

# 9 Harley Road Design & Access Statement

**Planning Application**

**December, 2015**

680

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# 1.1 Executive Summary

This application is for the partial demolition and development of the single family dwelling at No 9 Harley Road, St John's Wood. The works proposed are:

- demolition and replacement of the rear conservatory;
- creating of a new lower ground floor/basement level towards the rear of the site;
- rearrangement of the front boundary fence and vehicle access;
- relocation of summer house in the rear garden;
- change of design to front entrance portico;
- change of design to the front elevation dormer window; and
- various internal refurbishments.

The proposed works contained in this application intend to rationalise the existing building in both its architectural language and its on-going use. The property is seen as a positive contributor to the local residential character but has suffered through various extensions and years of dilapidation. Pre-application advice has been sought and addressed to achieve the best outcome for the current and future home owners, the Elsworth Conservation Area and for the London Borough of Camden.

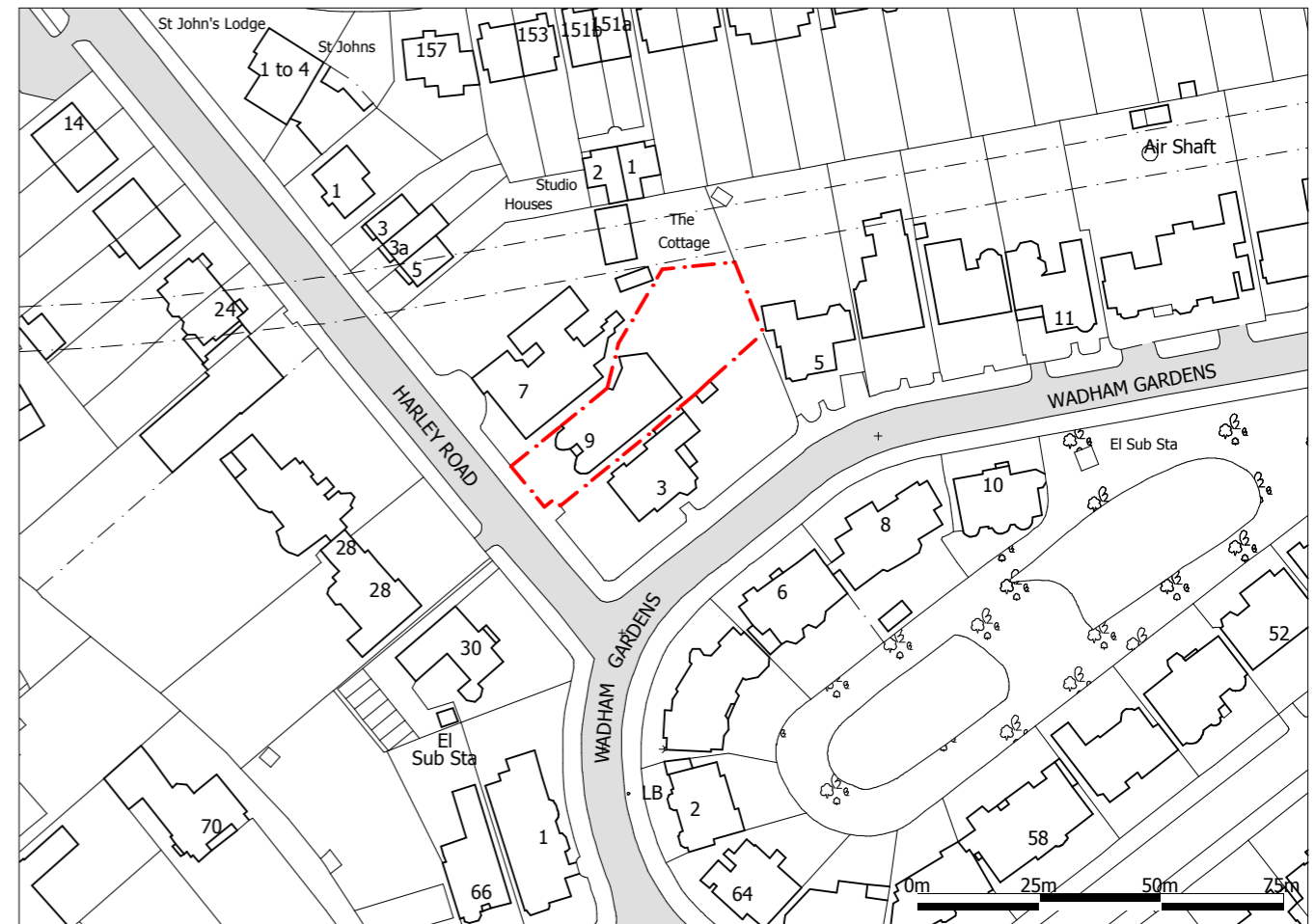


Figure 1.1.1: Ordnance survey plan.







