

4 Wadham Gardens - London NW3

Design & Access Statement : 24 April 2015



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 & 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.



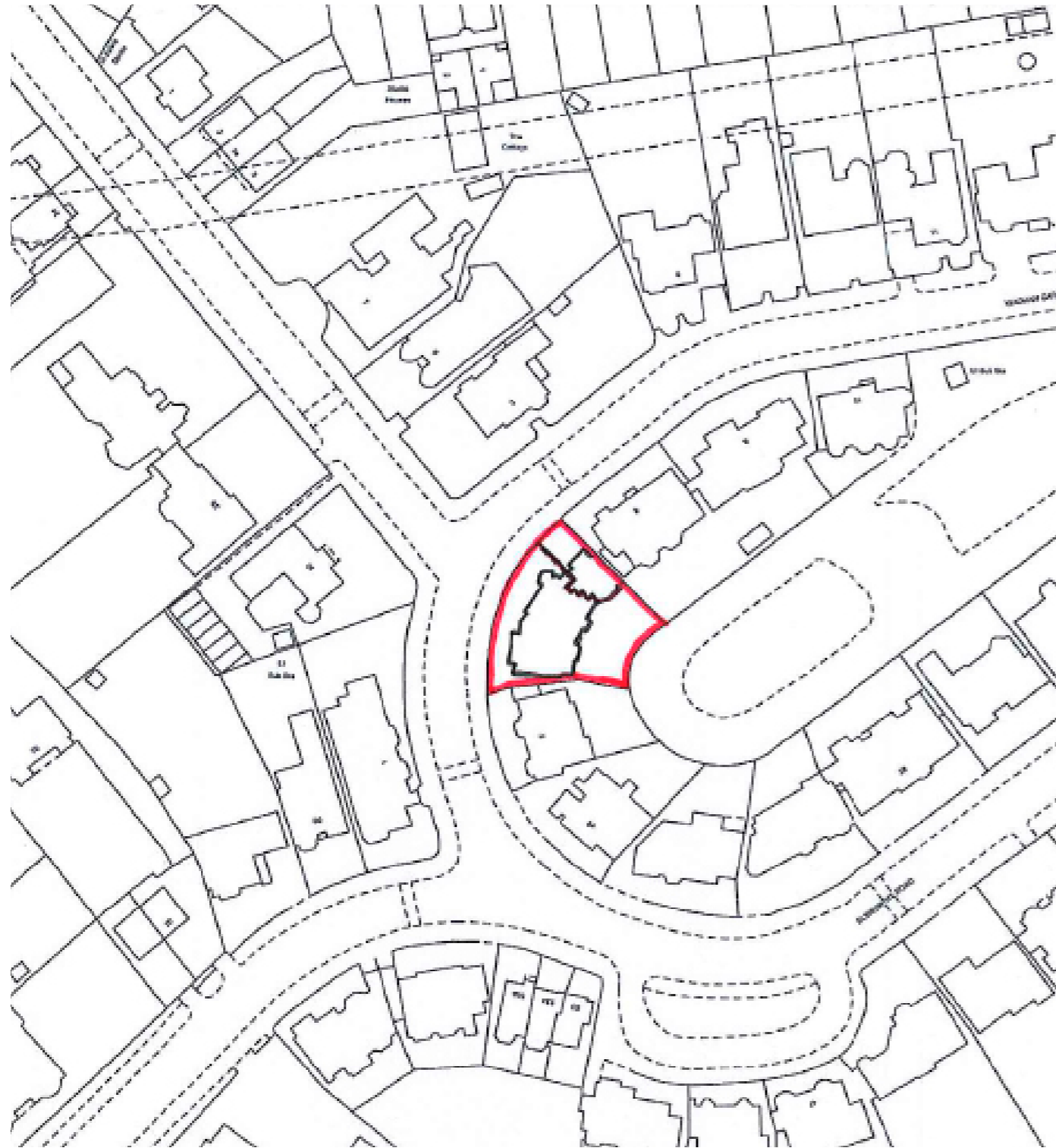
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1.2 Context

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.

