

**30 ELLERDALE ROAD
LONDON, NW3 6BB**



DESIGN AND ACCESS STATEMENT
OCTOBER 2015

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CONTEXT AERIAL MAP

30 ELLERDALE ROAD
DESIGN AND ACCESS STATEMENT

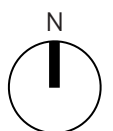
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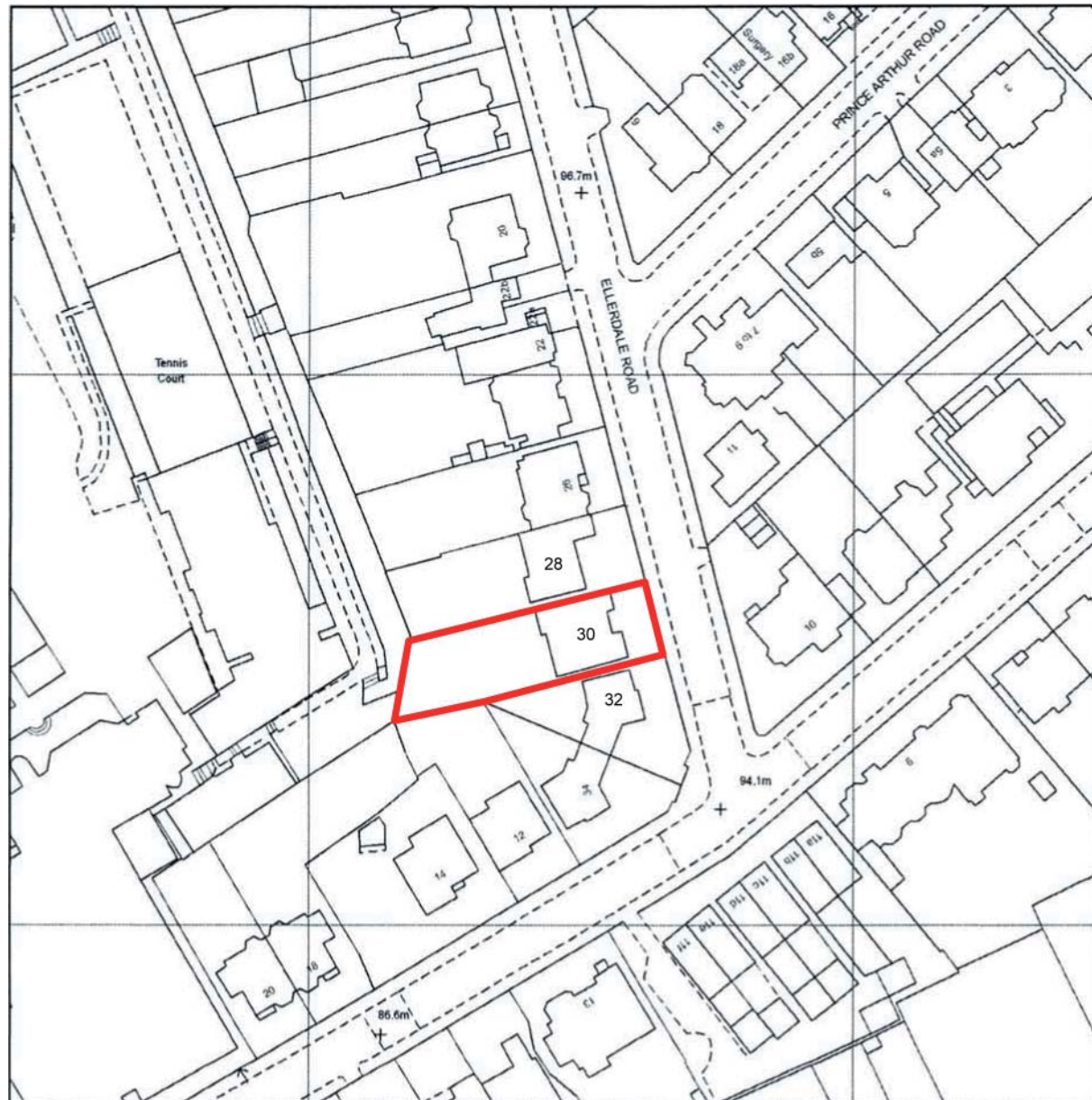
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DESIGN TEAM

