

# Stiff + Trevillion

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3786  
4 WEDDERBURN ROAD  
LONDON NW3

PLANNING, DESIGN & ACCESS DOCUMENT

# 1.INTRODUCTION

1.1 INTRODUCTION

1.2 CONTEXT

1.3 SITE PHOTOS

1.4 RELEVANT PLANNING HISTORY



## 1.1 INTRODUCTION

The following document has been prepared by Stiff + Trevillion to seek planning permission for the development of 4 Wedderburn Road. The proposal is for renovation works through out all floors with the replacement of existing ground floor rear extension; extension of existing basement level under the footprint of the house and the garden and enlarged dormers to main roof. The submission has been made in accordance with the guidelines set out by the Camden planning department and has undergone pre-application advice in Sept 2014.

The proposed works do not interfere with the front elevation of the property preserving the traditional character and appearance of the conservation area. The introduction of a lightwell at the front bay window will not be visible from the street level and will have no direct impact on the immediate neighbours.

The proposed design seeks to provide a high quality refurbished dwelling that will provide improved accommodation for the client whilst considering the local context and preserving the special character of the area.

## HISTORY

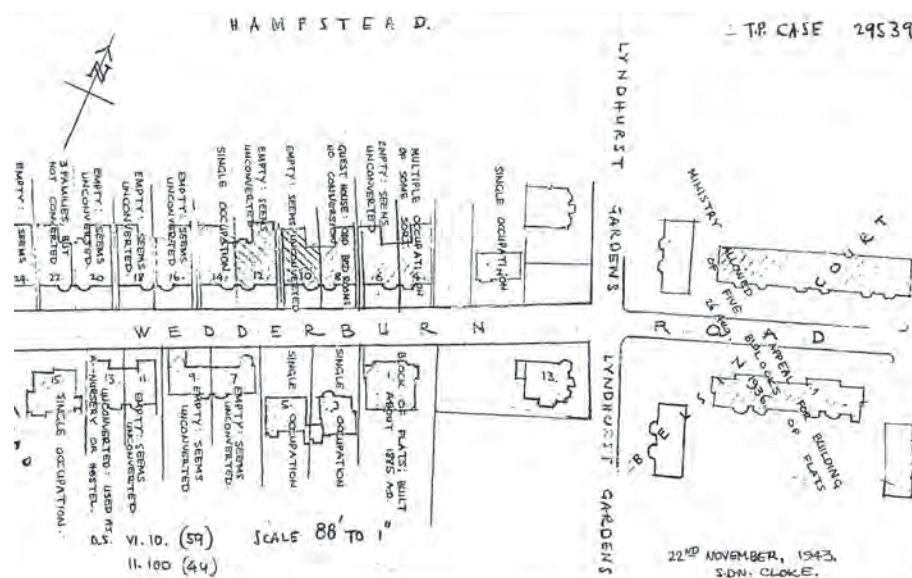
The existing dwelling is located on the north side of Wedderburn Road. It is a large, semi-detached Victorian house over four storeys, on a sloping site. The house is not listed but is in the Fitzjohns & Netherhall Conservation Area. The north side of the street which the house is on was built in 1894. The property is elevated above street level to give prominent views of the ground floor and entrance.

The property is considered as a building that makes a positive contribution to the conservation area. The exact date of the existing rear annex addition is unknown however it appears to have been built prior to 1943 as it's shown on historic OS maps dating to this time. There seems to be no formal planning history for the site other than minor landscaping works.

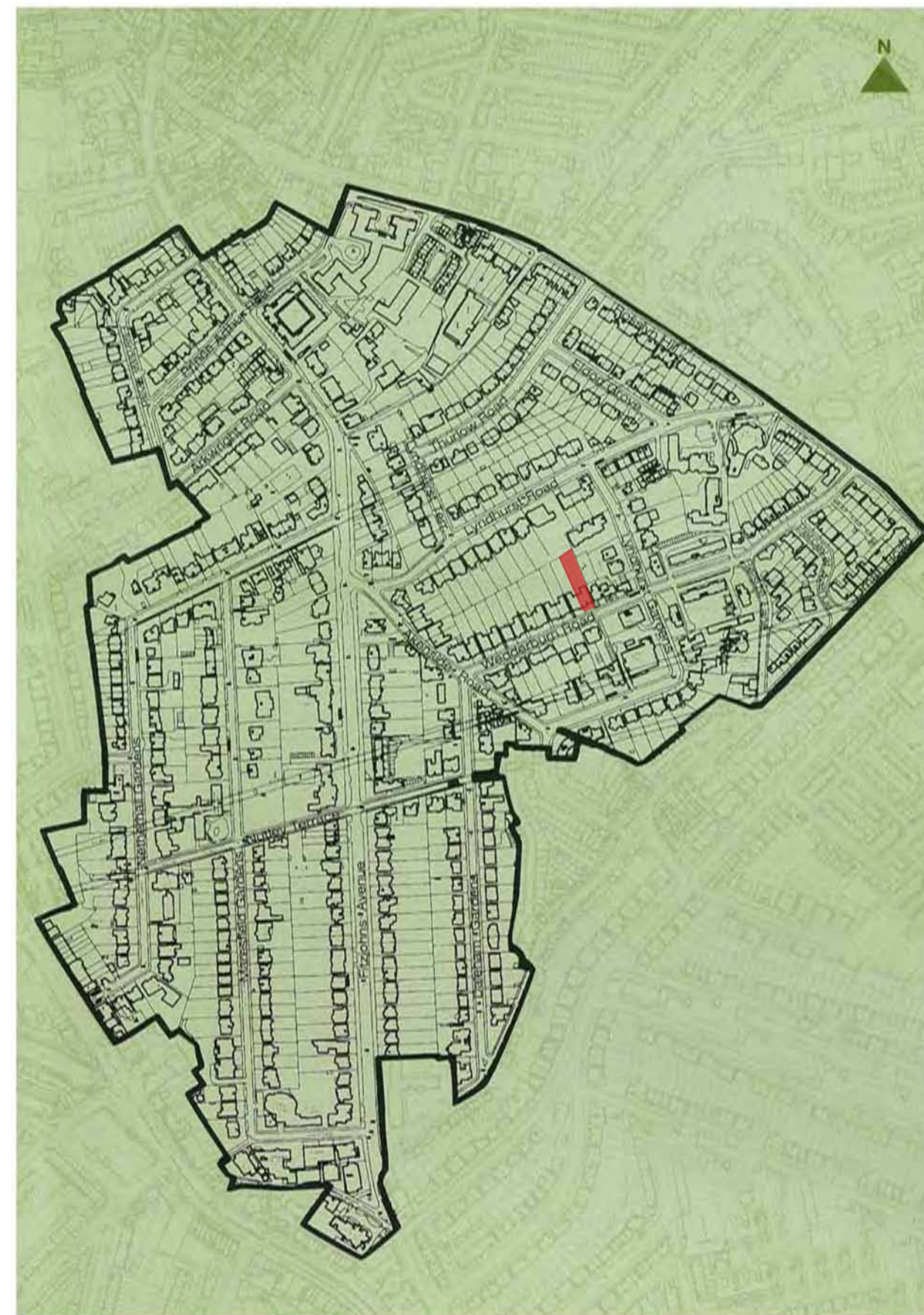
## ACCESS

There will be no change to the existing access to the house, nor any addition demands on local infrastructure. The off street parking provision will also remain unchanged.

Access to the property is through a front door in a sheltered porch via steps from pavement level. The rear garden can be accessed through the side walkway along the east wall of the property. There is no rear access to the property as it backs directly onto another garden.



Historic OS Map of Wedderburn Road, circa 1943



Map of Fitzjohns & Netherhall Conservation Area



1.2 CONTEXT; SITE PLAN





AERIAL PHOTOGRAPHS

LOCAL DEVELOPMENT CONTEXT:

These aerial photographs show the variation of developments to the north terrace of Wedderburn Road, particularly to the rear. The proposals for the rear extension are scaled to correspond to the recently approved scheme for no.8 (2013/1997/P), replacing and slightly enlarging the footprint of the existing extension in a more contemporary style, similar to the rear extensions at numbers 6 & 8. It is intended to blend this volume into the original house through the use of second hand selected London red stock brick to match the existing.



