

Design & Access Statement



12b Wedderburn Road
London
NW3 5QG

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This report has been prepared by Wilkinson King Architects.

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Executive Summary

The Case in Essence

- The applicant's property is a two storey flat at the top of a semi-detached building.

Application

Modifications that the Applicant wishes to propose in this application include:

- Alterations to the approved third floor balcony including the extension of the balcony over the existing second floor roof with metal railings.
- Replacement of windows on front gable.
- A window on the eastern side elevation with obscured or frosted glass.
- A flush rooflight on the western roof pitch.

It should be noted that this application is made subsequently to the application granted on 14/11/2014 for 12b Wedderburn Road (Reference Number: 2014/5895/P). The existing drawings submitted along with this statement depict the existing building as well as the approved alterations described in the previous application, where necessary.

- This Design & Access Statement has been prepared to accompany the drawings submitted as part of the planning application for 12b Wedderburn Road.

- This statement is an integral part of the application, and as such should be read in conjunction with the enclosed drawings and not treated as a separate document.

- The description of the proposal should read as follows:

"Alterations to the approved third floor balcony including the extension of the balcony over the existing second floor roof with metal railings. Replacement of windows on front gable. Addition of window on east side elevation and rooflight to west roof pitch."

- We trust that the above provides an accurate description of the proposal.

1.0 Site Analysis and Evaluation

1.1 The Site and Local Context

Location

- The applicant's property, is situated on the north side of Wedderburn Road. Wedderburn Road runs between Lyndhurst Gardens to the East and Akenside Road to the West. At the junction with Lyndhurst Gardens, Wedderburn Road turns into Belsize Lane which connects to Rosslyn Hill (A502). Wedderburn Road and the immediate locality can be described as predominantly residential.



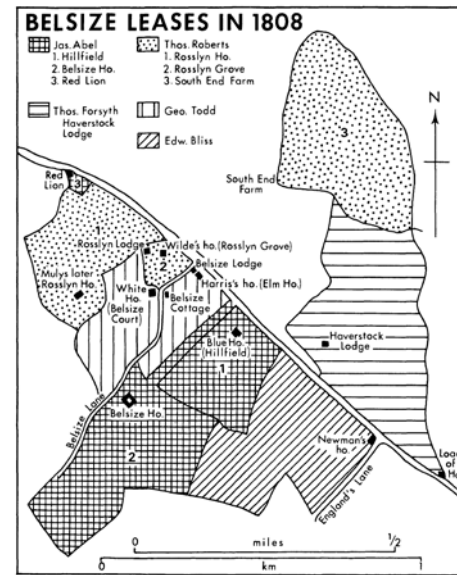
Wedderburn Road runs between Lyndhurst Gardens and Akenside Road.

Local Listed Buildings

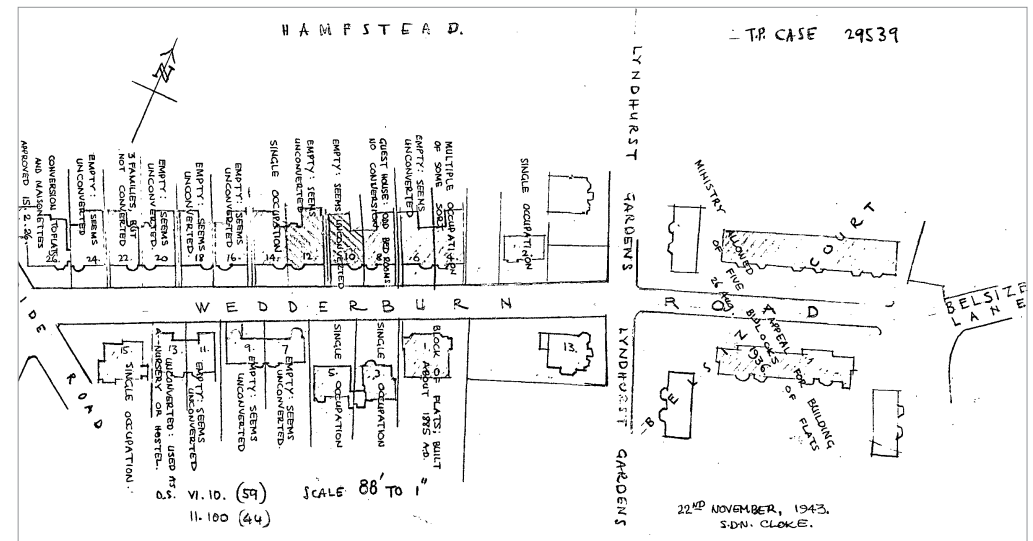
- There are several listed buildings on the south side of Wedderburn Road. Wedderburn House, 1 Wedderburn Road is Grade II Listed. The property is a small block of mansion flats by Horace Field built in 1884-5 in Queen Anne or early Neo-Georgian style. No. 1 is part of a group with Nos 3, 5, 7, 9, 11 and 13 (also early works by Field) which are all Grade II Listed. No.1 was built for members of Horace Field's family.
- 12 Wedderburn Road - the subject of this application - is not listed.

