

**95 AVENUE ROAD,
LONDON,
NW8 6HY.**

DESIGN AND ACCESS STATEMENT
FOR TWO NEW SEMI-DETACHED HOUSES

1289-PP3-DAS V7

Rev: 26/05/2024



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I.1 INTRODUCTION

A priority of the scheme is delivering much needed housing in a sustainable location by re-purposing previously developed land by regenerating existing underutilised C3 space on the site into new residential accommodation.

This design & access statement has been prepared by HUB Architects to support the planning application submission for a residential conversion development at 95 Avenue Road.

This section analyses the existing character, the setting of the site and surrounding area. A comprehensive appreciation of the overall site context is the starting point for designing a successful place.

I.2 THE PROPOSAL

The proposal encompasses the creation of two new semi-detached dwellings on the existing site via the conversion of part of the existing underutilised ancillary C3 space occupied by the garage on the south eastern portion of the site.

The proposal does not change the scale of the existing building, however the scheme allows for the optimum use of the existing C3 ancillary space to provide much needed further residential accommodation in a sustainable location within the London Borough of Camden.

The proposal is a carefully designed scheme that will respect the established characteristics of the existing building in terms of the structure, built envelope, detailing, materiality, landscaping and trees.

I.3 URBAN CONTEXT

The site is located within an urban area within Swiss Cottage in the London Borough of Camden. The wider context is varied, however the predominant use in the immediate surroundings is residential flats.

The site comprises a 1960's multi-storey detached modern apartment block with 29 units that is situated between Avenue Road to the east and St John's Wood Park to the west. The site is not listed and does not form part of any conservation areas.

The site is in a highly sustainable location for new added housing, as it is within close proximity / walking distance to local amenities within South Hampstead and St John's Wood with easy access to shops, transport links, schools and with Primrose Hill urban park to the south east of the site.



Fig1. Geographic location overview of Greater London - Camden highlighted in grey.



Fig2. Aerial view of the site, with the existing garage indicated by an arrow.

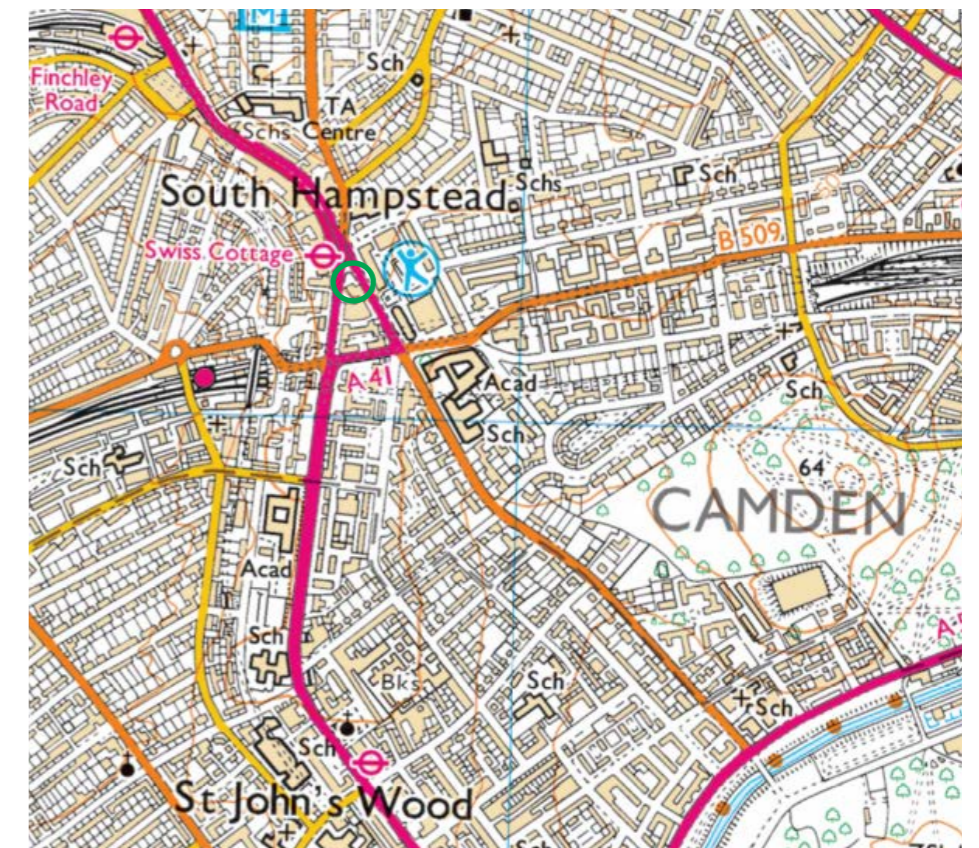


Fig3. Local contextual overview - aerial view with the site proximity circled in green.

2.0 THE SITE - CONTEXT

2.1 OVERVIEW

The locality comprises a mixture of uses, with education, civic, retail and residential. The predominant use within the immediate site surroundings is residential in the form of purpose built flats in multi-storey blocks. Opposite the site, on the other side of Avenue Road are education buildings.

There are two grade II listed buildings on the other side of Adelaide Road opposite the site. These are indicated by yellow dots on Fig.4 opposite Swiss Cottage Library and Regency Lodge.

The site is not listed and does not form part of any conservation areas.

The site is a triangular shaped plot with a cross shaped tower building and a lower linear garage block flanking the southern boundary. The buildings are surrounded by areas of landscaping, a northerly garden, footpaths and driveways.

There are existing trees and a hedgerow that line the property boundaries along St John's Wood Park and Avenue Road. The southern boundary is a brickwork wall that forms the enclosure to the existing garage.

The site has both pedestrian and vehicular access off Avenue Road & St John's Wood Park. The main entrance into the building is from Avenue Road, with stepped and ramp access into the main entrance hall.

There is a secondary pedestrian access on the western elevation that leads into the common stairwell between the ground and lower ground floor levels.

The garage block occurs on the southern edge of the site with individual enclosed garages that are accessed from the existing cross over off St John's Wood Park. There is a disused secondary garage access from the forecourt off Avenue Road.

KEY:

The Wider Site

Application Area

Grade II Listed Buildings ●

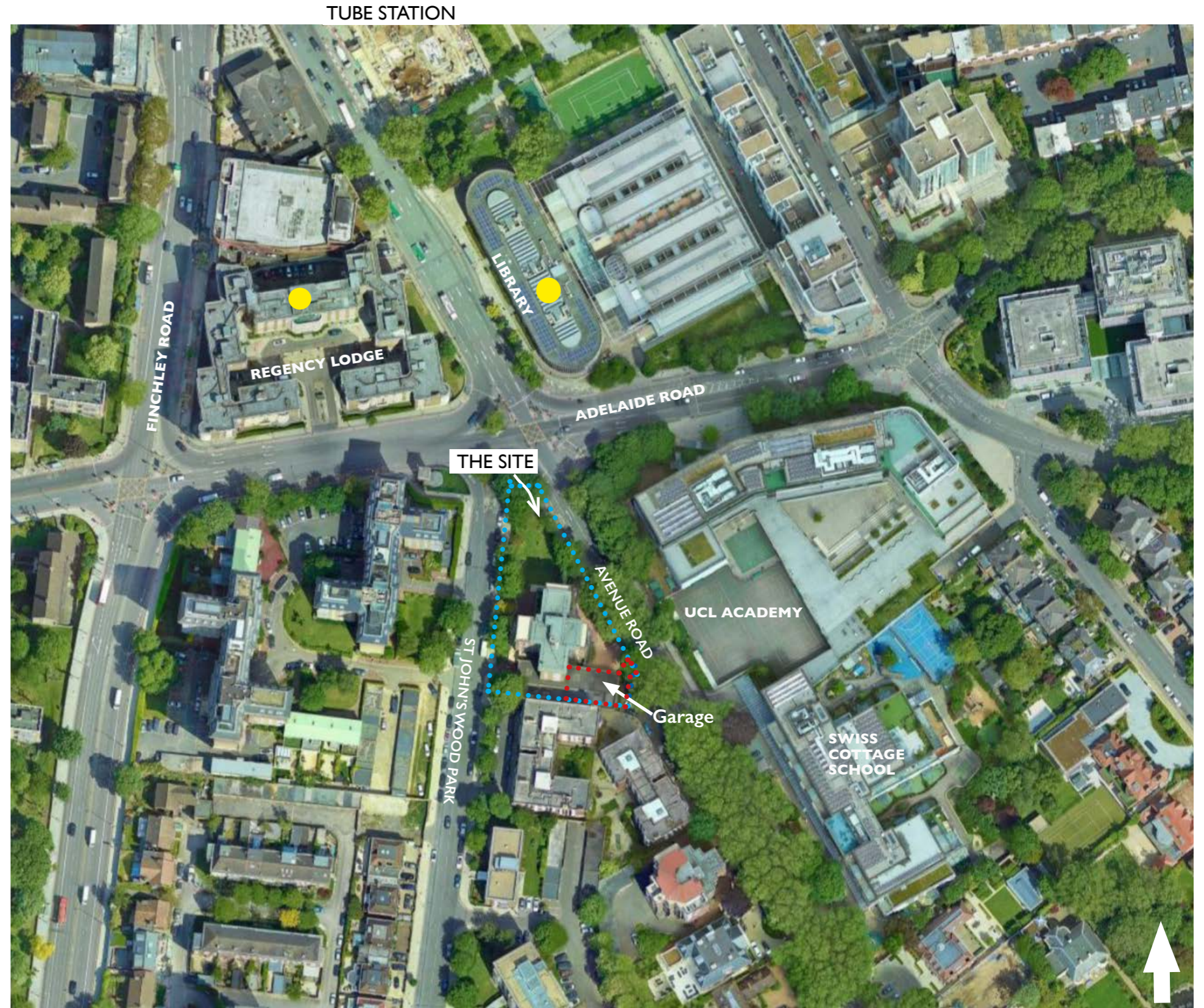


Fig4. Contextual overview of the main roads surrounding the site, the surrounding buildings and the listed buildings nearby.




















2.0 THE SITE - CONTEXT

2.2 CAMDEN POLICIES MAP CONTEXT

As illustrated in the extract of the Camden Policies Map 2021 August v3 at Fig 5.

- The site is not within a Conservation Area.
- There are no designated views across the site.

