



# 64 AVENUE ROAD

Design, Access & Sustainability Statement

October 2024

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# INTRODUCTION

| 1.0

## 1.1 PROJECT INFORMATION

This Design and Access Statement supports a planning application for the extension to the existing dwelling at No. 64 Avenue Road, London, NW8. The site is currently occupied by a detached three-storey private dwelling with separate pool house at the rear of the garden. The building is not within a conservation area and is not listed or recognised as a building of merit.

The front of the house remains unchanged in the proposals which comprise rear extension to the existing house at the Ground, First, and Second floor; a new basement level and service floor beneath the house and part of the rear garden with lightwells serving the basement at the front and rear of the building; demolition of the existing rear pool annex and replacement with a new pool building in the same location.

The proposal will increase the floor area from approx 1007m<sup>2</sup> to 1970m<sup>2</sup> and will create a house appropriate to the stature of Avenue Road. It will also address structural and sustainability issues in the existing buildings.

A pre-app was made in 2023 and these proposals respond positively to the points raised.

### The Project Team

ARCHITECTS: KSR Architects

PLANNING CONSULTANTS: HGH Consulting

MEP & SUSTAINABILITY: Integration

ARBORICULTURALIST: Landmark Trees

BASEMENT IMPACT ASSESSMENT: - MBP

CONSTRUCTION ADVISOR: - Mode Construction Services

### Additional Information

This document should be read in conjunction with the following reports:

Flood Risk Assessment

Basement Impact Assessment

Arboricultural Impact Assessment ref KSR/64AVR/AIA/01

Planning Statement

Energy and Sustainability Assessment dated 09.09.2024

Construction Management Plan

Acoustic Report



*AERIAL PHOTOGRAPH (GOOGLE EARTH)*

# SITE ANALYSIS

| 2.0

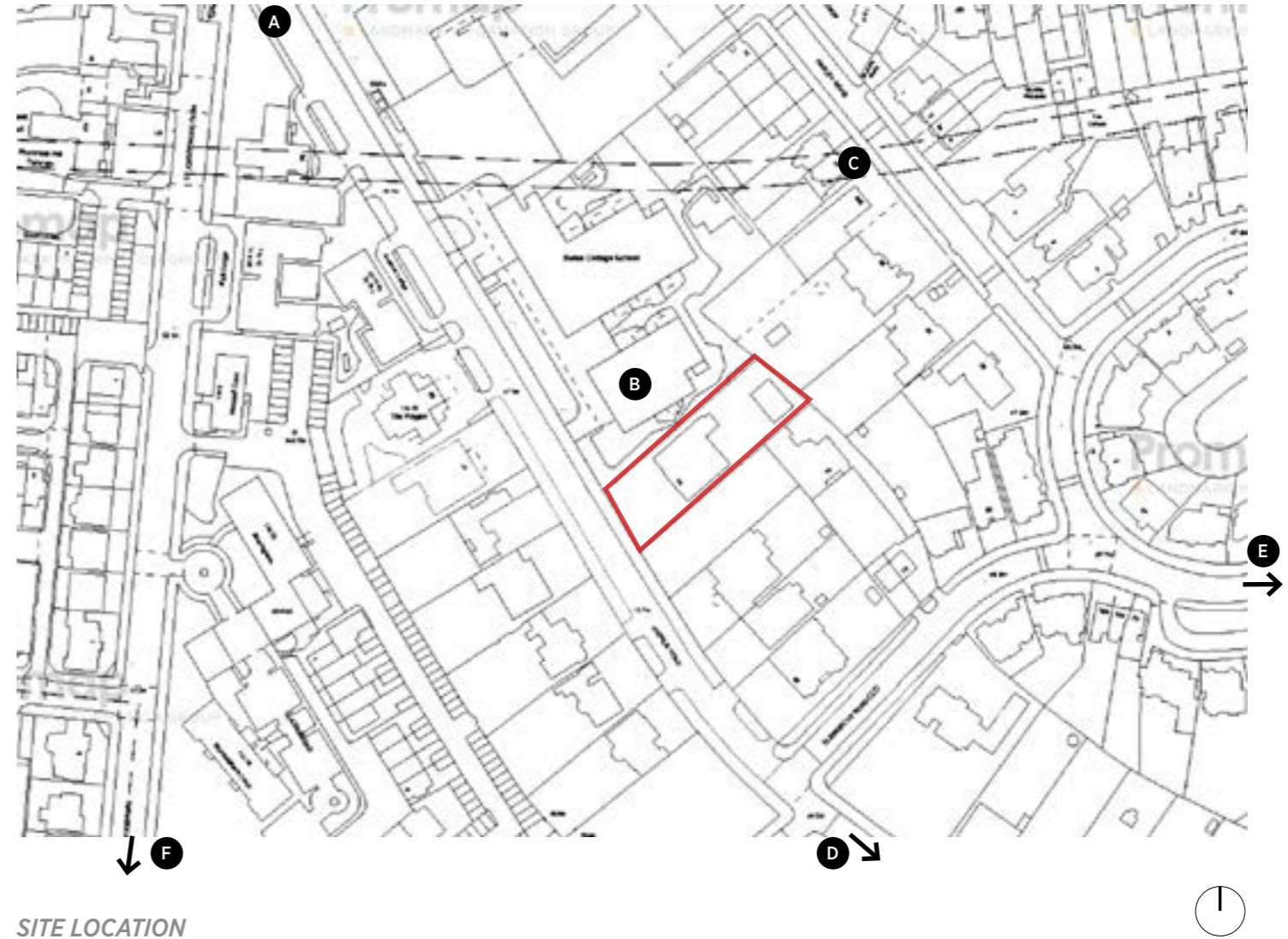
## 2.1 SITE LOCATION

64 Avenue Road is situated in the Borough of Camden, close to the boundary of the City of Westminster.

Avenue Road is a world-renowned address that is synonymous with luxury residences. It was laid out in the 1820s and authorised by Act of Parliament in 1826 to link the Finchley Road with Regent's Park via Macclesfield Bridge over the Regent's Canal at the southern end.

The north end of Avenue Road terminates at the Swiss Cottage gyratory system where civic buildings including sports centre, library, cinema, theatres and shops are located, as well as transportation.

- A** Swiss Cottage Underground Station
- B** Swiss Cottage School
- C** Primrose Hill Tunnel (Network Rail)
- D** To Regent's Park
- E** To Primrose Hill
- F** To St John's Wood



SITE LOCATION

## 2.2 CONTEXT ANALYSIS

The site is not within a conservation area, however it is close to the St John's Wood Conservation Areas of both Camden and Westminster, and the Elsworthy Conservation Area (Camden). Therefore, it has been important to our design process that we respect the site's surroundings through careful consideration of style and analysis of local architectural characteristics.

Avenue Road is characterised by mature trees, large detached villas and semi-detached houses. It has a distinct style, consisting mostly of large ambassadorial houses comprising 2/3 storeys with accommodation in the roof and, more recently, large basements. The houses invariably sit within large plots behind high gates and many of these properties have recently been (or are currently being) refurbished, enlarged or redeveloped. An analysis of these properties is provided in section 3.3 whilst the aerial view (right) clearly illustrates these exceptional houses.

Whilst the character of the area is generally consistent in regard to scale, massing and materials of the houses, at the north end of Avenue Road, where the site is located, the character becomes less consistent with the civic scale buildings of Swiss Cottage making an impact.

Immediately to the north of the site is Swiss Cottage School which is a sizable building with a strip of open play area immediately next to no.64.



LOCATION PLAN



- A** Site Location
- B** Elsworthy Conservation Area (Camden)
- C** St John's Wood Conservation Area (Camden)
- D** St John's Wood Conservation Area (Westminster)



AERIAL VIEW OF SITE



- A** Site Location
- B** 62 Avenue Road (now constructed)
- C** 60 Avenue Road
- D** 83 Avenue Road

## 2.3 AERIAL PHOTOGRAPHS



VIEW FROM WEST - FRONT OF PROPERTY



VIEW FROM EAST - REAR OF PROPERTY



VIEW FROM SOUTH



VIEW FROM NORTH



## 2.4 EXISTING BUILDING - MAIN HOUSE

The existing building at No.64 is typical of the neo-Georgian houses in the area, being a well-mannered, two-storey house with accommodation in the roof, and dating from the mid-20th Century. It is red brick with some stone detailing, Georgian style windows, steep tiled roof behind a parapet, and dormer windows.

A plastered portico with columns forms the central feature to the original front elevation. The symmetry of the building has been lost with the addition of a two-storey side extension to the north side. This extension uses the same proportions and materials as the original house but the tiled roof includes projecting eaves.

At the rear the original building has been subsumed by a series of extensions. On the northern boundary, the house and patio are shielded from the bulk of the adjacent school by a south facing extension of matching style and material. The original rear elevation has been extended at ground floor level creating a large terrace accessed from the first floor. This extension is highly glazed with a series of arched doors opening onto the patio.

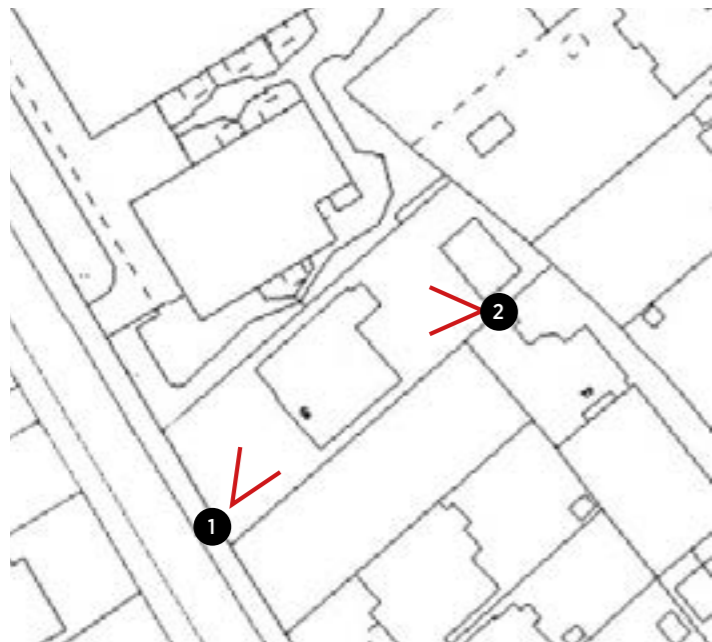
A further small single storey extension is located at the end of the newer north wing and is a highly glazed conservatory.



VIEW 1



VIEW 2



## 2.5 EXISTING BUILDING - POOL HOUSE

The existing pool house is a single storey building at the end of the garden and with all openings facing the main house. It contains a swimming pool and changing/ toilet facilities as well as pool plant.

The pool house is generally a brick box with a highly glazed frontage where it faces the garden. The structure has been poorly maintained with leaking roof and, combined with the poor quality single glazing, has a very poor thermal performance. This in turn gives rise to a number of issues due to the humid pool atmosphere as well as signs of rising damp.

The pool plant needs to be totally replaced due to mechanical issues.

A wide band of feature planting forms a buffer along the northern boundary and this runs behind the pool building where there are a couple of outbuildings although it is mostly inaccessible and does not contribute to the garden amenity.

The pool house has poor accessibility since the garden beyond the patio is accessed by five steps.



