

# Design & Access Statement



28 Ebbsfleet Road  
London NW2 3NA

**June 2010**

**Holmgate Holdings**



## **28 Ebbsfleet Road, London NW2 3NA**

### **Assessment**

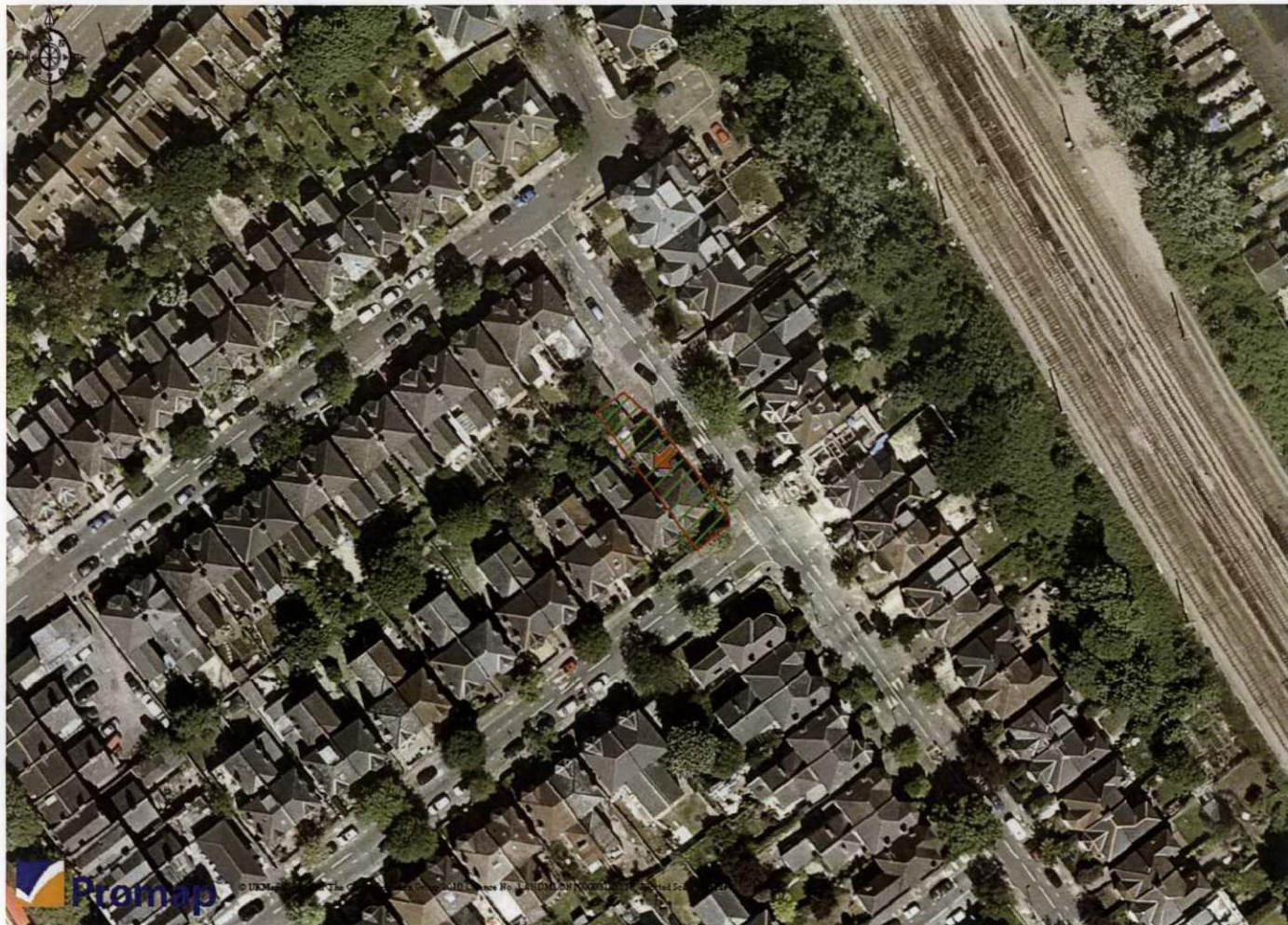
#### **Location of the Site.**

The site is located on the corner of Ebbsfleet Road and Fordwych Road to the east of the A5 Cricklewood Broadway and within walking distance of Cricklewood Rail Station

#### **Description of the Site.**

The development site has an area of approximately 250m<sup>2</sup> or 0.025 Hectares and is rectangular in plan. It has a frontage of 8.4m and a side elevation of some 15m plus. Two garage spaces are located to the rear of the property facing Fordwych Road.

