

4 Wadham Gardens - London NW3

Design & Access Statement : 30 July 2014



burwell deakins : architects

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1.0 Introduction / Site Analysis

1.1 Project Overview

This document has been produced by Burwell Deakins Architects to accompany the Planning and Conservation Area application for proposed works to 4 Wadham Gardens. As well as giving background information to the project, it is also designed to act as a Design and Access Statement in support of our proposals.

4 Wadham Gardens located within Sub Area 3 of the Elsworthy Road Conservation Area. This document explains the principles for our proposals within the context of the Council's criteria regarding works to buildings within Conservation Areas.

The Design Statement section of the document describes our external and internal proposals in light of the building's location in the Conservation Area.

The Access Statement portion of the document explains public transport and vehicular links to and from the site, and access into the building.



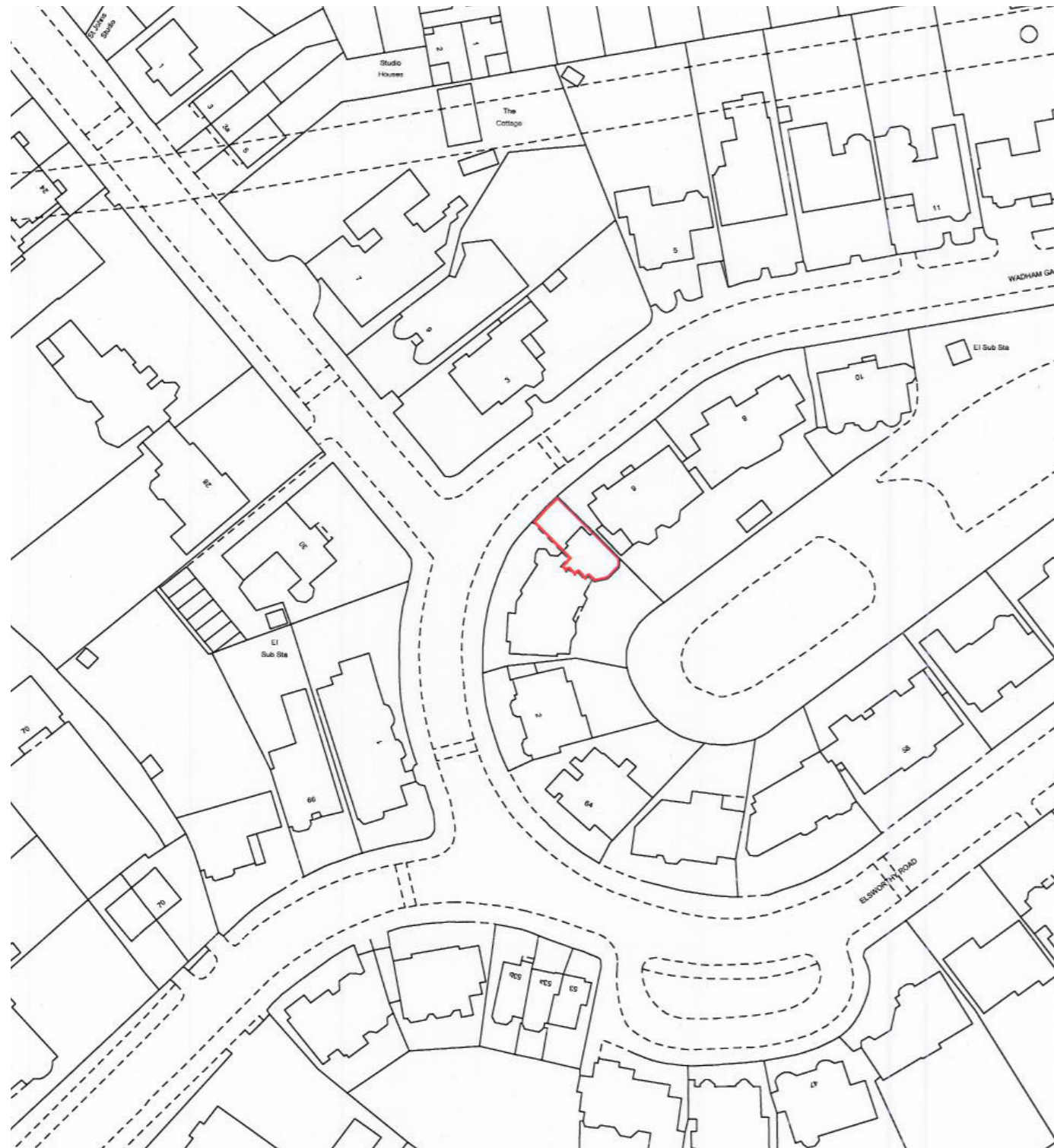
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1.2 Context

Wadham Gardens located in the London Borough of Camden, north of Primrose Hill and falls within the Elsworth Road Conservation Area (Adopted 14 July 2009).

4 Wadham Gardens is situated to the western end of the street on the southern side where it enjoys views down Harley Road. It forms part of William Willett's development carried out between 1896 and 1911.



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1.3 History

Prior to the middle of the eighteenth century the land within the current Elsworth Estate was entirely agricultural. It was not until Henry Eyre bought the estate in 1732 that development commenced also triggered by the construction of the Regents Canal.

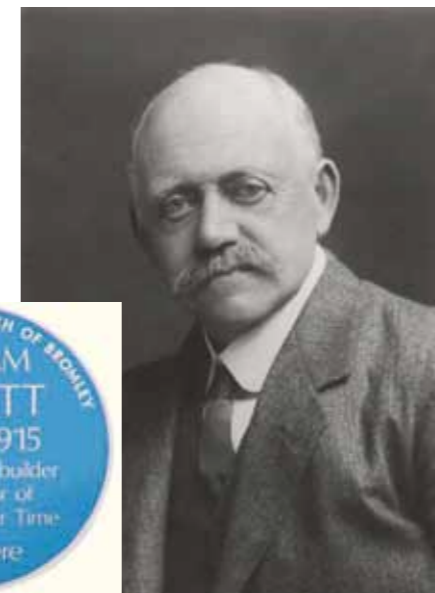
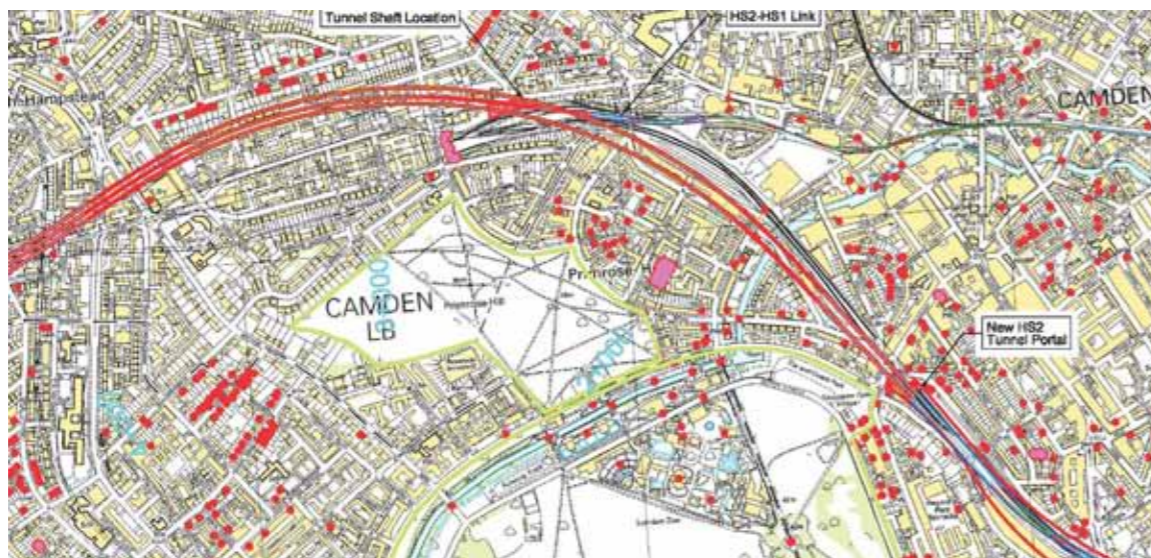
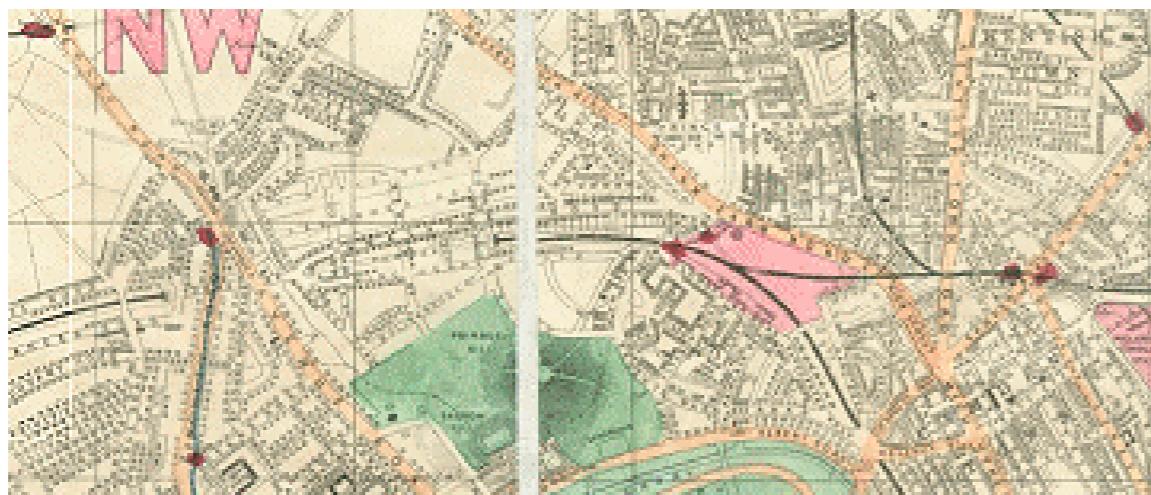
The first houses were constructed along Avenue Road close to the the canal moving north towards Swiss Cottage. Under the supervision of John Shaw the area was developed as spacious middle class housing. Development continued throughout the nineteenth century under John Shaw the Younger and Samuel Cumim, a property developer who had constructed Primrose Hill Road and created the regular villas along King Henry's Rod.

