

4 Wadham Gardens - London NW3

Design & Access Statement : 07 March 2015



burwell deakins : architects

4 Wadham Gardens - London NW3

Design & Access Statement : 07 March 2015

Contents

1.0 Introduction / Site Analysis:

1.1 Project Overview

1.2 Context

1.3 History of the Street

2.0 Design

2.1 Amount

2.2 Scale and Appearance

2.3 Plans and Elevations

3.0 Access

4 Wadham Gardens - London NW3

Design & Access Statement : 07 March 2015

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 & 4a 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.



4 Wadham Gardens - London NW3

Design & Access Statement : 07 March 2015

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.



4 Wadham Gardens - London NW3

Design & Access Statement : 07 March 2015

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.

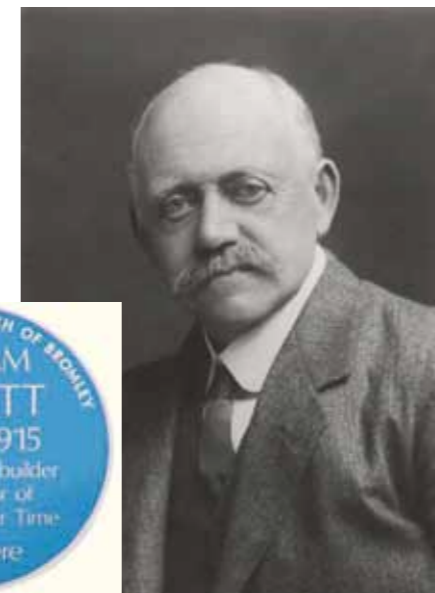
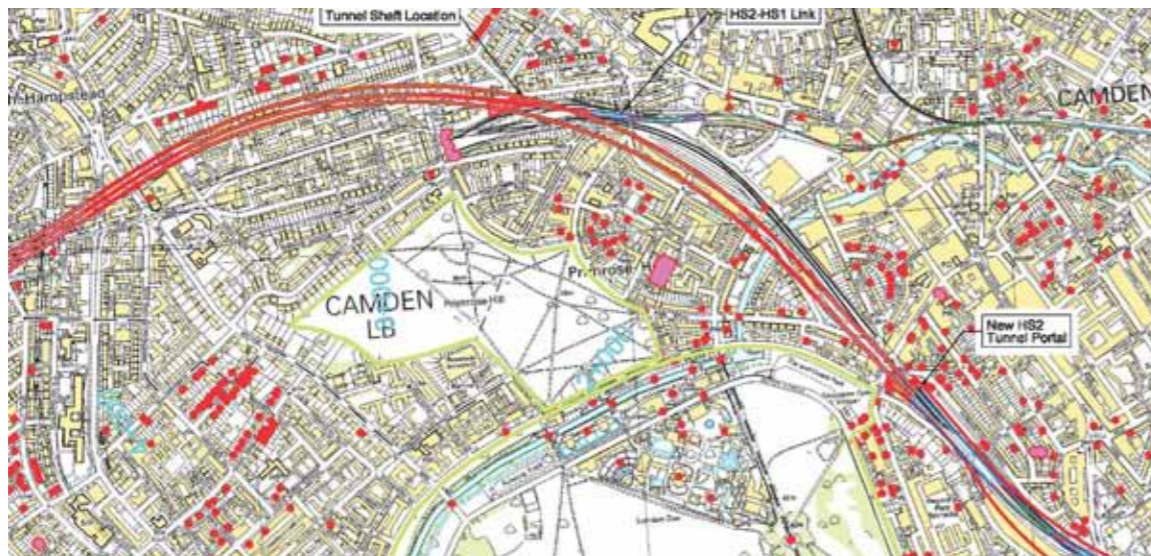
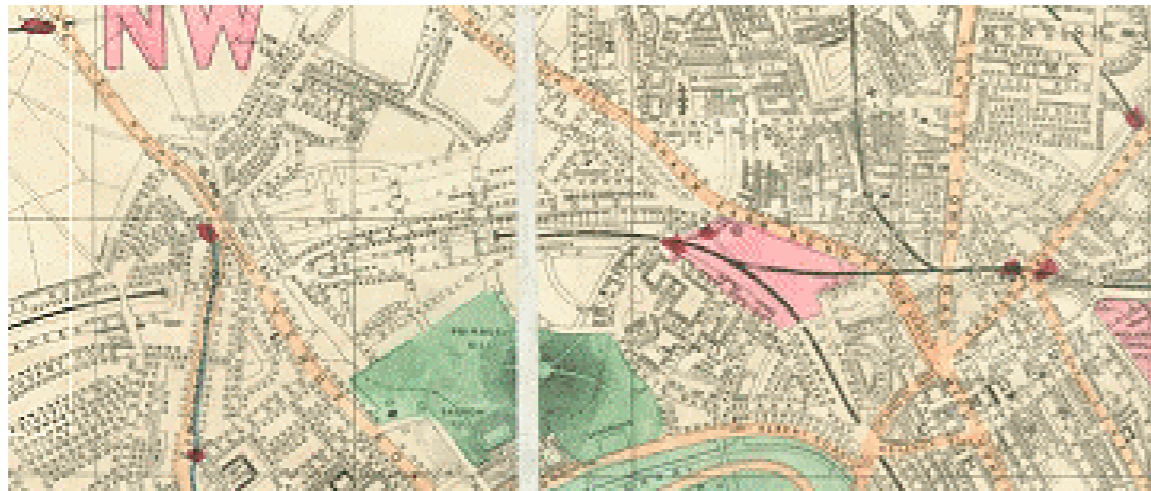
The first houses were constructed along Avenue Road close to the the canal moving north towards Swiss Cottage. Under the supervision of John Shaw the area was developed as spacious middle class housing. Development continued throughout the nineteenth century under John Shaw the Younger and Samuel Cumimg, 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 Beford 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

4 Wadham Gardens - London NW3

Design & Access Statement : 07 March 2015

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.



4 Wadham Gardens - London NW3
Design & Access Statement : 07 March 2015

2.0 Design

2.1 Amount

Elevational reconfiguration of number 4 & 4a Wadham Gardens to include:

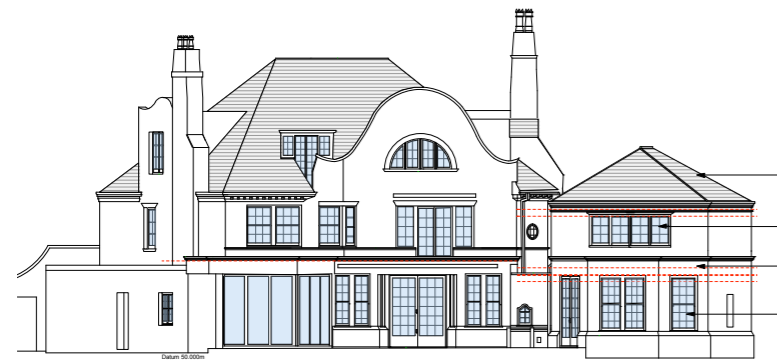
- _Creation of bay to the first floor of the annex with an "octagon" roof to reflect the existing design.
- _Creation of bay window with a lead roof to rear elevation of the main house.



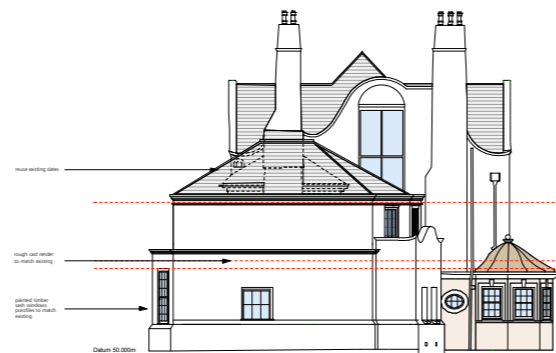
Existing Rear Elevation



Existing Side Elevation



Consented Rear Elevation



Consented Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



4 Wadham Gardens - London NW3

Design & Access Statement : 07 March 2015

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 bay treatment more accurately reflects the detailing present within the rest of the development and acknowledges the design of the existing roofscape.

