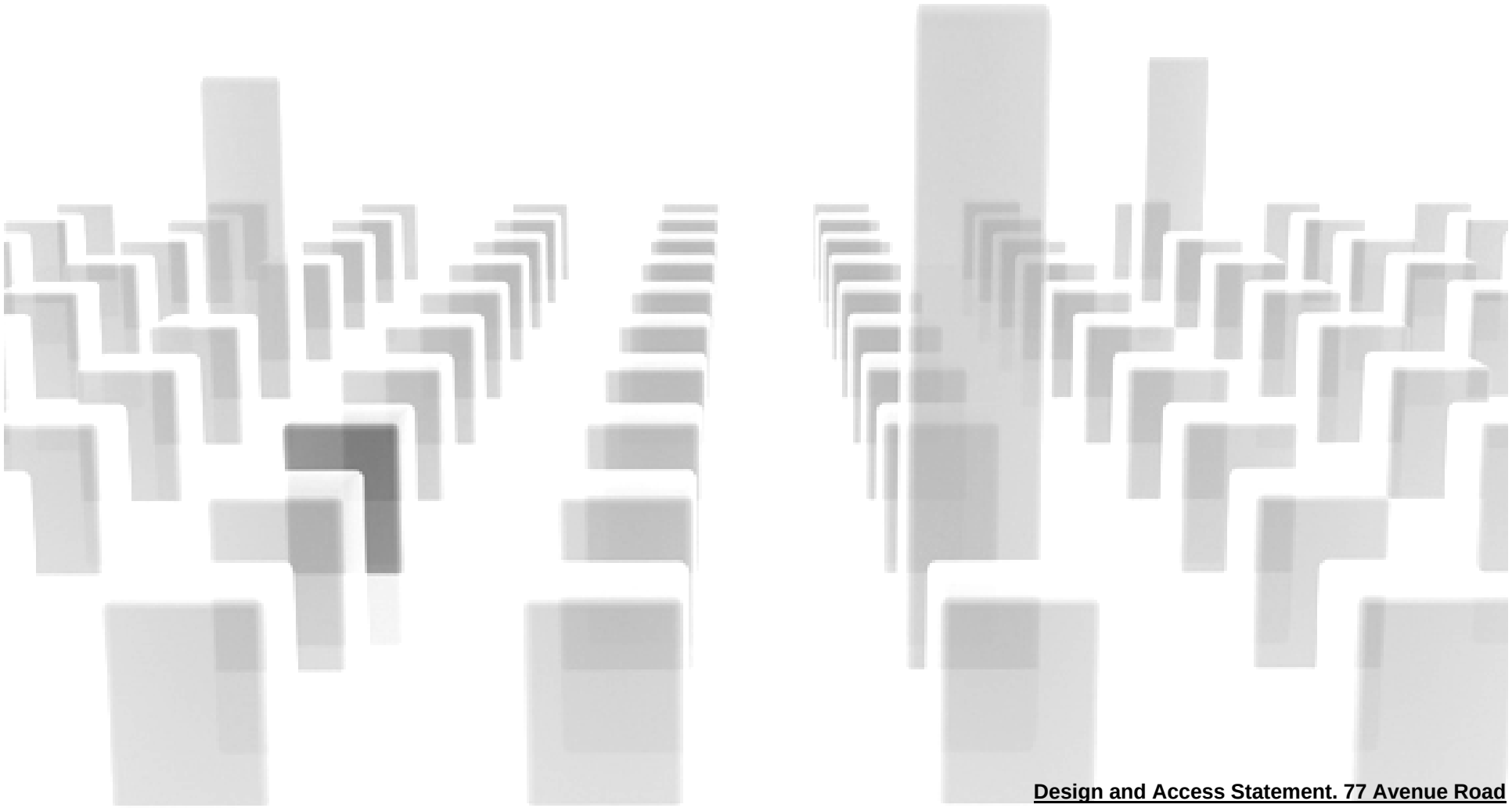
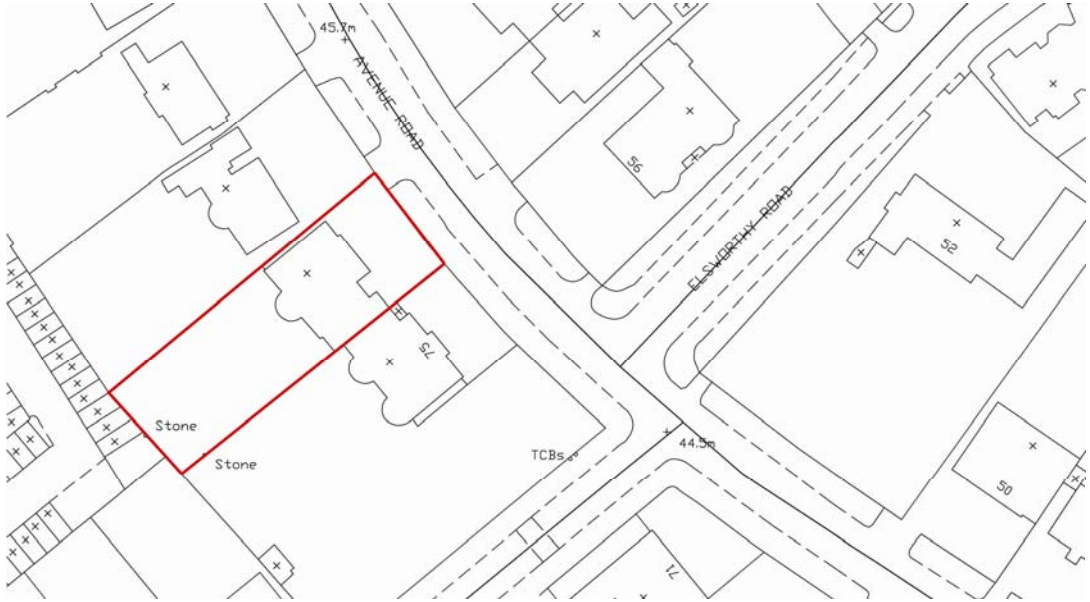


