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Camden Environment Department

2.1.16.

1 Wadham Gardens NW3 - 2015/6104/P

This house sits in a prominent position at the junction of Elsworth Road and Wadham Gardens. It is viewed from both Elsworth, Wadham and Harley Roads and has an important and extensive front boundary.

It is appreciated that the main features of the house will remain intact and that new timber windows replicating the originals will be installed. The demolition and replacement of the "modern" extension is not an issue.

It is regretted, as usual, that a fine Willett house should be excavated to provide basement accommodation. Willett campaigned for Daylight Saving and built his garden suburb without basement accommodation deliberately. It is particularly regretted that this basement is to provide bedroom accommodation rather than the usual gym/cinema which only has occasional use. If the applicant could be persuaded, and Camden agreed, to reduce the number of flats, the accommodation could be reconfigured to provide a better standard.

The following are comments/objections to the proposal.

The design of the front door to Apartment 3 could be improved.

The introduction of metal railings has been resisted on every application within this Conservation Area. The fact that it is alien to Willett's original design has been ignored.

I enclose a photo from the 1900 Willett sales brochure which shows the original design for the low wall and timber paling (some of the timber capped posts still survive).

The newly planted hedge can just be seen inside the posts.

In this prominent position it is requested that this boundary treatment is replicated and that the hedge planted should preferably be privet.

It is essential that the two street plane trees are given full protection throughout the construction period.

The construction management plan is not clear on how much resident parking will be suspended but the more serious issue for our members will be the hazard to pedestrians and passing cars since the pavement is narrow and the road is not wide and lies between two junctions. (Elsworth and Harley) Children and young adults are regularly taken on walks from the Swiss Cottage school for the disabled in Avenue Road around the block.

Francoise Findlay  
Chairman Elsworth Residents Association  
Member of BCAAC