KEY

	The Site
Built environment	
	Conservation Area
	Ancient Monument
	Archaeological Priority Area
Designated Views:	
	Viewing Corridor
	Lateral Assessment Area
	Background Assessment Area
Natural environment and open space	
	Open Space
	Metropolitan Open Land
	Site of Special Scientific Interest
	Ancient Woodland
	Metropolitan Walk
	Habitat Corridor, missing link
	Regent's Canal
Sites of Importance for Nature Conservation:	
	Local
	Borough Grade 1
	Borough Grade 2
	Metropolitan
	Local Green Space

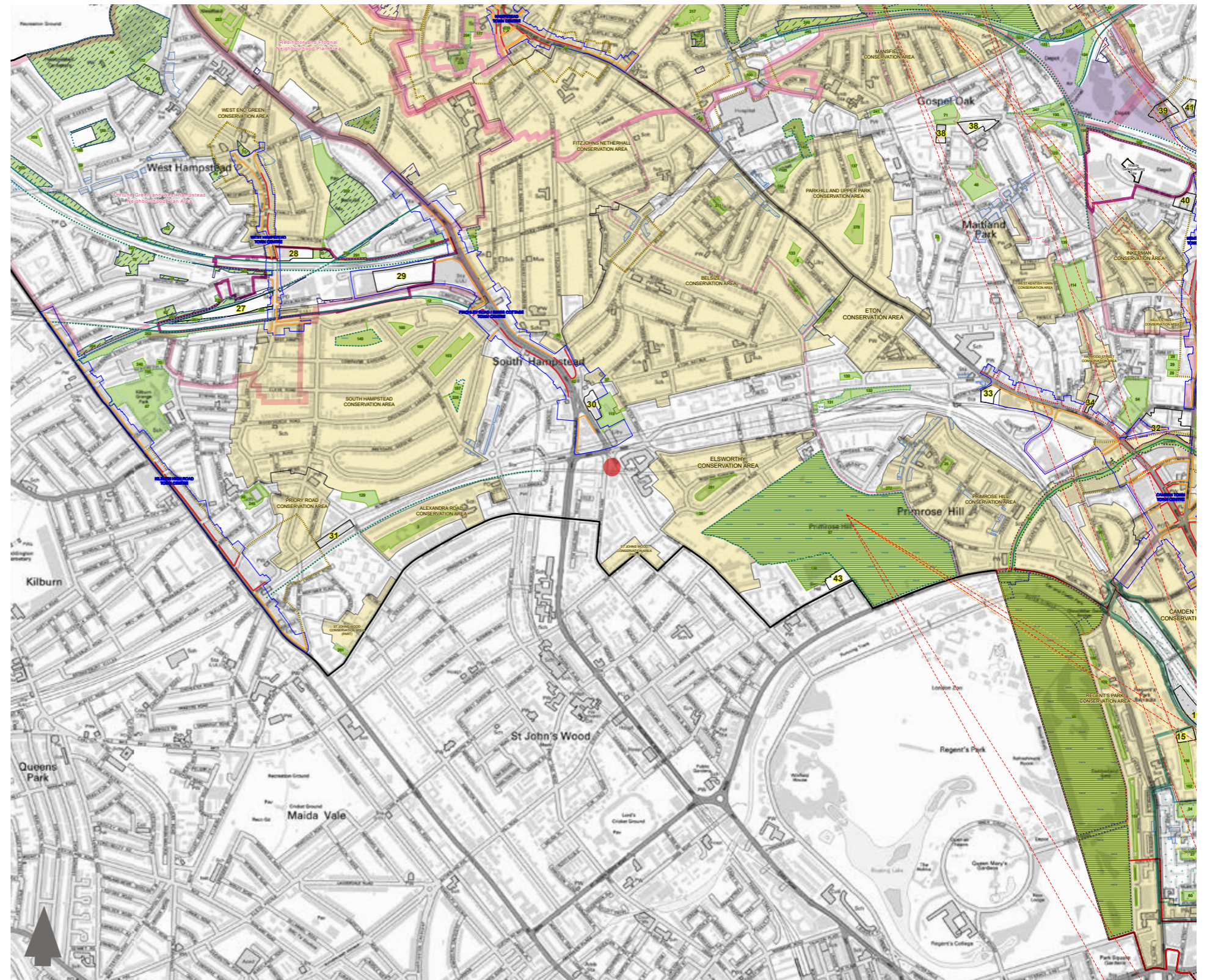


Fig 5. Extract from Camden Policy Map 2021 August v3. The red dot indicates the site location.

2.0 THE SITE - CONTEXT









2.3 FLOOD MAP FOR PLANNING

The Environment Agency Flood Map as identified in Fig.6 indicates that the site is located in flood zone 1, an area with low probability of flooding.

The site is within Camden's Critical Drainage Area, referenced as 'Group3_005' on the Critical Drainage Areas / Local Flood Risk Zones plan dated 04/06/2014.

For further details refer to the **Screening Study Flood Risk Assessment** prepared by **RIDA** which is submitted as part of our application. **Ref: 478 FRA - 001**

KEY

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

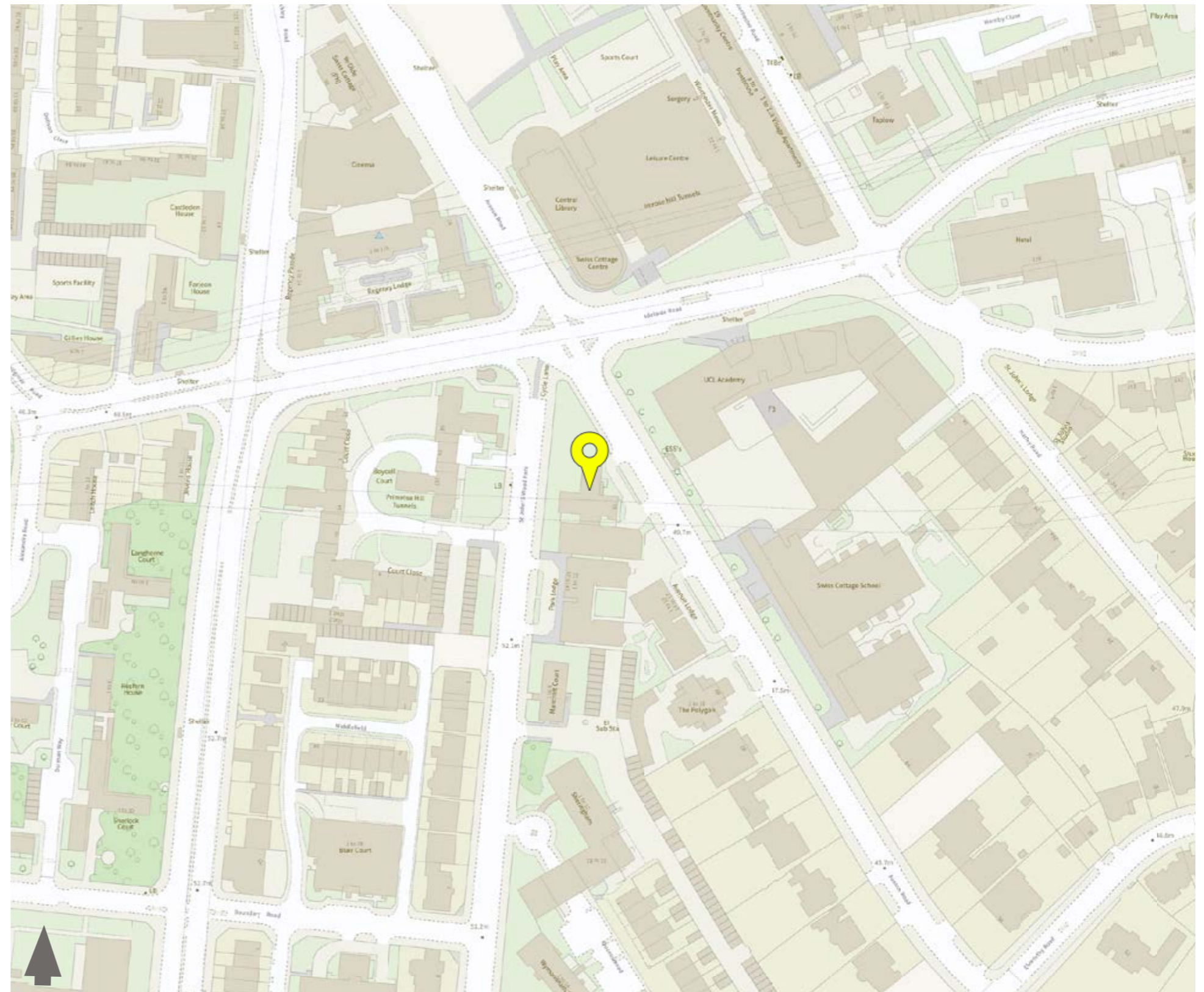


Fig 6. Extract from the Environment Agency Flood Map.

3.0 SITE PHOTOGRAPHS

3.1 SITE PHOTOGRAPHS



Fig 8. View of the site from Avenue Road when approaching in a southerly direction, looking towards the northern elevation with the existing garage in the distance beyond the hedge line.



Fig 9. View of the site when approaching in a northerly direction along Avenue Road, with a frontal view of the existing garages beyond the site boundary.

3.0 SITE PHOTOGRAPHS

26/06/2024

3.1 SITE PHOTOGRAPHS



Fig 10. View of the front site boundary and the existing crossover with the existing garage to the left of the main building.



Fig 11. View of the front site boundary and the existing crossover off Avenue Road with the existing garage enclosure on the southern portion of the site.

3.0 SITE PHOTOGRAPHS

3.1 SITE PHOTOGRAPHS



Fig 12. View of the eastern elevation of the existing garage in relation to the neighbouring property Park Lodge on the left. A bins store and parking area for Park Lodge occur beyond the site boundary. See Fig. 12 for the parking area.

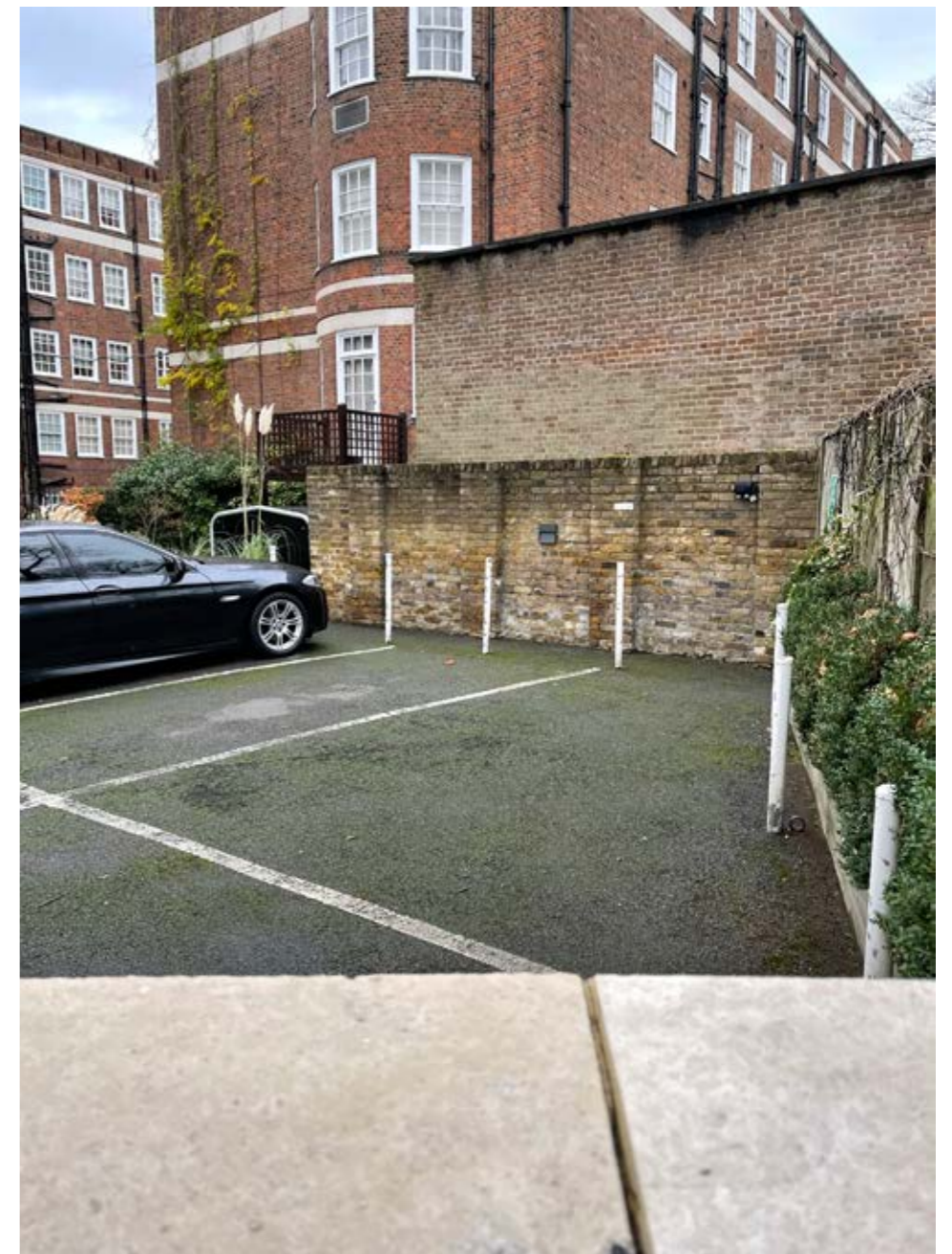


Fig 13. The neighbouring parking area (for Park Lodge) that is situated to the east of the existing garage. There is also an associated bin store adjacent.