Elevational treatment:

Walls - Painted rough cast render to match existing.

Roof - Reuse existing slates. New slates to match existing as required.
- Lead roof to new bay window to main house.

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





Site Plan 1:200

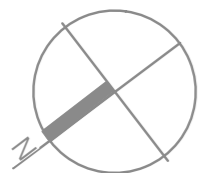
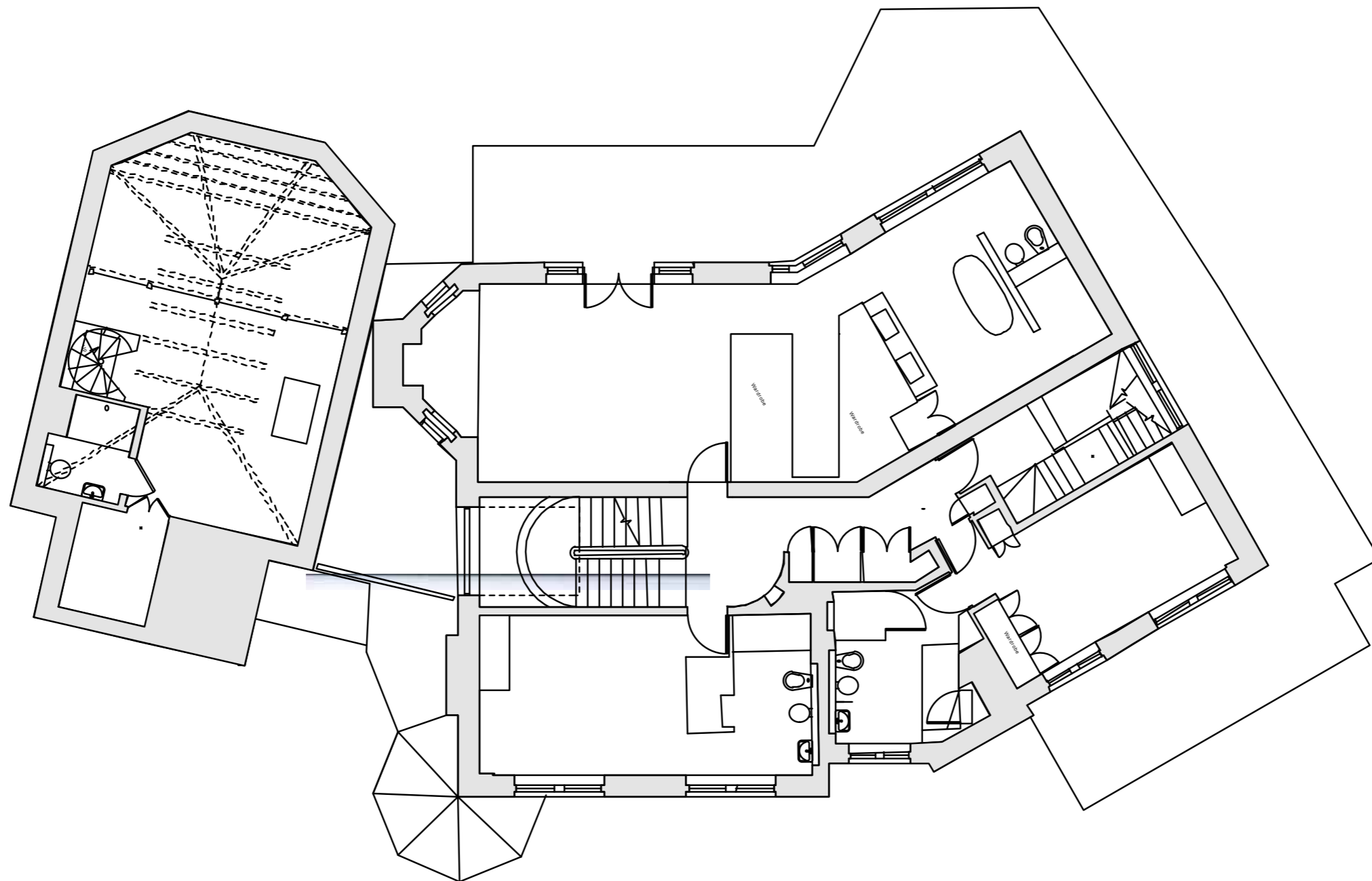
Revision	Date	Amendment						
PI	23.07.14	Planning Issue						
			Client	Lawrence Brown				
			Project	4 Wadham Gardens				
			Drawing	Site Plan as Proposed		burwell deakins : architects		
			Scale	1:200 @ A3	Status	Planning		
			Date	July 2014	Drawn	CL	t 020 8305 6010	
			Project N°	582	Revision	PI	f 020 8305 6020	
			Drawing N°	582/P/020	e info@burwellarchitects.com			
					www.burwellarchitects.com			
					a unit.01 california building deals gateway london SE13 7SF			

NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. THE CONTRACTOR/MANUFACTURERS ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND QUERING ANY DISCREPANCIES. THE DRAWINGS ARE THE PROPERTY OF HBA ARCHITECTS LTD. COPYRIGHT © RESERVED BY THEM AND THE DRAWINGS ISSUED ON CONDITION THAT IF NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORIZED PERSON, EITHER WHOLLY OR IN PART WITHOUT WRITTEN CONSENT.