1 Aerial view of front of No.4 Wedderburn Road



2 Aerial view of side and rear of No.4 Wedderburn Road



3 Aerial view of rear of No.4 Wedderburn Road



4 Aerial view of front of No.4 Wedderburn Road



### 1.3 SITE PHOTOGRAPHS



Front facade



Rear facade



Front drive



Rear garden



Rear garden



3rd floor terrace



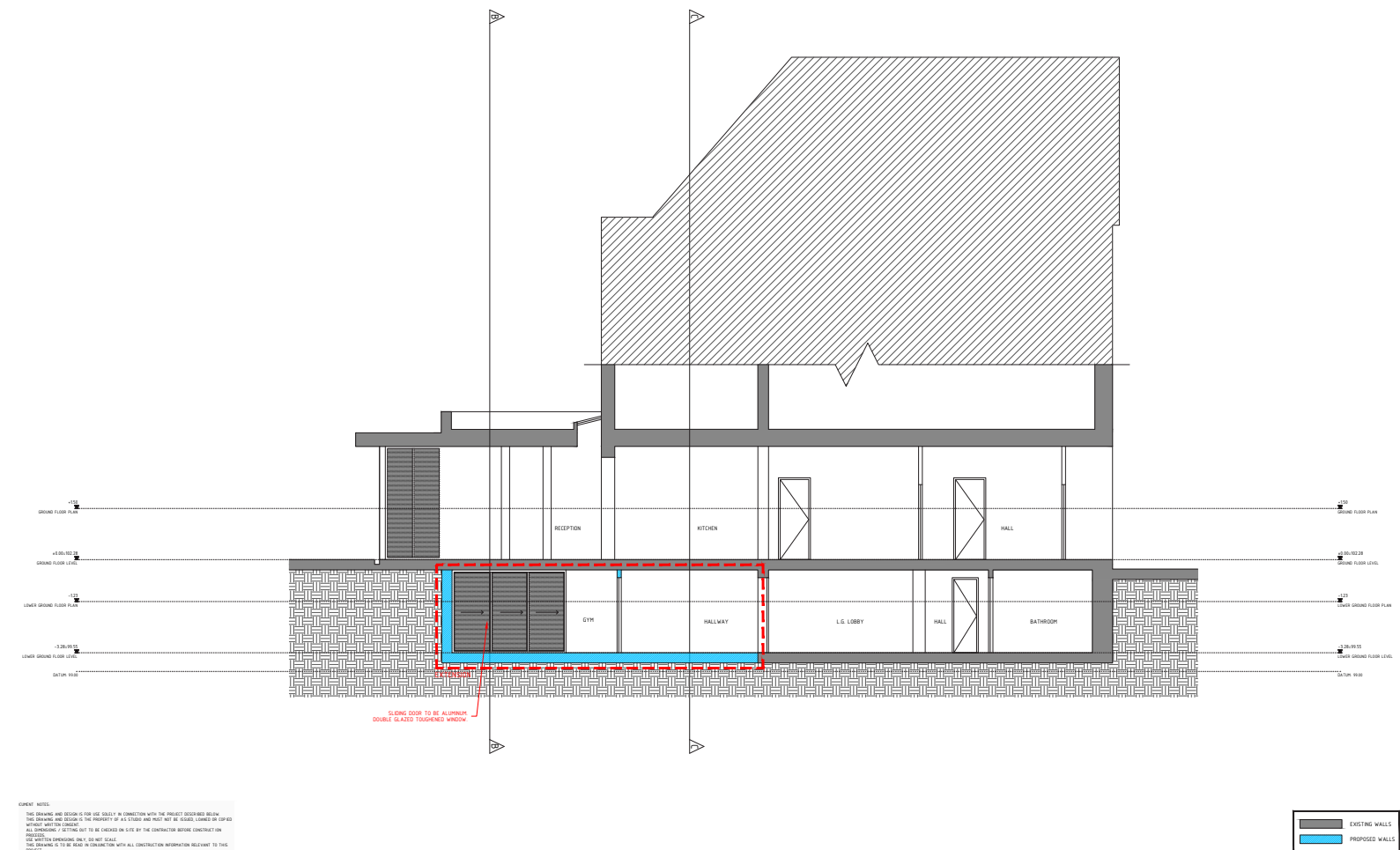
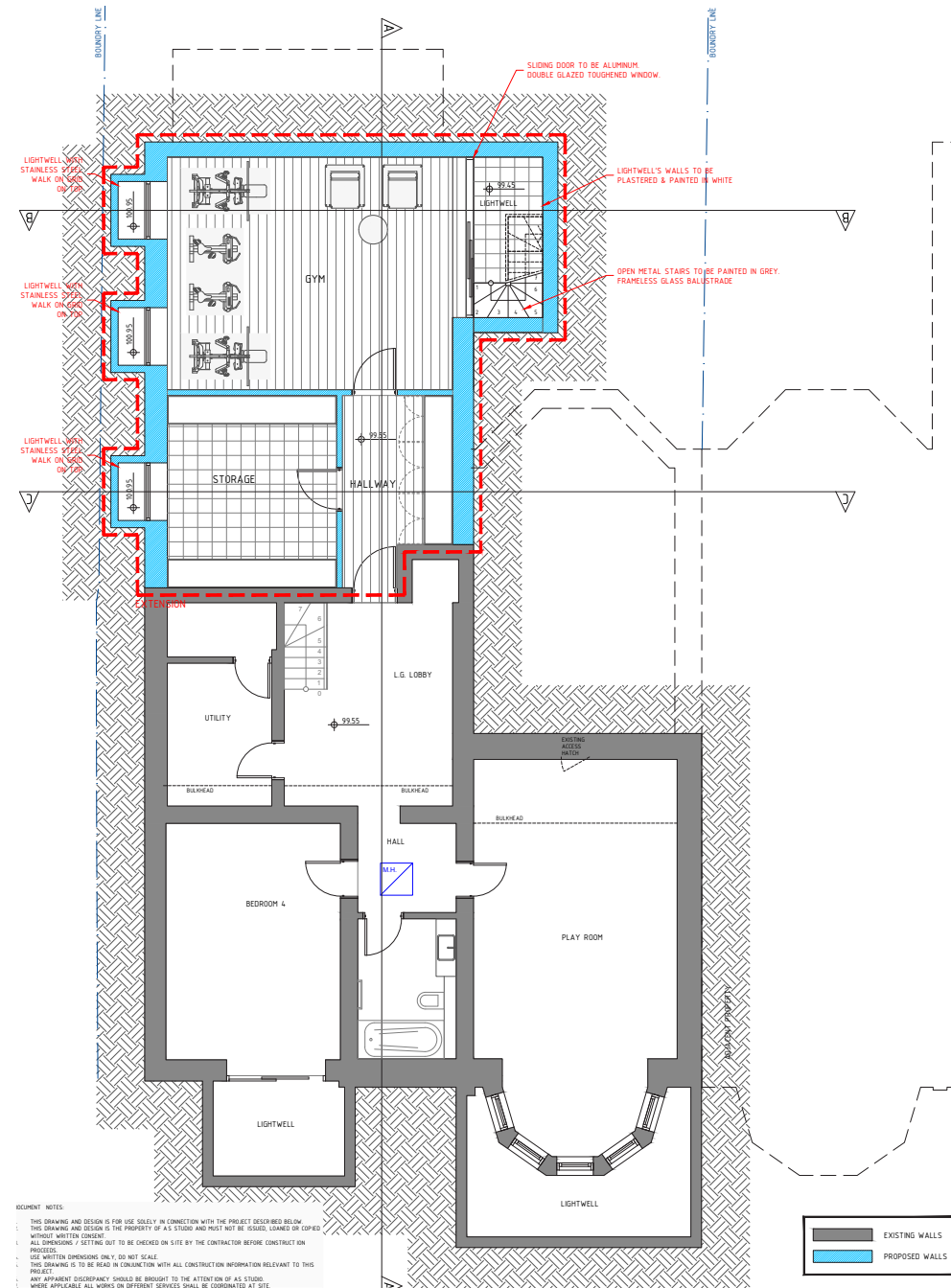
East flank



## 1.4 RELEVANT PLANNING APPLICATIONS FOR NEARBY DEVELOPMENTS

6 WEDDERBURN ROAD - AS Studio

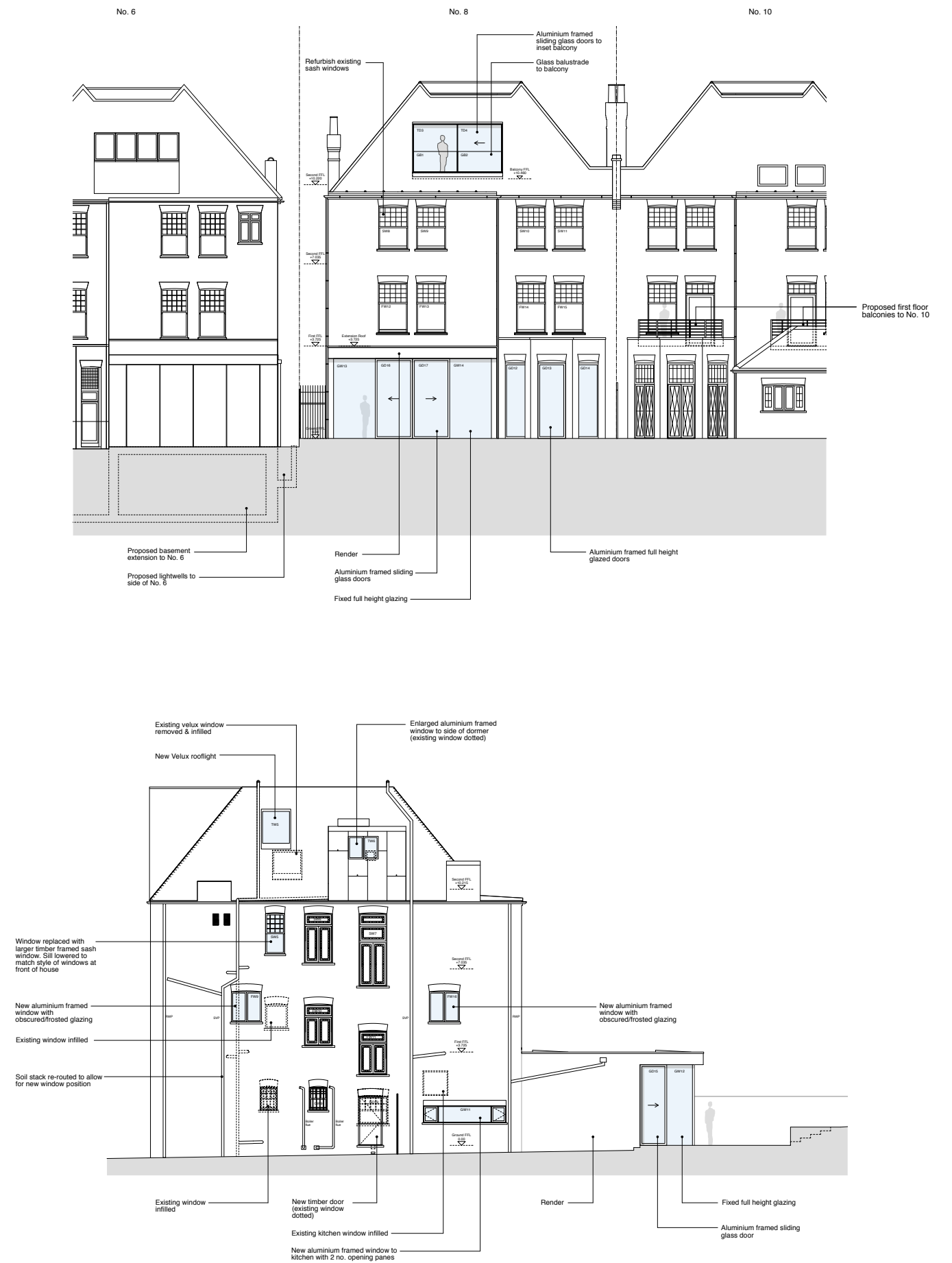
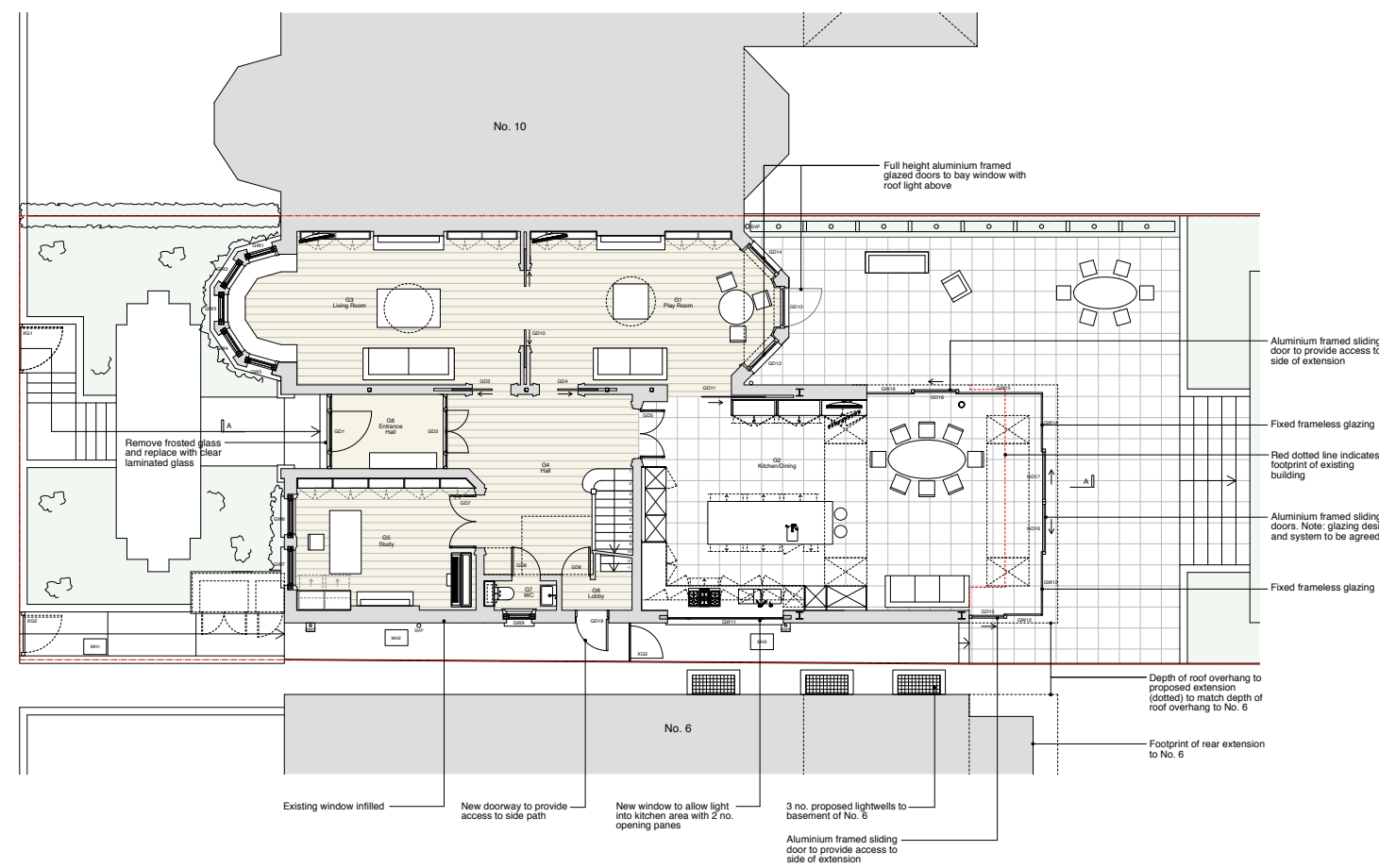
Basement extension to full foot print of ground floor and new side light well



