

DESIGN AND ACCESS STATEMENT

In support of:

Planning application to create an excavation of single-storey basement level under footprint of existing building, sunken terrace to north-west of site, 4x front and side light-wells with grills, internal alterations to dwelling flats on ground, first and second floors, new window openings to rear ground floor elevation, block 1x window rear first floor level, demolition and re-building of the north-west end of the building, new boundary treatment with railings and landscaping works, in association with 6 existing dwellings (Class use C3)

at

1 Wadham Gardens
St. John's Wood
London NW3 3DN



Reference: 1179 - App - 01
Issue: 1
Date: 25.05.2018

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1. NOTE

The design and access statement should be read in conjunction with the following documents:

- Site investigation by Geo-Environmental - GE10977
- Basement Impact Assessment by Quadrant Harmon Structural Engineers - SOH/1503
- Daylight and Sunlight Assessment by CHP Surveyors Limited – 19/10/2015
- Design and Access Statement by HUB Architects - 1179-App-01
- Photographs by HUB Architects - 1179- 01 Photo Sheet
- Community Infrastructure Levy (CIL)
- BREEAM Domestic Refurbishment Assessment by Method - 656RWG
- Construction Management Plan by HUB Architects - 1179-APP-02
- Tree survey/Arboricultural Statement by Landmark Trees - MCG-1a WDM-AIA01
- Existing location, plans, sections and elevations - 1179-Existing
- Proposed plans, sections and elevations - 1179-Proposed

2. INTRODUCTION

This statement relates to a proposal to create an excavation of single-storey basement level under footprint of existing building, sunken terrace to north-west of site, 4x front and side light-wells with grills, internal alterations to dwelling flats on ground, first and second floors, new window openings to rear ground floor elevation, block 1x window rear first floor level, demolition and re-building of the north-west end of the building, new boundary treatment with railings and landscaping works, in association with 6 existing dwellings (Class use C3) at 1 Wadham Gardens, St. John's Wood, London NW3 3DN.

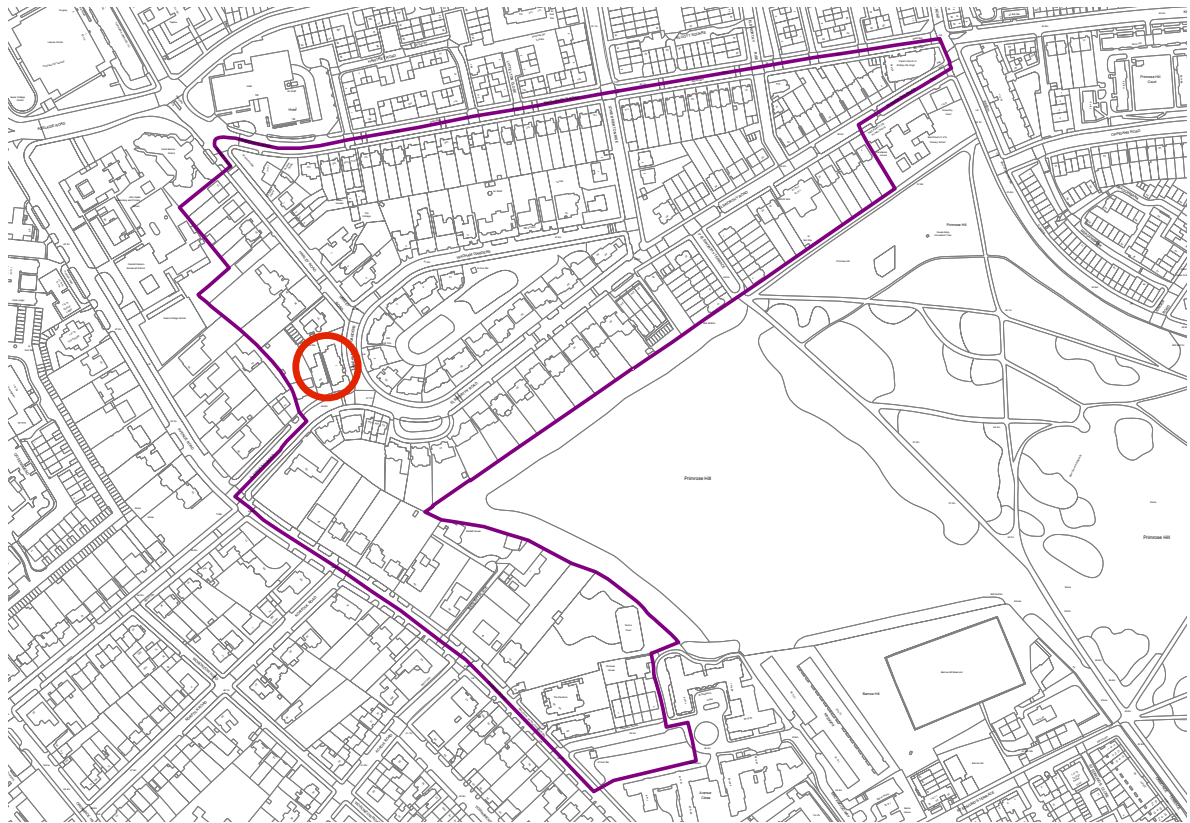
The application site is located within the Elsworthy Conservation area in the Camden Borough of London designated on 01/11/1985. Residential properties are predominant in the area with St. John's Wood and Swiss Cottage underground stations and South Hampstead overground station close by.

