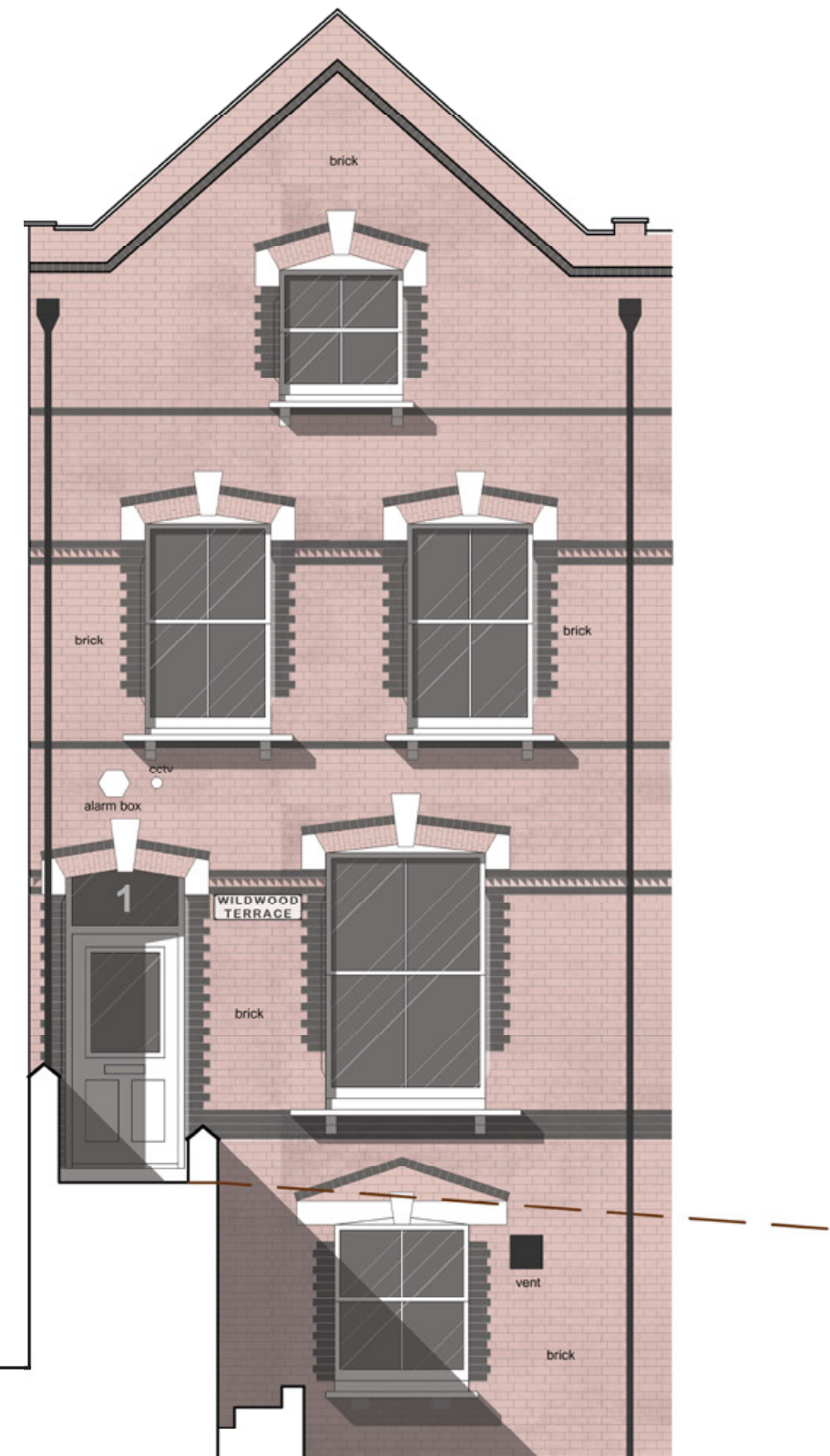


Design and Access Statement
Proposed Minor Ammendments to the Existing Approval
1 Wildwood Terrace
London

Citizen Architects
Novemebr 2021



Introduction

A scheme for the refurbishment has previously been designed (up to and including RIBA Stage 3) by another architect, 31/44 Studio. Full Planning permission for this scheme was granted on 20th of February 2020 under 2019/5671/P.