VIEW 1



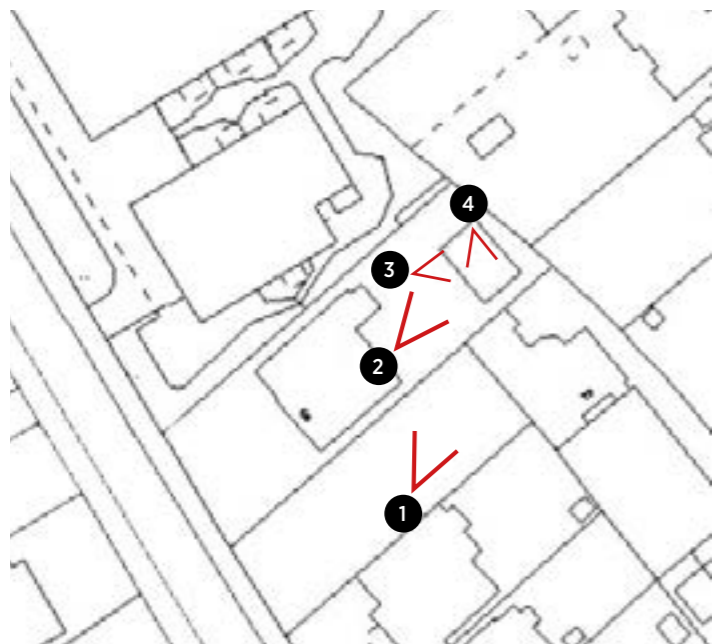
VIEW 2



VIEW 3



VIEW 4





### 3.1 PLANNING HISTORY

The planning history of 64 Avenue Road shows that planning permission was granted for demolition of the current house in 2007 and replacement with a new substantial dwelling with large basement. Whilst this permission was not implemented, there followed a series of permissions relating to the indoor swimming pool and various extensions, which were constructed about 12 years ago.

| Application Number | Site Address                    | Development Description   | Status         | Date Registered | Decision                                 |
|--------------------|---------------------------------|---|----------------|-----------------|--|
| 2014/5755/T        | 64 Avenue Road London NW8 6HT   | (TPO Ref. 38H-T16) FRONT GARDEN: 1x Plane: Reduce by 25% to previous points.  | FINAL DECISION | 24-09-2014      | Approve Works (TPO)                      |
| 2013/8139/P        | 64 Avenue Road London NW8 6HT   | Replacement of existing means of enclosure.   | FINAL DECISION | 31-01-2014      | Granted                                  |
| 2010/4135/P        | 64 Avenue Road London NW8 6HT   | Installation of new railings and replacement finials to front of dwelling house (C3).   | FINAL DECISION | 11-08-2010      | Granted                                  |
| 2010/0159/P        | 64 Avenue Road London NW8 6HT   | Erection of summer house, including indoor swimming pool and associated plant room, in the rear garden of dwelling house (Class C3).  | FINAL DECISION | 14-01-2010      | Granted                                  |
| 2009/3802/P        | 64 Avenue Road London NW8 6HT   | Amendment to planning permission granted on 01/04/2009 (2009/0790/P) for the erection of summer house in rear garden to dwelling house (Class C3), namely, increasing the size of the summer house and installation of condenser unit in the roof of the summer house.  | FINAL DECISION | 18-08-2009      | Refused                                  |
| 2009/0795/P        | 64 Avenue Road London NW8 6HT   | Alterations and extensions to the dwelling house including erection of a rear single storey extension with roof terrace to replace existing two storey rear extension, a front dormer and a side dormer extension, creation of a rear first floor terrace, and erection of external steps to the side elevation to provide access.          | FINAL DECISION | 04-03-2009      | Granted                                  |
| 2009/0790/P        | 64 Avenue Road London NW8 6HT   | Erection of summer house in rear garden to dwelling house.  | FINAL DECISION | 04-03-2009      | Granted                                  |
| 2008/0289/A        | 64 Avenue Road London NW8 6HT   | Continued display of non-illuminated letting board for the property at the front of the site.   | FINAL DECISION | 06-02-2008      | Granted                                  |
| 2007/5670/P        | 64 Avenue Road London NW8 6HT   | The provision of a new outdoor swimming pool in the rear garden.  | FINAL DECISION | 06-12-2007      | Granted                                  |
| 2007/2831/P        | 64 Avenue Road London NW8 6HT   | Erection of a new 4 storey (including attic and basement level) dwellinghouse, following the demolition of existing dwellinghouse.  | FINAL DECISION | 03-07-2007      | Granted                                  |
| 2006/1349/T        | 64 Avenue Road, London, NW8 6HT | (TPO Ref. 38H) FRONT GARDEN: 1 x London Plane - remove lower branches to achieve a ground clearance of approx 5 metres. Reduce the length of the remaining branches in the lower half of the crown overhanging the drive area of no. 62 by 3-4 metres (amendment confirmed via email from Franklin and Cormack Tree Care Ltd on 06/05/2006) | FINAL DECISION | 20-03-2006      | Approve Works (TPO)                      |
| 9191046            | 64 Avenue Road NW8              | Remove all snags and deadwood evenly and judiciously thin crown by 35% (small branches only) remove large limb at lower level to right of tree which extends over the adjacent property No.62 Avenue Road.  | FINAL DECISION | 13-03-1991      | Approve works(TPO)specified by Council   |
| 8905306            | 64 Avenue Road NW8              | Provision of three dormers at roof level on the front of 64 Avenue Road plus a new roof light over main stairway and alterations to the roof on the existing single storey portico at the rear as shown on drawings numbered 01/02 41154/2 and drawing showing part section through house as revised on 12th October 1989.                  | FINAL DECISION | 20-04-1989      | Grant Full or Outline Perm. with Condit. |
| 21741              | 64 Avenue Road, N.W.8           | The erection of a single storey rear portico extension  | FINAL DECISION | 03-11-1975      | Conditional                              |

### 3.2 PRE-APP RESPONSE

Two pre-app submissions have been made and both pre-app meetings were held online with officers in November 2022 and February 2024. Formal responses were requested from the Case Officer, Obote Hope, however these have not been received.

At the online meeting on 2 February 2024 with Alan Wito, Camden Planning Design and Conservation Officer, the proposals were generally well received with 5 minor adjustments requested as noted in the chart below and on the plans right. These drawings were issued to the officers following the meeting with a request for written confirmation of their acceptance. This has not been received.

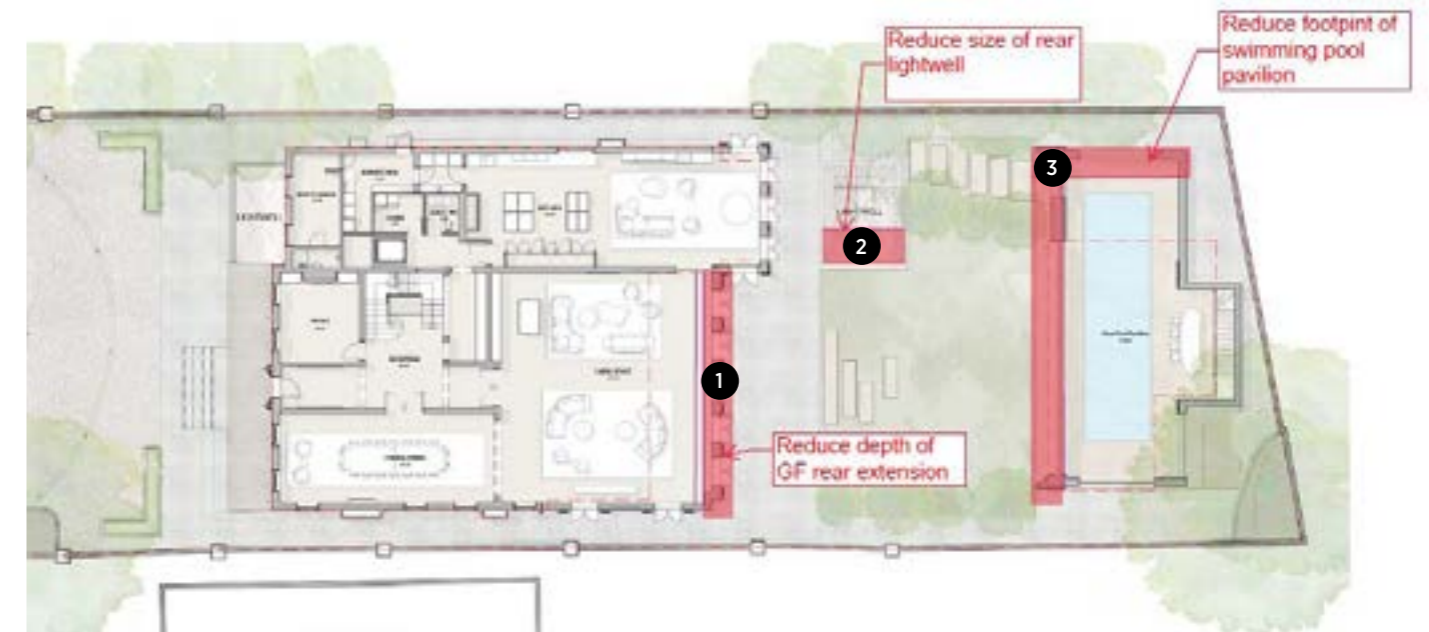
A subsequent email dated 7 February 2024 was received from Ms Hope who confirmed "I have looked at the proposal and providing the proposal has sustainable and biodiversity benefits, would not have any amenity impact with loss of daylight/sunlight and privacy issues then I'm fine with the scheme. I would suggest a sustainability statement with any submission and include any biodiversity benefit that this may have."

The current proposals reflect the adjustments requested by the officers and we confirm that a sustainability statement has been included as requested. It is also clear from the annotation, right, that there is no loss of amenity to no. 62 Avenue Road with the cut-off angle over the dividing wall being 68deg. and the distance between bedroom and single storey pool house being nearly 18m.

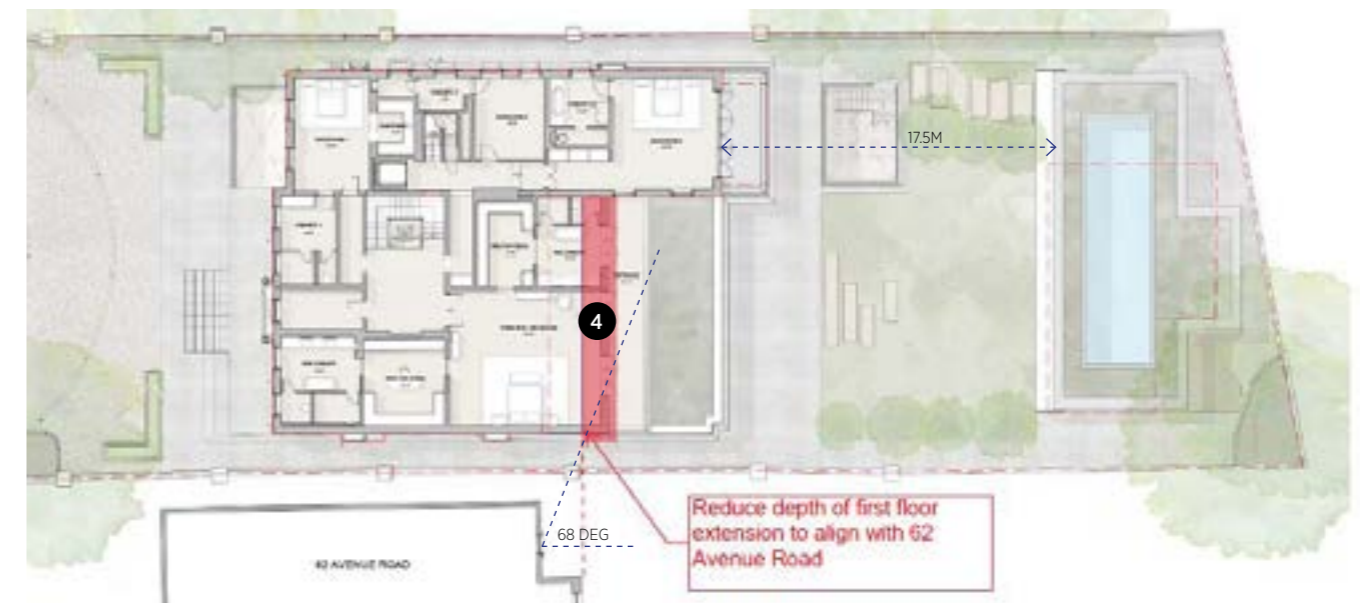
We trust the revised proposals will be acceptable.