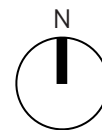
ARCHITECTS
KSR Architects

STRUCTURAL ENGINEERS
Elliott Wood





LOCATION PLAN



1.0 PROJECT PROPOSAL

This Design and Access Statement is submitted as part of a material amendment to vary condition 3 (approved plans) of planning permission 2014/2126/P for No. 30 Ellerdale Road, London, NW3 6BB. In 2014, permission was granted for a lower ground floor accommodation (2014/2126/P), and the proposed will occupy the same footprint.

The property is located within the Redington Froggnal Conservation Area and the site outlined in red on the Location Plan adjacent is in the sole ownership of the client.

The application is made on behalf of our client Mr Brian Suskind.

The proposed works involve the construction of a lower ground floor level to accommodate new facilities within the property. The lower ground floor addition will be home to a new cinema, wine bar, gym / yoga studios, living, play and games rooms, and storage areas

This Statement should be read in conjunction with the supporting documents, including proposed, previously consented and existing drawings.

2.0 CONTEXT DESCRIPTION

The site is located in the Redington Froggnal Conservation Area which lies within the London Borough of Camden. The building is not listed.

Ellerdale Road is located in a predominantly residential location with easy access to the amenities of the Hampstead area.

The site is very well connected by public transport - bus and underground services. On-site parking is provided.

The surrounding buildings are multi storey dwellings ranging from 2 storeys to 5. The buildings vary in style and scale- most common however, is the use of facing brickwork .

The existing building fronts onto Ellerdale Road with the rear facing West towards University College School.



CONTEXT LOCATION



SITE OUTLINE



VIEW WEST - ELLERDALE ROAD

2.1 SITE DESCRIPTION

The building has a single door access to the property at Ground Floor level. A single staircase provides access to the first and second floor.

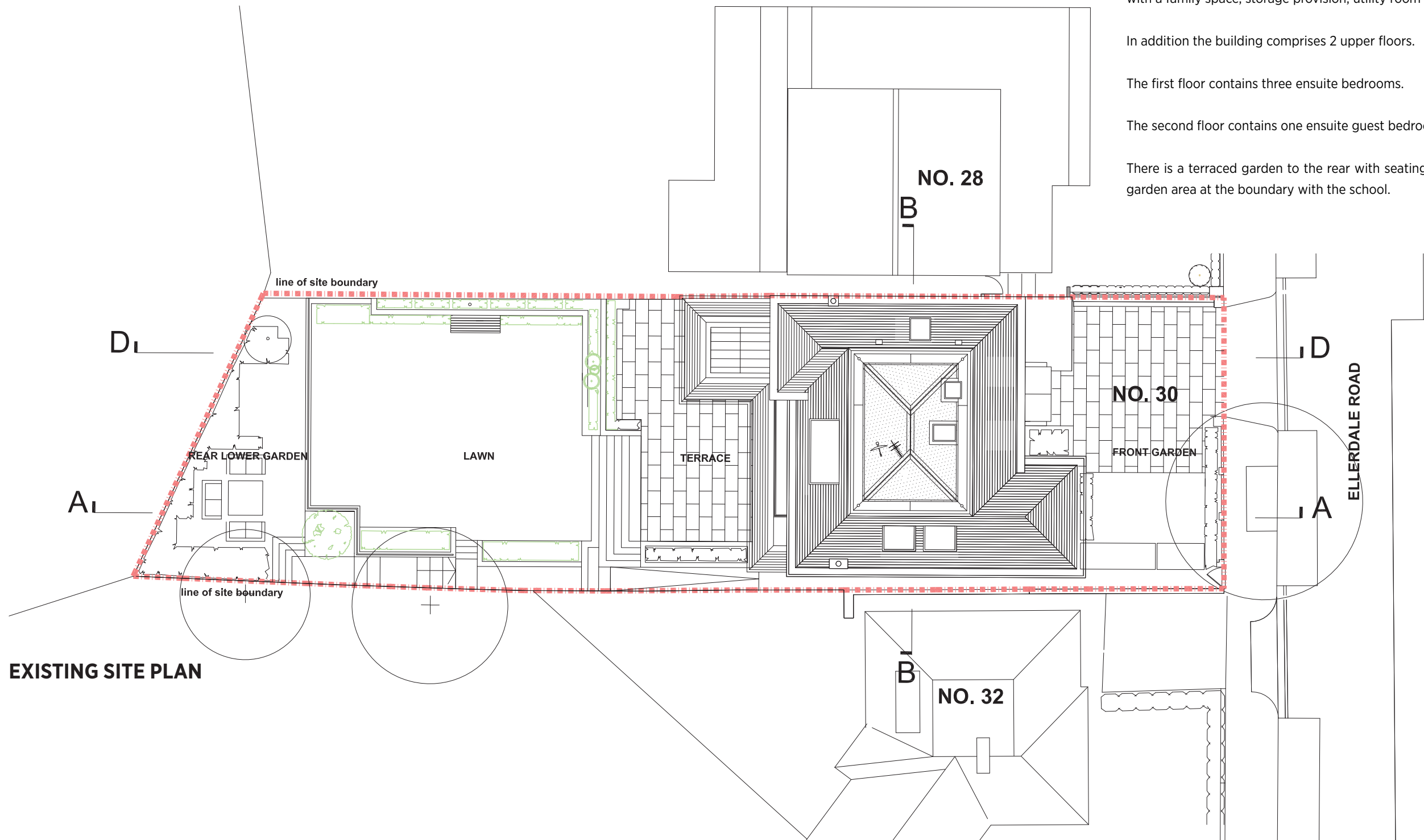
The Ground floor consists of the main living space, dining area and kitchen along with a family space, storage provision, utility room and plant area.