3.0 SITE PHOTOGRAPHS

26/06/2024

3.1 SITE PHOTOGRAPHS



Fig 14. The site boundary on the eastern elevation of the garage that fronts the parking and bin area for the neighbouring building Park Lodge.



Fig 15. View of the existing garage from within the forecourt / front driveway area with the disused garage doorway in-filled with railings.

3.0 SITE PHOTOGRAPHS

26/06/2024

3.1 SITE PHOTOGRAPHS



Fig 16. Looking east towards Avenue Road with a view of the existing garage roof and the associated parapet wall over with coping.



Fig 17. View along the southern site boundary from the roof level of the existing garage with the neighbouring building Park Lodge on the right.



Fig 18. Looking west towards the existing garage and the southern site boundary with Park Lodge with a side access way between the properties.

3.0 SITE PHOTOGRAPHS

26/06/2024

3.1 SITE PHOTOGRAPHS



Fig 19. View from within the existing garage looking out towards Avenue Road.



Fig 20. The existing lock-up garages within the garage enclosure.

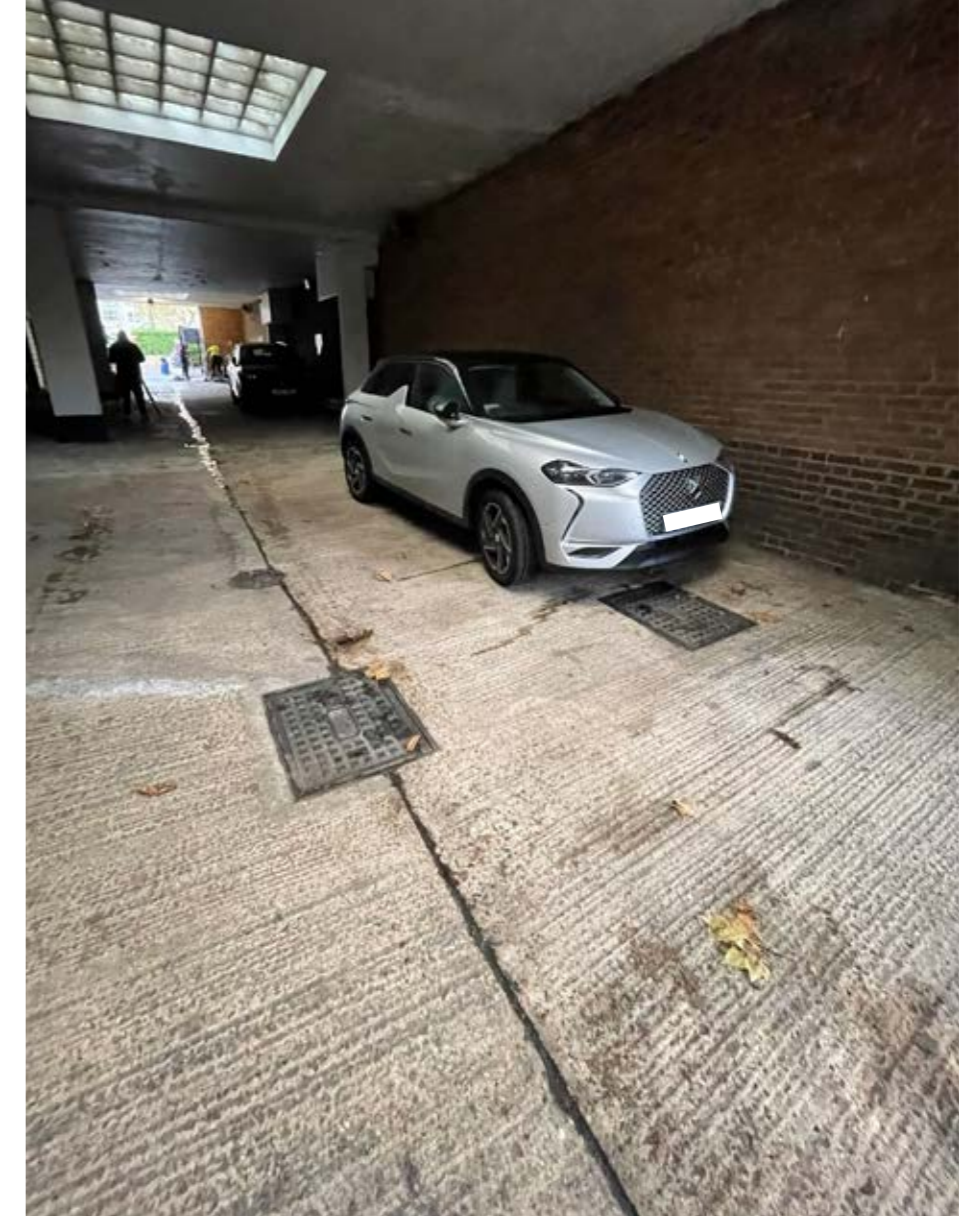


Fig 21. View from within the garage enclosure, looking towards the St John's Wood Park entrance in the distance.

4.1 PLANNING STATEMENT

Refer to the separate Planning Statement that accompanies this application by Callidus Planning Ltd.

4.1 PLANNING DESIGNATIONS

The Camden Council's Policies Map 2021 August v3 at Fig.5 on page 5 demonstrates the site is not within a Conservation Area and there are no listed buildings on the proposal site.

The site is not statutorily or locally listed.

The site is located in Flood Risk Zone 1, as shown on the Environmental Agency's Flood Risk Map for Planning Fig.6 on page 6. The site has a low probability of flooding. For further details refer to the **Screening Study Flood Risk Assessment** prepared by **RIDA** which is submitted as part of our application. **Ref: 478 FRA - 001**

There are existing trees around the site peripheries. These are predominantly located on the eastern, northern and western boundaries of the site. The planning application drawings identify the location of the trees on the site. For further details refer to the arboricultural report and associated tree survey prepared by **Landmark Trees**. **Ref: HUB_95AVR_AIA_02a LR-1.**

4.3 PLANNING HISTORY

The searchable planning history for the property is as follows:

2022/3704/P	Granted	21-06-2023	Erection of two additional stories to the existing block of flats to facilitate the creation of two new residential units (Class C3) under Class AA, Part 1, Schedule 2 of the GDPO (2015) (as amended).
2018/2598/A	Granted	05-06-2018	Display of 1x halo illuminated lettering sign to entrance of flats.
2018/2537/T	No Objection to Emergency Works (CA)	01-06-2018	REAR GARDEN: 1x cherry - DD - fell
2018/1438/P	Granted	10-05-2018	Amendment of proposed steps, lighting and position of door to ground floor entrance approved under planning permission 2017/1552/P dated 26/06/2017 for alterations to ground floor entrance to flats.
2017/2688/A	Granted	19-05-2017	Display of externally illuminated sign to entrance of flats.
2017/1552/P	Granted	27-04-2017	Alterations to ground floor entrance to flats, including replacement doors, window, canopy, steps and balustrade.
2015/5141/T	Approve Works (TPO)	11-09-2015	
2013/7884/P	Granted	17-12-2013	Replacement of balcony balustrades with new glazed balustrades to all flats.
2013/6330/T	Approve Works (TPO)	11-10-2013	(TPO Ref: 39H) REAR GARDEN: 1 x Laurel - Fell to ground level.

5.1 SITE CONTEXT

The site comprises existing garages that are adjacent to a modern block of flats that is situated between Avenue Road to the east and St John's Wood Park to the west, and is within the Swiss Cottage ward of the London Borough of Camden.

The existing underutilised ancillary C3 space comprising the garage enclosure is on the southern portion of the proposal site and incorporates 13no. individual lock-up garages. The neighbouring building Park Lodge is offset from the southern brickwork boundary wall via a side pedestrian access way running east to west.

The primary access into the garage area is off St John's Wood Park, via the existing crossover. There is a disused secondary opening in the forecourt off Avenue Road.

The garage building is a linear form with a row of individual internal garages that lead to an enclosed driveway that is set within a walled brickwork enclosure, with a concrete structural frame with columns, a flat roof with integral roof lights, roof vents and associated brickwork parapet over.

5.2 DESCRIPTION OF PROPOSAL

PROPOSAL SUMMARY:

A priority of the scheme is delivering much needed housing in a sustainable location by re-purposing previously developed land by regenerating existing underutilised C3 space / the garages on the site into new residential accommodation.

Incorporation of two new two-storey semi-detached dwellings within part of the existing ancillary C3 garage area fronting Avenue Road. These works will entail the construction of a new lower ground floor level beneath part of the existing garage area, adaptation of part of the existing garage enclosure together with the removal of 7 garages to enable the construction of the new dwellings, a new flat roof with roof lights to replace part of the existing garage roof and minor adjustment to the landscaping at ground floor level with the incorporation of a bin store & cycle parking.

THE SCHEME:

Two new 3 bedroom semi-detached dwellings will be created within part of the existing C3 ancillary space that comprises the garage area. The proposals are focused on the eastern portion of the existing garage. Access into the retained part of the garage will remain as existing, via the vehicular access way off St John's Wood Park.

The proposed front façade line at ground floor level is set-back from the existing garage wall line fronting Avenue Road. The proposed building line will align with the round projecting bay at Park Lodge. The south-eastern corner of the existing southern garage brickwork wall will be lowered marginally.

The house layouts are purposefully designed to enable daylight into the linear plan form via the incorporation of light wells in the forecourt and to the rear zone of the footprint. No fenestration is proposed on the southern boundary adjacent to Park Lodge, the existing brickwork wall will remain. The same principle applies to the northern brickwork garage wall. New visible windows are proposed on the key 'front' facing eastern elevation that fronts Avenue Road which will form the primary façade to each dwelling.

The ground floor level will be partially raised above the existing ground level with access steps up to the entrance porch for each dwelling. The ground floor level will include living, dining, kitchen, WC and an enclosed outdoor terrace area. The new lower ground floor level will house the sleeping accommodation, a utility room, storage areas and bathrooms. The new light wells will enable light into this new lower floor. Access between the levels is via a staircase off the hallway on each level.

The front portion of the lower ground floor for H2 is lowered further to enable 1000mm of ground cover over the lid of the new lower ground floor where this projects beyond the new ground floor footprint.

5.3 USES & AMOUNT

C3 Dwelling House. No change proposed to the existing use. The new semi-detached dwellings will be residential.

The proposal is for the creation of 2no. additional dwellings at the application site which currently comprises of 29 self-contained units.

DWELLING SIZE

H1 - 3 bedroom 6-person house.	156m ²
H2 - 3 bedroom 6-person house.	169m ²

PRIVATE AMENITY:

H1 - private outdoor amenity provision	23m ²
H2 - private outdoor amenity provision	25m ²

It is worth noting that the site includes communal amenity areas with a well established garden with trees on the northern portion of the site.

