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DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION

for the Proposed new single family dwelling to 1 Radlett Place

1.0

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1.1 PURPOSE OF STATEMENT

This Design and Access Statement has been prepared on behalf of Radlett Holdings Limited by SHH Associates in consultation with Savills Planning and all other consultants stated under the Design Team Schedule.

The Client has instructed SHH Architects to prepare proposals for a new traditional style house to replace the existing house.

It accompanies the applications for full planning permission and conservation area consent for the proposed works to 1 Radlett Place prepared by Savills Planning

This statement provides the design rationale of the proposed development, specifically in terms of its context, design, access and conservation issues, and outlines the design principles and philosophy which have informed the scheme.

This statement should be read in conjunction with all the documentation submitted with this application.

1.2 DESIGN TEAM

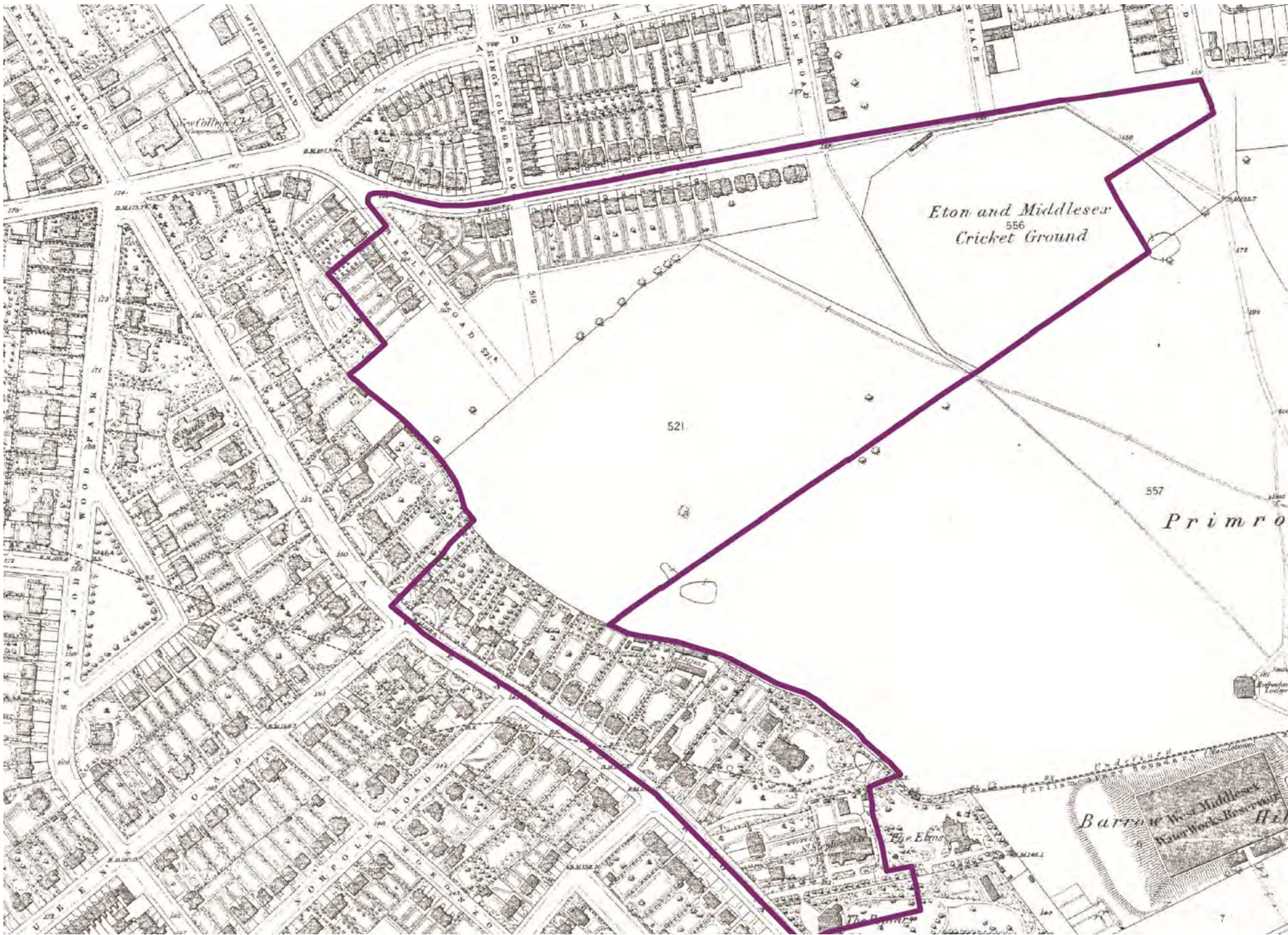
Client	Radlett Holdings Ltd	(RHL)
Architects Design Documents	Spence Harris Hogan Limited	(SHH)
Client Representative	Davies Boulton	(DB)
Planning Consultants Planning Statement	Savills Planning	(SV)
Structural Engineers Structural Method Statement Basement Impact Statement	Webb Yates	(WY)
Mech. & Elect. Engineers Mechanical Ventilation Statement	ME7	(ME7)
Renewables & Sustainability Energy Study	ME7	(ME7)
Acoustic Consultant Acoustic Survey and Report	Hann Tucker	(HT)
Landscape Architects Design Statement	Ian Kitson Landscape Architect	(IK)
Arboriculturist Arboricultural Survey	Arbtech	(ARB)
Party Walls Party Wall Awards	Robert Hawker & Associates	(RHA)
Construction Advisor Construction Management Plan	R Durnnell and Sons	(DT)