In the late 1890's the area was developed further by William Willett, the builder and tireless promoter of British Summer Time. The new development linked Primrose Hill Road to Avenue Road by extending Elsworth Road, forming the southern edge of a tear drop shaped plot with Wadham Gardens forming the northern half.

William Willett was strongly influenced by Richard Norman Shaw, responsible for the Bedford Park development in Chiswick, West London. Willett did not however champion the Arts and Crafts style but instead, along with Architects Amos Faulkner, developed the Free Style and the eclectic 'Queen Anne' style which was " An attractive medley of picturesque features including Dutch gables and irregular windows with small panes and white glazing bars" (Michael Jenner, London Heritage). These motifs went on to be called the Willett style and his buildings form an unmistakable group within the Conservation Area.



Primrose Hill 1840



William Willett



Amos Faulkner

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1.4 Area Character

The pattern of the Willett development changes significantly breaking from the nearby regimented victorian terraces.

A curved layout includes broad streets with generous pavements where grass verges previously existed. The houses are all different in their design reflecting the Free Style created by Willett and Faulkner.

The detached two and three storey houses are generous with small front gardens. The rear gardens benefit from aspect across communal gardens located centrally within the site.

Materials typically include red brick, rough cast render, clay tile hanging and white painted woodwork.



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2.0 Design

2.1 Amount

Reconfiguration of number 4a Wadham Gardens to include:

- _New basement area
- _Additional first floor accommodation
- _Lateral links at ground, first and basement floor levels

Given the sensitivity of the surroundings a Pre Application meeting was requested with Camden.

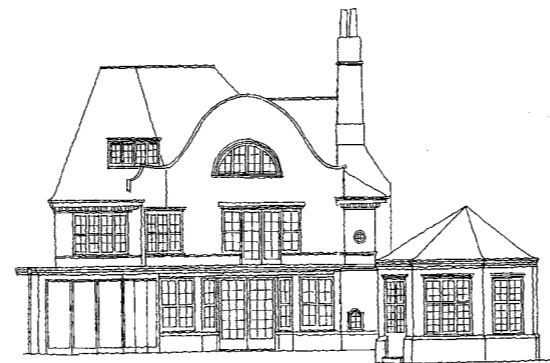
It was felt by Camden that whilst the architectural language was appropriate and sympathetic that sizewise the initial proposals exceeded that likely to gain consent.

Based on this feedback a revised scheme was tabled showing a reduced first floor minimizing the impact when viewed from both the street and the private amenity space to the rear.

A positive response to these proposals from Camden has allowed Burwell Deakins Architects to proceed with submitting a Planning Application with Conservation Area Consent.



Existing Front Elevation



Existing Rear Elevation



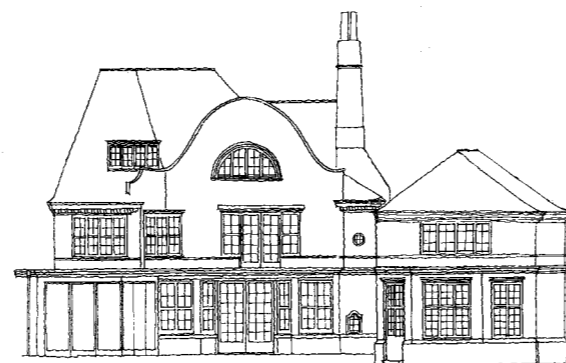
Pre Application Proposal Front Elevation



Pre Application Proposal Rear Elevation



Proposed reduced Front Elevation following Pre App advice.



Proposed Rear Elevation following Pre App Advice



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2.2 Scale and Appearance

Generally:

The design has been carefully and deliberately considered to reflect the style of its surroundings taking a cue from the "Free Style" developed by William Willett and Amos Faulkner. The mass has been kept to a minimum to reduce the impact on the streetscape.