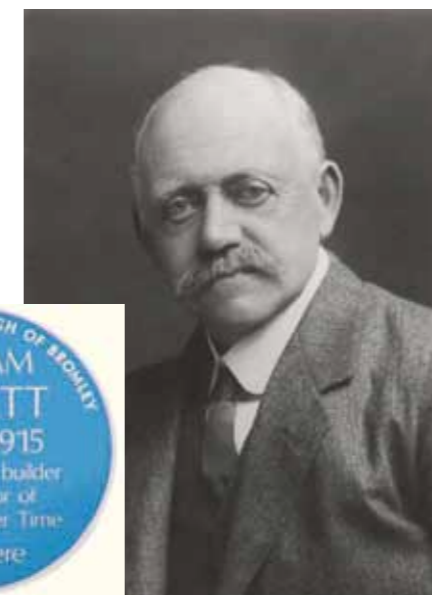
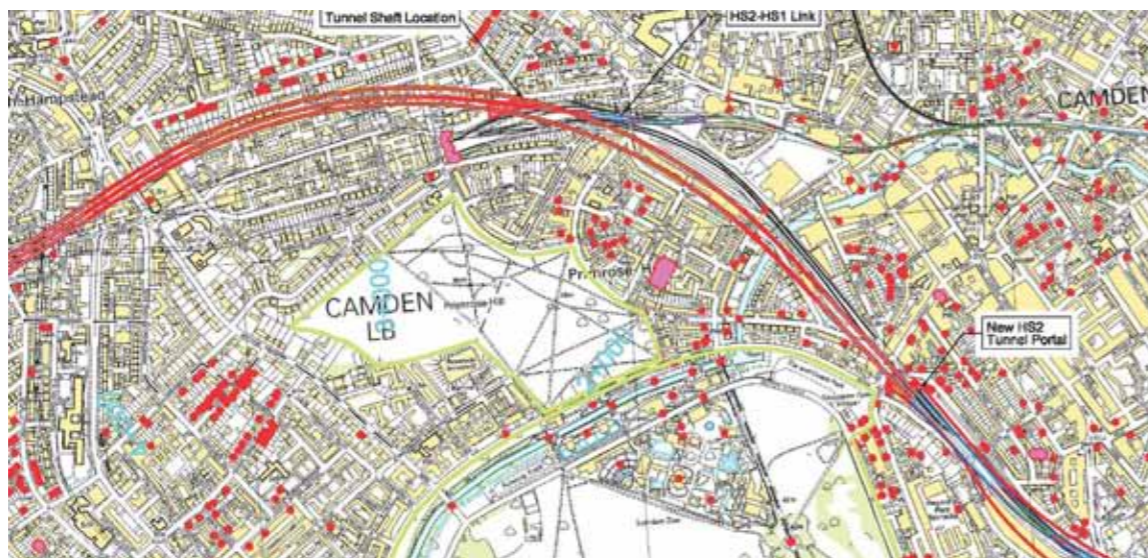
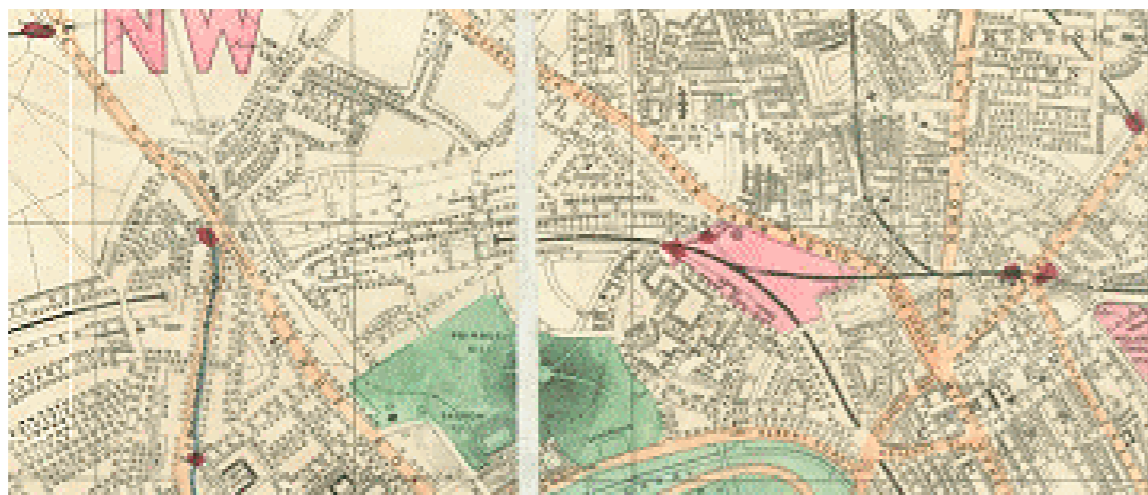
The first houses were constructed along Avenue Road close to the canal moving north towards Swiss Cottage. Under the supervision of John Shaw the area was developed as spacious middle class housing. Development continued throughout the nineteenth century under John Shaw the Younger and Samuel Cumimg,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