Comments on pre-app noted at meeting 2 February 2024:

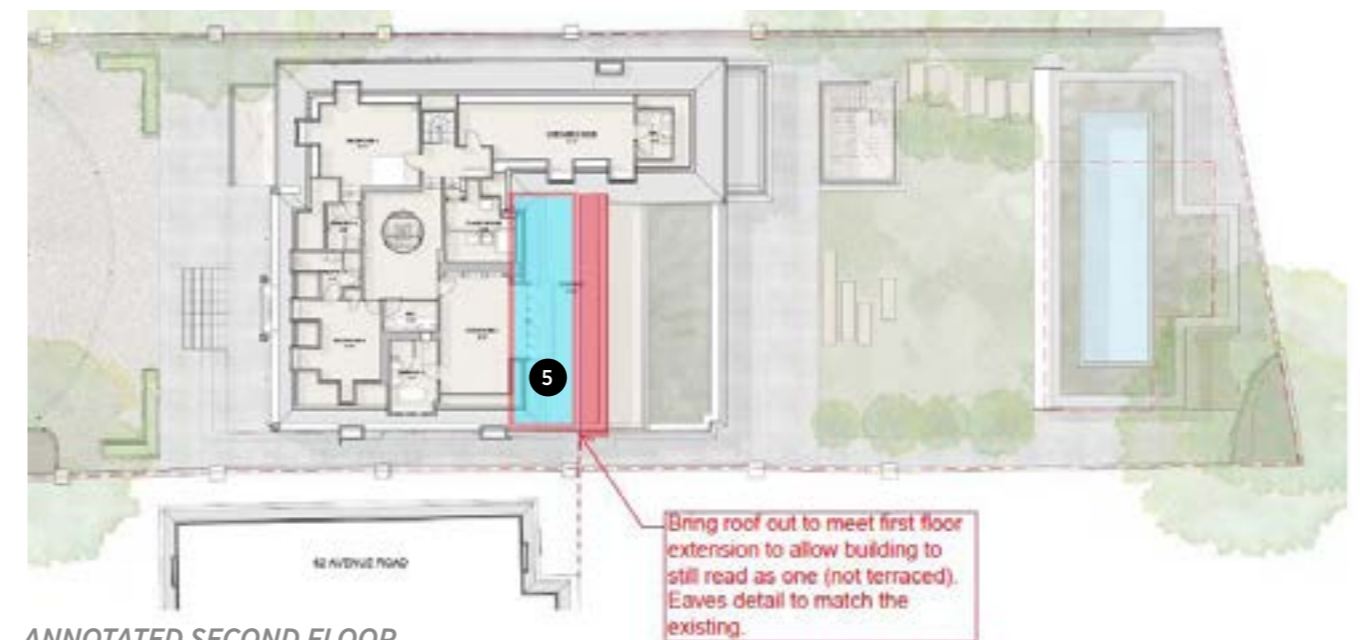
|   | COMMENT   | RESPONSE   |
|---|---|--|
| 1 | Reduce depth of G Floor rear extension  | G Floor rear extension reduced by 750mm  |
| 2 | Reduce size of rear lightwell   | Rear lightwell reduced by 1720mm   |
| 3 | Reduce footprint of swimming pool pavilion                                    | The length of the pool pavilion has been reduced by 1000mm to allow the garden to flow around on all sides. The width of the pavilion remains unchanged and is in line with the existing |
| 4 | Reduce depth of 1st Floor rear extension                                      | 1st floor rear extension reduced by 1470mm to align with rear of no. 62 Avenue Road adjacent.  |
| 5 | Adjust 2nd Floor rear to align with 1st floor and avoid terrace at this level | The 2nd Floor has been adjusted to align with the 1st floor rear extension below.  |



ANNOTATED GROUND FLOOR



ANNOTATED FIRST FLOOR



ANNOTATED SECOND FLOOR

### 3.3 LOCAL PLANNING PERMISSIONS

Avenue Road is an internationally recognised address for the wealthy. It has a rich heritage with traditional rendered Georgian houses sitting close to neo-Georgian piles and modern interventions. Materials are typically red brick or stucco with timber framed windows and features including porticoes, quoins and decorative detailing.

The richness of the street is evidenced by the recent planning permissions shown here. These show major refurbishments, retained façades and total demolition schemes. There is a general commonality of scale and proportion and, notably, a significant number of buildings include basements.

KSR has vast experience working in Avenue Road, as noted on the plan, including delivering no.62 next door.



62 Avenue Road  
Full demolition with basement



79 Avenue Road  
Full demolition with basement



38/40 Avenue Road  
Full demolition with double basement



36 Avenue Road  
Full demolition with basement

#### LOCAL PLANNING PERMISSIONS

DESIGN

| 4.0

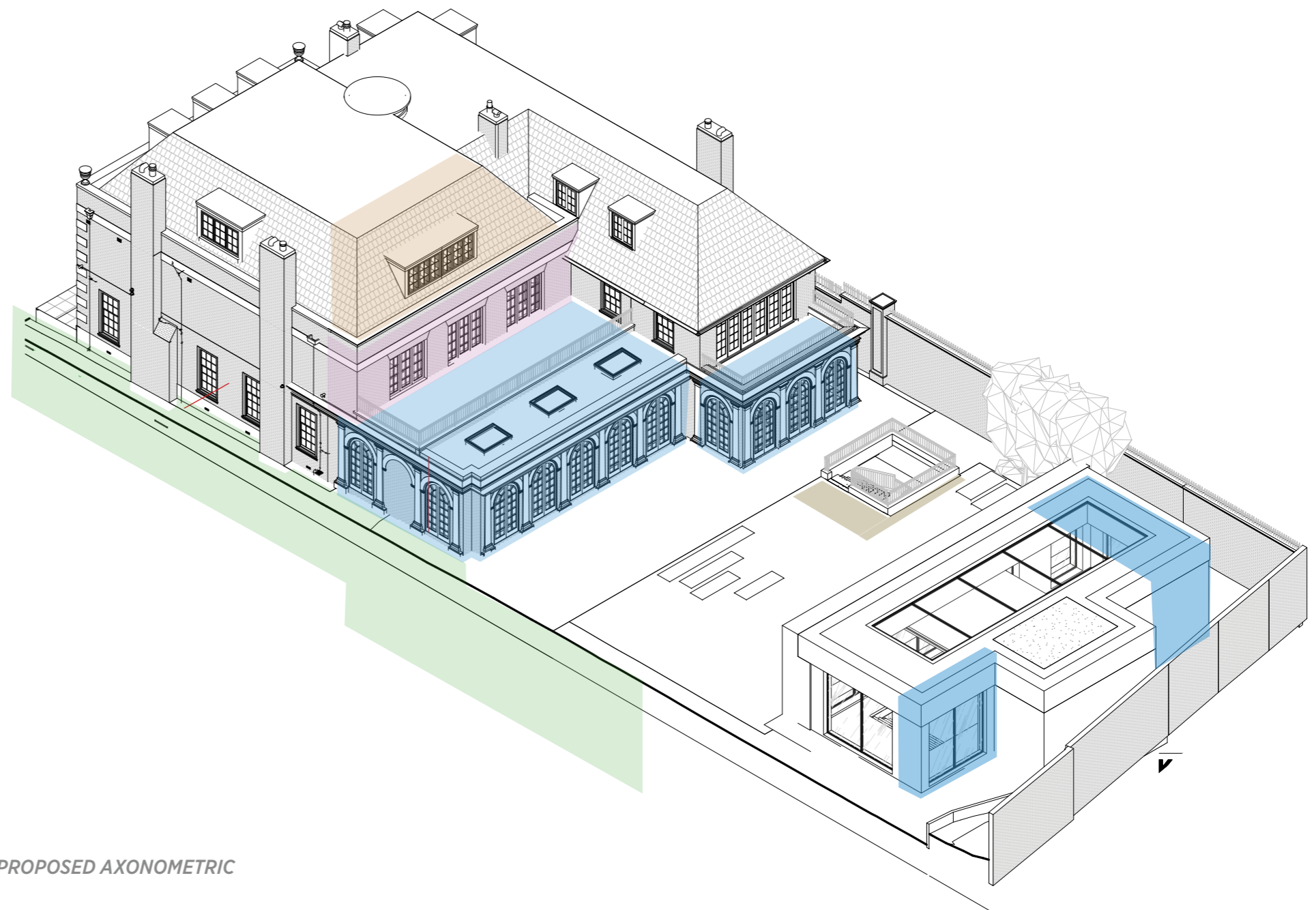
## 4.1 DESIGN STRATEGY

As noted previously, the proposals in this application comprise:

- rear extensions to the existing house at the Ground, First, and Second floor, including the rebuilding of the existing small addition to the north wing (see 4.2);
- a new basement level and service floor beneath the house and part of the rear garden with lightwells serving the basement at the front and rear of the building and a reduced stair in the garden (see 4.3);
- demolition of the existing rear pool annex and replacement with a new, longer pool building in the same location (see 4.4).

These proposed amendments are in accordance with policy and are totally appropriate for the type of building and the Avenue Road location. The front facade of this unlisted house remains unchanged.

The resulting alterations provide a cohesive design for the main house with a high-quality contemporary pool house that sits lightly within the landscaped gardens.



*PROPOSED AXONOMETRIC*



## 4.2 REAR EXTENSIONS - DESIGN

It is proposed to extend the existing ground floor rear extension by 3020mm and extend the rear at first floor and second floor by 1680mm in order to address the lifestyle of the building owner.

At ground floor the additional space will be added to the living area and improve the flow of space around the house. This has been cut back by 750mm in response to pre-app feedback. The additional volume will have no impact on adjoining properties as the extension is concealed behind the garden wall. The existing facade treatment of classical arches will be replicated in the proposals with minor modifications to upgrade the facade to meet current regulations.

At first and second floors the rear wall and roof are also replicated in the new location. The proposed first floor extension has been cut back by 1470mm in response to pre-app feedback but will still improve the principal bedroom suite with a layout more appropriate for an ambassadorial property on Avenue Road. The railings to the existing large terrace will remain in their existing location resulting in the terrace being reduced to under 3500mm depth which will improve the relationship with the adjacent property as the terrace will no longer be a gathering place. The new elevation onto the terrace will incorporate contemporary high performance large-format glazing to contrast with the existing neo-Georgian panes.

At the suggestion of the planning officer in response to the pre-app submission The roof has been extended forward at the rear by 1680mm to maintain the same relationship with the new first floor. A new similar dormer is included in the new location but will have large format glazing to match the first floor, rather than the neo Georgian panes.



*EXISTING REAR ELEVATION*



*PROPOSED REAR ELEVATION*

### 4.3 REAR EXTENSIONS - MASSING & MATERIALS

The massing at the rear has been modified in accordance with comments from Planning Officers and has no impact on adjoining properties.

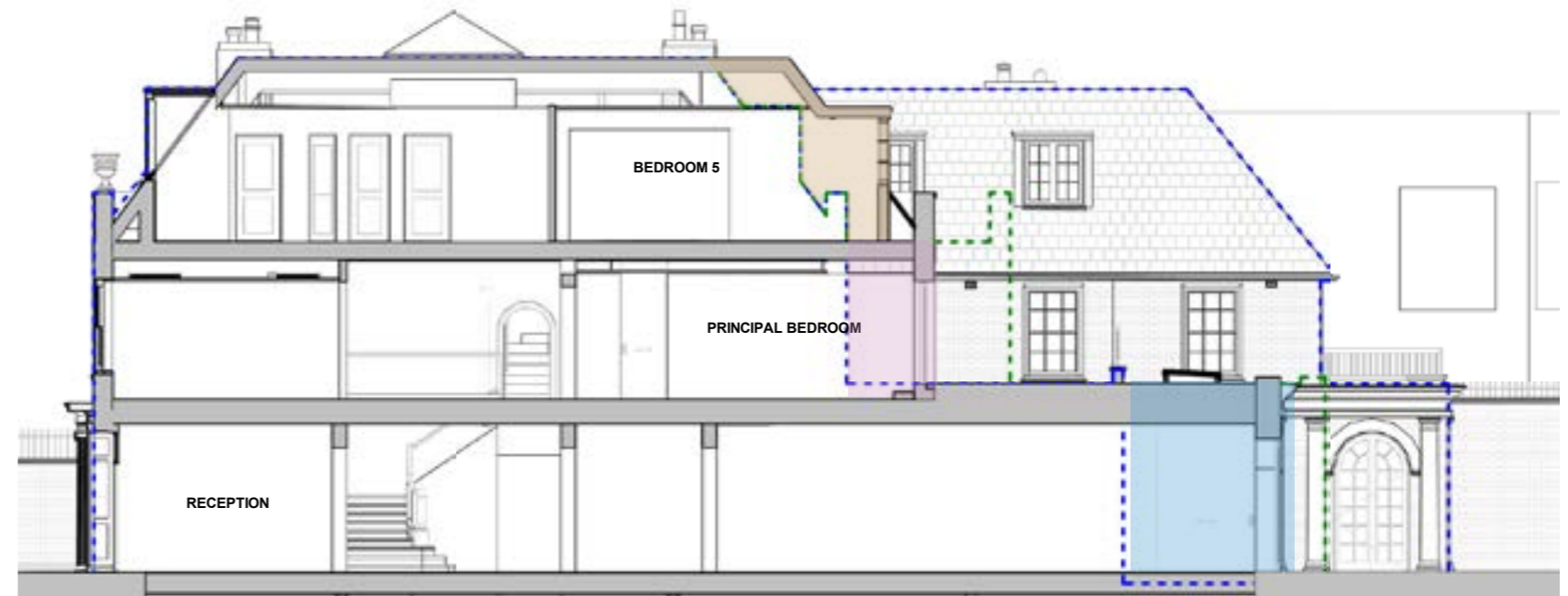
The ground floor rear extension sits within the profile of the northern wing and has been reduced in depth by 750mm in response to pre-app feedback.

Above ground the existing building profile is maintained but moved forward by 1680mm. The new profile cuts the first back by 1470mm from the pre-app proposals and pushes the second floor roof level out by 1680mm in line with comments received from the planning officer. This additional massing is not significant within the overall scale of the building. (See Proposed Section)

The northern wing already has a ground floor breakfast room extension and it is proposed to replace this with a new structure generally within the existing profile but detailed to match the proposed new arcaded Ground floor. This will enable the Ground floor treatment to wrap around the building to avoid it reading as a separate extension.

