

**Planning, Heritage, Design and Access Statement**

**17 Wadham Gardens**  
**London NW3 3DN**



March 2015

## **Contents**

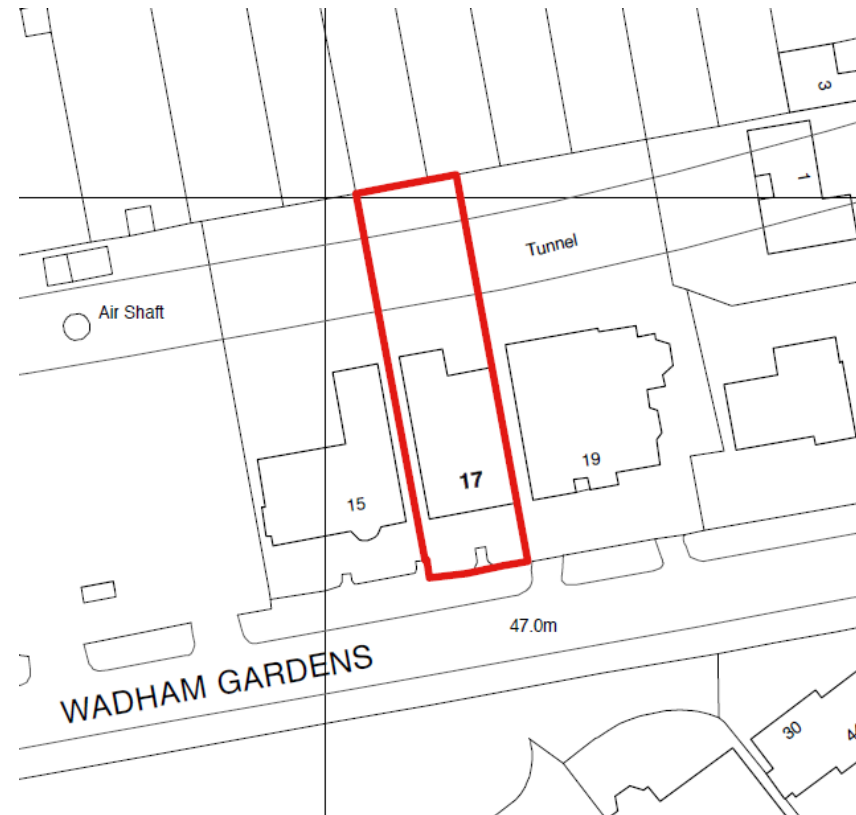
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## 1 Introduction

This Planning, Design & Access Statement has been prepared by Planning Sense on behalf of Mr A Andrews to support an application for Householder Planning Permission for subterranean development works and creation of a dormer.

The scheme has been designed by gpad tld and has been guided by the planning policies contained in the London Borough of Camden's Development Framework.

The intention is to provide additional residential accommodation whilst preserving the appearance of the property and the character of the conservation area.



Site Location Plan

## **2 Site Description and Planning History**

### Site and Context

The application site is located on the north side of Wadham Gardens in the London Borough of Camden.

The property comprises a single family dwelling house comprising 3 levels of accommodation. The site comprises 0.1 ha.

The building is finished in brick and has a large rear garden and front garden that is part paved driveway and part landscaped with a hedgerow fronting the road.

The footprint of the building has not been significantly extended since 1948, save for the rear ground floor extension. The original building footprint is identified on the submitted floorplans for reference.

Each of the property's along Wadham Gardens share a common architectural language, but are each uniquely designed which adds to the group value.

The property is not listed but is located within the Elsworthy Conservation Area.

Below ground level at the rear of the property is an underground tunnel, known as National Rail's Primrose Hill (fast lines) Tunnel. An air shaft servicing the tunnel exists at the neighbouring property at No.13.

### The Conservation Area

Camden's Elsworthy Road Conservation Area Appraisal and Management Strategy places the historic development of the Conservation Area into three distinct phases which in turn geographically form clearly defined sub-areas.

The application site is located in Sub Area 3, known as 'Willett Development'. The Development took place in the late 1890s and formed the final part of the Conservation Area.

The development was undertaken by speculative builder William Willett, who along with his son ran one of the most successful building firms in London in the late nineteenth and early twentieth century. Each house in the development has a different design, although the architect for the majority of houses was Amos Faulkner (1867-1940).