2.1 HISTORICAL URBAN CONTEXT

Locality
Elsworthy Road is a large conservation area located on the Western extremity of Camden Borough. It was first designated as a conservation area in 1973, and subsequently extended in 1985 and 1991¹.

The entire area was originally farmland owned by Eton College Estate. It remained this way until the mid 1800's with Avenue road being laid out in the late 1820's resulting in 'speculative development of an affluent nature'² in the 1840's. The character as a wealthy residential suburb has remained to the present day.

The conservation area itself is of mixed building typology, with the Avenue Road section around the application site being predominately freestanding detached houses which fill their plots. They are generally two stories tall with purpose built loft space in addition to this. 'dormer windows and fenestrated gables are abundant'³



Historical Ordnance Map 1871
scale NTS

2.2 LOCAL URBAN CONTEXT

LOCALITY

No. 1 Radlett Place is situated off a small single lane access road leading from Avenue Road, a wide tree lined road extending from Swiss Cottage to Regent's Park. The site falls within the Elsworthy Conservation Area. The surrounding area is diverse in terms of scale, style and architecture which is predominantly residential.

Whilst Elsworthy Terrace is an area of uniform height quality large villa dwellings, Avenue Road and Radlett Place is a mass of eclectic and varied styles. No. 1 Radlett Place forms a poorly maintained site which is in need of regeneration.

Figures 1 & 2 on the following sheet show the photo montage of buildings along Acacia Road (east and west), Townshend road (north), Avenue Road (south) and Avenue Road (north).

As is evident from the photo montage, along the Avenue road and nearby streets, the streetscape predominantly consists of detached and semi-detached villas and houses, built during the original early 19th century development, but also early to mid 20th century redevelopment, predominantly in a Neo-Georgian style. A number of buildings have recently, or are currently being redeveloped especially along the north side of Avenue road.