The proposed materials for the extensions will match those of the existing building:

- Walls - red-multi brick with red brick lintels throughout including gauged brick arches and rendered pilasters, cornice and detailing to Ground floor, all to match existing;
- Windows - high performance double glazed timber casement windows and French windows with subdivided panes to match existing, as requested in pre-app response;
- Roof - tiled to match existing using reclaimed tiles where possible, and lead-clad dormer window to match existing;
- Metalwork - the existing first floor balustrade will be carefully removed and reused in the the existing position following construction of the new extension flat roof/ terrace.



PROPOSED SECTION



EXISTING GROUND FLOOR

- Plaster Embellishments to match existing
- Bricks and brick detailing to match
- White painted timber framed French doors, proposed to be double glazed



PROPOSED GROUND FLOOR



## 4.4 BASEMENT DESIGN

To ensure compliance with Camden's Basement Policy A5, the basement has been reduced since pre-app to limit the sub-basement to the area immediately adjacent to the pool depth, the front area has been restricted to a single lightwell, the area beneath the rear patio has been reduced and the escape stairwell has been reduced. The proposed building therefore complies with Camden's Basement Policy A5 as follows:

- F. Comprises of only one storey basement** - the proposals have one level of occupied basement which includes the pool, cinema, gym and various back up spaces required for a high end residence. Beneath this is a plant level with limited (2.1m) headroom to accommodate pool plant and specific plant requirements for a highly sustainable house including batteries, ground source heat pumps and tanks plus a maintenance workshop.
- G. Is not built under an existing basement** - there is no existing lower ground or basement level beneath the existing house.
- H. Does not exceed 50% of the garden within the property** - see calculations

- I. Is less than 1.5 footprint of the host building** - see calculations
- J. Extends into the garden no further than 50% of the depth of the house** - see plan (9.1m < 23.6/2)
- K. Extends into the garden no further than 50% of the depth of the garden** - see dimensions on plan. Based on linear dimensions and including pool house, the basement under the main house extends to 55% of depth of garden, however the true garden depth is significantly larger as it extends behind the pool house. On this basis the calculation is 42%.
- L. Is set back from the neighbourhood property boundaries** - see plan
- M. Minimal garden loss, and no impact on amenity/ townscape trees** - the overall loss of garden is 20%. A separate arboricultural report is included.

Separate reports are provided to support a Basement Impact Assessment.

The staircase in the north east corner of the basement provides natural ventilation and easy access between the basement leisure area and the garden as well as escape from the basement and access to the pool plant level.

## BASEMENT AREA CALCULATIONS

Total site area = 1690sqm

Existing building area = 410sqm Main House + 100sqm Pool House = 510sqm total

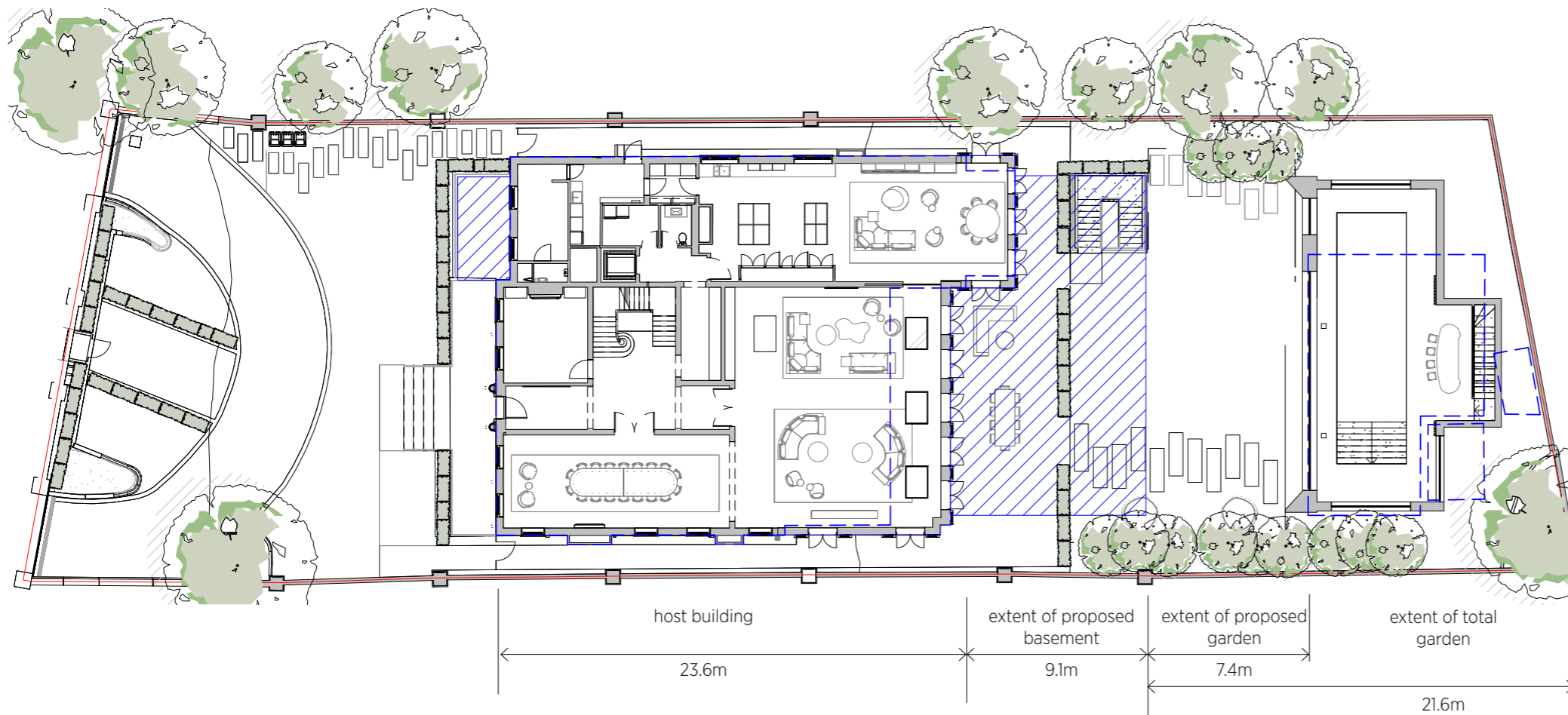
Existing open space = 1180sqm. (50% = 590sqm).

Remaining garden/ open area = 892sqm which is greater than 590sqm therefore **complies with requirement H.**

Footprint of host building = 410sqm Main House + 100sqm Pool House = 510sqm.  $510 \times 1.5 = 765\text{sqm}$ .

Proposed basement area = 622sqm Main House + 143sqm Pool House = 764sqm total

therefore **complies with requirement I.**



PROPOSED GROUND FLOOR PLAN

## 4.5 POOL HOUSE DESIGN

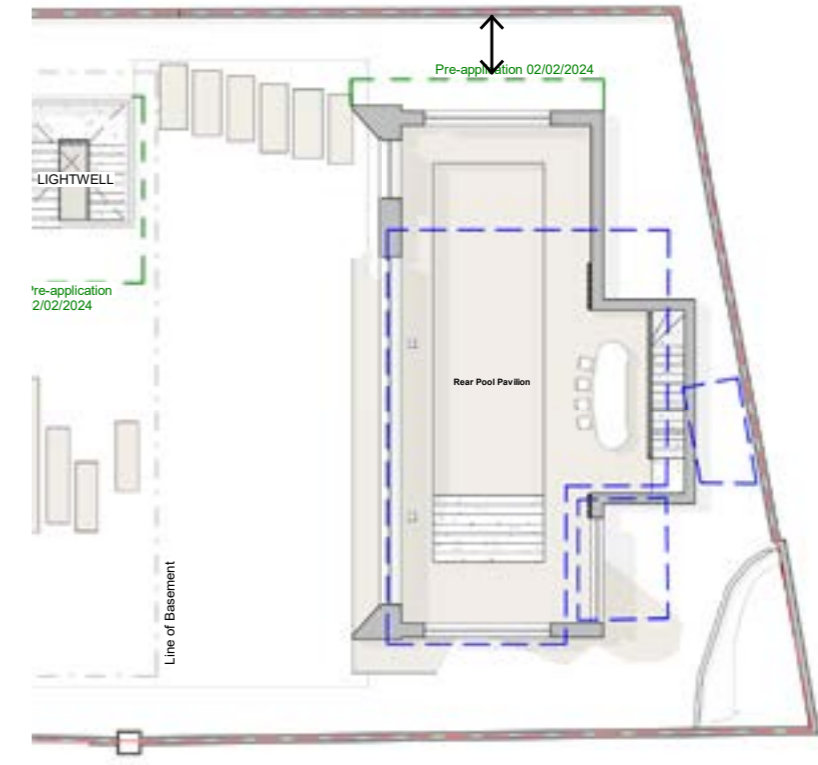
As noted previously, the existing pool house is in very poor condition and it is proposed to replace it with a new, more sustainable structure. The existing pool plant also needs to be replaced as there are significant mechanical issues.

The proposals bring a series of outbuildings together into a single structure which is longer than the existing to create a longer pool which sits generally within the profile of the existing although increased from 10m to 13m long. The building extends into an unused area of garden to the north of the pool house. In response to pre-app feedback the building has been reduced in length by 1000mm increasing the distance to the northern boundary from 2150mm to 3150mm.

The new pool house is a crisp, contemporary design with high performance glazing within a stone portal and a fixed stone panel next to the door. The building is designed to sit very lightly on the ground, being highly transparent with views through to the greenery beyond.



EXISTING POOL HOUSE PLAN



PROPOSED POOL HOUSE PLAN



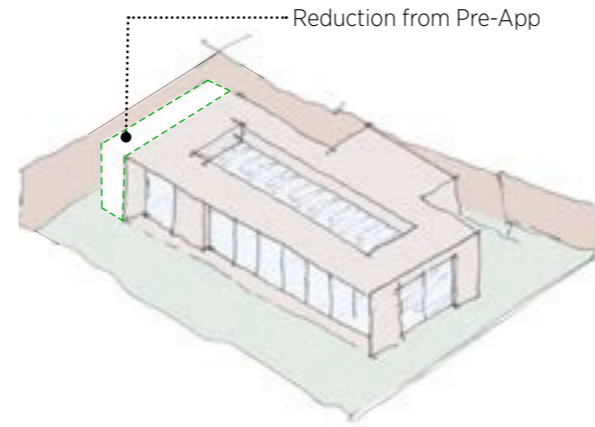
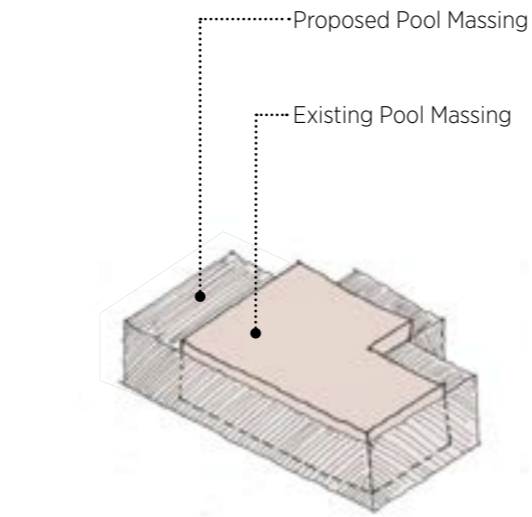
PROPOSED CGI OF POOL HOUSE

| ANNOTATION KEY   |                            |
|--|----------------------------|
| <span style="color: red;">---</span>   | ASSUMED SITE BOUNDARY LINE |
| <span style="color: blue;">---</span>  | EXISTING BUILDING LINE     |
| <span style="color: grey;">---</span>  | LINE OF BUILDING OVER      |
| <span style="color: black;">---</span>   | LINE OF BASEMENT           |
| <span style="color: green;">---</span>   | PRE-APP OUTLINE            |
| Pre-application meeting on 02/02/2024 with Mr Alan White - Camden Planning Design and Conservation Officer |                            |

## 4.6 POOL HOUSE - MASSING & MATERIALS

The proposed structure is lower than the existing pool house by 870mm and aligns with the top of the southern boundary wall to no.62 Avenue Road. Whilst it is still longer than the existing pool house, the proposal is much lighter in appearance and has greater transparency, allowing the garden to flow into and through the structure. The additional mass is located close to the northern boundary shared with Swiss Cottage School and the 3150mm gap allows the garden to continue around the building.

