

Design & Access Statement



20 Ellerdale Road
London
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March 2017

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Executive Summary

The Case in Essence

- The Applicant's property is a detached building with ground floor, 2 upper floors and lower ground floor. The lower ground floor is a basement to the front of the house but ground floor with access to the garden at the rear.
- There is currently a large void to the south of the property on the same level as the rear garden. Due to the level change and relationship to the original house this forms a dead space, that is not used or landscaped.

Application

- Modifications that the Applicant wishes to propose in this application include:
- Erection of a single storey side infill extension to the North of the property, extending the front garden level around the property
- Creation of 1 no. additional off street parking space within the front garden
- Erection of a new 2m fence with gate to provide a private landscaped garden to the North of the building at ground level.

- This Design & Access Statement has been prepared to accompany the drawings submitted as part of the planning application for a proposed extension to 20 Ellerdale Road.
- This statement is an integral part of the planning application, and as such should be read in conjunction with the enclosed drawings and not treated as a separate document.
- The description of the proposal should read as follows:

"Erection of a single storey, side infill, extension proposed to rear garden level, with new fence (to replace existing) within the front garden to provide additional security from street level..

- We trust that the above provides an accurate description of the proposal.

1.0 Site Analysis and Evaluation

1.1 The Site and Local Context

Location

- The Applicant's property, No. 20 Ellerdale Road, is situated on the west side of the road, overlooking University College School on Frognal. Ellerdale Road runs down hill from the junction with Fitzjohn's Avenue (B511) before turning to run parallel to the hill's contours, joining with Arkwright Road shortly before the junction between Fitzjohn's Avenue and Arkwright Road. Arkwright Road runs down the hill to connect to the Finchley Road (A41). Prince Arthur Road connects the lower end of Ellerdale Road back to Fitzjohn's Avenue. There is also a cul-de-sac off the bend in Ellerdale Road called Ellerdale Close. Ellerdale Road is exclusively residential and the immediate locality can be described as predominantly residential.



Ellerdale Road connects Fitzjohn's Avenue to Arkwright Road.

Local Listed Buildings

- There are two listed buildings on Ellerdale Road. 6 Ellerdale Road by Richard Norman Shaw is Grade I listed and 2 Ellerdale Road is Grade II listed. 20 Ellerdale Road - the subject of this application - is not listed.



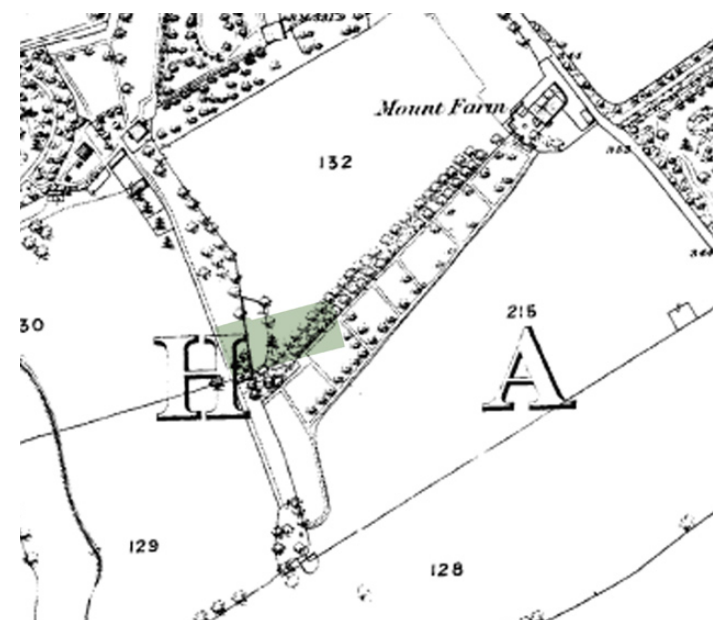
No.6 Ellerdale Road



No.2 Ellerdale Road

Historical Context

- The site for what is currently 20 Ellerdale Road was formerly the land of Mount Farm.
- In 1875 the contract was let to build Fitzjohn's Avenue.
- Closely following were the additions of Ellerdale Road and Prince Arthur Road which allowed the Erection of no.20 Ellerdale Road.
- Notably, in 1907 the University College School was built on the land below Ellerdale Road and No. 20 currently looks over it's grounds.
- An Infill property has been built against the south party wall of 20 Ellerdale Road.
- Ellerdale Close has been built on part of the land of 6 Ellerdale Road.