Avenue Road North has an eclectic mix of early 19th century & mid century villas or houses in stucco or face brickwork, some apartment buildings, and recent additions of classical style villas in stucco /render. The Elsworthy Road Conservation Area Appraisal recognises the larger semi detached houses along Avenue Road as;

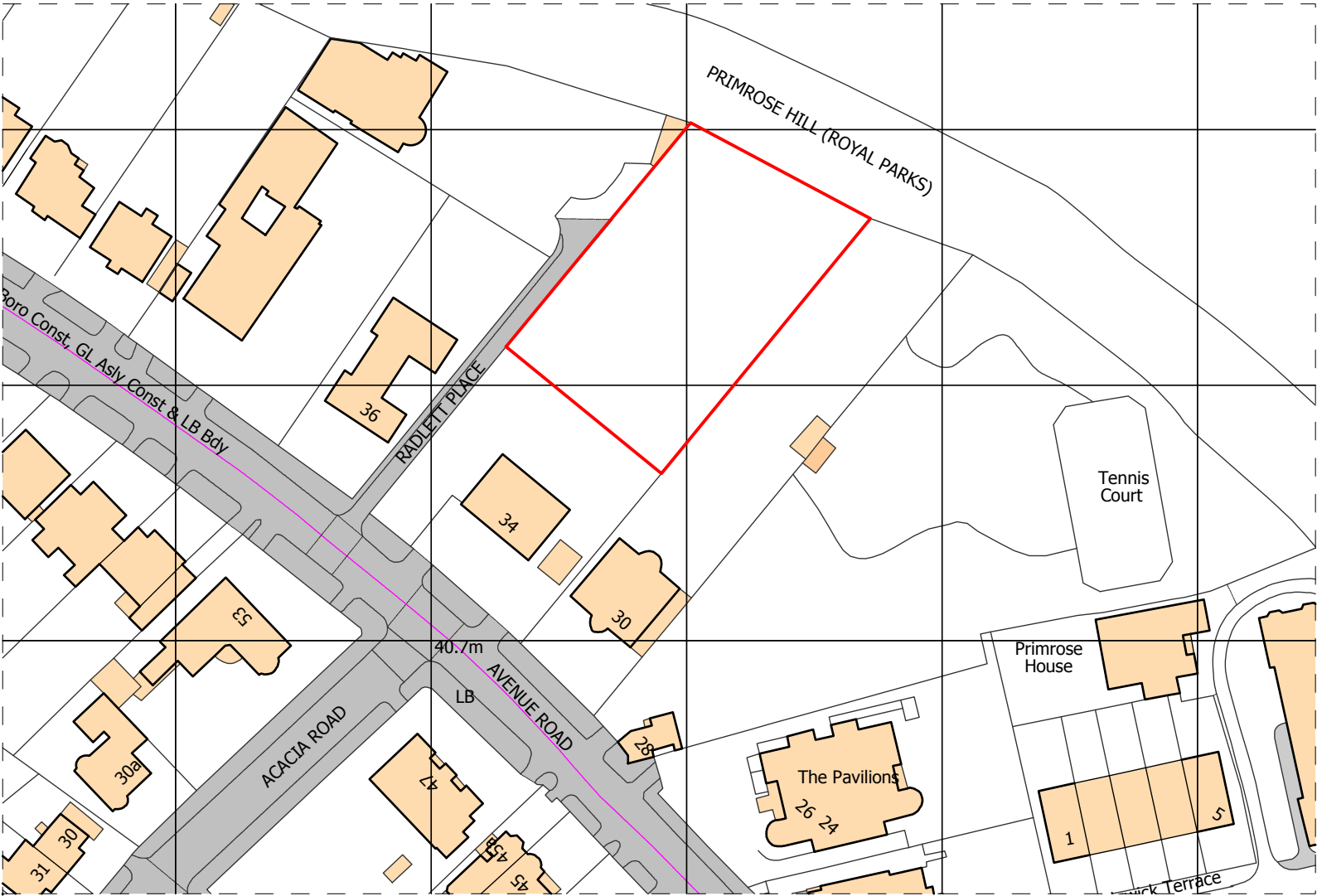
*'relat(ing) more to St John's Wood in scale and character than the rest of the Conservation Area. Their spacious grounds are characterised by long back gardens. The houses are set back from the road with strong well definated front boundaries either with high walls or gates. The houses have differing styles but similar form, height and size.'*⁴

Avenue Road South in the St John's Wood Conservation Area, however, consists of mainly detached and semi detached villas from the early 19th century to the mid 20th century, with a few more recent additions. All these houses are predominantly faced in brick with a number of recent additions in stucco/painted render. In terms of style, there is mixture of Neo-Georgian houses, and houses inspired by Regency villas.