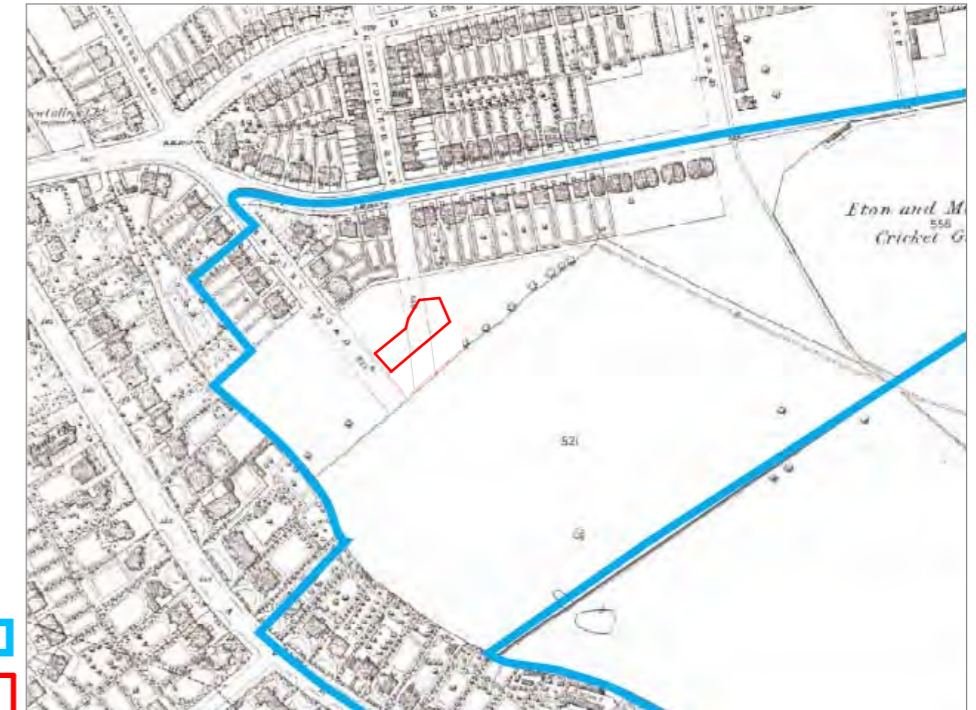
## 2.1 Site History

Ordnance survey maps show that the application site along with the vacant land north of Primrose Hill Park remained undeveloped by 1871. By 1914, Eton College Road had been terminated at King Henry's Road which freed the application site for residential use. The land was then acquired and developed by renowned developer William Willett with the majority of the Elsworth Conservation Area now roughly formed as we know it today by 1935.

No. 9 Harley Road was completed c.1900 as part of a development commissioned by William Willett. The architect Amos Faulkner is most likely responsible for the building's 'Queen Anne' style design with a nod to the English 'free style' and the majority of these features still existing today.

The site falls within 'Sub-Area 3, Willett Development' of the Elsworth Conservation Area which was adopted in 1973. Although not listed, 9 Harley Road is seen as a positive contributor to the conservation area. As stated in the conservation area appraisal, "the Willett development forms an important and unmistakable group within the Conservation Area that cannot be understated".

The historical ordnance survey maps below show the sites progression from 1871 through to 1973.





