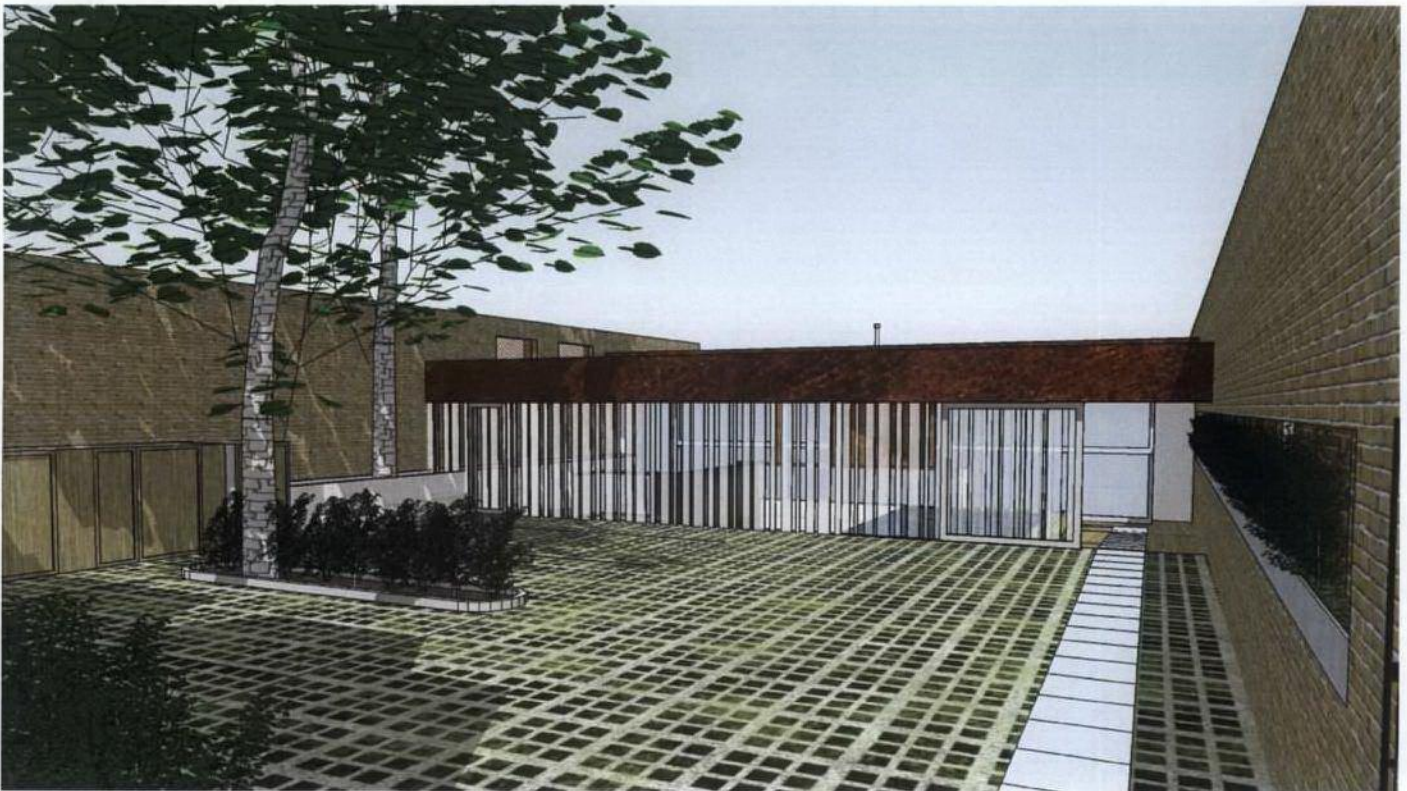


**19 EAST HEATH ROAD
NW3 1AJ**

NEW DWELLING HOUSE
(SCHEME 5)



**Addendum to Design and
Access Statement**

March 2010

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INTRODUCTION - THE SCHEME'S PROPOSED AMENDMENTS

The intention of the revised scheme aims to improve the natural daylight conditions to the internal spaces by increasing the floor to ceiling heights and to improve the character of the car forecourt and associated private courtyard.