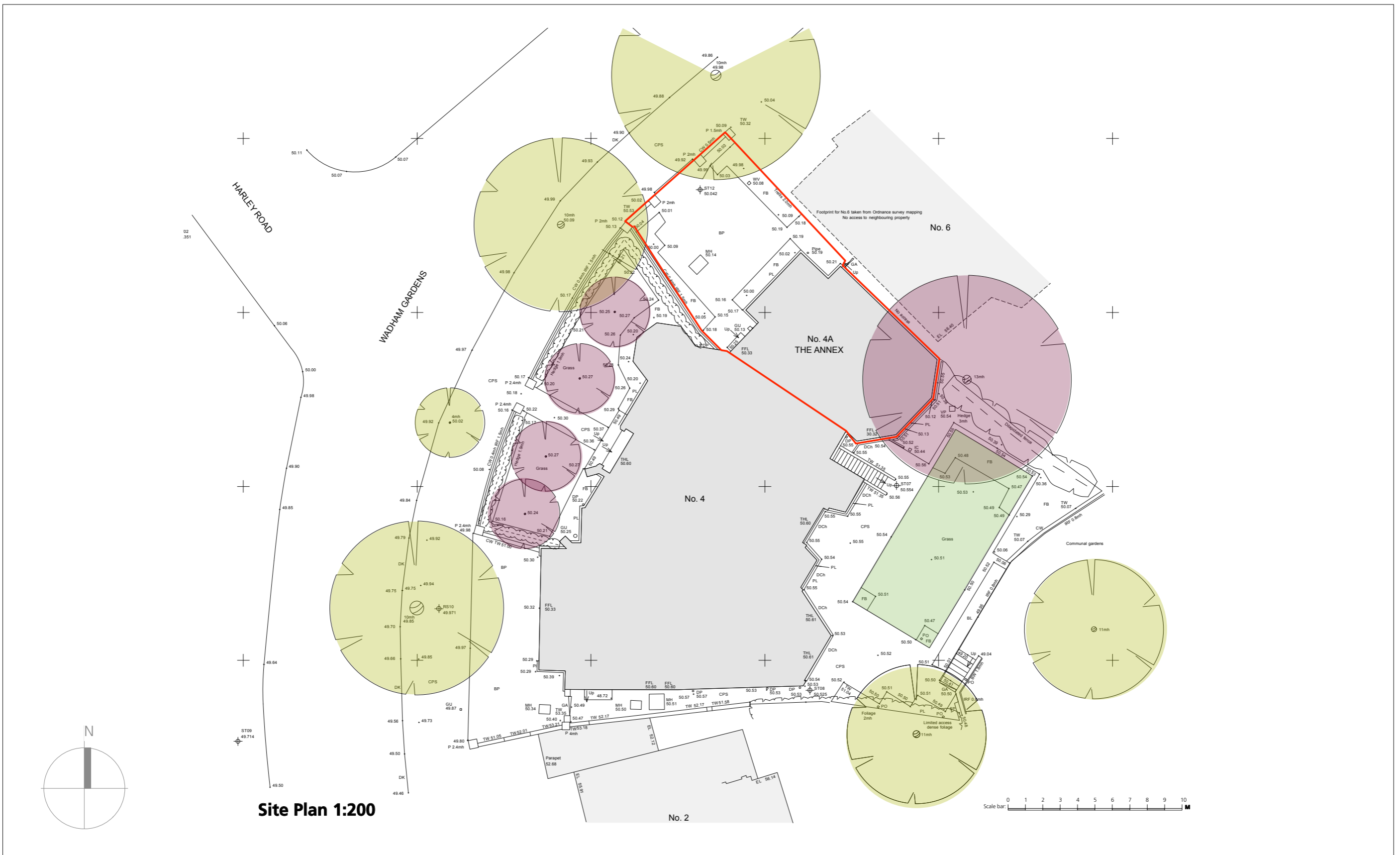
Elevational treatment:

Walls - Painted rough cast render to match existing.

Roof - Reuse existing slates. New slates to match existing as required.

Fenestration - Painted timber sash/casement windows with profiles / glazing bars to match existing.





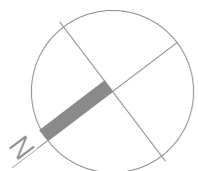
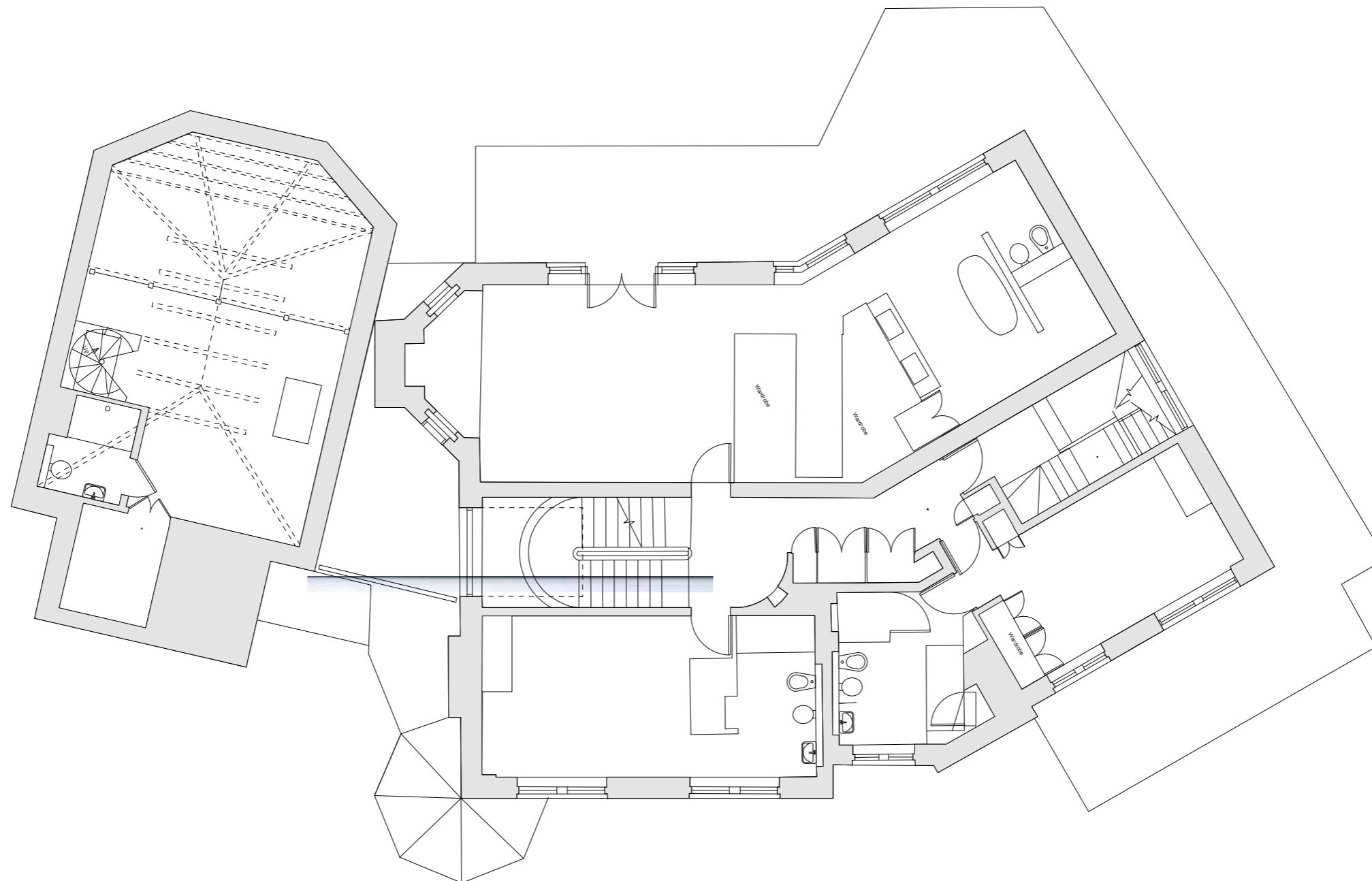
Site Plan 1:200