Elsworthy Conservation Area boundary   
Subject site boundary 

Figure 2.1.1: Historical map c. 1871



Figure 2.1.2: Historical map c. 1914



Figure 2.1.3: Historical map c. 1935

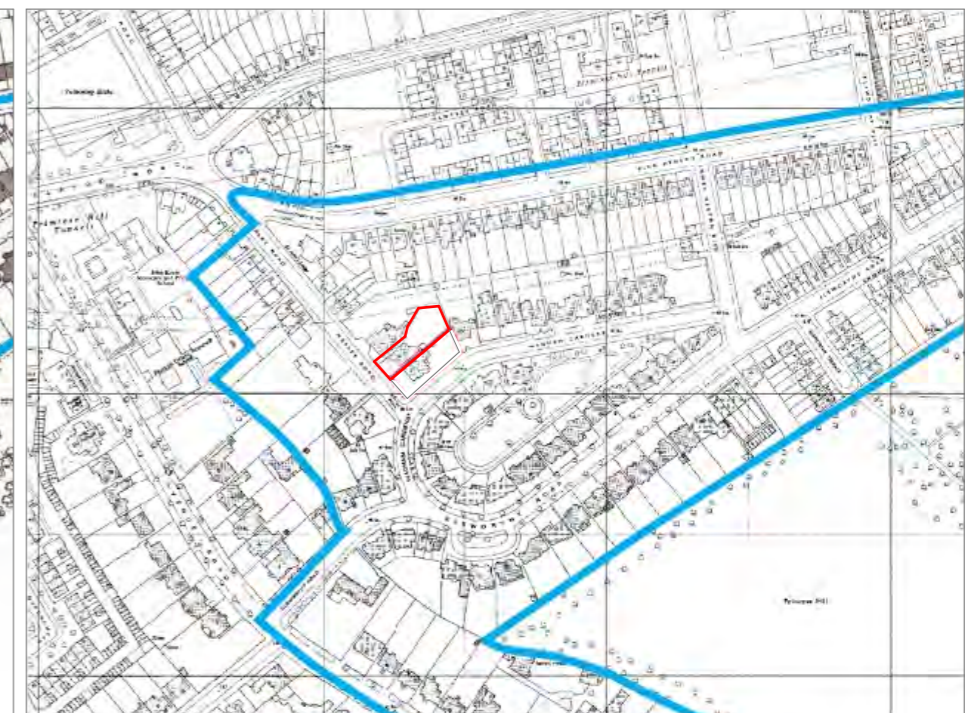


Figure 2.1.3: Historical map c. 1967-73





# 2.2 Existing Context

The application site comprises a part single, part double storey, plus attic, detached house located on the north of the junction between Harley Road and Wadham Gardens. Harley Road is a predominantly residential street in the London Borough of Camden that runs in a north westerly direction between King Henry's Road and Wadham Gardens.

Apart from a hotel located to the north on Adelaide Road and buildings with education uses to the west on Avenue Road, the immediate uses that surround the application site comprises almost exclusively of residential. Primrose Hill Park is located approximately 350m to the south west and can be accessed directly from Elsworthy Terrace off Elsworthy Road. The residential area surrounding the site includes an informal layout of tree lined streets with private communal gardens fronted by predominately large individually designed and detailed detached houses, which create a strong sense of character.

Swiss Cottage and St. John's Wood provide a dual focus for the area's residential community and offer a range of commercial and community services. This section of northwest London retains a relatively exclusive residential population given the high property prices commanded for the range of residential accommodation available.

The application site is situated in an affluent residential area of north west London, which is characterised by its strong residential land use, high property prices and low unemployment levels.

