

DESIGN AND ACCESS STATEMENT

Address: 17 Wadham Gardens, London NW

Proposal: Removal of existing Car Lift and conversion of the car lift area into a multifunction room with a bathroom. The installation of two flush skylights above and two shallow lightwells for natural light and ventilation.

This application proposes to remove the existing car lift at the front of the house to create a multifunctional room at basement level as part of the existing cinema room. This will be served with two walk-on rectangular skylights and two shallow lightwells to allow for additional natural light and ventilation to the space.

Site and Context:

The application site is located on the North side of Wadham Gardens in the borough of Camden. It is within the Elsworth Road Conservation Area and belongs to Sub Area 3 - 'Willett Development', as defined by the council's Appraisal and Management Strategy for the conservation area.

Existing Building:

The existing building is a 5 bedroomed house with a brick façade, over 4-storeys including a basement. The front garden is paved with parking access, whilst the rear garden has both soft and hard landscaped areas.

The dwelling has undergone major works in 2018 that consisted of the excavation and construction of a basement, installation of a car lift, installation of skylights and a roof light, external staircase to rear garden, rear dormer minor extension, alterations to rear, side and front elevations and installation of an enclosed air conditioning unit to the north-east rear garden corner under planning approval 2015/1987/P.

Photos of Existing Building:



Proposal:

This application proposes to remove the existing car lift at the front of the house to create instead within the existing basement, a multifunctional room/playroom for the

young family living in the property. The existing AV room is proposed to be relocated within existing storage at the end of the room, and the space is to be replaced with a bathroom.

Once the car lift is dismantled and removed, a new slab will replace the top tray of the lift. It is proposed to have two walk-on rectangular skylights to allow for natural light into the new proposed space below. The two skylights will be flush to the existing paving so as not to create any additional massing at the front of the house and be as discrete as possible.

The proposal also includes the creation of two shallow lightwells on the side of the house: one serving the cinema area and the other serving the proposed room/playroom. The lightwells will be shallow to allow for two openable high-level windows and at ground floor will not have any upstand but only a metal grill levelled with the existing paving to not modify the existing levels at the front of the house and minimize the visual impact.

The layout is as detailed in the application drawings that accompany this Design and Access Statement.

Amount: No additional area is proposed.

Layout: The proposal modifies the internal layout at basement level. It comprises the creation of an additional recreation area, enlarging the existing cinema room and the conversion of the AV room into a bathroom. The AV equipment is relocated to a dedicated large cupboard at the end of the room. All the alterations are within the existing basement.

Scale: The proposal does not impact the scale of the building. The skylights and the two lightwells are detailed to not have any upstand at ground floor level and to be completely flush to the existing pavement. This allows the full preservation of the existing look of the property from street view. All the layout modifications are within the existing basement.

Landscaping: The existing overall landscape is not modified by the proposal. The finishes on the new slab replacing the lift top tray will match the existing. The proposed skylight and lightwell will be levelled with the existing paving with no upstands to ensure a discrete appearance.

Appearance: The additional proposed skylights will be a “walk on” skylight to allow for natural light. The skylight will be detailed to blend with the paving being completely flush to the floor finishes and seamlessly integrating with it, while still allowing the occasional use of the parking space.

The proposed two lightwells will be located to the west side of the site close to the boundary and will have a walk on simple grill at ground floor level. This will be completely flush with the paving so that it does not create any massing at the front of the house and remains invisible to the surrounding properties.

The two lightwells will be located to the west side of the site close to the boundary, and the two proposed skylights will be: one adjacent to the façade, and the other to the west side of the removed car lift area, both well set back in respect of the street. The proposed locations, as well as the detailing, contribute to the discrete appearance of the proposal, making them hardly visible from the street.

The large additional skylights with the lightwells, will improve the use of the existing basement providing natural light and ventilation to the large multifunctional space.

Access: Access to the property will not be altered.

Conclusions: We believe that the removal of the existing car lift, the additional skylights and the lightwells would not alter the appearance of the existing house and would improve the use of the basement space making the space more suitable for the family.