1871-79



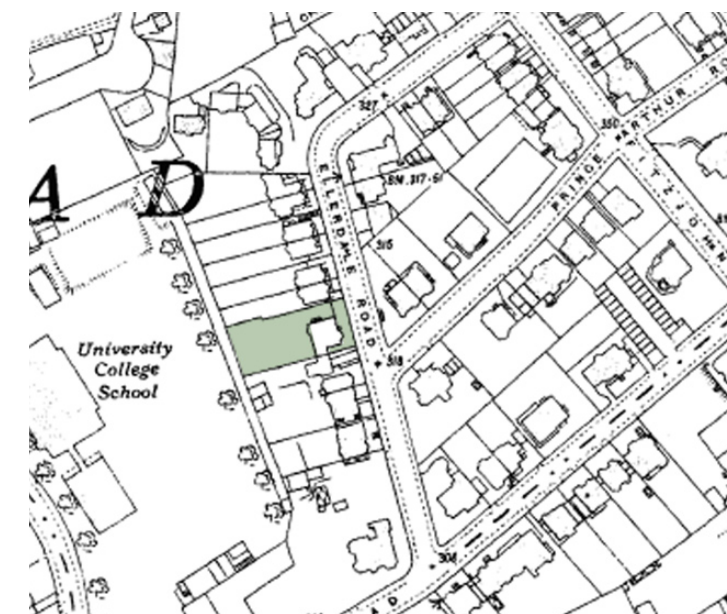
1896



Early 20th Century painting of University College School
with Ellerdale Road overlooking



1920



1934-35

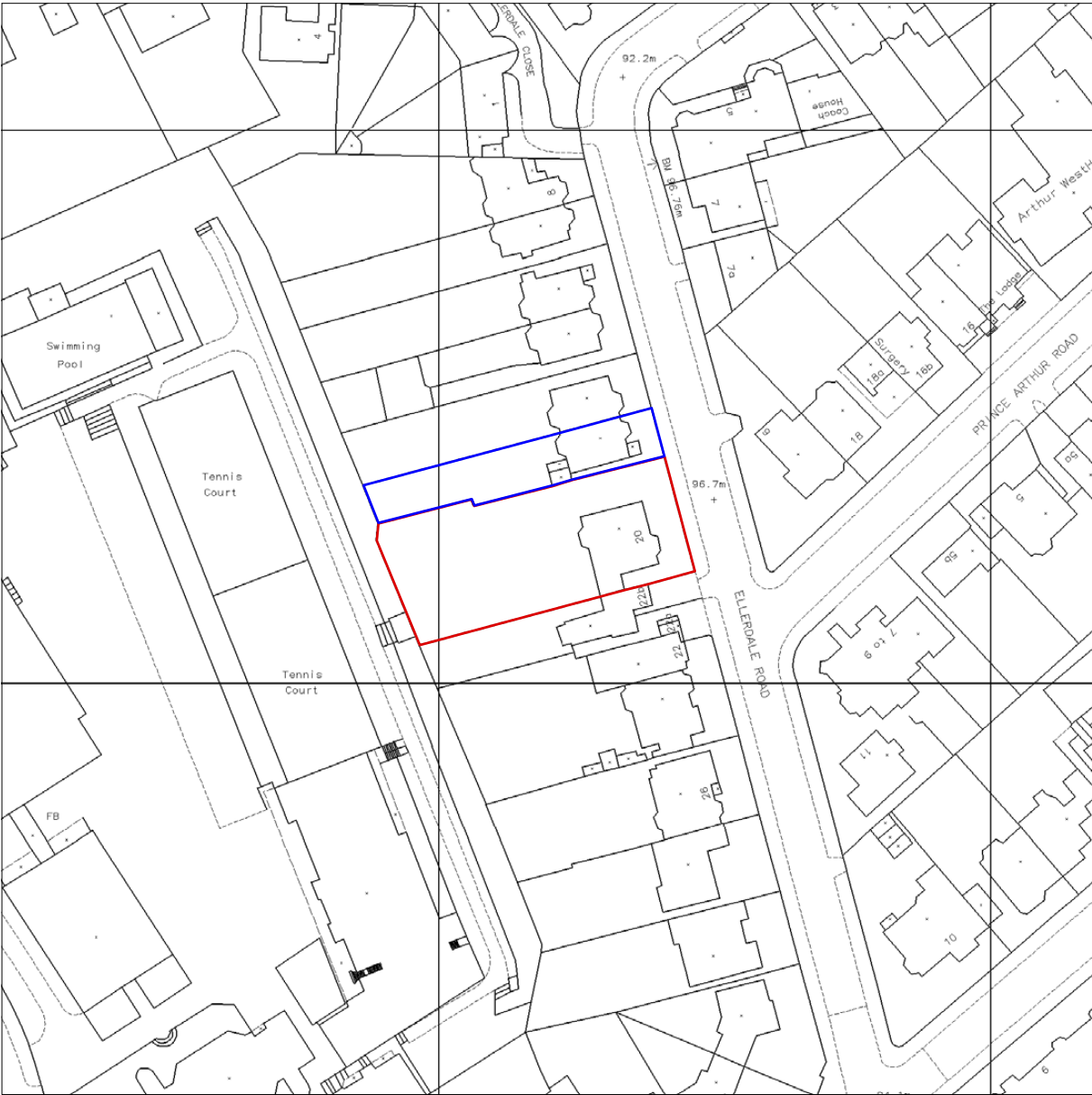
The current site of 20 Ellerdale Road is highlighted in green.

