

Design and Access Statement

Site: Avenue Close, Avenue Rd. St. Johns wood NW8 6BX

Proposal:

Extension of existing tarmac parking area and upgrade of surrounding soft landscaping including new trees, planting and turfing. New curved entrance walls below 1m with property name signage.

Features that are on the existing site.

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. It comprises three storeys. It is constructed using multi stock brick has modern UPVC windows. There are some art deco style mouldings around the entrance areas and some brick soldier course detailing to curved building ends. The roof is of a flat roof construction. The front area is a mix of black tarmac drive/parking area for 18 cars and soft landscape areas made up of trees, hedges, shrubbery and lawns. It is located mid-way along a road where the houses are of mixed style and period.

Access

Access will be as per the existing entrance point from the road crossing the pedestrian path however will be improved from within the site by the widening of a pinch point within the existing parking area.

Layout of proposed development

The layout of the proposed development is outlined within the enclosed plans however in summary will be as follows:

Generally similar to existing with the parking area being extended slightly to the west side. Two new gravel parking bays will be constructed to the southern side of the entrance road on cellweb system to negate any issues with nearby trees.

Two small curved entrance walls to be positioned either side of the front entrance (entrance in same position as existing). Granite setts or similar conservation type setts to be laid to form a visual demarcation between the pedestrian footpath and the drive/parking area.

In ground metal warm white LED lighting to light the entrance to the parking area.

Either light box name signage or carved stone signage to the curved front walls to show "1-33 AVENUE CLOSE"

New planting including standard trees to be laid out to the boundaries of the new drive/parking area and to replace existing planting adjacent to front of buildings

Scale/appearance of the proposed development

The development will be in proportion to large building and site and will not appear greatly different from the existing. Indeed the introduction of additional planting and trees will soften the area more so than currently is the case.

Impact

The property is situated in the City of Westminster conservation area. Its character is predominantly residential and comprises a variety of houses and apartment blocks from Victorian, Edwardian through to 1930's and 1970's buildings up to modern day. Materials such as matching multi stock brick in a soldier bond to match detailing on the building, granite or conservation kerbs and sets with either black or natural Quartzite coloured tarmac will sit well with existing materials within the area. The soft landscaping will enhance dramatically the area and help soften the hard landscape elements that are being extended.