Historical Context

- The site for what is currently Wedderburn Road was formerly part of a large country estate known as the Belsize Estate.
- In 1808, the Belsize Estate was split into 9 leasehold estates (see map of Leases opposite).
- In 1880 William Willett obtained a 99-year lease of 12 acres of the Belsize Court estate. From 1886 he began to construct Lyndhurst Gardens and Wedderburn Road within this curtilage. The road was completed by 1909.
- The houses on Lyndhurst Gardens and Wedderburn Road set a new artistic standard for speculative architecture at the time. The houses were solidly built in red-brick and varied in design, many of them by the Willetts' own architects Harry B. Measures and, after 1891, Amos Faulkner.



Belsize Leases in 1808



OS Map of Wedderburn Road in 1943 showing uses

Site Plan

- The 1:1250 Site Plan reproduced here identifies the site boundary with a red line. The site is approximately 815 sqm (0.08 hectares). The front of the property faces South/South East and the rear of the property faces North/North West.



Aerial View of Wedderburn Road showing site boundary



not to scale

1.2 The Existing Building

- 12 Wedderburn Road is not listed, but is located within the Fitzjohn's & Netherhall Conservation Area.
- The property is semi-detached, is constructed of red brick and was built c1890.
- 12 Wedderburn Road is occupied as a three separate flats.
- Due to the topography of the site the building is higher than Wedderburn Road.
- There is a side path that slopes from the rear of the house down towards Wedderburn Road at the front of the house.
- The two upper floor flats 12a and 12b are accessed by stairs located in this side path.
- The roof is pitched on four sides and is clad in tiles. There is a central flat section to the roof which is not visible from street level.



Front Aerial View looking North



Rear Aerial View looking South

1.2 The Existing Building



Existing Front Elevation (to Street)
(not to scale)



Front Elevation

1.2 The Existing Building



Existing Rear Elevation (to Garden)
(not to scale)



Rear Elevation



1.3 Planning History

- 12 Wedderburn Road is within the Fitzjohn's & Netherhall Estate Conservation Area.
- In March 1967, following an outline application, an application was submitted and approved for the formation of a new room in the attic of 12 Wedderburn Road. (Ref: CTP/F7/9/A/3119)
- In 2014, an application was submitted and approved for the installation of an inset balcony within rear roofslope, alterations to windows on front gable, replacement roof light and two conservation style roof lights in each of the two side roof slopes. (Ref: 2014/5895/P)

2.0 Design Principles and Proposals

2.1 Main Design Principles

The main design principles which have informed the proposals are:

- To provide improved accommodation for the applicant's family whilst respecting the original character of the property.
- To improve and maximise the balcony amenity on the third floor.
- To provide improved natural light provision for the applicant.
- To do so without effective impact upon the amenity of adjacent properties and without adversely affecting the character of the building or the Conservation Area.

2.2 Planning Policies

- The design of the proposal has been informed by the recommendations set out in the following relevant planning policies:

- **Camden Local Development Framework Core Strategy**

Policies: CS5 - Managing the impact of growth
CS14 - Promoting high quality places and conserving our heritage

- **Camden Local Development Framework Development Policies**

Policies: DP24 - Securing high quality design
DP25 - Conserving Camden's Heritage
DP26 - Managing the impact of development on occupiers and neighbours

- **Camden Planning Guidance**

Policies: CPG1 (Design)
CPG6 (Amenity)

- **Fitzjohn's + Netherhall Conservation Area Statement**
Section 5 - Guidelines

Policies: New development - F/N1
Materials and Maintenance - F/N7-10
Roof Extensions - F/N15-17

