

9 WADHAM GARDENS, LONDON NW3 3DN

DESIGN & ACCESS STATEMENT

March 2017

9 Wadham Gardens is a three storey detached dwelling on the Northern side of Wadham Gardens in the Elsworthy Conservation Area of the London Borough of Camden. The plot includes a partially landscaped front drive, enclosed by hedging and a timber picket fence and gates. The building originally dates from the early 20th century, but includes more modern rear extensions including a large conservatory. The rear garden and extensions are not visible on the street scene. The building is not listed.





Conservatory with skylights at rear of house.



Internal courtyard- east elevation.

Scope

North (rear) elevation:

- Conservatory room roof- Existing cupola on the roof of Conservatory to be lowered removing vertical row of windows.



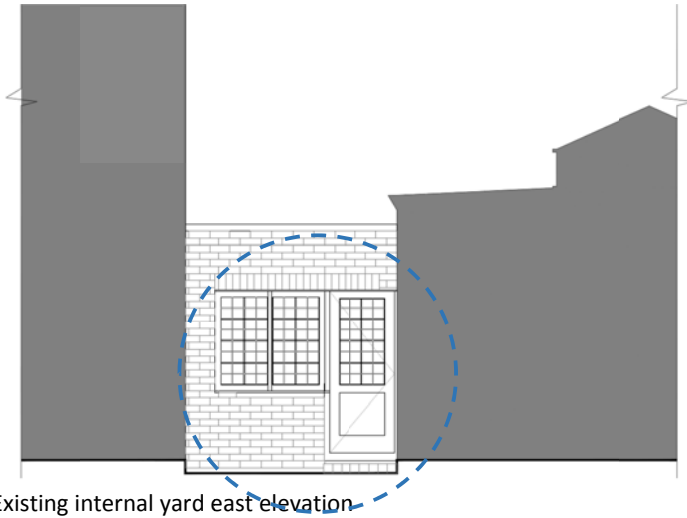
Existing rear elevation



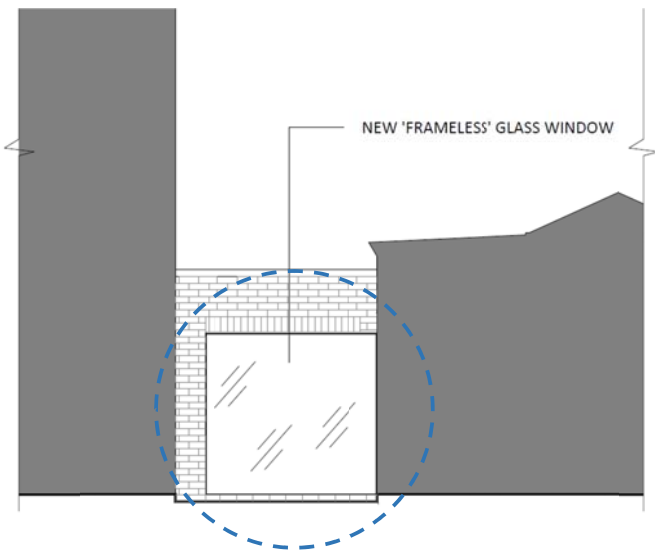
Proposed rear elevation

Internal yard- East elevation:

- Ground floor: Replacing existing window and doors with enlarged frameless window.



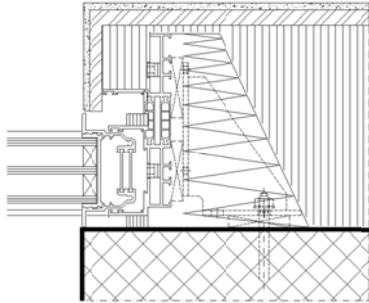
Existing internal yard east elevation



Proposed internal yard east elevation

Design context

- **Façade/ Roof line:** Proposed alterations of the skylights on rear conservatory by removing a row of vertical windows and reusing existing skylight eaves. Proposed alterations to the conservatory cupola would reduce the overall height by approximately 470mm and contribute to the structure expressing a more modest scale. These proposed alterations are only visible at the rear and are therefore out of view on the street scene.
- **Windows:** Proposed window is 'frameless' glass screen would blend into façade, as it is the width of the link connecting the house and existing extension. As this window is facing internal courtyard it is not visible from front or rear and would not affect overall style of the house.



Indicative detail. Aluminium window frame is recessed into the wall for 'frameless' look.



Concept images