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DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION

Proposed Basement Swimming Pool and Spa Complex

37 Queens Grove, St John's Wood, London, NW8 6HN

March 2010

1.1



SITE DESCRIPTION & HISTORY

Introduction

37 Queens Grove is a Grade II Listed property built circa 1820. It comprises a Semi detached family dwelling that is situated on 0.0717 Hectares of land, within the St John's Wood Conservation Area. The property slopes down from North West (front) to South East (rear) by approximately one metre and is therefore a relatively flat site.

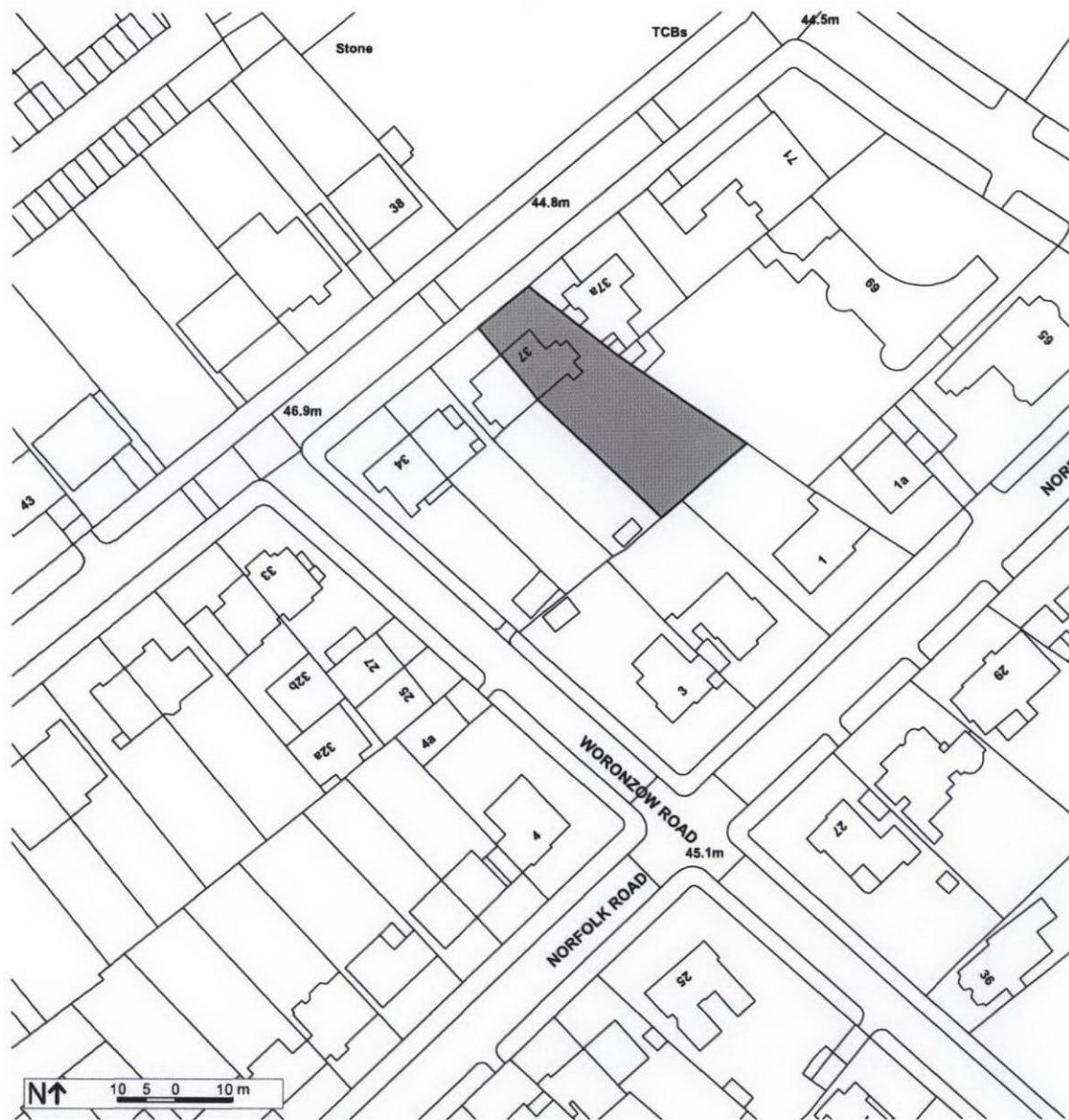
In 2000 Planning was granted to form a basement space with a rear light well as well as a Ground Floor Side Extension, positioned over this new basement space.