Introduction

Coupdeville architects have been commissioned to design a new family house to replace the existing dwelling at 77 Avenue Road. The design proposes a replacement dwelling of a similar size to the original with additional accommodation and services provided beneath the ground. The new building is designed as a contemporary addition to the street scene that already includes a wide variety of styles. As an architectural practise we are firm believers in designing buildings that draw on the surrounding context and typologies but interpret this in a modern way. Whilst we are aware that PPS1 Para 38 states that planning debates should not focus on style we are aware that as we are close to a Conservation Area this will, and should become a consideration. We believe in consulting planning officers and local bodies during the process of design and have therefore had two meeting with the local authority and sought feedback prior to the submission of this application. We have successfully designed a number of contemporary homes and apartment blocks that relate comfortably to more historical neighbours and believe that the buildings design must be of a highest possible calibre to provide a building worthy of future conservation.



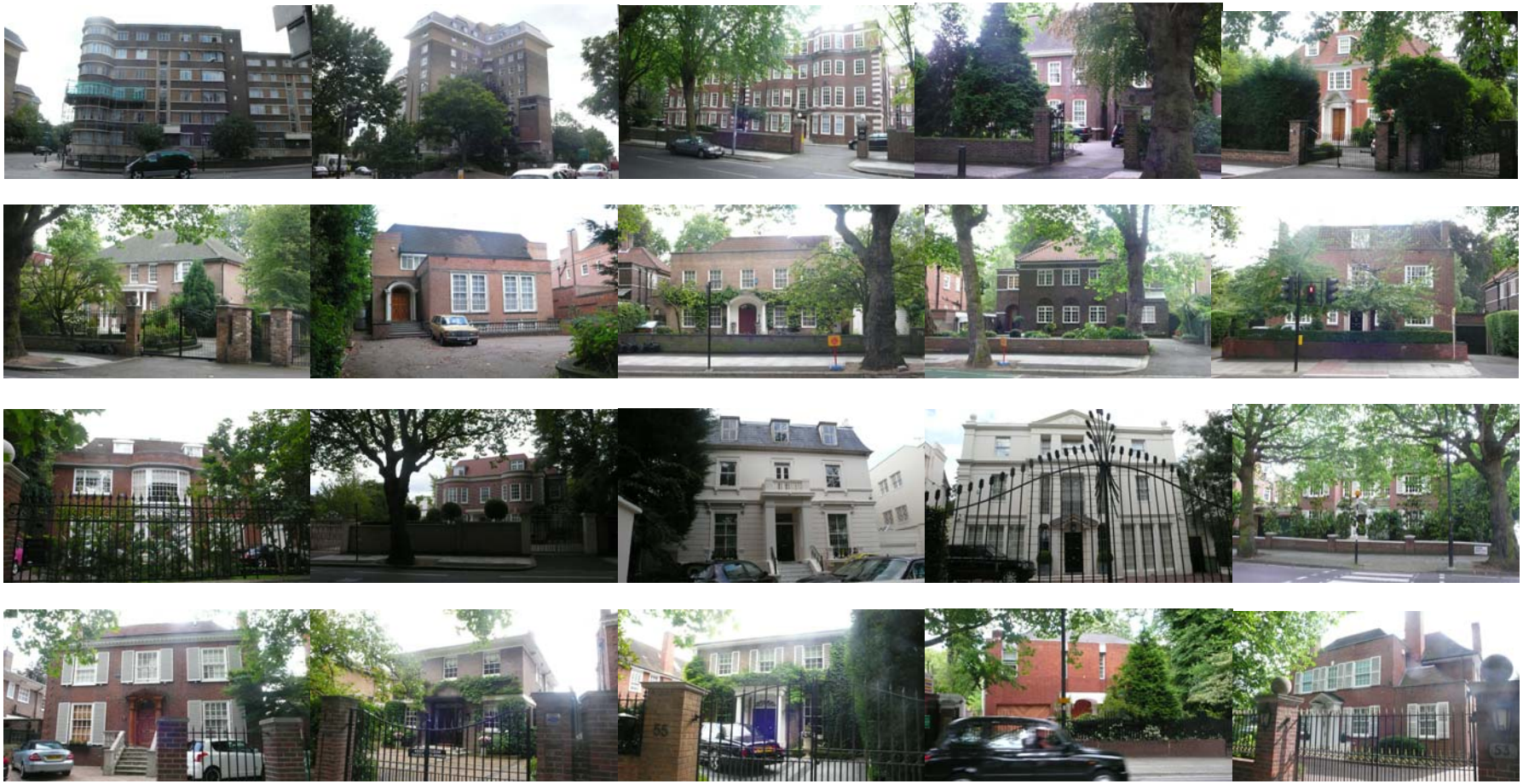
Location Plan