In addition the building comprises 2 upper floors.

The first floor contains three ensuite bedrooms.

The second floor contains one ensuite guest bedroom and store.

There is a terraced garden to the rear with seating areas and low level dropped garden area at the boundary with the school.



EXISTING SITE PLAN



01 VIEW FROM REAR GARDEN FACING HOUSE



02 VIEW FROM BALCONY OVERLOOKING GARDEN AND VIEW TOWARDS SCHOOL



03 VIEW OF BOUNDARY TREATMENT



04 VIEW OF DROPPED REAR GARDEN AREA



05 VIEW FROM GARDEN AT EYE LEVEL



3.0 DESIGN PROPOSAL

LAYOUT

The proposal would retain the existing access from Ellerdale Road and staircase to the upper floors. Extension of the staircase (pictured opposite) is proposed in order to access the proposed lower ground floor below with an additional lightwell provided at the front of the property to provide a means of escape stair.

The lower ground floor will contain a plant area to house services, a cinema, wine bar, gym / yoga studios, living, play and games rooms, and storage areas, with access to the lowered external garden area at the rear through full height sliding doors.

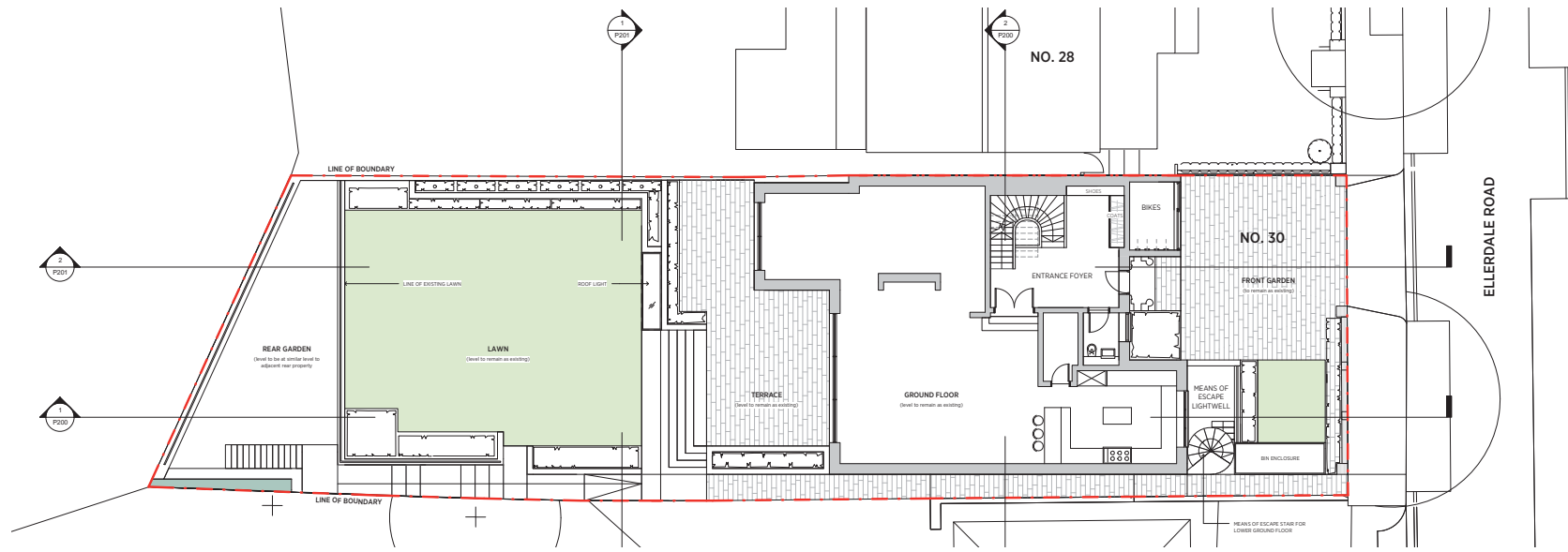
Note that the previous consented swimming pool (2014/2126/P) has been removed.

GARDEN

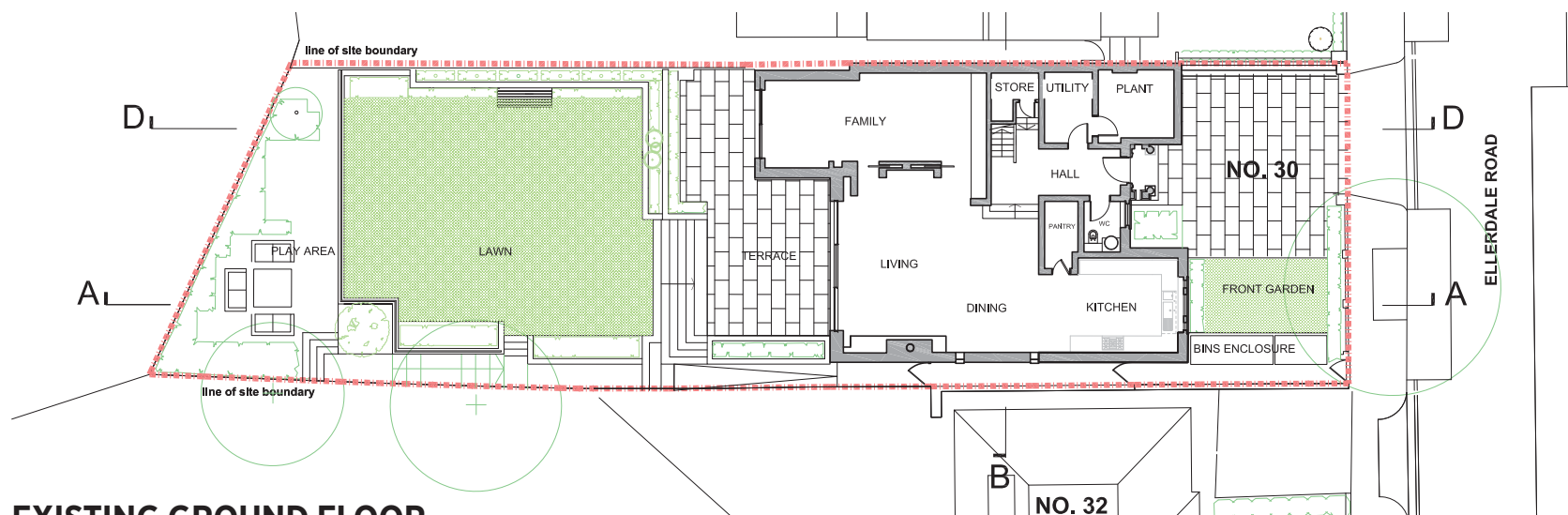
The proposed landscaped garden over the developed section of the rear garden area follows the same principles as the existing garden in relation to design, levels and the planting. The existing main garden level will be maintained. Steps will be provided to allow access between the main garden and the lower ground floor outdoor space.



PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR

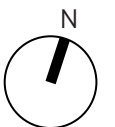


EXISTING GROUND FLOOR

3.1 EXISTING / PROPOSED REAR GARDEN COMPARISON

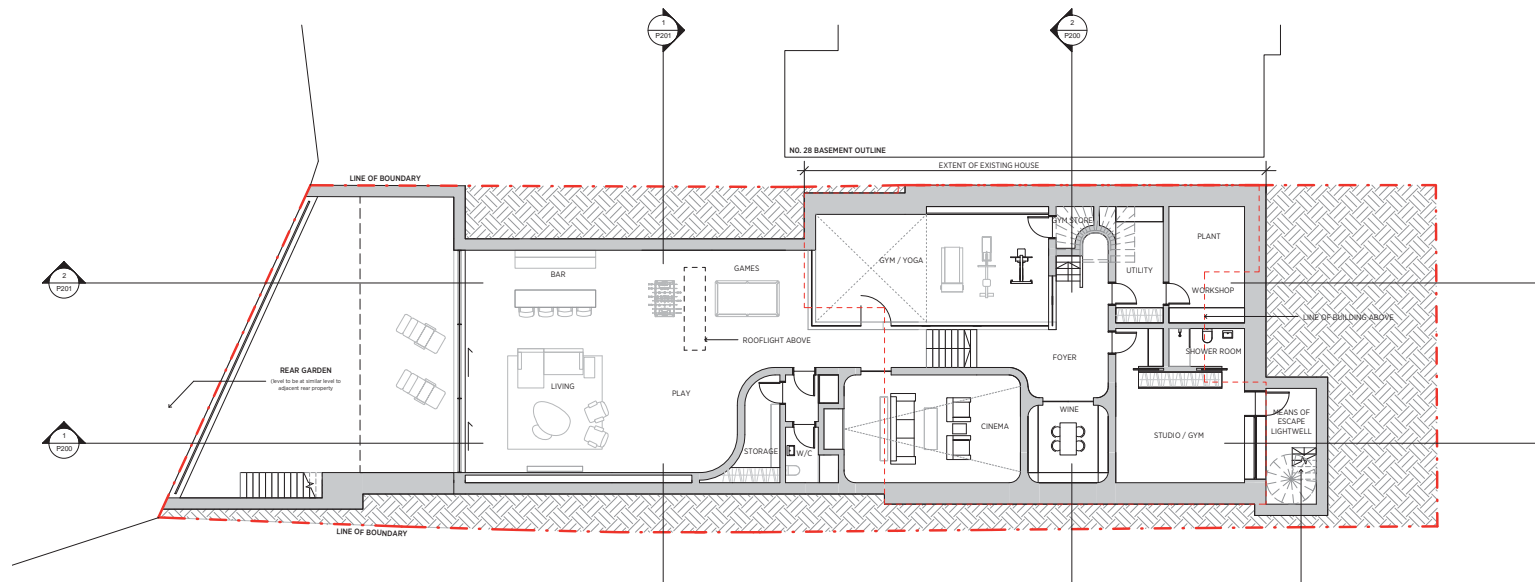
The new proposal replicates the existing rear garden lawn. The proposed ground level is also at the same level as the existing.

The lower rear garden is lowered to match the level of the adjacent rear property.

