new en-suite bathroom.
- 4.8 The existing bathrooms at ground floor level will be retained for guest use.
- 4.9 The entrance lobby will be enlarged by removing a redundant decorative fireplace.
- 5 Materials and Elevations
- 5.1 All facing materials in the new bay will be carefully chosen to match the existing red brick.
- 5.2 All new window and door frames will be double glazed and timber framed. Finish to be painted white to match all existing windows, doors and panels.



EAST ELEVATION

6 Refuse and Recycling

- 6.1 No amendments are proposed to the existing refuse and recycling arrangements.

7. Trees and Landscaping

- 7.1 Please see enclosed Report on the Impact on Trees of Proposals for Development at No. 10, Wadham Gardens, NW3 3DP, prepared by John Cromar's Arboricultural Company Ltd.

Drawing No. TC/1-38-2035/P1

- 7.2 The existing hard landscaping to the front of the property will be replaced with a York stone finish. There is no design change here, just an a general tidy and refreshing of the worn and dated surface.

8 Parking

- 8.1 No amendments are proposed to the existing parking arrangements.

9. Conclusion

- 9.1 We are confident that the proposals described in this planning application will make a positive contribution to the area.
- 9.2 These proposals will enable this property to be sensitively enhanced by creating a new extension of high quality which will facilitate continued use of the dwelling for its new owners.