A further Planning application was granted in 2003 for the rear conservatory that forms part of this Ground Floor Side Extension. All of the works applied for during these applications has since been carried out as planned.

The current dwelling is a total of 4235 square feet. This total area includes the spaces added during the two above mentioned planning applications.

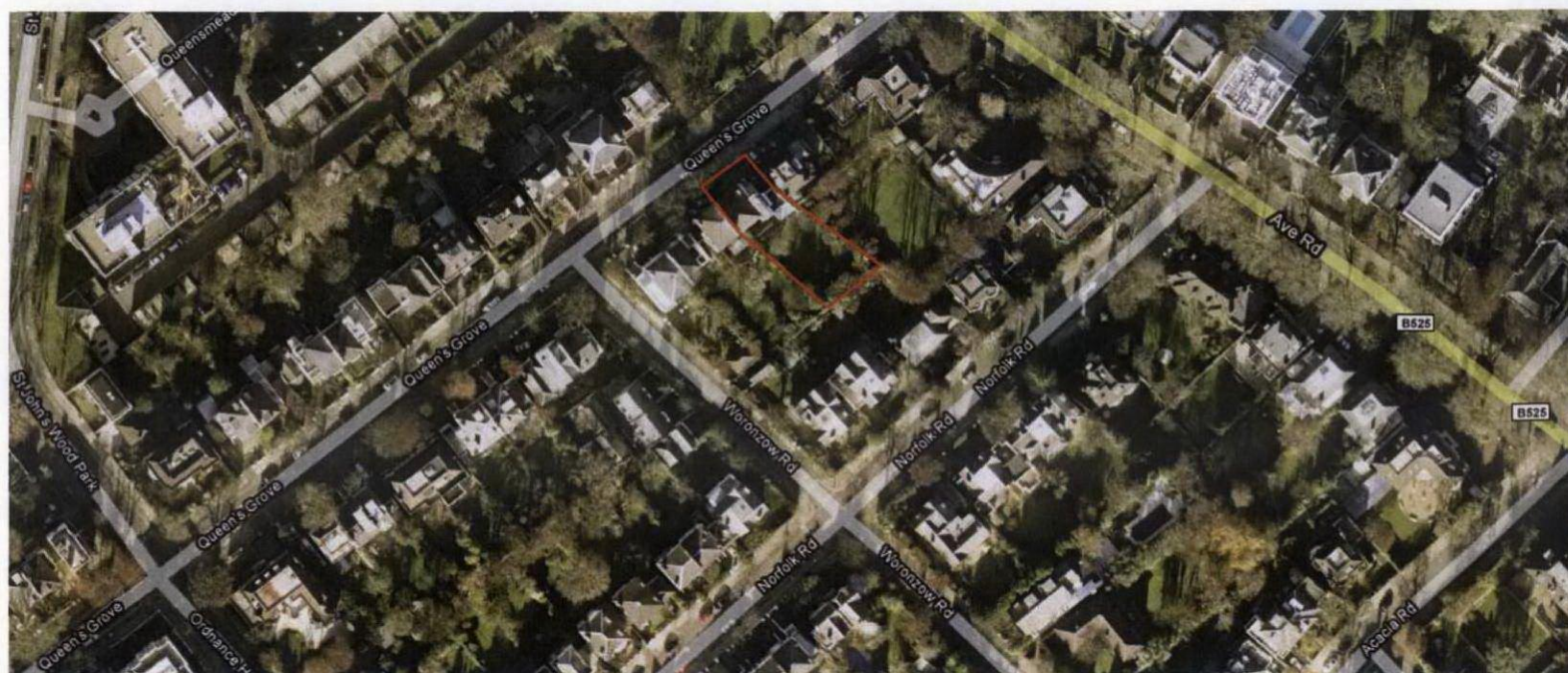
Our proposals will show the intended subterranean extension, which is planned to be set down beneath the rear garden. The only change to the Listed Building in any way will be the installation of an internal Fire Door at the top of the stairs down to the basement. The proposed scheme will have no further visual or physical impact on the Listed Building in any way as all of the proposed works will be set below ground level and is only connected via the existing basement space and lightwell.