5.4 APPEARANCE & MATERIALS

The visible portion of the external envelope of the proposed semi-detached houses will match the style and appearance of the existing building to maintain coherence with the existing architectural language on the site.

The proposed materials will match the existing building where applicable. The outward facing facade will comprise of brickwork to match the brickwork on the existing garage building. Within the light wells themselves the walls will be plastered/painted white in-line with the existing building.

New windows on the front east facing facade will be double glazed metal framed windows and will match the appearance of those on the existing apartment block building.

Within each semi-detached house some of the walls that surround the inner private courtyards/light wells will comprise of full height double glazed screens to maximise natural light within each dwelling. These areas are only visible from within each dwelling.

Painted metal railings will form the protective enclosure to the eastern facade light wells, with the proposed railings matching the style of the existing railings at ground floor level of the existing building.

Walk-on & flat roof lights are incorporated on the new flat roof and ground floor terrace to maximise natural light within the dwellings.

The lower ground floor will incorporate a drain cavity water proofing system which will sit within the structural waterproof concrete retaining wall/slab. An internal wall/floor lining system with integral insulation will line the innermost face of the newly excavated lower ground level.

5.5 SCALE & MASS

The overall scale and mass of the existing building will remain unchanged.

The proposed conversion of a portion of the existing garage area will not alter the scale of the existing building while the repositioning of the 'front' street facade line backwards will lessen the dominance of the existing built form on the eastern elevation whilst creating an element of interest via the proposed front facade which will add to the quality of the street-scene by eliminating a tall blank brickwork wall.

Adaptation of the height of the existing parapet by a few brickwork courses will result in a minimal height increase and will be offset by setting the front facade line backwards.

5.6 BASEMENT

The location, scale and design of the proposed lower ground floor will have minimal impact on the existing site and surroundings. The proposed lower ground floor is no more than one storey deep and does not exceed 50% of the garden of the property.

The structural design for the proposed lower ground floor has been considered / designed by the structural engineers who have taken into account the existing building structure, the existing ground conditions, water conditions, site constraints and the surrounding context.

The proposed lower ground floor of the proposed semi-detached houses will not alter the character nor amenity of the area as it will not be visible externally.

The architectural character of the site itself and the wider surroundings will not be harmed by the proposed lower ground floor addition.

5.7 ACCESS

The access into and within the existing building will remain as existing. No changes are proposed. The access into the existing garages will remain unchanged, this will be retained via the existing access off St John's Wood Park.

The forecourt area off Avenue Road will encompass minor adjustments to the eastern portion of the site to allow for the incorporation of the new access to the dwellings and their associated light wells.

The new semi-detached houses will meet Building Regulation requirements M4 (2) 'accessible and adaptable dwellings'. As the scheme includes steps to the private main entrance of each dwelling, there is scope to install a stair lift up the three steps to the main entrance to facilitate step free access to the main floor of each dwelling.

5.8 PRIVACY & OVERLOOKING

The only proposed fenestration for the new semi-detached houses that is visible externally occur on the front eastern elevation. There are no openings proposed to the remaining external perimeter walls of the new dwellings which limits the possibility for overlooking and enhances the privacy of the future occupants and the neighbours. Other openings are created within the footprint of each dwelling, allowing outlook via roof lights, light wells and private courtyards.

Due to the nature of the location of the proposals, the surrounding context and the design of the semi-detached houses overlooking is limited, thus maintaining privacy.

5.9 AMENITY

General Amenity

In evolving the design, we have been mindful of the need to maintain appropriate level of amenity for our neighbours. The existing garage building where the proposals are focused is relatively concealed from the wider surroundings, and is situated on the south eastern edge of the proposal site, away from the existing centrally located 'point-block' apartment building.

The proposed layouts for the new semi-detached houses have been designed to allow for the incorporation of private outdoor amenity space for each new dwelling.

The existing site also has a communal garden on the northern portion of the site and Primrose Hill is a short walk from the site enabling easy access to open green space.

5.10 ANCILLARY FACILITIES

Bins Store

A new bins store is proposed for the storage of household waste for each new dwelling. Refer to the proposed ground floor plan for details. The formation of the base of the proposed bin store will involve a no dig methodology.

Cycle Store Facilities

The proposal allows for the incorporation of a 4no. new secure covered cycle parking spaces. 2 spaces per new dwelling. Refer to the proposed ground floor plan for the proposed location. This aligns with London Housing SPG 2016 standards 20 & 21; Local Plan Policy T1; CPG for Transport; London Plan 2016 table 6.3.

Car Parking

The proposal will be car free in-line with Camden's car-free policy for all new developments.

Refer to the separate transport statement prepared by **Caneparo Associates**. Ref: *R02-SB-MT-Transport Statement-D1 (2303203)*

5.11 HERITAGE

The semi-detached dwellings are some distance away from any affected heritage assets and because the extension is in design terms similar to the existing building, the proposed addition sits comfortably in its setting and will not have any significant impact in this regard.

Refer to fig.4 on page 4, which indicates that the two listed buildings are situated to the north of the proposal site, on the other side of the main arterial roadway - Adelaide road.

5.12 STRUCTURE

The proposed footprint of the new lower ground floor will follow the wall line of the existing external garage envelope on the northern & southern façades. The structural design for the new lower ground floor comprises underpinning of the existing walls with new reinforced concrete retaining walls to create the new level. This will be accompanied with the insertion of a concrete ground bearing slab. Within the dwellings there will be a structural network of reinforced concrete walls, structural steel columns, structural steel beams and metal decks with concrete slabs.

For further details refer to the structural engineer's reports, drawings and calculations prepared by **Michael Barclay Partnership (MBP)**.

Ref: *P-8538-Construction Method Statement, MBP-8538-Desk Study Report, MBP-8538-Proposed Drawings GA, MBP-8538-Semi-Detached Houses Structural Calculation, MBP-8538-Structural Specification.*

5.13 TREES

The proposed development has taken into account the existing trees on and surrounding the site. Early stage liaison with the arboriculturalist and initial site investigations took place during the design development phase for the semi-detached houses. Investigations identified that there is no significant rooting in the primary area of construction.

The proposals will not have a significant impact on the trees surrounding the development zone. For further details refer to the arboricultural impact assessment report and associated tree survey prepared by **Landmark Trees**.

Ref: *HUB_95AVR_AIA_02a LR-1.*

5.14 SUNLIGHT & DAYLIGHT

Refer to the separate detailed sunlight and daylight report by **Avison Young** which shows no significant negative impact on the surrounding neighbours. and the new semi-detached dwellings will include sufficient levels of natural light. Ref: *95 Avenue Road Daylight Sunlight Report June 2023 Semi Detached Houses.*

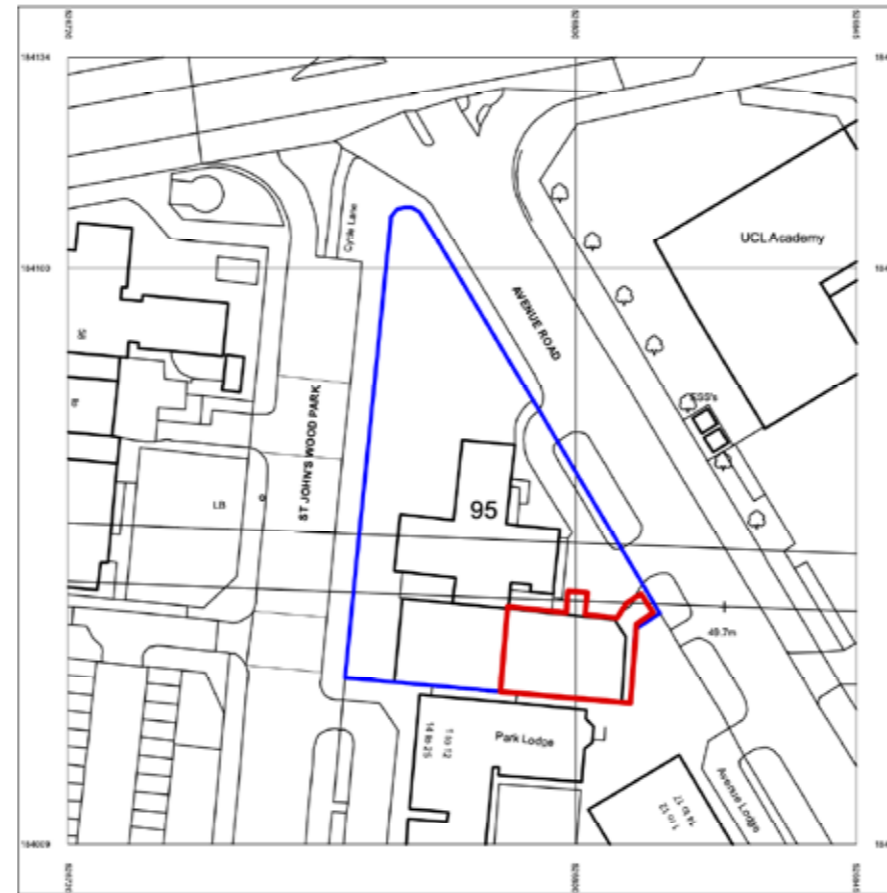
5.15 FLOODING & DRAINAGE

The site is located in Flood Risk Zone 1, as shown on the Environmental Agency's Flood Risk Map for Planning Fig.6 on page 6. The site has a low probability of flooding. For further details refer to the **Screening Study Flood Risk Assessment** prepared by **RIDA** which is submitted as part of our application. Ref: *478 FRA - 001*.

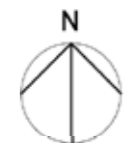
Refer to the **Drainage Strategy** prepared by **RIDA** Ref: *678 -Rev -VI.*

5.16 EXISTING DRAWINGS - LOCATION PLAN

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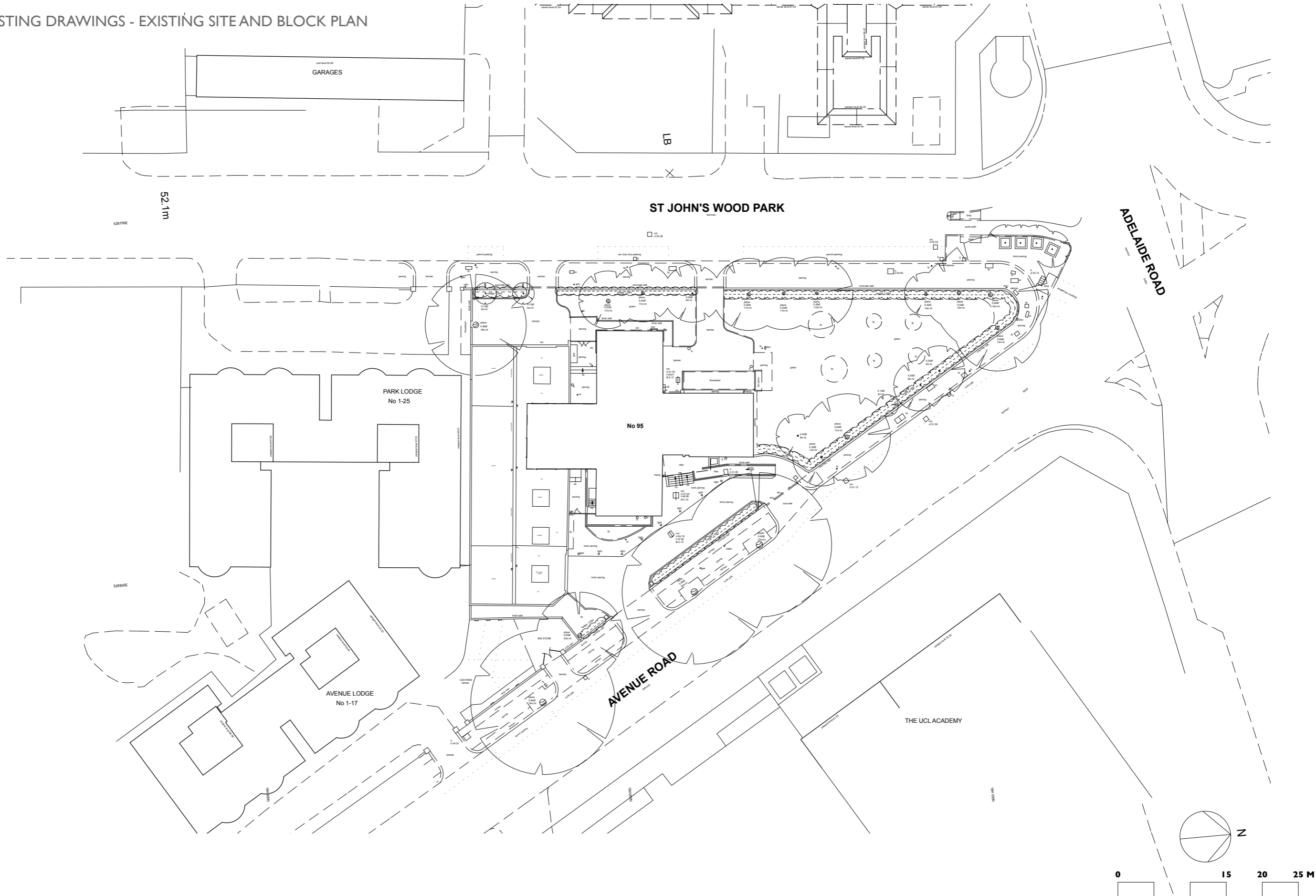