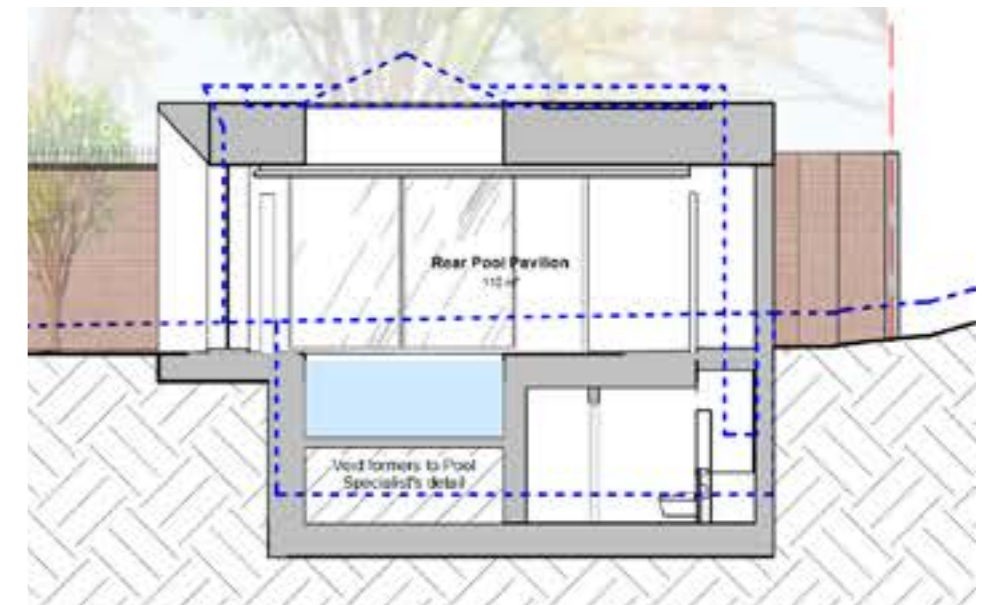
The proposed simple palette is selected to contrast with the traditional design of the main house. The limestone portal and panel maintains the illusion of lightness and a large rooflight lets natural light flood into the pool house.



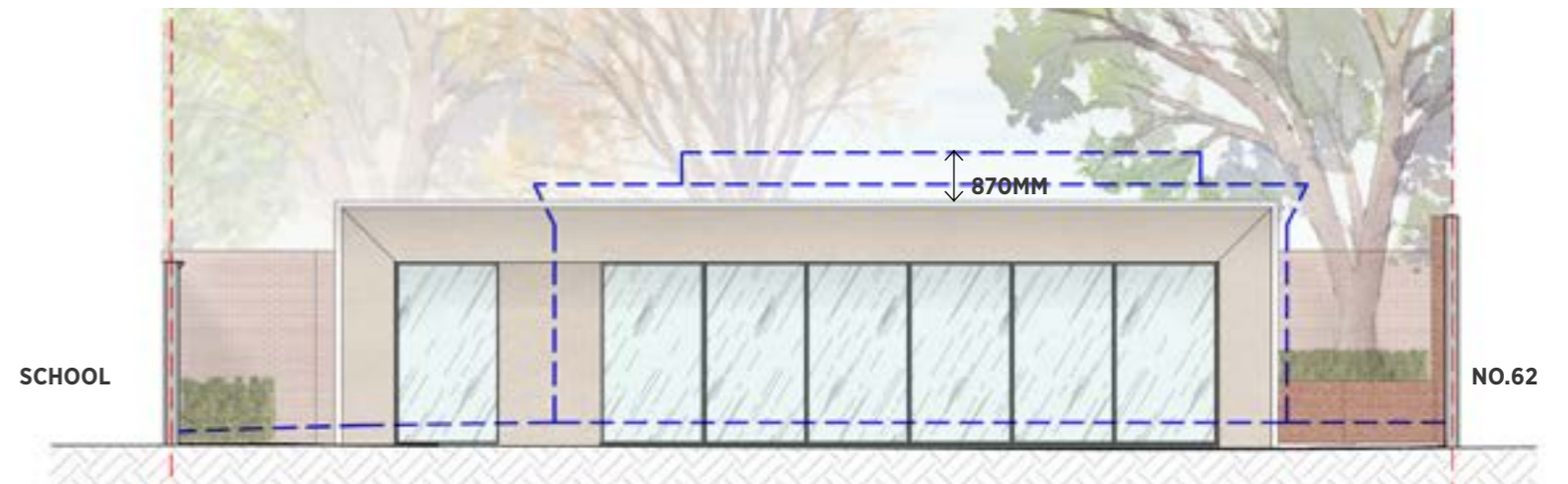
Pool House massing



Existing pool house section



Proposed pool house section



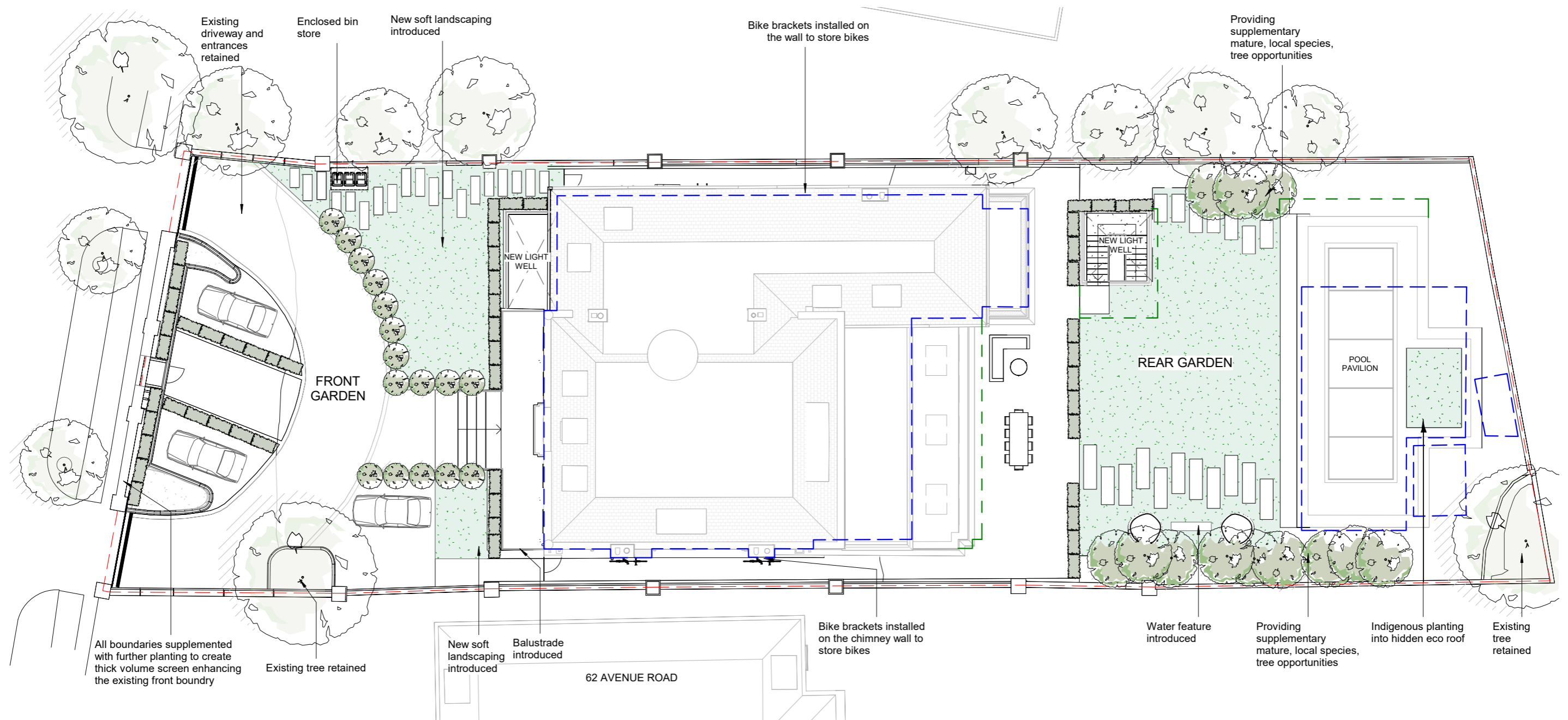
Proposed pool house elevation

| ANNOTATION KEY |   |
|----------------|---|
|                | ASSUMED SITE BOUNDARY LINE  |
|                | EXISTING BUILDING LINE  |
|                | LINE OF BUILDING OVER   |
|                | LINE OF BASEMENT  |
|                | PRE-APP OUTLINE -<br>Pre-application meeting on 02/02/2024 with Mr Alan White -<br>Garden Planning Design and<br>Conservation Officer |

## 4.7 LANDSCAPE DESIGN

The proposed landscape design should be read in conjunction with the Arboricultural report. This outlines the proposal to fell four low value trees to facilitate the proposals, and replace these with mature local species in more appropriate locations.

The forecourt includes soft landscaping to break up the existing hard landscaping, increase biodiversity and improve the setting of the house.



INDICATIVE LANDSCAPE DESIGN

## 4.8 AREA SCHEDULE

|              | Existing                     |                              | Proposed                     |                              |
|--------------|------------------------------|------------------------------|------------------------------|------------------------------|
|              | Main House<br>m <sup>2</sup> | Pool House<br>m <sup>2</sup> | Main House<br>m <sup>2</sup> | Pool House<br>m <sup>2</sup> |
| Second       | 179                          |                              | 190                          |                              |
| First        | 298                          |                              | 319                          |                              |
| Ground       | 375                          | 84                           | 417                          | 111                          |
| Basement     |                              | 71                           | 553                          | 111                          |
| Sub-basement |                              |                              | 269                          |                              |
| Sub-total    | 852                          | 155                          | 1748                         | 222                          |
| <b>Total</b> | <b>1007</b>                  |                              | <b>1970</b>                  |                              |