The useable area of the proposed swimming pool complex is a total of 1823sqft. this area excludes the sub basement plant room space.



Ordinance Survey / OS Map

Source: www.findmaps.co.uk (24.02.2010), scale: 1:1,250 at A3.



Orientation Map

Source: Google Earth (25.02.2010), not to scale.

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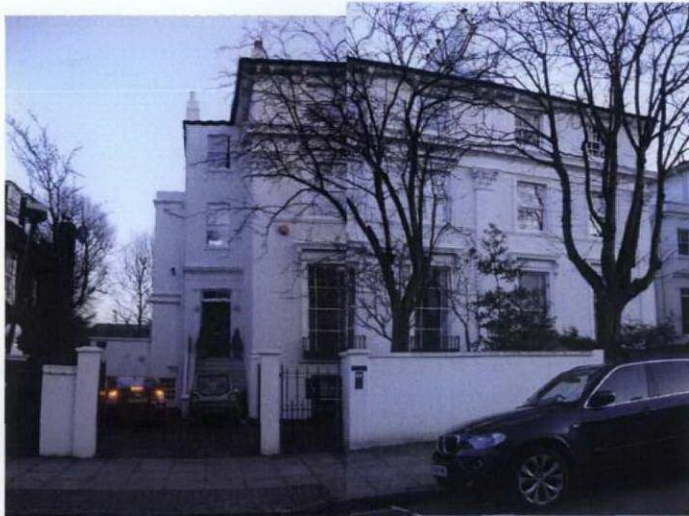
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EXISTING BUILDING & CONTEXT



Panoramic View: Existing North Elevation
(Site visit 02.03.2010)

Elevation to remain as existing



Panoramic View: Existing South Elevation
(Site visit 02.03.2010)

Elevation to remain as existing



Photo: Looking Towards Adjoining Property (36 Queens Grove)
(Site visit 02.03.2010)



Panoramic view: Existing rear garden looking away from residence
(Site visit 02.03.2010)

Sycamore trees to be retained

Pear Tree (Grade B) to be retained



Photo: Looking Towards Adjoining Property (37a Queens Grove)
(Site visit 02.03.2010)



Existing grated lightwell down to basement. Grating to be removed. Lightwell to be glazed over to provide weathered link.

See section 1.7 for proposal

Photo: Existing Lightwell
(Site visit 02.03.2010)



Photo: Existing Lightwell
(Site visit 02.03.2010)

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Swimming Pool Basement Extension

The proposal is essentially a single element. The intended scheme is to excavate an area of the rear garden between the various root protection areas, form the new swimming pool and spa facilities and return the rear garden to its previous form.

Connection to the Listed Building

The proposed swimming pool extension will be connected to the listed building via the existing basement extension, for which Planning Permission was granted in 2000. The existing basement games room has an open topped light well, which pushes out towards the rear garden. The intention is to use the existing lightwell as the link point between the New and Existing Buildings.

The lightwell becomes a double lobby to isolate the swimming pool environment from the main dwelling. This light well alteration becomes the only visible element of the proposal. The change to this element being, the intention to glaze the top of the lightwell over, to form a weathered link between the new and the old.

Swimming Pool and Sub Basement

The primary space in the proposed basement is the 13.5 x 5m swimming pool. Directly adjacent to the swimming pool is a heated spa that flows directly into the pool.

Additional facilities at pool side include a W.C., changing area, sauna and steam rooms.

Adjacent to but below the poolside is a sub basement space that will house the required swimming pool plant equipment as well as any additional equipment required for the above mentioned items.

Access and Areas

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

The existing floor area is 4235 square feet.
The proposed additional floor area is 1823 square feet, providing a total of 6058 square feet - a gain of 43%. This amount of new floor area is indicated on the proposed floor plans enclosed, and the drawing, over leaf.

Being a Listed private family residence, requirement for disabled access is limited and in this case there is limited to no disabled access into the current property. Our proposed scheme would therefore not benefit from allowing disabled access.

Landscape:

As the proposed new swimming pool complex will be almost entirely subterranean there will therefore be very little impact on the existing green areas of the site. There is, however an encroachment into several of the root protection areas of the various large trees in the rear garden.

Careful consideration has been given to the various prominent trees in the rear garden. The impact on, and assessment of this encroachment is covered in full detail in the Independent Arboricultural Assessment, which is included as part of this application.

