

# W O L F F A R C H I T E C T S

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## Design Statement:

85 Avenue Road, London, NW8 6JD

### Background

85 Avenue Road located to north western side of Avenue Road within the London Borough of Camden. The property is located opposite the Swiss Cottage School and is not located within a Conservation Area.

A similar proposal for demolition of the existing building and construction of a new single family dwelling Ref: 2008/4029/P was granted permission on 7<sup>th</sup> November 2008.

### Existing Site Parameters

The site has a total area of 1372m<sup>2</sup> with an overall depth of is just over 61m. The front boundary to Avenue Road is 22.5m in length and the ground level of the site slopes up from Avenue Road towards the west by approximately 1.1m. There are a number of trees along the rear and side boundaries of the site which will be protected during the course of any building works. Please see enclosed Arboriculturist report for details.

### Existing Building

There is an existing four storey single family dwelling on the site which was originally constructed in circa 1930. The main body of the existing dwelling is dwelling is 21m wide by 8m deep and is set back 23.5m from the pavement. The garage to the northern side adds 13.2 m to the overall width and back 10.5m from the pavement. A single storey entrance porch projects over 2.5 m from the façade. The overall height of the building from the ground level (at the garage) to the roof ridge is approximately 10.5m, with the garage at 7.0m.

### Proposals

The proposed planning application includes for the full demolition of the existing dwelling and the erection of a replacement four storey building of high quality design, in keeping with the character, scale and amenity of the local area.

### Scale and Bulk

The main building types within the area are a range of detached villas and semi-detached houses, and the character of the area is not defined by a consistent style. The overall scale and bulk of the proposed house will be much the same as the existing building, and has been carefully considered to better align with the adjacent adjoining properties, however the Classical treatment



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of the façade has been designed to provide a cohesive elevation to the street, and which is in character with other properties on Avenue Road and the wider locality.

At the front, the footprint of the building has been extended towards Avenue Road to align with the adjoining properties, with a projecting single storey entrance porch.

To the rear the proposed building retains the footprint of the existing building, with a part single-storey & part two-storey projecting central bay. The elevation is dramatically improved in design, and is more sympathetic to the garden setting and character of the neighbourhood. The additional habitable spaces created are at basement level, therefore having no visual impact or increase in massing.

The width of the building has been maintained, and the increase in ridge height relates more closely to those of the adjacent properties. Visual privacy is retained, and there is no additional overlooking, and the development has been considered with regard to the effect on sunlight & daylight enjoyed by the subject site and the adjacent properties.

### Amenity Space

The existing amenity space is unchanged, with the extensive rear garden retained.

### Parking

The amount of car parking is unchanged. Provision for bicycle parking has also been made.

### Detailed Design & Materials

The new dwelling will be constructed using modern building methods & materials to make the house more sustainable and improve the buildings environmental performance, as described in the enclosed Environmental Performance Statement. In addition the external appearance of the new building would be a vast improvement to the overall aesthetic when compared to the existing.

Traditional detailing and common vocabulary will complement the character of the area, creating a coherent whole. This includes using the same details to both the front and rear of the extension.

#### Walls:

The new walls are proposed to be finished in a painted render as is typical for this area. Design details have been added to the render which draw on elements of other houses in the neighbourhood, such as rusticated jointing bands at Ground Floor level and quoins to corners. It is proposed that some elements of the building should have a "grey" Portland stone finish; these include the entrance portico and 'bottle' balustrades.

#### Roofs:

The pitched roof of the new building will be finished in a suitable natural slate. A new sedum roof is proposed to the flat section of the main roof.



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#### Dormers & Rooflights:

Dormers to the front and rear of the property will be constructed in a traditional manner with lead covered roofs and cheeks, and roof lights will be concealed behind parapet upstands in order to preserve the building lines.

#### Windows & Doors:

The scale of the windows proposed has been carefully considered to reflect the internal layout of the building whilst ensuring a harmonious exterior to the proposed development. The proportions reflect the Classical style, and all windows will be timber framed double glazed sash with traditional profiles and details.

#### Refuse Storage

Space has been allocated within the design for refuse and recycling storage. This facility would be provided by the side of the main driveway. This location would be ideal as it could be easily accessed and is visible for the refuse collectors from the street.

#### Conclusions

In principle, the proposals have been designed in accordance with Policy 4B.1 of the London Plan which refers to maximising the potential of the site whilst ensuring that the development is attractive to look at, and respects the local context.

The overall appearance of the building has been designed to be in keeping with the wider locality, especially that of the St. John's Wood Conservation Area. The development would be 'traditional' both in terms of detailing and materials. This would provide an 'ageless' building which would blend in well into the local streetscape and reinforce the wider townscape.

The high quality design of this proposed development would be a significant benefit to the neighbourhood and a valuable asset to the local community.



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## Access Statement:

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### Existing Situation

There is currently no wheelchair access to the existing house, and internally the layout and fabric of the building does not accommodate people with other disabilities.

### Proposed Inclusive Access

The proposals have been designed with consideration to the Lifetime Homes Assessment Criteria, as follows:

- parking spaces which comply with the minimum standard size for accessible parking
- wheelchair access to the front door of the property, by means of a ramp with a maximum gradient of 1:12 leading to a covered portico
- access to the side door and rear of the property by means of a pathway 1200mm wide
- all new accesses into the building will be illuminated, with level threshold details
- doors to the ground floor have been designed to exceed minimum clear opening sizes required
- at ground floor there is more than adequate room allowed for turning circles in the principle rooms
- the main living room is located at entrance level
- the study area designated at ground floor level could easily be used as a convenient bed space
- the ground floor WC is designed to be wheelchair accessible, and the walls will be constructed in blockwork to enable future adaptations to take handrails etc.
- All switches, sockets, and ventilation & service controls will be installed at a height between 450mm and 1200mm above the finished floor levels
- The layout at each principle floor is designed to be level, and the main stairwell is generously proportioned and capable of incorporating if required at a future date
- Bedrooms and bathrooms are generously sized to allow ease of access, and a potential hoist between the two
- Glazing to principle living spaces will begin less than 800mm over finished floor level, and will be easy to open and operate.



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