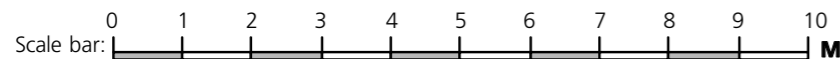
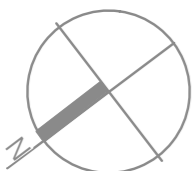
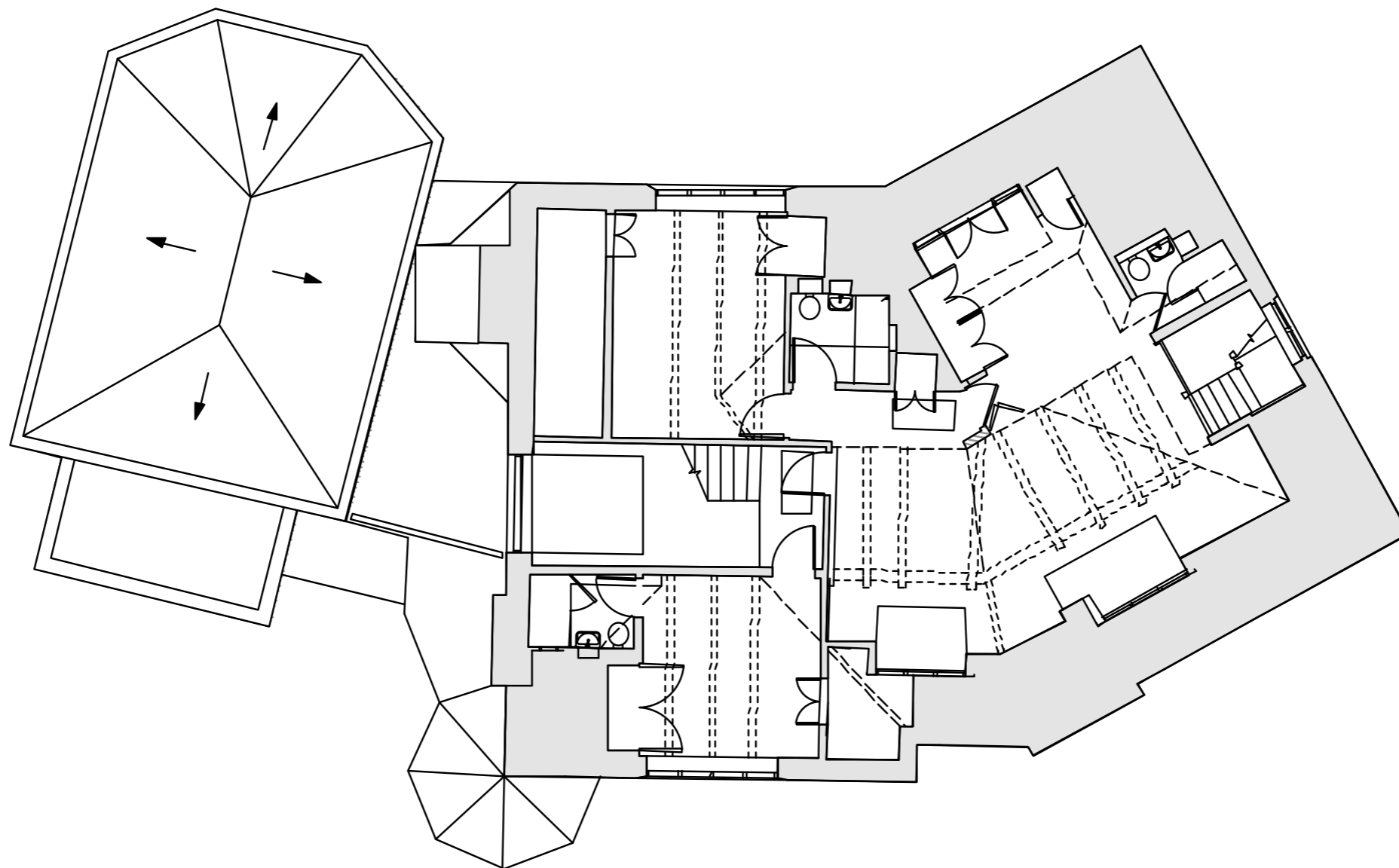
Site Plan 1:200

Revision	Date	Amendment						
PI	23.07.14	Planning Issue						
			Client	Lawrence Brown				
			Project	4 Wadham Gardens				
			Drawing	Site Plan as Proposed		burwell deakins : architects		
			Scale	1:200 @ A3	Status	Planning	t 020 8305 6010	
			Date	July 2014	Drawn	CL	f 020 8305 6020	
			Project N°	582	Revision	PI	e info@burwellarchitects.com	
			Drawing N°	582/P/020			www.burwellarchitects.com	
							a unit.01 california building deals gateway london SE13 7SF	



Scale bar: 0 1 2 3 4 5 6 7 8 9 10 M

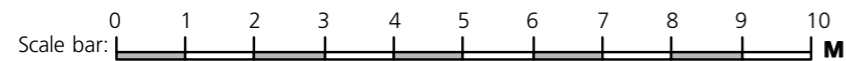
Revision	Date	Amendment					Client	Lawrence Brown		
PI	23.07.14	Planning Issue					Project	4 Wadham Gardens		
							Drawing	First Floor Plan as Existing		
							Scale	1:100 @ A3	Status	Planning
							Date	July 2014	Drawn	CL
							Project N°	582	Revision	PI
							Drawing N°	582/P/004	burwell deakins : architects	
									t 020 8305 6010	
									f 020 8305 6020	
									e info@burwellarchitects.com	
									www.burwellarchitects.com	
									a unit 0.01 california building deals gateway london SE13 7SF	



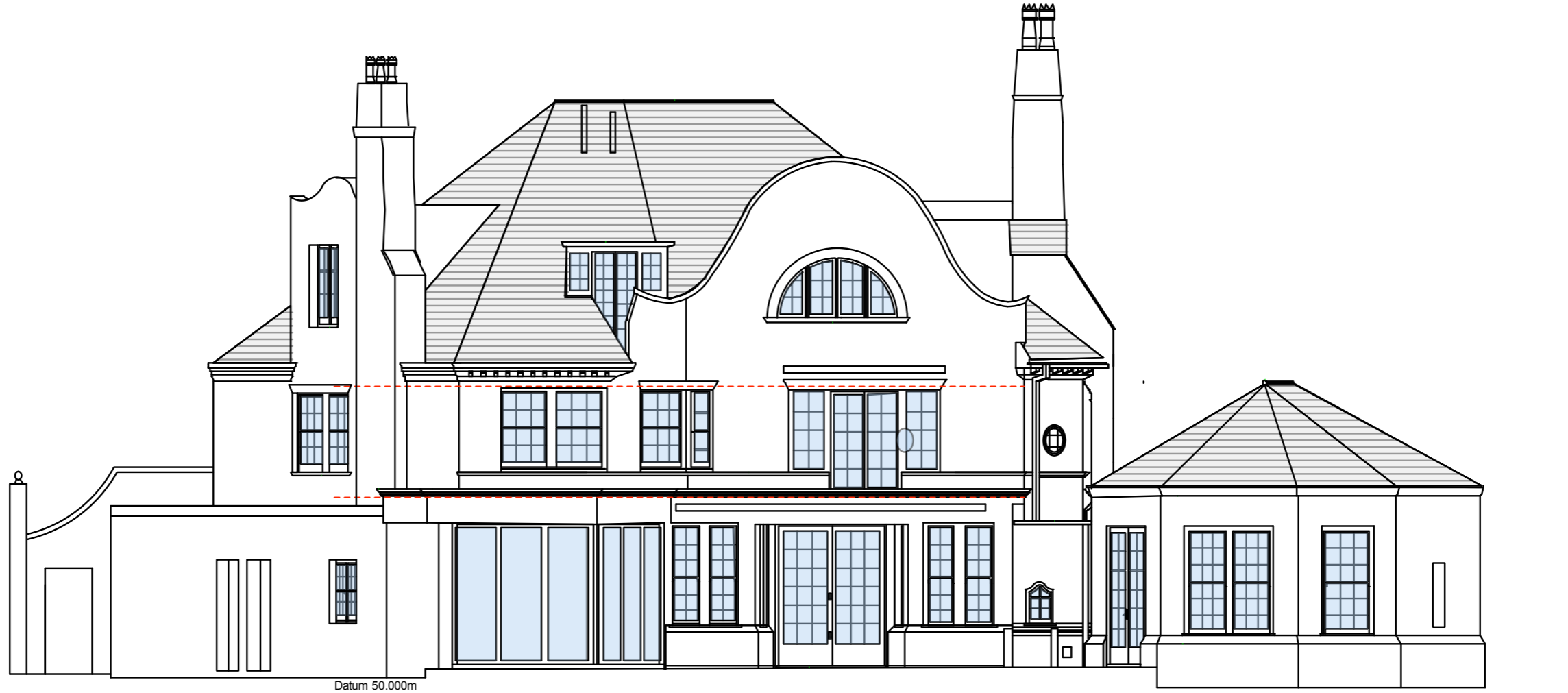
Revision	Date	Amendment						
PI	23.07.14	Planning Issue						
			Client	Lawrence Brown				
			Project	4 Wadham Gardens				
			Drawing	Second Floor Plan as Existing		burwell deakins : architects		
			Scale	1:100 @ A3	Status	Planning		
			Date	July 2014	Drawn	CL	t 020 8305 6010	
			Project N°	582	Drawing N°	582/P/005	f 020 8305 6020	
					Revision	PI	e info@burwellarchitects.com	
							www.burwellarchitects.com	
							a unit 0.01 california building deals gateway london SE13 7SF	



