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DESIGN AND ACCESS STATEMENT

In support of

Planning application to create a second vehicular entrance and new crossover.

at

38 Avenue Road, London, NW8 6HS

June 2015

Issue 1

Ref: 7817/D-A/JRS



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TABLE OF CONTENTS

1	Documents	page	3
2	Introduction	page	4
3	Location	page	4-5
4	Use	page	6
5	Amount	page	6
6	Layout	page	6
7	Scale	page	6
8	Landscaping	page	6
9	Appearance	page	6
10	Access	page	7



1. Documents

This Design and Access Statement should be read in conjunction with the following documents:

7817 / PS09	Photosheet
7817/ SLP	Site Location Plan
7817 / 14	Existing driveway plan and elevation
7817 / 15	Proposed driveway plan and elevation
CommunityInfrastructure (CIL) Application	
Landmark Trees Report (MDC/38AVR/AIA/01)	
TTP Consulting Transport Report (2015-2379/SM/LO1)	



2. Introduction

Avenue Road is a wide tree lined road comprising large detached and semi-detached dwellings set back from the road within wide plots. The existing housing stock consists of traditionally built residential dwellings in a variety of styles dating from the 1840s. The majority are brick built except for a cluster of stucco villas adjacent to the application site.

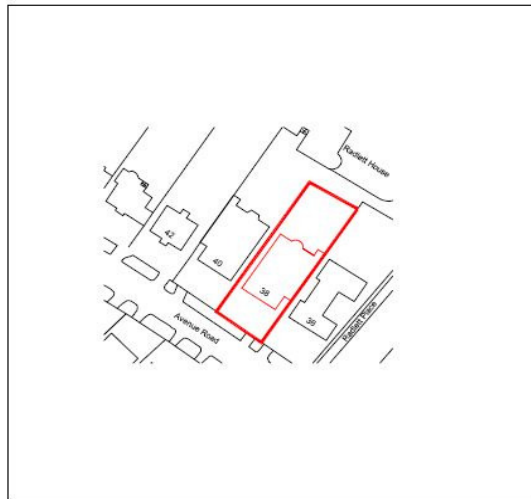
The site is within the Elsworthy Road Conservation Area.

3. Location

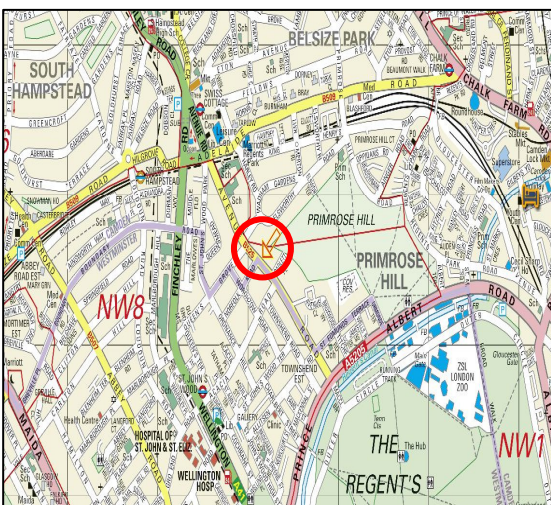
The site is located in St Johns Wood, on the North East side of Avenue Road, approximately 500m South of Swiss Cottage and to the west of Primrose Hill.



Existing front elevation



Site Location Plan



Location map



3. Location (Contd.)

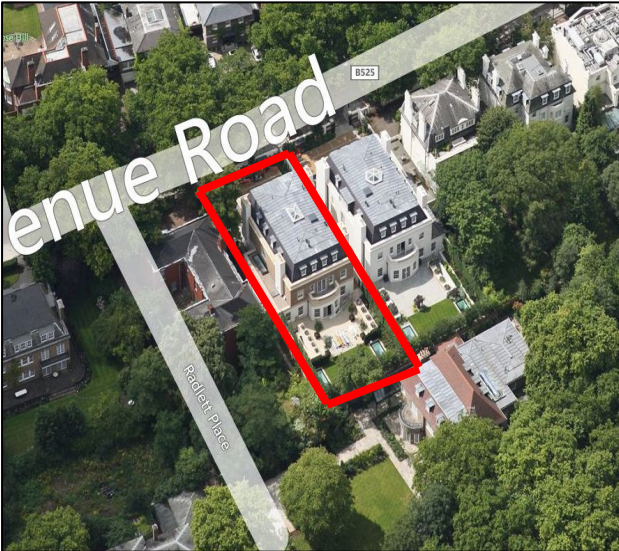


Photo looking North



Photo looking West



Photo looking South



Photo looking East



4. Use

The existing site currently comprises an eleven bedroom dwelling. There is no change proposed to the existing residential use.

5. Amount

No alterations are proposed to the floor area.

The proposal does not affect the scale or setting of the building in relation to other buildings in any other way.

6. Layout

The new opening will improve the current conditions for vehicular access to the site, allowing residents to enter and exit in a forward direction easily. The addition of the second gated access will allow safer and simpler access for all and especially disabled drivers. This is particularly relevant to the application as one of the future residents of the property will be a disabled driver (Blue Badge).

7. Scale

The proposal is in keeping with the existing and adjacent building and will not have a negative impact on the property or the Conservation Area. The proposal seeks to utilise the space available on site to create a good quality flexible family home and on access that responds to the specific requirements of the applicant in this location. It is also of note that the property has previously had a crossover in the approximate location of the proposed crossover. This suggests that the proposed crossover is in a suitable location taking into account the appearance of the Conservation Area and the physical considerations.

8. Landscaping

The existing refuse collection area to the front of the site will remain unchanged. The proposed access will enable the occupier's convenience on collection days by having a second entrance gateway. The existing hard standing will be extended to match existing.

9. Appearance

The property's appearance when viewed from Avenue Road will remain similar. We propose to create a new opening the same size as the existing opening using matching brickwork by erecting a new pier and keeping in line with the current overall appearance of the property including a matching black wrought cast iron entrance gate. The proposals seek to improve on the current access arrangements of the application site whilst creating a similar boundary treatment that blends tastefully with the surrounding street pattern. Many adjoining properties surrounding the application site have a second vehicular access point and our proposal is therefore in keeping with its surroundings and the appearance of the Conservation Area.



10. Access

The application site is located in St Johns Wood, North West London and is a few minutes' walk from Swiss Cottage Underground station and St Johns wood underground station. There are also numerous bus services that travel in both directions on the A41 providing excellent public transport links for users of the proposed development. We propose to create an opening in the existing front wall approximately 3600 mm wide to match the existing opening. Creating a separate entrance and exit to the property will allow for a safer means of access. It will reduce the need to exit the property in reverse gear and without the need to perform multiple vehicular maneuvers before exiting in forward gear. This is a particular requirement of the applicant as one of the future residents of the property is a disable driver.