Architectural historian David Prout has studied the studied their work in depth and comments: "The success of the firm was not based on labourer's cottages, it specialised in increasingly expensive upper middle class housing. The Willett's had a reputation for building to the very highest standards. Their workmanship was impeccable, as were their sanitary provisions, and their houses realised the

ideals of late Victorian and Edwardian family life." (Prout, 1989). Sixty houses were constructed in the area between 1896 and 1911.

The new development linked Primrose Hill Road to Avenue Road by extending Elsworthy Road which became the south side of a 'tear drop shaped' section of land, with Wadham Gardens forming the northern half. Harley Road was extended to meet Wadham Gardens and the whole development was originally called the Avenue Road Estate.

Wadham Gardens, contains well-detailed buildings using a rich mix of materials. A combination of brick and decorative tiling creates a strong architectural vocabulary on many properties, while others with large expanses of stucco add contrast to the streetscape. The quality and level of detailing in wood, stucco and stone is high. Each building has unique features, but shares a common form and style with its neighbours to produce strong group value influenced by the Free Style of the 1890s (whereby architects could pick and mix features from classical, Gothic, English and Scottish 16th century, or Italian and French Renaissance in any combination of building materials they chose).

Wadham Gardens is described as *“quieter than the neighbouring section of Elsworthy Road found in Sub-Area 3 as it does not form a natural thoroughfare for passing traffic. The street is wide and tree-lined, creating a pleasant, spacious atmosphere and the semirural feel is carried through into the boundaries of the properties where low walls, hedges, wooden fences and gateposts predominate.”*

### Planning History

Camden’s planning register reveals various applications for the site. All of the application concern works to trees with the exception of recent application for a Certificate of Lawful Use (proposed).

*“Single storey basement extension under the footprint of the original building to the rear of the original building line”* ref: 2014/5922/P.

The application was registered on 29 September 2014, and has recently been refused due to sudden changes o Council policy for such applications, which are subject to challenge at appeal. Further information on this may be forthcoming during the course of the application.

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## Existing Floor Plans

## Proposed Floor Plans



Existing and Proposed Front Elevation

Existing

Proposed

Existing and Proposed Side Section/Elevation

Existing

Proposed

Proposed Model Views – Rear



## 5 Planning Policy Assessment

Under the provisions of S.38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the policies of the development plan unless material considerations indicate otherwise.

National Planning guidance is provided by the National Planning Policy Framework (NPPF) which is a material consideration to these proposals. The NPPF sets out the Government's commitment to securing sustainable economic growth, highlighting the role of the planning system in ensuring that sufficient land of the right type, and in the right place is available to allow growth and innovation. Promoting the delivery of sustainable development is considered development control's primary objective, and development should not be hindered or prevented.

The Statutory Development Plan for Camden comprises the Mayor's London Plan (2011), and Camden's Local Development Framework. The principal Framework policy documents include:

- Camden Core Strategy (adopted November 2010);
- Camden Development Policies DPD adopted November 2010);

- Saved policies of the Camden Unitary Development Plan (Adopted 2006)

CS5 Managing the impact of growth and development;  
CS6 Providing quality homes;  
CS14 Promoting high quality places and conserving our heritage;  
DP24 Securing high quality design;  
DP25 Conserving Camden's heritage;  
DP26 Managing the impact of development on occupiers and neighbours;  
DP27 Basement and lightwells;

In addition to the above policies, Camden have published planning guidance to provide advice and information on how planning policies will be applied.

Camden Planning Guidance 1 (CPG) 'Design', CPG 2 'Housing' and CPG4 'Basement and Lightwells' are considered to be relevant to this proposals.

### Basement policy

Development Plan Policies Policy DP27 is relevant to proposals involving the excavation of a basement. The policy states that in determining planning applications for basements, developers will be required to demonstrate (where applicable):

- That the structural stability of the building and neighbouring properties will not be affected;
- That there will be no adverse effect on drainage and run-off;
- That cumulative impacts on structural stability or the water environment in the local area are avoided;

The policy goes on to state that the Council will also consider whether the scheme will:

- Harm the amenity of neighbours;
- Lead to the loss of open space or trees of landscape or amenity value;
- Provide satisfactory landscaping, including adequate soil depth;
- Harm the appearance or setting of the property or the established character of the surrounding area;
- Protect important archaeological remains.