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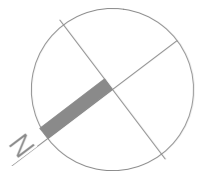
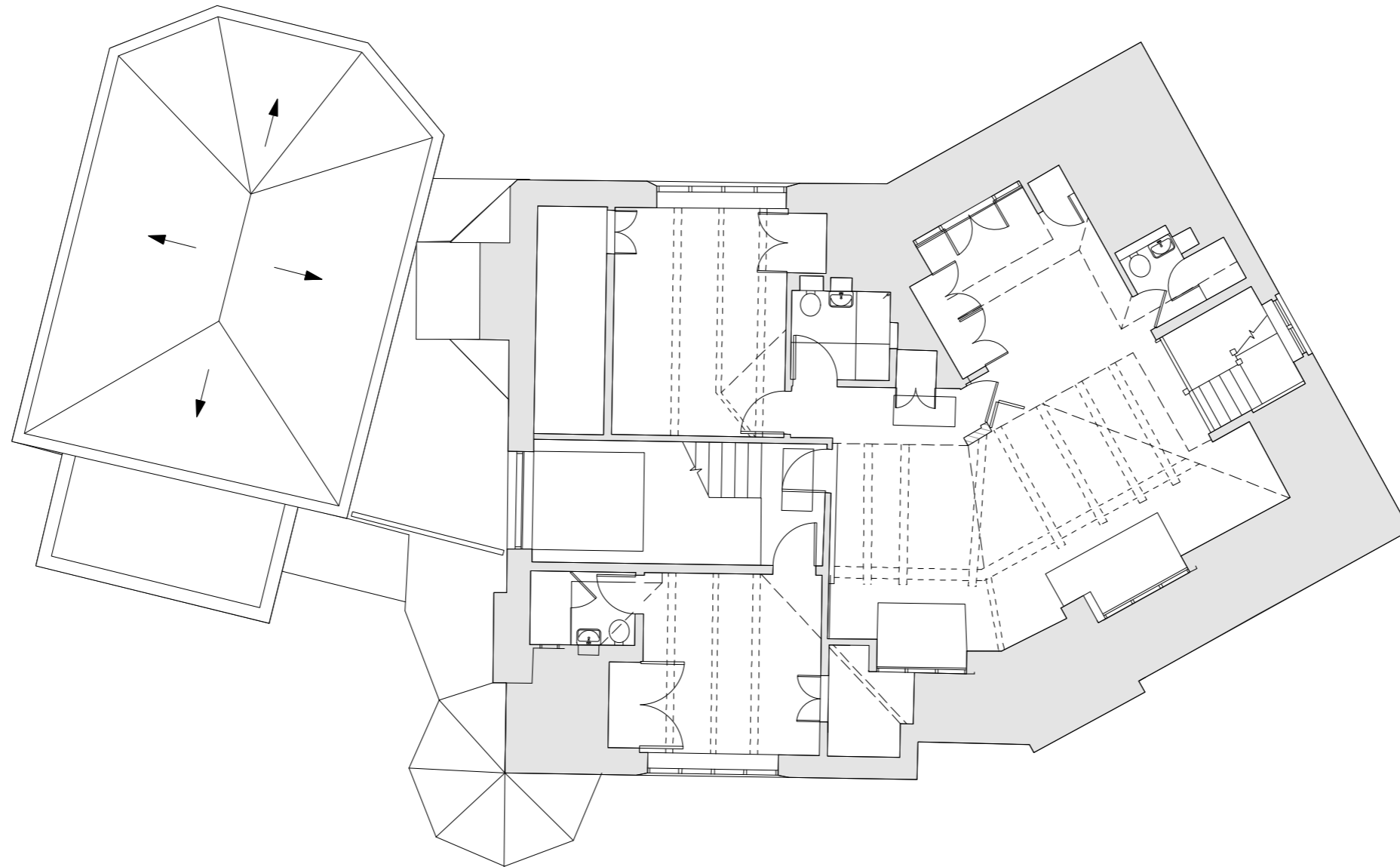


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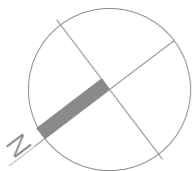
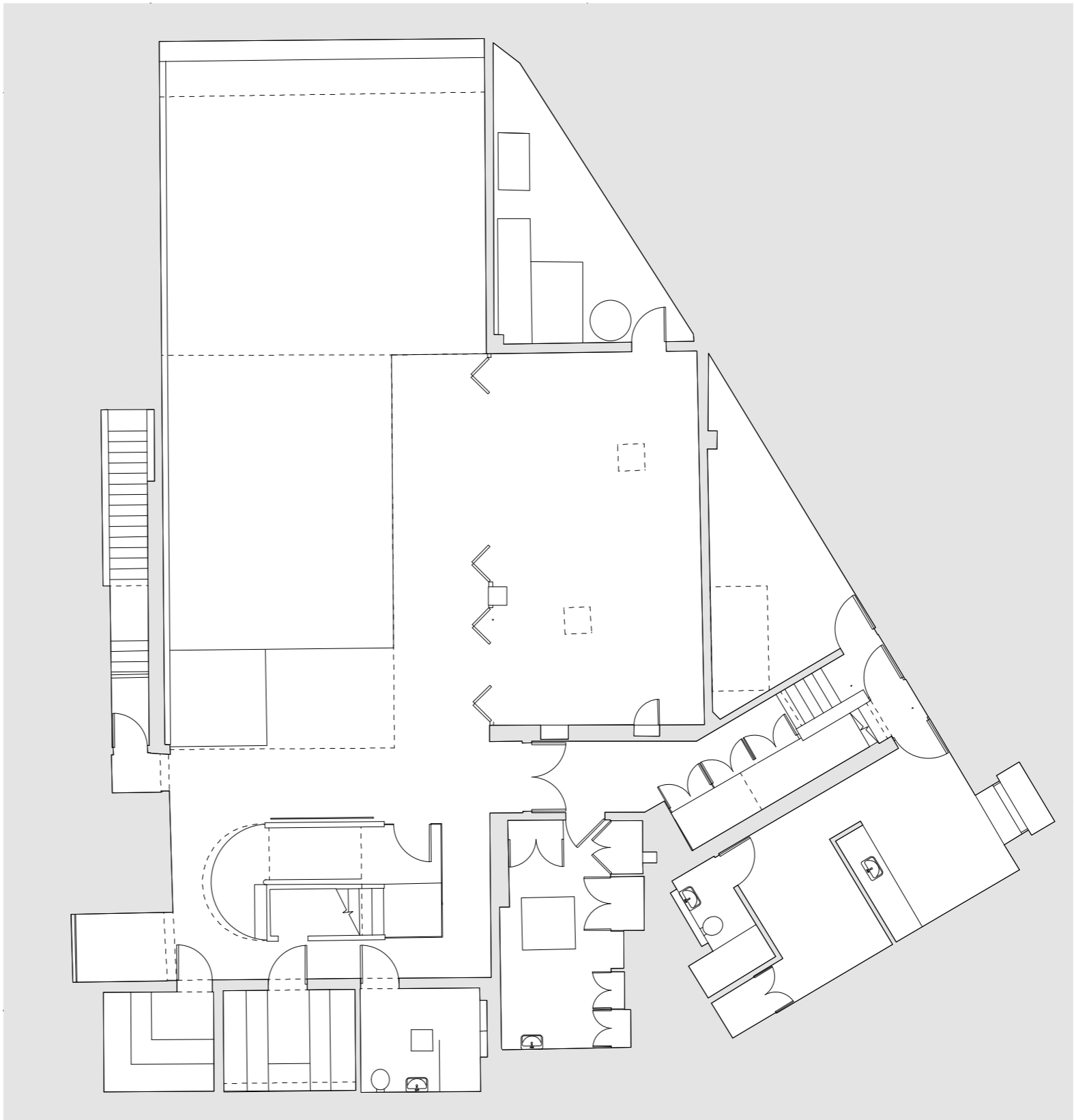


