

# 15 Wedderburn Road



# Project Overview

<b>Job Title</b> 15 Wedderburn Road
<b>Site Address</b>  15 Wedderburn Road, London, NW3 5QS
<b>Job Number</b> 276
<b>Report Title</b> Design and Access Statement
<b>Date of Issue</b> February 2022
<b>Issued for</b> Full Planning Application
<b>Local Authority</b> London Borough of Camden
<b>Planning Consultant</b> Savills , 33 Margaret Street, London, W1G 0JD
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<b>Applicant</b> Mr. and Mrs. Wagner



# Contents

<b>1</b>	<b>Introduction</b>	
1.1	Summary	4
<b>2</b>	<b>Site</b>	
2.1	Site	5
2.2	Historic Alterations	6
2.3	Front Garden	7
<b>3</b>	<b>Surrounding Context</b>	
3.1	Location	8
3.2	Neighbouring Area	9
3.3	Physical Context	10
3.4	Historical Context	11
<b>4</b>	<b>Design Proposal</b>	
4.1	Amount & Use	12
4.2	North Elevation	13
4.3	Materiality	14
4.4	Height and Depth	15
4.5	Landscape	16
4.4	Access	17
<b>5</b>	<b>Visuals</b>	
5.1	Street Views	18

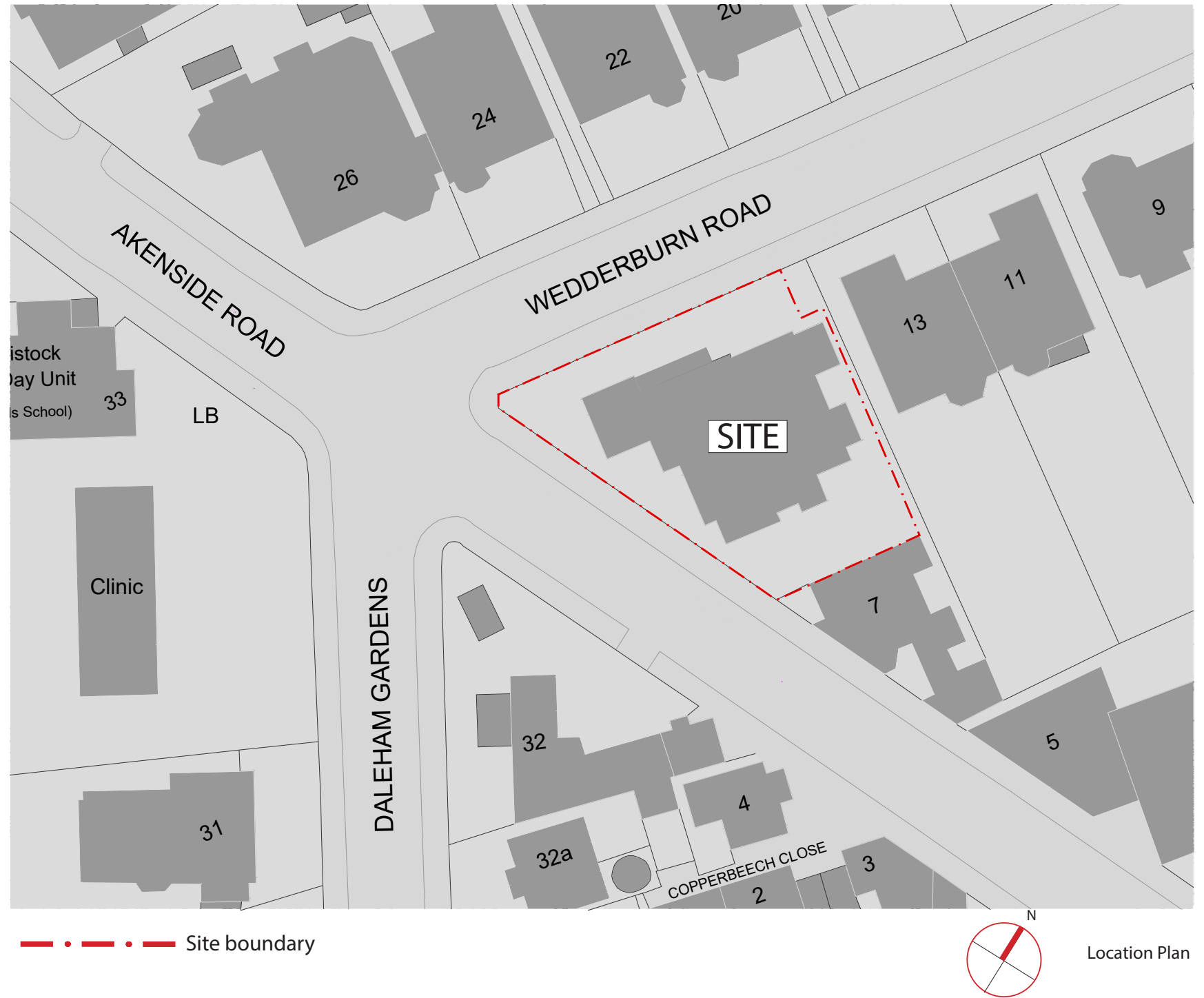


# 1 Introduction

## 1.1 Summary

This statement is issued in support of the planning submission made for No. 15. Wedderburn Road, London.

The proposal seeks to introduce a high-quality single storey extension that will house a new dining area for the family and improve the overall quality of internal space by introducing more natural light and creating a new connection with the garden area.