Paragraph 27.6 of the document states that flood risk assessments are required with

applications for basements on streets identified as being at risk.

Camden Council's Supplementary Planning Guidance on Basements contains the following additional detail:

- A planning application needs to be accompanied by a Basement Impact Assessment (BIA).

The guidance contains details on whether a full BIA required covering:

- groundwater flow;
- land stability; and
- surface water and flooding

#### Design and Appearance

Development Plan Policies Policy DP25 relates to heritage considerations. With respect to Conservation Areas, the policy states that the Council will, inter alia:

- Take account of Conservation Area statements, appraisals and management plans when assessing applications within Conservation Areas;
- Only permit development that preserves and enhances the character and appearance of the Conservation Area;

- Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character and appearance of the conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- Preserve trees and garden spaces which contribute to the character of a conservation area.

Thus, the application of this policy requires a two-stage approach. First, it is incumbent to assess whether the existing building make a positive contribution to the area. The Council's Conservation Area Statement does not identify the existing building as making a positive contribution to the conservation area and likewise, we have concluded from our own assessment of the building and Conservation Area that it does not for reasons set out in Section 4.

### Design and impact on Conservation Area

The proposed subterranean development allows an increase in floorspace without having any impact the appearance or massing of the existing building.

The basement will provide generous additional floorspace for the property but as limited external manifestations are incorporated, this significant element of the scheme will have no impact on the Conservation Area or the character of the property.

The only external manifestations of the subterranean development, are a modest lightwell at the front of the property and a car dock set in the driveway.

The lightwell will not be visible from the street therefore character and appearance of the Conservation Area will be preserved.

The Cardok located at the front of the property provides an additional car parking space below ground. The lift will only be visible when it is in use although it will predominantly be in it's a lowered position where it is entirely concealed from views. As such there will be no impact on the appearance of the conservation area.

Where similar car docks have been proposed at other properties along the street, Camden have granted permission subject to condition requiring the lift to left in its lowered position when not in use to protect the appearance of the Conservation Area. The applicant would accept such a condition if considered necessary by Camden.

Overall it is considered that the proposal would be preserve the character and appearance of the Conservation Area in accordance with policies CS14 and DP25.

### Basement Impact Assessment

The proposed basement excavation represents key part of these proposals.

In accordance with Camden's planning policy DP27 and Planning Guidance CPG4 on subterranean development a BIA has been prepared by Pringuer-James Consulting Engineers Ltd and accompanies this submission.

The BIA provides a detailed assessment of the soil type, flood risk and a specification and sequence for the proposed works. The assessment minimises any potential risk to the structure and foundations of the property and neighbouring properties during the course of construction.

The Assessment clearly identifies that the proposed basement will not have any impact upon the surface water being received within the site or on neighbouring sites. Furthermore, the site is not located close to an existing water course or a floodrisk area.

### The Primrose Hill Tunnel

The Primrose Hill Tunnel runs across the rear gardens of the Wadham Gardens properties. The tunnel is approximately 7.5m in internal diameter with 900-1000mm thick brick walls and the crown of the tunnel at a depth of 7m below the garden level. The tunnel is situated at a clear distance of approximately 10m from the proposed basement excavation.

National rail identifies a zone of influence of 10m from the centre line of the tunnel and requires that piled foundations should not be closer than 5m from the external face of the tunnel structure. The proposed basement is to be situated clear of the tunnel of influence zone and piled foundations further than 5m from the external face of the tunnel as required by National Rail.

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## **6 Conclusion**

This Planning, Design and Access Statement supports our application for planning permission for extensions and alterations to the existing dwelling at 17 Wadham Gardens, including the excavation of a basement and alterations and extension of the existing roof.

The proposed scheme accords with national and local policy in terms of the acceptability of a residential use, including the guidance contained within the NPPF and all of the standards set out in Development Plan.

We are confident that the proposals described in this planning application will make a wholly positive contribution to the Conservation Area and the wider borough.

For the all the reasons outlined in this report and supplementary statements submitted with the application, we consider that the relevant development plan policies have been fully satisfied.

We therefore consider that the application proposals pass the Section 38 Test of the Planning and Compulsory Purchase act 2004 and that planning permission should be granted accordingly.