The above ground visible elements of the scheme are the glazed in existing lightwell and two number brick planters. These are required to house the ventilation intake and extracts for the swimming pool complex below.

As part of these brick planters, there will also be an escape hatch to allow for a secondary means of escape from the swimming pool space below.

These brick planters have been incorporated into the perimeter landscaping of the site to ensure minimum impact. Please refer to the attached plans for details

Summary of M & E Works

The proposed mechanical service installation for the basement pool hall extension at 37 Queen's Grove will comprise of the following,

- Gas fired condensing boilers to serve the pool heat exchanger, HWS generation and pool hall heating/AHU plant. Boiler plant will be located within the existing front basement area. Boiler flues will be positioned within the near vicinity of the existing boiler flues on the front façade. Boilers and flue will be domestic size (2x40kW approx).
- Pool hall AHU (air handling unit), will heat and dehumidify the internal pool hall environment. The AHU will be located within the new basement pool hall. Supply and extract ducts shall vent from the basement via a purpose built raised planter/bench with low level vertical grilles located within the rear garden.
- Pool water treatment plant, this will all be located within the pool hall
- HWS/CWS services serving the pool hall showers.
- Drainage, pumped and gravity, serving the pool hall, shower, steam room and sauna all internal within the new basement pool hall.
- Local extract ventilation serving shower/WC, will discharge adjacent to the pool hall ventilation in the rear garden.
- Natural ventilation of the sauna and steam room, external duct will vent adjacent to the pool hall ventilation in the rear garden.

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

PROPOSAL EXTENT & DESCRIPTION:

Summary of Structural Works

Due to the close proximity of the site boundary and adjacent structures a temporary or permanent embedded retaining wall is envisaged to ensure the stability of the basement excavation and to minimise ground movements behind the wall. Temporary propping may be required in addition to the permanent structure to control ground movements during excavation.

The permanent internal structure and foundations will be in-situ reinforced concrete. These will form a weather-tight box under the 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 the detailed soil investigation.

Overall, the proposed scheme for planning can be built safely with minimum disruption and it does not put the structural stability of adjacent/neighbouring properties at risk.

Means of Escape

Escape from the new basement will be provided by the existing stair down into the basement. A new 30 minute Fire Rated door will be installed at the top of the stair to allow this stair to become a 30 minute Fire Rated stair.

A secondary escape ladder (not required by regulations) will provide an exit to the garden above from the pool side area.