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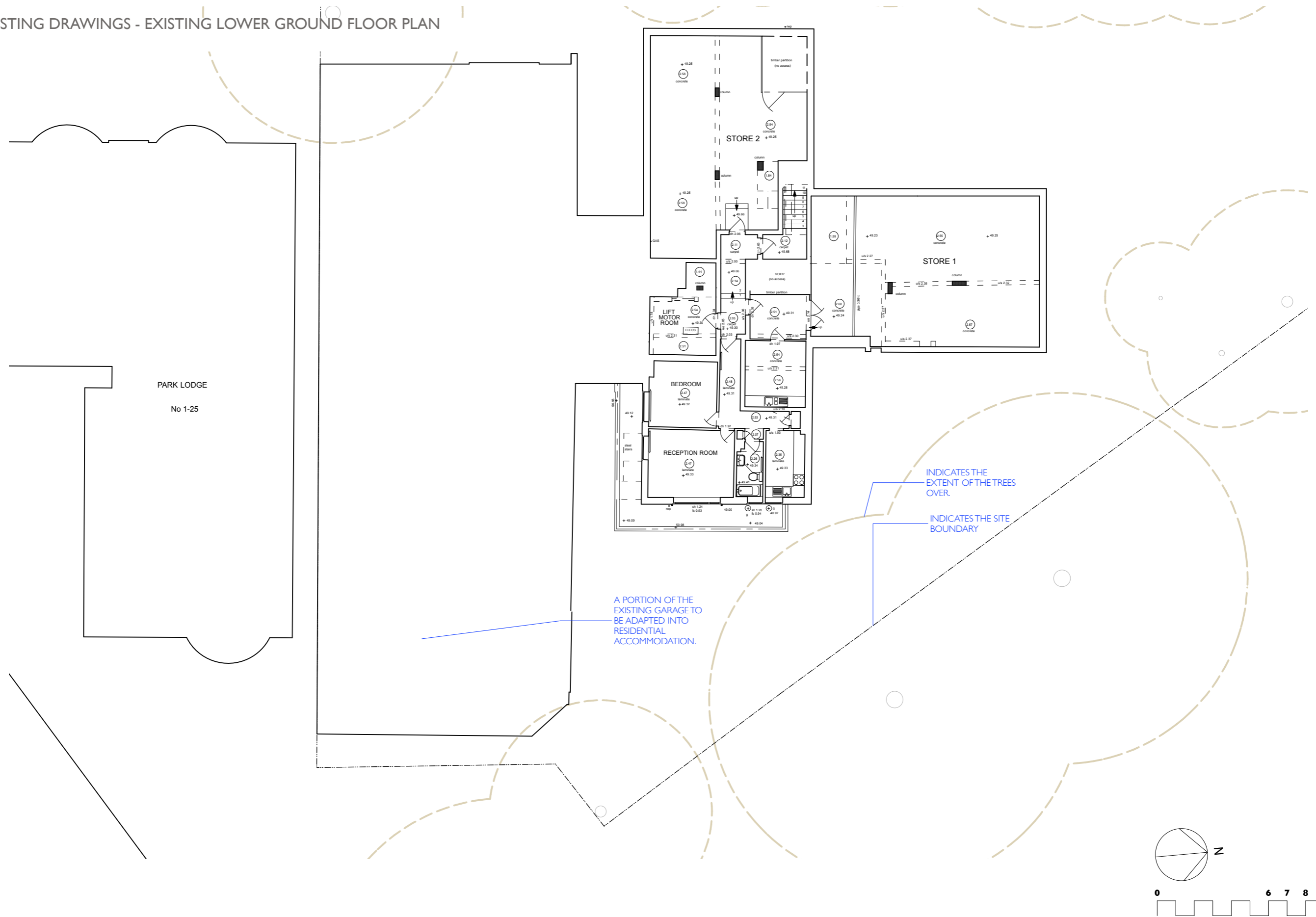


5.0 DESIGN PROPOSAL

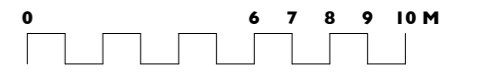
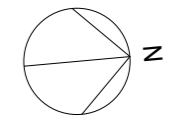
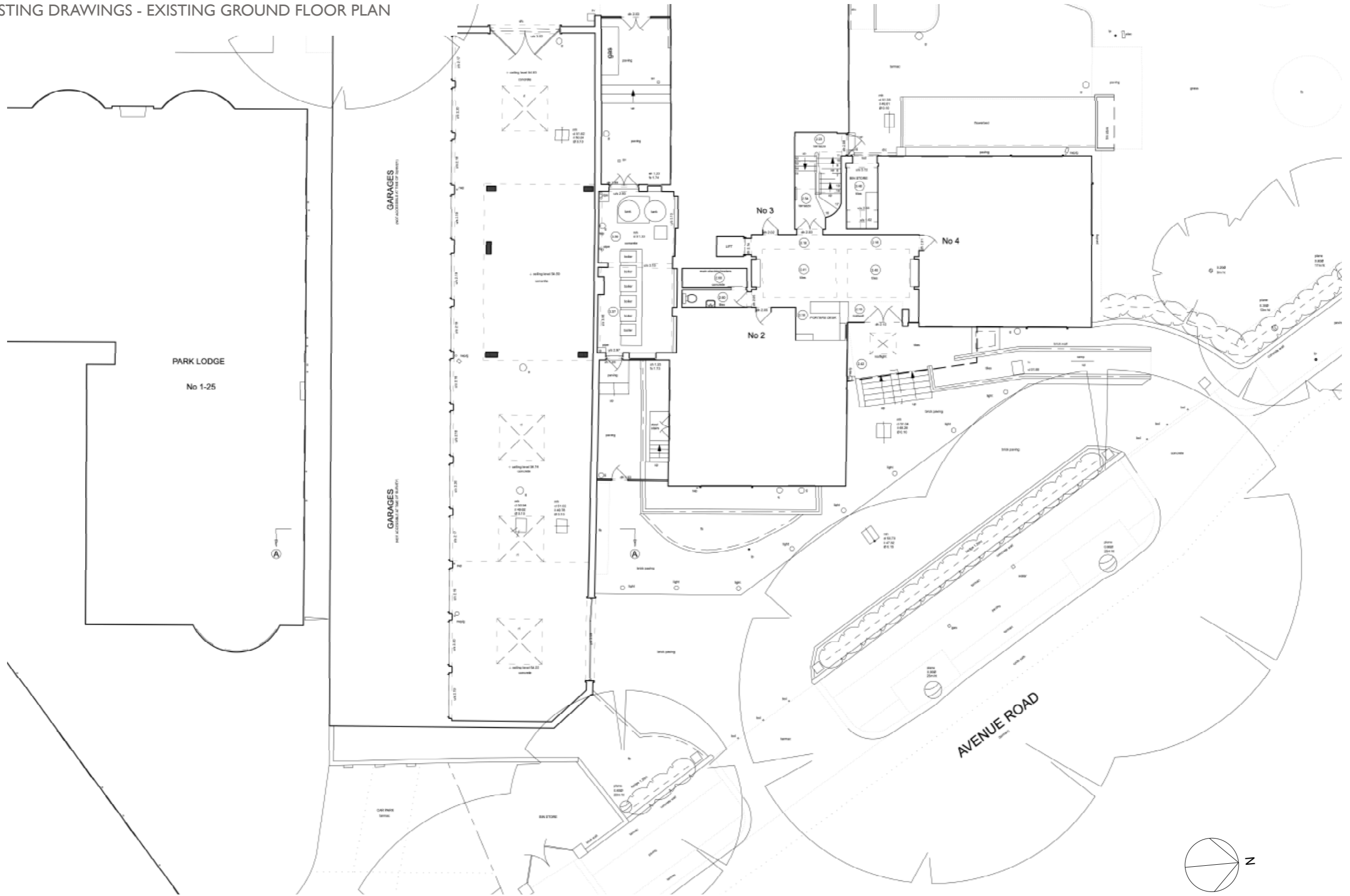
5.16 EXISTING DRAWINGS - EXISTING SITE AND BLOCK PLAN