RELEVANT PLANNING APPLICATIONS FOR NEAR BY DEVELOPMENTS

8 WEDDERBURN ROAD - Wilkinson King Architects

- Reconstruction & extension of existing single storey rear extension
- Alteration to roof level
- Alterations to side elevation





15 WEDDERBURN ROAD - Clive Sall Architecture

- Excavation of new basement level
- Alterations to ground and lower ground floors
- Alterations to vehicular access



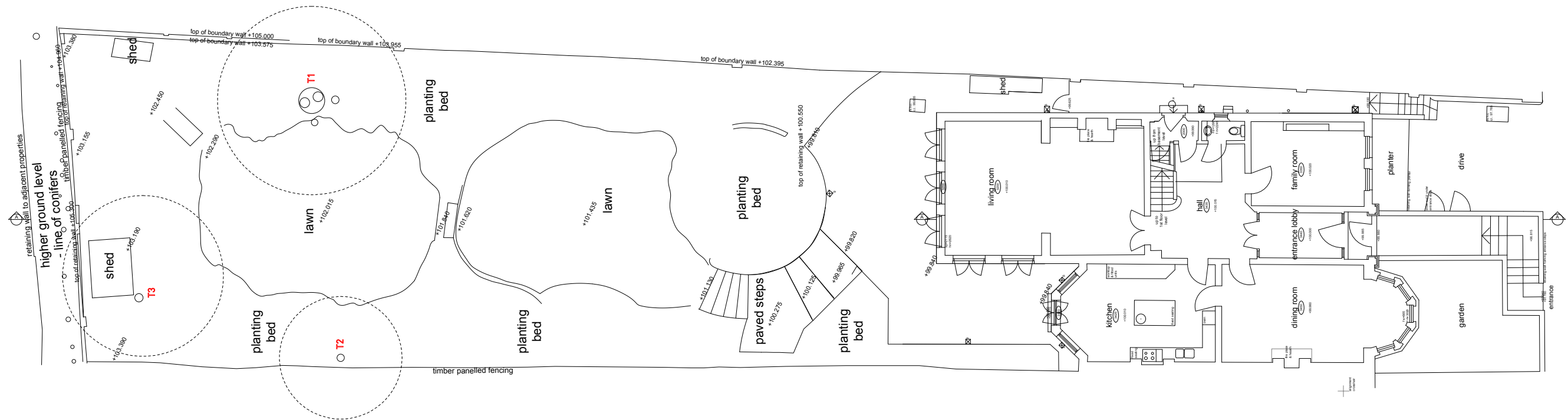


## 2.EXISTING

### 2.1 EXISTING SURVEY DRAWINGS



## 2.1 EXISTING SURVEY DRAWINGS



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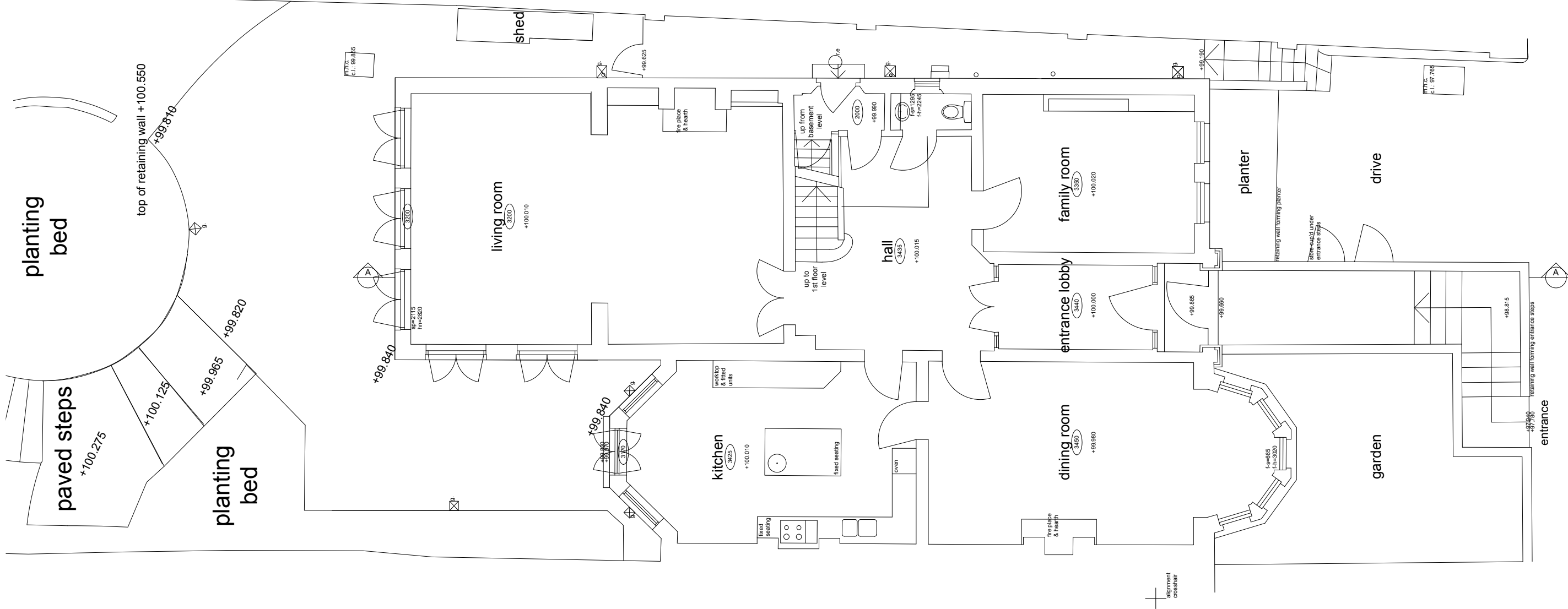
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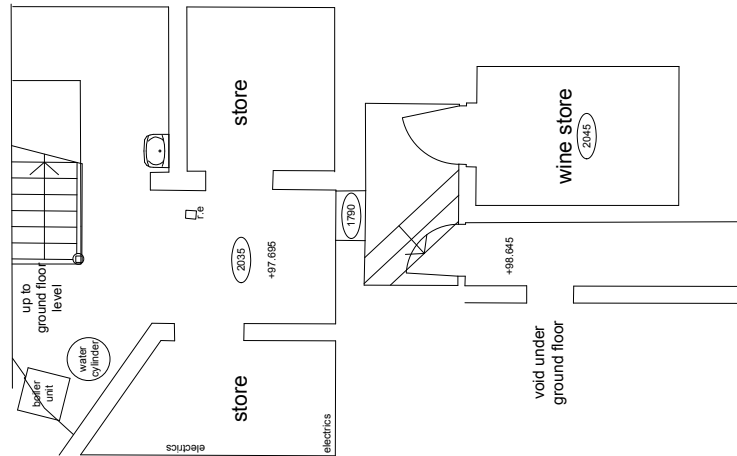
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Project No	Drawing No	Revision	
<b>3786</b>	<b>P08</b>	<b>-</b>	
Scale 1:100 @ A1 1:50 @ A3	Date JULY 2014	Revised -	