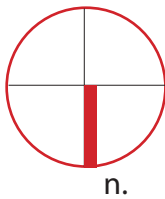


## 2 Site

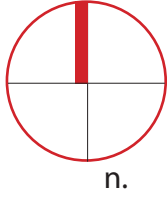
### 2.1 Site

- 2.1.1 15 Wedderburn Road is a four storey late Victorian villa situated on a corner site, located on the south side and the western end of Wedderburn Road at the junction with Akenside Road.
- 2.1.2 The existing property is set over the lower -ground, upper-ground, first and second floor levels.
- 2.1.3 Construction is of red brick, hipped and tiled roof with plain eaves, shaped gables and tall brick chimneys on flank walls. White-painted timber frame windows, mainly casements but with some sashes .
- 2.1.4 All the rear lower ground floor windows forming the existing rear extension and accessing the garden are non-original and uPVC
- 2.1.4 The house was constructed circa 1890 after the two adjacent buildings by Horace Field circa 1888.

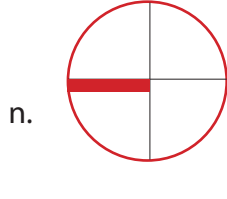
Aerial View from the North



Aerial View from the South



Aerial View from the West





## 2.2 Historic Alterations

- 2.2.1 Several non-original alterations detract from the quality of both the streetscape and property.
- 2.2.2 The lower ground floor extension (circa 1970's) has a haphazard composition with no clear relationship to the property. The elevations are predominantly glazed with areas of UPVC glazed windows and large areas of rooflights.
- 2.2.3 The timber conservatory (circa 1980's) is to the west side of the property and forms an extension to the main hallway. There are significant areas of deterioration through poor quality materials.
- 2.2.4 All the rear ground floor windows have been altered or replaced with windows which do not match the originals to create doors to the terrace.



Conservatory



Existing rear extension

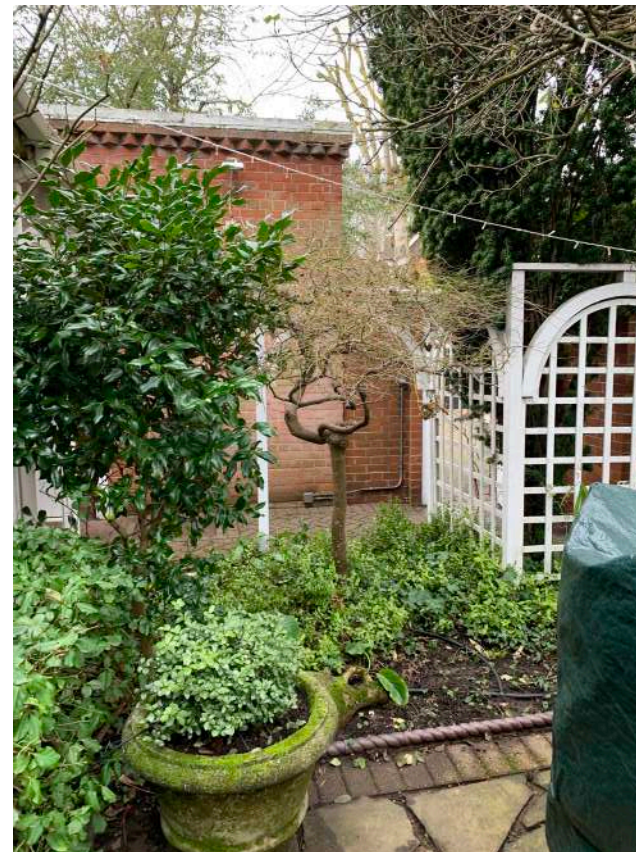


Rear garden with low quality trees and hard landscaping



## 2.3 Front Garden

- 2.3.1 The area is a mix of soft and hard landscaping and is surrounded by a brick wall 1.8m-2.1m tall with a large amount of foliage above. The combination of wall and foliage completely screens the area from view externally.
- 2.3.2 A timber lean-to porch covers the walkway between the garage and the main entrance and is considered to be a later addition with deterioration at junctions particularly due to rainwater ingress. The porch also greatly restricts the amount of light which is able to penetrate through to the study immediately behind.