Since that time the Client has worked with different Architects to develop the design in detail. This has resulted in some minor changes to the original approval to address a slightly different internal layout and the technical aspects of the development. None of the changes are thought to be significant nor to affect the context adversely. The planning context has also not changed significantly since the project was previously considered: the building is still not listed and stands in a conservation area.

It should be noted that the approved drawings were compiled and submitted by different Architects and that there is a difference in the graphical style and format of the drawings presented now. This does not indicate a difference in planning terms, and we would expect to not affect the assessment of the proposed minor changes: they are both representations of the same thing.

We have included a full drawing set to afford the substitution of the existing approved drawings with this set, though in the event of approval we are open to the preference of the department in how to administer and document the change.

Each drawing highlights where applicable the proposed variations to the existing approval.



As Existing drawings from the approved designers (right) and Citizen Architects (left). Both describe the same (approved) intention and works.

Access

The access to the site and into the building on the whole is not affected by the proposed minor amendments. Through the technical design, levels have been amended slightly to allow for replacement of existing constructions with new to facilitate a more durable proposal. Particularly at the lower ground floor level at the front.

One location that the proposed changes look to improve on the existing approval is the approach to the front door. Here the existing dwarf wall on one side is significantly below the level to provide sufficient guarding to the fall to the Lower Ground Floor area beyond. This does not meet present building standards.

The proposal looks to improve this, not by increasing the height of the existing wall, as it is felt that would be more intrusive to the terrace as a whole, but to introduce an offset to the fall by the addition of a planter at the upper level, outboard of the existing wall.

Design

None of the changes proposed here should affect the overall moves (in planning terms) of the original planning permission and are a consequence of detailed consideration that was not available during the previous process. They do reflect some minor design development and are to facilitate the development and its sustainability.

1/Additional Mass at the front.

Design Development but also to improve the safety above of the main approach to the front door. The solution does not look to raise the existing guarding but to offset the fall rise with the inclusion of a planter.

2/Lowering levels to the front

In order to ensure watertight accommodation, new construction is proposed (as opposed to additional layers to questionable existing substrates). The lowering of levels affords more modern (and controlled) construction as well as a level difference between inside and outside, while maintaining usable head heights internally.

3/Additional mass at the rear and associated elevation changes.

It is thought that the minor change of a modest increase to the usable floor area here will be acceptable as it is beneficial to the amenity (natural light/sense of enclosure) of the room it serves as it replaces a store with a window. This addition to the external enclosure is below the return already approved and is concealed from public view by the existing and substantial boundary wall at this level. The elevation responds to reflect the internal arrangement and support the planned use of the room beyond.

4/Minor changes to the rear elevation:

Moving one window at the upper ground floor level (of the already approved return) to align to the

proposed space behind. It is thought this was a discrepancy in the original design.

-Moving the existing aperture to allow natural light and ventilation of the circulation space. This existing window is the only aperture to the main stairwell and will afford natural light into the stairwell as well as purge ventilation.

-Reinstating rather than omitting the existing window to the second floor level

Again to maximise natural light and ventilation to the room served.

5/ Minor Material Changes:

-Anodised Aluminium to metal (Zinc) for the upper portion of the rear return (and omission of the green roof here) This is a slightly lower embodied carbon material and of similar high quality.

-Anodised Aluminium to Powder Coated for the new external windows and doors not replacing existing ones.

-Omission of "Green Rooves"

It is felt that the limited size of these in the approval would make their upkeep and detailing difficult to maintain. As an alternative for the lower levels, where the benefit of a greener solution would be beneficial, planters/ larger format window boxes are proposed to enable a more familiar and domestic arrangement for maintaining planting.

6/ Inclusion of Photovoltaic Panels in the roof

Through the detailed design an energy consultant has advised the design team on the feasibility of renewables. Beyond planning the proposal looks to improve the thermal properties of the proposal by including internal thermal insulation where possible.