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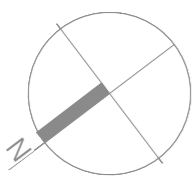
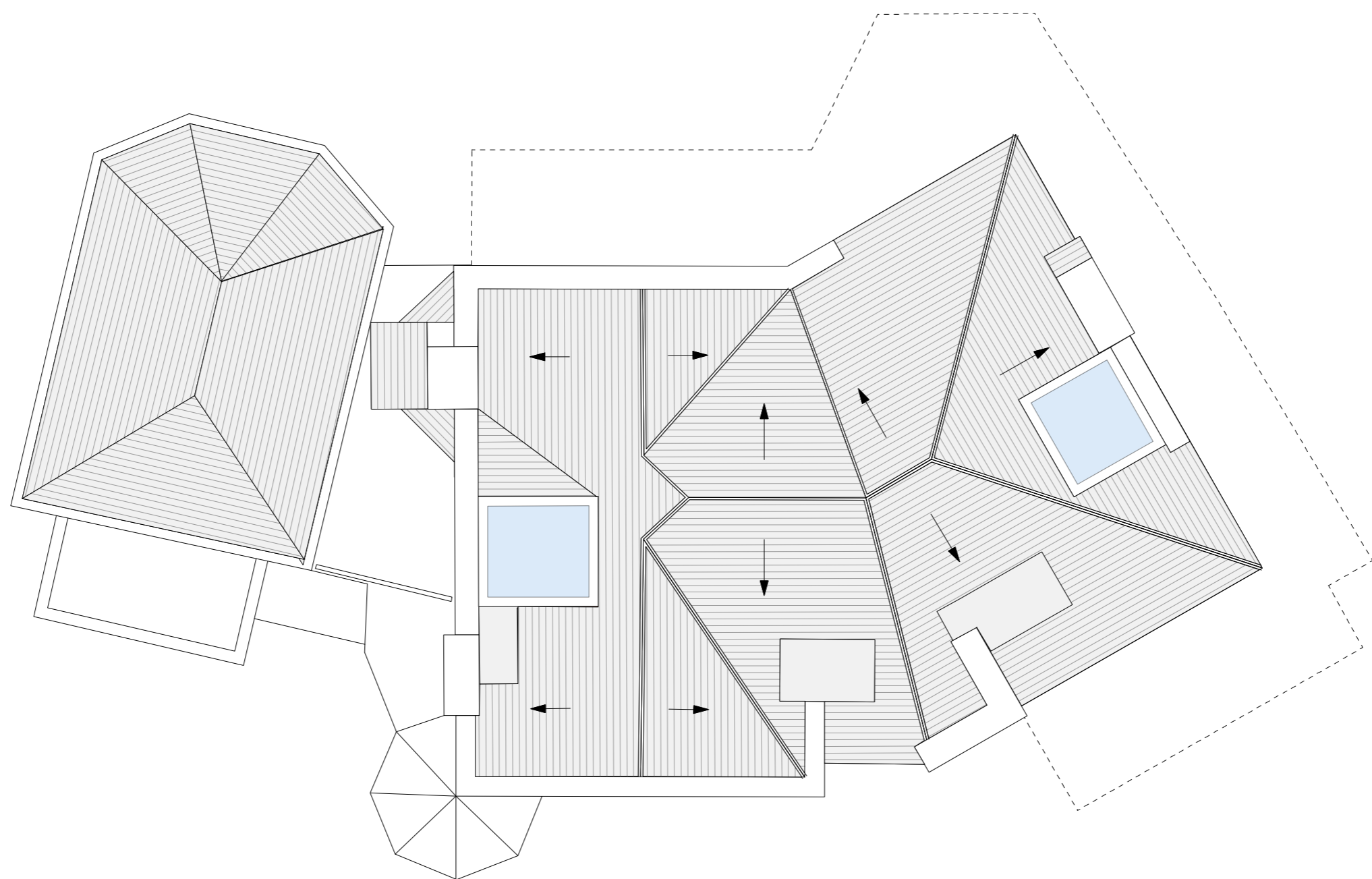
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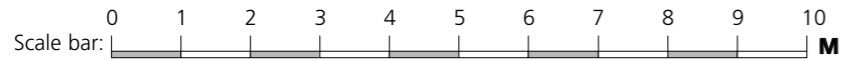
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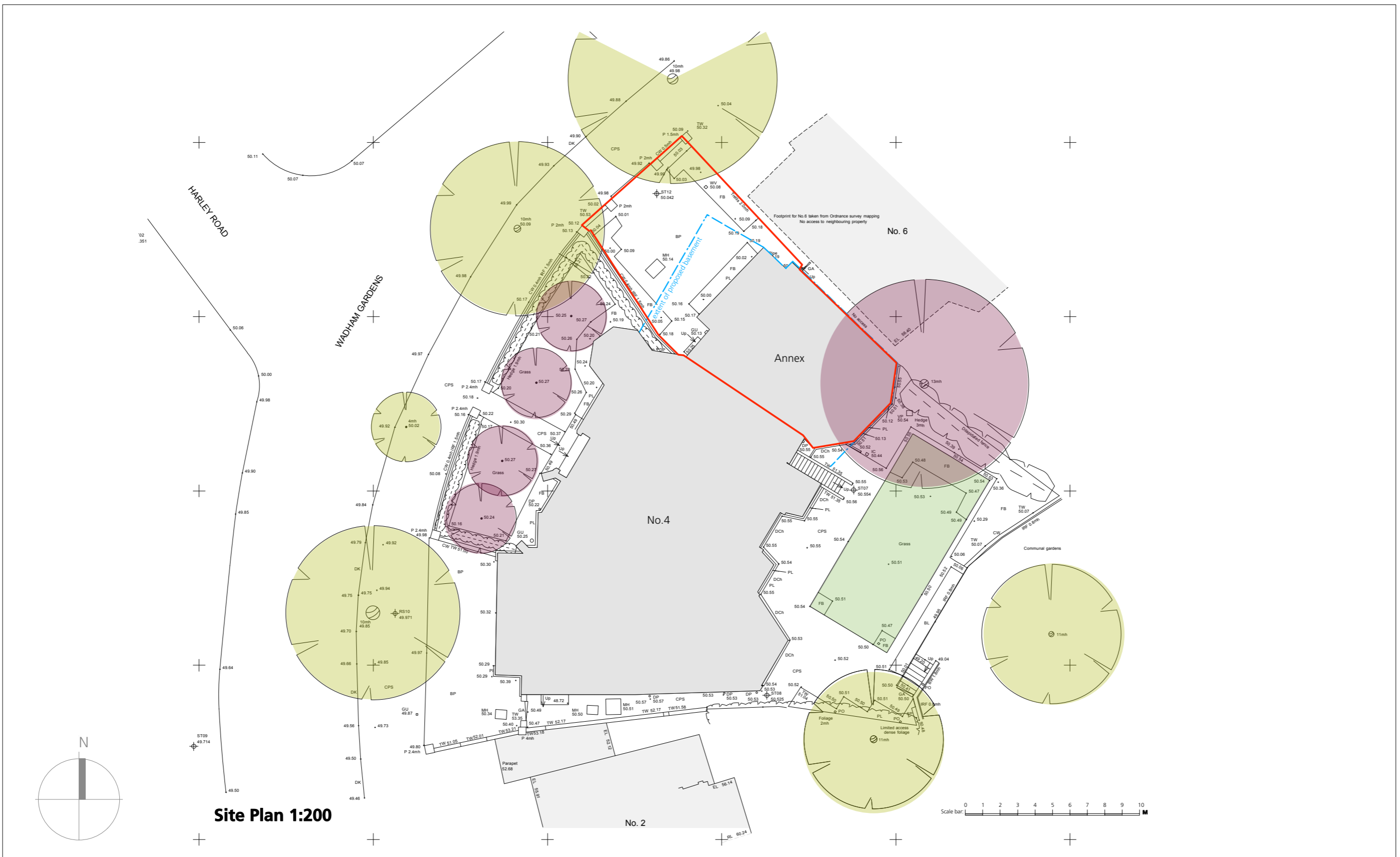
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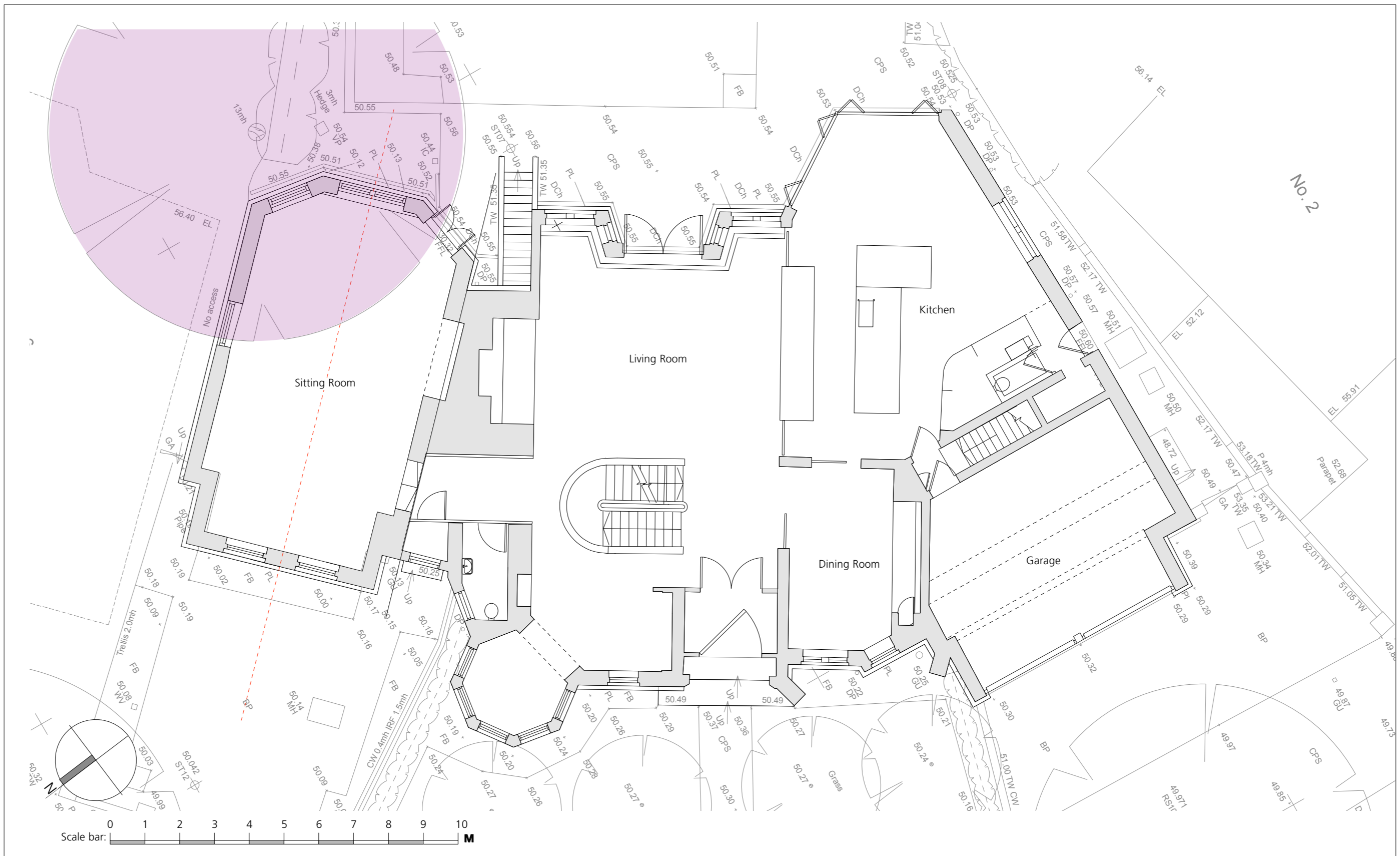
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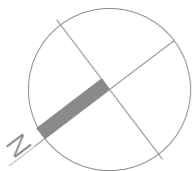
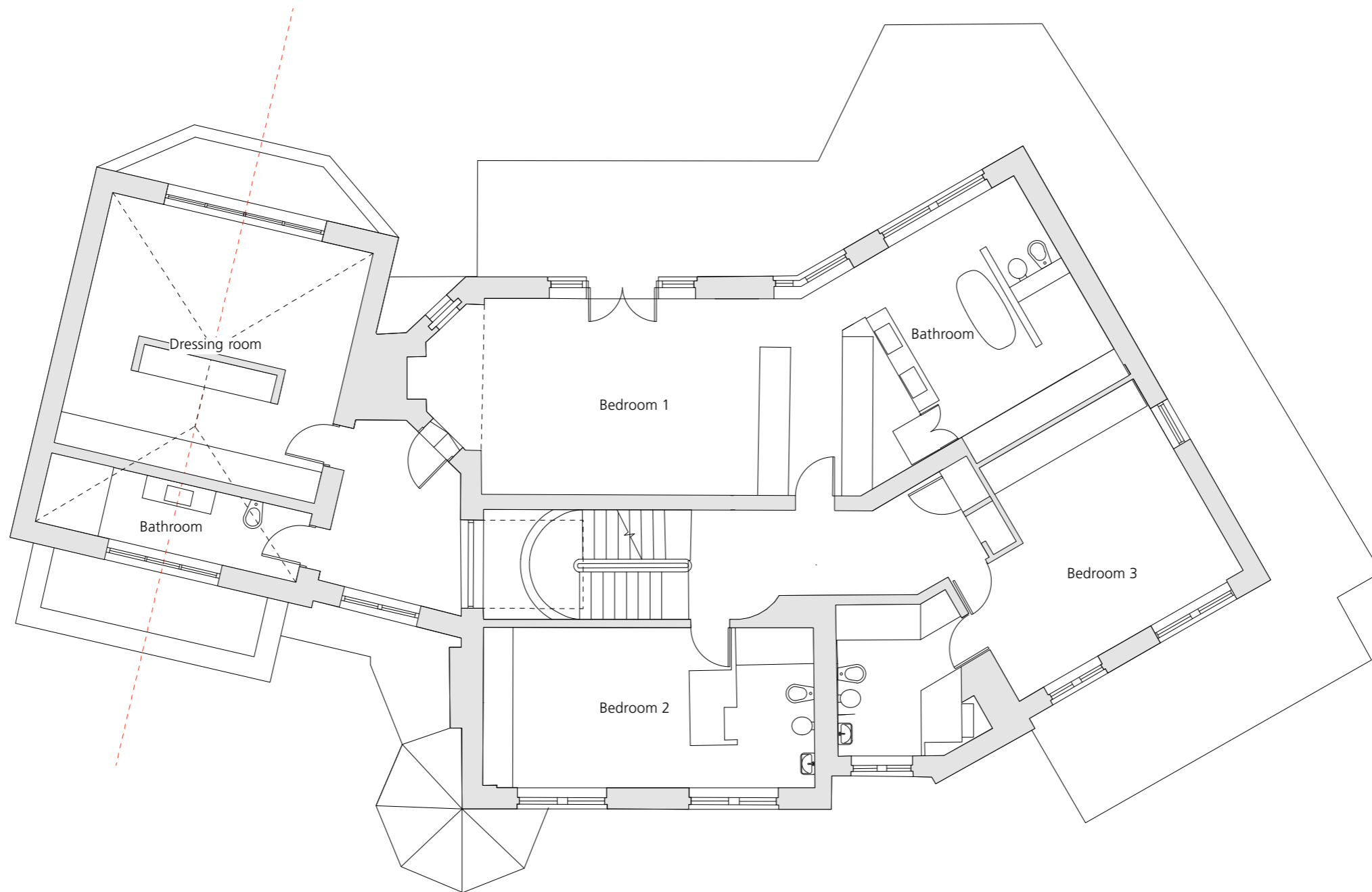
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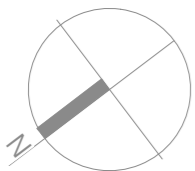
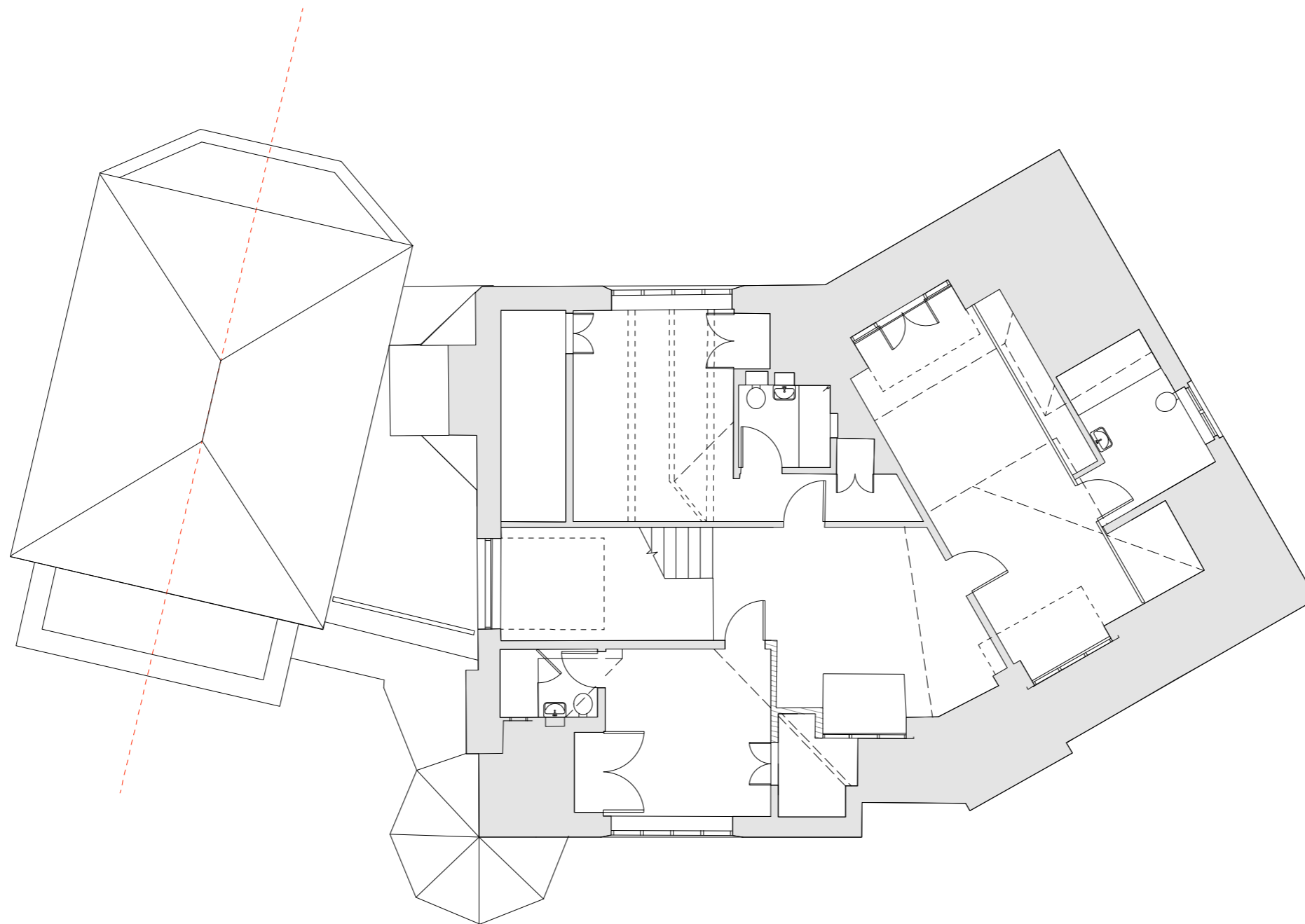