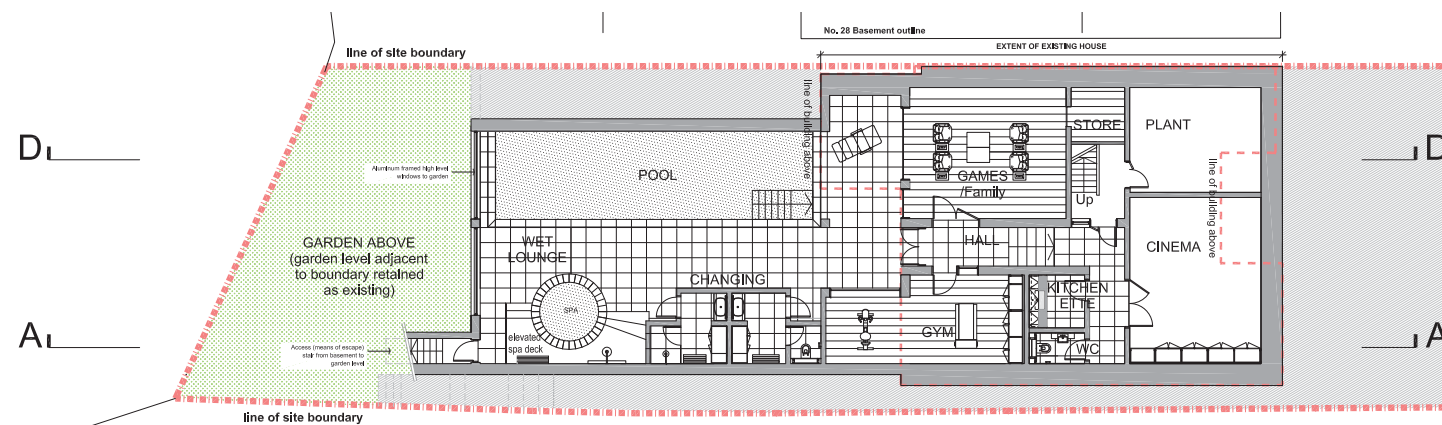


3.2 EXISTING / CONSENTED COMPARISON

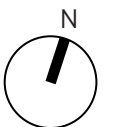
The new proposed lower ground floor occupies the same footprint as the consented scheme (2014/2126/P).