The existing building

- The existing building was built in the 1930s and is constructed from a dark London Brick. The building features an off centre entrance porch and has been extended to one side. It is not considered that the building is of particular architectural merit, and its period of construction and design means it is expensive to run and fairly dark internally.

Locality

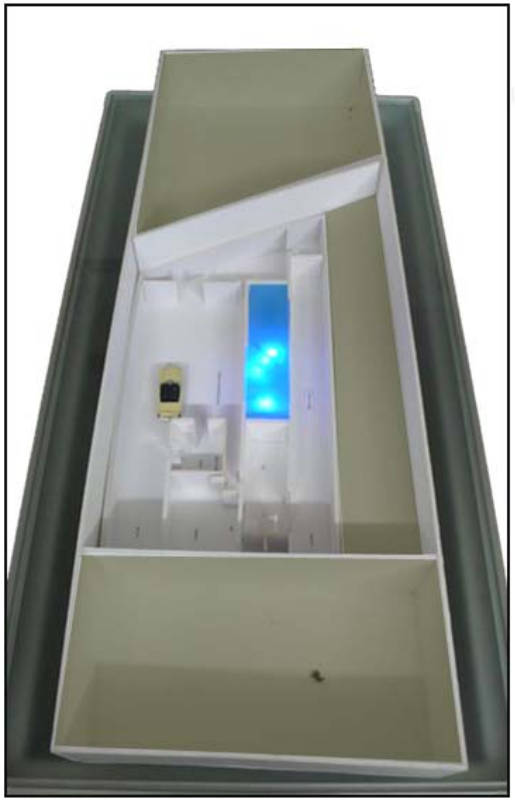
▪ Avenue Road is a residential street to the south of Swiss Cottage that runs to Regents Park. The street is characterized by mature trees running the length of the street and by large detached properties of a “villa” typology. These typically have two storeys with accommodation in the attic storey. Taller apartment blocks are located towards the ends of the road. There is a wide range of styles along the road including arts and craft, neo Georgian, Edwardian, examples of modernism form the thirties and sixties and a number of more modern buildings. The materials are generally either white render or brick with various types of roofing finish and treatment. The following photos provide a visual montage of Avenue Road starting from Swiss Cottage, which illustrate the varying styles found but also demonstrate the predominance of the two storey plus roof villa typology.