Acacia road has Italianate style detached villas with stucco/painted render finish, interspersed with early 19th century brick villas with different roof shapes.

The detached houses are generally two storeys in height, with dormers in the attic roofs.

It is evident that the overall character of the street is quite eclectic, with no prevalent or predominant style of architecture. A variety of ages, styles, forms, roofline, materials and architectural features reflect the history of gradual and piecemeal development along this road.



Ordinance Survey
Source: Promap (2010), scale: 1:1250 @ A3.



Aerial View
Source: google maps, scale: NTS



Aerial View
Source: google earth, scale: NTS



Aerial View
Source: google earth, scale: NTS

2.2 LOCAL URBAN CONTEXT



46 Avenue road

44 Avenue road

42 Avenue road

40 Avenue road

38 Avenue road



30 Avenue road



16 Avenue road

Avenue Road Photo Montage
North East

2.2 LOCAL URBAN CONTEXT



15-17 Avenue road

21 Avenue road

23 Avenue road



25 Avenue road

37 Avenue road

39 Avenue road

41 Avenue road



43 Avenue road

45 Avenue road

47 Avenue road

53 Avenue road

55 Avenue road



69 Avenue road

71 Avenue road

Avenue Road Photo Montage
South West

2.3 SITE CONTEXT

PHYSICAL DECIPTION

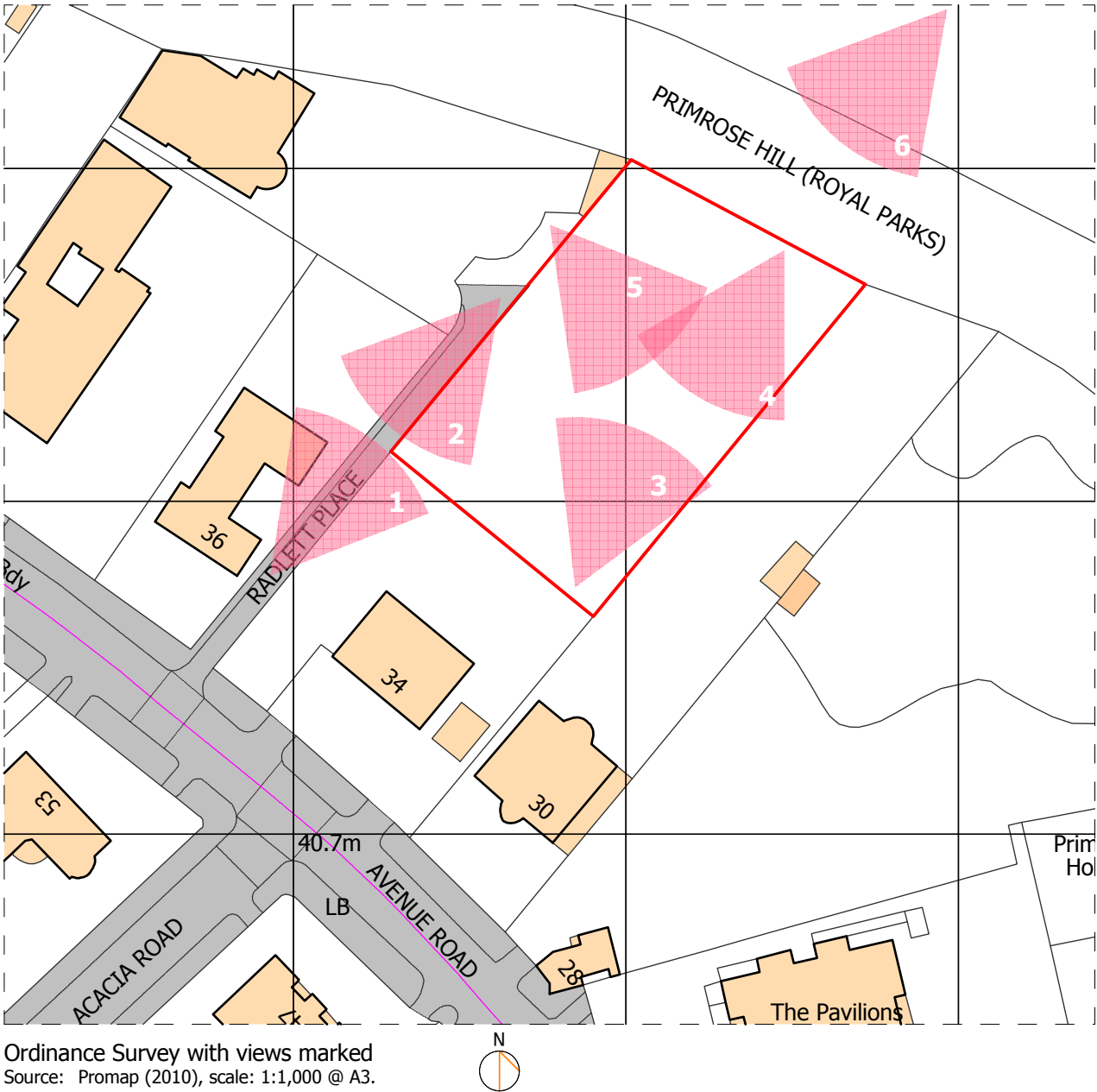
The site itself is for all intents and purposes flat, having been built up for a previous tennis court in the South West corner. Radlett Place ramps up gradually from Avenue Road to the forecourt. From the Primrose Hill side of the boundary