5.16 EXISTING DRAWINGS - EXISTING LOWER GROUND FLOOR PLAN

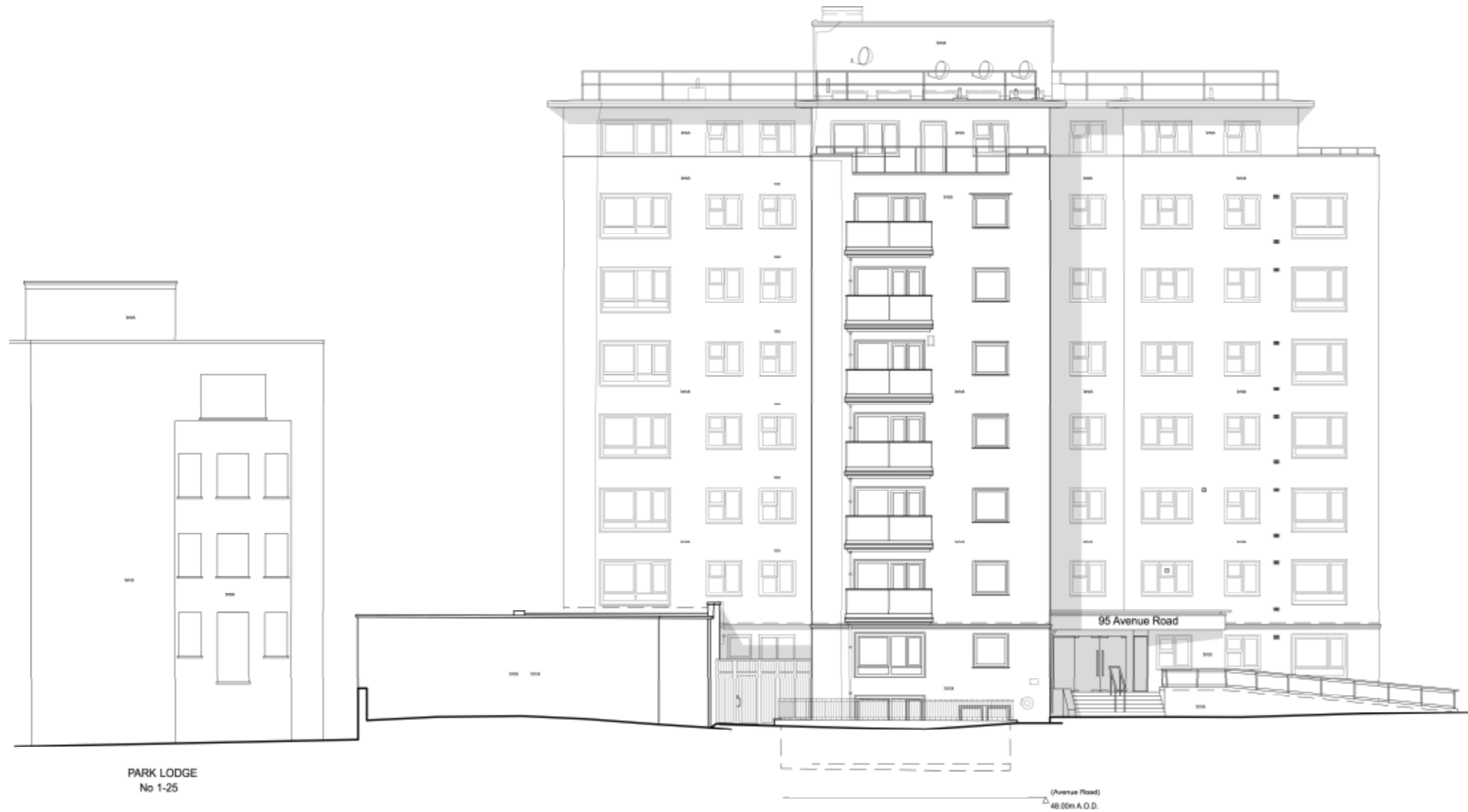


5.16 EXISTING DRAWINGS - EXISTING GROUND FLOOR PLAN



5.0 DESIGN PROPOSAL

5.16 EXISTING DRAWINGS - EXISTING EAST ELEVATION



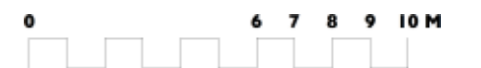
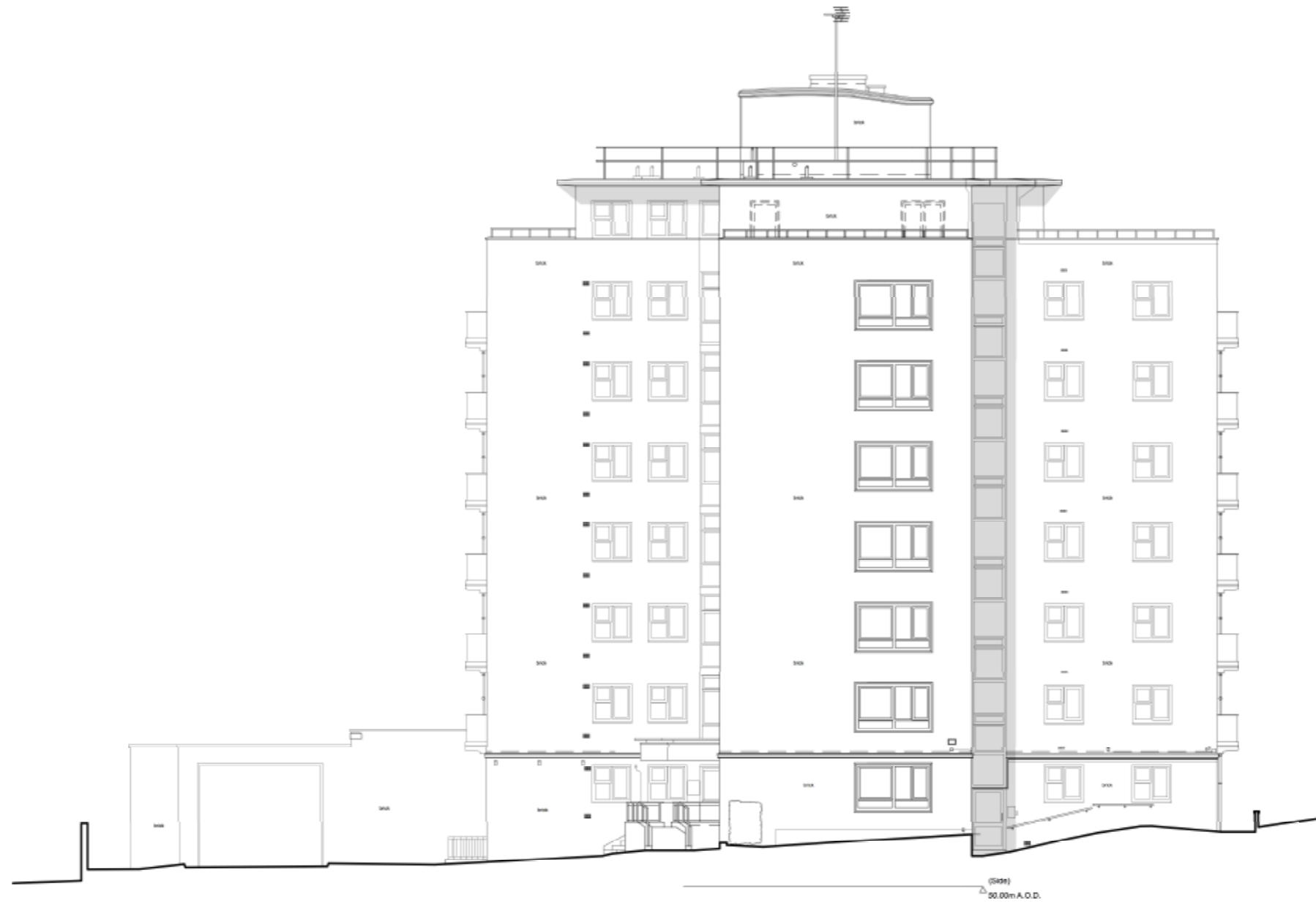
5.16 EXISTING DRAWINGS - EXISTING SOUTH ELEVATION