Site Plan

- The 1:1250 Site Plan reproduced here identifies the site boundary with a red line. The site is approximately 0.12 hectares (0.29 acres). The applicant also owns the adjacent property, No. 18 Ellerdale Road (blue boundary).



Aerial View of Ellerdale Road
showing proximity to University College School



scale: 1:1250

1.2 The Existing Building/Proposed Site

- 20 Ellerdale Road is not listed, but is located within the Fitzjohn's & Netherhall Conservation Area.
- The property is constructed of yellow London stock brick with courses in a darker brick. It was built in c1880.
- Due to the topography of the site, the building is three storeys high to the front but four storeys to the rear, including the attic floor. There is a single storey bay window on the front elevation and three gabled dormer windows to the attic. There is a two storey bay window to rear elevation.
- Following planning consent in 2012, some alterations have been completed more recently with the erection of a single storey side entrance porch to the south elevation, and a single storey garden extension to the rear elevation.
- The proposed extension is sited to the north side of the house where there is a sudden and steep change in level between the front garden and rear garden. This area is bounded by no.18 and no.20 Ellerdale Road and the banking between the front and rear garden to the east. This forms a dark and unused section of garden with a poor relationship to rest of the garden and house.
- Due to the nature of the existing building and surrounding site, little to no excavation would be required to extend the building at lower ground floor level.
- The proposed site is not visible from the street, or the neighbouring properties. The only location that the proposed site is visible from is the garden of 20 Ellerdale Road itself.