Photographs of the front garden showing the landscaping and lean-to porch



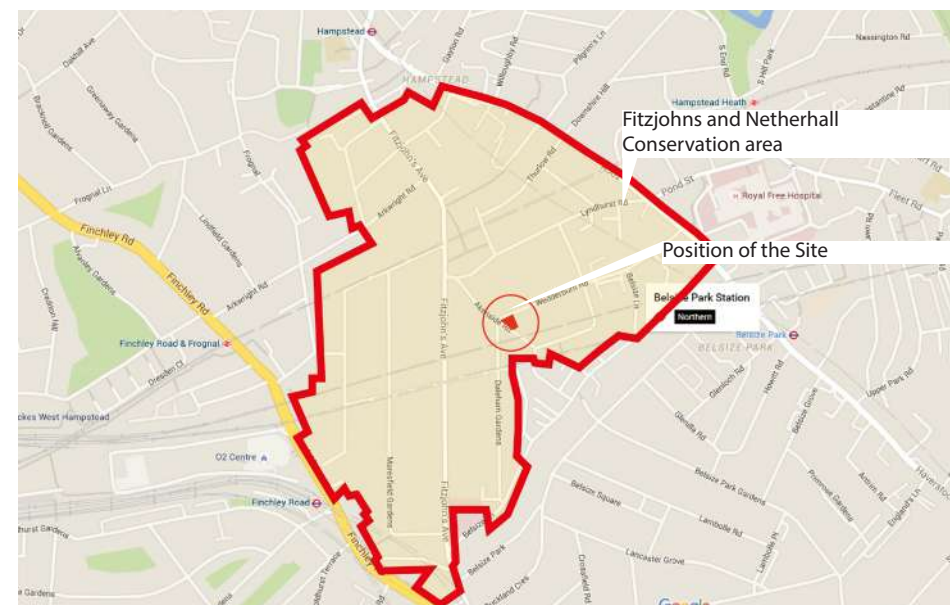
## 3.0 Surrounding Context

### 3.1 Location

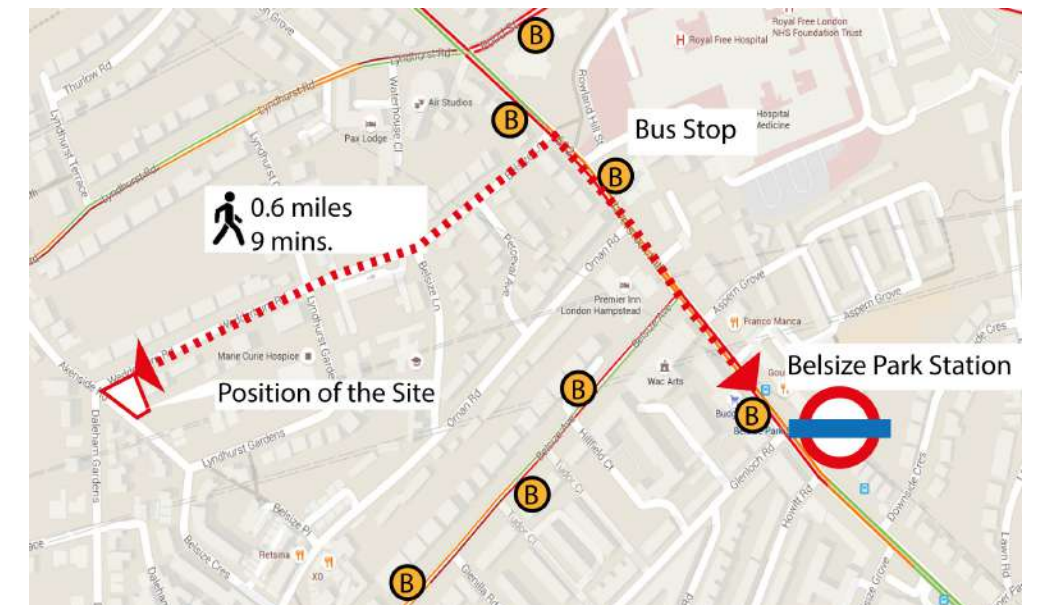
As indicated in the plan extracts below, the site is within the Fitzjohns /Netherhall conservation area. No. 15 Wedderburn Road is not listed but its neighbouring properties on the south side of Wedderburn Road, specifically Nos.11 and 13, are listed Grade II.

The closest Grade I listed building is Samuel Teulon's St Stephen's Church, Pond Street, which is not in the immediate vicinity, nor in line of site of the proposed works.

View of Wedderburn Road, looking West towards Akenside Road



Conservation Area - Position of 1-15 Wedderburn Road within the Fitzjohns / Netherhall conservation area.



Public Transport - Proximity of Public transport



### 3.2 Neighbouring Area

Wedderburn Road is an extension of Belsize Lane which links it to Haverstock Hill forming a through route to Akenside Road, Lyndhurst Gardens, Fitzjohn's Avenue and on into West Hampstead.

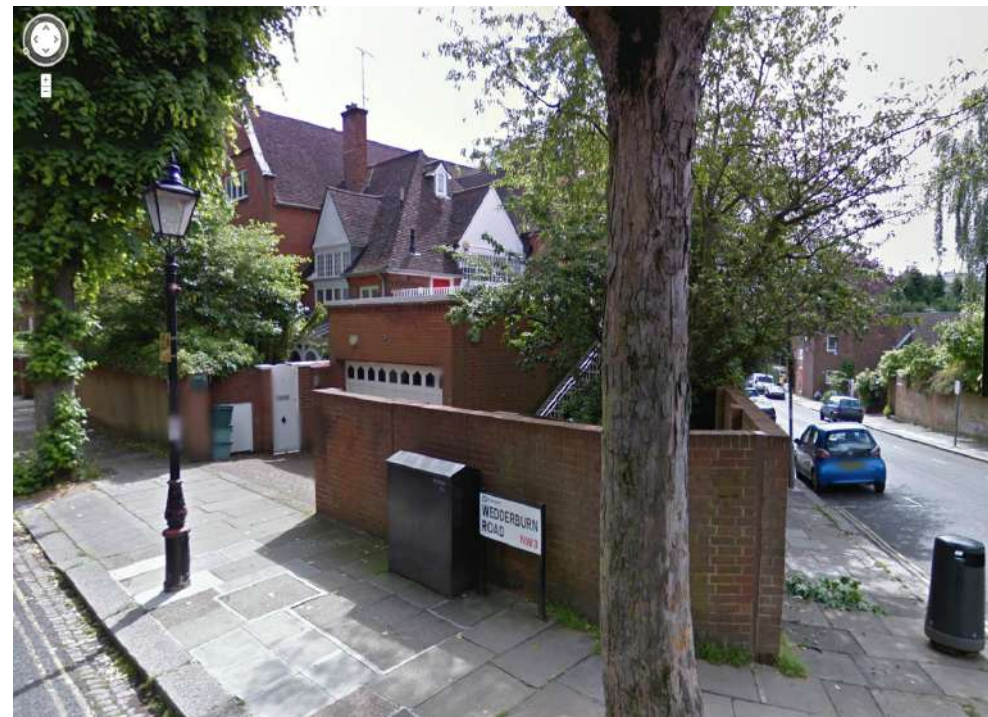
Wedderburn Road offers ease of vehicular and pedestrian access comprising five storey detached and semi detached terraces mainly in the Queen Anne style, in close association.

For the most part, the buildings remain much as they were when they were established at the end of the nineteenth century and sit as part of a tree lined residential street within walking distance from Hampstead village.