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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

Introduction of a car lift to the forecourt of 4a Wadham Gardens:



Existing Front Elevation



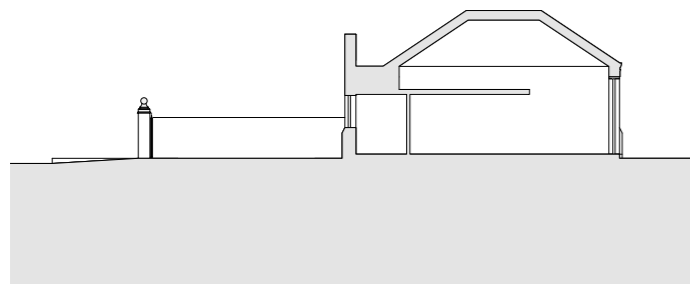
Consented / Proposed Front Elevation



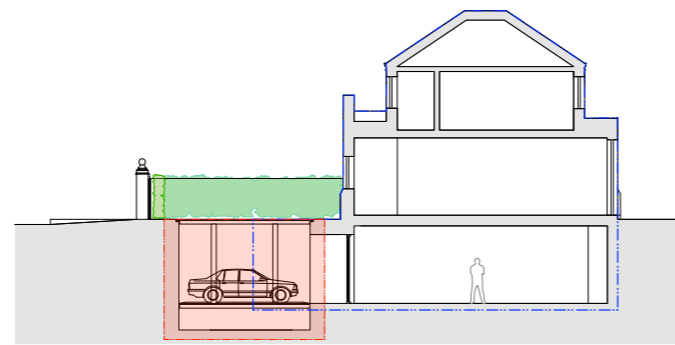
Existing Street Elevation