wall the topography is markedly more undulating, rising up to the peak of Primrose Hill itself. The fourecourt is in the main covered by large concrete paving slabs with the rear garden predominately turfed, with planting to the perimeter of both. The asphalt tennis court noted above is in a dilapidated state. Boundaries to all sides are brickwork walls generally around two metres in height. The wall to Primrose Hill is taller, being up to three metres high.

GROUND CONDITIONS

A full geotechnical report by Chelmer Site Investigations is included with this application. In summary, the site is formed of made ground of various depths over stiff/very stiff silty clay. No running water was found in the testing, but a certain amount of runoff from Primrose Hill is to be expected.



View 6
from Primrose Hill



Ordnance Survey with views marked
Source: Promap (2010), scale: 1:1,000 @ A3.



View 2
Radlett Place



View 2
Up Radlett Place.



View 3
Towards Primrose Hill



View 4
Towards Avenue Rd.



View 5
Existing House

2.3 SITE CONTEXT

SUN

The site benefits from being in relatively low density surroundings, making for good sun access into the property. Good, year round, sun penetration is possible into all principle rooms on the ground and first floors given the proposed fenestration and internal arrangement. With the bulk of the building being centred on the site, there is little in the way of shadowing cast to neighbouring properties. This is apparent in the inductive sun track study which forms part of this statement.