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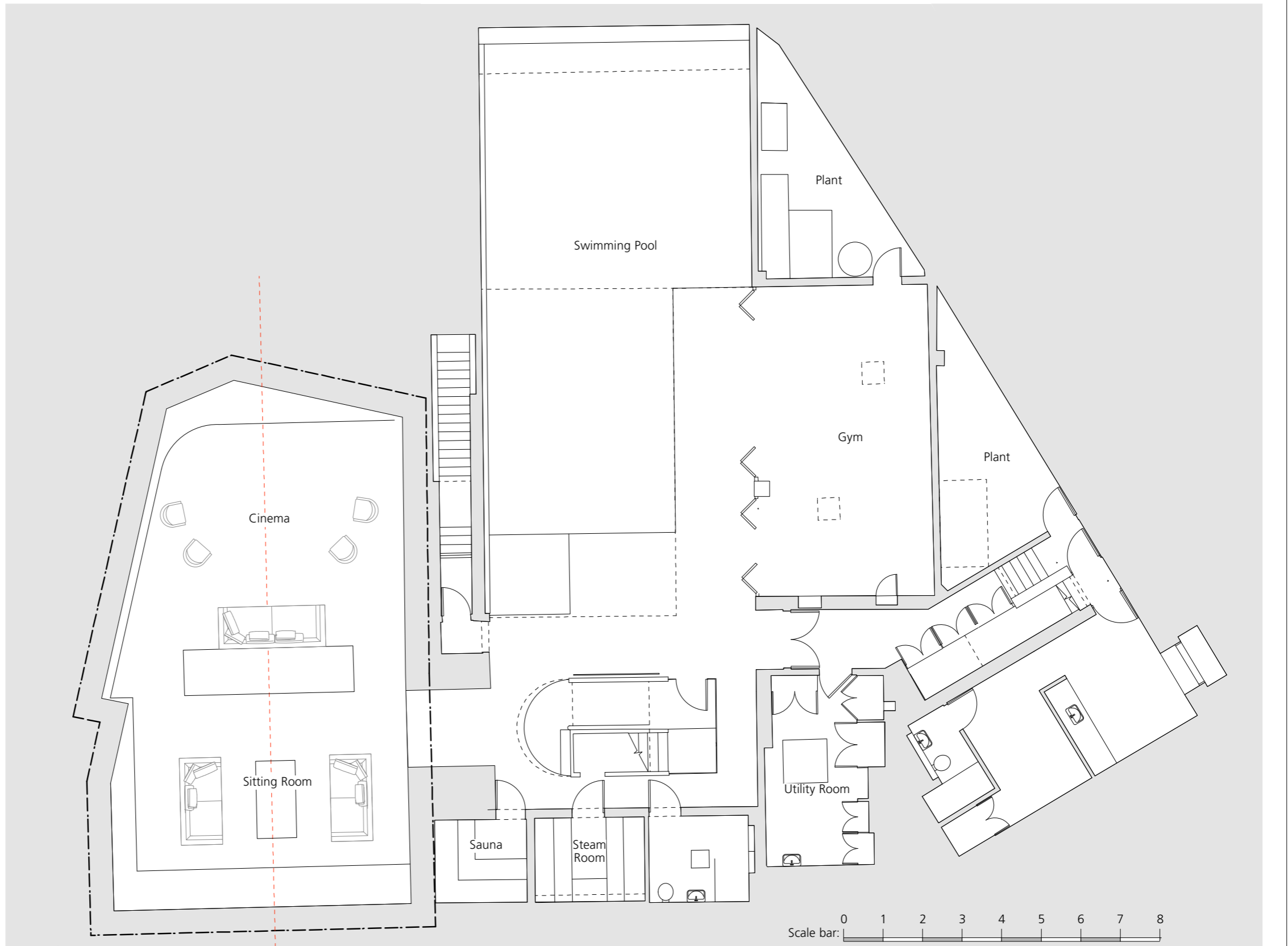