Refer to the Location Plan below.



The sites topography is level over the plot.



**Existing Buildings.**

The development site has an existing 4 bedroom house, small rear garden and double garage block all as shown on the Existing Site Plan within the design drawings.

The existing house was constructed circa late 1920's and is of inefficient construction quality with red painted brick finish, a mix of timber and pvc U windows and a roof of slate. The built form of the house is of rapidly declining efficiency. Walls are of solid construction, solid and timber floors, timber loose rafter roof all with no recognised insulation properties and uneconomical in today's technology. The house needs re-wiring to comply with current IEE standards and the drainage is in need of modernisation and is unsuited to the needs of modern living. The dwelling has also been structurally appraised and in some areas in need of remedial works and requiring sections to be rebuilt.

On the basis of the present unsatisfactory condition of the building it is proposed that the property is renovated and converted into 4 apartments without dramatically altering the period of the dwelling but utilising modern day construction technologies.

**Public Rights of Way.**

There are no Public Rights of way over the development site.

**Surrounding and Context of Site.**

The site is located on the corner of Ebbsfleet Road and Fordwych Road to south of the A406 North Circular Road within walking distance of Cricklewood Rail Station and to the east of the A5 Cricklewood Broadway. The development site is built up on 3 sides with existing residential properties of the same ilk.

**Proposals.****Position of the Proposed Dwelling.**

The existing dwelling will be converted into four 1 and 2 bedroom apartments with a small 2 storey rear extension.

**Access.**

The dwelling fronts Ebbsfleet Road and both pedestrian and vehicular access are taken via Fordwych Road..



Looking South East from Fordwych Road



Looking North West from Fordwych Road



**Description of dwelling and layout of the site.**

The proposed house will substantially remain as existing and it is proposed to extend the property with an extension to the rear, extending by 2m overall.

**Design & Materials.**

The proposed renovation/ conversion takes its inspiration from prevailing character and local vernacular of Edwardian style with high quality stonework to complement the façades, deep sash style windows and feature banding to keep the existing elevational theme all added together with evolution of modern building products.



It will be visually 2 storeys in height, but with a room in the roof and the existing chimney stacks retained externally.

The front entrances will be of traditional Edwardian appearance with canopy over to provide a focal point when approaching the development from Fordwych Road. To the rear a continuation of the existing built form, window patterns and with French doors leading to the amenity spaces.

At ground level it will contain plots 1 and 2, 2 x 1 bedroom apartments.

At first floor level will be plots 3 and 4, 2 x 2 bedroom apartments. Plot 3 being split level with a room in the roof.



**Materials.**

*Roof* – 30 degree pitch hipped roof, Eternit Slates with same hips and feature ridge. All as existing.

*External Walls* – Red painted brickwork finish with complimentary brickwork features.

*Windows* – White PVC U sliding sash style windows with complimentary stone/ concrete cills and brick arched heads

*Doors* - Edwardian style feature entrance door, doors to rear to compliment window style.

*Rainwater Goods* – Black PCV U deep flow guttering where visual and round down pipes.

**Layout.**

The proposed development will be located all as existing but with a small 2 storey rear extension, projecting 2m towards the existing garage block. The existing garage block will be replaced by a smaller sized refuse collection and cycle store, repositioned to allow two off street parking spaces.

It is considered that the statue of the new out building with that of the old and lack of primary windows to the end elevation will ensure no loss of light nor amenity will occur to either the occupants of the proposed dwelling or neighbouring property.

Each apartment benefits from a secured cycle storage area and refuse store which is screened from the public domain and the private amenity space.