Linked to this there is a long term plan to upgrade the building's heating system in future (though outside the scope of this application) to an air source heat pump. The environmental improvements proposed here make the feasibility in future of renewable technologies easier to install.

7/ Minor change to the detail of new windows inserted into existing constructions to the gable wall.

In order to ensure a good finish, we propose that the detail here be amended slightly. It will be difficult to saw the existing brickwork and make good reveals to form the new opening and provide a flat brick arch. This would have been built in as the wall was constructed if original. We propose that this be formed in render and be a nod to the existing detail rather than an attempt of a verbatim copy. It is unlikely a copy will provide a good junction with the existing.

8/ Inclusion of a Vehicle Charging Point

Located adjacent the area where vehicles presently parked a gate post is proposed to house and conceal the charging point. This is to match the existing pier opposite and will avoid trailing cables across the terrace's pedestrian approach.

Elisa Engel

From: Matthew Dempsey <Matthew.Dempsey@Camden.gov.uk>
Sent: 19 November 2021 10:58
To: Richard Hadley
Cc: Elisa Engel
Subject: RE: 1 Wildwood Terrace - 2021/4330/INVALID

Dear Richard,

RE: 1 Wildwood Terrace - 2021/4330/INVALID

Thank you for your e-mails. Apologies for the delay to respond to you. I can advise having reviewed the details of proposed alteration, it is considered that this would amount to works requiring householder consent and cannot be considered as a non-material amendment to the approved scheme 2019/5671/P, dated 20/02/2019.

“Erection of rear extensions at lower ground, ground and first floor levels; Installation of replacement windows to front and rear elevations and addition of 2 side facing windows; installation of 8 rooflights to main roof and replacement of 1 existing rooflight; installation of sliding door to lightwell below entrance steps; alterations within front lightwell including removal of tiered levels and addition of timber screen”

In order to have the desired development assessed, you should apply for either; householder consent, or; a minor material amendment/ variation of condition [approved plans] for the works as described:

“Minor addition of floor area (front and rear) at LGF level Minor changes to the Elevations (front and rear) Minor changes to Roof lights Minor changes to lower roofing materials Minor changes to services at roof level Minor change adding Electric Vehicle charging point at Ground Floor level”

Please complete a householder consent/ minor material amendment application and include a design and access statement, alongside any other supporting information.

Kind regards,
Matthew

Matthew Dempsey
Planning Officer

Telephone: 0207 974 3862



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Richard Hadley <richard@citizenarchitects.eu>
Sent: 03 November 2021 10:18
To: Matthew Dempsey <Matthew.Dempsey@Camden.gov.uk>
Cc: Elisa Engel <elisa@citizenarchitects.eu>
Subject: RE: 1 Wildwood Terrace - 2021/4330/NEW

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Richard Hadley

From: Josh Lawlor <Josh.Lawlor@camden.gov.uk>
Sent: 16 June 2021 20:33
To: Richard Hadley
Cc: Elisa Engel
Subject: RE: [WWT] 1 Wildwood Terrace
Attachments: image005.png; image006.png; image007.png; image008.jpg; image013.png; image014.png; image015.png; image016.jpg

[The lowering of the level would be an NMA](#)

Josh Lawlor
Senior Planning Officer

Telephone: 020 7974 2337



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From: Richard Hadley <richard@citizenarchitects.eu>
Sent: 16 June 2021 20:31
To: Josh Lawlor <Josh.Lawlor@camden.gov.uk>
Cc: Elisa Engel <elisa@citizenarchitects.eu>
Subject: Re: [WWT] 1 Wildwood Terrace

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Josh,

Thank you so much for this and apologies you are working late. Thank you too for making it clear.

The difference in levels at the front is ~0.6m.