3. LOCATION

The site is located on the south-west side of Wadham Gardens within the Elsworthy Conservation area in the London Borough of Camden. The south-west end of Wadham Gardens leads to A41 Finchley Road, via B525 Avenue Road and Elsworthy Road which is a main arterial road north out of Central London. St. John's Wood and Swiss Cottage underground stations on the Jubilee line and South Hampstead overground stations are a few minutes walk away. Numerous bus services pass close-by and there are excellent public transport links for residents and visitors to the site.

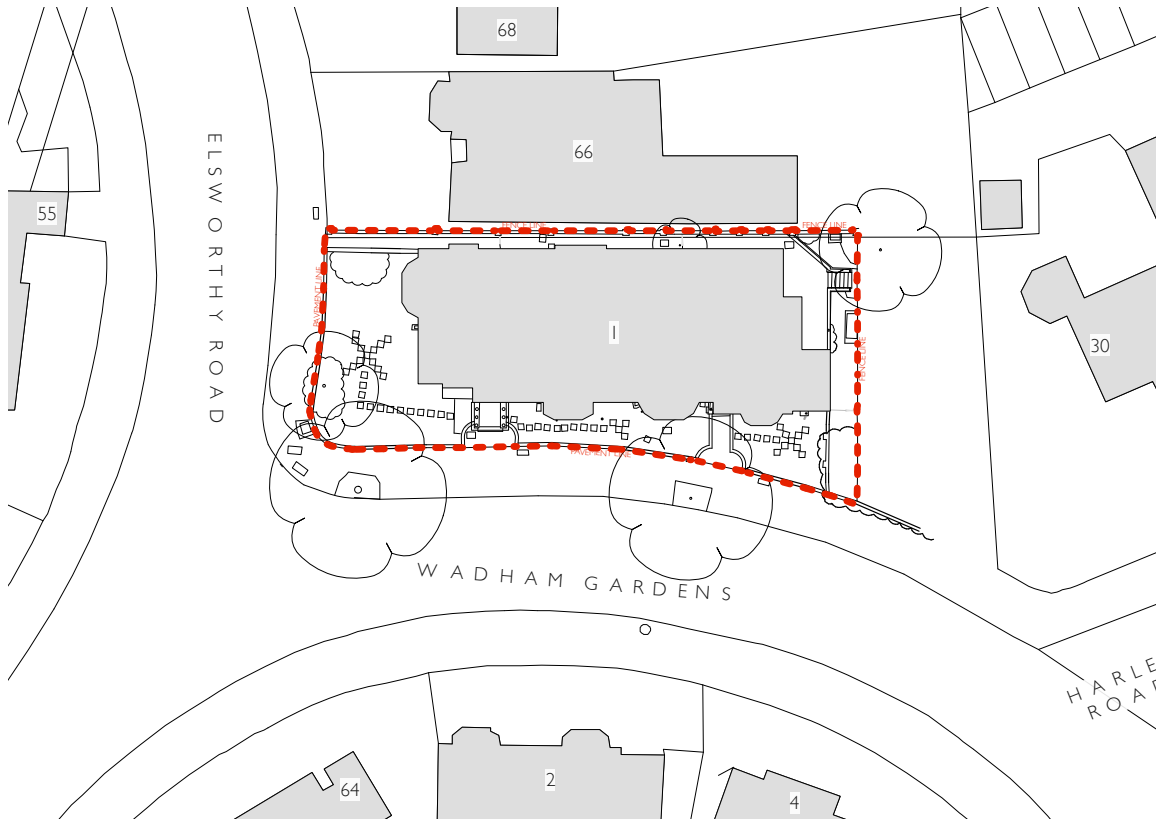
Similar to 1 Wadham Gardens proposal and located across the road, is the property with granted planning application for 53A, 53B Elsworthy Road on 24th December 2013 (2013/7018/P). Such approved proposal consisted also on a full refurbishment including a basement, roof lights to rear roof pitch and light-wells to the front of the property.