**Foul & Surface Water Drainage.**

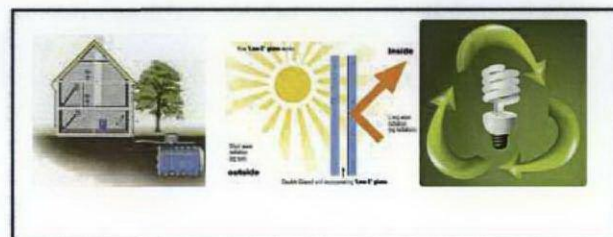
It is proposed to upgrade the system with a modern day, environmentally friendly system or similar suitable for a development of this size.

Surface water will be discharged as existing or a grey water recycling system where achievable.

**Energy Saving Features.**

It is proposed to incorporate the following energy saving measures where possible;

- *Rainwater recycling.*
- *Grey water recycling.*
- *Double glazing with Low E glass.*
- *High percentage of Low Energy lighting*



The new dwelling will conform to Part L of the Building Regulations.

**Access for Disabled Persons.**

The applicants are conscious of modern day living and are proposing to incorporate;

- *Flush front door threshold.*
- *Ground Floor accommodation can be utilised for a bedroom.*
- *Future provision for hoists within bedrooms to access bathrooms.*
- *All in accordance with the Lifetime Homes criteria where possible*

**Landscaping.**

The rear garden and area surrounding the house is overgrown and in need of care and attention. The proposals will incorporate private gardens for the ground floor units at the rear and will make general improvements at the front of the house. These improvements will complement the existing trees on Fordwych Road and together will make a positive impact upon the street scene.

# Design Drawings



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER DRAWINGS IN THIS SERIES AND THE ASSOCIATED SPECIFICATION AND ASSOCIATED BRITISH STANDARDS



General Notes

No.	Revision/Issue	Date
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#### Client Name and Address

**Holmgate Holdings Ltd**  
PO Box 263, Le Bordinge  
St. Peter Port, Guernsey,  
Channel Islands, GY1 3QT

Project Name and Address
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**28 Ebbsfleet Road  
Cricklewood  
London NW2**