DRAWINGS

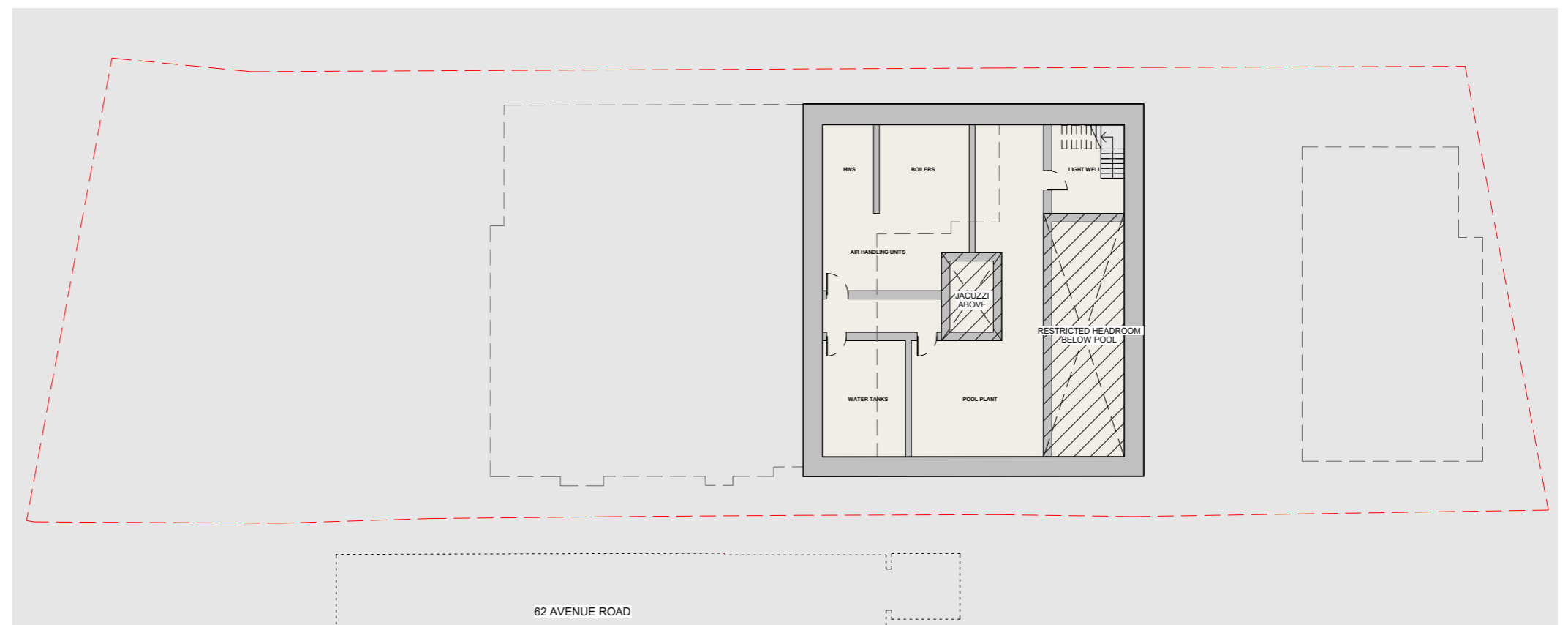
| 5.0



# 5.1 EXISTING/ PROPOSED SUB-BASEMENT

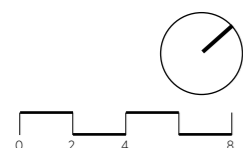


EXISTING PLAN



PROPOSED PLAN

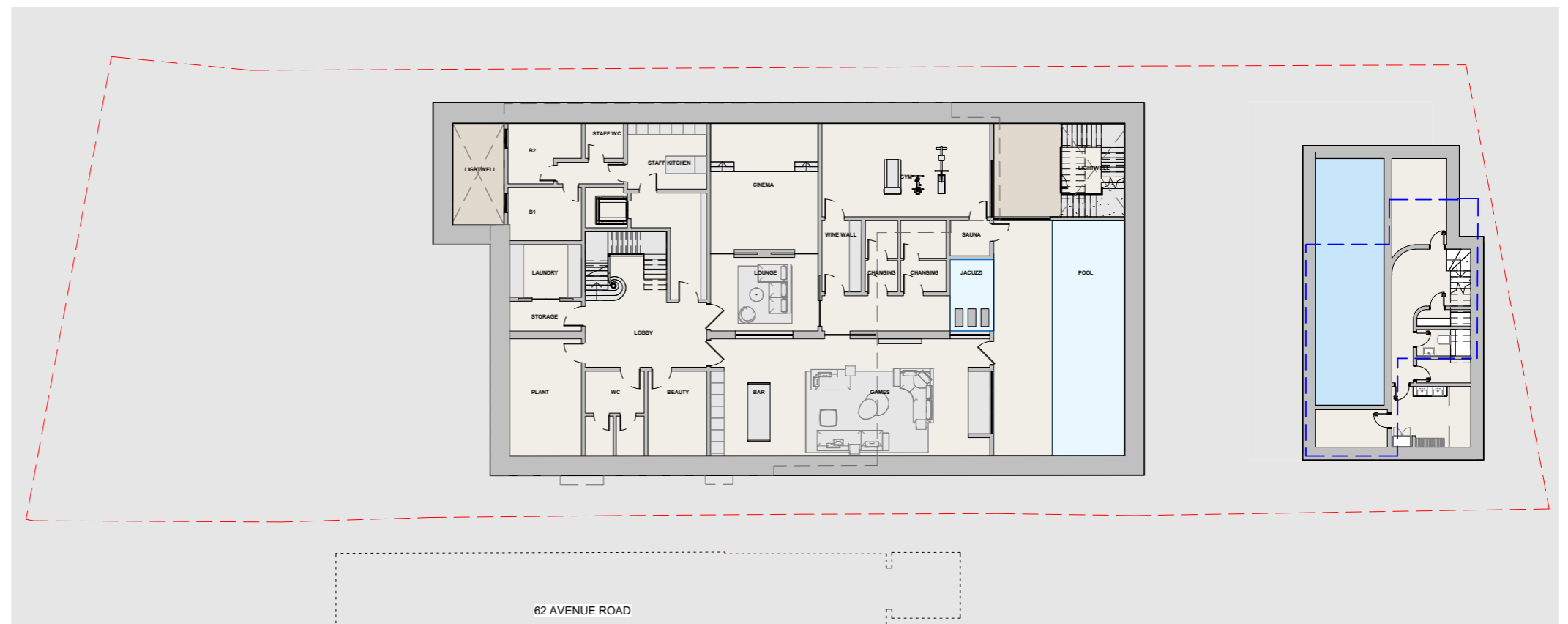
- KEY**
- Assumed Site Boundary
  - Existing Building
  - Building Over
  - Basement
  - Building at Pre-App



## 5.2 EXISTING/ PROPOSED BASEMENT



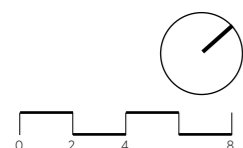
EXISTING PLAN



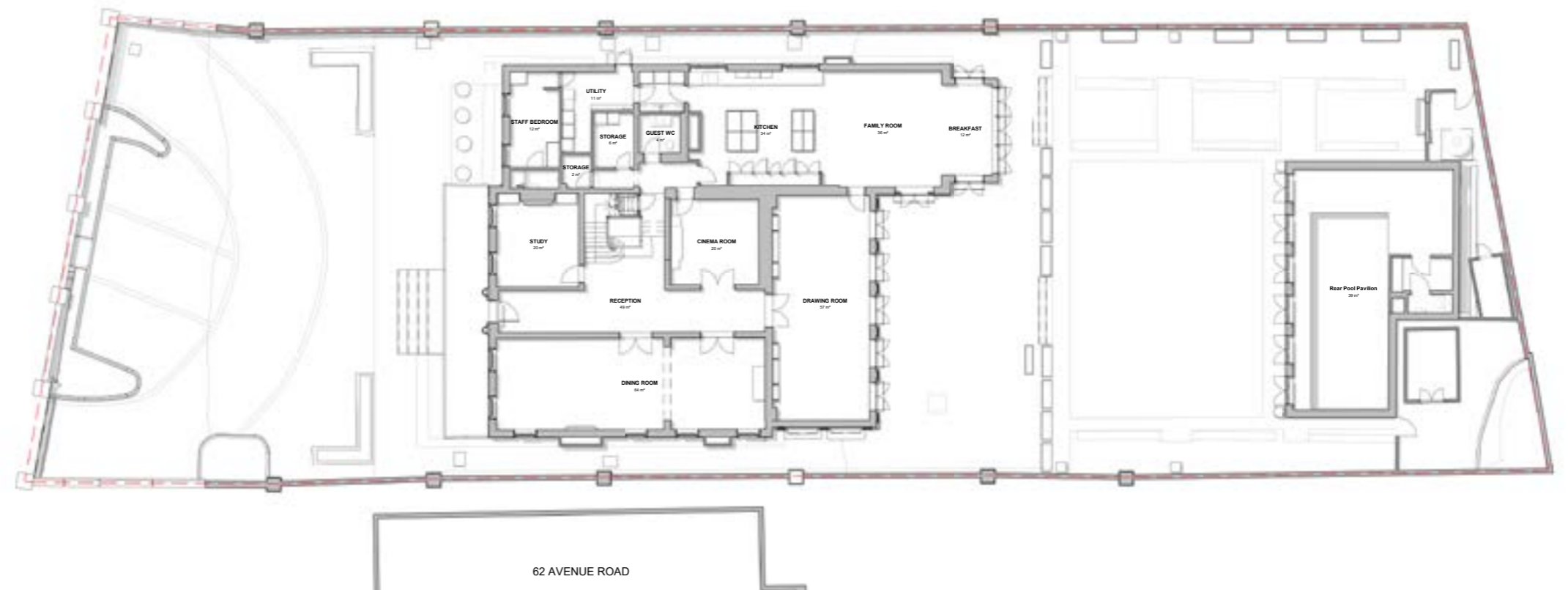
PROPOSED PLAN

KEY

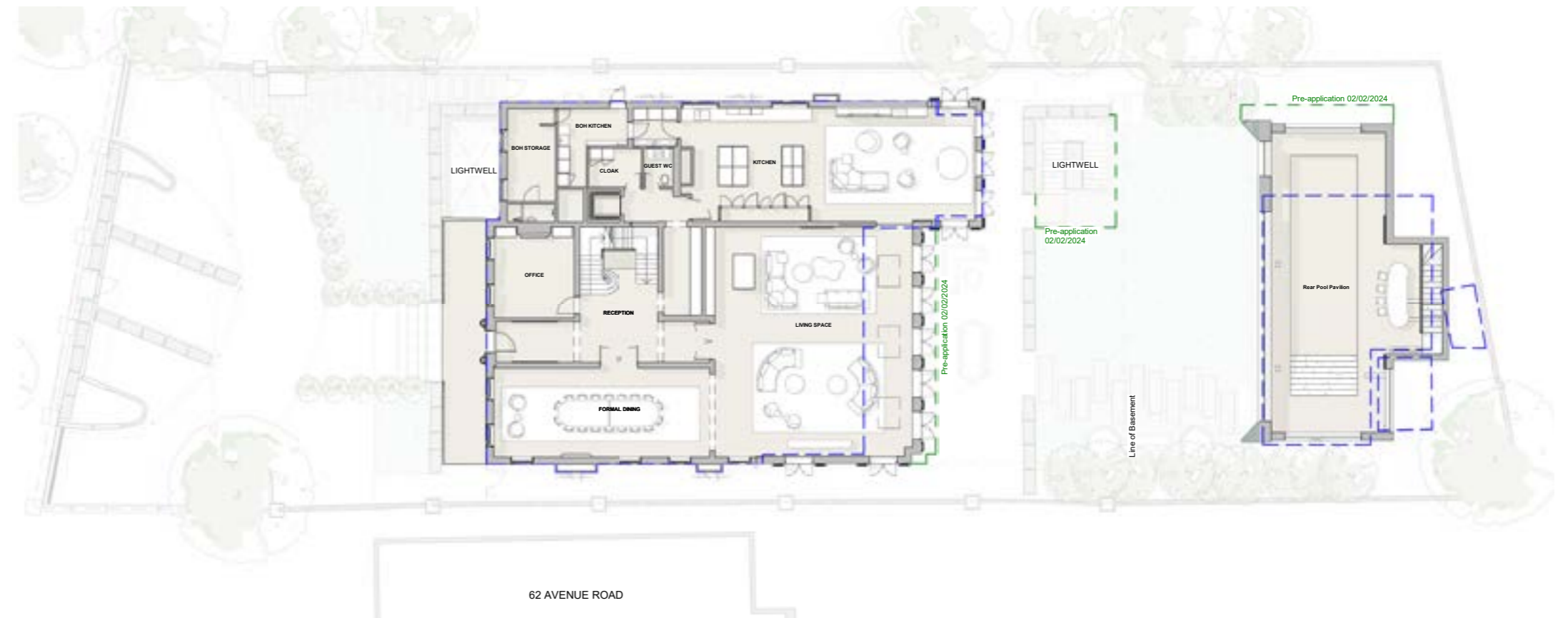
- - - Assumed Site Boundary
- - - Existing Building
- - - Building Over
- - - Basement
- - - Building at Pre-App



### 5.3 EXISTING/ PROPOSED GROUND FLOOR



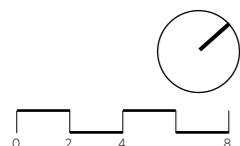
EXISTING PLAN



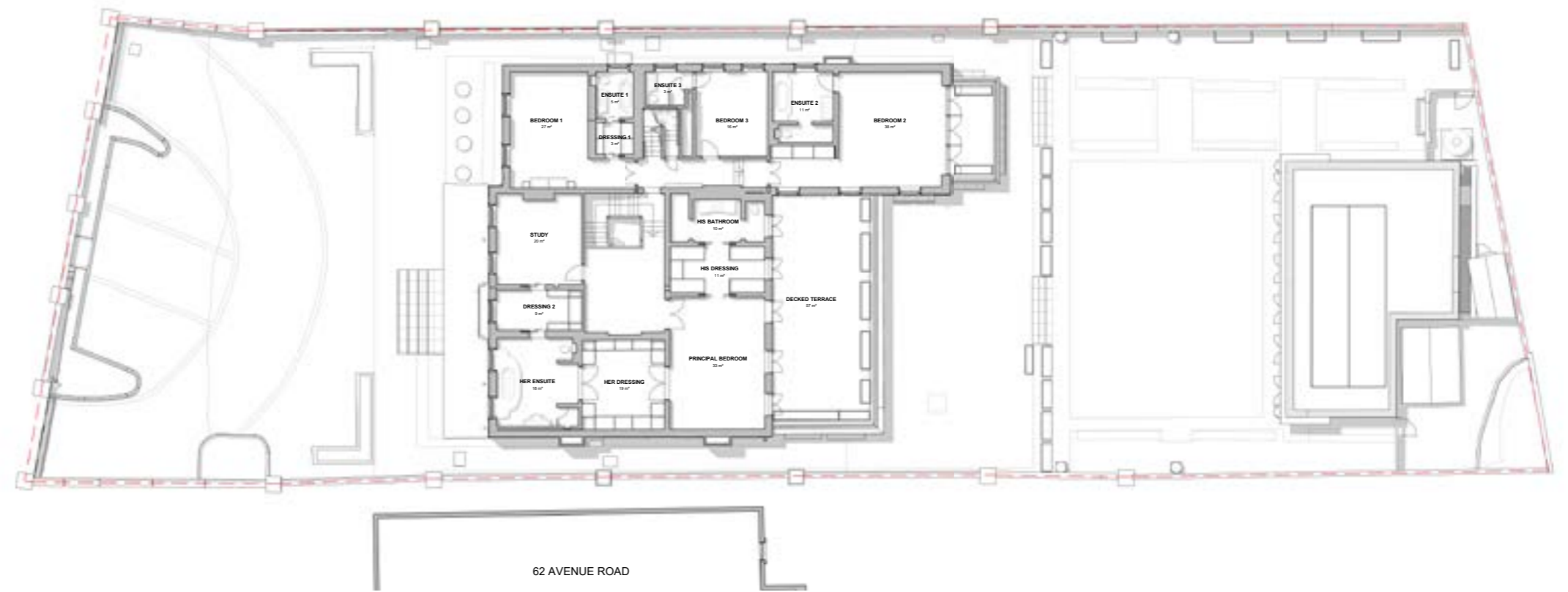
PROPOSED PLAN

KEY

- Assumed Site Boundary
- Existing Building
- Building Over
- Basement
- Building at Pre-App