Rear Aerial View
20 Ellerdale Road from West



Front Aerial View
20 Ellerdale Road from East



20 Ellerdale Road - Existing side elevation

1.3 Relevant Planning History

- 20 Ellerdale Road is within the Frognal & Fitzjohn's Ward and the Fitzjohn's Netherhall Estate Conservation Area.
- In 1998, an application was submitted and approved to excavate a light well and erect a low surrounding wall incorporating grating on the front elevation.
- In 2000, an application was submitted and approved for the erection of two dormers, one to the front roof slope and one to the rear roof slope.
- In 2002, an application was submitted and approved for the erection of a single storey lower ground floor rear extension with roof terrace above and a porch extension at the front of the property, plus the erection of an additional chimney to the north elevation. (PWX0103715)
- In 2012, a Certificate of Lawfulness application was submitted and approved for a 3m deep single storey rear extension. (App. 2012/0877/P)
- In 2012, an application was submitted and approved for the excavation of a front light well and basement extension. (App. 2012/2060/P)
- In 2012, an application was submitted and approved for the erection of a single storey lower side entrance porch to the south elevation. (App. 2012/4582/P)
- In 2012, an application was submitted and approved for the erection of a single storey rear extension and installation of window at rear basement level, relocation of door and new window opening on side elevation at basement level and construction of a retaining wall to south elevation (App. 2012/6395/P)

2.0 Design Principles and Proposals

2.1 Main Design Principles

The main design principles which have informed the proposals are:

- To create additional accommodation at garden level, within and connected to the main building, but not visible from the street.
- To provide a consistent ground level and base to the original house reinstating the character and architectural typology of the detached villa, as seen from the street.
- To extend the ground level around the side of the building, at street level, to create a gated garden area.
- To provide additional off street parking.
- To do so without overlooking or creating any visual impact or effect on the amenity of the neighbouring property 18 Ellerdale road.
- To do so without excavating a basement.

2.2 Planning Policies

- The design of the proposed extension has been informed by the recommendations set out in the following relevant planning policies:

- **Camden Local Development Framework Core Strategy**

Policies: CS5 - Managing the impact of growth
CS14 - Promoting high quality places and conserving our heritage

- **Camden Local Development Framework Development Policies**

Policies: DP24 - Securing high quality design
DP25 - Conserving Camden's Heritage
DP26 - Managing the impact of development on occupiers and neighbours

- **Fitzjohn's + Netherhall Conservation Area Statement**

Section 5 - Guidelines

Policies: New development - F/N1
Materials and Maintenance - F/N7-10
Rear Extensions/Conservatories - F/N18-22

3.0 Design Proposals

In order to meet the design principles, the following solutions have been proposed, as indicated in the drawings enclosed as part of the planning application:

3.1 Side Infill Extension

- The proposed side infill extension has been proposed to provide additional accommodation at garden level whilst improving the relationship of the original building with its surrounding context. The existing front garden to the north side of the house stops abruptly, where the level changes, and drops a storey to meet the rear garden level.
- The proposed extension is formed primarily to extend the base created by the existing rear extension and form a consistent ground level around the house to the principal floor, that extends from the front garden to the back of the house
- The proposed extension is subordinate to the original building which is of a grand scale. The proposed extension like the existing extension, borrows from the language of the original house, using similar materials, but asserting itself as a new addition. This has worked well with the existing extension, which compliments the original building and surrounding context.
- The new extension is designed so that it will look the same as the existing extension maintaining a consistent height, with similar proportions of openings. Like the existing extension it will also provide valuable, usable accommodation that has a direct link to the back garden, replacing the existing redundant void space.
- The side infill extension would have no visual impact to the front elevation of the building as the level change means that the extension would not be visible as development from street level. It will indeed be invisible from the street.
- Due to the low elevation and the size of the existing wall to no.18 Ellerdale Road the proposed side extension is not overlooked from, nor has any visual impact or effect on the amenity of no.18.



20 Ellerdale Road - Existing rear elevation



20 Ellerdale Road - Proposed rear elevation

3.2 Materials

- The materials of the proposed extension - namely brick, stone and glass - match the materials of the existing building, and the existing extension.

London Stock Brick

- Yellow London stock brick will be used to the external walls of the extension to retain and enhance the character of the existing building. This has already been done to great effect to both the front and rear of the property and is in accordance with Policy F/N7-8 of the Local Conservation Area Statement.
- The materials will be sensitive to the qualities of the property and will not undermine the features of the original building.

Glazing

- The extension is conceived as a simple contemporary games room with a full width glazed wall linking it to the garden, to match the existing extension.
- The full-height glazed wall is made up of minimally framed sliding double glazed panels that provide access to the rear garden
- The specification of the new glazing proposed will exceed Building Control Approved Document L requirements and therefore make a sustainable long term contribution to the Conservation Area.