Waterproofing and Drainage

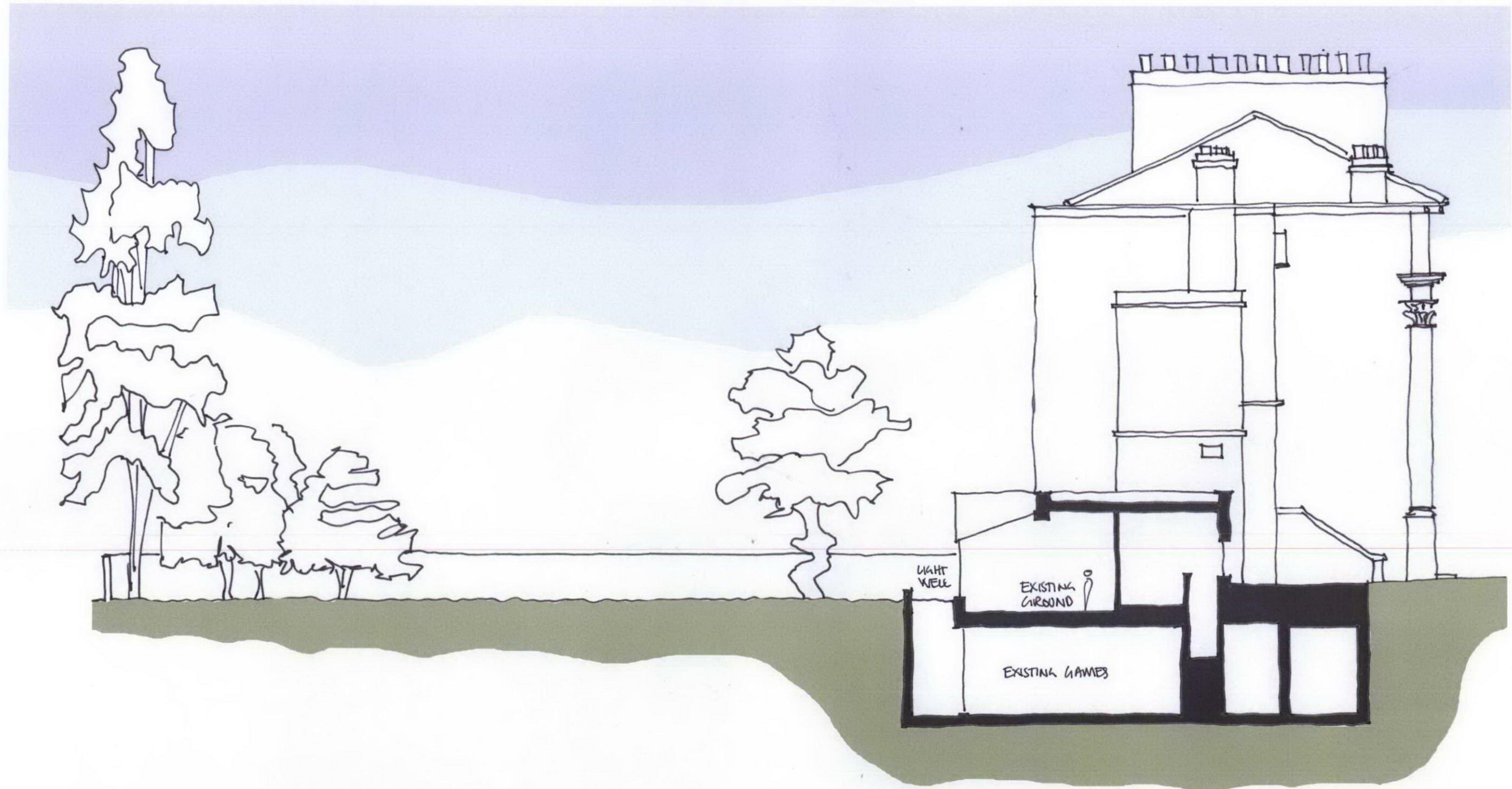
Waterproofing of the proposed substructure will be provided by Bauder who we have spoken to and are currently designing a sustainable waterproofing and drainage system involving their Bakor 790-II hot melt structural waterproofing system.

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

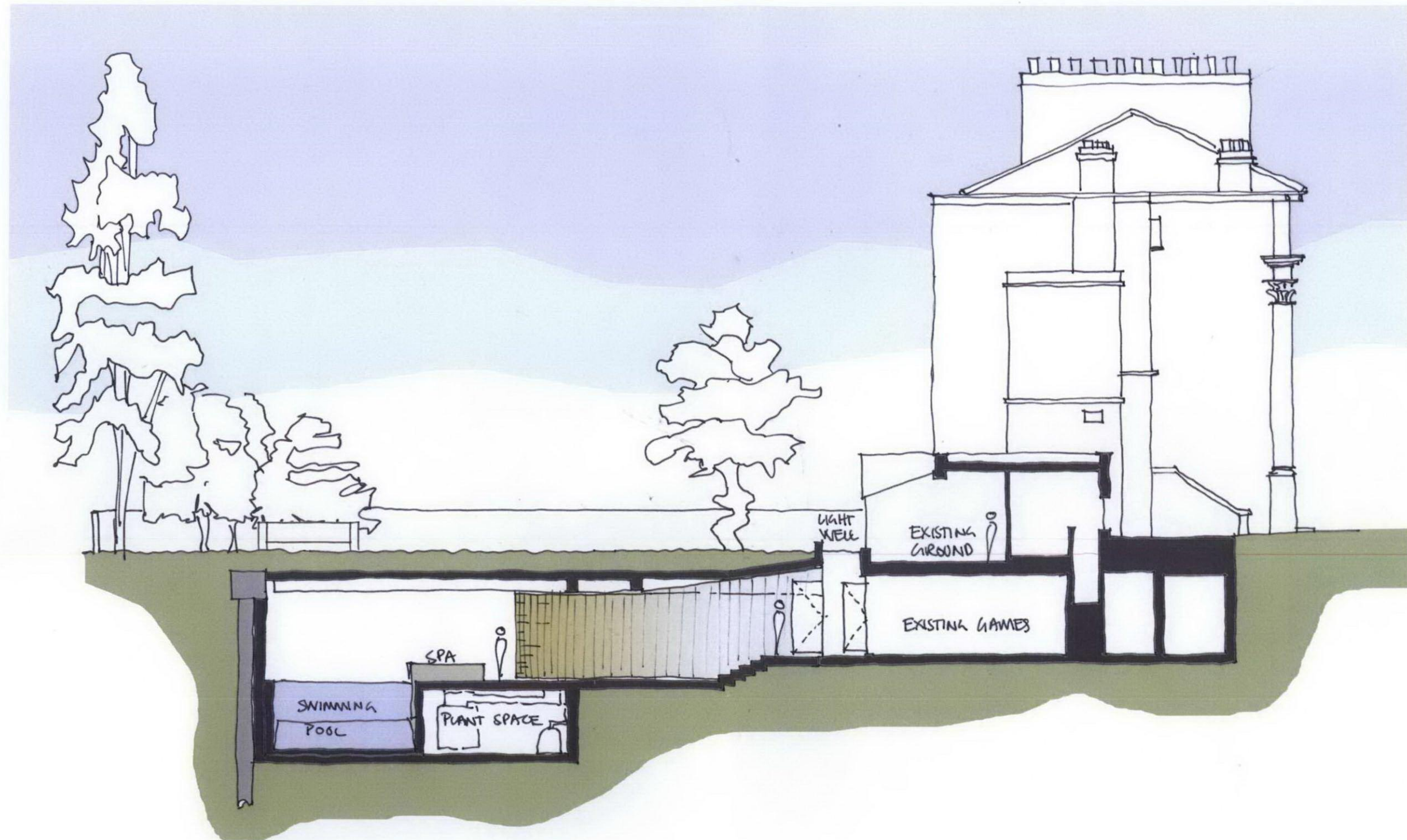
The Professional Team have taken considerable time to properly investigate the implications of, and the impact on the Listed Building and the land that it sits on, and are satisfied that any impact on the surroundings will be minimal.

