



Chartered Architects

4 SITE DESIGN

4Site Design Ltd
126 Dunstable Road
Studham
Beds LU6 2QL
Tel: 020 3371 7661
Mob: 07721 672212
Email: sn4site@btinternet.com

PROPOSED REVISIONS TO THE DESIGN FOR A NEW SINGLE DWELLING ON GROUND AND LOWER GROUND FLOOR AT ABBOTS PLACE –TO THE REAR OF 149 ABBEY ROAD,LONDON NW6 4SS.

DESIGN & ACCESS STATEMENT AUGUST 2011

1.0 INTRODUCTION :

- 1.1 This document seeks to outline the design process and rationale for applying for revisions to the previously approved proposal for a new dwelling at the above site . Consent was given in 2008 for the demolition of the existing derelict garages on the site with an associated consent for the erection of a two storey dwelling (Planning Decision 2008/1581/P , 2008/1726/C .)
- 1.2 This proposal seeks to build upon the concepts expounded in the previous design in order to improve on issues such as integration within the proposed building 's surroundings ,enhancement of suitable daylight quantities to the bedrooms at basement level and also improving on the quality of external amenity space as well as providing more clearly defined and ample storage space for bins and bicycles .

2.0 SITE & SURROUNDINGS

- 2.1 The site is in the Conservation Area of Priory Road and sits opposite the Italianate style stucco finished 19th Century four storey houses on Abbots Place . On the same side (North)as the site is located, to the rear of the garden of no.149 Abbey Road, the building fabric is far less homogenous;. In the 19th Century ,this whole side was flanked by a continuous brick boundary garden wall which undulated between different heights and was punctuated by brick piers . Most of the wall was destroyed in the mid 20th Century to allow for the building of modern garages with crossovers from the street. However, remnants of the original wall remain to the right hand side of the site - flanking the infill house built to the rear of no. 141 Priory Road and the electrical sub station at the rear of 145 Abbey Road .A further section of the wall was reinstated flanking the recently built house to the rear of no.147 .This house (No. 11) was completed in 2006 and constitutes the direct neighbor adjacent to the proposed new dwelling .
- 2.2 This proposal seeks to enhance the continuity of the streetscape to the North side of Abbots Place by improving on the relationship between it and the two neighboring low level houses .By separating the proposal from it's neighbor at no. 11 Abbots Place , we seek to maintain the openness of the area while at the same time ensuring that each unit has it's own well defined identify as well as providing a circulation space between the two buildings and facilitating a second access point into the proposed dwelling with a more protected and better defined storage space for bins and bicycles .

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3.00 DESIGN

3.1 Orientation

Like it's previously approved predecessor ,this design proposal also undertakes to utilize specific environmental and site conditions;. The proposal has absolutely no glazing to the Northern (rear) elevation with all light penetration achieved through maximum glazing to the South (front) elevation as well as skylights in the proposed pitch roof . By leaving a space between the new proposal and it's boundary wall with the adjacent house at no. 11 , we are able to introduce a shallow pitched roof without interfering with right of light issues to it's neighbors while offering a roof element that is more in harmony with it's neighbors yet still maintaining the characteristic openness of the Conservation Area .

3.2 By moving the building away from the boundary wall ,a circulation space is introduced that allows the use of glazed paving blocks to increase the light penetration to the basement bedrooms while also allowing the two adjacent houses a "breather" space . From a practical point of view ,it also allows for better building and water proofing details as well as maintenance of the white modular brick side façade to no. 11 Abbots Place .

3.3 The outdoor courtyards have also been revised so that the previously proposed three light wells - two to the rear and one to the front -have all been amalgamated into one large south facing Courtyard that enables all the basement rooms to have direct access to the exterior as well as escape access to pavement level via an outdoor stair case that further increases the openness of the courtyard space . This reorientation provides a better quality of outdoor amenity space whereas the previous design had two of the basement habitable rooms opening on to very limited north facing light wells flanked by a wall of over two meters height from ground level and providing absolutely no escape access to the street. Thus ,stepping out of these two rooms into the respective rear light wells would mean that the occupier would have been enclosed by walls of over five meters height . Re orienting the courtyard to the South (facing Abbots Place)side of the building also ensures that the privacy of the occupiers of the garden at no. 149 would be further protected .