Site, looking South



Site, looking North



Corner of Wedderburn Road and Akenside Road, looking South-east



North facade of 15 Wedderburn Road



### 3.3 Physical Context

- 3.3.1 Wedderburn Road is characterised by large red brick mansion houses divided into flats, with white framed timber windows and large, gabled, roofs.
- 3.3.2 A number of properties are listed including the properties immediately east of the site (Nos 11-13 Wedderburn Road) which are two Grade II listed semi-detached properties.
- 3.3.3 The other adjacent property, to the south, 7 Akenside Road, is a single storey building which takes up the majority of the plot and sits immediately adjacent to the rear garden of No. 15 Wedderburn Road.
- 3.3.4 The character and appearance of properties to Akenside Road are considerably more varied than those to Wedderburn Road comprising a range of styles, scales and ages of building.
- 3.3.5 The boundary treatments along Wedderburn Road are generally brick walls with planting. There is also some remaining metalwork and some timber has been introduced.
- 3.3.6 The Wedderburn Road boundary to the site has a tall brick wall which is a continuation of the boundary wall on Akenside Road. This wall has a considerable amount of overhanging planting along its full length.

- 3.3.8 The levels of the site vary by a storey from the north to the south due to the steep gradient of Akenside Road. Combined with the trees and garden wall this hides most of the ground floor of the dwelling from the street.
- 3.3.9 The existing property is set over the lower -ground, upper-ground, first and second floor levels
- 3.3.10 There is a swimming pool in the lower ground floor.
- 3.3.11 There is an existing terrace at ground floor level and an external entrance with terrace to the first floor unit which utilises a stairway to the side of the garage.
- 3.3.12 Access to the rear garden is direct from the interior pool and playroom in the lower ground floor respectively. Access to the rear garden terrace is through the dining room on the ground floor.



Rear elevation of the site from Akenside Road



Wedderburn Road, front elevation of the site



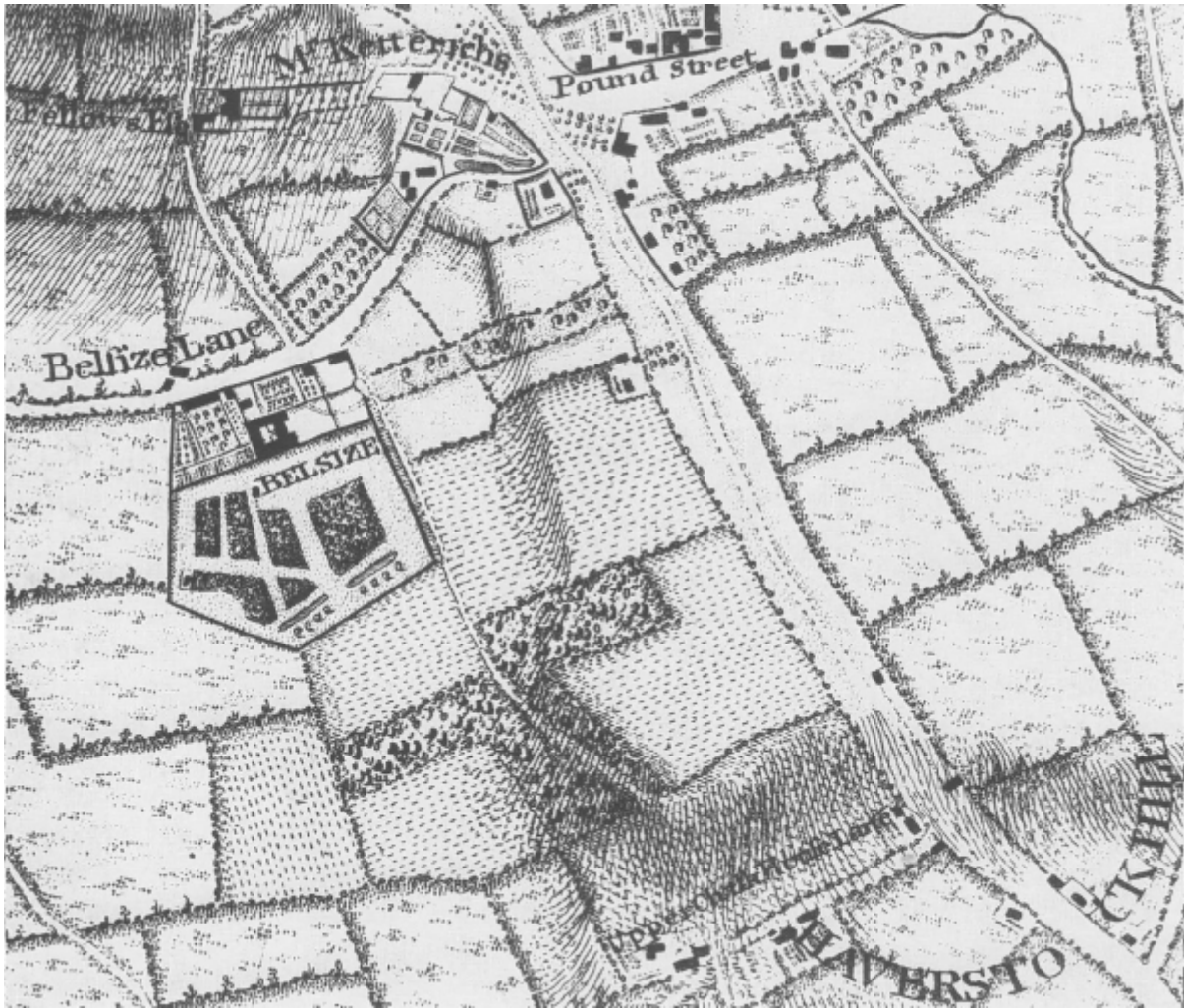
3.4 Historical Context

Wedderburn Road remains a fragment of the general and on going piecemeal development of the historical Belsize Estate, situated in the area contiguous with Haverstock Hill.

In 1808 the Belsize estate was split into nine estates focused on single houses under the leasehold of Alexander Wedderburn, Lord Loughborough, Lord Chancellor and later Earl of Rosslyn.

