RN/NL/7051/3.1

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Design and Access Statement

6 Templewood Avenue, NW3 7AX

Our proposals is to create a new lower ground spa and entertainment room below the garden of 6 Templewood Avenue, which will be linked to the rear of the main house

1.0 USE

The current house is a large single residential with associated front and rear gardens, sited on the corner of Templewood Avenue and Templewood Gardens.

The frontage of Templewood Avenue has railings and gates for private car access, and egress to a front drive and private garage.

Our proposals will not change the access and frontage, or the existing boundary conditions.

2.0 AMOUNT

As can be seen on the planning forms and drawings, the amount of development in the main is confined within the existing garden, and set back from the building and the boundaries.

Apart from the access to the glass conservatory and enclosed staircase, all the construction is proposed below ground under a new green roof garden.

3.0 LAYOUT

As can be seen on the drawings, the layout of the lower ground floor room access faces the rear of the main house, with a glass link over the existing rear door to the house and the proposed access staircase.

The proposal is to open out the garden via new French doors either side of the glass link, providing full access to the garden or outside rooms from the principle rooms.

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4.0 SCALE

Our proposal is to construct most of the extension under the garden, there by minimising any affect that this leisure space has on both the house and surrounding area.

The lower ground box is set back from the house and the boundaries on the other three sides to minimise the effect on the existing fencing, walling perimeter trees and garden house.

5.0 LANDSCAPING

The existing landscaping to the rear garden (as shown on the drawings and photographs) is primarily laid to lawn with well-established perimeter shrubs and hedging. There are three trees on the boundary and one nearer to the house.

We are currently undertaking arboriculturalist advice on the condition and health of the existing trees, and the impact of our proposal on the existing landscaping.

Our proposal would be to retain the perimeter trees, and where possible, the perimeter shrubs and hedging. The centre of the site will be reinstated with new lawn constructed as a green roof.

The construction will include all measures to protect the integrity of the structure and waterproofing of the space below, whilst allowing a full and healthy lawn to thrive.

6.0 APPEARANCE

The existing house we believe was constructed in the 1920- 30's period and generally has a symmetrical design.

A brick build garage is sited on the south side of the house, the rear wall of which is facing the rear garden.

Our proposal for the glass link to the new accommodation below ground is to retain the beautiful symmetry of the rear elevation. This is intended by enclosing the link in a lightweight and transparent glass enclosure, so that the original architecture can be viewed through the glass link.

6 TEMPLEWOOD AVENUE
LONDON NW3

OUTLINE OF DESIGN PROPOSALS

MECHANICAL SERVICES

1.0 COMFORT COOLING

It is proposed that comfort cooling be provided to the Gym and Lounge areas.

An inverter heat pump condenser shall be positioned under the external stairway area.

The condenser will be enclosed in an acoustic air discharge and intake louvred housing which shall be provided to meet the local Council noise requirements.

The proposed indoor units shall be concealed generally in low level cabinets and tall cabinets with access for maintenance.

Refrigerant pipework to the indoor units shall generally run in ceiling voids.

2.0 COLD WATER SYSTEM

The incoming mains water shall run to a new cold water break tank and booster pump set from the existing house supply.

Currently Thames Water Utility Company only guarantee 1 bar pressure. To ensure the new steam shower has a good pressure the booster set will provide 3 bar pressure.

The pipework runs shall generally be in ceiling void and low level voids.

3.0 HOT WATER SYSTEM

The hot water supply to the steam shower and WC shall be provided by 3no hot water storage cylinders with standby electric immersion heaters located in the plant room.

Pipework runs shall generally be in ceiling voids and low level voids.

The HWS storage capacities shall be subject to the flow rates requirements of the sanitary fittings selected.

4.0 HEATING

A wall mounted gas fired boiler is provided in the plant room. The boiler shall provide heating to the HWS cylinders and the underfloor heating.

A LPHW underfloor heating is to be provided to all areas.

The main pipework runs shall generally be in ceiling void and low level voids.

5.0 MECHANICAL VENTILATION

Mechanical supply and extract ventilation shall be provided to the Gym Changing and WC areas via a heat recovery ventilation unit mounted in the store room with an access panel.

Mechanical extract shall be provided to the steam shower.

Extract valve will be provided in each room with flat PVC extract ducting to run in ceiling void.

Mechanical supply and extract ventilation shall be provided to the Gym and Lounge areas via a heat recovery ventilation unit positioned in the plant room. Supply and extract ducting will be at high level within ceiling bulkhead with grilles.

The air intake and extract to the Gym and Lounge ventilation unit will be via the acoustic louvre positioned on the external plant room wall. This acoustic ventilation louvre will be provided to meet the Council noise requirements.

A dehumidifier positioned in the plant room shall be provided to serve the Spa and Jacuzzi areas.

Extract terminations are all shown to the stairs light well area.

6.0 GAS

It is proposed that the gas supply to the heating boiler shall be extended from the existing house gas supply. The existing incoming gas supply and meter to the house may require an upgrade to suit the additional gas load requirement. The upgrade will be subject to an enquiry with National Grid.

ELECTRICAL SERVICES

1. INTRODUCTION

The following outlines the electrical services strategy for the proposed elements. All items are to be discussed and agreed with the Client particularly in regard to lighting controls and home entertainment system.

2. MAINS ELECTRICAL

Investigate the existing house electrical supply and upgrade as necessary to suit the increased demand mainly due to the provision of cooling and electrical requirements.

3. SMALL POWER

Small power systems shall comprise distribution board, twin and earth cabling and socket outlets.

The specification for the socket outlets are likely to be special fittings where they are on view and standard white plastic to other areas.

4. LIGHTING

Lighting throughout shall be a combination of specialist as part of the interior design and low energy lighting to comply with Building Regulations. All to be developed and agreed with the Client.

5. HOME ENTERTAINMENT SYSTEM

It is assumed that there will be some form of home entertainment or central music system provided. Liaison with specialist shall be provided.

6. TV/SATELLITE

Satellite digital terrestrial TV and FM shall be extended from the existing house system. Boosters as necessary and cable shall distribute the services to all points where required.

7. TELEPHONE/DATA

Telephone and Data service shall be extended from the existing house to all points where required.

8. SECURITY

A security system shall be provided, extended/upgraded from the existing house system. The system to comprise keypad, alarms, panic buttons and PIR infrared detectors as necessary.

The Kut Partnership
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