

**Design and access statement  
and  
Sustainability report**

**48, Queen's Grove  
Proposed Basement  
NW8 6HH  
London**

**22.09.11**

This design statement is intended to be read in conjunction with the following documents:

- PPS 5 Statement
- Proposed and existing drawings
- Structural Engineer's report including detailed drawings.
- Photographs of the property and rear garden
- Existing tree and shrub survey and method statement for tree protection
- Landscape design proposal including drawings
- Hydrological and Hydrogeological Risk Assessment and Foul and Surface Water Drainage Assessment

### **1.0 The site and its surroundings.**

The site is a corner plot at the crossroad between St. John's wood Park and Queen's Grove. It is located in the St. John's Wood Conservation Area. The St. John's Wood Conservation Area is situated on the former Eyre Estate, which was originally developed in the 1830s.

The site is occupied by an unlisted 2-storey dwelling house with rear wing on the eastern side of the building built around 1930. There is a separate 2-storey coach house located on the rear of the site accessed from the side street, St. Johns Wood Park. The coach house accommodates a double garage at ground floor level with residential accommodation above.

### **2.0 Planning History**

Previous applications regarding the site:

**2007/6101/P** Demolition and rebuild behind the principle facades of the single family dwelling house (Class C3) including excavation at basement level to provide additional accommodation, dormer windows to roof, erection of a single storey rear extension to connect to new coach house and alterations to side vehicular access, which was granted.

**2007/6104/C** Demolition of rear elevations and roof of main house and complete demolition of Coach House, which was granted.

### **3.0 The proposed**

The redevelopment of the site includes the demolition of the existing coach house and the construction of a new 2 storey coach house and single storey side extension, and the construction of a new basement to part rear garden area and side area below the new coach house.

The proposed footprint of the new coach house respects the existing building line of St John's Wood Park.

It is proposed to excavate the rear garden to allow for additional floor area in the basement, which will not impact on the external appearance of the house. The rear terrace and the two light wells to the rear of the main house and to the side of the coach house will provide natural light and ventilation to the basement area.

Reasonable space has been provided in the basement for services and plant area and a 1500 mm zone, between the boundary fence line and the underground works, piling, retention of ground and party structure works, has been allowed.

### 3.1 Materials

It is proposed that the external appearance of the new coach house will be brickwork to the external walls, clay tiled roof and painted timber windows all to match the existing.

### 3.2 Internal layout

The proposed internal layout has been developed in order to provide a light and contemporary living space as would be expected of a property of this quality and this sought after residential area.

## **4.0 Planning policies and planning considerations**

### 4.1 Relevant planning policies

- B7 – Conservation Areas
- B1 – General Design Principles
- H7 – Lifetime homes and wheelchair housing
- SD6 – Amenity for Occupiers & Neighbours
- T9 – Impact of Parking
- N8 – Trees

## **5.0 Access**

The building has been designed taking into consideration part M (Access to and use of buildings) of Building regulation and the Disability Discrimination Act 1995 as well as the lifetime homes.

The Ground floor of the building is entirely accessible and the formal reception room could be transformed to an accessible bedroom with en-suite facilities if necessary, making the dwelling a life time home

## **6.0 Parking and landscape**

It is proposed to maintain the existing level of off street parking space, adjacent to coach house.

An arboriculturist report deals with the issues of retaining and protecting the existing trees and Landscape proposals are as shown on the proposed Landscape drawings.

At the rear, above the proposed basement, the garden will have 1m depth of soil for medium size planting, thus contributing to the amenities of the property.

## **7.0 Structural Matters**

Copies of a structural engineering report have been submitted with the planning application and the structural elements of the work are described in that report.

## **8.0 Amenity Space Provision**

The amenity space provisions for the property will be unaffected as the overall garden plan area will be maintained.

## **9.0 Environmental impact/sustainability**

- 9.1 A Hydrological and Hydrogeological Risk Assessment and Foul and Surface Water Drainage Assessment will be submitted with the application.

A development of this scale is not required to provide a Code for Sustainable Home Assessment (or EcoHomes Assessment).