Aerial view looking south west demonstrating the scheme's new courtyard design & new façade treatment for the increased floor heights scheme.

DESIGN APPROACH - OBSERVATIONS AND RESPONSES

The proposal achieves an increased floor to ceiling height by deepening the basement by 0.9m. This achieves a floor to ceiling height of 3.2m & 3.4m at lower ground floor and 2.5m at ground floor level. The increased floor to ceiling heights increase the sense of drama with respect to the sense of space and openness within the dwelling. In order to achieve the additional floor to ceiling height at ground floor level the external level adjacent to the main entrance has been lowered by 0.36m with ramped access from the car forecourt to the front door. The level of the roof of the building does not alter.

As a result of the proposed changes minor revisions have been made to the Environmental Energy Strategy, Code for Sustainable Homes report, Drainage report, Hydrogeological report and Arboricultural implications report. The revised reports are included within the supporting documentation – see reports in 'Support Documents' file attached.

Minor adjustments have been made to the forecourt and private courtyard which improve the appearance and character of the external spaces and their integral relationship with the new building.

The key change is the redesign of the previous freestanding white concrete portal frame that contained a privacy screen and 'living wall' to differentiate between the car parking zone and hard landscaped private courtyard. The dividing screen is in exactly the same position as the most recent approved Planning Permission scheme but it now features vertical glass fins of various widths below a Corten beam to function as a physical and visual barrier between shared and private external space. The glass fins improve the visual amenity, light penetration and sense of openness to the new dwelling whilst actually improving privacy between the new and existing dwelling windows.

The previous proposal used white concrete as the facing for the courtyard walls which has now been changed to London Stock brick. Yellow London Stock brick creates a reflection of the residential vernacular context within which the new proposal sits and also reinforcing the sense of place. The design philosophy is to encompass all of the proposed scheme activities within one envelope, creating the sense of an outside room that is an extension of the proposed house.

The design philosophy of the new courtyard employs a series of layers which communicate with one another as one moves deeper into the site and which also generate clearly defined powerful architectural lines defining the form of the external room. There is now dialogue between the two brick walls on each side of the site and the Corten beams above the screen and the main building. Both beams span between the boundary walls with lighter transparent elements suspended below.

Linear strip pavement lights within the ground floor zone which run along the west side of the site complete the new forecourt proposal. They begin outside the secluded courtyard drawing the eye into the site as an invitation to enter and create anticipation by revealing the world within. They reinforce the strong architectonic qualities of the external space and the sense of space to be enjoyed by the inhabitants of the house when viewed from within. Playing off against the pavement lights is a horizontal recessed slot within the west courtyard wall. This reflects the form of the strip pavement lights and is a sculptural element in its own right within the wall. The slot is also a window revealing the existing site boundary wall behind, exposing a clue to the site's past.

APPROACH TO ADJUSTING THE LANDSCAPE

– see roof plan drawing no. 1027R / 512 / RoofPlan

All areas are to use where possible and appropriate local native plants selected from the natural History Museum's Postcode Plants Database for NW3. Where possible the planting will be of mixed age specimens. This approach will help meet the aims of the project to increase the ecological value of the site by providing habitat for wildlife and generally increasing biodiversity. Soil will be improved where necessary with the addition of municipal compost and composted bark mulch. A biodegradable geomembrane will be installed below the mulch during plant-up to prevent wind/ animal erosion and reduce weeds.

Zone 1

South-facing, partially shaded, sheltered border along rear wall of old house. This area to be planted with native wildflowers and shrubs including: Broom, Butchers Broom, Dog Rose, Field Rose, Lily-of-the-valley, Foxglove, Cowslip, Greater Mullein, Kidney Vetch, Meadow Cranesbill, Musk Mallow, Viper's Bugloss, Perennial Flax, Dark Mullein, White Campion, Lady's Bedstraw, Common Poppy, Crane's Bill spp., Field Forget-me-not, Yellow-rattle, Yellow Iris, Oxeye Daisy et al.

Zone 2

Car park and access zone. Recycled plastic (if available, otherwise cement-based) 'grascrete' type blocks, on geomembrane over recycled, crushed graded aggregate. Planted with hardwearing/ shade tolerant grasses, and towards the east & west with the addition of Chamomile and Thyme, for scent.

