

shh architects + interiors + design consultants

1 Vencourt Place

Ravenscourt Park

London

W6 9NU

T: 020 8600 4171

F: 020 8600 4181



DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION

Proposed Basement & Glazed Stairwell Extension
39 Queens Grove, St John's Wood, London, NW8 6HH

26 May 2010

1.1



SITE DESCRIPTION & HISTORY

Introduction

39 Queens Grove is a stand alone family dwelling that is situated on 0.0698 Hectares of land within the St John's Wood Conservation Area. This area was one of the first London suburbs to be developed with a large number of low density 'villa' housing. The property slopes down from North (rear) to South (front) by approximately 1.5 metres and is therefore a relatively flat site.

In the South-East side of Queens Grove, two consecutive pairs of semi-detached villas (numbers 34-37) are listed. Number 39 is not listed, but is included within the St Johns Wood Conservation Area. Typically dwellings in this area consist of three storeys, and have semi-basements, large rear gardens, hipped slated roofs and bracketed eaves.

A Planning Application was granted in 1992 for a rear extension at Ground & First Floor, all of the works applied for during these applications being carried out as planned. The interior of the existing dwelling was also extensively remodelled during the 1980s.

More recently a Planning Application for a basement extension and pool & with glazed Ground Floor conservatory link was submitted in 2008, and subsequently withdrawn. The current proposal similarly proposes a new basement extension set below the existing rear garden, with glazed link connecting back to the main house, but the footprint of the new proposed scheme is less than that of the 2008 proposal, and does not incorporate a pool.

The current proposed scheme will provide the client with much needed additional family living and entertaining space, improving the amenity of the dwelling as a family home. The new glazed stairwell will provide visual & physical connection to the main house, as well as natural light well to the new basement extension. It will be constructed of frameless glass and will have a very slight visual impact on the rear elevation of the existing dwelling.

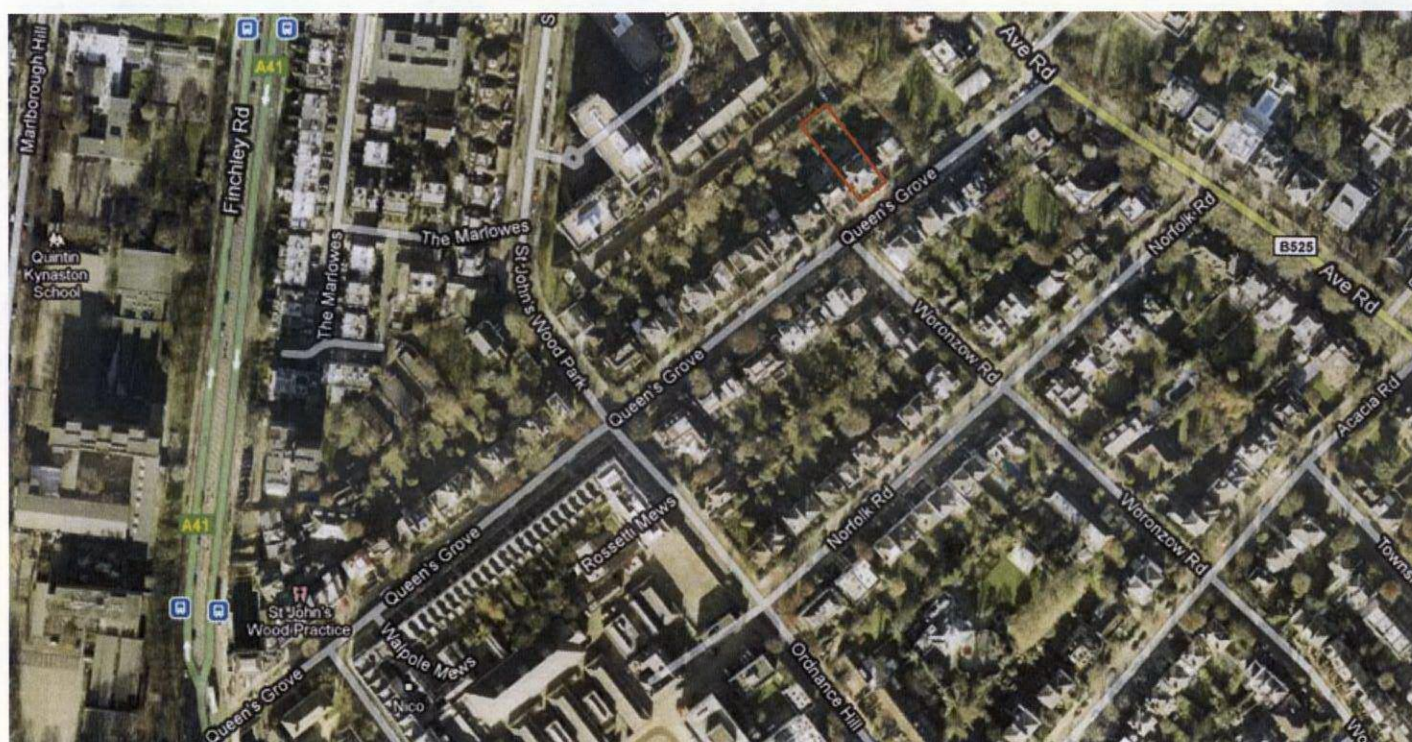
The proposed additions comprise a gross internal floor area of 187 square metres, this includes space required for new plant to service the new extension.