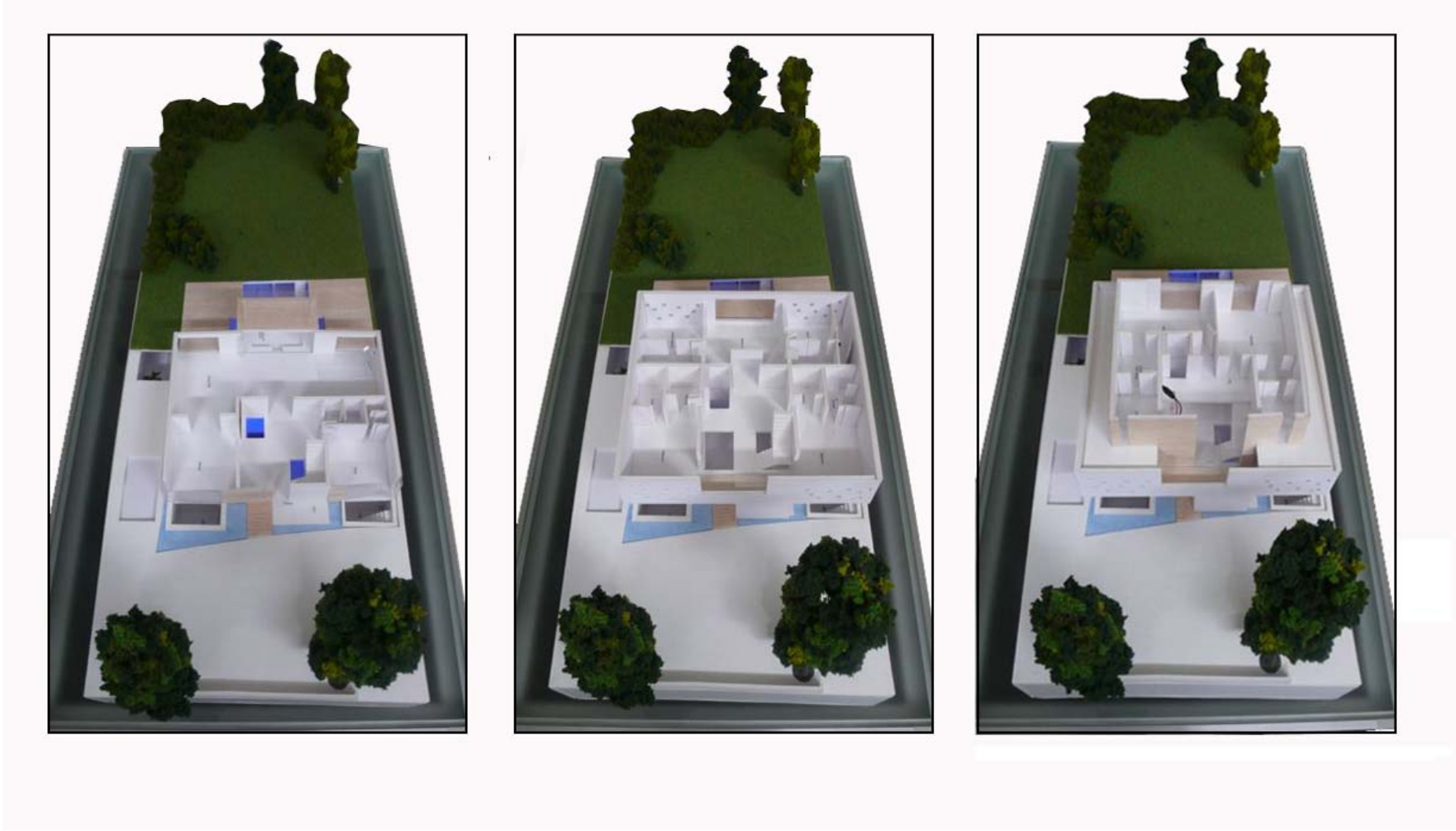



Design proposal

In order not to increase the volume of the new building from the original the majority of the new accommodation is contained in the basement. At the lowest level a partial width sub basement contain car parking, maintenance and service areas and some leisure facilities. The majority of the additional area is in the basement level which contains the pool and gym facilities as well as games areas, studies and staff accommodation. These areas are all lit from natural light from light wells to the front side and back of the building.



