

Planning application Sunbury, Fitzroy Park

Design- and Access Statement

1. Design Statement

“Sunbury” in Fitzroy Park, Highgate, London is situated in the Private Road, Fitzroy Park. The road is overseen by the Fitzroy Park Residents Association. The road is a “No through road” with a speed limit of 10 mph.

The house was built in the 1930s in the Art Deco Style. It has a symmetrical layout, which is evident in the front and rear facade and in the layout of the ground floor and 1st floor plan. The bay-windows at the front, with curved corners and horizontal fenestration, are a dominant feature of the Art-Deco style.

The generous rear lawn area is accessible by steps integrated into the retaining garden walls.

In 1995 several rear amendments were made. In addition, some internal changes to bathrooms and kitchen were undertaken, but the symmetrical layout of the main rooms remained unchanged.

The application is based on changes and additions to three areas:
The rear extension, the terrace area, and the side extension.

A. The rear extension:

The replacement of the existing extensions by one new extension over the whole width of the house, is based firstly on the concept of underlining the central layout of the main house, and secondly of obtaining the same sized additional space towards the garden for the family room and the dining area. The facade is fully glazed, with sliding doors to the terrace- and garden area.

B. The terrace area and the stepped access to the lawn area:

The large terrace, the planters and the symmetrical steps allow a gradual stepping up to the lawn area. The outside space is centrally organised in relation to the house, similar to the extensions and becomes part of the overall design principle. The retaining walls are stepped back in order to create further distance to the internal sitting area. This allows an uninterrupted view from the house to the garden.

C. The side extension including bringing the existing garage forward:

The side extension is part of the general layout of the main house, and directly accessible from the kitchen. It offers space for the services and the laundry which will be moved from the house to this central service area.

The zinc clad roofs slope away from the front garage door. Since Fitzroy Park is situated in a lower position than the house, the recessed roofs cannot be seen from the road.

2. Access Statement

All access to the site will be via the Merton Lane entrance to Fitzroy Park.

All contractors vehicles will be parked on the driveway of Sunbury.

All materials and skips will be stored on the driveway of Sunbury or in the rear garden.

The strategy presented below provides an indicative collection and deliveries arrangement for construction vehicles associated with the site requirements. Full details and the final strategy will be provided by the contractor once appointed and discussed and agreed with the Fitzroy Park Residents Association, the adjoining residents and Camden Borough Council.

Preliminary Construction Phase Plan

1. Collections / Deliveries

The project envisages no more than 10 collections/deliveries per week, with max 3 per working day. The working contract period is estimated overall with 10 month, however the intense collection period (soil and material collection) will be in the first 2 month.

A banksman will be based on site. For occasional larger deliveries by HGV the banksman will be required to monitor the entrance from The Grove to Fitzroy Park and walk in front of HGV to ensure they only travel at walking speed. When leaving the site, the vehicle will be accompanied by the banksman usually stationed at the site entrance.

No construction vehicles will be permitted to stop, be held, or wait in the public highway, including Fitzroy Park.

Where, due to the nature of the load, vehicle wheels are soiled, these will be washed down on the forecourt and all waste disposed of on site. The site entrance from Fitzroy Park will be hosed down every day after termination of the work.

Definitions for intended vehicle use:

Vehicle sizes to be considered and agreed once full scope of works are confirmed.

1.1 Soil collection:

Mini grabber truck (eg Asheville). See image 1:
9 to load capacity
21 to fully loaded weight
vehicle size W2.9 x H3.8 x L7.3m.

1.2 Material collection:

Skip lorry. See image 2:
9 cbm (12 yard) load capacity
vehicle size W2.7 x L8.8m.

2. Driveway at Sunbury:

A hoarding will be considered at the driveway with a lockable access. All materials and plant will be stored within the driveway and the rear garden. Deliveries and material collection will be made on a "just-in-time" bases so as to minimise the storage requirements on site. The tree on the driveway will be protected by ground protection and incasement of the lower trunk.

3. Material to be removed

3.1 Soil removal

The soil removal will be undertaken in two stages - the top-soil will be removed and stored on the terrace to reuse in the planters. The main existing soil is clay and will be removed.

Soil removal for planter / steps	160 cbm
Soil removal for terrace area	22 cbm
Soil removal for foundations / slabs	83 cbm
Total of soil dug out	265 cbm
- reuse of soil to fill in at planters	50 cbm
Total of soil to be removed	215 cbm
Total of soil incl. expansion	255 cbm

Total weight of soil to be removed	510 to
3 truck loads per day at a total of 30 tonnes per day	
Total time frame for soil removal	17 working days

3.2 Material removal

3.2.1 Walls (concrete blocks)

Extension 1	4.8 cbm
Extension 2	9.1 cbm
Garage	11.7 cbm
Total Wall material to be removed	25.6 cbm

3.2.2 Floors (concrete)

Extension 1	2.7 cbm
Extension 2	4.7 cbm
Garage	7.4 cbm
Courtyard	8.6 cbm
Terrace	9.4 cbm
Barbecue	3.6 cbm
Total Floor material to be removed	36.4 cbm

3.2.3 Foundations

No removal of existing foundations

3.2.4 Garden walls / steps

Retaining brick walls	22 cbm
steps in brick	5 cbm
Total Garden walls/steps	27 cbm

Total compact material (concrete, bricks) to be removed	90 cbm
Total loose material (concrete, bricks) to be removed	120 cbm

Skips: 12 yard = 9 cbm
8 yard = 6 cbm

Total amount of skips (9 cbm)	14 skips
3 skips per day at a total of 27 cbm per day	
Total time frame for heavy material removal	5 working days

3.2.5 Light material (roof joists/boards, plasterboard, bitumen)

Extension 1	2.7 cbm
Extension 2	4.7 cbm
Garage	7.7 cbm
Total compact "light material" to be removed	14.8 cbm
Total loose "light material" to be removed	20 cbm

Doors / windows	1 skip
Garage door	1 skip
Light material	3 skips
Total amount of skips (9 cbm)	5 skips
Total time frame for light material removal	3 working days

Image 1
Mini grabber truck



Image 2
Skip lorry, 9.2 cbm