© Crown Copyright 2008. All rights reserved. Licence number 100020449

Ordnance Survey / OS Map: site outlined in red

(Scale: 1:1,250 at A3)



Orientation Map: site outlined in red

Source: Google Earth (17.05.2010), not to scale.

DESIGN AND ACCESS STATEMENT

39 Queens Grove, St John's Wood, London, NW8 6HH

26 May 2010

1.2





1 Existing North Elevation
(Site visit May 2010)

Dashed lines indicate approximate extent proposed new glazed stairwell/lobby, adjacent to existing rear extension. Height of new glazing sits below existing brick boundary wall.

New clerestory glazing inserted partial length into one level of existing garden terrace wall to bring natural light into basement extension.

Dashed lines indicate approximate extent new glazed glazed lobby, adjoining existing rear extension.

A second fire egress/escape hatch to be located adjacent to existing garden stair & barbecue area.



2 Existing Rear Garden & Courtyard - largely to remain as existing.
(Site visit May 2010)



3 Existing Rear Garden & Courtyard - largely to remain as existing
(Site visit May 2010)

PROPOSAL EXTENT & DESCRIPTION:

Proposed Scheme:

The proposed extension essentially comprises two elements: Basement addition below existing garden & courtyard, and new glazed stairwell & lobby extension adjacent to the existing rear extension. The rear garden & courtyard will be reinstated in their existing form.

Connection to the Existing Building:

The new frameless glass stairwell adjoins existing dwelling at the rear North-East corner, connecting to the Ground Level Dining & Kitchen spaces. It will provide a weathered and naturally lit stairwell for access to the new basement extension, and will act as a generous lightwell. It will also provide a good degree of visual connection both from & to the existing main dwelling.

The scale of the new stairwell works in with the existing proportions and scale of the existing dwelling. The transparency of the new glazed stairwell will allow the existing Dining Room to have visual connection to the rear courtyard & garden maintained, as well as access to natural light.

A small landing will be added to the North of the Dining Room, within the glazed lobby to provide a new naturally lit internal balcony to the Dining Room, overlooking the new basement stair.



Image: example frameless glass extension (supplied by Cantifix Ltd). Installed with solid end wall termination, as proposed scheme.

New Basement Areas:

The primary function of the new basement extension is to provide additional family & entertainment space, to supplement the amenities provided within the existing dwelling. A bar area with low table, games area, cinema area centred on a new fire, wine cellar, W.C., and a storage room are provided in the basement.

Plant will be provided to allow mechanical ventilation of the proposed extension, pumping of groundwater, and air extract above the new fire. All plant services are allowed for within the extent of the proposed scheme.

Access and Areas

In terms of relevant land use policies, the proposed use of the existing dwelling is residential.

The proposed new gross floor area of the basement extension is 187 square metres, as indicated on the proposed plans.

Being a private family residence, requirement for disabled access is limited. The existing property has no disabled access. To introduce disabled access would require extensive and invasive works, therefore the dwelling will not benefit from introducing disabled access.

Landscape:

The proposed new extension is largely subterranean, therefore, there will be very little impact on the existing landscaping of the site, which is to be reinstated once construction is complete.