At more formal reception areas are located at ground floor level with dining and reception areas and the main study. The master bedroom is at the rear of the building on the first floor with a further two bedrooms on this floor. The upper floor contains a further two suites. The circulation of the house occurs in the central atrium which creates a triple height space with staircases and a lift.



The design of the building does not seek to provide a pastiche version of an historical style but looks to provide a well thought out contemporary building that will add to the rich variety of buildings and periods along the street. In providing a contemporary response we have also looked to the surrounding context for guidance on massing, materials and fenestration and believe the new building will enhance the street scene.

The building is read, as the former building, as a single family “villa” in grounds with a clearly defined single entrance. The building is clearly expressed as a two storey element with a subservient upper floor, characteristic of many buildings along the street. The buildings size above ground is similar to the building it is replacing and remains an appropriate size for its place in the street scene.

Whilst the original building was brick and matched its immediate neighbours, the alternation of white render and brick is characteristic of the street and arguably adds to its rich character and variety.

The buildings design can be seen as a contemporary reinterpretation of the Regency villa, a style present in the street and local area, notably in Nash's Park Crescent in Regents Park. An example from Avenue Road is illustrated below.

Characteristic of the style is the use of white render and the use of quite simple volumes to articulate the façade. Whilst in this example the entrance to the building is signified by the addition of a porch volume we have looked to achieve a similar effect by subtracting a rectangular volume to create a sheltered porch area. In both cases the entrance is on the central axis of the building although we have looked to move away from the strictly symmetrical building through the facades composition. The importance of the entrance experience is also a shared emphasis with the raised steps being replaced with a bridge over water and the cantilevered building form.

The use of timber to the base and upper storeys also reflects the hierarchy of the Regency Style. In this example the building is banded with a rusticated base, plain render and slate tiles. Our proposal uses timber to the base and upper floors to achieve a similar articulation.

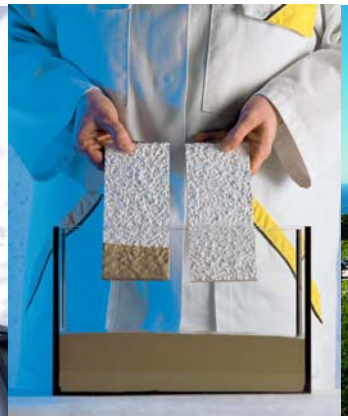
The changing size of fenestration on the building is also typical, with the ground floor and public areas having the largest windows which become smaller to the more private bedrooms. We have used the same principle with the largest glazing to the ground floor and smaller windows to the bedrooms. The scattering of small windows is used to protect the bedrooms from road noise whilst emphasising the notion of the building as a solid mass with elements removed. The front bedrooms both have access to the first floor balcony which is again a typical feature of the Regency style.

Contextual view of proposal

- **Materials**

The materials to be used on the building will be specified with careful attention to quality, sustainability and future maintenance. The render will be finished with Sto Lotusan which has a self cleaning finish. The timber will be English oak screwed and pelleted to battens with a diagonal cut profile to emphasise the gaps between the planks. This will be finished in a Bankuri oil which has an additional coat added annually to maintain the surface appearance. The grass roofs to the main building will be planted with low maintenance local sedums, whilst the grass roof to the basement will be an intensive turf roof that will be maintained as part of the general garden maintenance.


Oak cladding and white render.


Self cleaning render.


Turf roof.