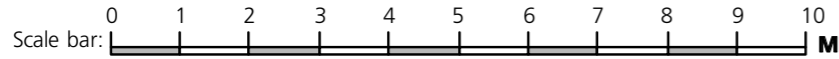
Datum 50.000m



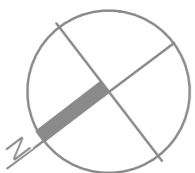
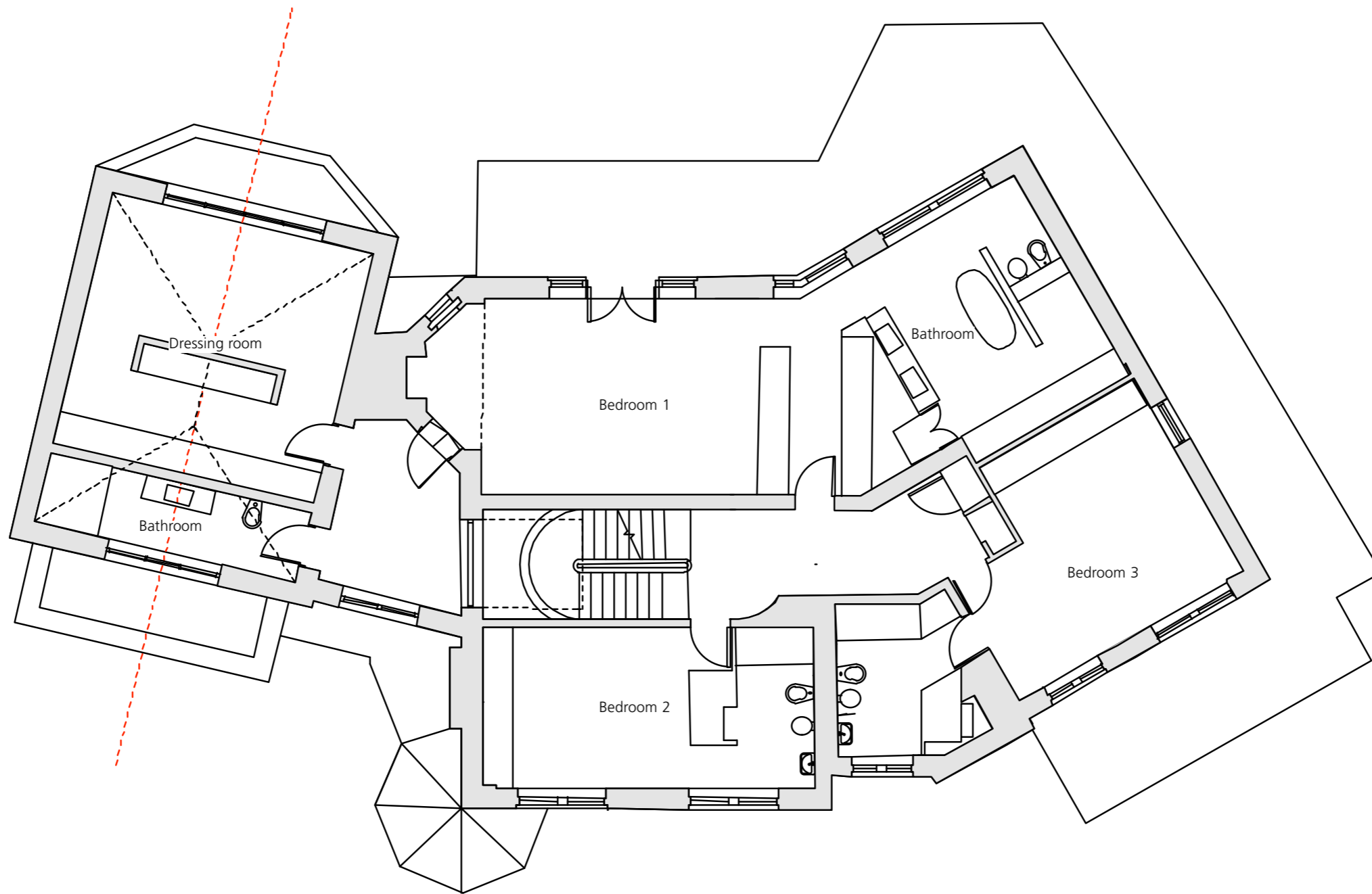
Revision	Date	Amendment																		
PI	23.07.14	Planning Issue																		
<small>NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. THE CONTRACTOR/MANUFACTURERS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND QUERING ANY DISCREPANCIES. THE DRAWINGS THE PROPERTY OF BDA ARCHITECTS LTD. COPYRIGHT © RESERVED BY THEM AND THE DRAWINGS ISSUED ON CONDITION THAT IF NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORIZED PERSON, EITHER WHOLLY OR IN PART, WITHOUT WRITTEN CONSENT.</small>												Client	Lawrence Brown	burwell deakins : architects						
												Project	4 Wadham Gardens							
												Drawing	Side Elevation (NE) as Existing							
												Scale	1:100 @ A3	Status	Planning	t 020 8305 6010 f 020 8305 6020 e info@burwellarchitects.com www.burwellarchitects.com a unit.0.01 california building deals gateway london SE13 7SF				
												Date	July 2014	Drawn	CL					
												Project N°	582	Drawing N°	582/P/011		Revision	PI		



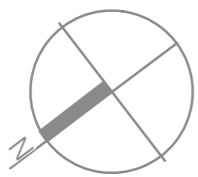
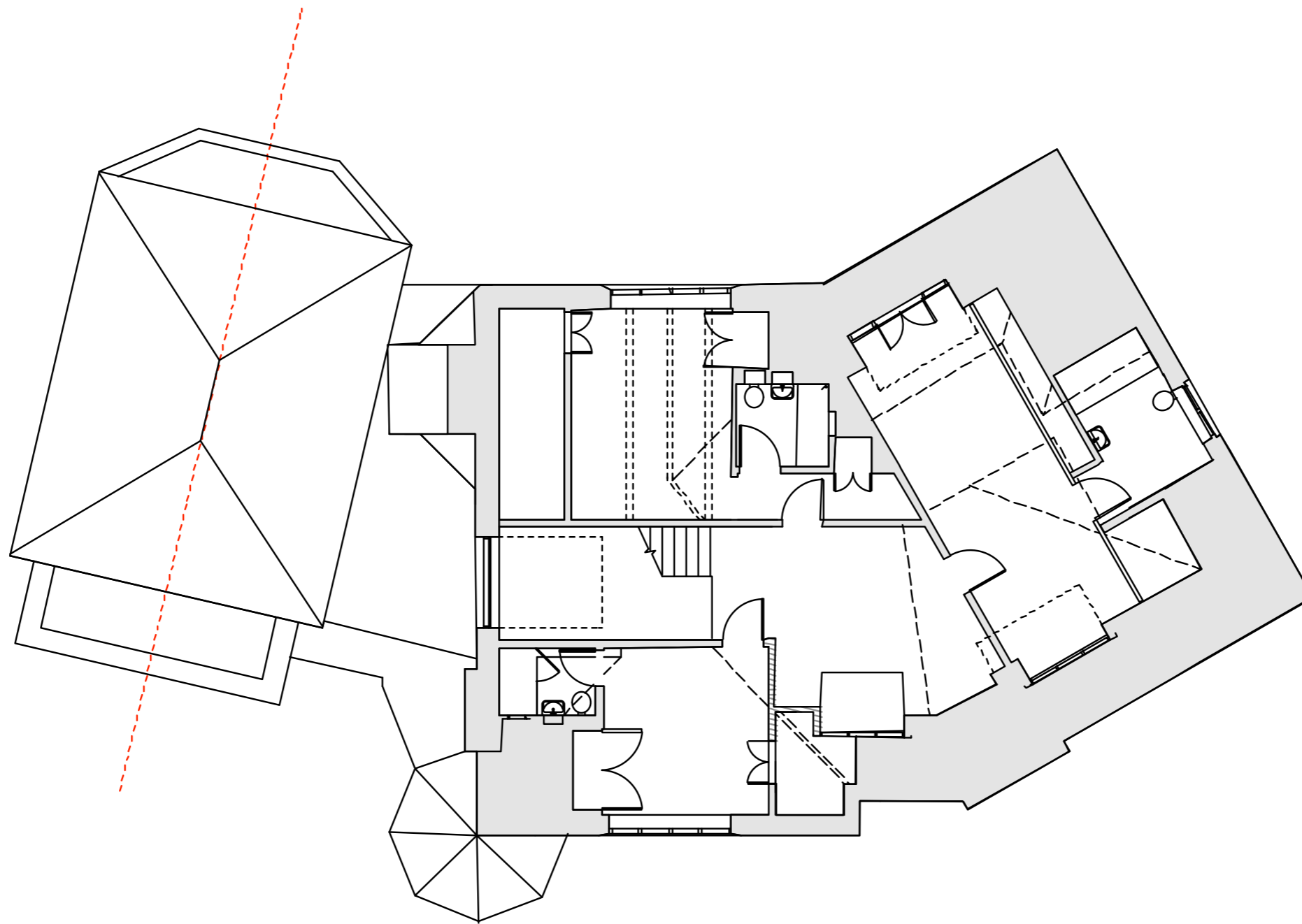
Datum 50.000m