Best wishes,

Richard H

From: Josh Lawlor <Josh.Lawlor@camden.gov.uk>
Sent: Wednesday, June 16, 2021 8:27:02 PM
To: Richard Hadley <richard@citizenarchitects.eu>
Cc: Elisa Engel <elisa@citizenarchitects.eu>
Subject: RE: [WWT] 1 Wildwood Terrace

Richard – comments below

Josh Lawlor
Senior Planning Officer

Telephone: 020 7974 2337



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Richard Hadley <richard@citizenarchitects.eu>
Sent: 16 June 2021 17:07
To: Josh Lawlor <Josh.Lawlor@camden.gov.uk>
Cc: Elisa Engel <elisa@citizenarchitects.eu>
Subject: [WWT] 1 Wildwood Terrace

Application ref: 2019/5671/P

As we discussed, we have picked up this project after planning was obtained by others in 2019. The Client wishes to ascertain the department’s view on how to address a few (potential) tweaks and changes. See attached the present proposed set of drawings:

		Department’s view
Lower Ground Floor (Rear)	Extend out to the approved building line above here, and amend the elevation. Presently, this is approved as an external store and is behind a high garden wall.	MMA
Lower Ground Floor (front)	Lower level of the lightwell and new floor area here to accommodate new construction and a head height (the approved did not allow for this) Extend slightly in plan and provide a planter at the level of the access bridge above (to provide a safer entrance. The wall here is not high enough to provide protection from falling)	How much lower?
Lower Ground Floor	The client is considering a wine cellar (spiral type) that would be approx. 2.5m in depth in the main floor roughly at the centre of the plan	This may require a basement impact assessment, but it may not if not classified as a basement and not constitute development.
Rear Elevation	Move the approved new window at first floor return level, and retain the existing (small) window at second floor	NMA
Roof Level rooflights	To avoid existing gutters, the approved apertures move slightly	NMA
Roof Level	The client is considering additional photovoltaic panels on one side of the existing roof plane	Not require planning permission, refer to our website please
Roof Level	The client is considering additional Air Source Heat Pump to provide hot water to the house and we are considering mounting this on the existing chimney . This is away from the building’s perimeter	NMA – would need Nosie report

The advised route to formalise the changes – within that permitted, planning application, application for a minor amendment, or a material minor amendment - may affect how the client choses to proceed and when, so as detailed a response as possible would be greatly appreciated.

Best wishes,

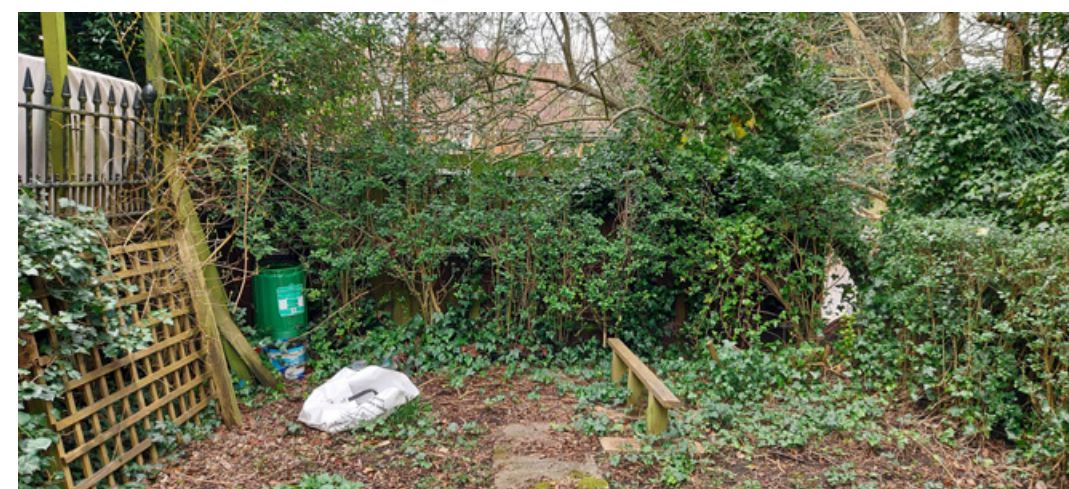
Richard Hadley
Director
ARB
tel: 020 38651453
mobile: 077189 21675

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www.citizenarchitects.eu
The Koppel Project Hive
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London
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Appendix B - Selected Photographic Survey





Existing internal view from and across the first floor landing showing the existing window (and natural light)