PROPOSED LOWER GROUND FLOOR

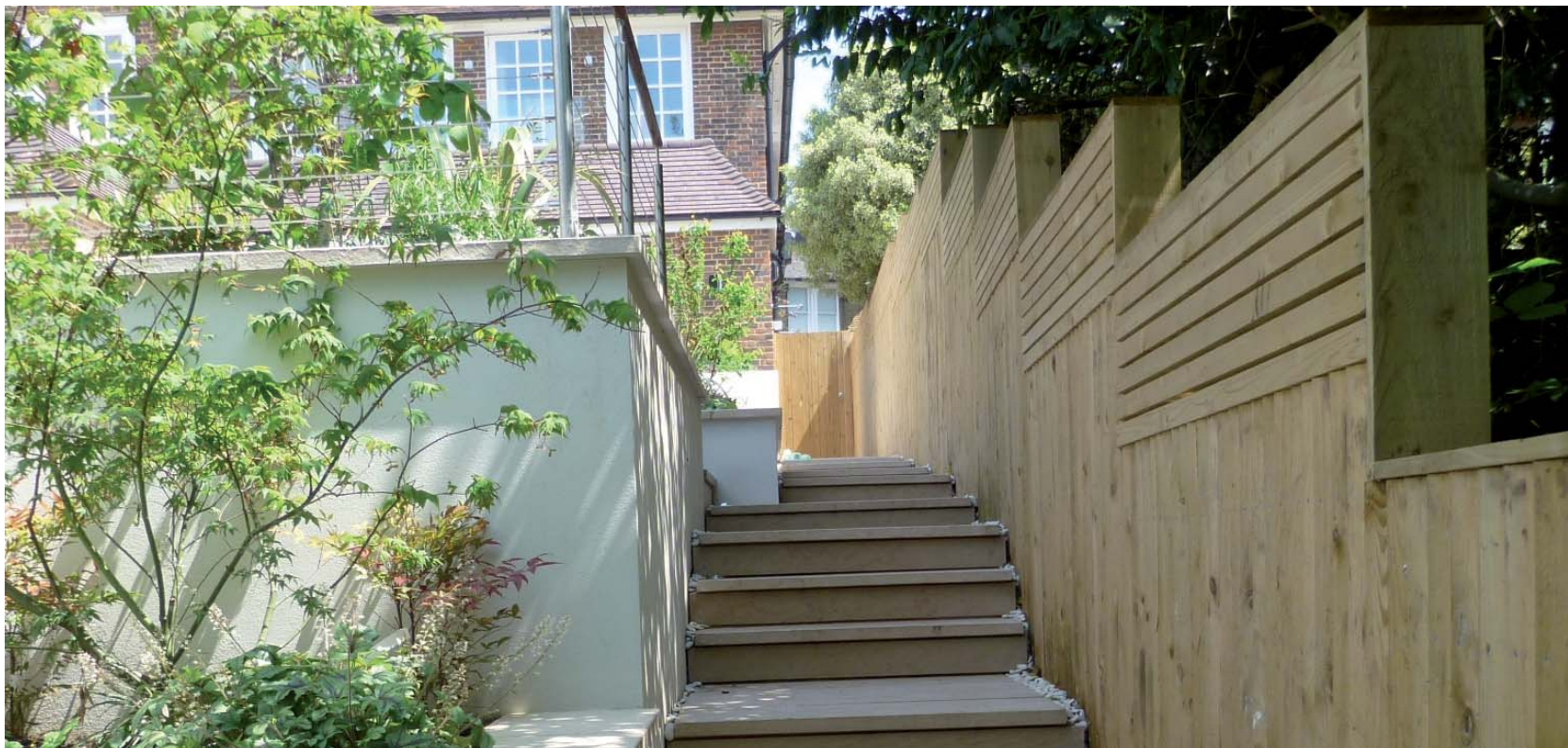


CONSENTED LOWER GROUND FLOOR





FRONT GARDEN - BINS ENCLOSURE, PARKING PROVISION



REAR GARDEN - EXISTING ACCESS TO LOWERED SECTION OF THE GARDEN TO BE USED AS ACCESS TO NEW LOWER GROUND FLOOR LEVEL

4.0 ACCESS

ELLERDALE ROAD ACCESS

The design proposal does not involve any alterations to the existing access arrangements to the main building. Access can be made on foot or by car, as there is adequate parking provision within the driveway of the property and on the public road.

BUILDING ACCESS

The existing access to the building and the existing staircase serving the upper floors will be retained. The main staircase will be extended below to serve the new lower ground floor.

A new means of escape stair is added to the front to comply with Building Regulations.

REFUSE MANAGEMENT

The refuse management system will remain as per the previous consented scheme.

TREES & ECOLOGY

The proposal will not have any impact on the trees and ecology of the proposals as they will remain as per the consented scheme.

4.1 AMENITY

The existing main garden level will be retained. The proposed lower ground floor will have direct access into the rear garden through full height sliding doors.

EMERGENCY ACCESS

Access to the building is not altered and fire brigade will have access to the main entrance of the building and main staircase for fire fighting.

5.0 SCHEME DRAWINGS

PROPOSED DRAWINGS

15016 - P002	Proposed Site Plan
15016 - P090	Proposed Lower Ground Floor Plan
15016 - P100	Proposed Ground Floor Plan
15016 - P200	Proposed Section A & B
15016 - P201	Proposed Section C & D
15016 - P300	Proposed Front & Rear Elevation

PREVIOUSLY CONSENTED SCHEME DRAWINGS (2014)

15016 - C002	Consented Site Plan
15016 - C090	Consented Lower Ground Floor Plan
15016 - C100	Consented Ground Floor Plan
15016 - C200	Consented Section A & B
15016 - C201	Consented Section C & D
15016 - C300	Consented Front & Rear Elevation

EXISTING DRAWINGS

15016 - EX002	Existing Site Plan
15016 - EX100	Existing Ground Floor Plan
15016 - EX200	Existing Section A & B
15016 - EX201	Existing Section C & D
15016 - EX300	Existing Front & Rear Elevation

5.1 SUPPORTING DOCUMENTS

Basement Impact Assessment and Subterranean Construction Method Statement
 - Elliott Wood, GEA

Note: Drawings shown in this document are not to scale.