In summary, the proposed scheme improves the amenity of the existing dwelling by provision of an un-obtrusive under-ground addition to provide plant area and swimming pool / spa complex in the most sensitive means possible.



Longitudinal Section through the Existing Grade II Listed building and rear garden

PROPOSED SECTION:



Longitudinal Section through the Existing Grade II Listed building and Proposed Swimming Pool Complex

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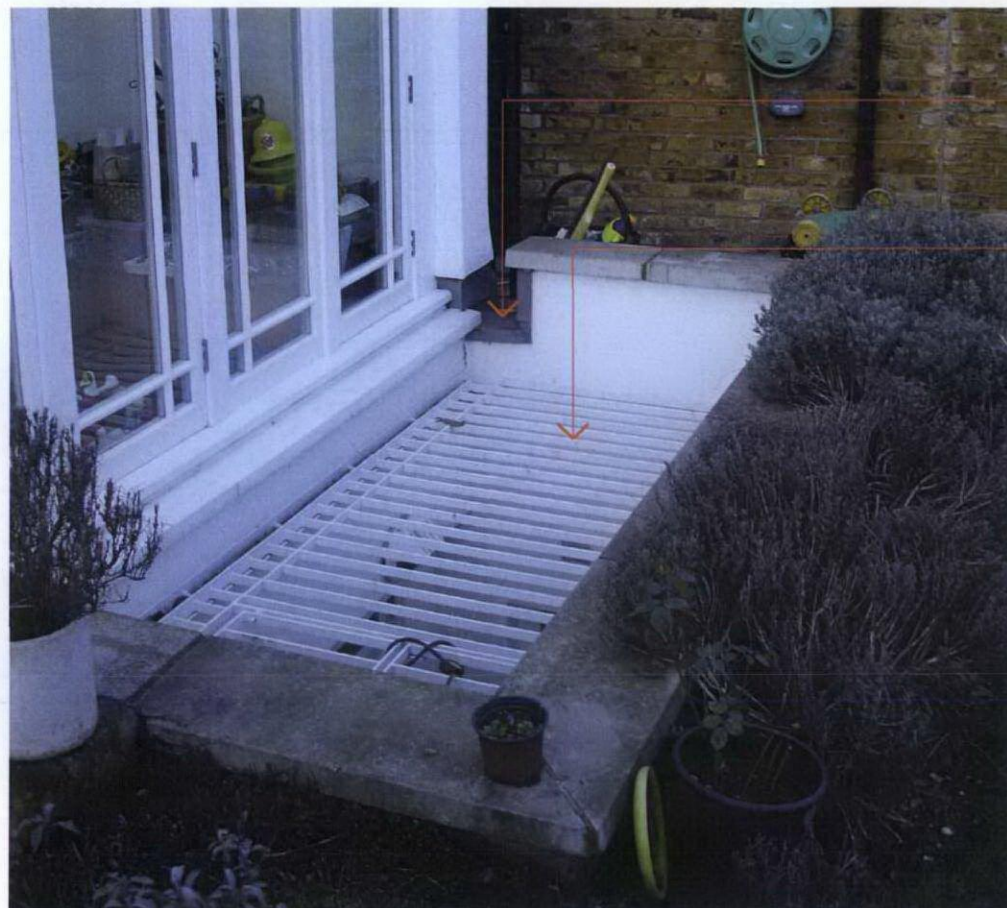