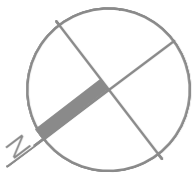
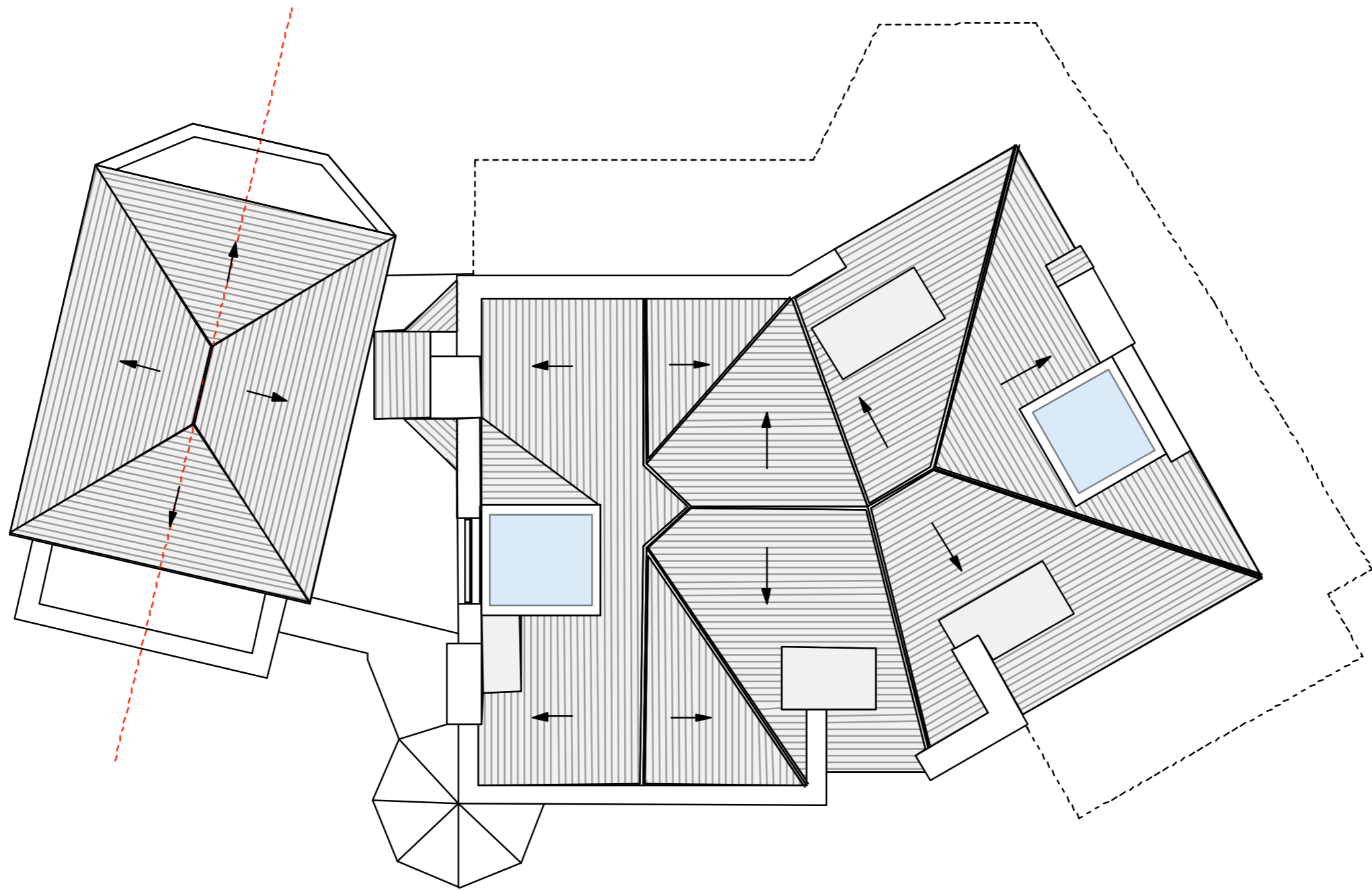
Revision	Date	Amendment					Client	Lawrence Brown		
PI	23.07.14	Planning Issue					Project	4 Wadham Gardens		
							Drawing	Rear Elevation (SE) as Existing		
							Scale	1:100 @ A3	Status	Planning
							Date	July 2014	Drawn	CL
							Project N°	582	Drawing N°	582/P/012
									Revision	PI
									burwell deakins : architects	
									t 020 8305 6010 f 020 8305 6020 e info@burwellarchitects.com www.burwellarchitects.com a unit.001 california building deals gateway london SE13 7SF	



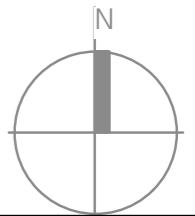
Revision	Date	Amendment								
PI	23.07.14	Planning Issue								
CONSENTED DRAWING Application Ref: 2014/4948/P			Client		Lawrence Brown					
			Project		4 Wadham Gardens					
			Drawing		First Floor Plan as Consented				burwell deakins : architects	
			Scale		1:100 @ A3		Status		Planning	
			Date		July 2014		Drawn		CL	
			Project N°		582		Drawing N°		582/P/022	
							Revision		PI	
									t 020 8305 6010 f 020 8305 6020 e info@burwellarchitects.com www.burwellarchitects.com a unit.0.01 california building deals gateway london SE13 7SF	