As previously stated Finchley Road is a few minutes walk from site and offers a large selection of local amenities including shops, restaurants, schools, hospitals, pharmacies, leisure facilities etc. Regent's Park and Primrose Hill are within walking distance making this a very desirable and justified location for the type and size of residence proposed.



Site location area – proposal site encircled in red (not to scale)

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1 Wadham Gardens, St. John's Wood, London NW3 3DN



Site location plan – proposal site outlined in red (not to scale)



Aerial photo of the site – site outlined in red (not to scale)

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Aerial photo of the site – North



Aerial photo of the site – East



Aerial photo of the site – South

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Aerial photo of the site – West



Wadham Gardens - Existing front elevation



Elsworthy Road - Existing side elevation

4. PLANNING HISTORY

Known / searchable planning history available for this property:

2015/6104/P - Granted Subject to a Section 106 Legal Agreement

Excavation of single storey basement under footprint of existing building, sunken terrace to northwest of the site, 4x front and side lightwells with metal grills, internal alterations to flats on ground, first and second floors, new window openings to rear ground floor elevation, first floor rear infill extension, new boundary treatment with railings and landscaping works in association with 6 existing dwellings (C3).

5. USE

The existing site currently comprises 6 dwelling flats on three different levels as follows:

Apartment 1 - 2 bedrooms - 4 people
0 level ground floor: 94m²

Apartment 2 (The Cottage) - 3 bedrooms - 5 people
0 level ground floor: 142m²

Apartment 3 (The Studio)- 1 bedrooms - 2 people
0 level ground floor: 42m²

Apartment 4 - 1 bedroom - 2 people
+1 level first floor: 65m²

Apartment 5 - 2 bedrooms - 4 people
+1 level first floor: 106m²

Apartment 6 - 1 bedroom - 2 people
+2 level second floor: 73m²

Total = 522m²

The residential use is already well established on the site and in the surrounding area. There is no change proposed to the existing residential use.

6. AMOUNT

We are applying for an additional 231m² floor area as follows:

	Floor	Existing	Proposed
Apartment 1:	Basement	NA	71m ²
	Ground floor	94m ²	61m ²

Apartment 2:	Basement	NA	75m ²
	Ground floor	142m ²	75m ²
Apartment 3 (The Cottage):	Basement	NA	117m ²
	Ground floor	42m ²	123m ²
Apartment 4:	First floor	65m ²	69m ²
Apartment 5:	First floor	106m ²	102m ²
Apartment 6:	Second floor	73m ²	60m ²
Total:		522m ²	753m ²
New addition:		231m ²	

263m² of the additional floor area will be in the new basement level + terrace and therefore contained underground. The overall external appearance of the building will be modified by ground-floor-level light-wells both on the east and south gardens of the property, not visible from street level.