Photo: Existing Lightwell
(Site visit 02.03.2010)

New glazed lightwell to drain off
to existing path through
setdown in parapet

Existing steel grating to be
removed

New gutter fixed to existing
timber sill to allow water to drain
off to existing path shown
beyond

White painted timber mullions to
match existing joinery adjacent

Glazing to lightwell. slope to suit
existing lightwell to allow falls to
new gutter. C.O.S

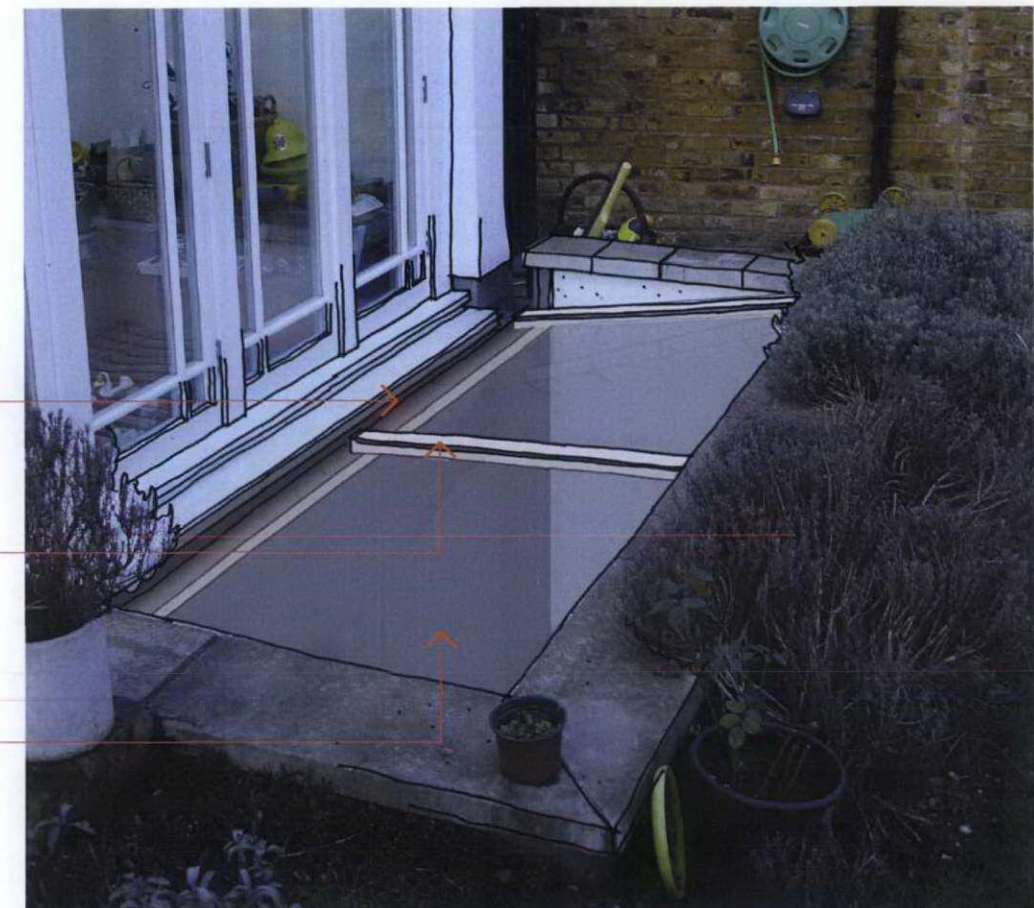


Photo Montage: Proposed Glazed Lightwell

ACCESS

Density

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

Pedestrian Access

The site is located within 0.4mls of St John's Wood village and 0.4mls 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