Alexander Wedderburn, who gave his name to Wedderburn Road, occupied Rosslyn House until 1816 when it was sold to the under-tenant and remained in parkland until it was demolished between 1896 and 1909. The demolition of Rosslyn House made way for the comprehensive redevelopment of the estate bounded by Lyndhurst and Wedderburn Road, to the north and south of the estate and to the east and west by Akenside Road and Lyndhurst Gardens.

The Belsize Park Estate ©1862-1871



Rosslyn House 1810



Hampstead Hill 1700



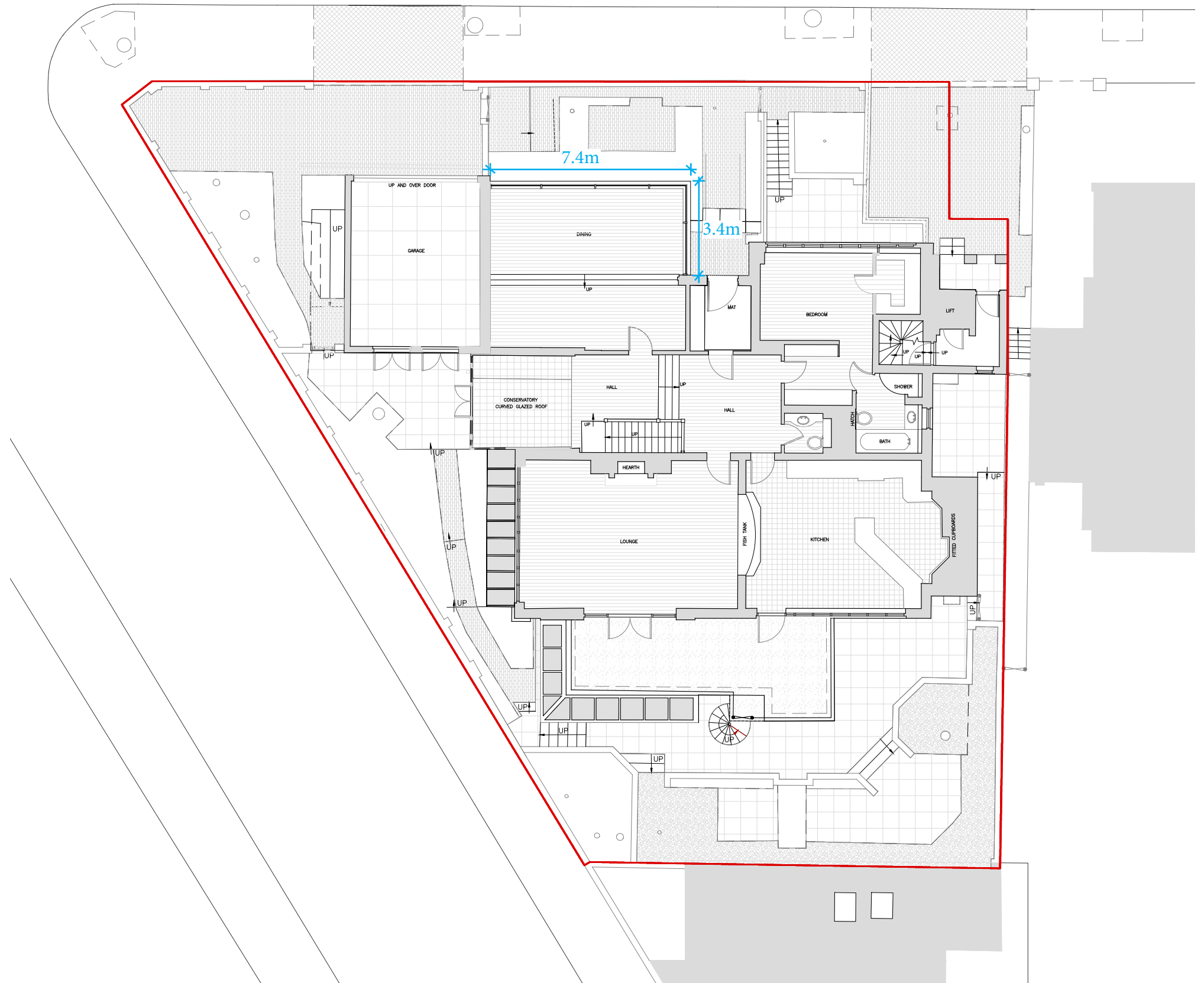
17 Wedderburn Road 1929



## 4.0 Design Proposal

### 4.1 Amount & Use

- 4.1.1 The proposal seeks to add an additional 22.6 sqm to the overall building GIA.
- 4.1.2 This space will be used for a new dining area easily accessible from the main living spaces on the ground floor.
- 4.1.3 Measured externally, the extension is 3.4m deep x 7.4m wide and 2.7m high.



Proposed ground floor plan



## 4.2 North Elevation



Elevational view showing proposal in facing brick to match existing with white window frames to match existing