ndary wall +102.395



GROUND FLOOR



BASEMENT

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No. Date Revision Notes



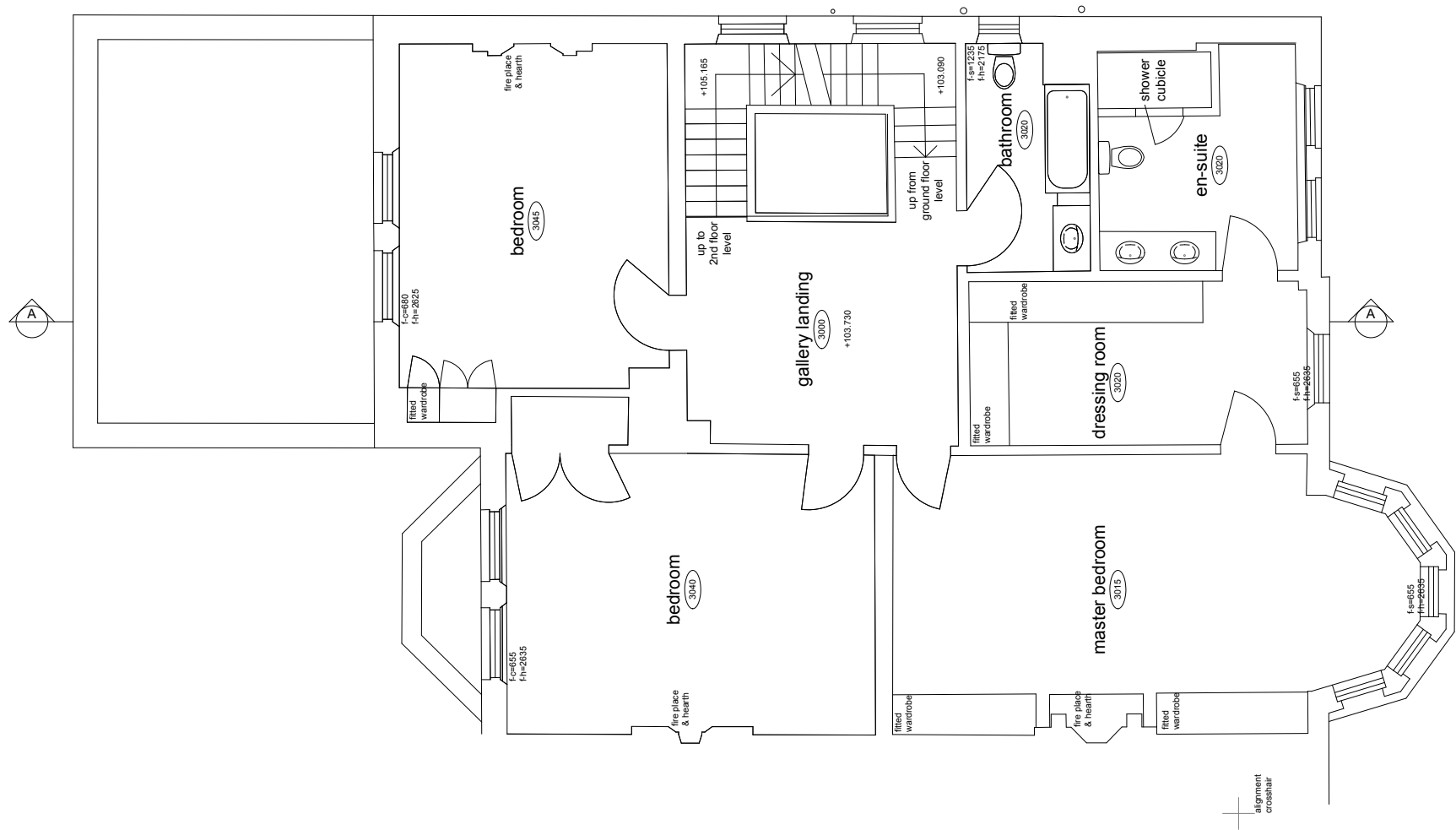
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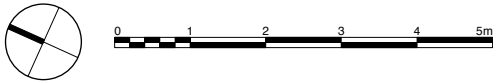
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Drawing	BASEMENT & GROUND FLOOR AS EXISTING		
Project No	3786	Drawing No	P01
Scale	1:50 @ A1 1:100 @ A3	Date	JULY 2014
Revision	-	Revised	-





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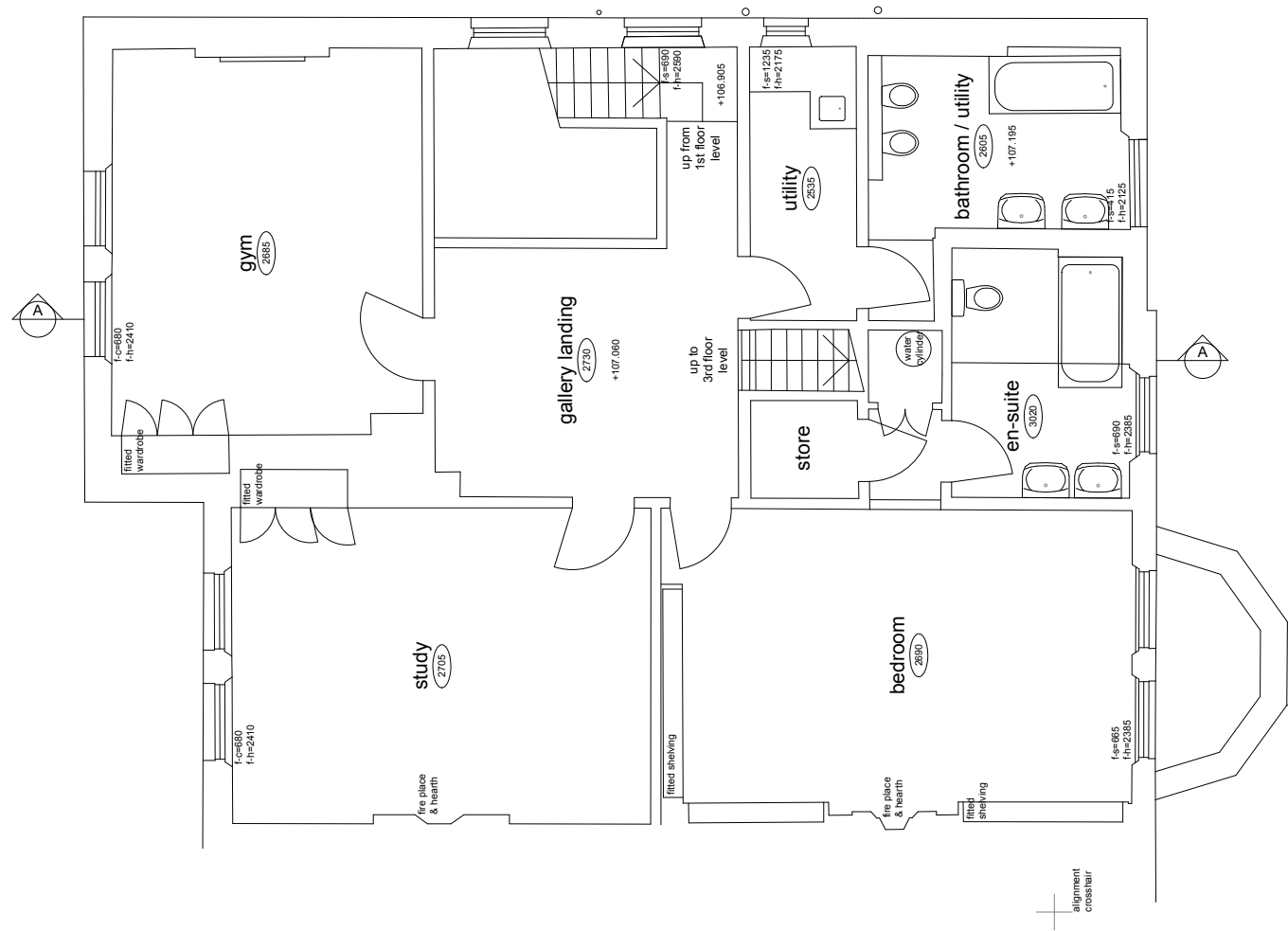
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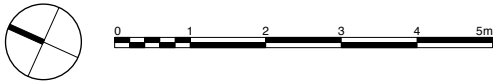
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Drawing	FIRST FLOOR AS EXISTING		
Project No	3786	Drawing No	P02
Scale	1:50 @ A1 1:100 @ A3	Date	JULY 2014
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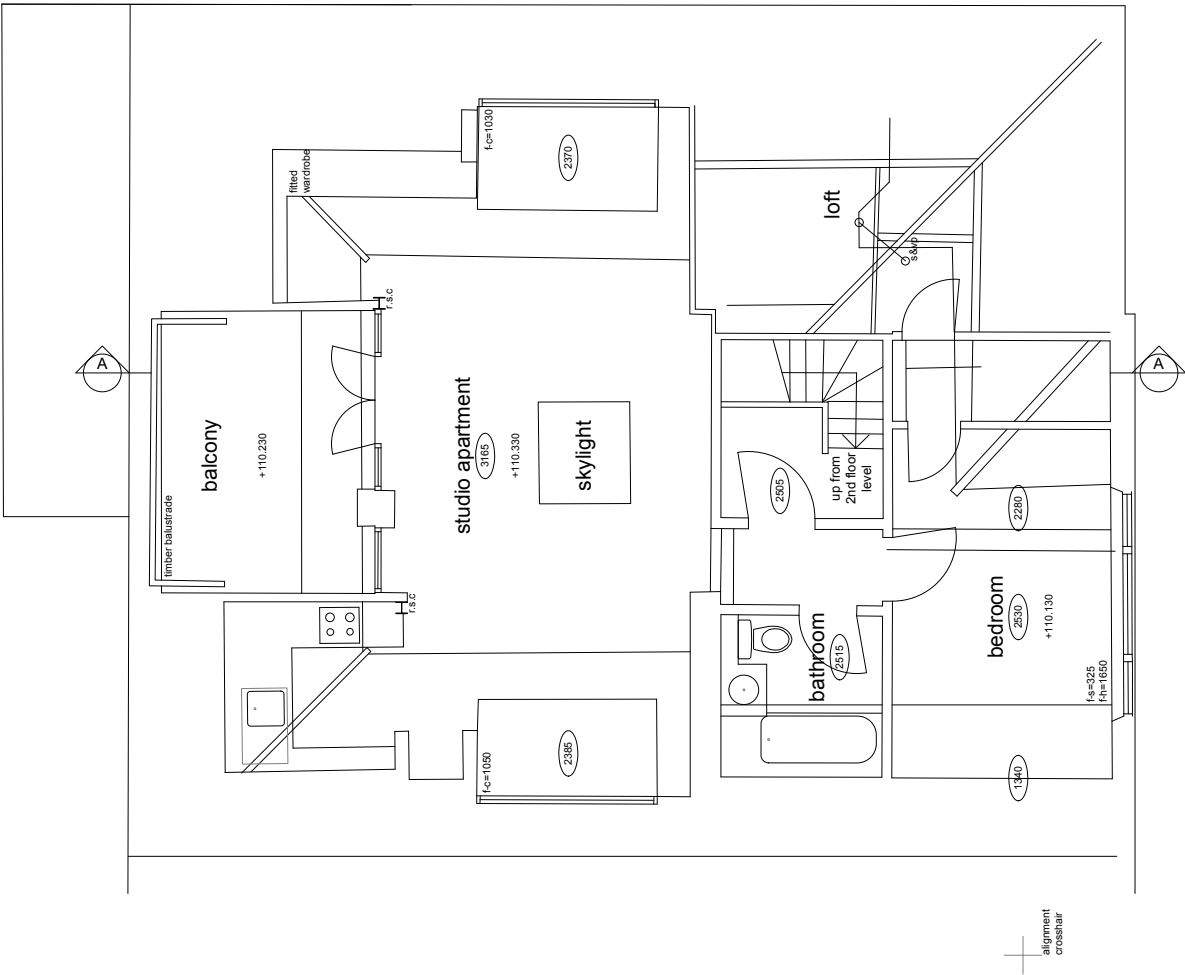
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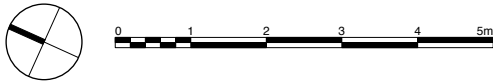
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Scale	1:50 @ A1 1:100 @ A3	Date	JULY 2014
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Project <b>4 WEDDERBURN ROAD LONDON NW3</b>		
Drawing <b>THIRD FLOOR AS EXISTING</b>		
Project No <b>3786</b>	Drawing No <b>P04</b>	Revision <b>-</b>
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Project	4 WEDDERBURN ROAD LONDON NW3		
Drawing	FRONT ELEVATION AS EXISTING		
Project No	3786	Drawing No	P10
Scale	1:50 @ A1 1:100 @ A3	Date	JULY 2014
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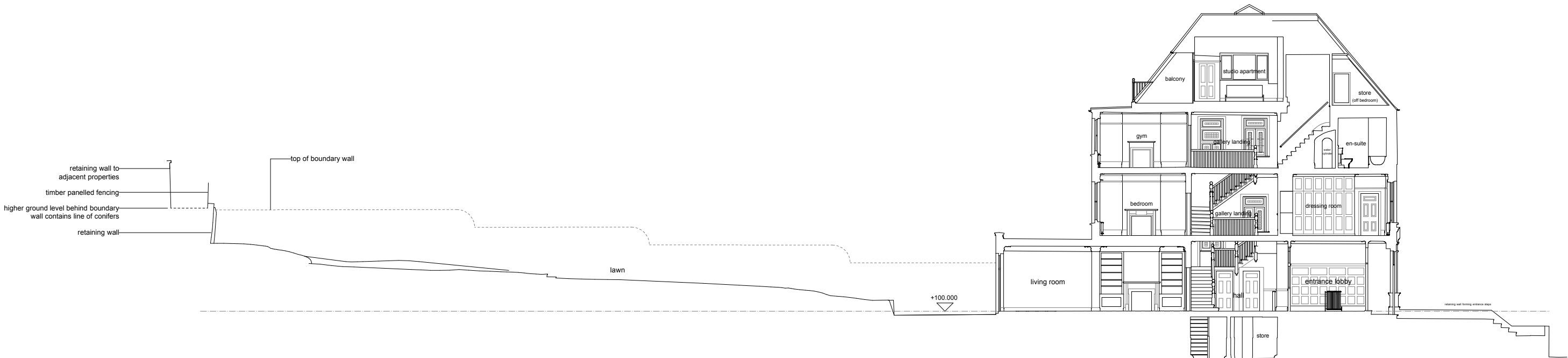
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Project	4 WEDDERBURN ROAD LONDON NW3		
Drawing	REAR ELEVATION AS EXISTING		
Project No	3786	Drawing No	P11
Scale	1:50 @ A1 1:100 @ A3	Date	JULY 2014
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Project <b>4 WEDDERBURN ROAD LONDON NW3</b>		
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Project No <b>3786</b>	Drawing No <b>P20</b>	Revision <b>-</b>
Scale 1:100 @ A1 1:50 @ A3	Date JULY 2014	Revised -