20 Ellerdale Road
Yellow London stock brick - Pre 2012 Development



20 Ellerdale Road
Materials of existing extension sympathetic to the original house

3.3 Relationship to Existing

- It is important to note that this proposal does not attempt to recreate a pastiche of the existing Victorian architecture of 20 Ellerdale Road. It will be complementary to the host building through the high quality of materials and standard of design employed, as is the case with the existing extension.
- Wilkinson King Architects has a proven track record in sympathetically introducing contemporary architecture into sensitive landscapes through award winning projects such as:
 - *Baden Powell Outdoor Centre (Site of Special Scientific Interest)*
RIBA Award Winner 2008, CIAT Award Winner 2009
 - *Dover Castle Visitor Centre (Scheduled Ancient Monument)*
Shortlisted for RIBA Award 2010
 - *Wimbledon house*
AJ Robin Ellis Small Project Award, 1999



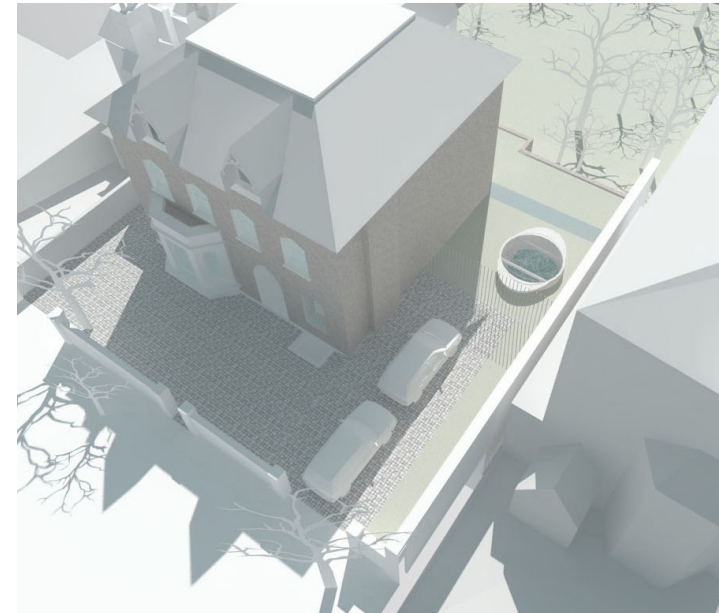
Baden Powell Outdoor Centre



Dover Castle Visitor Centre

3.4 Scale + Elevation

- In terms of its scale and low elevation, the proposed side extension will be read as a subordinate addition to the existing building, like the existing garden extension.
- The roof of the proposed extension will be at street level, extending the base to the primary floor of the house and replacing the current void. The proposed extension has been kept to one storey in height in order to remain subordinate to the original building, and not visible from the street.
- The proposed extension has been set back from the line of the existing lower ground extension, so it does not extend beyond the line of 18 Ellerdale Road.
- The proposed scheme will not affect the privacy of adjoining buildings. Although the applicant does currently own the property at 18 Ellerdale Road, the proposals have been developed so that future users of the property will not be overlooked by the proposal, which will abut a 2 storey wall. The proposed roof garden has been set back to align with the original house. The neighbouring building at 18 Ellerdale Road extends beyond this so there will be no issues of overlooking.



Massing study indicating level base level formed by proposed extension from front



Massing study indicating level base level formed by proposed extension from rear



Massing study indicating view from garden level

4.0 Access

- The Applicant's property is accessed from Ellerdale Road and has a front driveway providing off-street parking. This serves as the main access route to the applicant's property for pedestrians, cyclists, emergency services and general services.
- This part of Ellerdale Road is a controlled parking zone for permit holders only. The applicant currently has two off street parking space within the curtilage of the property, accessed from Ellerdale Road.
- Currently the main access and egress (in case of emergency) from the building is at ground floor level via the main front door, with an additional exit to the garden at lower ground level, through the large glazed sliding doors.
- The property currently has a front driveway providing off-street parking for two vehicles. The proposal, if approved will provide an additional off street parking space to the front garden.