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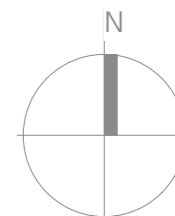
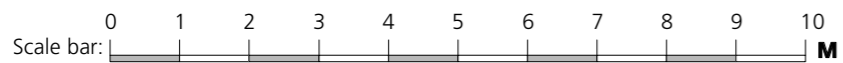
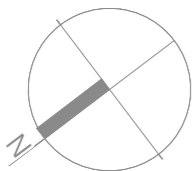
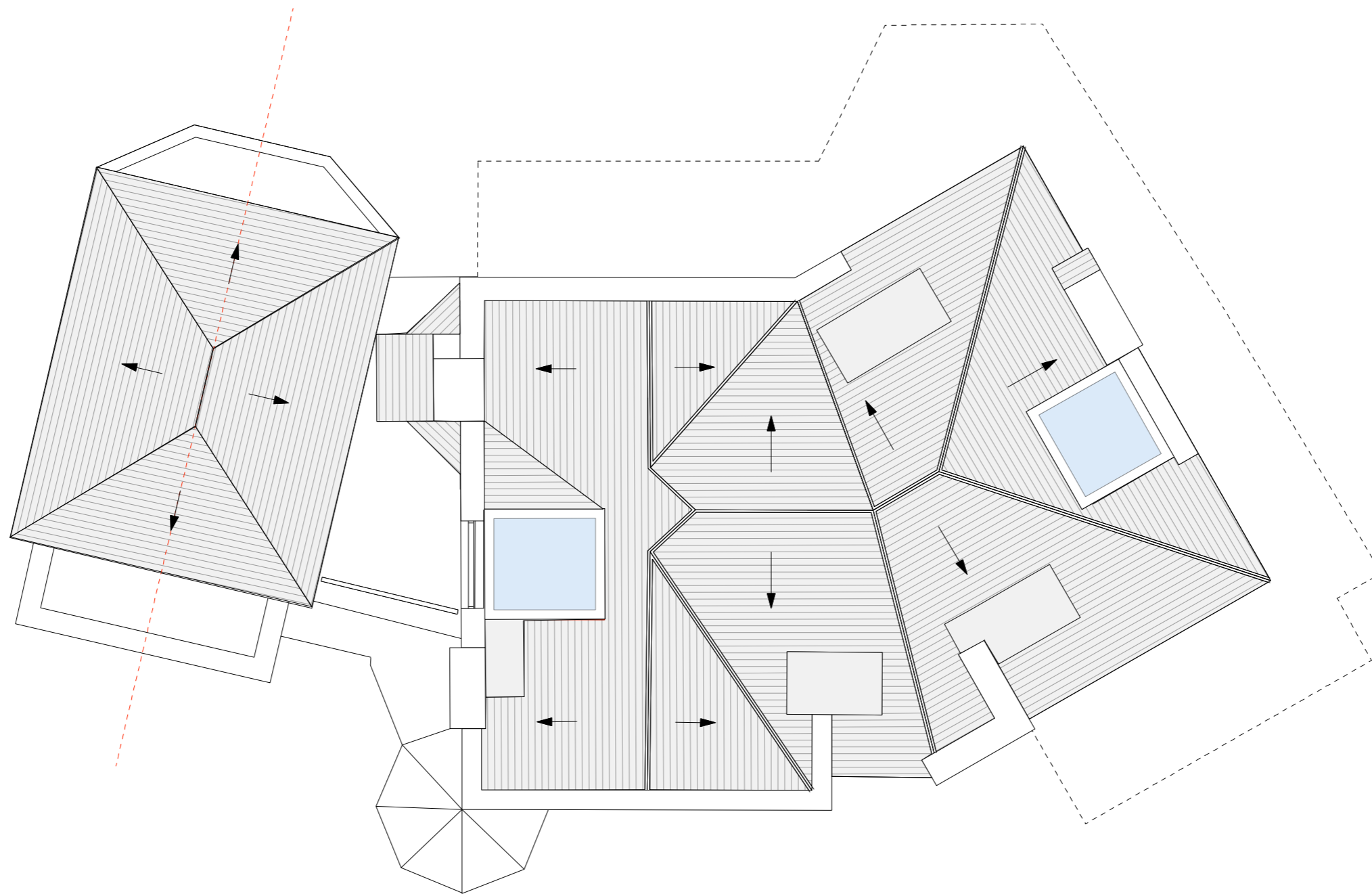
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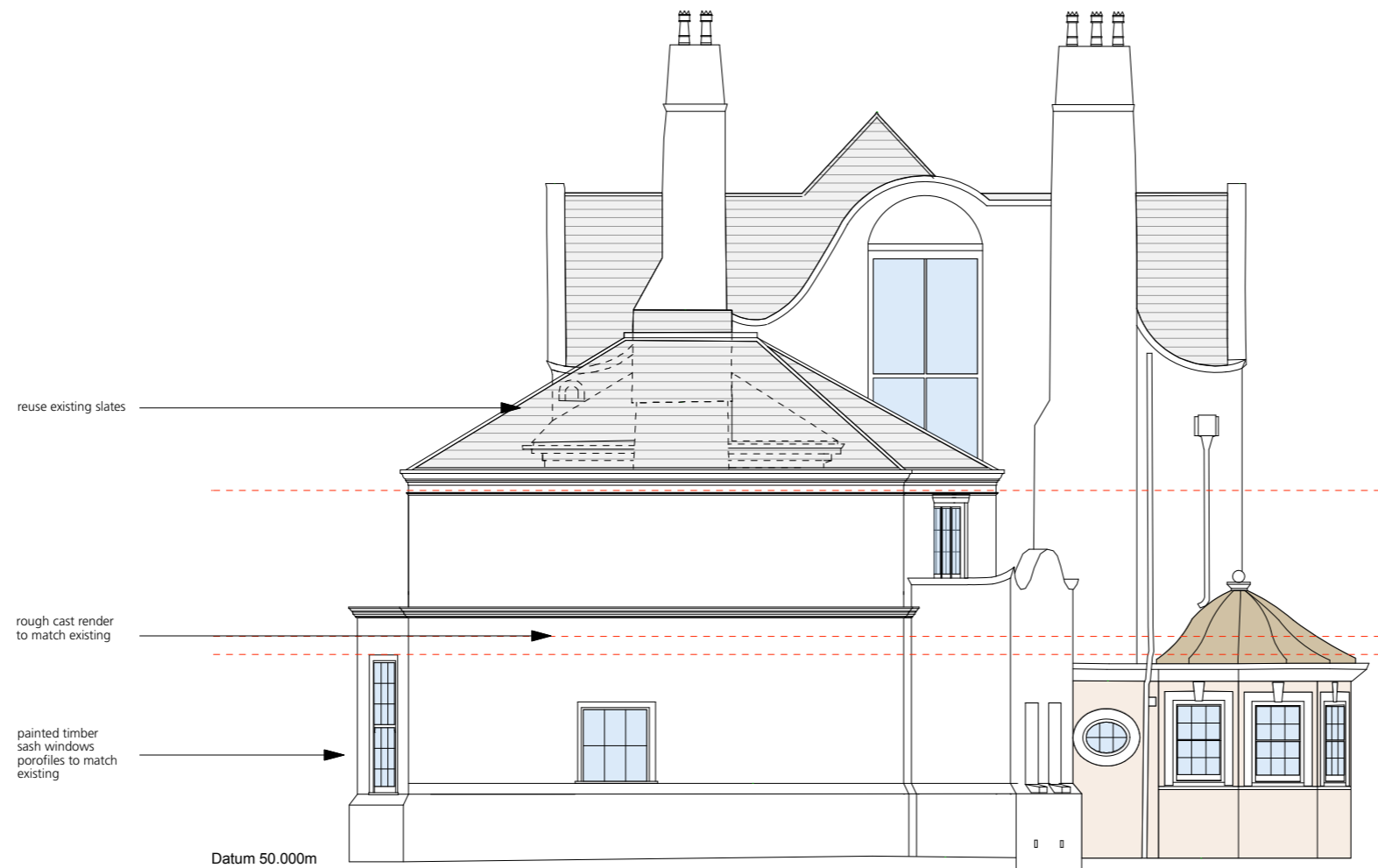