Consented / Proposed Street Elevation



Existing Section



Consented and Proposed Section



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2.2 Scale and Appearance

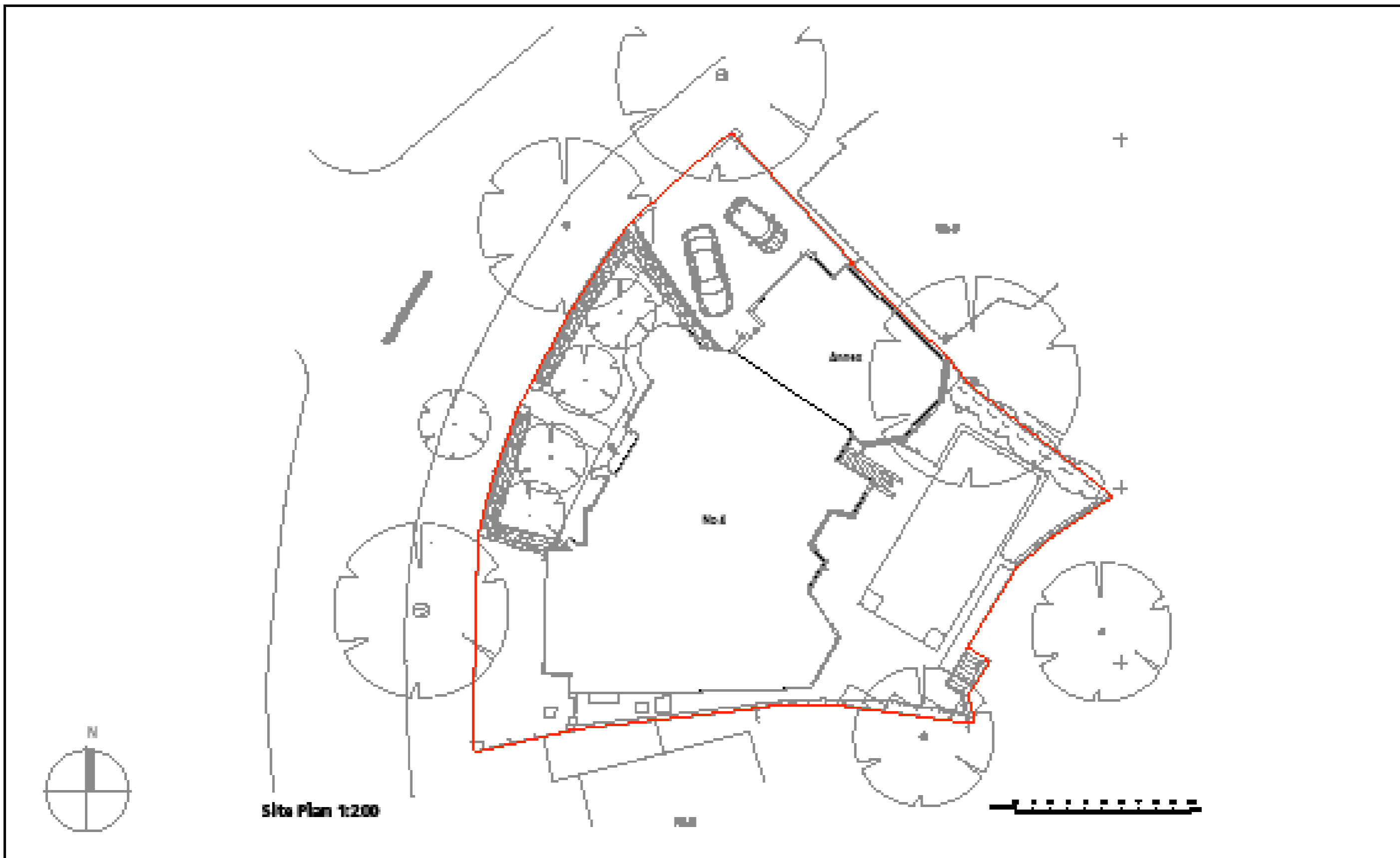
Generally:

The design has been carefully and deliberately considered to minimize the impact on the surrounding area. This includes the following:

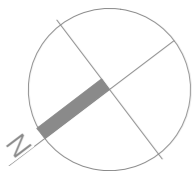
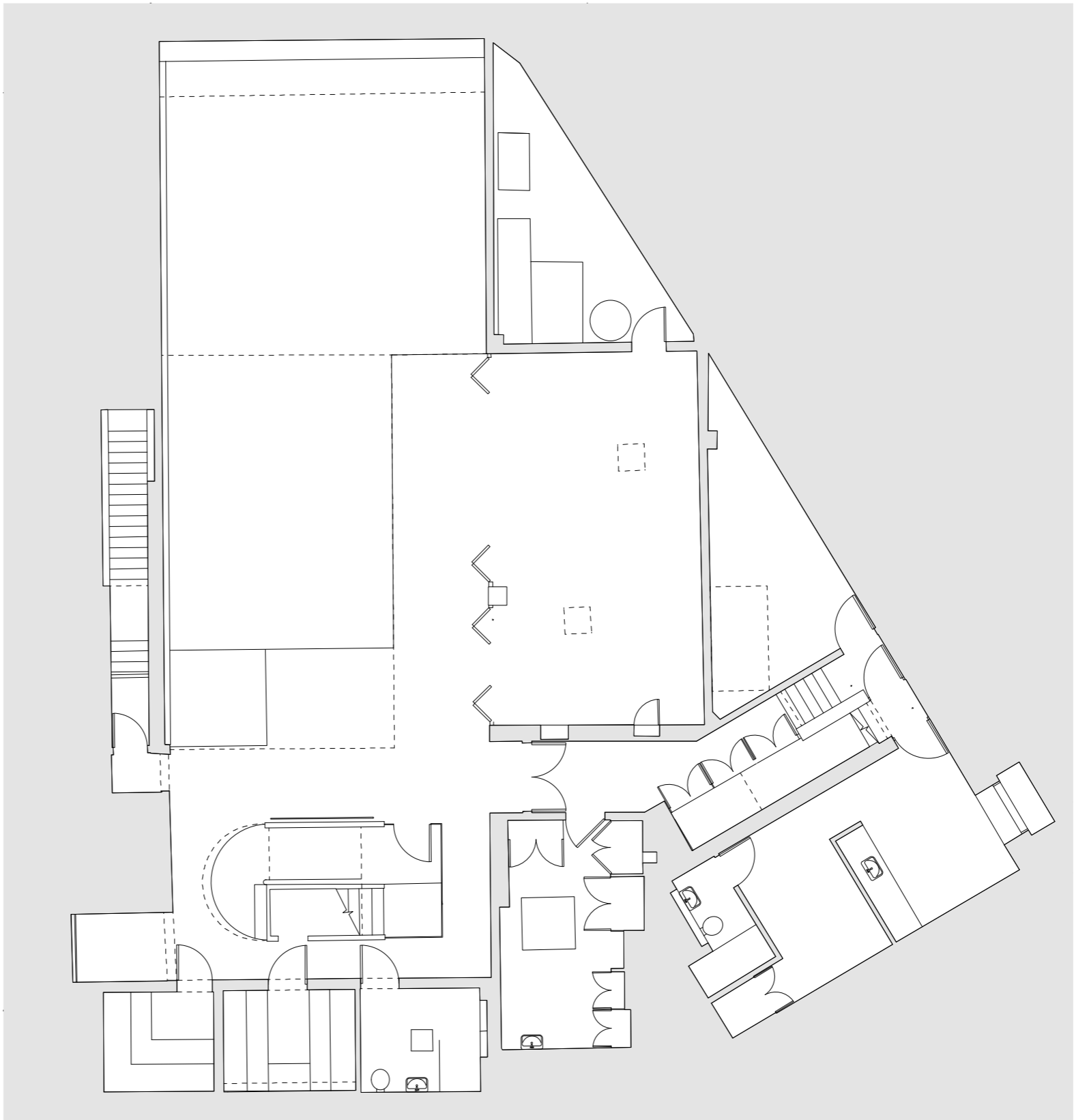
- roof of car lift to receive the same treatment as the adjacent hard landscaping reducing it's presence in the lowered position
- raise and lower times are carried out in under one minute
- the controls to the car lift do not allow it to be left in the up position unattended



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<table border="1"> <tr> <td>Client</td> <td>Project</td> <td>Location</td> <td>Scale</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>				Client	Project	Location	Scale					Client: University of Project: 4-Storey Location: 	burwell deakins : architects 1000 1000 1000
Client	Project	Location	Scale										