## 4.3 Materiality

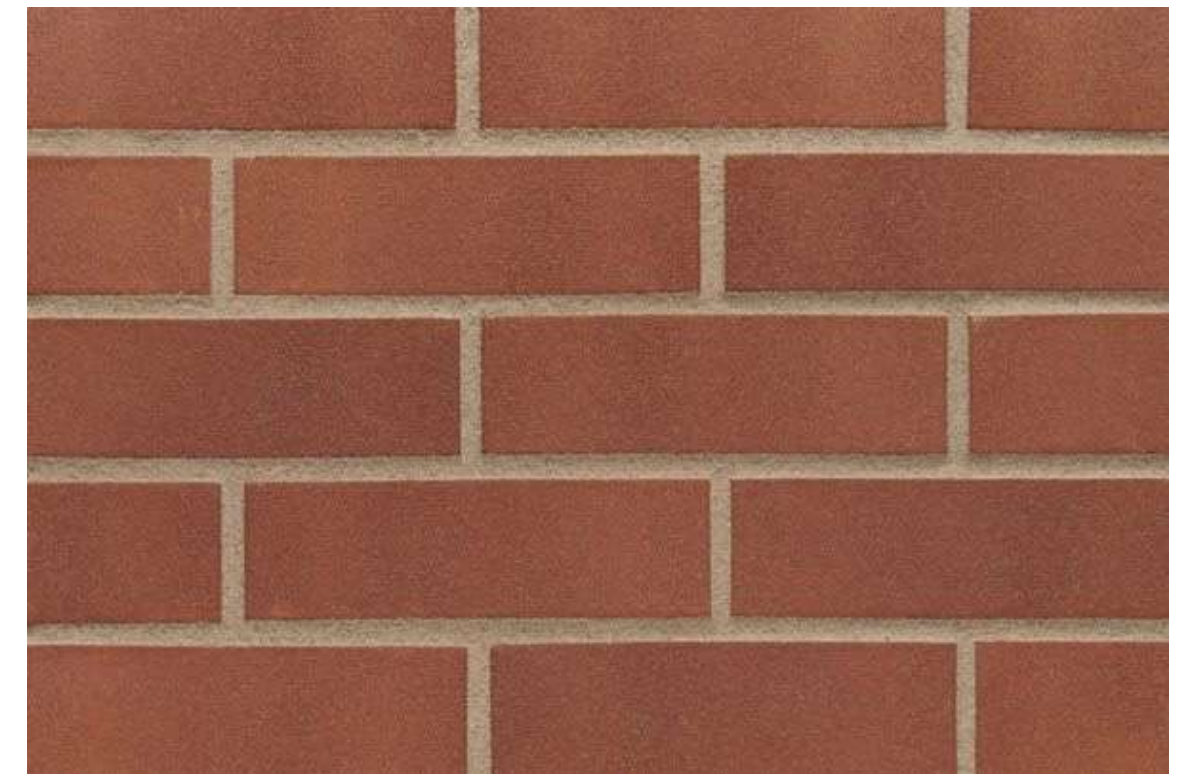
- 4.3.1 The lean-to porch is a non-original alteration and detracts from the quality of both the street-scape and property. The proposal therefore seeks to restore the property by removing this alteration that is out of keeping with the original building.
- 4.3.2 The extension will be simple and modern in form so as to not appear pastiche.
- 4.3.3 It will be faced in brick to match the existing and give the impression of a projecting brick bay as with the other houses on the street.
- 4.3.4 All new glazing will be in a high quality timber, painted white with details to match the existing .



Example image of high quality timber frame glazing (un-painted)