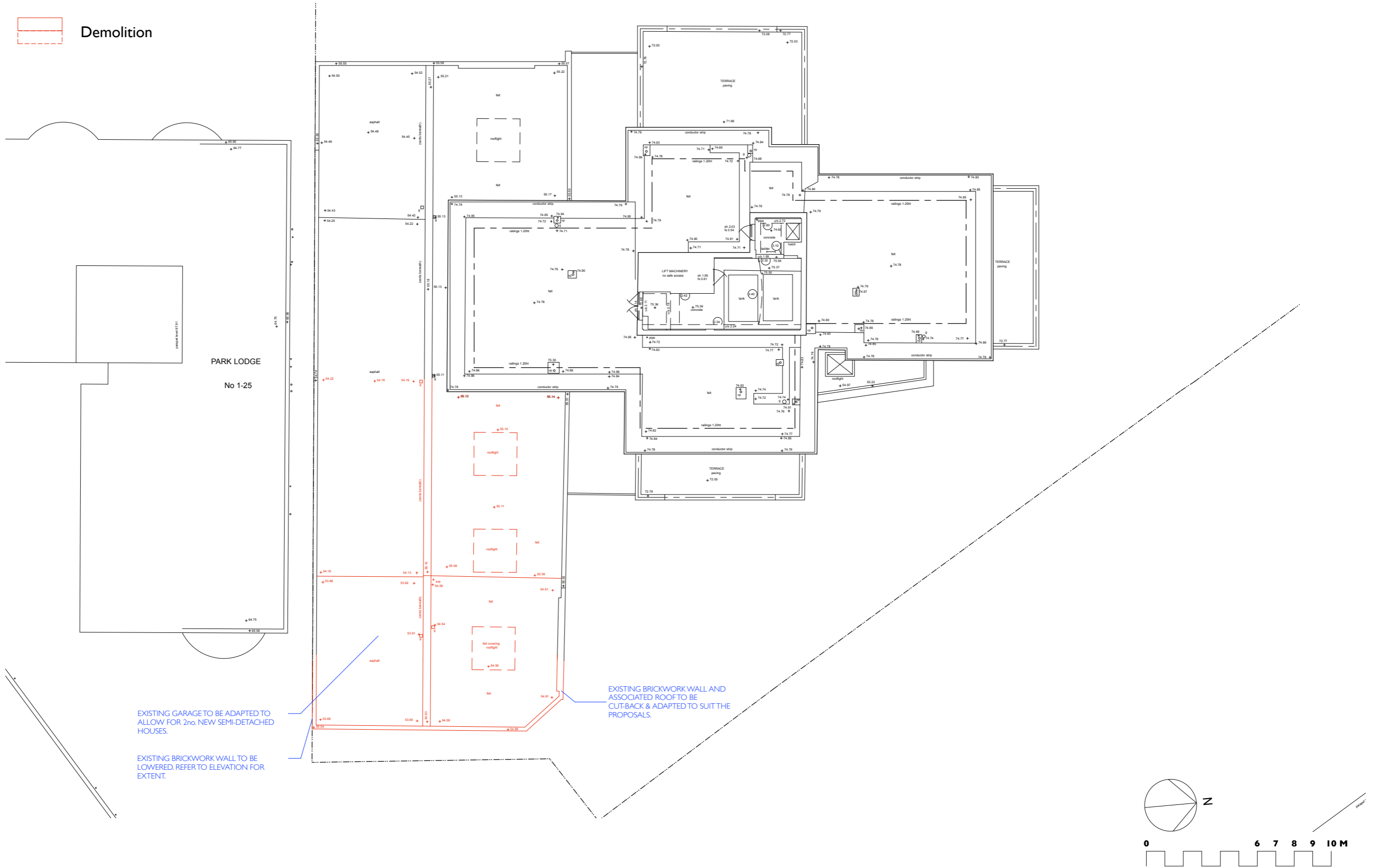
5.0 DESIGN PROPOSAL

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5.16 EXISTING DRAWINGS - EXISTING NORTH ELEVATION

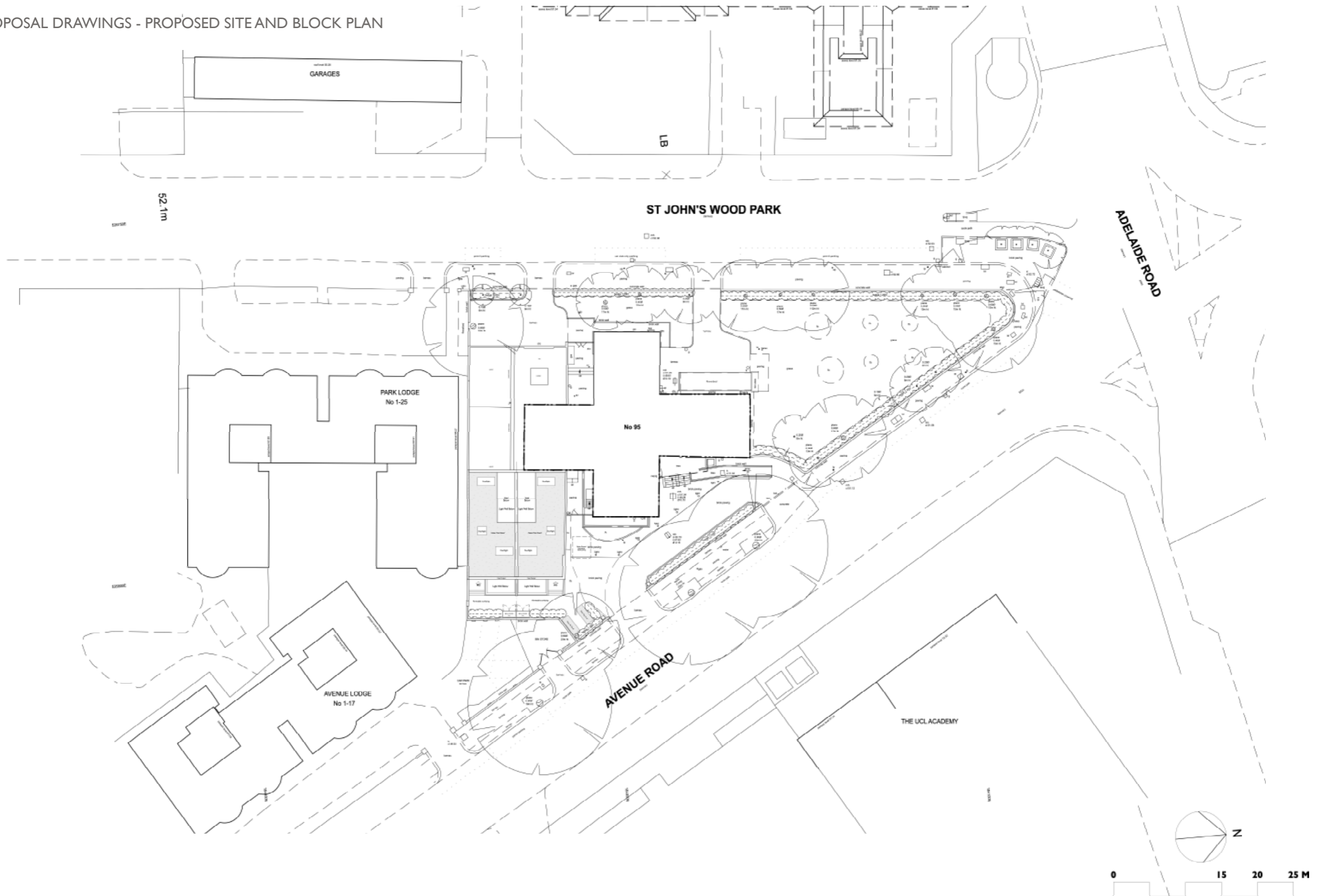


5.16 EXISTING DRAWINGS - DEMOLITION PLAN



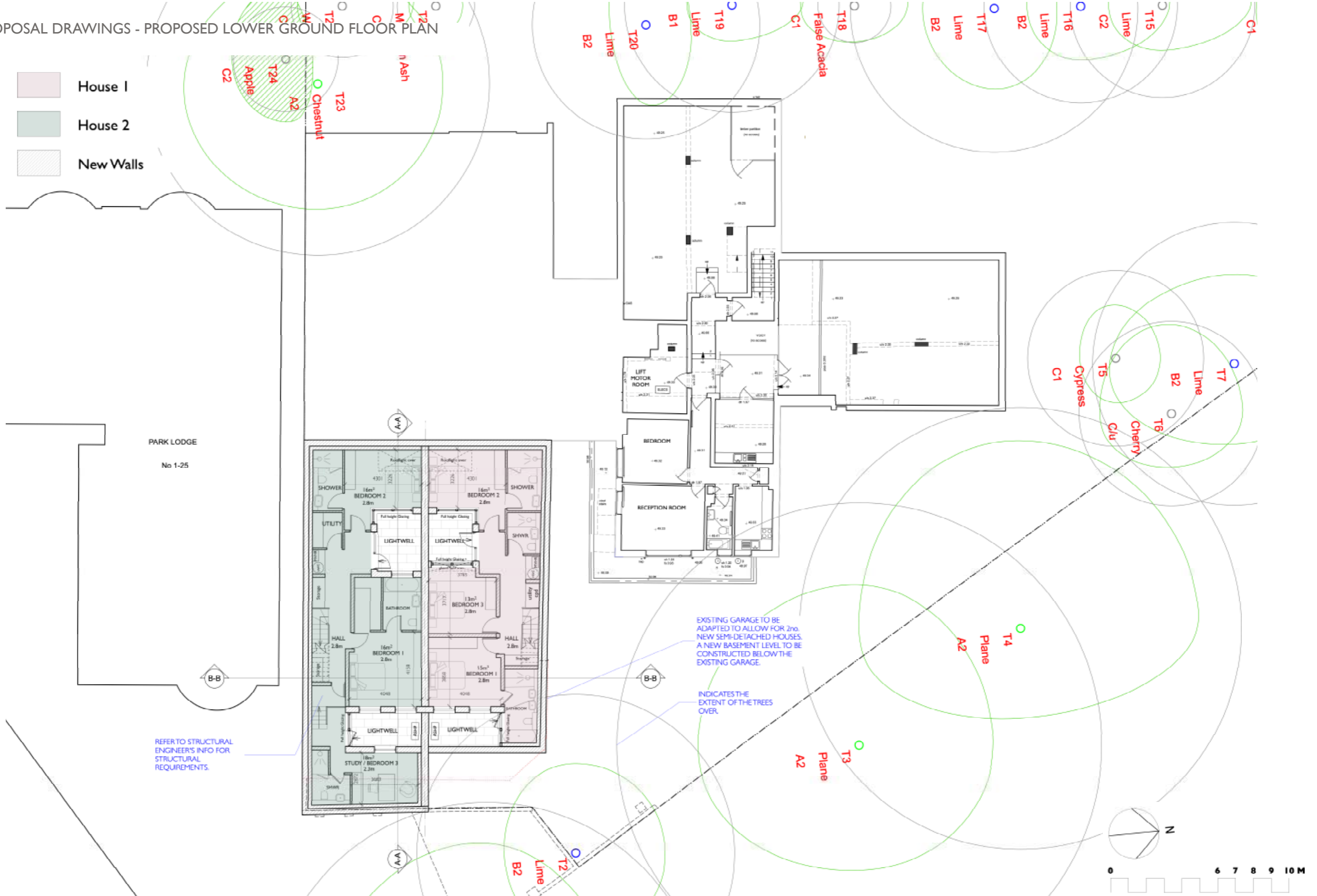
5.0 DESIGN PROPOSAL

5.17 PROPOSAL DRAWINGS - PROPOSED SITE AND BLOCK PLAN



5.0 DESIGN PROPOSAL

5.17 PROPOSAL DRAWINGS - PROPOSED LOWER GROUND FLOOR PLAN



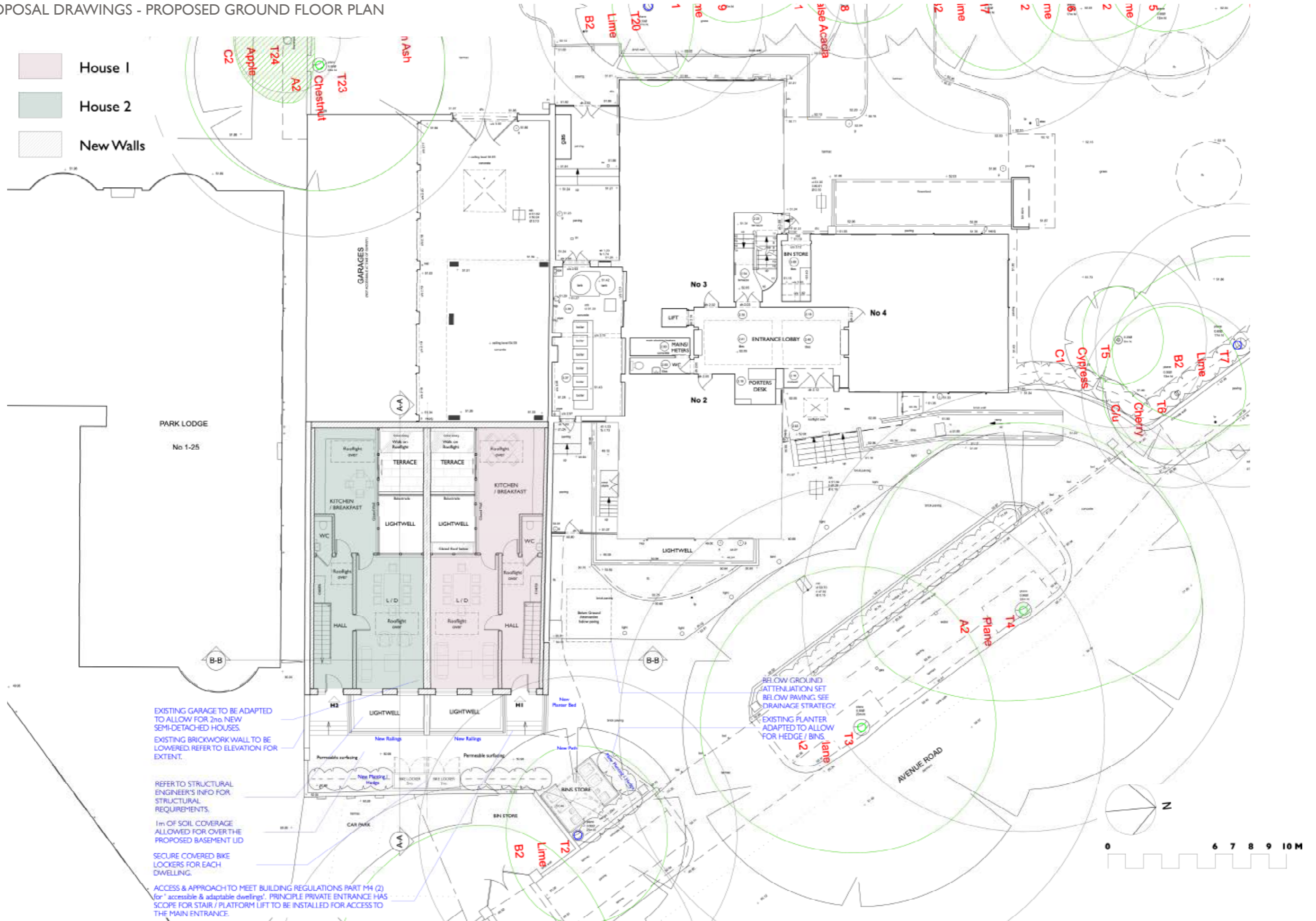
PARK LODGE
No 1-25

REFER TO STRUCTURAL
ENGINEER'S INFO FOR
STRUCTURAL
REQUIREMENTS.

