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Design and Access statement relating to planning application for extension works to 10 Queensmead, St. Johns Wood, London, NW8 6RE



Building Use:

Our client purchased the property early in March 2010 with a view to moving his family and aged mother in to the area.

The property is situated in an affluent area of St. Johns Wood and dates from the mid 1960's and has remained unchanged in style internally since then.

The buildings internal layout and accommodation does not quite meet our client's needs, particularly with the plans for his mother to reside with family from now on.

Our client would like to increase family space at ground floor and take advantage of the existing walled garden by extending the ground floor plan and opening up the elevation via sliding glass doors to the garden area.

There is a shortage of bathroom and toilet facilities with in the existing house facilities and with a growing family and the need to include our client's mother it is proposed to add additional en-suite facilities on the bedroom floors.

Our client would like to utilize un-used roof space for additional family games room and residential Au Pair's room.

In addition to the alterations with in the existing building our client would like to build an additional family entertainment facility below the level of the walled garden with reinstated display gardens on completion above.

Net buildings area increase:

The increase in Proposed Ground Floor area is:	86.59 m/2 (932 ft/2)
The provision of new en-suite bathroom to first floor is:	11.16 m/2 (120 ft/2)
The provision of new en-suite bathroom to first floor is:	11.05 m/2 (118 ft/2)
The provision of new dormer room and bedroom:	44.47 m/2 (478 ft/2)
The provision of below ground family room:	41.38 m/2 (445 ft/2)

Total area increase:	<u>194.65 m/2</u>
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Building Layout:

The layout of the ground floor extension has been designed to be as low profile as possible the use of flat roof construction has assisted this with an over-all height of only three meters.

The existing garden is bounded on all sides by a garden wall and the ground floor extension will manifest it's self as a single strip of obscured glass above on the front elevation garden wall.

The upper storey extension containing the en-suite bathrooms have been modeled with matching buttress wall details and two tone facing brick, matching the existing building elevation details.



The positioning of this block has been pushed back from the centerline to reduce impact on the front elevation.

The roof of the bathroom extension has been finished with matching concrete roof tiles that match the existing roof. The desired perception of the extension is that it has always been there and does not look out of place.

Landscaping:



The existing house stands in its own walled garden to the rear and side of the property. The existing mature gardens are well kept and well designed. It is our clients intention to return the gardens to the same high standard on completion on the below ground works and the ground floor extension works.

The landscaping to the ground floor extension perimeter will be adapted to integrate the new open aspect of the family living area.

In addition a small area to the rear of the property will be modified to ease the management of refuse collection.

The existing building dates back to the mid 60's in design. The upper storey extension will be designed to blend in with the existing building elevations with harmonious brick panels and detailing.



The ground floor extension with its open aspect to the gardens and its flat roof construction has a European, minimalist contemporary feel and is hidden away with in the walled garden.

Access:

Access to the property externally remains unaltered. However it is our client's intention to make certain internal alterations to assist in his mother's access and movement around the house internally.