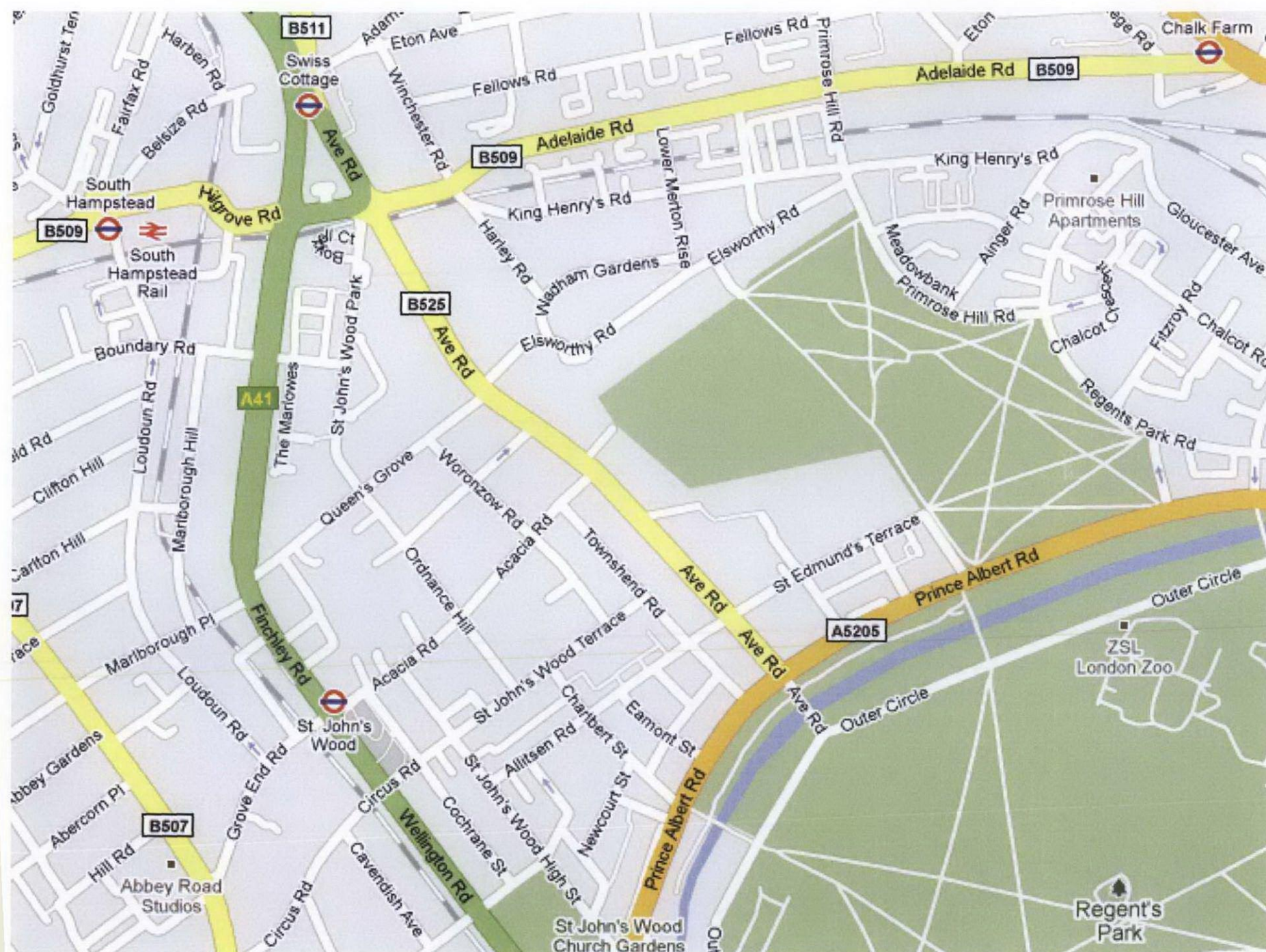
There are a number of bus routes within a very close walking distance of the property.

Vehicular Access

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

Site Access and Street Cleanliness

During construction works, access to the site will remain through the existing drive gates. Please refer to the **Construction Management Plan** included for further details of the Construction Process.



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

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