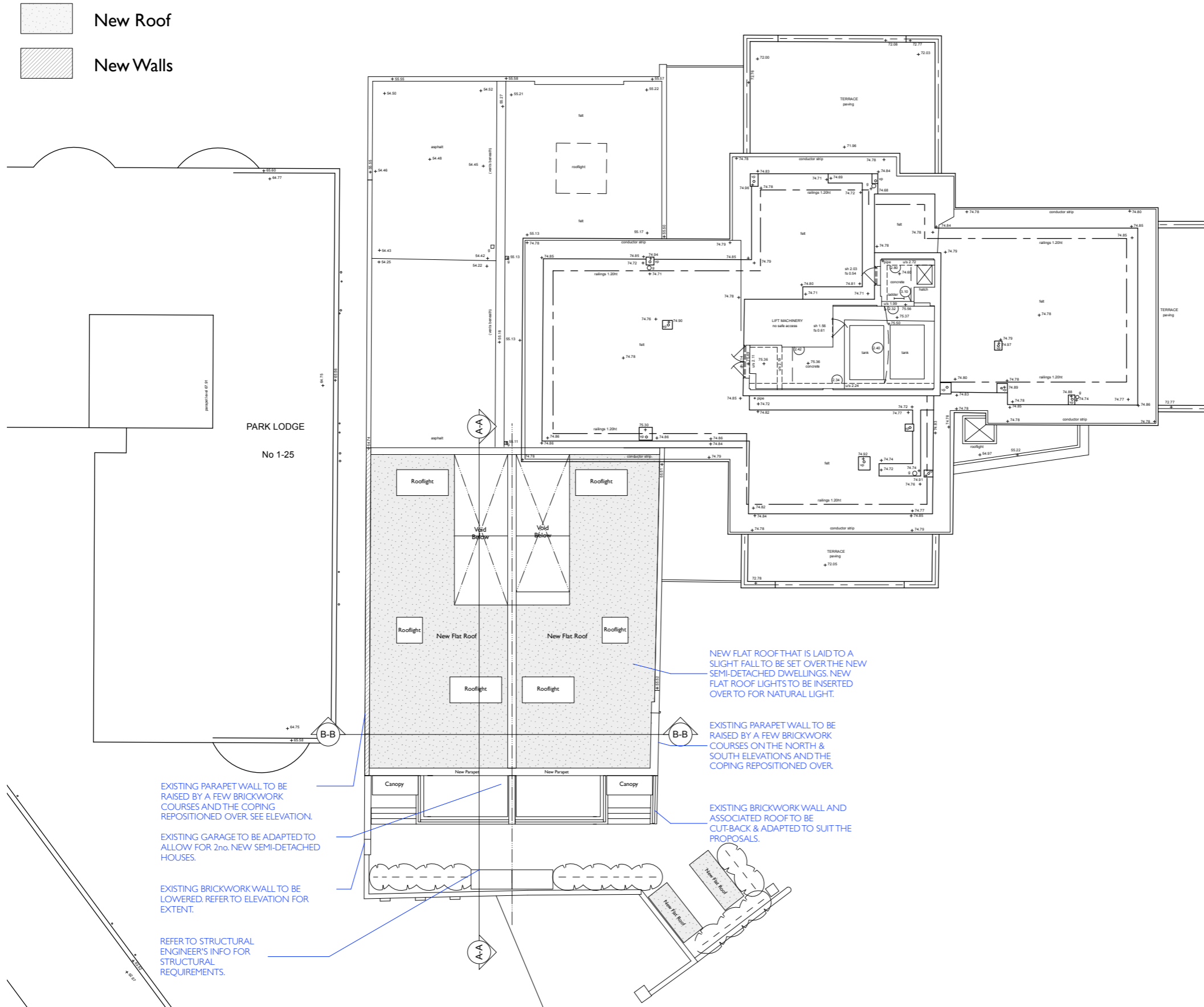
EXISTING GARAGE TO BE
ADAPTED TO ALLOW FOR 2no.
NEW SEMI-DETACHED HOUSES.
A NEW BASEMENT LEVEL TO BE
CONSTRUCTED BELOW THE
EXISTING GARAGE.

INDICATES THE
EXTENT OF THE TREES
OVER.

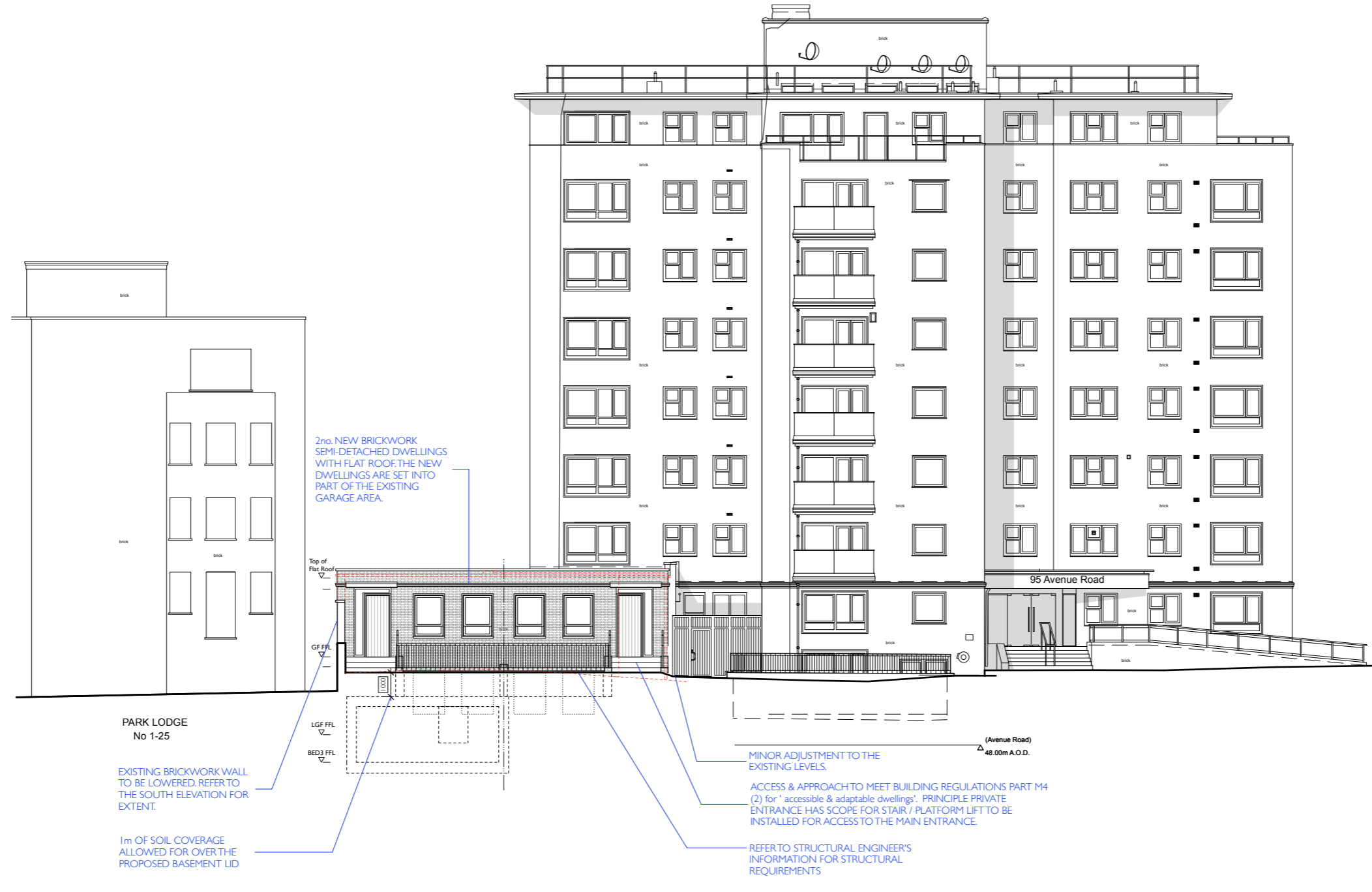
5.17 PROPOSAL DRAWINGS - PROPOSED GROUND FLOOR PLAN



5.17 PROPOSAL DRAWINGS - PROPOSED ROOF PLAN



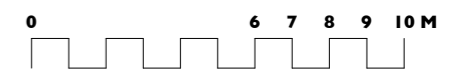
5.17 PROPOSAL DRAWINGS - PROPOSED EAST ELEVATION



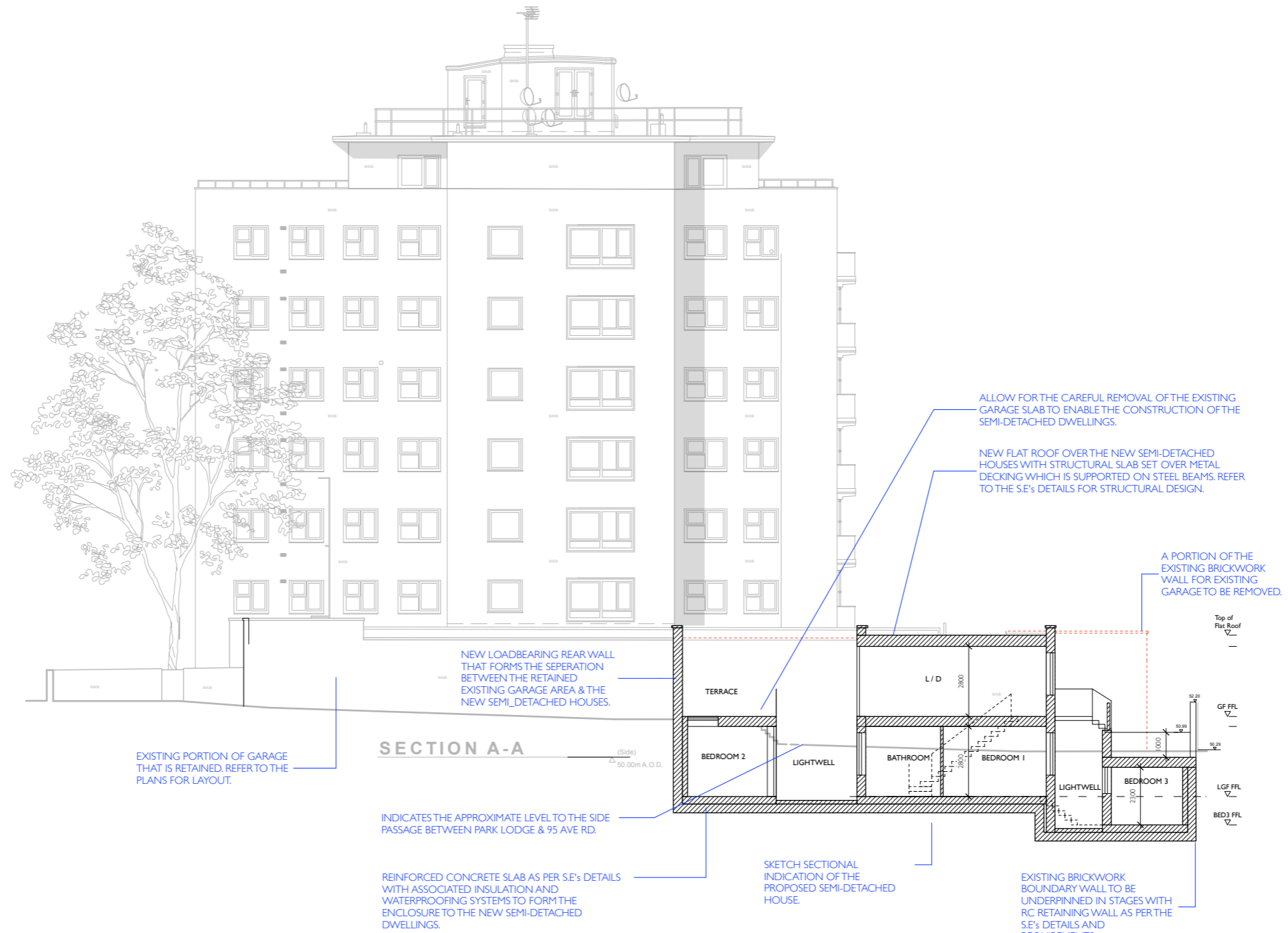
5.17 PROPOSAL DRAWINGS - PROPOSED SOUTH ELEVATION



5.17 PROPOSAL DRAWINGS - PROPOSED NORTH ELEVATION



5.17 PROPOSAL DRAWINGS - PROPOSED SECTION A-A



5.17 PROPOSAL DRAWINGS - PROPOSED SECTION B-B