dwg title: Location Plan

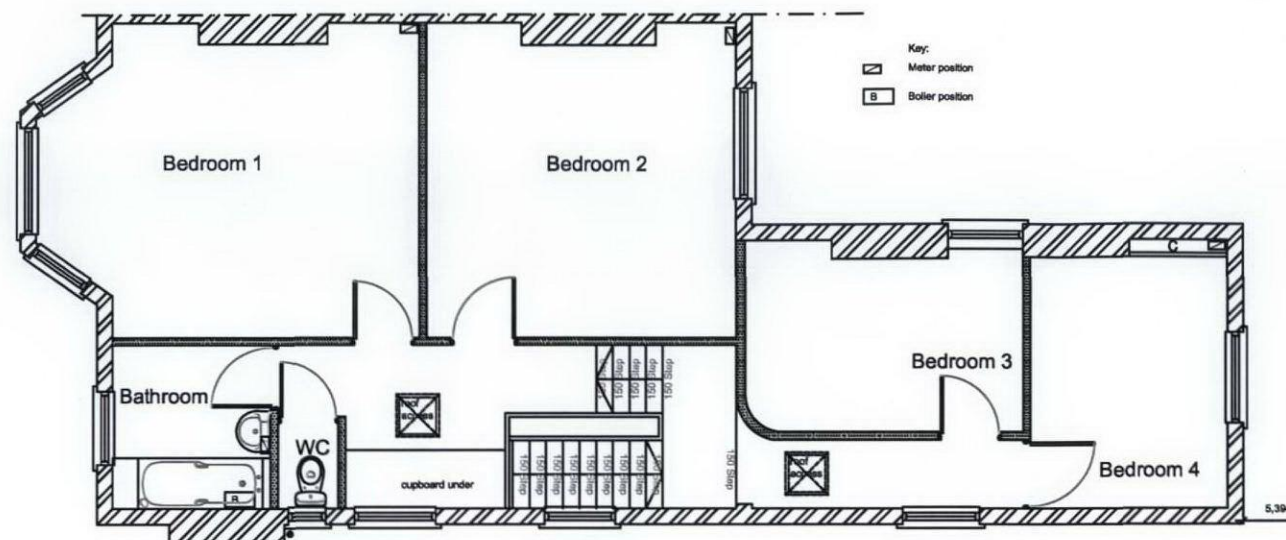
Project  
124Date  
May 2010

Drawing No.  
200 rev -

Scale  
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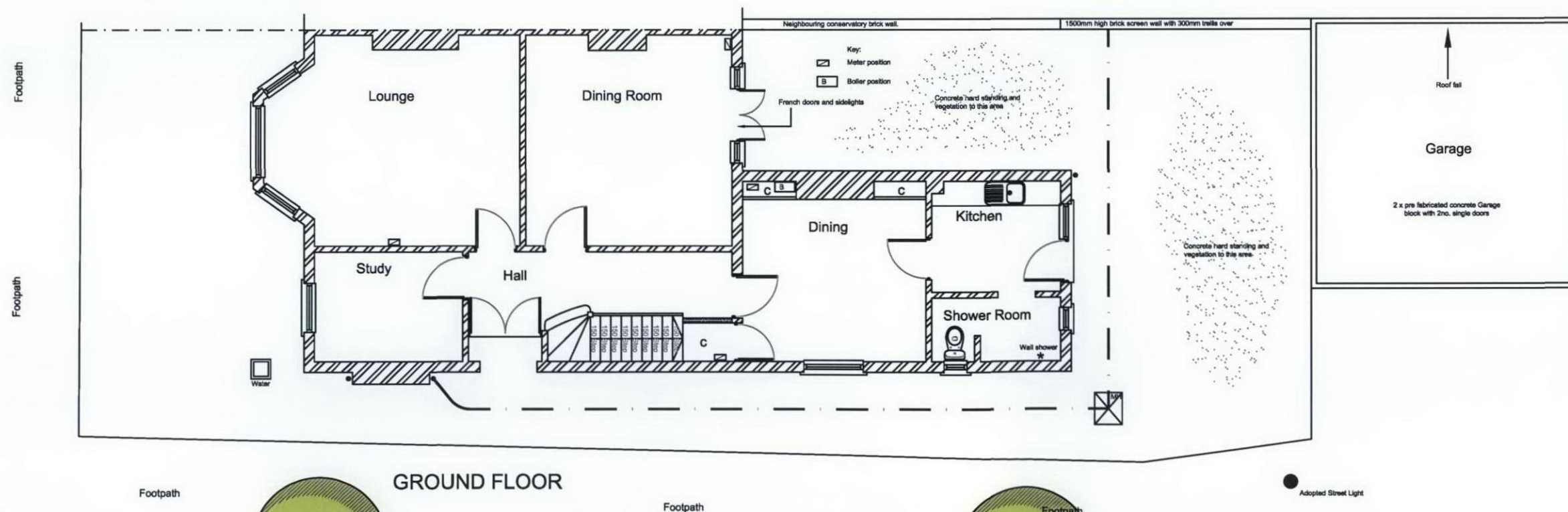


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# FIRST FLOOR

(Showing 1st Floor Joists and Walls over)



# GROUND FLOOR

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 St. Peter Port, Guernsey,  
 Channel Islands, GY1 3QT

Project Name and Address  
 28 Ebbsfleet Road  
 Cricklewood  
 London NW2

dwg title: Existing Floor Plans

Project  
 124  
 Date  
 May 2010  
 Drawing No.  
 201 rev -  
 Scale  
 1:100





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EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