Revision	Date	Amendment						
					Client	Lawrence Brown		burwell deakins : architects
					Project	4 Wadham Gardens		
					Drawing	Basement Plan as Existing		
					Scale	1:100 @ A3	Status	Planning
					Date	July 2014	Drawn	CL
					Project N°	Drawing N°	Revision	
					582	582/P/004	-	
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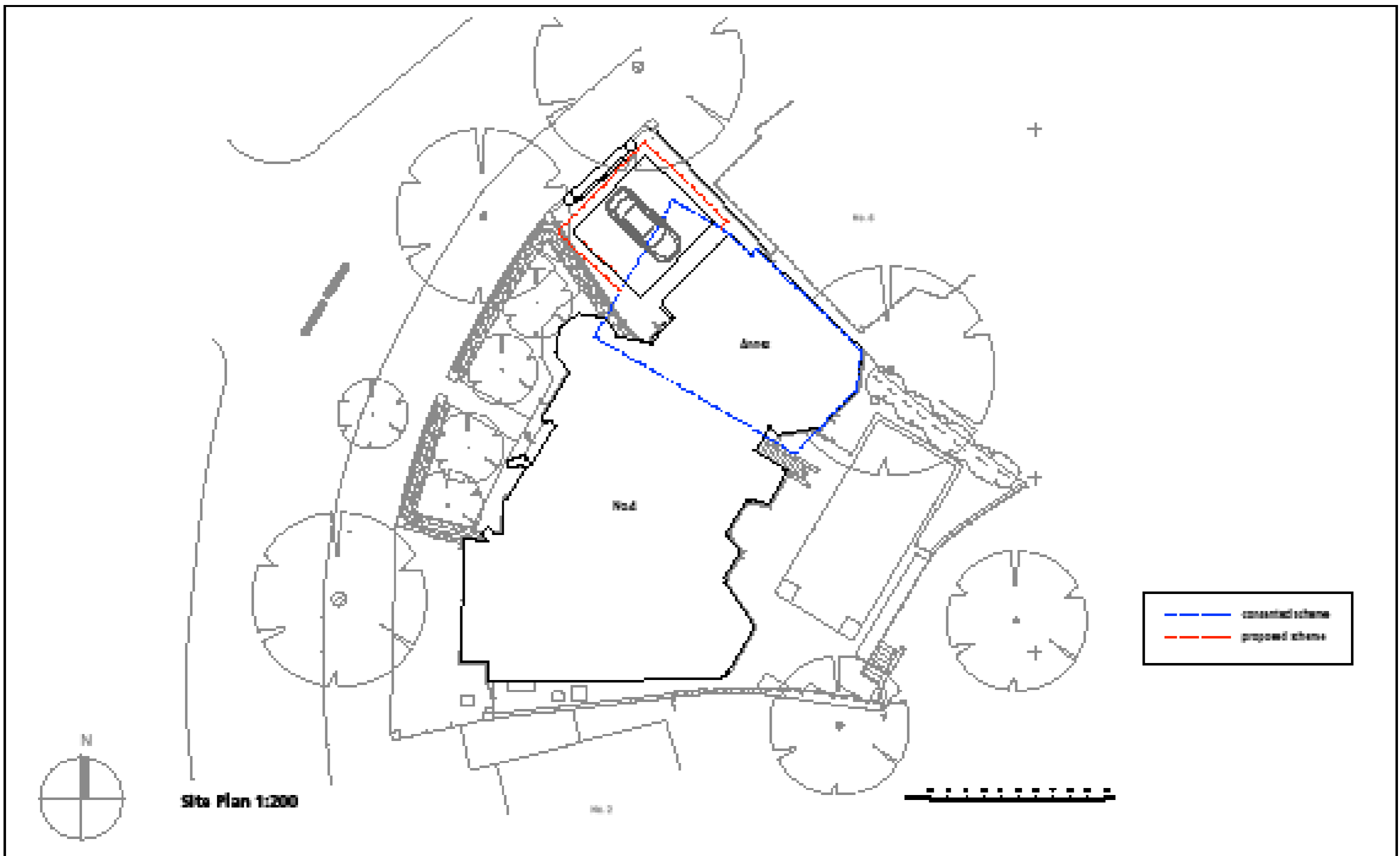