This approach will reduce runoff, and increase ground water infiltration, as well as providing ecological enhancement by increasing biodiversity and habitat/ fodder potential. Also helps to reduce noise levels by reducing reflection.

Zone 3

Entrance zone, separating the car forecourt from the private courtyard at ground level and lower ground central courtyard. A hard landscaped private area providing access to the proposed dwelling, surfaced with porous brick pavers with linear strip pavement lights set within the floor zone.

Zone 4

West-facing, shaded and sheltered raised planter sitting inside a linear steel channel within a recessed slot that runs along the boundary wall. Plants within the niche will be shade tolerant natives and climbers including: Ivy, Honeysuckle and Traveller's-joy; Ferns (Hard Fern, Hart's Tongue, Narrow Buckler Fern), Bluebells, Ribbed Melilot, Ramsons, Bugle, Yellow Archangel.

Zone 5

A partially shaded border from the Gleditsia tree canopy above. This area to be planted with ferns, and mosses with a year round succession of colour from perennials and annuals such as bluebell, vetch, primrose, wild garlic, woundwort, meadow sweet, sweet cicely, cyclamen.

Zone 6

A shady raised bed of ferns, and mosses with a year round succession of colour from perennials and annuals such as bluebell, vetch, primrose, wild garlic, woundwort, meadow sweet, sweet cicely, cyclamen etc. The boundary wall to the East has openings within the brickwork allowing for shade tolerant climbing species such as Ivy, Honeysuckle and Traveler's-joy to trail up climbing wires at the back of the raised bed.

Zone 7

A hard landscaped private patio providing outdoor space and access, surfaced with porous brick pavers as a continuation of the material used for the entrance ramp to the dwelling. It is provided with a fixed seat and space for flexible table and chair arrangements. Space is provided here for a clothes line.

APPROACH TO ADJUSTING THE LANDSCAPE

Zone 8

The pond is part of the rainwater harvesting system and is planted with diverse wetland species including Water mint, Spiked Water-milfoil, Thread-leaved Water-crowfoot, Water Dock, Water-violet, Yellow Water-lily etc. These plants will provide an ecologically engineered approach to water treatment which will help to remove (reclaim) nutrients such as nitrogen and phosphate as well as suspended solids etc.

Water then flows over a weir to the main pond below to produce a cascade over the kitchen window &/or overflow to a holding/attenuation tank. Rainwater collected in the tank will be pumped up to lower ground, ground and roof levels to replenish the upper and lower pools and also supply water irrigation to all the courtyard planting beds and sedum roof. In the house low water use taps/shower heads and low flush toilet(s) will be installed, further reducing water demand.

Zone 9

The sedum green roof as a whole uses a lightweight medium (to reduce structural demands on the roof), ideally reclaimed, crushed and graded aerated concrete block, made up with expanded clay/ perlite, and mixed with compost & topsoil all retained by a geomembrane with root barrier and double-layer water proofing.

Sustainability gains from green roof:

- Help prevent storm water runoff by intercepting rain.
- Improve the thermal performance of the roof by increasing the overall R-value and thermal heat capacity.
- Prolong the life-span of the roof.
- Improve the ecological value of the site, by providing habitat for birds such as wrens and robins, and micro fauna like insects and spiders, thus increasing biodiversity.
- Increase the CO₂ fixing capacity of the site.
- As with any increase in leaf surface areas, it will also help reduce air pollution by intercepting particulates and metabolising volatiles.