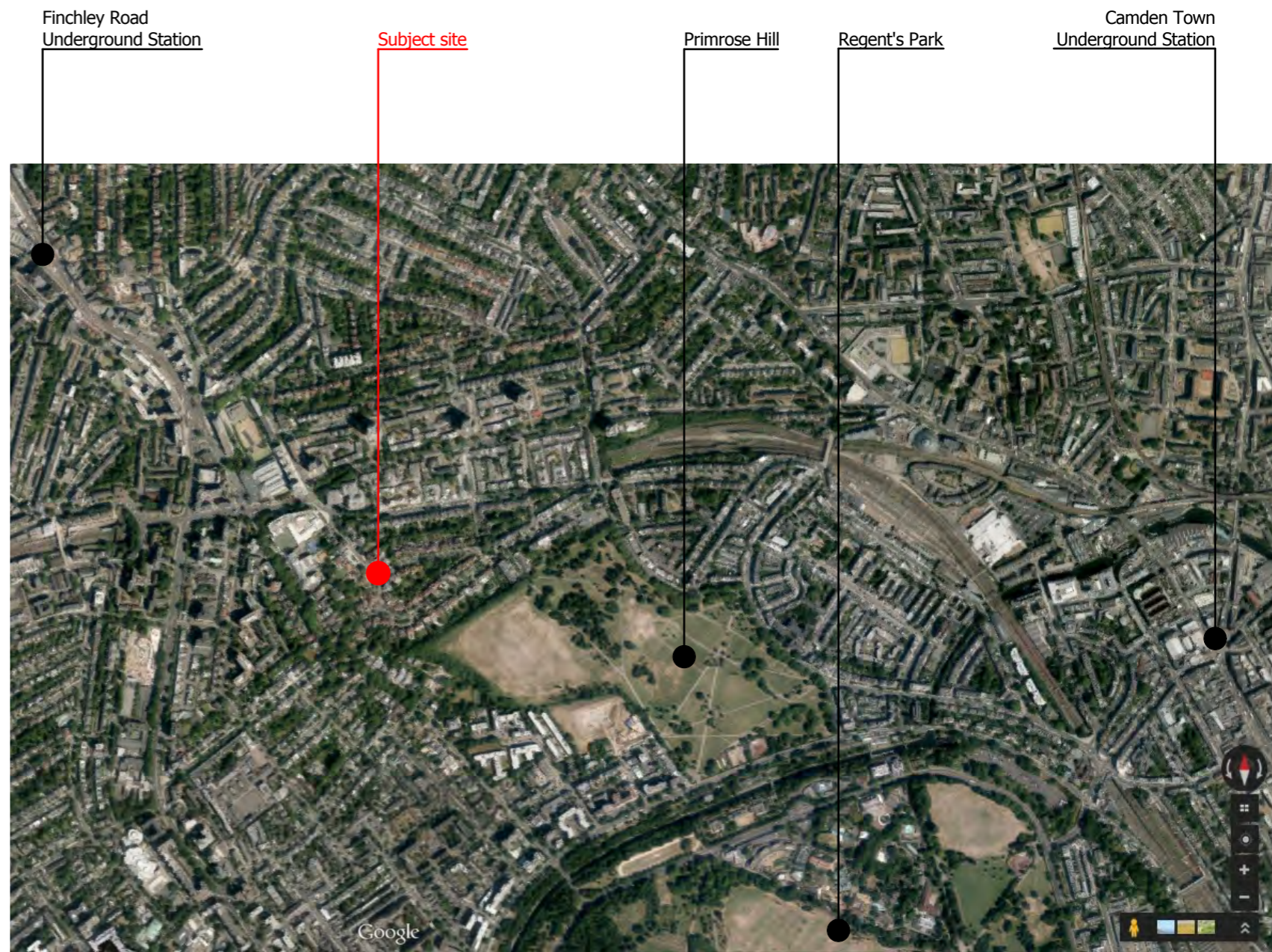


Figure 2.2.1: Aerial view of immediate context around subject site



Figure 2.2.2: Photo collage of Harley Road





## 2.3 Elsworthy Conservation Area

The Conservation Area was designated by the London Borough of Camden on the 27 February 1973 and No. 9 Harley Road is situated within the original designation. Extensions to the Conservation Area have been made on the 12th November 1985 and on the 5th November 1991.