# 3.PROPOSED

3.1 DESIGN

3.2 ALTERATIONS FROM PRE-APP

3.3 PROPOSED DRAWINGS

3.4 3D MASSING / VISUALISATIONS



## 3.1 DESIGN

### GENERAL

The internal renovation will provide high quality, generous, rationalised spaces with a new staircase to serve between 2nd and 3rd floors.

The existing rear extension is to be demolished and replaced with a new predominantly glazed extension. This will serve as a contemporary addition to the rear of the property which style and massing will correspond with the extension of No. 6 and No. 8. The materiality of this will be second hand selected Red London Stock bricks to match existing with a flat black zinc roof.

The basement proposals are intended to comply with the guidance published in CPG4. This basement is split into secondary spaces to the south (plant, utility etc...) and main activity spaces to the north (gym, games room, family playspace etc...). The lightwell to the rear is contained to the extent of the rear extension and the rear of the main house. This will provide daylight to basement rooms and allow for natural ventilation.

The excavation footprint retains margins to each boundary, with a significant boundary to the rear. A new garden pavilion provides a secondary means of escape from the basement.

The front lightwell will match the basement bay window at No.6, improving the symmetry of the adjoining property.

It is proposed to enlarge the the side dormers in a similar fashion to those of neighbouring properties. These will be re-clad in lead.

The pavilion at the end of the garden will be a lightweight structure clad in timber boarding to help soften its appearance and will have glazed corner with large sliding doors looking back at the parent property.

### OTHER CONSIDERATIONS

This application has been made in conjunction with a Basement Impact Assessment carried out by structural engineers Heyne Tillet Steel.

**Sustainability** - All new build elements (basement, rear extension) will be built to the highest thermal and acoustic performance to reduce artificial heating and cooling requirements. The rear lightwell will provide natural ventilation and daylight to several basement rooms. This will make a sustainable and long lasting contribution to the conservation area.

**Trees/natural landscape** - A tree survey has been conducted by Treescan (John Cromar's Arboricultural Company Limited) to ensure an acceptable level of tree removal/replacement is carried out.

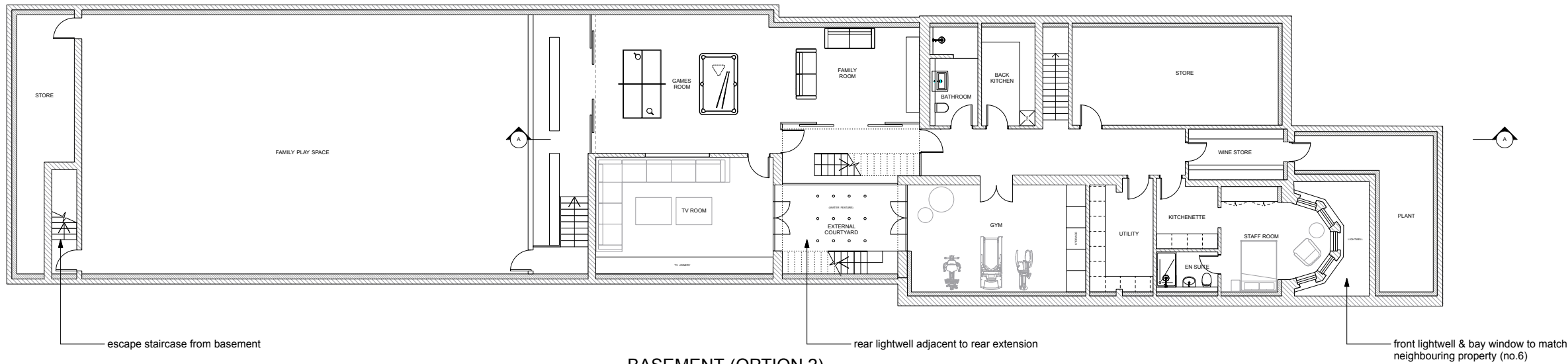
### 3.2 PRE-APPLICATION ADVICE

#### THE FOLLOWING KEY DESIGN ALTERATIONS HAVE BEEN MADE IN COMPLIANCE WITH PRE-APPLICATION ADVICE (2014/4666/PRE):

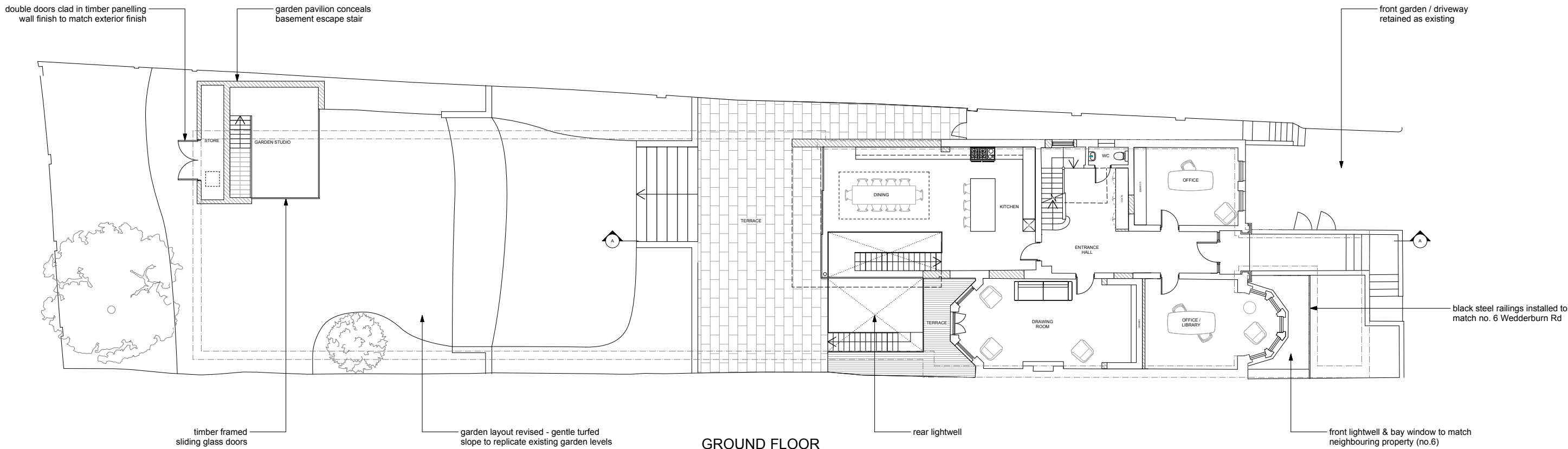
- Rear lighwell has been reduced in size to minimise its visibility from neighbouring properties and to conform with similar lightwells in the area.
- The original proposal of contrasting handmade bricks for the rear extension have been changed to second hand selected stock bricks to match the existing main house. This will reduce the visual impact of the new extension, making it less incongruous.
- The extent of the basement structure has been narrowed to create more sufficient boundaries between the two neighbouring properties.
- The proposal for a ramp to a basement garage has been omitted, the parking provisions for the property will remain as existing.
- The 3rd floor balcony is now proposed to have painted timber folding sliding doors to match the materials & finishes of the existing. The frameless glass balustrade originally proposed has been omitted in favour of the original traditional painted timber balustrade which is to be retained & overhauled.
- The size of the garden studio has been reduced & the design developed so that it appears more lightweight and blends in well to the garden setting by being clad in natural timber.
- Railings are proposed to act as guarding for the front lightwell to match the treatment at various other neighbouring properties along the street. The detailing of the extended front bay & windows will match the details of the existing bay & windows above.