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 Channel Islands, GY1 3QT

Project Name and Address  
 28 Ebbsfleet Road  
 Cricklewood  
 London NW2

dwg title: Existing Elevations

Project  
 124  
 Date  
 May 2010  
 Drawing No.  
 202 rev -  
 Scale  
 1:100

**A**  
 LIMITED  
 www.architectural-drawings.co.uk  
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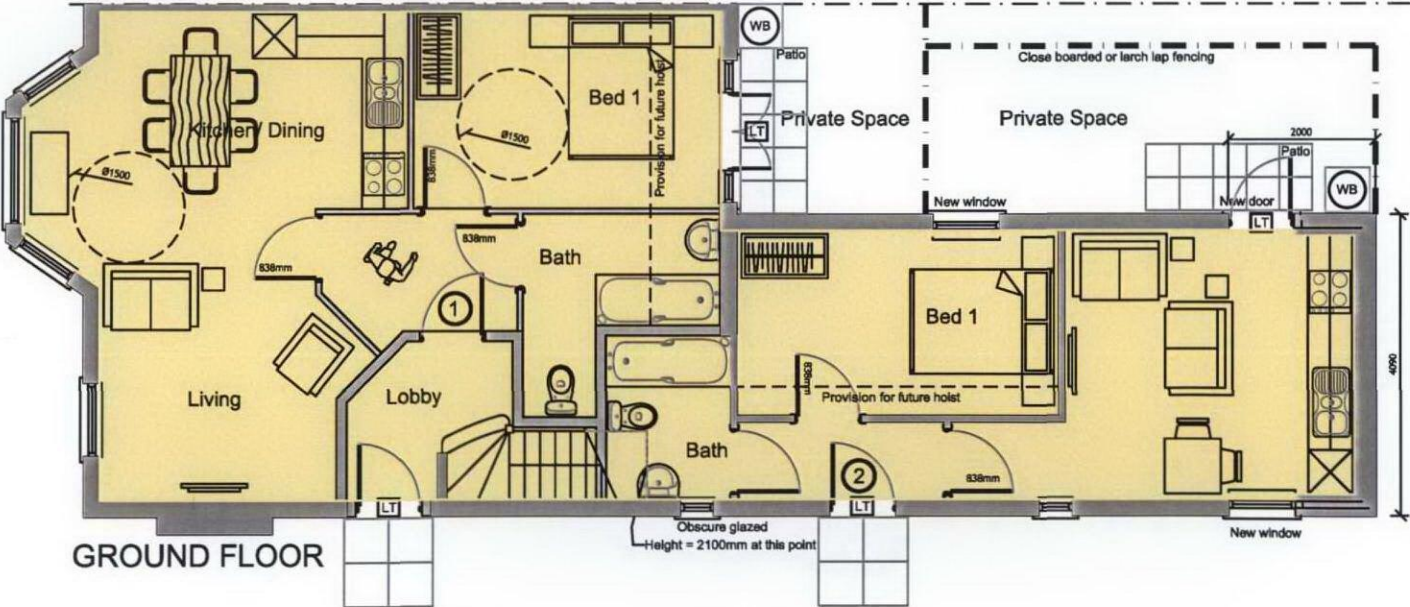
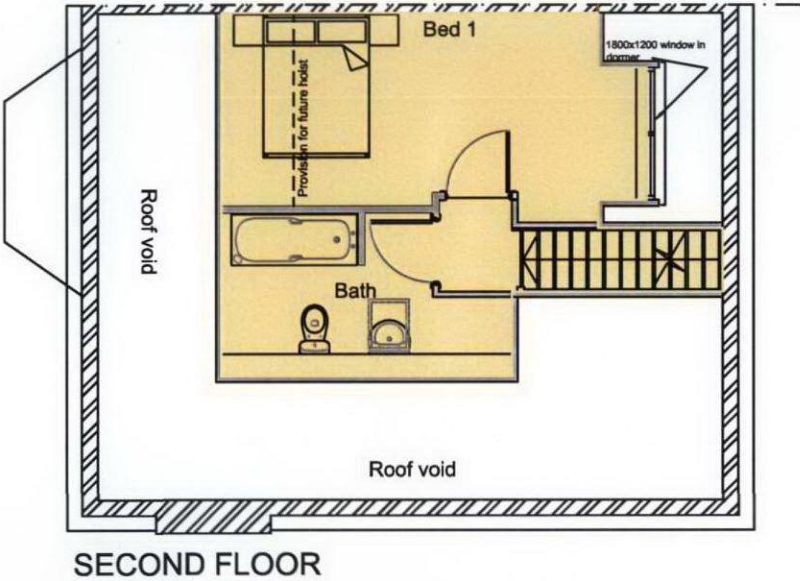
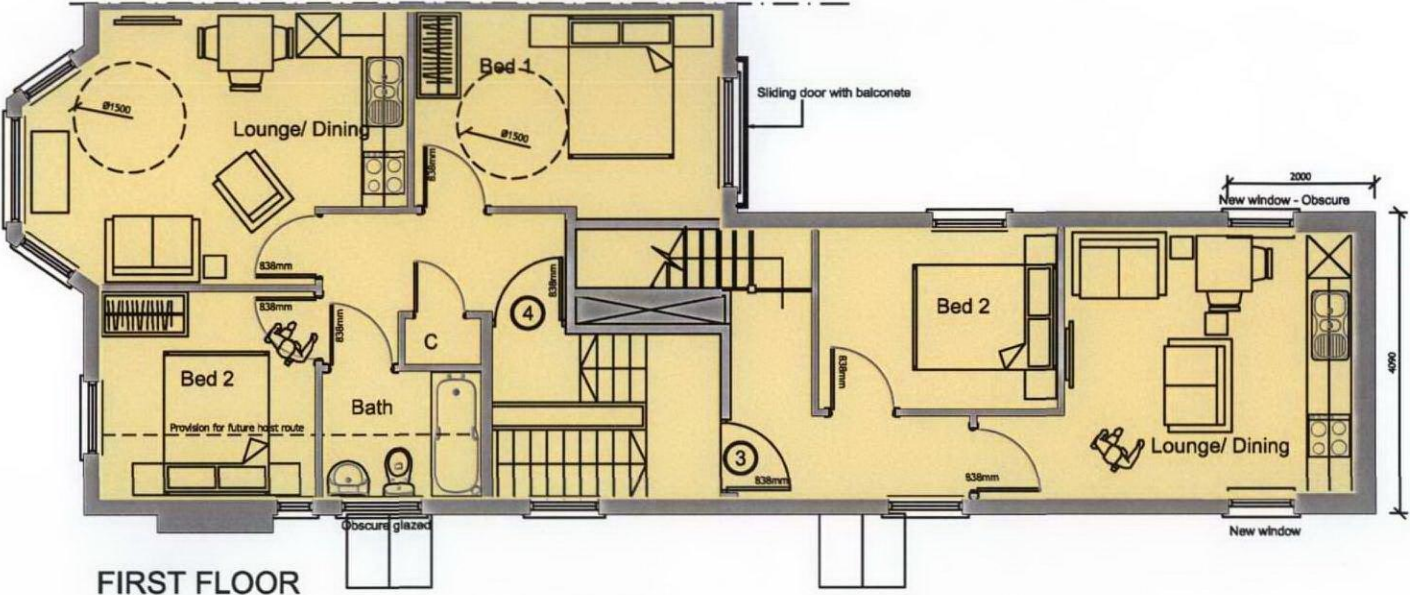
dwg title: Proposed Site Plan