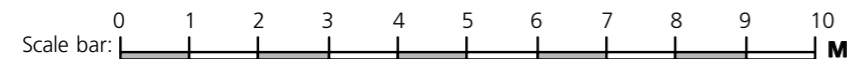
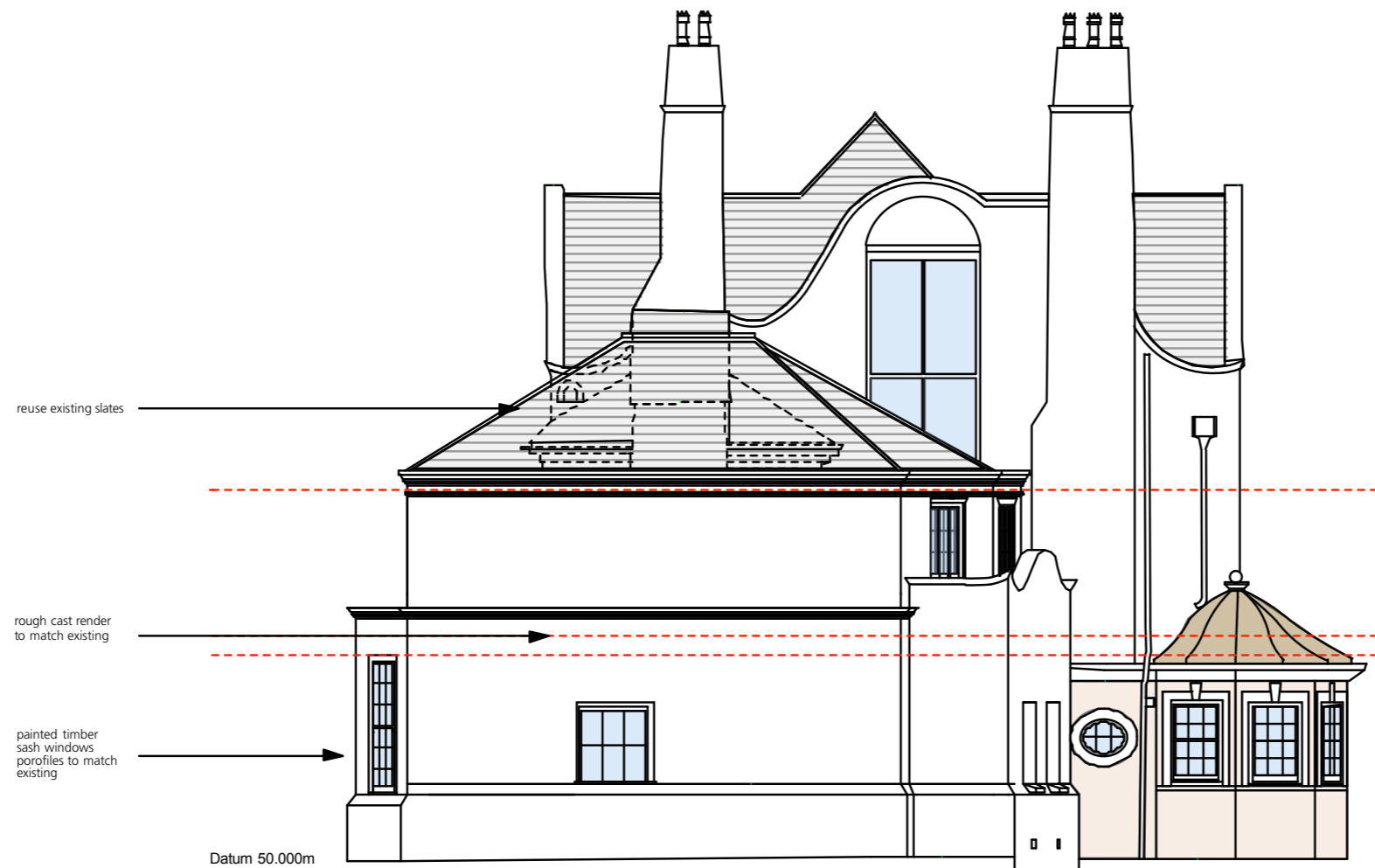
Revision	Date	Amendment								
PI	23.07.14	Planning Issue								
CONSENTED DRAWING Application Ref: 2014/4948/P			Client		Lawrence Brown					
			Project		4 Wadham Gardens					
			Drawing		Second Floor Plan as Consented				burwell deakins : architects	
			Scale		1:100 @ A3		Status		Planning	
			Date		July 2014		Drawn		CL	
			Project N°		582		Drawing N°		582/P/023	
							Revision		PI	
									t 020 8305 6010 f 020 8305 6020 e info@burwellarchitects.com www.burwellarchitects.com a unit.0.01 california building deals gateway london SE13 7SF	



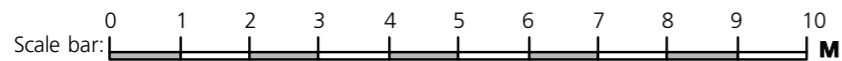
Scale bar: 0 1 2 3 4 5 6 7 8 9 10 M



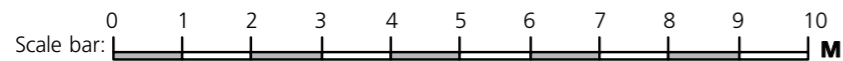
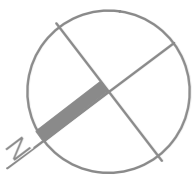
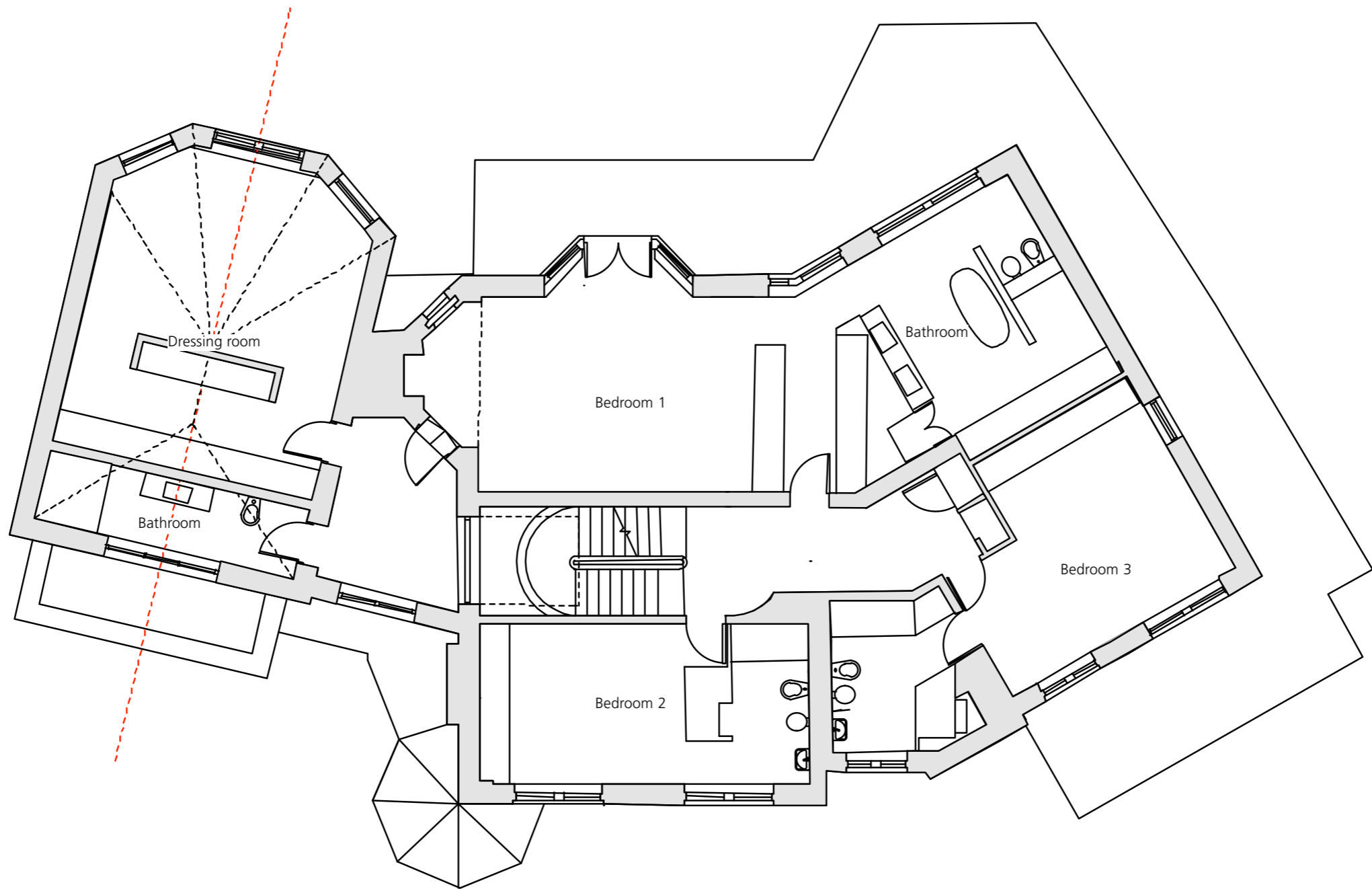
Revision	Date	Amendment					Client	Lawrence Brown	
PI	23.07.14	Planning Issue	CONSENTED DRAWING Application Ref: 2014/4948/P				Project	4 Wadham Gardens	
							Drawing	Roof Plan as Consented	
			Scale	1:100 @ A3	Status	Planning	t 020 8305 6010 f 020 8305 6020 e info@burwellarchitects.com www.burwellarchitects.com a unit 0.01 california building deals gateway london SE13 7SF		
			Date	July 2014	Drawn	CL			
			Project N°	582	Drawing N°	582/P/025	Revision	PI	