3.4 Given the nature of it's surroundings ,there are arguments to support both a brick finished façade to the proposal or a stucco smooth finish . However, given that the proposal would constitute the third in a row of low level units to the North side of Abbots Road ,we would promote the benefit of a brick finish to the face. Given the proximity of the proposal to it's neighbor at no. 11 , a continuation of the white modular brick work interspersed with glass blocks would create an echoing pattern and provide a homogeneity to the streetscape . Similarly ,to continue the glazing theme of black powder coated aluminum framed glazing panels would maintain the air of modernity and openness to the front . Both sets of glazed panels on either side of the courtyard open up and fold back to provide access onto raised terraces - thus providing further outdoor amenity space at ground level as well as that provided at basement levels .

4.0 Environmental Impact

4.1 Sustainability /Operation

The proposed roof covering would be a single ply sheeting membrane formed with standing seams to echo the roof configuration of it's neighbor ..This material is an ecologically conscious roofing membrane free from chlorine and plasticisers providing long term performance with regards to chemical resistance

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,low temperature flexibility and outstanding weather resistance. This roofing membrane also incorporates integrated photo voltaic solar panels to the front ,south facing pitch to provide energy for hot water .

Example of integrated photovoltaic panels .



5.00 ACCESS

5.01 Access to the building would be via 4 steps from pavement level with flush threshold off the front terrace to the front of the property as well as flush threshold to the side alley leading to the bike and bin storage area and internally ,the kitchen at the rear .Although the ground floor is raised some 800mm from pavement level, invalid access can be achieved via a portable wheel chair access ramp that can be stored in the side alley or in the storage space leading off from the courtyard at basement level . By raising the ground floor this distance ,we are able to reduce the depth of the lower ground level ,thus ensuring more daylight penetration without radically increasing the massing and height of the overall building .

5.02 Bicycle Storage

The proposal allows for the storage of two bicycles as shown on Drg. No 171/10/02 Proposed Ground Floor Plan The creation of a side alley between the proposed house and the existing boundary wall allows for a neater solution for external storage in a covered area .

5.03 Refuse and recycle .

Similarly , space for bins and recycle storage is allowed for in the structure at the end of the alley way as shown on the ground floor plan .

6.0 Conclusion :

The following revisions are sought to the previously approved plans and have been implemented in light of the pre application advice previously offered ;

1. A separation between the proposed house and the boundary wall with the adjacent house at no.11 .has been implemented in order to reduce the scale of the proposal by separating it from the next door property ,allowing for a more elegant juxtaposition of the two properties while enhancing the openness of the conservation area .Thus it's size and bulk have less of an impact on the streetscape .
2. A shallow pitched roof has been introduced so that the proposal echoes the shapes and forms of it's surrounding neighbors while still maintaining a subordinate scale and ,thanks to the separation outlined above ,has less of an impact on no. 11 as well as allowing for guaranteed privacy to no. 149 (no possibility of access to a flat roof used as an unofficial roof terrace nor outdoor spaces flanking the garden wall separating it from no. 149) and increased efficiency an integrated solar panel system to the south facing pitch which .
3. The amalgamation of the light wells and their re positioning at the front of the building allows for more openness to the site while the courtyard remains concealed from the public view by the boundary wall and railings . This also ensures that no habitable rooms at basement level have any form of access to the rear of the proposed building facing the garden of 149 Abbey preventing any possible intrusion of privacy through usage of light wells on other side of boundary wall with no.149. The proposed building remains subordinate in scale ,proportion and detailing to no.149 ,presenting a modular brick wall with a soffit concealing guttering and a very shallow pitched standing seam roof angled away from the rear of no. 149.
4. The proposed construction materials to be brick courses of modular white bricks to match neighboring property are subordinate to the stucco facades of the surrounding four storey properties while echoing the materials of the later constructed low level dwellings .
5. The raising of the ground floor level by approx. 800mm above pavement level ,allows for a reduction in the depth under pavement level of the proposed habitable rooms at basement level and thus better light penetration . Nevertheless , a portable disability ramp can still be stored on site to ensure that the proposal meets with the life time Homes Standards and still allows level entrance access to the property via flush thresholds from the front terrace and from the side alley way to the rear of the property .