Revision	Date	Amendment						
					Client	Lawrence Brown		burwell deakins : architects
					Project	4 Wadham Gardens		
					Drawing	Front Elevation (NW) as Existing		
					Scale	1:100 @ A3	Status	Planning
					Date	July 2014	Drawn	CL
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							Revision	-
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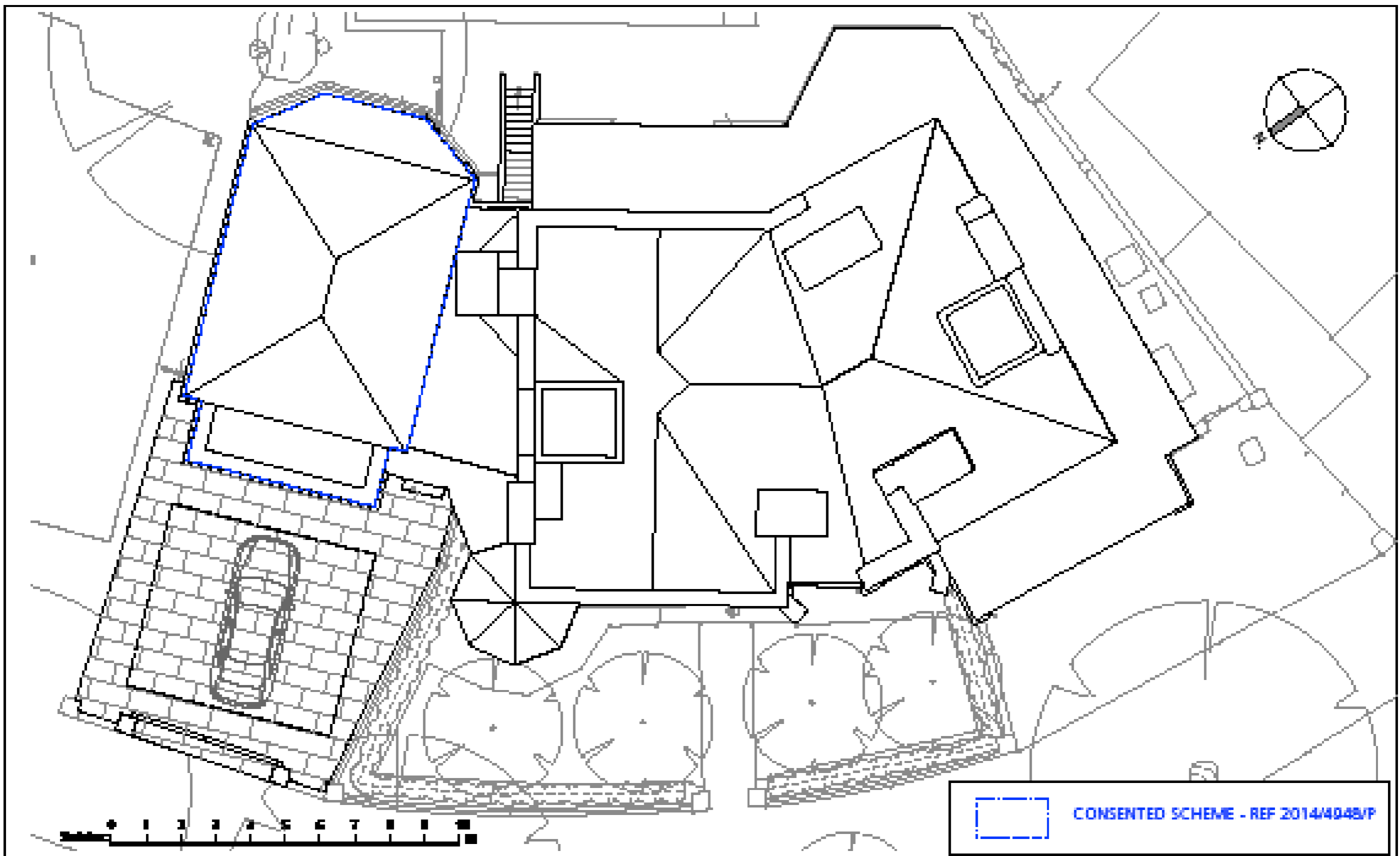