Example image of high quality timber frame glazing painted white

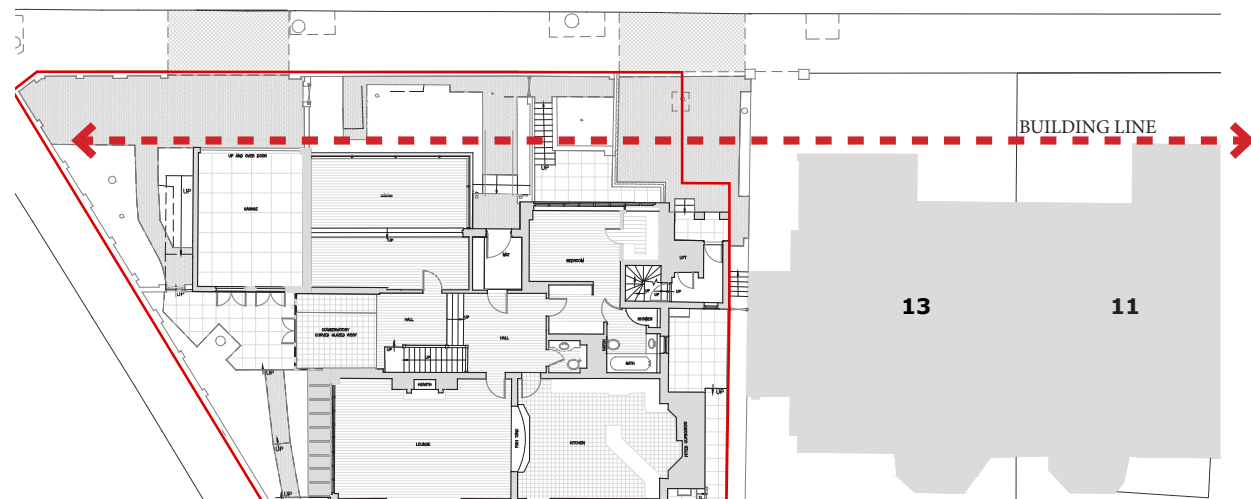


Example image of red brick used to match existing



## 4.4 Height and Depth

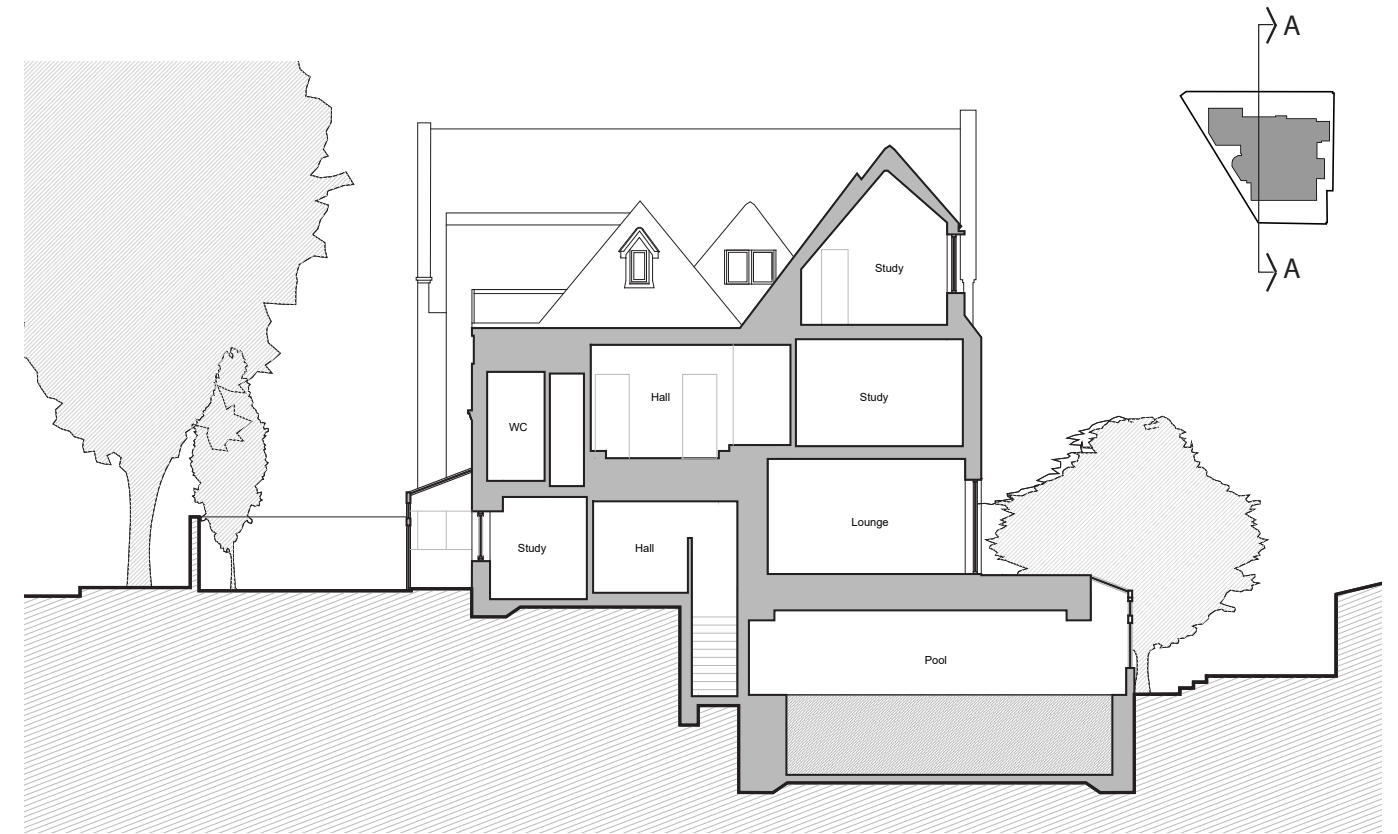
- 4.4.1 The extension steps down internally to keep the overall external height low. This ensures that the glazed element sits in line with the top of the boundary wall and the parapet sits behind the vegetation on top of the wall. The overall height is 2.7m when measured externally.
- 4.4.2 The extension projects as might a bay window and sits slightly behind the building line of the garage. If we are to look at the forward projections of the adjacent buildings on the street then we can see this extension sits behind that line.
- 4.4.3 The extension projects forward from the existing wall of the house by 3.4 m and is x 7.4m wide.



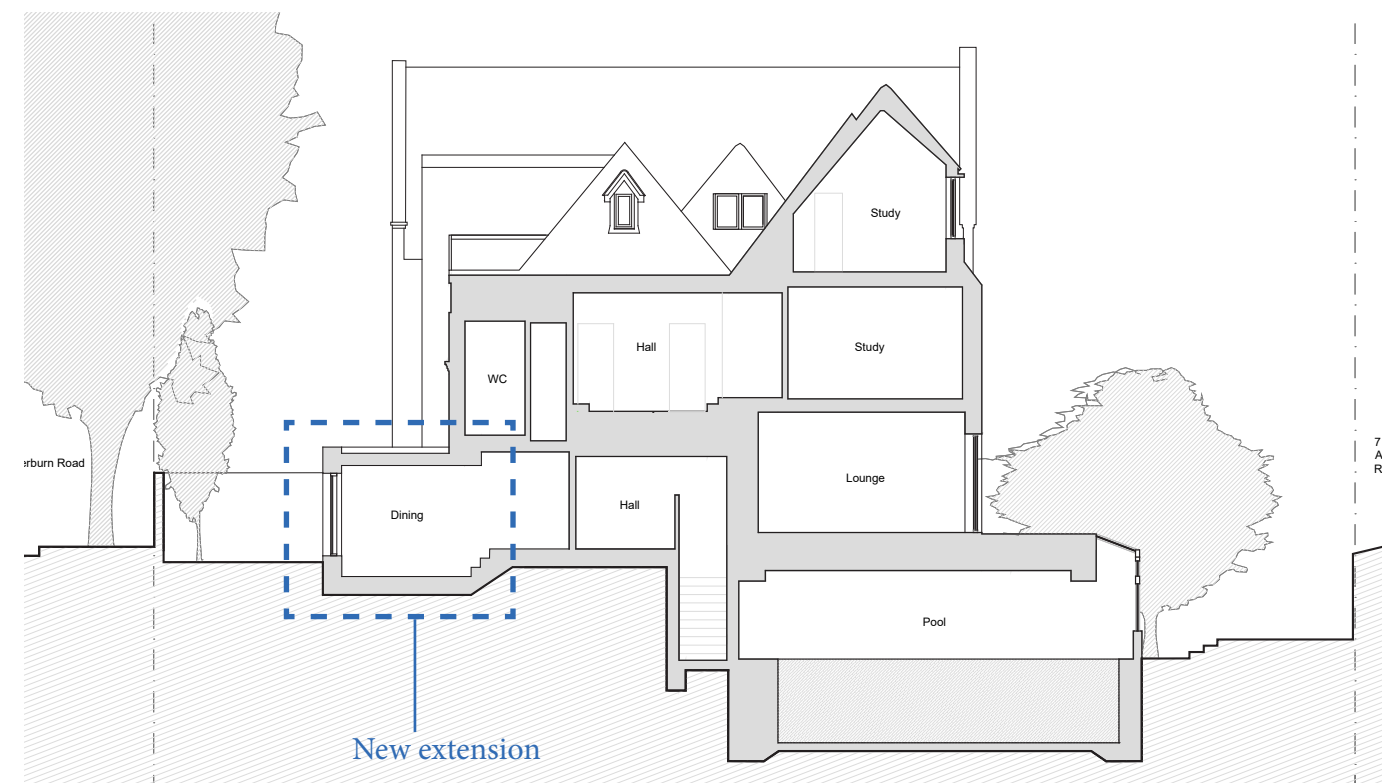
Plan view showing building line along the street