Project  
 124  
 Date  
 May 2010  
 Drawing No.  
 300 rev -  
 Scale  
 1:200





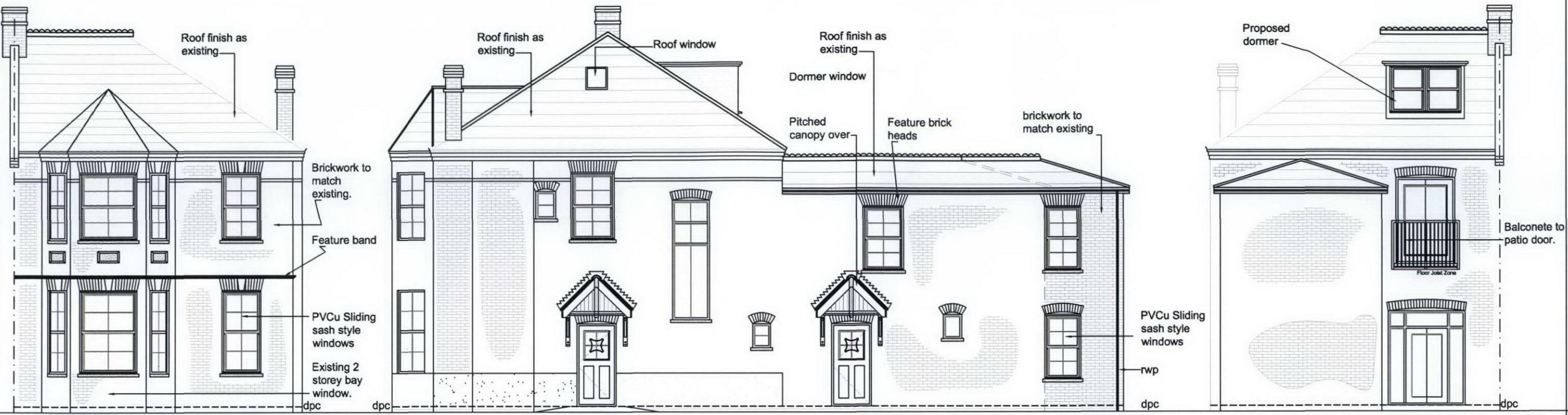
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Project Name and Address		
28 Ebbsfleet Road Cricklewood London NW2		
dwg title: Proposed Floor Plans		
Project 124		
Date May 2010		
Drawing No. 301 rev -		
Scale 1:100		