5.4 EXISTING/ PROPOSED FIRST FLOOR



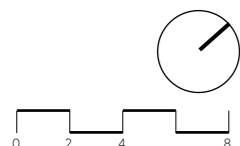
EXISTING PLAN



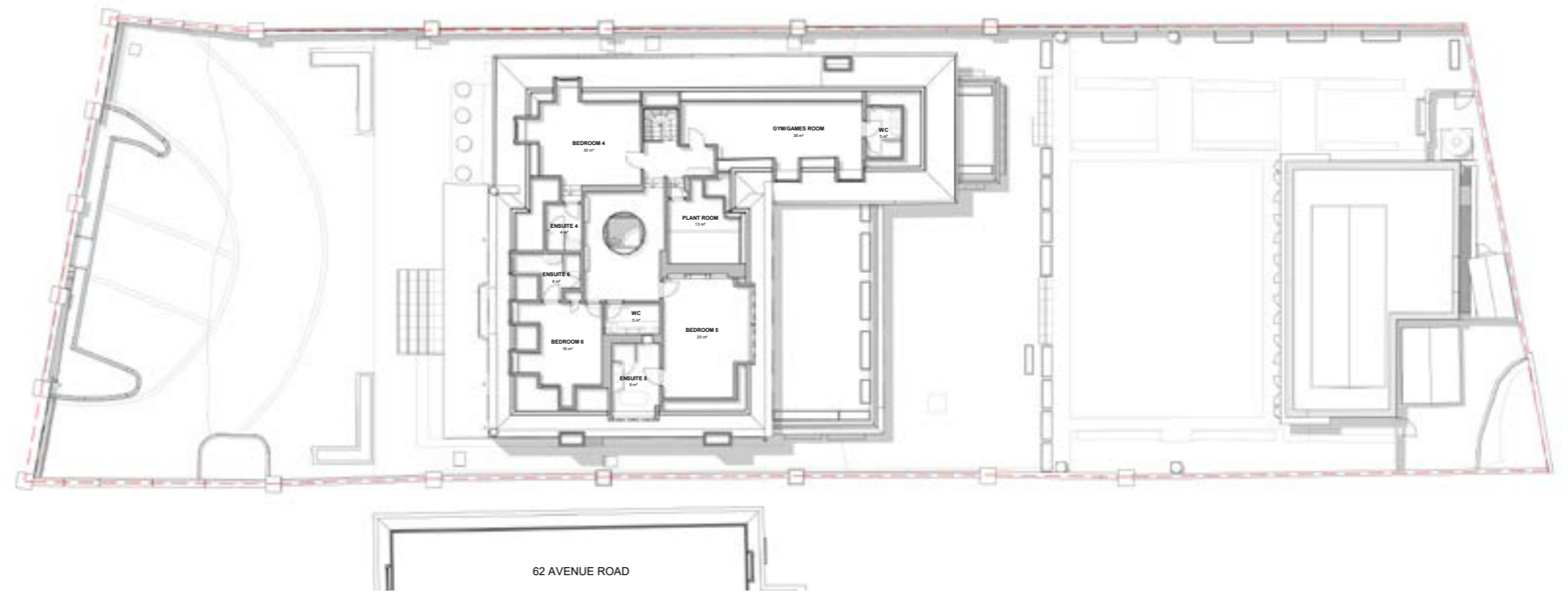
PROPOSED PLAN

KEY

- Assumed Site Boundary
- Existing Building
- Building Over
- Basement
- Building at Pre-App



5.5 EXISTING/ PROPOSED SECOND FLOOR



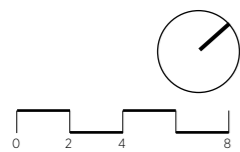
EXISTING PLAN



PROPOSED PLAN

KEY

- Assumed Site Boundary
- Existing Building
- Building Over
- Basement
- Building at Pre-App

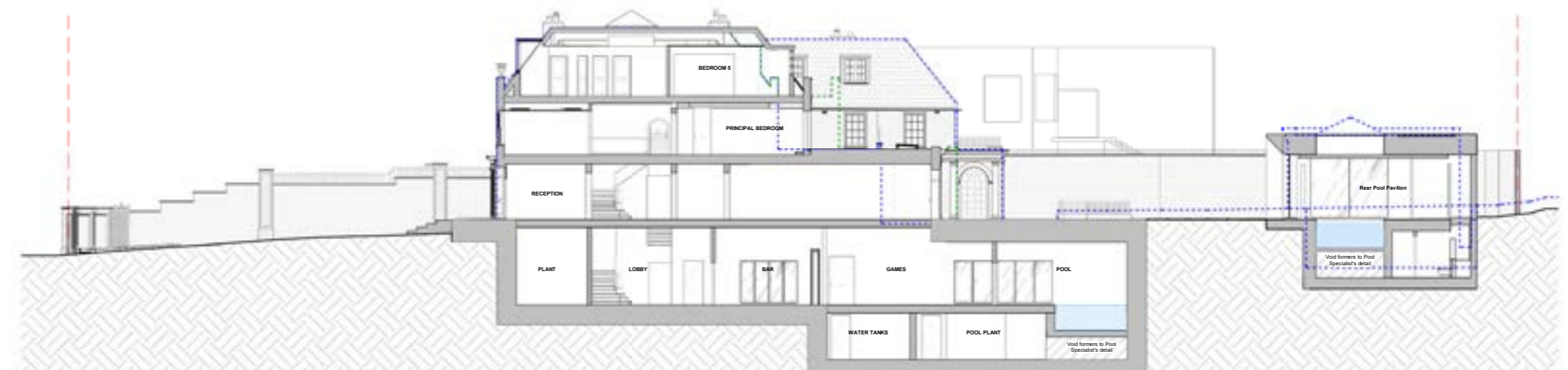


## 5.6 EXISTING/ PROPOSED LONG SECTION

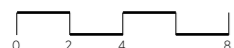


EXISTING LONG SECTION

- KEY
- Assumed Site Boundary
  - Existing Building
  - Building Over
  - Basement
  - Building at Pre-App



PROPOSED LONG SECTION



## 5.7 EXISTING/ PROPOSED ELEVATION

Main House | Garden Elevation



*EXISTING GARDEN ELEVATION*



*PROPOSED GARDEN ELEVATION*

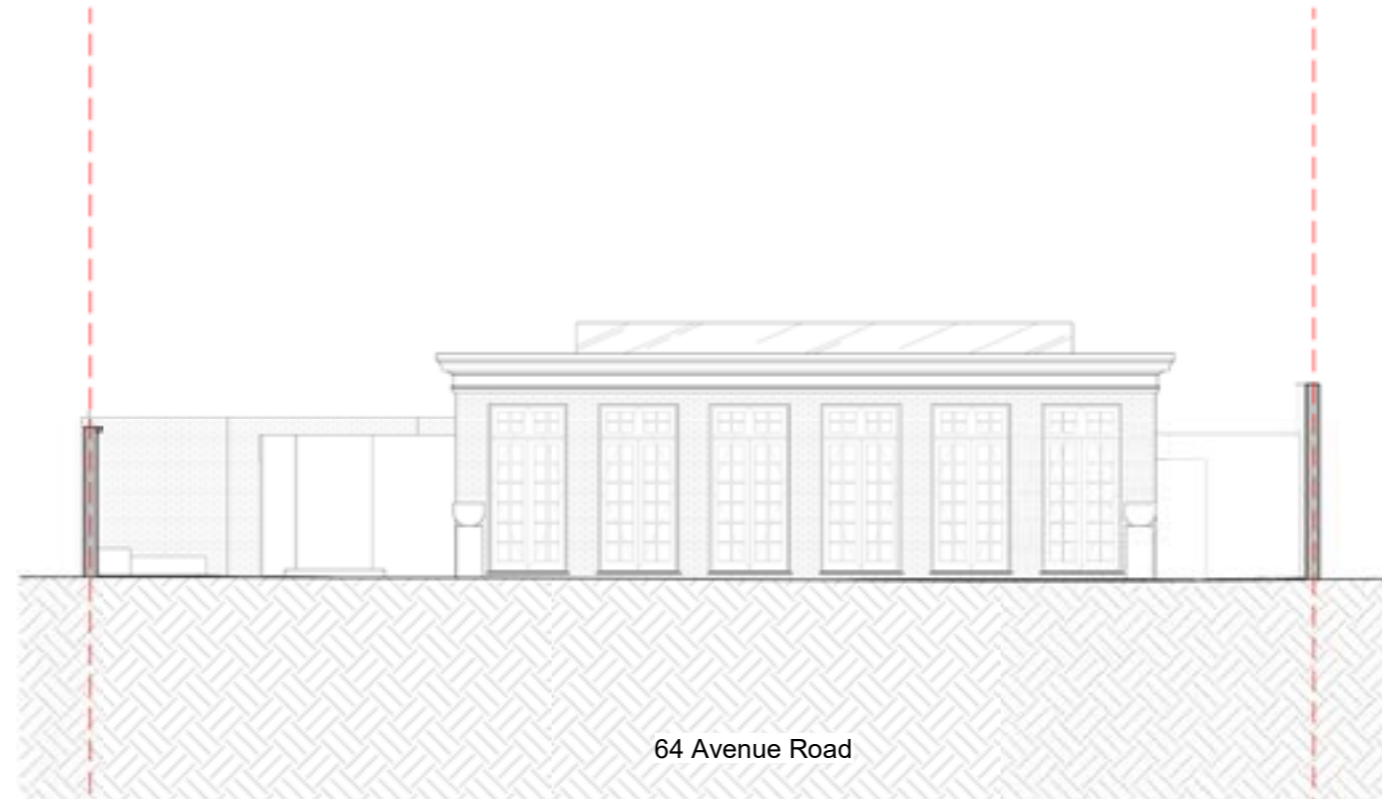
### KEY

-  Assumed Site Boundary
-  Existing Building
-  Building Over
-  Basement
-  Building at Pre-App

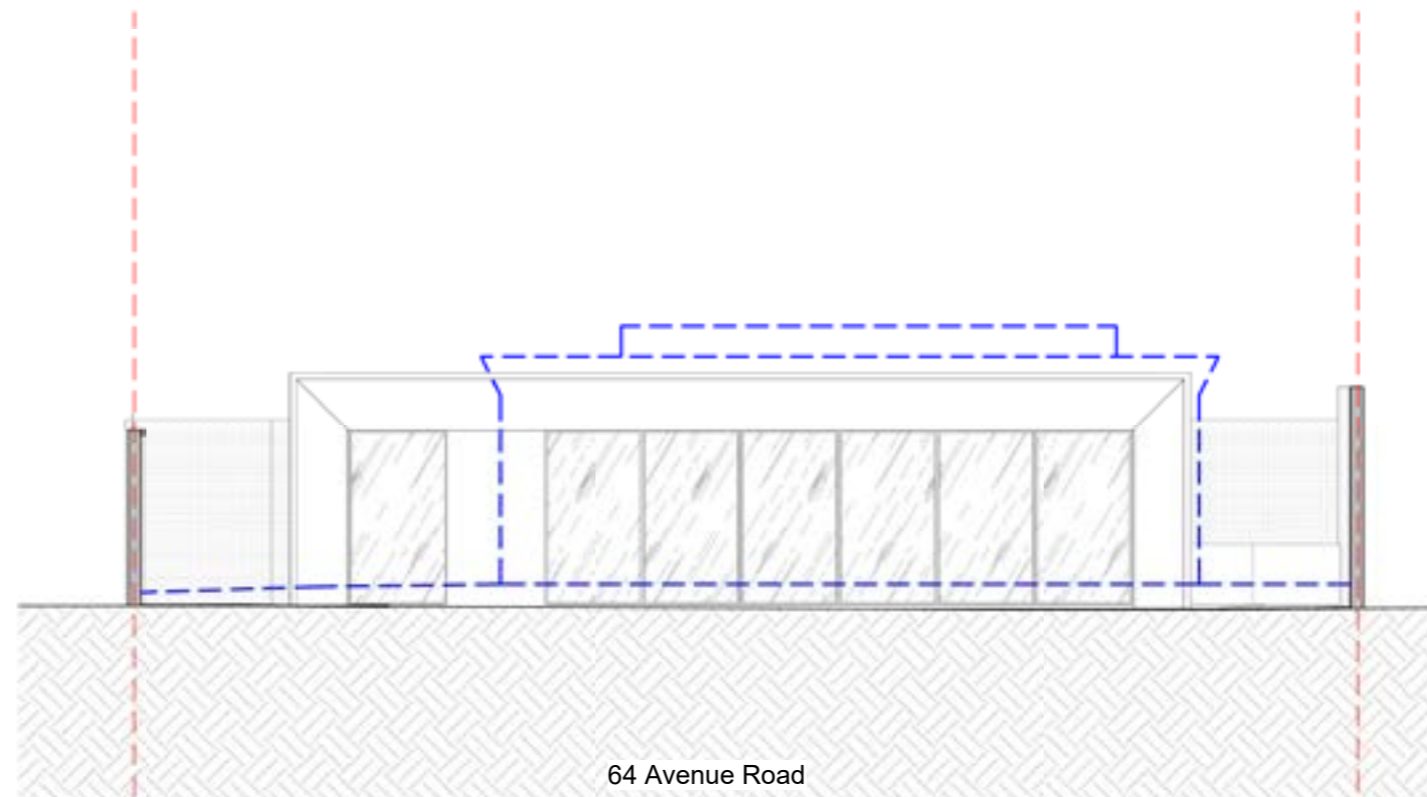


## 5.8 EXISTING/ PROPOSED ELEVATION

Pool House | Garden Elevation



*EXISTING GARDEN ELEVATION*



*PROPOSED GARDEN ELEVATION*

**KEY**

- Assumed Site Boundary
- Existing Building
- Building Over
- Basement
- Building at Pre-App