Numbers 9, 11 and 13 Wedderburn Road with projecting bays highlighted



Existing Section AA looking east



Proposed Section AA looking east

4.5 Landscape

- 4.5.1 The proposal makes only a minor modification to the landscape at the front of the property
- 4.5.2 Most of the existing front garden constitutes hard landscaping and the new extension occupies mainly paved areas close to the house.
- 4.5.3 The proposed landscaping details relate to Condition 4 of planning consent ref. 2017/1006/P approved (ref. 2020/5854/P)
- 4.5.4 A direct and intimate visual connection is created between the front garden and the new luminous dining area as a result of the glazed panels.



Existing Front Garden Landscape



Proposed Front Garden Landscape

Key

Soft Landscape

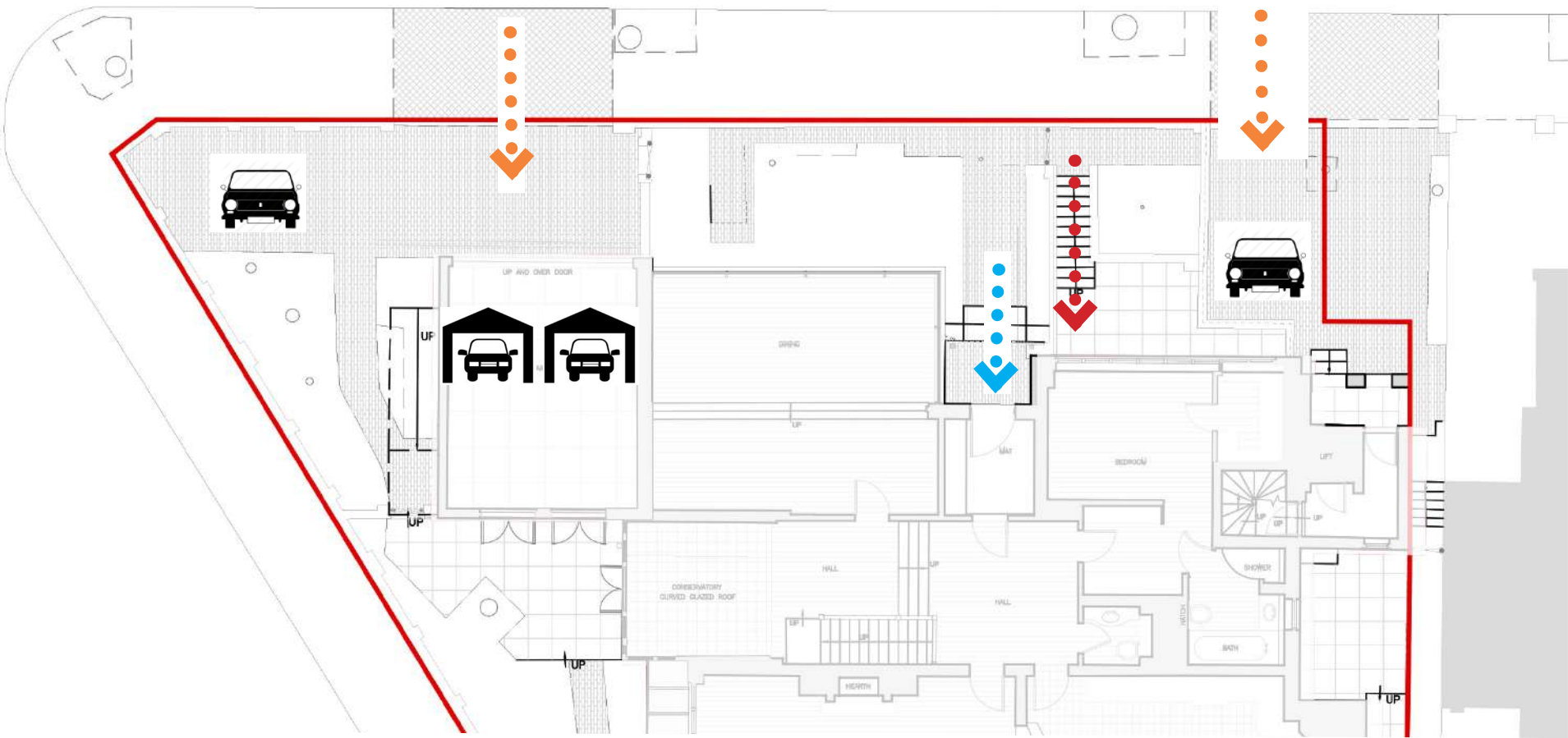
Hard Paving





4.6 Access

- 4.6.1 The existing pedestrian access for the flats remains unchanged. Please note the property has been subdivided into two self-contained flats (as permitted under 2017/1006/P planning consent).
- 4.6.2 The position of vehicular access and the existing cross-over are retained.
- 4.6.3 All on-site parking will be retained as existing.



Key

- On site Parking
- Garage Parking
- Car Access Point
- Entrance to UNIT 1
- Entrance UNIT 2





## 5.0 Visuals

### 5.1 Street Views

#### 5.1.1 Looking west



Artistic impression view of proposal from street looking west with existing planting



5.1.2 Looking east



Artistic impression view of proposal from street looking east with existing planting