5.0 Conclusion

- The main factors in developing the proposal are as follows:
 1. The proposal is a side infill extension to the existing lower ground floor and not a subterranean development. Little to no excavations will be required for the proposed works, as it infills an existing void between the ground and lower ground floors.
 2. Although not a basement, the roof of the proposed extension is level with the street and will not be visible from the street. Due to the nature of the site, the proposed extension will only be visible to the occupants of 20 Ellerdale Road itself.
- The design of the proposed extension has been developed carefully and is founded on a thorough analysis of the surrounding context and site constraints, density, scale and massing, choice of materials, and the impact of the development as a whole on the special surroundings of the Conservation Area and the environment.
- The design solutions have been informed by relevant local planning policies and guidance on best practice for design and construction.
- Whilst these policies offer a foundation in setting out the normal ways to approach and assess new development, this proposal looks beyond these generalisations and seeks to improve upon them through a unique design that is tailored to the specific circumstances of the site and the applicant’s requirements.
- The proposal is visually well integrated within its surroundings and shall not harm the ecology of the local conservation area or the amenity of nearby dwellings. The extension is also shielded from any public views from the street scene.
- The proposed extension is a discreet, low impact, and subordinate, contemporary addition that acknowledges the value of the original building through its detailing, choice of materials, high quality specification and standard of design.

- The materials of the proposed extension - namely brick, stone and glass - will reflect the materials of the existing building.
- The proposal will provide a solid base to the building by creating a consistent garden level surrounding the primary floor, enhancing the original architecture of the building and enabling the family to occupy the building in a more efficient and sustainable way.
- The increased energy efficiency of the proposed services and building fabric will reduce the impact on climate change through savings in everyday energy use and will contribute to the environment by reducing carbon emissions.
- There is no reason that old and new structures cannot successfully co-exist and such development should not be seen as a threat to the quality and attractiveness of the Conservation Area. We believe this to be a high quality creative design that is sensitively handled. The extension is designed to compliment what already exists whilst conferring new character in a positive manner.

For these reasons, we hope this application will receive your support and we welcome the opportunity to receive your views through consultation on the proposal and to working with the local planning authority to progress the project.

Appendix A

The Property's Planning History

Application Number	Description	Decision	Date	Application Number	Description	Decision	Date
5162	The extension of an existing external escape staircase to second floor level at No. 20 Ellerdale Road, Camden.	Conditional	11.07.1968	2011/5651/P	Erection of single storey rear extension at basement level with roof terrace and associated glass balustrade above, a single-storey side extension, excavation of a front basement lightwell and alterations to windows/doors all in connection with existing dwelling.	Withdrawn	28.11.2012 (registered)
9501112	Outline application for the erection of five buildings ancillary to the residential properties on the remainder of the site: as shown on the site plan.	Refuse Outline Permission	27.02.1996	2012/0877/P	Certificate of Lawfulness application: External alterations to the rear basement level for the erection of a full length single storey extension with frameless double glazed panels, and demolition of existing rear ground floor roof terrace associated with existing residential dwelling	Granted	02.04.2012
PW9702120	The provision of two garden facility rooms at the rear of the site, to be used for purposes ancillary to the residential dwelling house.	Withdrawn	11.04.1997 (withdrawn)	2012/2060/P	Excavation of front light well and basement extension at single dwelling house.	Grant Full Planning Permission (conditions)	12.06.2012
PW9802186	Excavation of a light well and erection and of a low surrounding wall incorporating grating on front elevation.	Grant Full Planning Permission (conditions)	01.05.1998	2012/4582/P	Erection of new single storey side entrance porch to south elevation of existing dwelling house.	Grant Full Planning Permission (conditions)	29.10.2012
PWX0002646	Erection of two dormers, one to the front roof slope and one to the rear roof slope.	Grant Full Planning Permission (conditions)	12.09.2000				
PWX0103715	Erection of a single storey lower ground floor rear extension with roof terrace above and a porch extension at the front of the property, plus the erection of an additional chimney to the north elevation.	Grant Full Planning Permission (conditions)	07.0.5.2002				