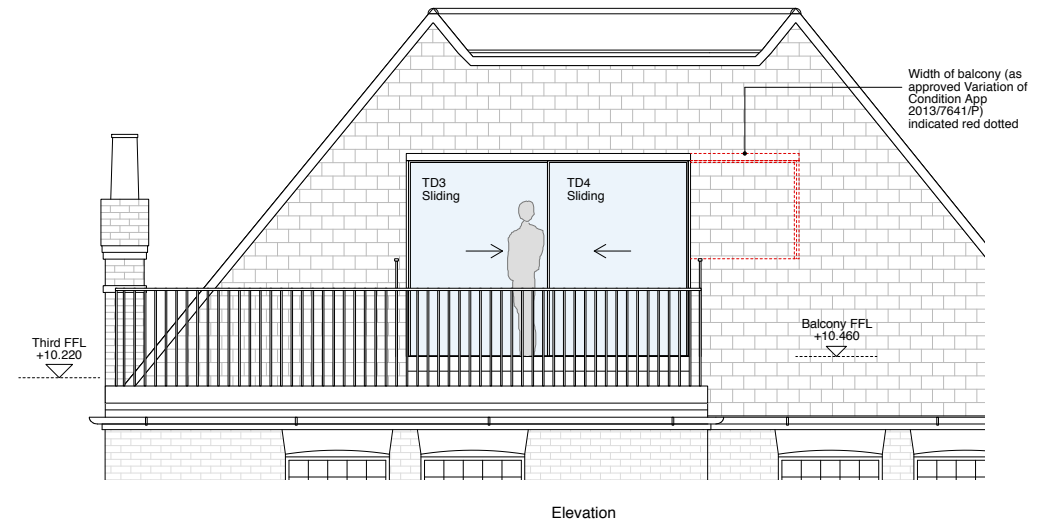
3.0 Existing Access Principles

- The applicant's property is accessed from Wedderburn Road via a side path with stepped access to the first floor shared entrance. This serves as the main access route to the applicant's property for pedestrians, cyclists, emergency services and general services.
- Wedderburn Road is a controlled parking zone for permit holders only.
- There is a side path along the eastern side of the property which provides access to the shared rear garden.
- The proposal will not alter or affect the existing access to the building.

4.0 Precedent

4.1 No. 8 Wedderburn Road

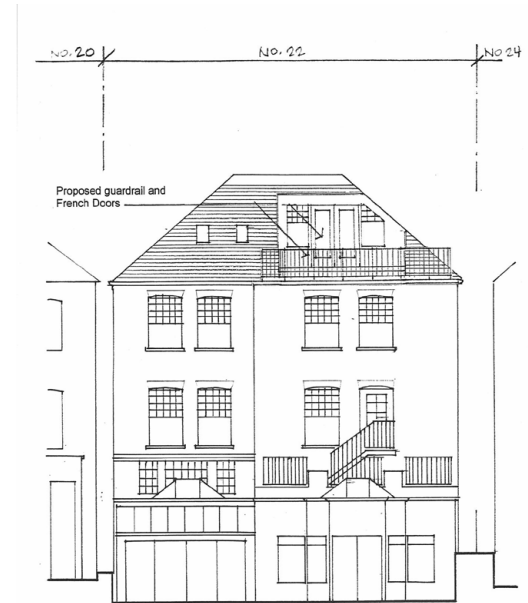
- Several properties on Wedderburn Road have rear third floor balconies.
- At No. 8 Wedderburn Road, a similar third floor rear balcony was approved on 21/10/2014 (App. 2014/5212/P). This application proposes to take precedent from this neighbouring extension.



Proposed Rear Elevation No. 8 - approved application 2014/5212/P

4.2 No. 22 Wedderburn Road

- At No. 22 Wedderburn Road, a similar third floor rear balcony was approved on 07/03/2014 (App. 2013/7515/P). This application proposes to take precedent from this neighbouring extension.
- Similarly at No. 20 and No.16 Wedderburn Road, there are existing third floor balconies as pictured.
- The proposed extension to the existing third floor balcony and the proposed railings at No. 12b have been designed to be in keeping with the balconies at No. 8, 20 and 22.