TREES

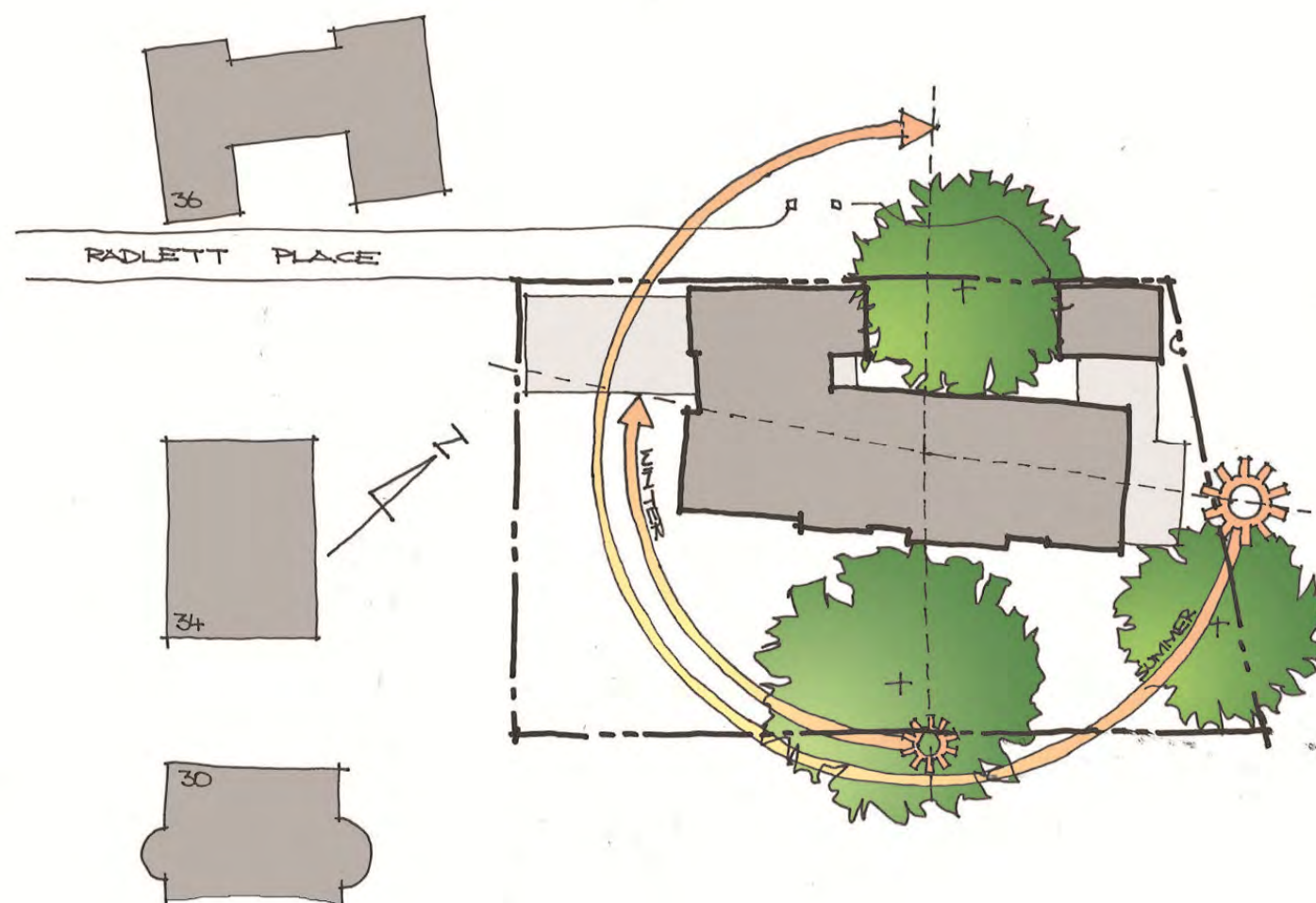
There are 3 significant mature London Plane trees within site as indicated on the diagram below. Substantial trees are also sited on the Primrose Hill side of the boundary, and the Neighbours side of the boundary fence to number 34 Avenue Road.

NEIGHBOURING VIEWS.