3.3 PROPOSED DRAWINGS



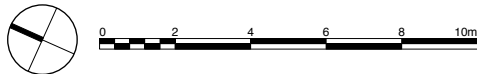
BASEMENT (OPTION 2)



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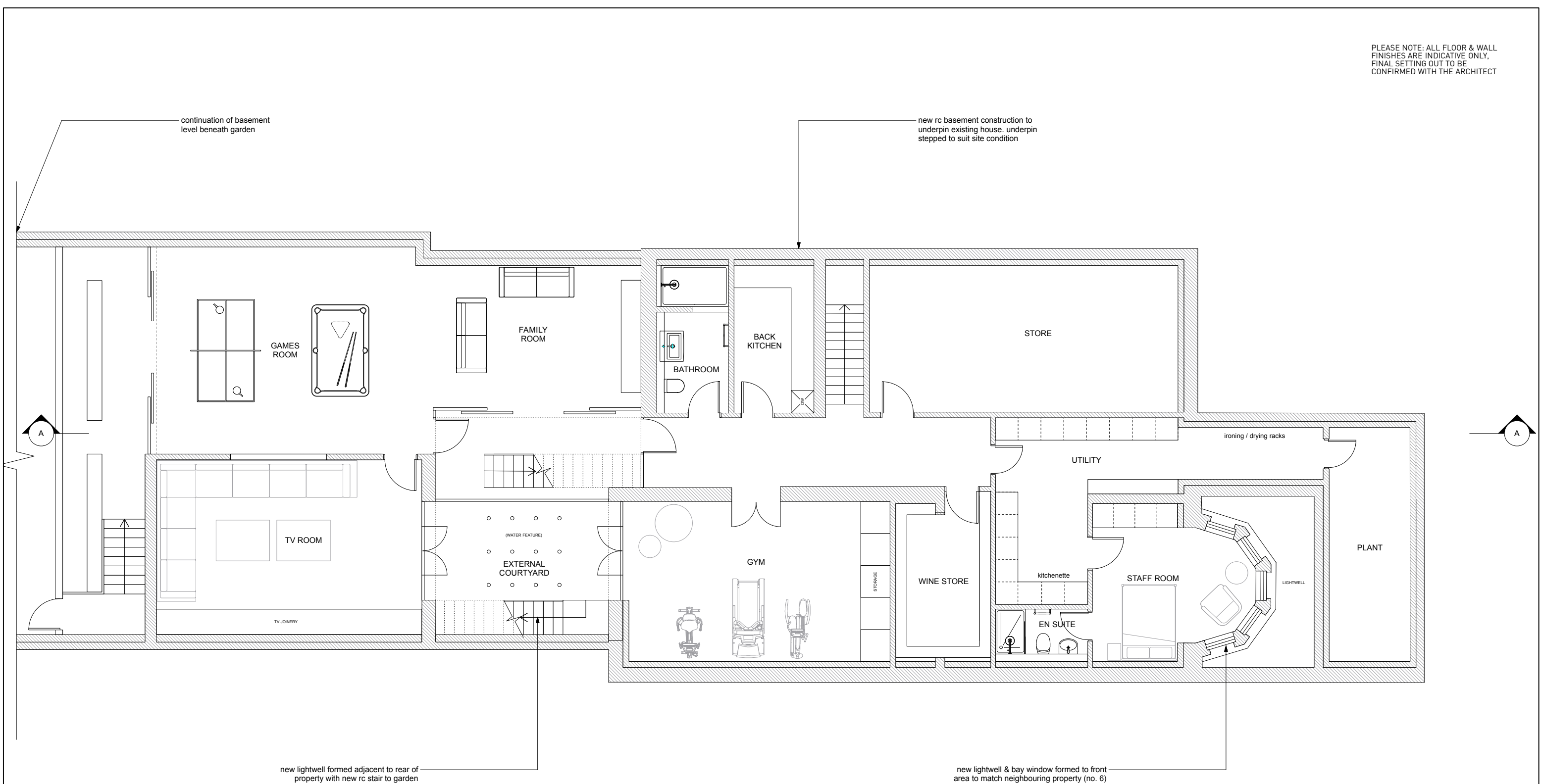
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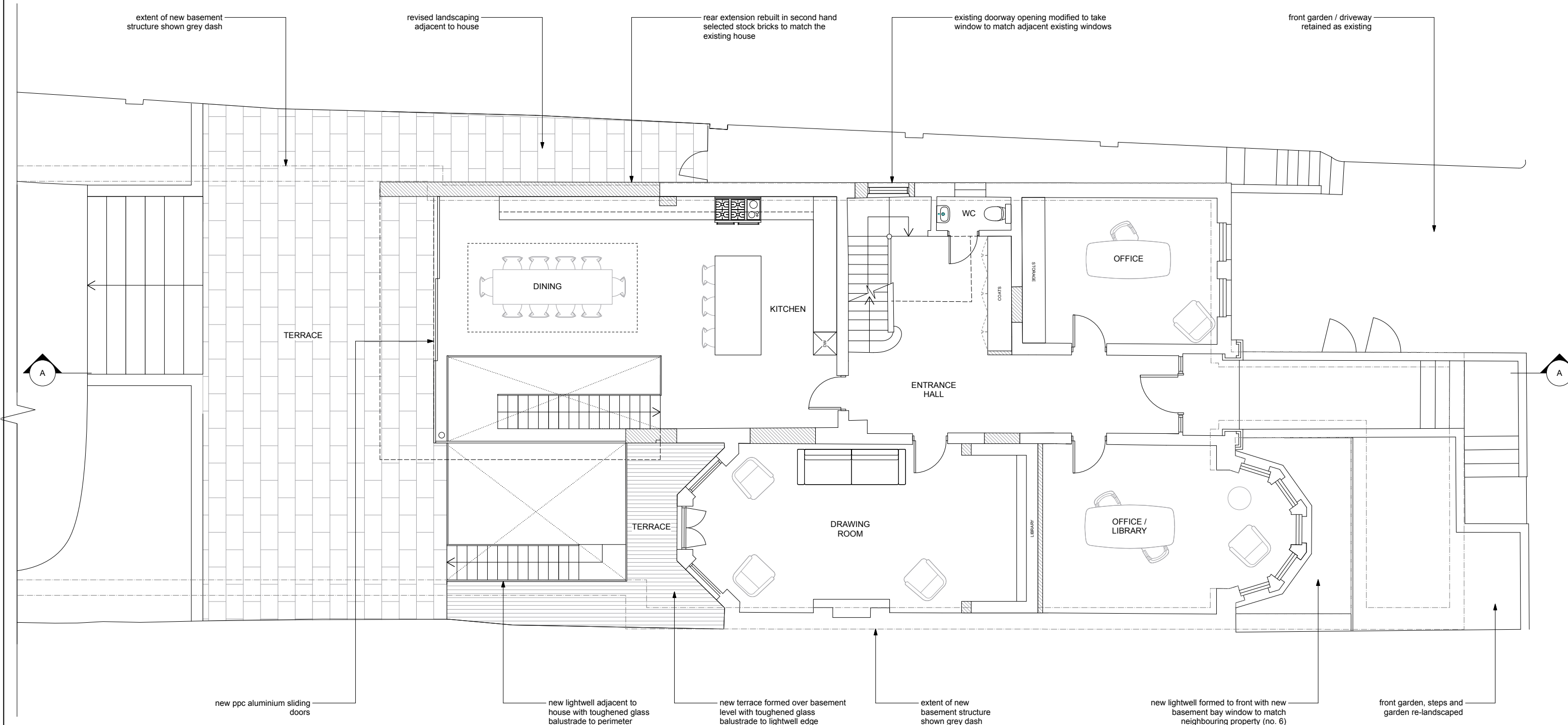
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Project	4 WEDDERBURN ROAD LONDON NW3		
Drawing	BASEMENT & GROUND SITE PLANS AS PROPOSED		
Project No	3786	Drawing No	P108
Scale	1:100 @ A1 1:200 @ A3	Date	JULY 2014
Revision	-	Revised	-

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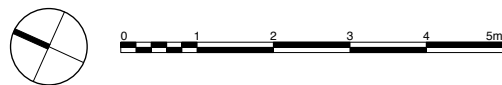