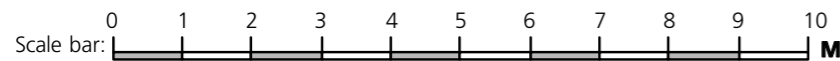
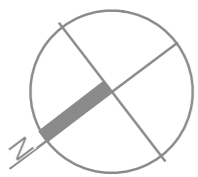
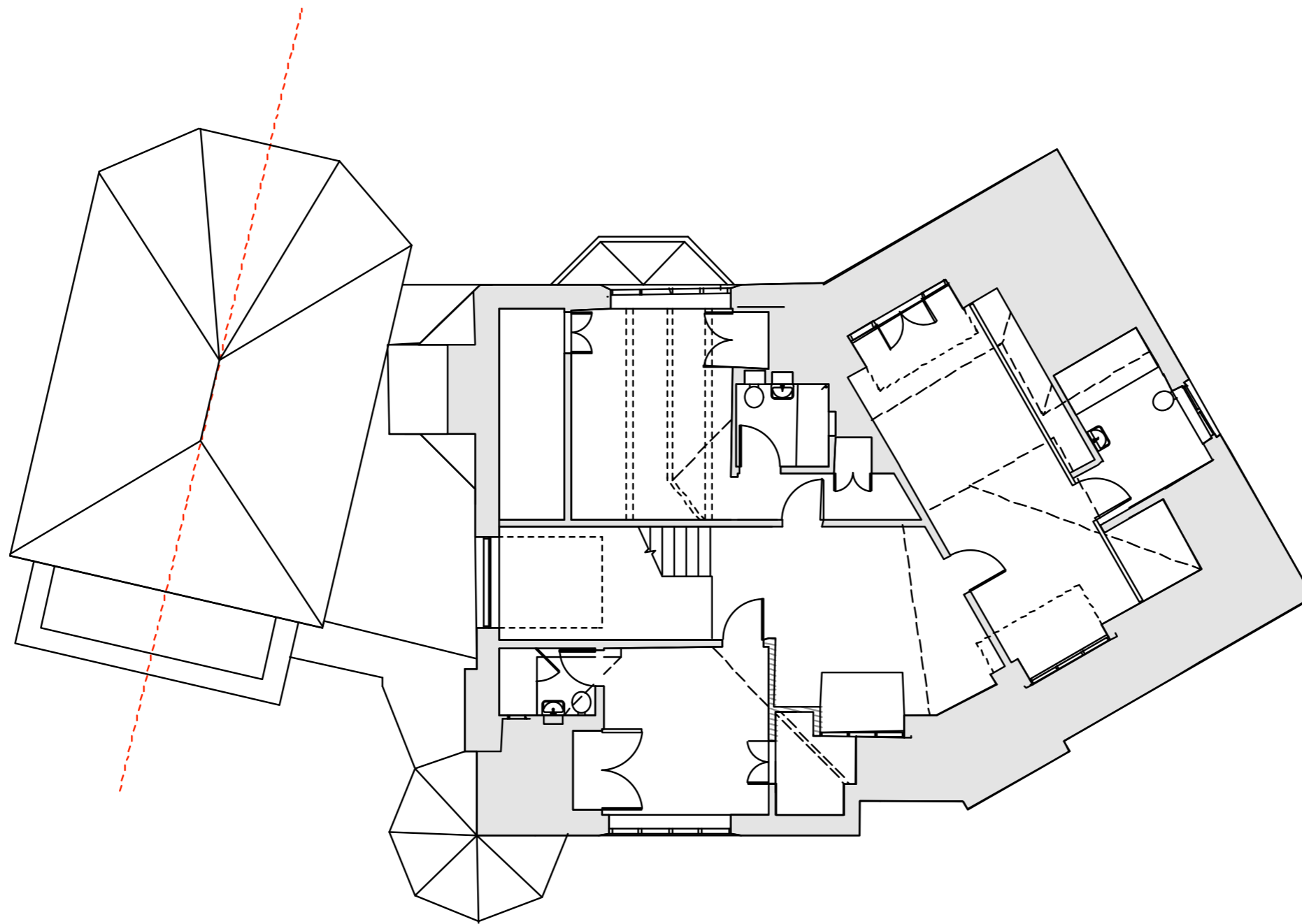
Revision	Date	Amendment										
PI	23.07.14	Planning Issue										
CONSENTED DRAWING Application Ref: 2014/4948/P												
			Client		Lawrence Brown							
			Project		4 Wadham Gardens							
			Drawing		Side Elevation (NE) as Consented						burwell deakins : architects	
			Scale		1:100 @ A3		Status		Planning		t 020 8305 6010	
			Date		July 2014		Drawn		CL		f 020 8305 6020	
			Project N°		582		Drawing N°		582/P/031		e info@burwellarchitects.com	
			Revision		PI						www.burwellarchitects.com	
											a unit 0.01 california building deals gateway london SE13 7SF	