Revision	Date	Amendment						
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					Project	4 Wadham Gardens		
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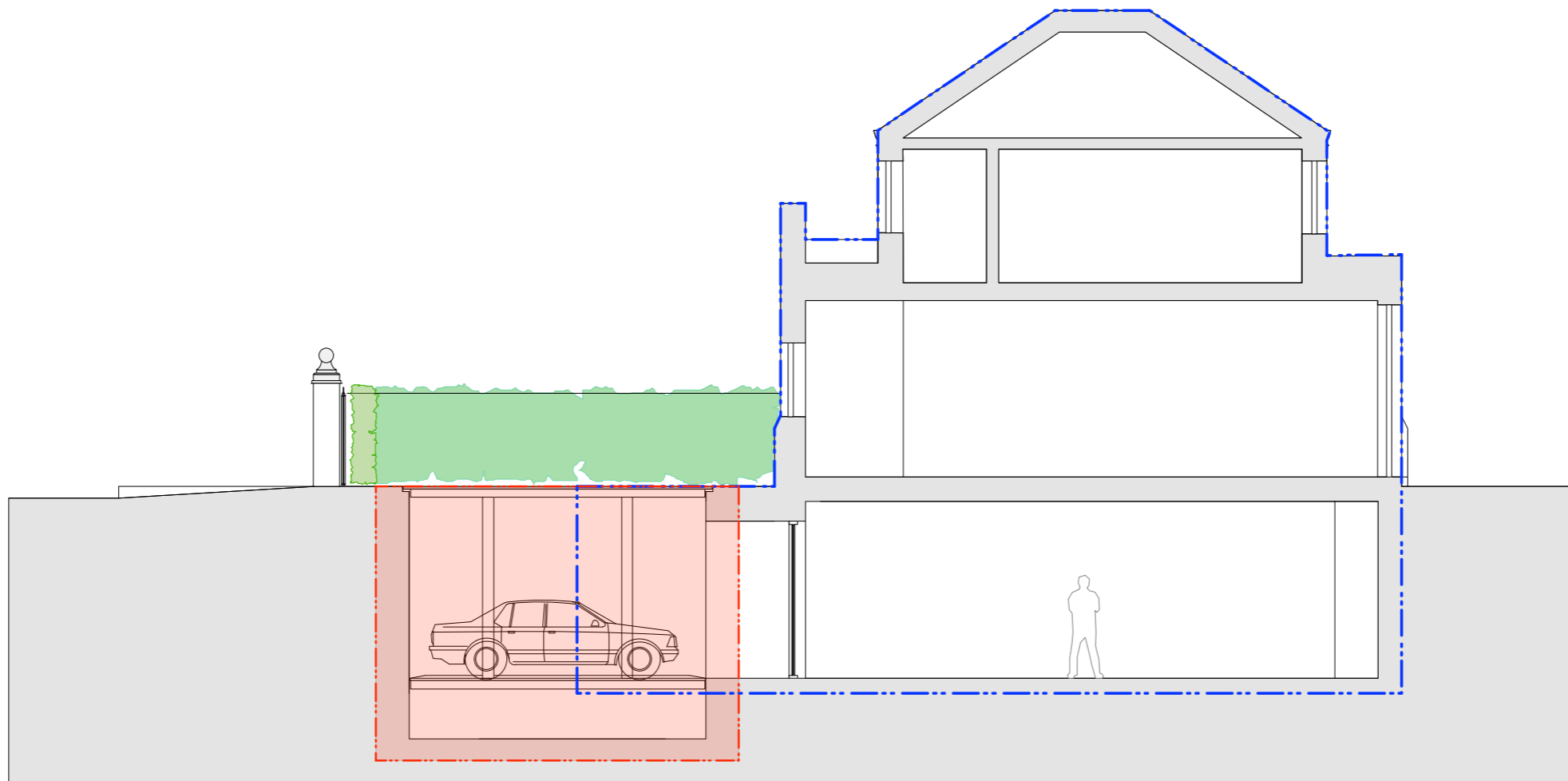


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CONSENTED SCHEME - REF 2014/0948/P

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CONSENTED SCHEME - REF 2014/4948/P

 PROPOSED CAR LIFT



Revision	Date	Amendment																					
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												Project	4 Wadham Gardens										
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Revision	Date	Amendment							
			Client	Lawrence Brown		burwell deakins : architects			
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			Drawing	Front Elevation Consented and Proposed		Scale	1:100 @ A3	Status	Planning
						Date	March 2015	Drawn	CL
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 CONSENTED SCHEME - REF 2014/4948/P

Revision	Date	Amendment																					
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													Drawing	Street Elevation Consented and Proposed									
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													Date	March 2015		Drawn	CL						
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3.0 Access

Access is to remain as existing.



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