The footprint of the current proposed scheme sits within that of the original 2008 Planning Application scheme, which did not encroach upon any existing root protection areas.

Careful consideration has been given to the various trees in the existing rear garden. The guidelines and points of the appended independent Arboricultural Assessment have been observed in the design of the proposed scheme.

The above ground visible elements of the scheme are the frameless glass stairwell/lobby, as previous, and new glazed clerestorey glazing that will be introduced to one of the existing terraced garden walls towards the Eastern boundary. New air-intake and exhaust grilles will be introduced to the existing terraced garden wall adjacent to the Western boundary & existing barbecue area to serve the new basement ventilation system.

Provision has been made for a new hatch, as secondary means of escape from the new basement areas below. This will be incorporated as a discreet landscape element adjacent to the existing barbecue area.

Summary of M & E Works

The proposed mechanical service installation for the Ground Level glazed & basement extension at 39 Queen's Grove will comprise of the following:

- Drainage, pumped and gravity, serving new basement W.C., shower and bar areas.
- Local extract ventilation serving W.C., shower & bar will be ducted at high level of the new basement construction, and discharge at the Northern end of the existing garden, away from the courtyard.
- The existing HWS & CWS from the existing dwelling will be extended to serve the new basement bar, W.C., shower and underfloor heating requirements.

All ventilation plant will be provided with suitable acoustic treatment as identified in the acoustic report/24hr survey.

Summary of Structural Works

The applicant proposes that the excavation and basement excavation and construction works be undertaken concurrently & in cooperation with those at adjacent property at Western boundary: 40 Queens Grove.

A single excavation will be carried out on both properties, for basement constructions immediately adjacent to one another. All perimeter basement piling, waterproofing and in-situ basement & any new party walls will be also installed concurrently by a single contractor. Construction access to the site for the major structural works will be provided via 40 Queens Grove throughout the construction of the complete basement shell.

Due to the close proximity of property at the Eastern site boundary: 38 Queens Grove, permanent embedded retaining walls are envisaged to ensure the stability of the basement excavation and to minimise ground movements beyond.

The permanent basement structure and foundations will be in-situ reinforced concrete, forming a weather-tight box under the existing rear garden soil. The roof will act as a permanent prop. Foundations may comprise either pads, a raft or piles depending upon the final loads, the column layout and the result of a detailed soil investigation.

Overall, the proposed scheme can be built safely with minimum disruption and will not place the structural stability of adjacent/neighbouring properties at risk.

Means of Escape

Escape from the new basement will be provided by way of the new glazed stairwell. A ladder and hatch will provide a secondary means of escape to the rear garden above, adjacent to the existing barbecue area.

Waterproofing and Drainage

Waterproofing of the proposed new floor slab and perimeter walls of the new basement structure will be provided by Voltex.

Waterproofing of the new reinforced concrete roof slab to the basement will be provided by Bauder, utilising their Bakor 790-II hot melt structural waterproofing system. This environmentally friendly version of hot melt structural waterproofing contains post-consumer recycled content and the insulation provides very high thermal efficiency to give the best environmental credentials for a waterproofing system of its kind.

Summary

In summary, the proposed scheme improves the amenity of the existing dwelling by provision of an un-obtrusive under-ground addition, within the most sensitive scheme possible.

EXISTING & PROPOSED PERSPECTIVES:

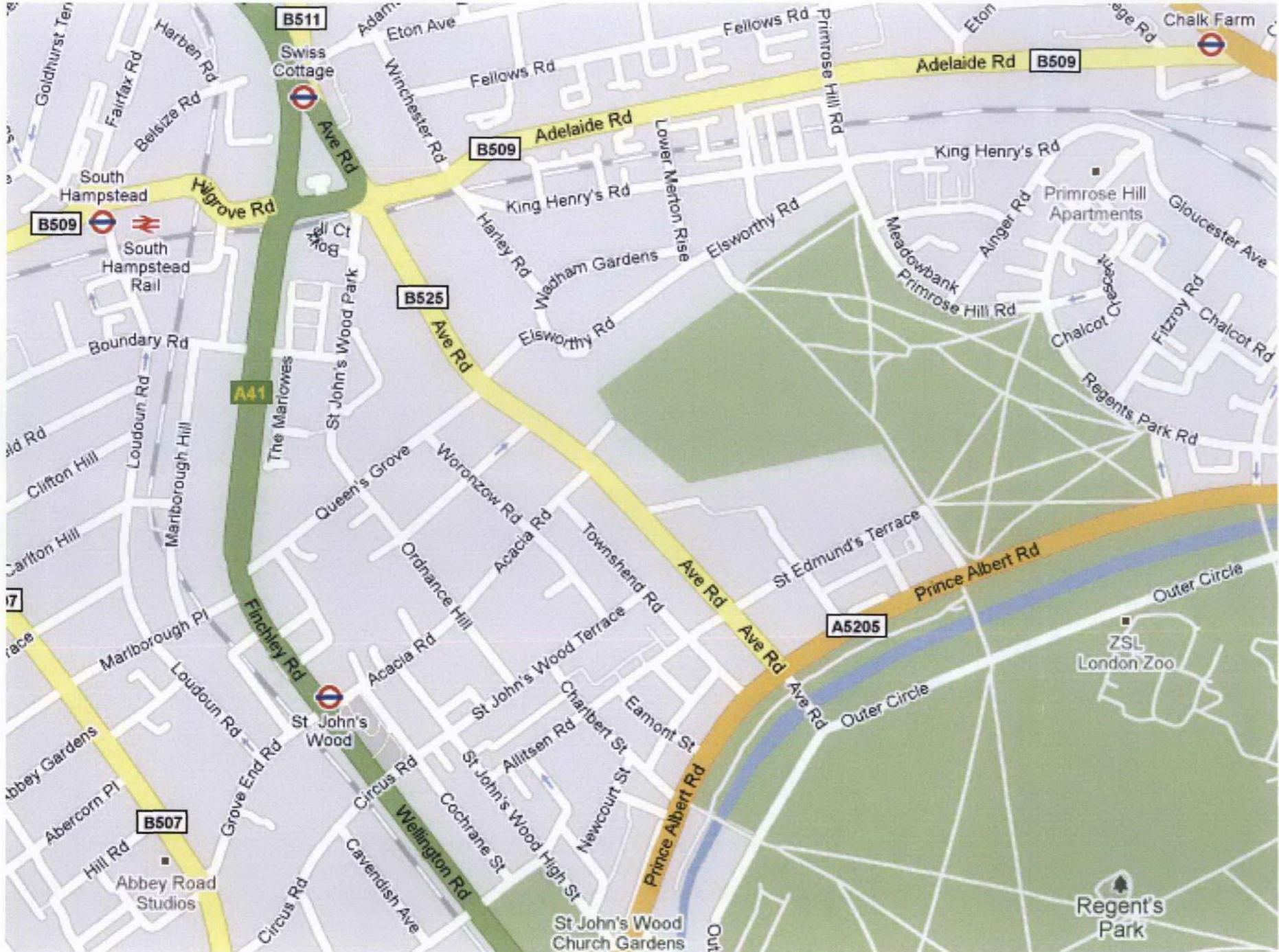


**EXISTING PERSPECTIVE:
REAR GARDEN & NORTHERN ELEVATION**



**PROPOSED PERSPECTIVE:
REAR GARDEN & NORTHERN ELEVATION,
WITH NEW GLAZED STAIRWELL EXTENSION & END WALL**

ACCESS



Map of Site Access
Not to scale, source: Google Maps (25.02.2010)

Density

The proposal does not increase the level or number of dwellings on the site.

Pedestrian Access

The site is located within 0.4 miles of St John's Wood village and 0.4 miles of Swiss Cottage thus allowing pedestrians quick and easy access to either village centre with further links from the villages by London Underground.

Bus Stops

There are a number of bus routes within a very close walking distance of the property.

Vehicular Access

The revised scheme will not be altering the current traffic density or flow in any way.

Site Access and Street Cleanliness (refer also page 1.4)

As previously noted, the basement excavation and construction works will be undertaken concurrently & in cooperation with those at adjacent property at Western boundary: 40 Queens Grove. Please refer to the **Construction Management Plan** included for further details of the Construction Process. Construction access to the site for the major structural works will be provided via 40 Queens Grove throughout the construction of the complete basement shell.

Once this phase is completed, construction and maintenance access to the site will be via the existing front drive & gates, as existing for the remainder of construction.