Proposed Rear Elevation No. 22 - approved application 2013/7515/P

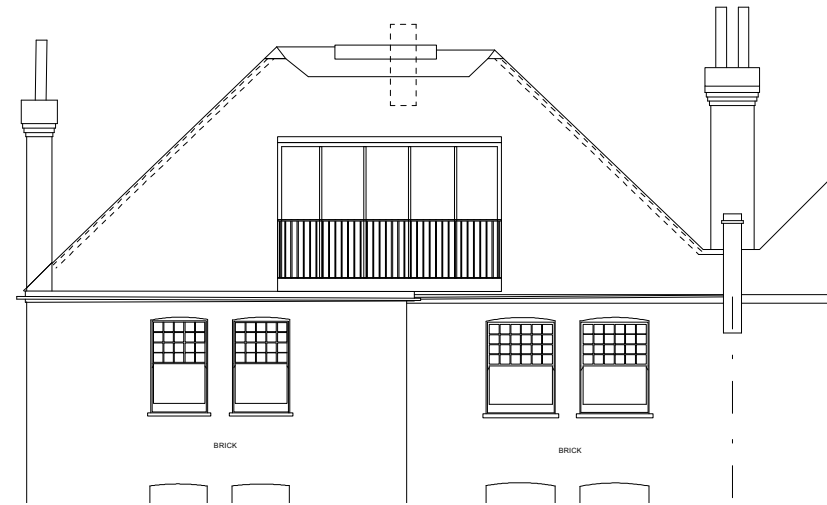


View of rear third floor balcony to No. 20 and No. 16

5.0 Design Proposals

5.1 Amenity - Roof alterations

- The enlarged balcony to the third floor will extend no further than the existing roof of the second floor.
- The use of a simple metal railing will allow for minimal visual impact to the rear elevation and also match those of neighbouring third floor balconies.
- The extension does not propose to alter the roof pitch therefore the extension will be unobtrusive as it will not impose or detract from the overall architectural integrity.
- The proposed extension does not cause issues of overlooking to adjoining properties and will therefore comply with policy DP26.
- These proposals are in line with guideline F/N15 of the Fitzjohns and Netherall Conservation Area Statement.



Approved elevation of third floor balcony (Application Reference Number: 2014/5895/P)



Proposed elevation of third floor balcony

5.2 Materials

- The materials of the proposed balcony extension will reflect the materials of the existing building and the neighbouring buildings.
- The materials will be sensitive to the qualities of the property and will not undermine the features of the original building.

Railings

- The railings for the extended balcony will be simple metal railings, reflecting those at No. 20 and No. 22 Wedderburn Road and proposed at No.8.

Sliding doors

- The proposed sliding doors to the balcony will be aluminium framed. This is in keeping with the other existing sliding doors to balconies nearby.

Windows

- The proposed windows on the front elevation will have narrow, white aluminium profiles with timber frame internally, replacing the existing uPVC windows.

Glass

- The proposed window to the side elevation will serve a bathroom and will be glazed with frosted/obscured glass in order to prevent loss of privacy to the applicant and their neighbours.



20 Wedderburn Road
Metal railings on third floor balcony at No. 20



8 Wedderburn Road
Existing sliding doors on third floor balcony

5.3 Relationship to Existing

- There is currently no uniformity to the rear extensions of the properties along the north side of Wedderburn Road - see aerial photograph opposite showing No. 12 in its surrounding context.
- The proposed balcony extension to No. 12 is in keeping with the size and scale of the neighbouring balconies and will therefore not adversely affect the character of the original building or the Conservation Area.
- Wilkinson King Architects has a proven track record in sympathetically introducing contemporary architecture into sensitive landscapes through award winning projects such as:
 - *Baden Powell Outdoor Centre (SSSI)*
RIBA Award Winner 2008, CIAT Award Winner 2009
 - *Dover Castle Visitor Centre (Scheduled Ancient Monument)*
Shortlisted for RIBA Award 2010
 - *Wimbledon house*
AJ Robin Ellis Small Project Award, 1999



Aerial view showing rear extensions/annexes to properties along Wedderburn Road



Dover Castle Visitor Centre
Wilkinson King Architects



Baden Powell Outdoor Centre
Wilkinson King Architects

5.4 Scale + Elevation

Rear Elevation

- The width of the proposed balcony extension is determined by the width of the existing flat roofed portion of the building, and does not exceed this, in order to remain sensitive and subservient to the existing building.
- The proposed balcony extension also does not exceed the width of the existing precedent at No. 20 and 22 Wedderburn Road.

Front Elevation

- The proposed aluminium windows to the front facade will replace the existing uPVC window and their overall dimensions will therefore be no larger.
- The window system proposed will represent a significant improvement from the existing uPVC windows when viewing the facade from the street. The slim aluminium profiles will be white to provide a crisp finish that matches the existing white sash windows of the house.



Proposed Rear Elevation
(not to scale)

6.0 Conclusion

- The design of the proposals has been carefully developed and is founded on a thorough analysis of the surrounding context and site constraints, density, scale and massing, choice of materials, and the impact of the development as a whole on the special surroundings of the Conservation Area and the environment.
- The design solutions have been informed by relevant local planning policies and guidance on best practice for design and construction.
- The proposals are modest in scale, visually well integrated within their surroundings and shall not harm the ecology of the local conservation area or the amenity of neighbouring dwellings. The terrace extension is also shielded from any public views from Wedderburn Road.
- The materials of the proposed terrace extension will reflect the materials of the existing building and neighbouring balconies.
- The proposal will greatly increase the outdoor space available for use by the applicant and their family.
- For these reasons, we hope this application will receive your support and we welcome the opportunity to receive your views through consultation on the proposal and to work with the local planning authority to progress the project.