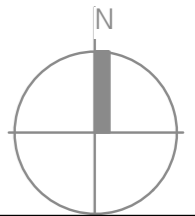
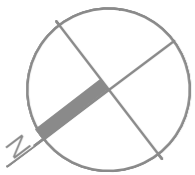
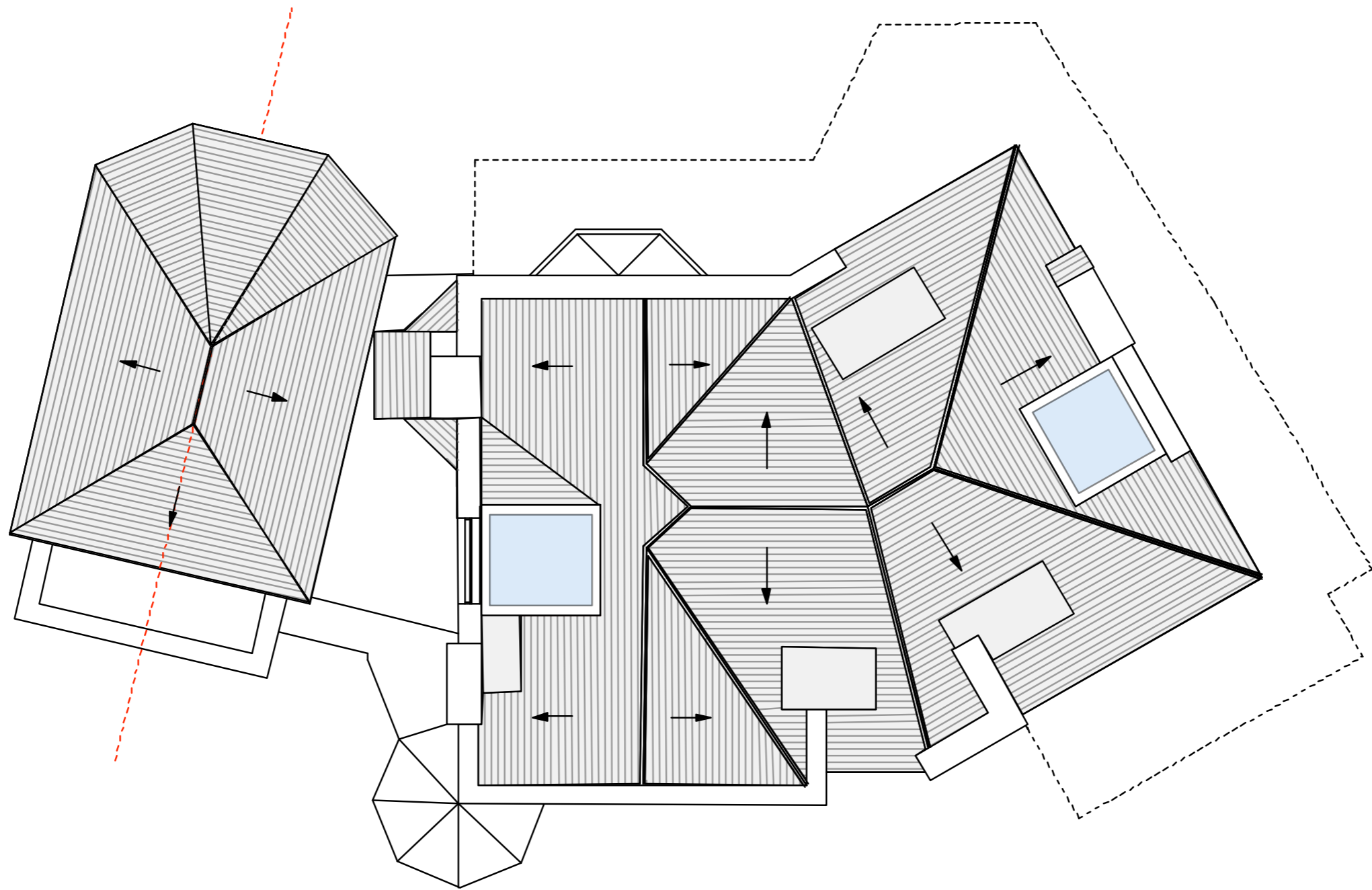
Revision	Date	Amendment										
PI	23.07.14	Planning Issue										
CONSENTED DRAWING Application Ref: 2014/4948/P												
			Client			Lawrence Brown						
			Project			4 Wadham Gardens						
			Drawing			Rear Elevation (SE) as Consented			burwell deakins : architects			
			Scale		1:100 @ A3		Status		Planning		t 020 8305 6010	
			Date		July 2014		Drawn		CL		f 020 8305 6020	
			Project N°		582		Drawing N°		582/P/032		e info@burwellarchitects.com	
			Revision		PI						www.burwellarchitects.com	
											a unit 0.01 california building deals gateway london SE13 7SF	



Revision	Date	Amendment						
P1	23.07.14	Planning Issue			Client	Lawrence Brown		
P3	04.03.15	Annex updated. Bay window added.			Project	4 Wadham Gardens		
					Drawing	First Floor Plan as Proposed		burwell deakins : architects
					Scale	1:100 @ A3	Status	Planning
					Date	July 2014	Drawn	CL
					Project N°	582	Revision	P3
					Drawing N°	582/P/022		t 020 8305 6010
								f 020 8305 6020
								e info@burwellarchitects.com
								www.burwellarchitects.com
								a unit.001 california building deals gateway london SE13 7SF



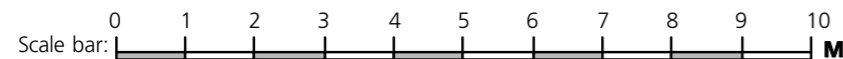
Revision	Date	Amendment					Client	Lawrence Brown		
P1	23.07.14	Planning Issue					Project	4 Wadham Gardens		
P3	04.03.15	Annex updated. Bay window added.					Drawing	Second Floor Plan as Proposed		
							Scale	1:100 @ A3	Status	Planning
							Date	July 2014	Drawn	CL
							Project N°	582	Revision	P3
							Drawing N°	582/P/023	burwell deakins : architects	
							<small>NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. THE CONTRACTOR/MANUFACTURERS ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND QUERING ANY DISCREPANCIES. THE DRAWINGS ARE THE PROPERTY OF BDA ARCHITECTS LTD. COPYRIGHT IS RESERVED BY THEM AND THE DRAWINGS ISSUED ON CONDITION THAT IF NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON, EITHER WHOLLY OR IN PART, WITHOUT WRITTEN CONSENT.</small>			t 020 8305 6010 f 020 8305 6020 e info@burwellarchitects.com www.burwellarchitects.com a unit 0.01 california building deals gateway london SE13 7SF



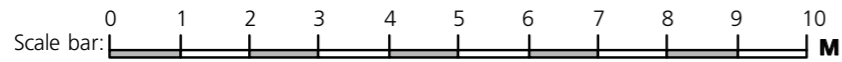
Revision	Date	Amendment					Client	Lawrence Brown		
P1	23.07.14	Planning Issue					Project	4 Wadham Gardens		
P3	04.03.15	Annex updated. Bay window added.					Drawing	Roof Plan as Proposed	burwell deakins : architects	
			Scale	1:100 @ A3	Status	Planning				
			Date	July 2014	Drawn	CL	t 020 8305 6010			
							f 020 8305 6020			
							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/025	Revision	P3		



Datum 50.000m



Revision	Date	Amendment																		
P1	23.07.14	Planning Issue																		
P3	04.03.15	Annex updated.																		
<small>NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. THE CONTRACTOR/MANUFACTURERS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND QUERING ANY DISCREPANCIES. THE DRAWINGS THE PROPERTY OF BDA ARCHITECTS LTD. COPYRIGHT © RESERVED BY THEM AND THE DRAWINGS ISSUED ON CONDITION THAT IF NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORIZED PERSON, EITHER WHOLLY OR IN PART, WITHOUT WRITTEN CONSENT.</small>												Client	Lawrence Brown	burwell deakins : architects						
												Project	4 Wadham Gardens							
												Drawing	Side Elevation (NE) as Proposed							
												Scale	1:100 @ A3	Status	Planning	t 020 8305 6010 f 020 8305 6020 e info@burwellarchitects.com www.burwellarchitects.com a unit.0.01 california building deals gateway london SE13 7SF				
												Date	July 2014	Drawn	CL					
												Project N°	582	Drawing N°	582/P/031	Revision	P3			



Revision	Date	Amendment						
P1	23.07.14	Planning Issue			Client	Lawrence Brown		
P3	04.03.15	Annex updated. Bay window added.			Project	4 Wadham Gardens		
					Drawing	Rear Elevation (SE) as Proposed		burwell deakins : architects
					Scale	1:100 @ A3	Status	Planning
					Date	July 2014	Drawn	CL
					Project N°	582	Revision	P3
					Drawing N°	582/P/032		t 020 8305 6010
								f 020 8305 6020
								e info@burwellarchitects.com
								www.burwellarchitects.com
								a unit 0.01 california building deals gateway london SE13 7SF

4 Wadham Gardens - London NW3
Design & Access Statement : 07 March 2015

3.0 Access

Access is to remain as existing.