Timber and glass detail

- **Policy SD1 Quality of life**

Lifetime homes: The proposal has been designed to comply with the criteria for lifetime homes

1. Car parking capable of enlargement to 3300mm – This is acheivable
2. Level Access form car parking space - Level access to all floors via lift
3. Approach to thresholds to be level – All approaches to thresholds to be level
4. Level access to thresholds. - All thresholds to be level
5. Communal Stairs to have max rise 170mm min going 250mm. Handrails to extend 300mm top and bottom. Handrail height 900mm – Not applicable. Lift allows access to all floors
6. Doorway width min 750mm. Front door min width 800mm Corridor 900 for head on approach – These criteria have been met
7. Dining and living room areas to have 1500mm turning circles– This criteria has been met
8. Living room to be on ground floor – This criteria has been met
9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space. – The study to the front of the property with bathroom could be used as an alternative bedroom
10. Wheelchair accessible WC with drainage provision for shower in the future - This criteria has been met
11. Walls in bathroom and toilets capable of taking adaptations such as handrails - Reinforced walls provided to all bathrooms.
12. The design should incorporate:

12a) provision of a stair lift – Lift present already

12b) a suitably identified space for a through-the-floor lift from the ground to the first floor, - Lift present already

13. Reasonable route for a potential hoist from main bedroom to bathroom. The layouts have been designed with this in mind and future hoist routes will be achievable.
14. Bathroom designed to incorporate ease of access to bath WC and wash basin – all bathrooms are designed to meet this criteria.
15. Living room window glazing begins below 800mm – Most glazing is full height.
16. Switches and sockets to be between 450mm and 1200mm - All sockets and switches will meet this criteria

The two staff bedrooms in the basement are served by large full height glazing with opening windows to light wells ensuring adequate lighting and ventilation. The guest suite in the basement is also arranged around a sunken courtyard to ensure suitable light and air.

- **Policy SD4 – Density of development**

o The proposal is for a new single family house which above ground is a similar scale and footprint to the existing building and is in keeping with the scale and amenity of the surrounding area.

- **Policy SD7 – Light Noise and Vibration Pollution**

o Proximity mini floodlights are proposed to the front for security and all other external lighting will be low intensity and on timers to minimise enrgy use.

o Any plant that creates noise or vibration will be situated in the basement and all vent routes will be acoustically attenuated.

- **Policy SD8 – Disturbance**

- The contractor will be expected to carry out the works in accordance with the Local Authorities guidelines on working hours.
- The contractor will be expected to follow the considerate constructors scheme.

- **Policy SD9 – Resources and Energy**

- Please refer to the Environmental report

- **Policy SD11 – Waste management Facilities**

- We have included areas on the plan for waste and recycling storage. The car lift will be used to transport the rubbish to street level on collection days.

- **Basement**

Whilst we are proposing additional space through the creation of large basement we believe we have addressed the issues relating to amenity space, drainage and impact on neighbours. It is similar in scale to that approved at 85 and 87 Avenue Road.

- The basements maximum footprint is 42% of the overall site area
- We have included a structural engineers report on the basement and the measures suggested to ensure the stability of the neighbouring properties.
- A Sustainable Urban Drainage system will be designed by specialists to ensure that the development does not increase the risk of flooding or adversely affect the water environment.
- The use of planted roofs to some of the areas minimises the loss of amenity and grassed space.
- Rather than glass screens around the perimeter, glass strips with 100mm gaps across the openings will form the guarding to the lightwellsmeaning that these will no be noticeable from the street.

- **Landscaping:**

We have had an aboricultural report that has looked at the existing trees on site and identified the areas that are suitable for the basement levels without having an adverse effect on these trees.

We have included detailing of the landscaping to the rear and front garden. It is proposed to use an intensive grass roof above part of the accommodation with the intention of having a similar amount of hard landscaping to that presently existing. The creation of underground parking allows us to provide additional soft landscaping to the front of the property. Whilst we have indicated the concept of the landscaping we would look to develop a full landscaping design further to any permission granted.

- **Parking and cycle storage**

3 car parking spaces and cycle storage are included in the sub basement as well as additional parking to the front forecourt. This is a similar level to that provided at the moment in the existing garage and forecourt.

Practice profile

- Coupdeville architects are specialists in new build residential schemes. Our aim is always to provide innovative high quality contemporary design that provides unique living environments and buildings that will contribute positively to the built environment.




- Family House Teddington
  Planning granted Sep 2009
- Edge Apartments. Strawberry Vale
  Completed 2007
- Intersection House, W3
  Completed 2006
- Natropolis Apartments. Twickenham
  On site. Completion Jan 2010