The Willett Development (sub-area 3 of the ECA as identified in the Council's Conservation Area Appraisal in which the proposal site is located) is characterised by an ordered yet informal street pattern and well-detailed, high quality, William Willett and Son development of houses, originally known as 'The Avenue Road Estate'. The houses are predominantly two storeys, plus attic accommodation, set in generous gardens and use a rich mix of high quality materials in designs characteristic of the 1890s 'Free Style'. Key features of the style were sourced from Dutch and Queen Anne Revival architectural styles, including roof gables and canopied porches, tile hung gable ends, a wide variety of window types (many with small paned windows), bay windows, decorative brickwork and plasterwork, bespoke white stone dressings and white painted woodwork. The strong combination of brick and decorative tiling creates a clear 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 consistently high in the Willett development and each building has unique features including a variety of entrance door designs, ranging from arched openings in stone to porches and porticoes with a variety of brackets or columns and sometimes pediment. Other elevation details include high quality tile cladding, stucco detailing, the use of stone banding and decorative masonry, and intricate timber gable and window decoration. At roof level, the detached houses have dominant roofs which are frequently terminated by impressive chimney stacks and pots, use fine clay tiles and introduce gables in Dutch or Queen Anne Revival styles.

These elements are combined and contrasted across individual properties, but the overall group shares a common form and style with its neighbours to produce a strong and unifying character. It is this wide palate of complementary traditional materials and details employed by houses in Wadham Gardens which creates a sense of unity and forms a significant element of the area's character.