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Revision	Date	Amendment										
PI	23.07.14	Planning Issue										
			Client	Lawrence Brown								
			Project	4 Wadham Gardens								
			Drawing	Front Elevation (NW) as Proposed		burwell deakins : architects						
			Scale	1:100 @ A3	Status	Planning						
			Date	July 2014	Drawn	CL	t 020 8305 6010					
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							e info@burwellarchitects.com					
							www.burwellarchitects.com					
							a unit 0.01 california building deals gateway london SE13 7SF					
			Project N°	582	Drawing N°	582/P/030	Revision	PI				

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Scale 1:100 @ A3		Status Planning																			
Date July 2014		Drawn CL																			
Project N° 582		Drawing N° 582/P/031		Revision PI																	



Revision	Date	Amendment																		
PI	23.07.14	Planning Issue																		
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Scale 1:100 @ A3		Status Planning		Date July 2014		Drawn CL		Project N° 582		Drawing N° 582/P/032		Revision PI								



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												Project	4 Wadham Gardens							
												Drawing	Side Elevation (SW) as Proposed							
												Scale	1:100 @ A3	Status	Planning					
												Date	July 2014	Drawn	CL					
												Project N°	582	Drawing N°	582/P/033	Revision	PI			

4 Wadham Gardens - London NW3

Design & Access Statement : 30 July 2014

3.0 Access

Generally:

As an existing private residence access is to remain unchanged.