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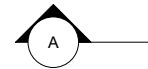
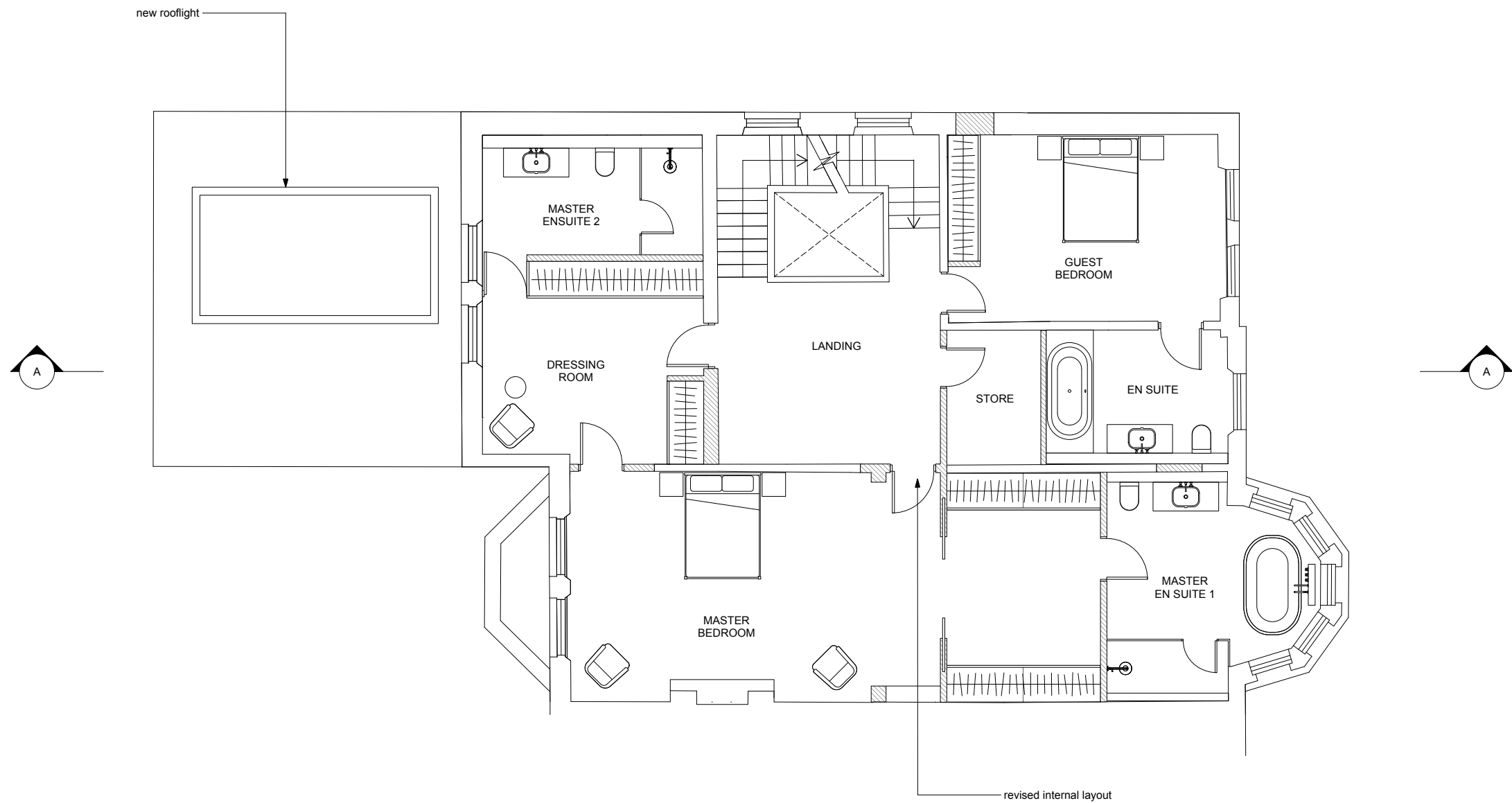


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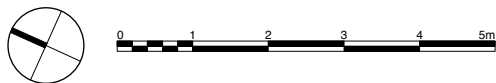
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Project <b>4 WEDDERBURN ROAD LONDON NW3</b>		
Drawing <b>GROUND FLOOR AS PROPOSED</b>		
Project No <b>3786</b>	Drawing No <b>P102</b>	Revision <b>-</b>
Scale 1:50 @ A1 1:100 @ A3	Date <b>JULY 2014</b>	Revised <b>-</b>



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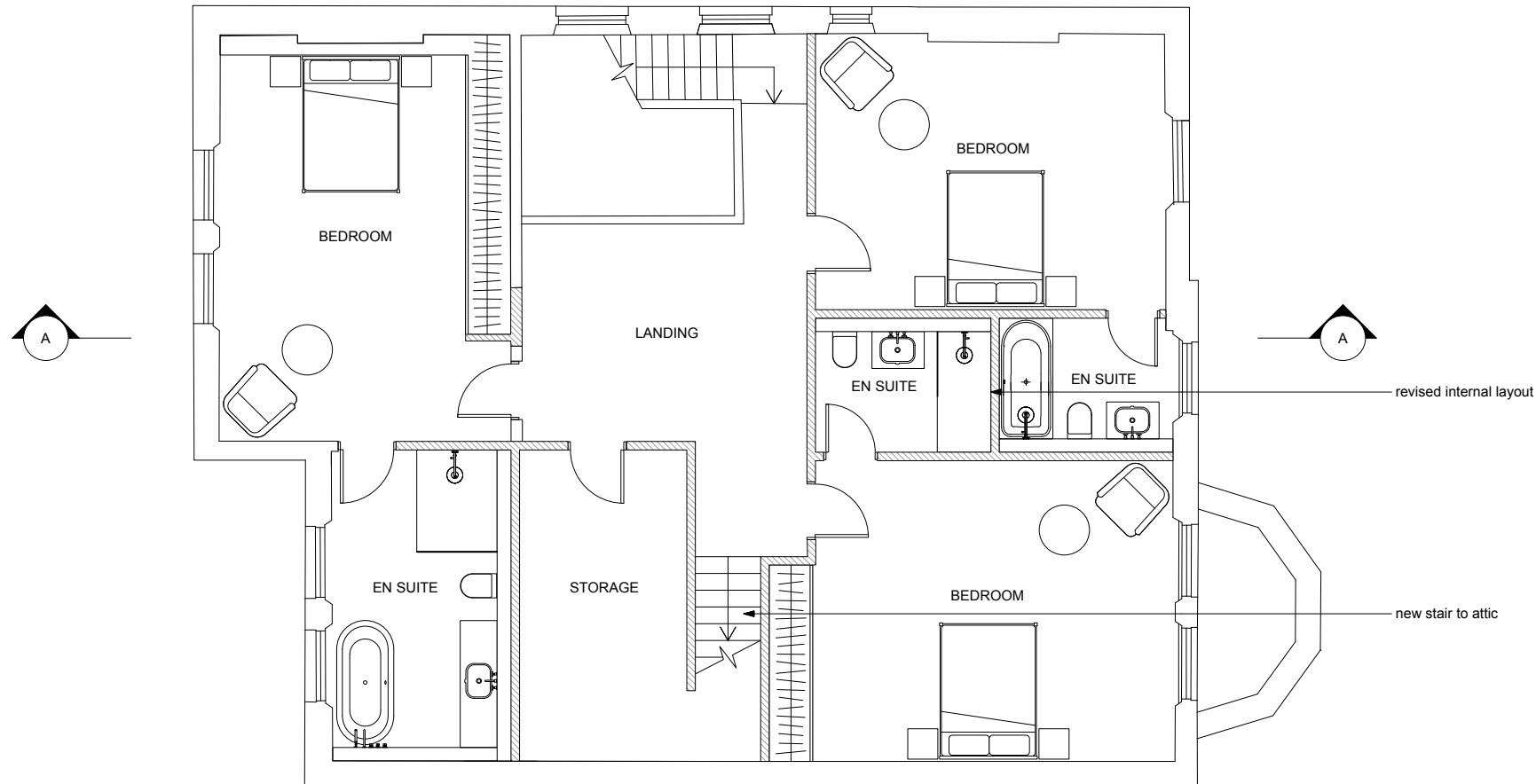
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Project <b>4 WEDDERBURN ROAD LONDON NW3</b>		
Drawing <b>FIRST FLOOR AS PROPOSED</b>		
Project No <b>3786</b>	Drawing No <b>P103</b>	Revision <b>-</b>
Scale 1:50 @ A1 1:100 @ A3	Date JULY 2014	Revised -





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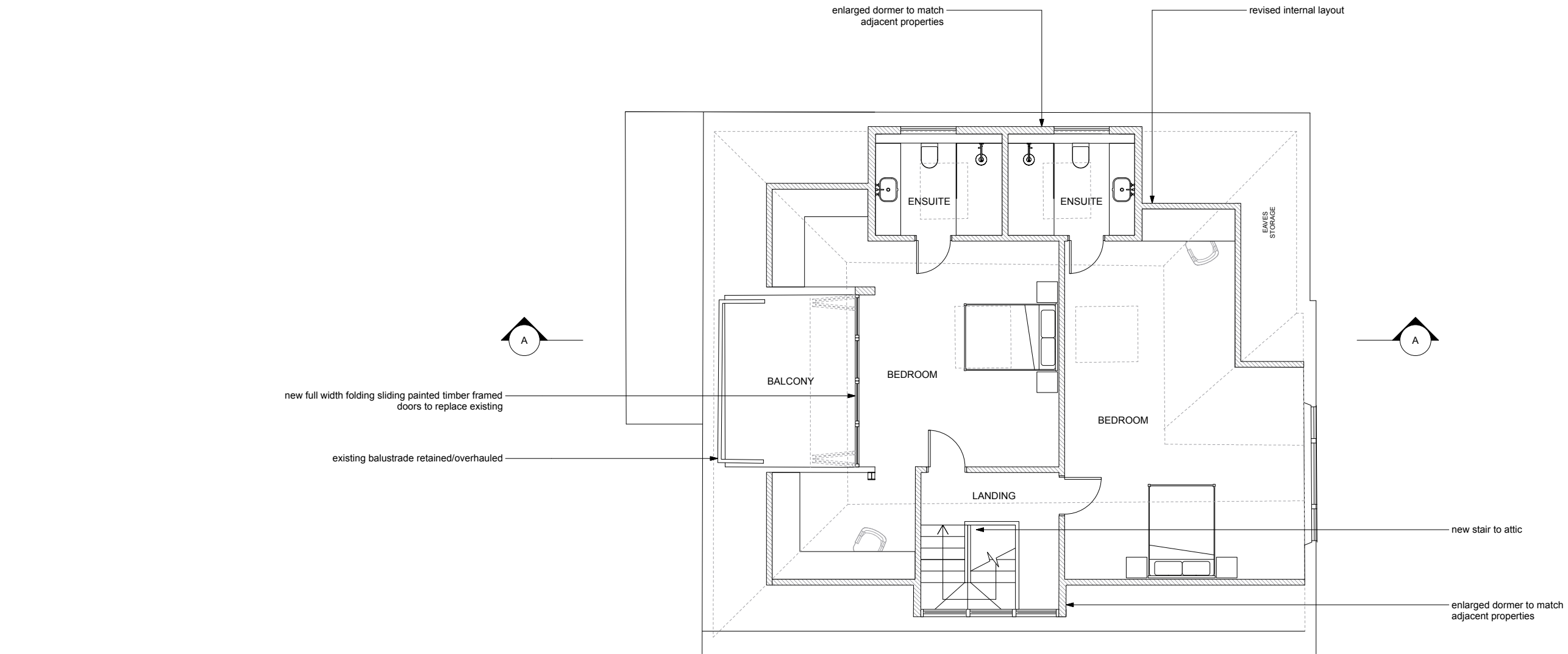


