



By Appointment to  
Her Majesty The Queen  
Landscape Maintenance Contractor  
Gavin Jones Ltd  
Surrey



Grounds Maintenance | Commercial Landscaping | Domestic Landscaping | The Plantation Nursery | Arboriculture | Interior Plants

1-33 Avenue Close  
Avenue Road, St. Johns Wood, London, NW8 6BX

Planning statement for Application ref 2014/5079/INVALID

### Additional car parking spaces

This is a block of 61 apartments split into two blocks (flats 1-33 and flats 34-61) and was built c1830. This project relates to flats 1-33 only. There is currently 18no usable car parking bays. Three car parking bays are situated on the driveway leading to the tarmac car parking area, making the drive a one way system in and out the grounds and preventing the traffic from turning in from Avenue Road safely. Further parking spaces are situated around the perimeter of the forecourt.

### Why has the proposed work been realised?

There are currently 20no. bays in the car parking area. Only 18no are usable but are of an inadequate size for modern vehicles. The other 2no. parking bays are not used as they block vehicular access from the road to areas of the car park.

There is a necessity to maintain 20no. usable car parking bays while complying with modern regulations governing minimum bay size. Two bays will be provided for disabled drivers to meet council requirements. The disabled/overflow parking is to be situated to the east side of the driveway leading to the car parking area (as per drawing ref S2714\_101F). This is situated close to a large mature tree. The root zone of the tree has been designated a no dig area and two car parking spaces will be constructed on a three-dimensional cellular confinement system (cellular tree root protection system) conforming to BS5837:2012, Trees in Relation to Design and Construction, and installed to manufacturers instruction. The turning area will be enlarged enabling delivery vans to be accommodated more efficiently and allow residents to turn around without difficulty. The carriageway from Avenue road will accommodate two-way traffic to avoid congestion on Avenue Road and making access safer.

### The proposals for development within the planning application consider;

- No landscaping works will sacrifice the character, setting, context and the form and scale of neighbouring buildings.
- The character and proportions of the existing building will be maintained. No extensions are being proposed. The low brick wall entrance will be in keeping with the original art deco style of the building by constructing in a brick 'solder course' (upright brick) detail replicating the existing building brick detail.
- The materials will reflect / replicate the existing building materials.
- The walled entrance will be more visually interesting than the existing entrance.



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- Location of existing building services equipment will not be altered.
- One Prunus avium tree is to be removed at the recommendation of the Tree Report (provided), a large landscaped shrub and flower bed will replace some of the lawn area providing increased visual interest, a tree lined entrance will be created and to protect the roots of the Acer pseudo platanus, the parking bays will be constructed on a three dimensional cellular confinement system in accordance with BS5837:2012.
- The hard and soft landscaping will be appropriate to the existing buildings and landscape.
- The amenity space will be landscaped to increase its character and appearance.
- The access for pedestrian and vehicular traffic will be improved.
- The design will add to the biodiversity of the localised area by increasing the number and species of plants within the grounds.
- Green infrastructure is fully integrated in to the design of the development proposals.
- The proposal has little affect on the tree canopy cover and no affect of the canopy cover of mature trees.
- A sense of maturity in the vegetation will exist after the development works have been carried out.
- Trees and vegetation will be protected at all times during the construction by the erection of site security or chestnut paling fencing or similar.

#### Submission for advertisement consent

Advertisement consent will not be required as the name signs in the brick walled entrance will be no larger than 0.3sqm or 1.5m x 0.2m. This will be smaller and more uniform with the building character than the existing signage.