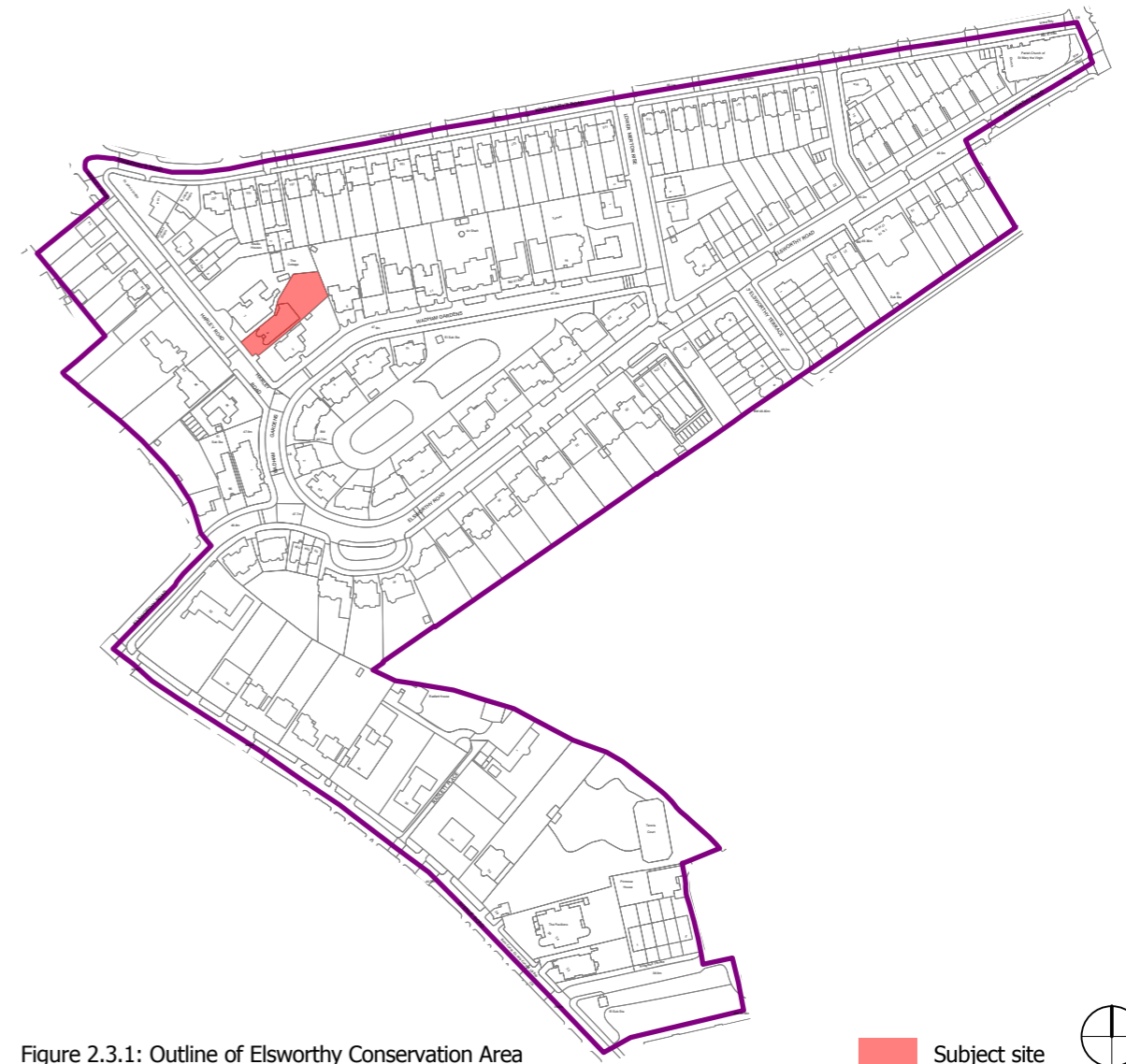


Figure 2.3.1: Outline of Elsworthy Conservation Area



Figure 2.3.2: Aerial view of Elsworthy Conservation Area



# 3.1 Existing Site

The fully detached 2 storey + attic level property extends almost the full width of the eastern boundary facing Harley Road. The site boundary 'balloons' in a northerly direction moving towards the rear garden allowing for substantial private open space. A single storey extension with both flat and pitched roofs faces the rear garden accompanied by a detached single storey summer house. Both the main vehicle and pedestrian access points are off Harley Road.

The house is designed in the 'Queen Anne' style with references to the English 'free style'. The street facade's main features are two, single storey octagonal window bays with flat roofs with a triangular portico above the main entrance. Above are five first floor sash windows with a large pitched roof and a centrally located flat roof dormer window. The materials used are pale red brick for the exterior walls, terracotta tile for the roof and white painted timber for the windows and decorative elements.

Extensions over various years have resulted in the rear elevation having less order and a common language. The dominant and most differential feature is the single storey conservatory which is a combination of flat roof white stucco walls with a lead sheeted pitched roof.



Figure 3.1.1: Existing street elevation (NTS)