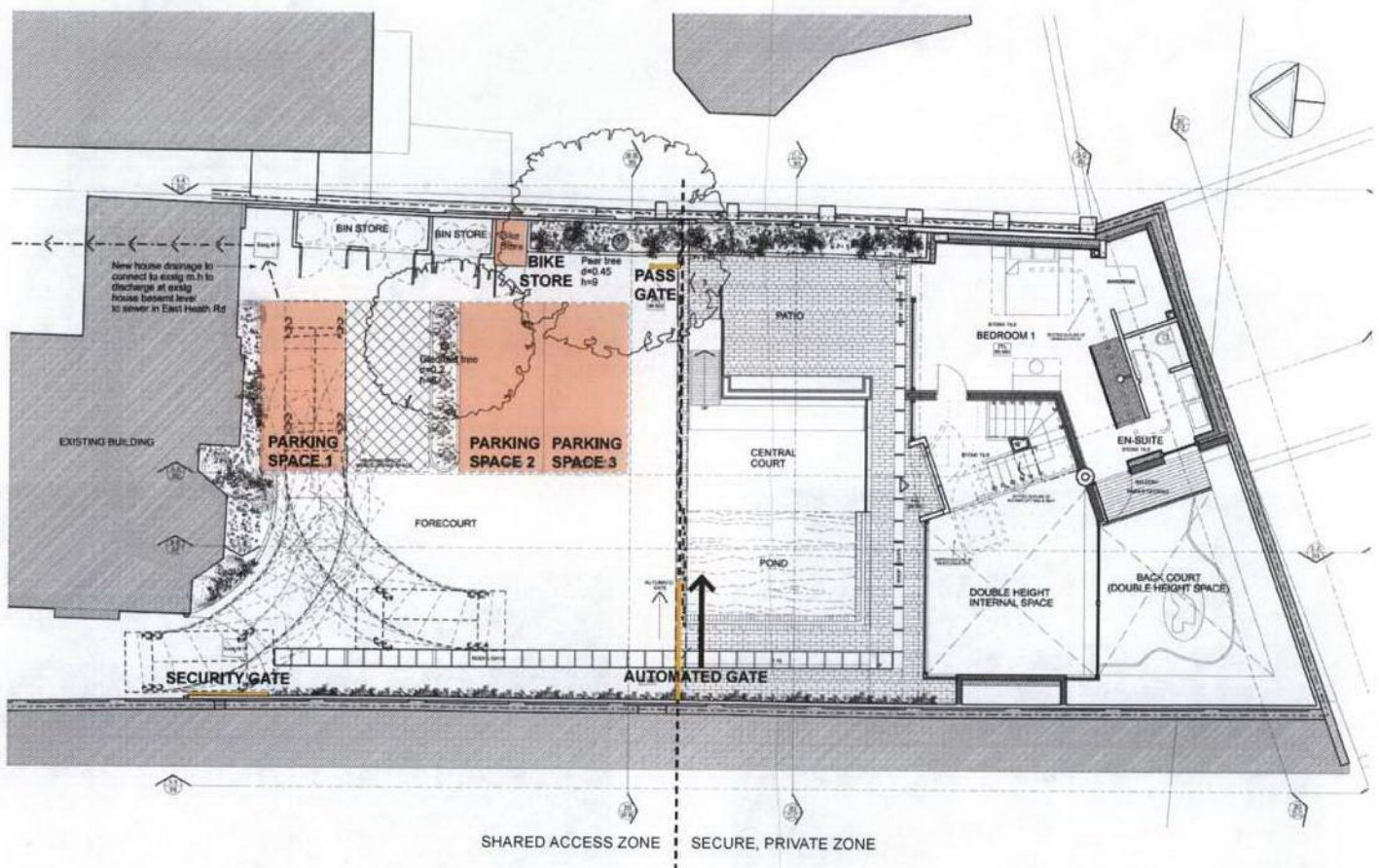
PARKING AND ACCESS CONSIDERATIONS

The scheme proposes a reduction in the number of existing cars from 5 (4 in garage plus 1 licensed parking space) to 3. This would be 1 space for the proposed development, 1 for the license holder in no. 19 and 1 further visitor space. The 3 spaces are located on 'grascrete' blocks with wild grasses and helxine planted between. An area next to the site boundary wall and bin stores is proposed for cycle storage –see proposed ground floor plan (1027R 510 PropGrdFloorPlan).

ACCESS

Vehicle access to and from the rear of no. 19 (the application site) is restricted. Within the rear of the site vehicle movement is particularly limited therefore a manoeuvring space has been incorporated to ease vehicles turning.

The proposed development will benefit from increased security by the introduction of an automated gate at the junction of the rear existing dwelling and the site boundary wall. Access will be gained via a remote control / fob and key pad for the residents of the existing and proposed dwellings with a video entry phone for visitors. The proposed dwelling has a further security line between itself and the existing house of no. 19. Therefore the new dwelling will have a totally secure and private landscaped private garden.