- 9.2 Only domestic cooking will take place. There is no possibility of air pollution rising for the use of the premises as a single family dwelling. No external odours will arise. The domestic gas boiler will exhaust directly to atmosphere through the buildings' external envelope; outlet flues will be positioned in compliance with BS 5440-1:2000.

- 9.3 All plant will be located in the basement and the necessary ventilation will be provided with sound attenuation facility to comply with Regulation and Council guidelines (refer to noise survey and AC services report)

- 9.4 There are no contaminated land issues associated to the continued use of this site for residential purposes. No previous industrial uses are known on the site

The materials used will be inert and will not cause pollution of surface run-off water, ground water, watercourses or areas of open water. It is proposed to use good quality materials to reduce energy use and water efficient appliances

9.5 The proposal does not involve an excessive amount of glazing and therefore will not produce higher lighting pollution than the existing.

9.6 Adequate storage space is provided within the existing dwelling for refuse storage and for the provision of green bins, recycling boxes, etc.  
The potential contractor's attitude towards management of waste materials on site will be considered during the tender selection stage.

The construction methods envisaged look to minimise the amount of construction waste. The use of timber from sustainable sources will be encouraged.

Robust and good quality materials will be specified.

9.7 Open land, wildlife and archaeology policies are not relevant for this application.

## **10.0 Access and Disability**

### **Introduction**

It is the intention that the design and operation of the proposed development will satisfy the relevant provisions of the Disability Discrimination Act 1995 and the National Building Regulations with regards to the provisions for those with disabilities.

The access statement is submitted as part of the application for detailed planning permission. This document is intended to ensure the principles for an inclusive design have been incorporated at the earliest possible stage.

The statement will take account to current legislation and best practice to ensure that the facilities for those people with disabilities will be fully considered at the various stages of the project from the initial design, obtaining the necessary approvals and permissions, to those who will ultimately occupy the residential accommodation.

The access statement has been produced on the basis of the design and layout of the proposals shown on the application plans and drawings.

### **Underlying Philosophy**

The design of the proposed development will ensure that the design of the proposals will not inhibit any of the potential occupiers or visitors to the development from being able to integrate fully and wherever possible allow for independent participation in accessing the development.

The design will also ensure that the proposals and the ongoing detailed design process will be in accordance with the latest legislation and good practice guidance on accessibility, including the requirements for means of escape in case of fire, available at the design and construction stages.

### **Influencing legislation and design standards**

The design on behalf of the client will ensure that all aspects of the design and construction of the proposed residential development will satisfy all the mandatory requirements of the Approved Documents to the Building Regulations that are

currently applicable, plus all appropriate British and European Standards, Codes of Practice etc.

The principle design standards pertaining to accessibility and means of escape that will be followed will include, for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The latest edition of the Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - Part 8 (Fire precautions in the design, construction and use of buildings).

The design ensures that the client will also take account of how the design, the provision of facilities, fixtures and fittings, plus the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the completed development.

Other good practice guidance to be considered will include: The Code for Lighting 2001 (Society of Light and Lighting - CIBSE), the Department for Transport (Inclusive Mobility), the ODPM (Planning and Access for Disabled People), and DRC Codes of Practice.

### **Key Access issues**

At this stage of the design it is only possible to make comment on the key access issues that have already been incorporated within the proposals or to generalise on the major access provisions that should be considered for inclusion by the designers as the design evolves. This is a new basement to a modern, contemporary house and regulations will be adhered to.

### **Approach**

The site fronts Queens Grove and St John's Wood Park, which is considered adequate to allow for pedestrian access to the proposed development and public transport links.

### **Entrances to the basement**

Ambulant disabled access is available via new staircases from both the main house and via the external lightwells.

Where doors are required to be fire resisting, in order to provide the necessary separation and protection to escape routes, they will be fitted with a 'controlled' action self closing mechanism.

### **Effective on going management**

On completion of the development, it will be for private individual owners to ensure effective on going management.

### **Conclusion**

Any development of the Strategic Access Statement will take account of the relevant provisions of the Disability Discrimination Act 1995 and the national Building Regulations with regards to the provisions for those with disabilities.

The above proposals will minimise the impact to the main house and garden. These factors, combined with the proposed enhancement of the coach house will both preserve and enhance the appearance of the St. John's Wood Conservation Area.