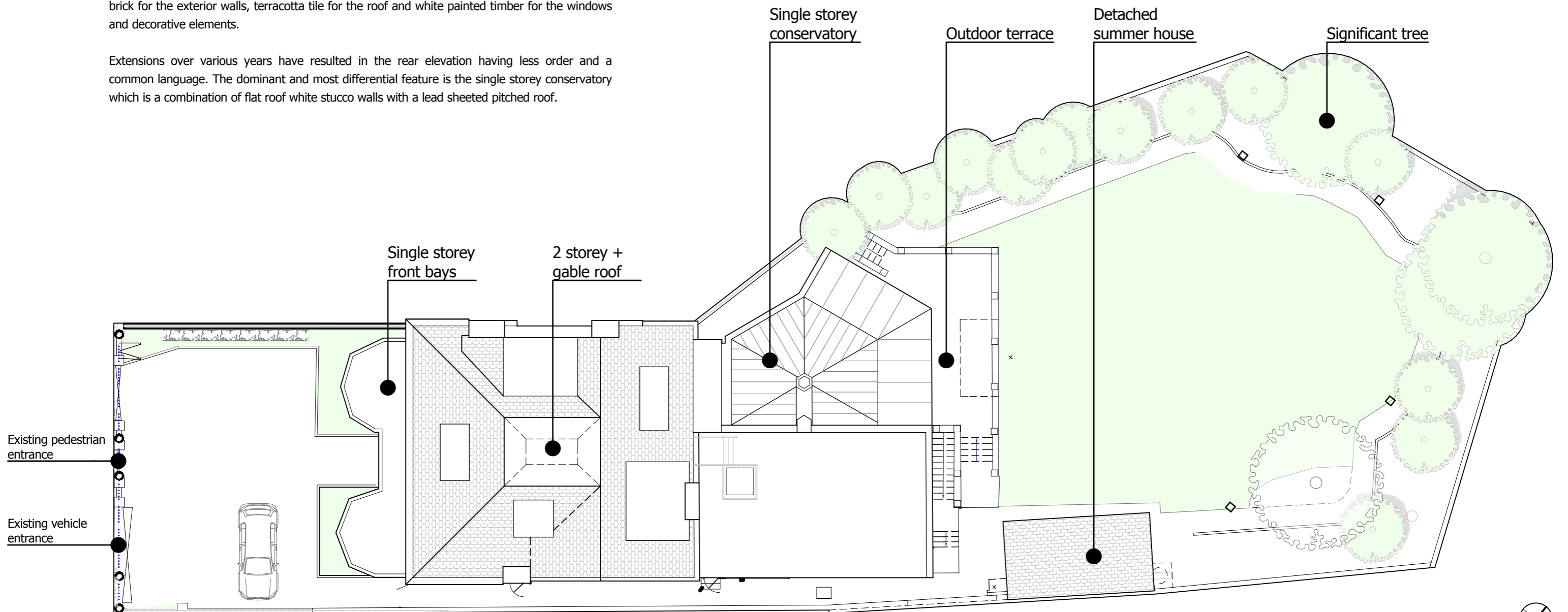


Figure 3.1.2: Existing site plan (NTS)





# 3.2 Site Photos



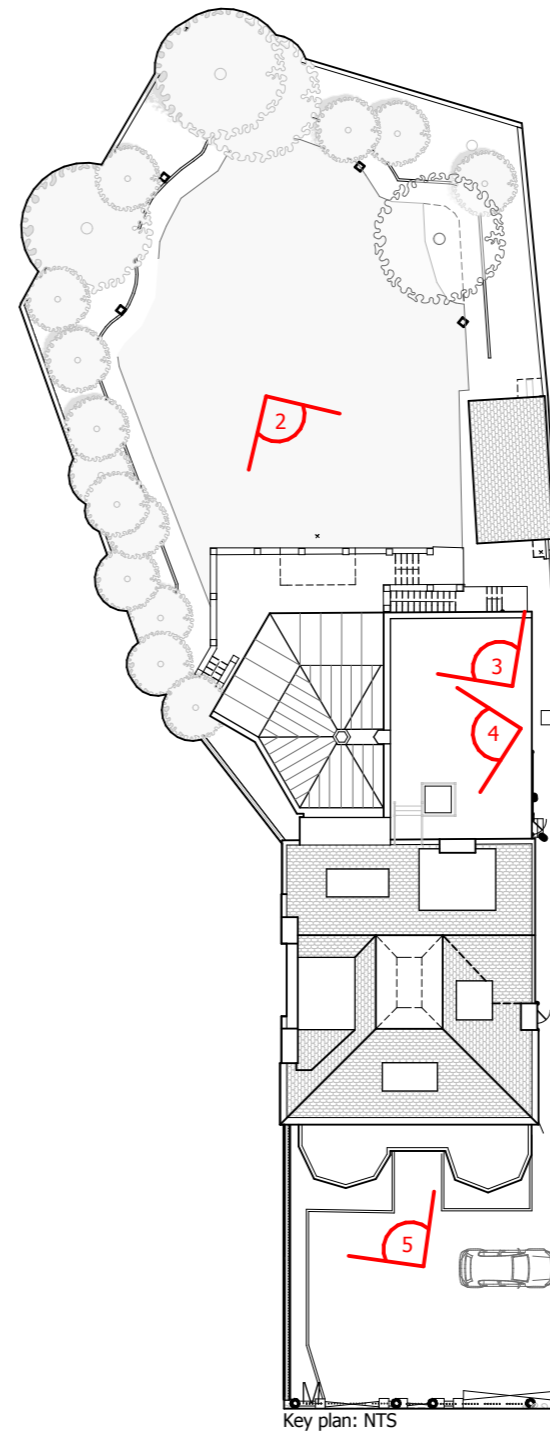
Figure 3.2.1: Front facade seen from Harley Road

7 Harley Road

3 Wadham Gardens

Pedestrian entry

Vehicle entry



Key plan: NTS

HARLEY ROAD



Figure 3.2.3: Rear facade from first floor terrace.



Figure 3.2.4: Conservatory and neighbour



Figure 3.2.2: Rear facade seen from garden

3 Wadham Gardens

7 Harley Road

Conservatory

Detached summer house



Figure 3.2.5: Front facade window bay