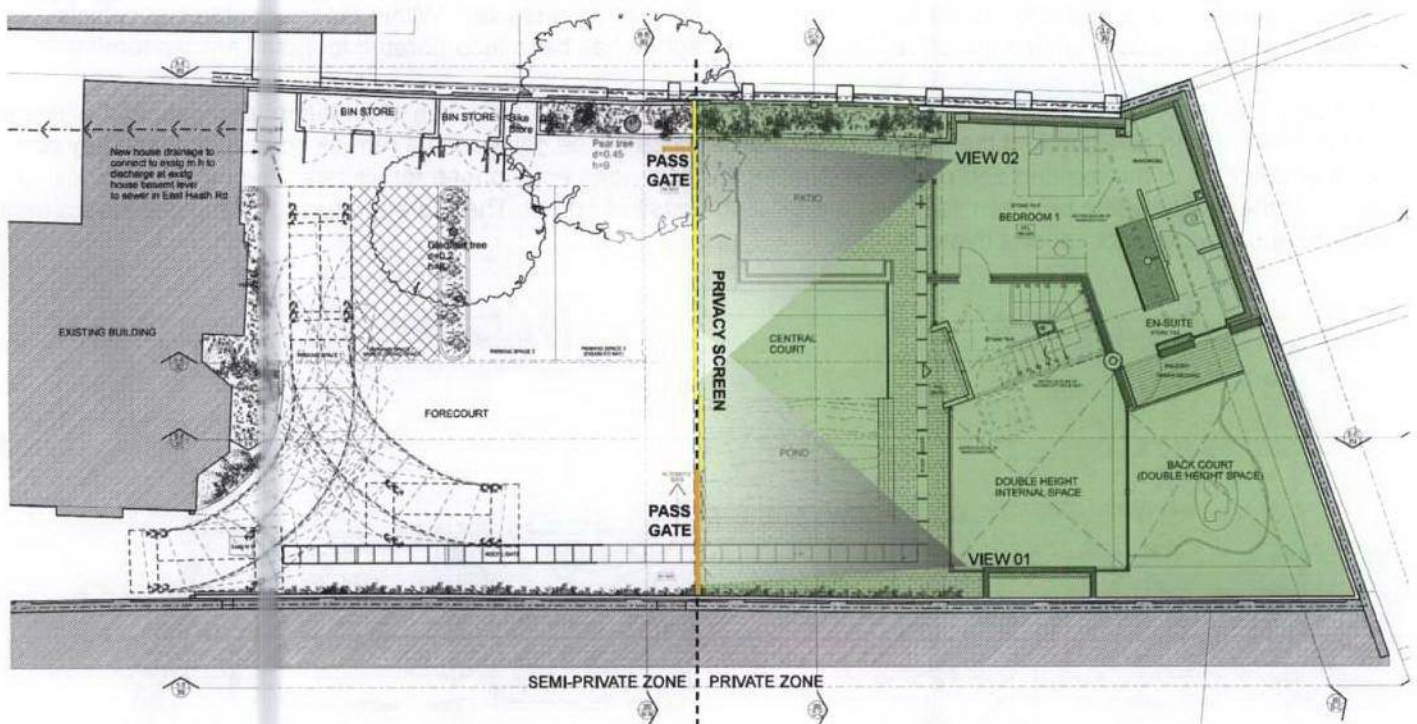


GROUND FLOOR PLAN

PRIVACY AND DAYLIGHT CONSIDERATIONS

The position of the screen that separates the proposed dwelling from 19 East Heath Road has been carefully considered with regards to privacy and day lighting implications taking into account the residents of both the existing and proposed dwelling.

The screen now features vertical glass fins of various widths below a Corten beam above to create a controlled access point with pass gates at the East & West junctions. The purpose of this is to improve the amenity, light penetration and sense of openness to the new dwelling whilst actually improving privacy between the new and existing dwelling windows.



View looking north to demonstrate the new courtyard as an extension of the proposed dwelling.



View from the proposed dwelling looking back towards 19 East Heath Road demonstrating the privacy screen.