## 6.1 VEHICULAR ACCESS

The existing building frontage is unchanged in the proposals therefore the separate in-out vehicular access from Avenue Road remains as existing. Off-street parking is provided on the spacious gated forecourt. A fast-charging point for electric vehicles will be included on the forecourt, and secure cycle storage for two bikes will be provided by eye-bolts fitted to the south side of the house.

## 6.2 REFUSE/ EMERGENCY ACCESS

The principles for refuse collection will remain unchanged with a new bin store located on the front forecourt within the hedged to consolidate the bins currently dispersed on the forecourt and down the northern service passage. These will continue to be put out on the street for collection at appointed times.

Emergency access remains as existing with access only available from Avenue Road at the front and paths along the north and south boundaries to the garden.

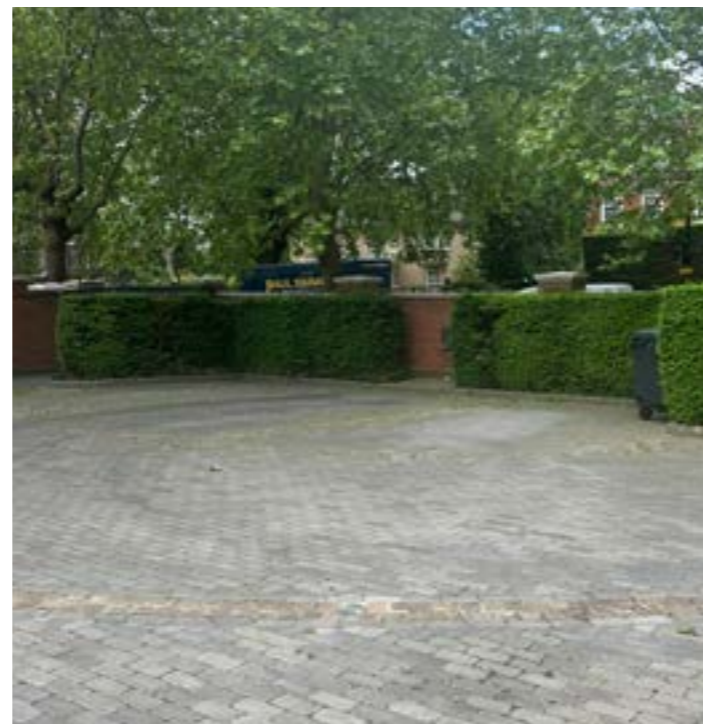
## 6.3 PEDESTRIAN ACCESS

Pedestrian access to site is via the shared electronically controlled pedestrian/ vehicle gates. At present the main entrance is raised 5 steps above the forecourt level and this will remain unchanged, therefore the house is not fully accessible. However the proposed rear extension will include adjustment of thresholds and external levels to allow level access into the house.

Re-levelling the garden will enable the new pool house to be accessible from the main house.

## 6.4 INCLUSIVE DESIGN

The existing house has no special adaptations to make it accessible having no lift to get between floors and therefore the proposed basement will also not be accessible. The main staircase is generously planned and is suitable for ambulant disabled. The house has the ability to be adapted in the future if user demands.

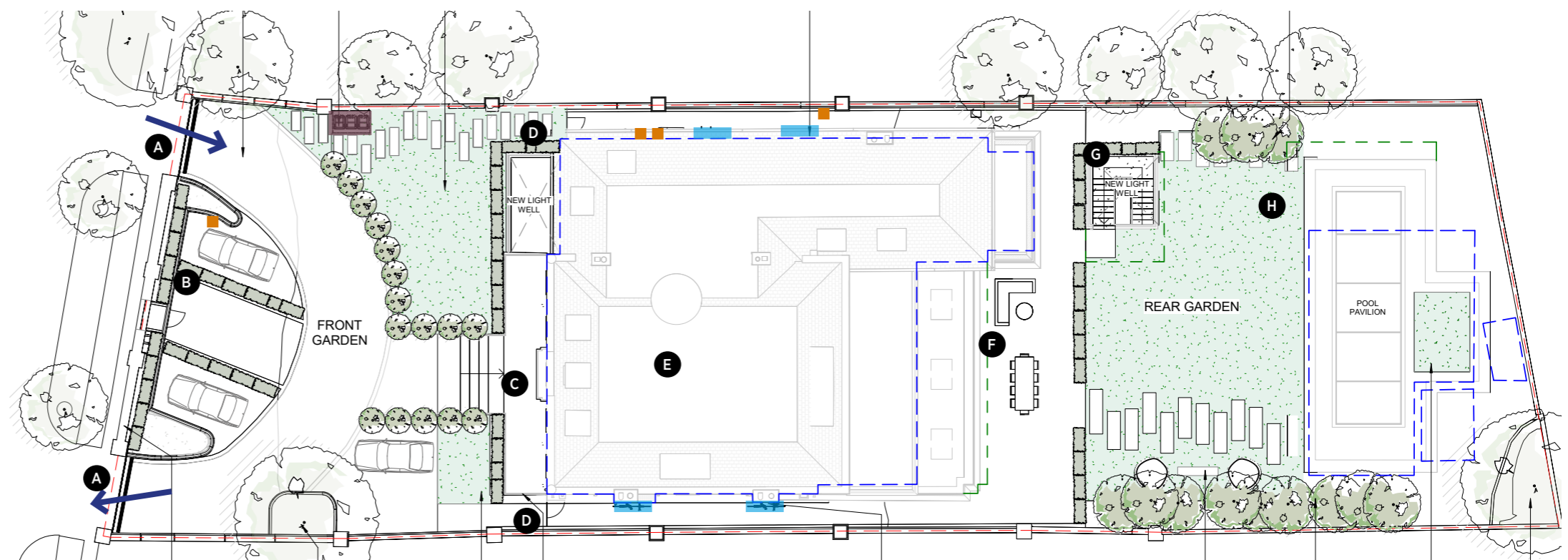


FRONT FORECOURT (BIN ON RIGHT)



SERVICE PASSAGE (BINS VISIBLE)

- A** Vehicle Entrance/ Exit
- B** Forecourt Parking with Charging Point
- C** Raised Existing Entrance
- D** Access to Rear / Service Access
- E** Generous Accommodation
- F** Level Access to Rear Garden
- G** Level Access to Pool House
- H** Level Threshold to Pool House
- Secure Cycle Parking (4no. cycles)
- Existing Bins
- Proposed Bin Store



GROUND FLOOR PLAN



## 7.1 SUSTAINABILITY AT KSR

A detailed Energy and Sustainability Assessment is provided by our sustainability consultants, Integration.

This assessment demonstrates that KSR, as a responsible designer, has incorporated relevant sustainable design principles into this design in line with relevant regulations and policy statements.

We address sustainability with design that balances quality, energy efficiency and cost effectiveness at all stages of the project, while maintaining a high level of design and timeless aesthetics.

We work closely with our clients, consultants and relevant professionals to implement sustainable design on a wide range of projects; from private residential to urban master planning. Our approach is tailored to each project, focusing on the social, economic and environmental needs to create productive, healthy environments that will have a long-lasting impact on present and future generations.

As members of the Green Register, we are constantly improving our knowledge by regularly attending seminars, conferences and workshops. Our in-house sustainability research group ensures KSR is up-to-date with the latest developments in material technology and green architecture.

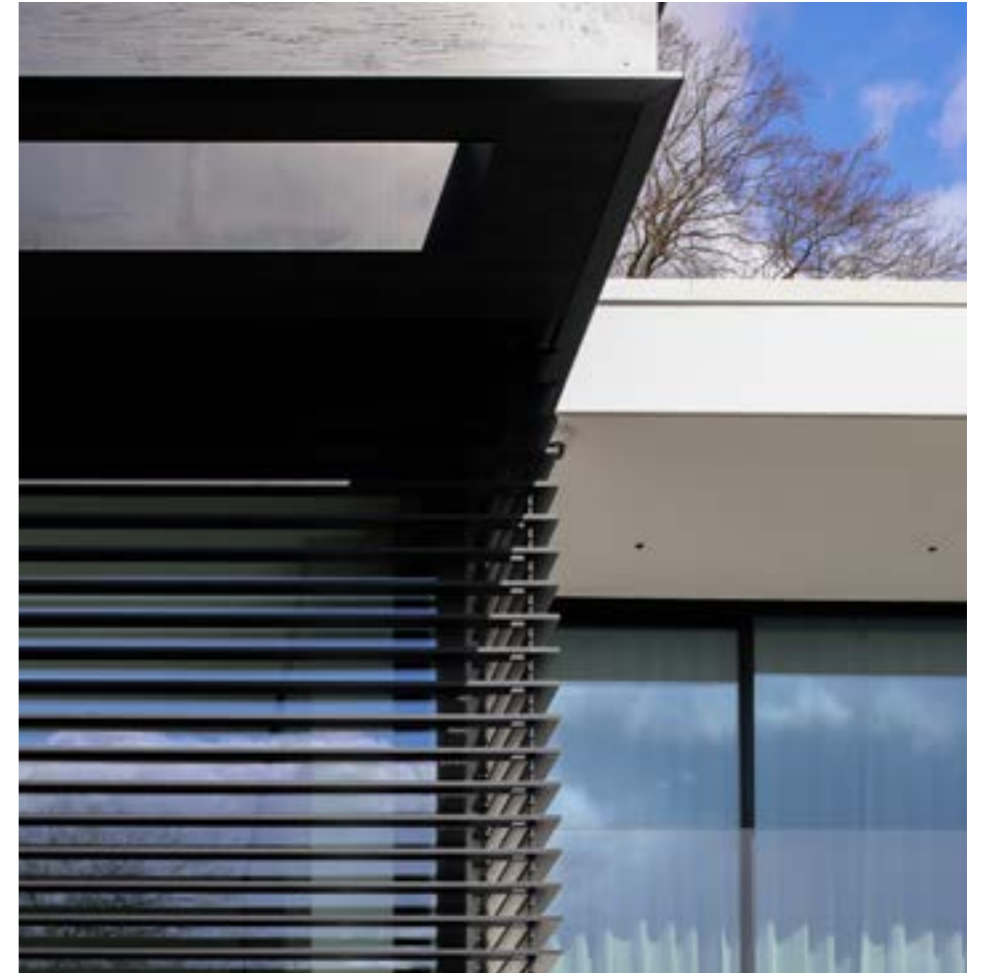
### Four key principles of action

**Design:** A fabric-first approach to achieve high performance envelopes that combined with a thorough detailing provide more efficient buildings.

**Materials:** Reduce the construction impact by sourcing and specifying sustainable materials and promoting the use of recycled and recyclable materials. Implement life cycle and waste controls.

**Technology:** Collaborate with consultants to provide energy efficient systems that, along with the usage of renewable energy sources in our designs, deliver low-energy, healthy, sustainable buildings.

**Social impact:** Promote a healthy lifestyle, minimise our travel carbon footprint, and reduce our waste and energy usage in the work place.



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