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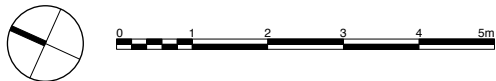
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Project	4 WEDDERBURN ROAD LONDON NW3		
Drawing	SECOND FLOOR AS PROPOSED		
Project No	3786	Drawing No	P104
Scale	1:50 @ A1 1:100 @ A3	Date	JULY 2014
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Project	4 WEDDERBURN ROAD LONDON NW3		
Drawing	THIRD FLOOR AS PROPOSED		
Project No	3786	Drawing No	P105
Scale	1:50 @ A1 1:100 @ A3	Date	JULY 2014
		Revised	-



new lightwell formed to front with new basement window to match neighbouring property (no. 6)

new basement link to plant room

front drive retained as existing

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Project	4 WEDDERBURN ROAD LONDON NW3		
Drawing	FRONT ELEVATION AS PROPOSED		
Project No	3786	Drawing No	P110
Scale	1:100 @ A1 1:200 @ A3	Date	JULY 2014
Revision	-	Revised	-





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No.	Date	Revision Notes
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Project <b>4 WEDDERBURN ROAD LONDON NW3</b>		
Drawing <b>REAR ELEVATION AS PROPOSED</b>		
Project No <b>3786</b>	Drawing No <b>P111</b>	Revision <b>-</b>
Scale 1:100 @ A1 1:200 @ A3	Date JULY 2014	Revised -



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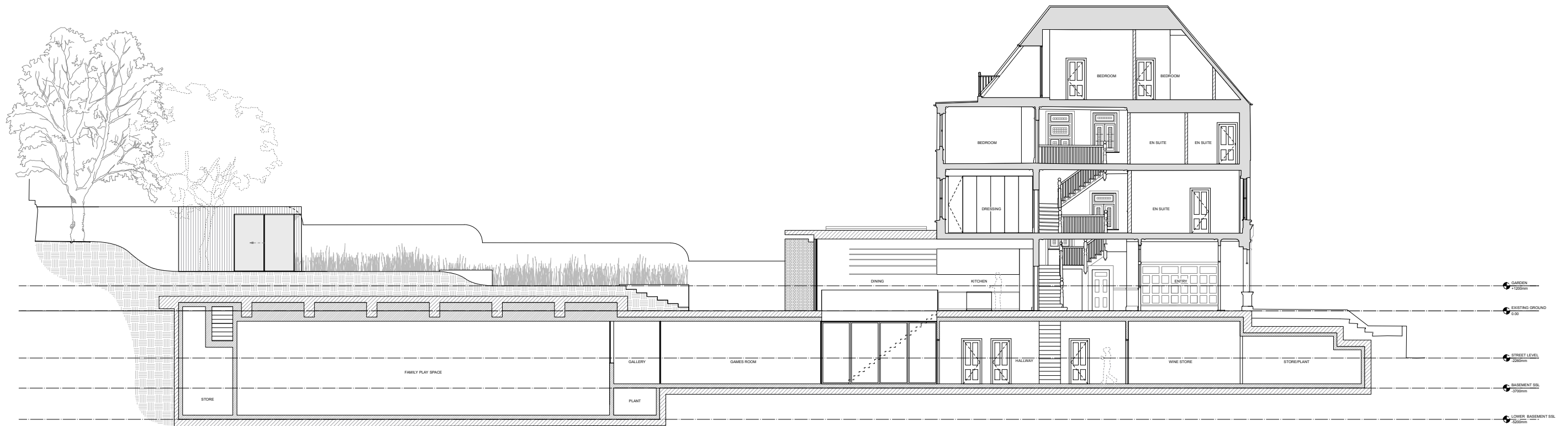
No.	Date	Revision Notes
-----	------	----------------

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Project <b>4 WEDDERBURN ROAD LONDON NW3</b>		
Drawing <b>SIDE ELEVATION AS PROPOSED</b>		
Project No <b>3786</b>	Drawing No <b>P112</b>	Revision <b>-</b>
Scale 1:100 @ A1 1:200 @ A3	Date JULY 2014	Revised -



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No.	Date	Revision Notes
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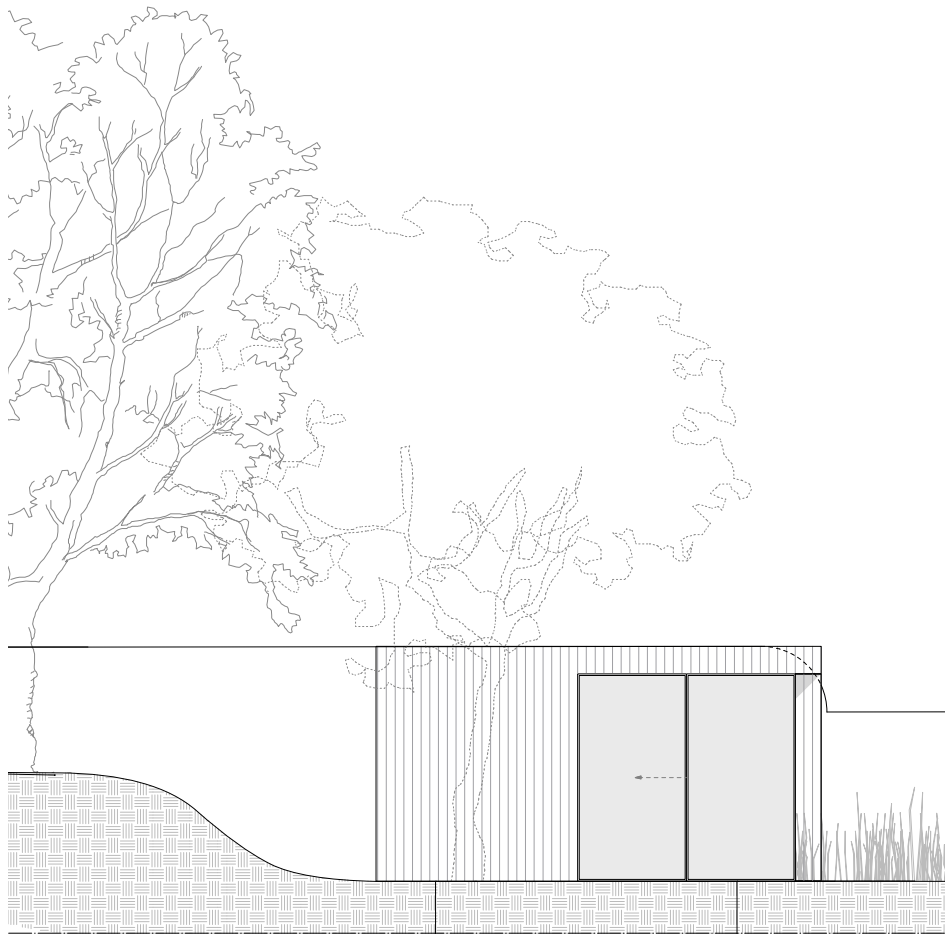
Project **4 WEDDERBURN ROAD  
LONDON NW3**

Drawing **SECTION A  
AS PROPOSED**

Project No	Drawing No	Revision
<b>3786</b>	<b>P120</b>	<b>-</b>

Scale	Date	Revised
1:100 @ A1 1:200 @ A3	JULY 2014	-

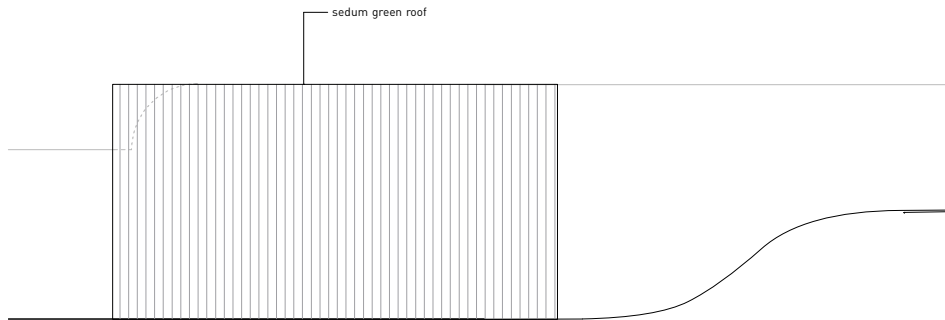




ELEVATION A

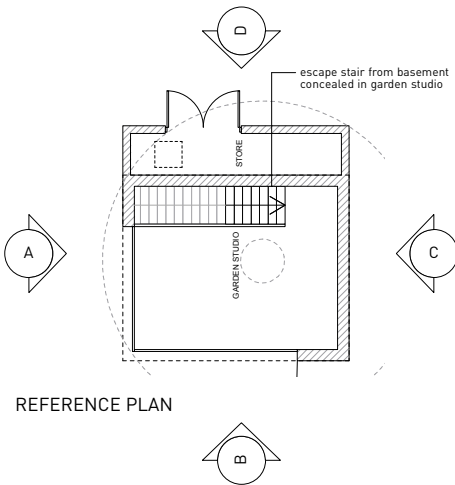
timber board cladding to exterior

timber framed sliding doors over fixed end screen



ELEVATION C

sedum green roof



REFERENCE PLAN

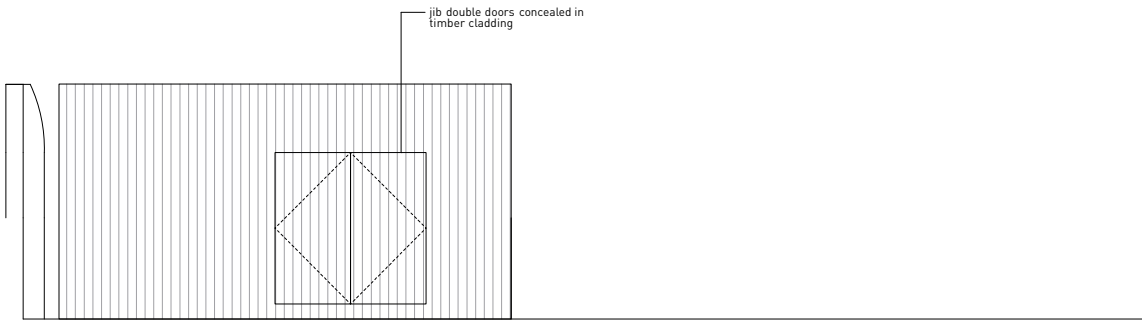


PRECEDENT IMAGE



ELEVATION B

timber framed sliding doors over fixed end screen



ELEVATION D

jib double doors concealed in timber cladding



PRECEDENT IMAGE

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No.	Date	Revision Notes
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Project	4 WEDDERBURN ROAD LONDON NW3		
Drawing	GARDEN STUDIO ELEVATIONS AS PROPOSED		
Project No	3786	Drawing No	P130
Scale	1:100 @ A1 1:200 @ A3	Date	JULY 2014
Revision	-	Revised	-

### 3.4 3D MASSING



EXISTING



PROPOSED



## VISUALISATION