7. LAYOUT

The existing accommodation is limited to 3 ground-floor apartments, 2 first-floor apartments and 1 second-floor studio apartment.

The layouts we are proposing in this application will be an improvement to existing conditions, and will provide generously proportioned and flexible family accommodation suitable for dwellings of this nature and location, and in line with modern family living requirements.

The proposed basement will provide generous bedroom and bathroom spaces for apartments 1,2, and 3 and will benefit from front and side light-wells to allow a good source of natural light and ventilation to the subterranean accommodation. In addition, a lower level patio area will provide additional rear terrace space, natural light and ventilation.

The ground floor will provide kitchen, dining and reception areas for apartments 1,2 and 3 together with additional living spaces, WC's bedrooms and bathrooms. All three apartments will have patio gardens towards the east side of the property on Wadham Gardens. One apartment will have additionally patio garden space on the south side on Elsworthy Road and one apartment additional garden space on the north-west side of the property.

The first floor will provide generous bedrooms, bathrooms, WCs, kitchen, dining and reception areas for apartments 4 and 5. Additionally, apartment 5 will retain an existing terrace space towards the north-west side of the property.

The second floor will provide bedroom, bathroom, kitchen, dining and reception areas for apartments 6.

8. SCALE

The main elevations on Elsworthy Road and Wadham Gardens will remain unchanged. There will be minor alterations to the elevations of the more recently built "Cottage" (apartment 3). These alterations are at the rear of the property and well concealed from view. The scale of the building will therefore remain unchanged.

9. LANDSCAPING

The existing refuse collection area next to the main entrance on 1 Wadham Gardens for flats 1,2,4,5 and 6 will be moved towards the rear passage way on Elsworthy Road and bordering with the property neighbouring the site. As for refuse collection for flat 3 will be located at the front patio garden bordering Wadham Gardens.

Two light-wells are proposed on the east side on Wadham Gardens, two more on the south side on Elsworthy Road and one sunken terrace with stepped access up to the rear garden patio on the north-west side of the property. These span the height of the basement level to enable natural daylight and ventilation to the new subterranean level.

Patio gardens to houses in 1 Wadham Gardens will be characterised by tall street hedges and street railings/ paling fences. Hedges will be generally fairly tall, providing a degree of visual privacy to gardens and front windows of the property. The proposal is to improve the setting of the building by replacing the existing timber paling fence with a metal railing and hedges. The existing paving slab covering the gardens will be replaced with softer landscaping features including shrubs and parterre boxes. The cottage will retain its existing rear garden at ground floor level and will have a new-lower-ground-floor patio garden, concealed from view from surrounding properties.

10. APPEARANCE AND HERITAGE STATEMENT

The main elevations on Elsworthy Road and Wadham Gardens will remain unchanged. There will be minor alterations to the elevations of the more recently built "Cottage" (apartment 3). These alterations are at the rear of the property and well concealed from view. The scale of the building will therefore remain unchanged.

The original timber windows were changed by a previous owner at some point in the past to a UPVC type of fenestration. The proposal is to replace all of the windows in a painted timber construction detailed to match the original fenestration patterns and molding details.

The light-wells as well as the sunken terrace will not be visible from outside the property. Light-wells will require security grilles at ground level following the design guidance from the council's supplementary design policy.

Overall, the property will keep its outside appearance and will only be refurbished and painted with existing materials and colours where necessary and the street scene will be enhanced by the new proposed fencing and landscaping. The proposal has no harmful impact on the significance of a designated Conservation area and will, therefore, maintain its existing character.

11. ACCESS

The application site is located within the Elsworthy Conservation area in the Camden Borough of London, North London and is a few minutes walk from Swiss Cottage Underground station, which is located on the A41 Finchley Road. There are also numerous bus services that travel in both directions on the A41, providing excellent public transport links for users of the proposed development.

No alterations are proposed to the existing access arrangements.