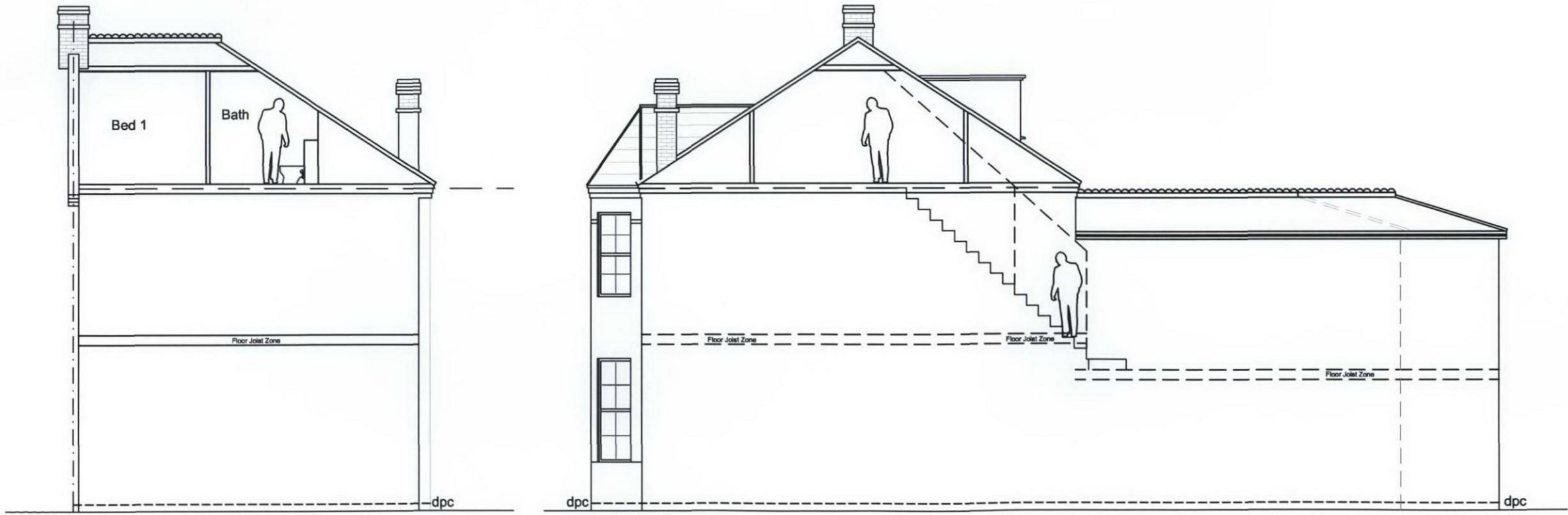
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PROPOSED FRONT ELEVATION


PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION



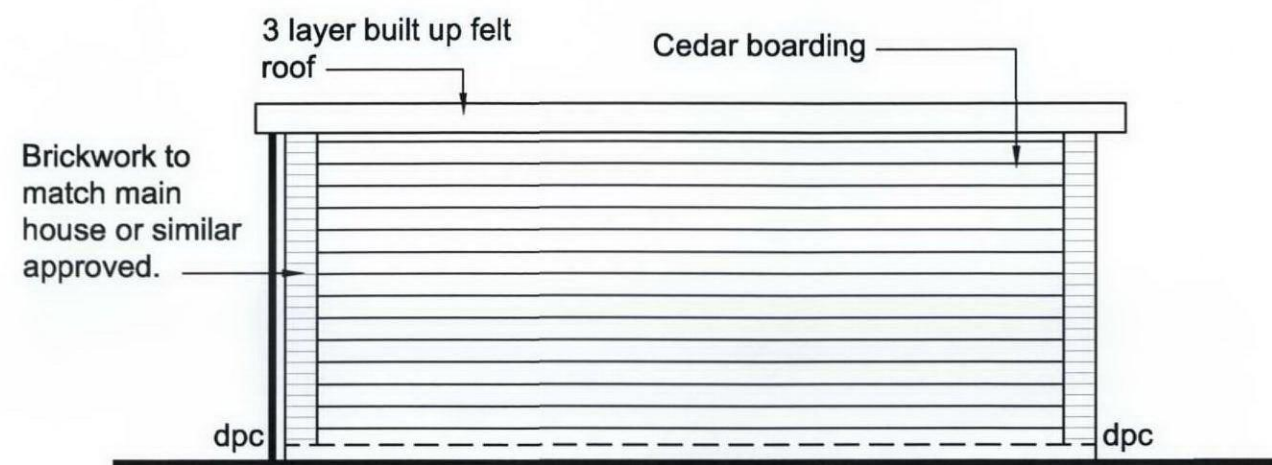
PROPOSED SECTION AA

PROPOSED SECTION BB

General Notes		
No.	Revision/Issue	Date
Client Name and Address		
Holmgate Holdings Ltd PO Box 263, Le Bordage St. Peter Port, Guernsey, Channel Islands, GY1 3QT		
Project Name and Address		
28 Ebbsfleet Road Cricklewood London NW2 dwg title: Proposed Elevations & Section		
Project 124		
Date May 2010		
Drawing No. 302 rev -		
Scale 1:100		



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER DRAWINGS IN THIS SERIES AND THE ASSOCIATED SPECIFICATION AND ASSOCIATED BRITISH STANDARDS



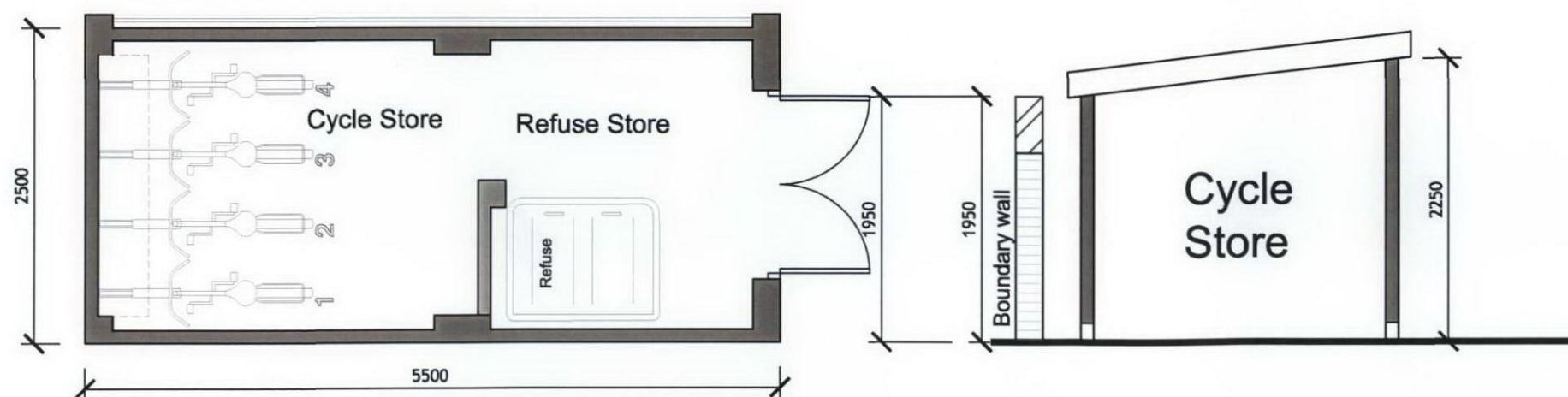
Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Plan

Section

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Project Name and Address  
 28 Ebbsfleet Road  
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 London NW2

dwg title: Proposed Cycle/ Bin Store

Project  
 124  
 Date  
 May 2010  
 Drawing No.  
 303 rev -  
 Scale  
 1:50