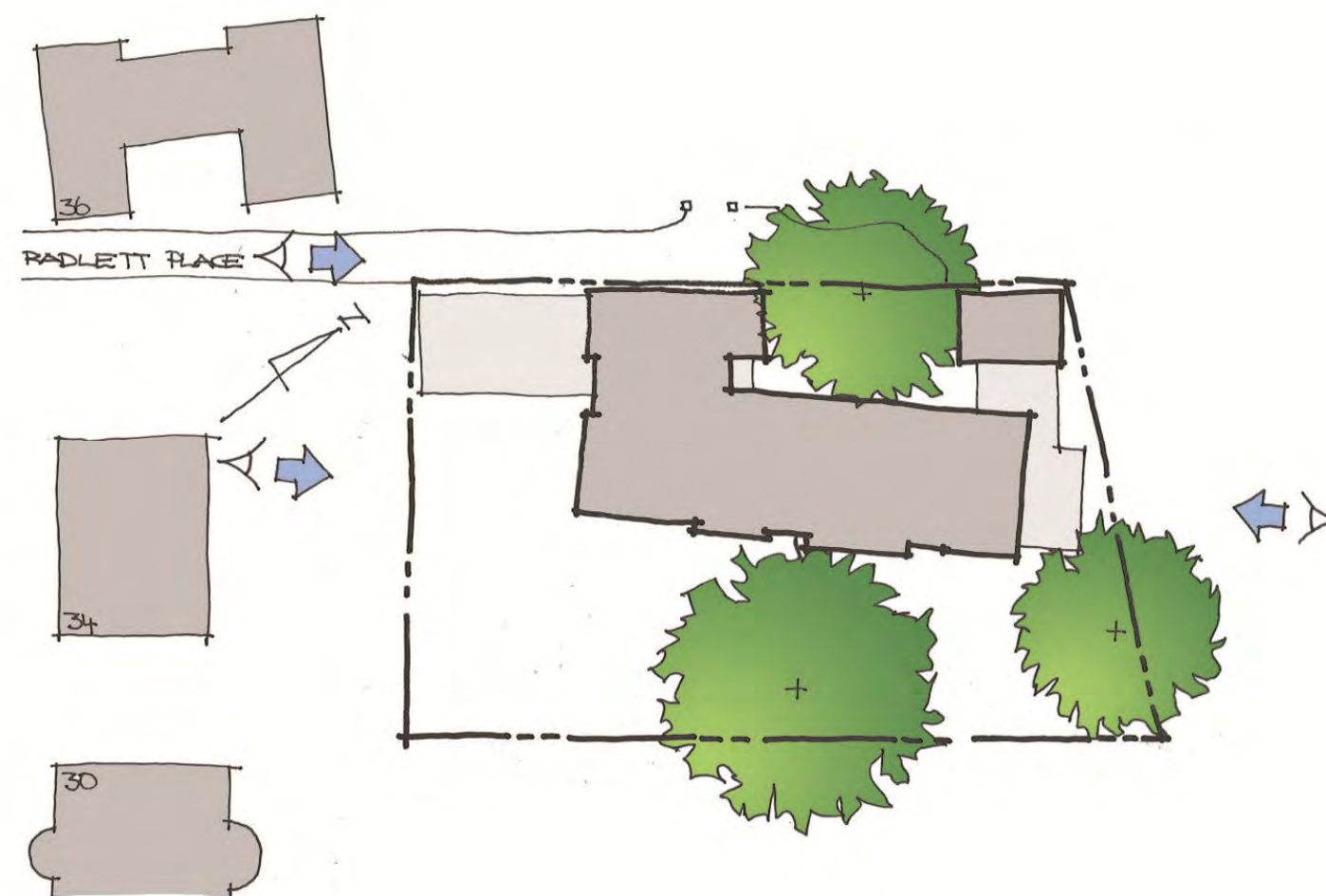
Principle views into and across the site are illustrated below.
From Radlett Place

First floor on 34 Avenue Road

View in from Primrose Hill.



Site Sun Analysis
NTS



Key views into site
NTS