

Design & Access Statement

**NEW BUILD HOUSE BEHIND RETAINED FAÇADE (INCLUDING
NEW BASEMENT)**

46 AVENUE ROAD

LONDON

NW8 6HS



Prepared by

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS

Contents

Contents..... 2

1.0 INTRODUCTION..... 3

2.0 THE EXISTING SITE & HOUSE..... 4

3.0 THE PLANNING HISTORY 5

4.0 PROPOSAL 6

 4.1 Proposal Summary 6

 4.2 Basement (as per Approved Application 2014/6395/P)..... 6

 4.3 Summer House (as per Approved Application 2014/6395/P) 6

 4.4 Ground Floor (as per Approved Application 2014/7452/P)..... 6

 4.5 First Floor (as per Approved Application 2014/7452/P)..... 6

 4.6 Second Floor (as existing) 6

 4.7 Front Elevation (as existing)..... 7

 4.8 Rear Elevation (as per Approved Application 2014/6395/P & 2014/7452/P)..... 7

 4.9 Side Elevations (as per Approved Application 2014/7452/P)..... 7

 4.10 Existing Canopy (as per Approved Application 2014/7452/P)..... 7

 4.11 Daylight & Overshadowing 7

 4.12 Scale & Appearance 7

 4.13 Landscape (Hard & Soft) 7

 4.14 Areas Proposed 7

5.0 OTHER 8

 5.1 Parking 8

 5.2 Bikes 8

 5.3 Refuse 8

 5.3 Amenity..... 8

 5.4 Overlooking..... 8

 5.5 Lifetime Homes 8

6.0 SUSTAINABILITY 8

7.0 TREES..... 8

8.0 ACCESS STATEMENT..... 8

9.0 AIR CONDITIONING & MECHANICAL VENTILATION 8

10.0 STRUCTURAL & CONSTRUCTION METHODOLOGY 9

10.0 SUMMARY & CONCLUSION..... 9

1.0 INTRODUCTION

This design and access statement has been prepared by BB Partnership Ltd in support of the full planning application for works to 46 Avenue Road and is to be read in conjunction with the following documentation.

- The submitted existing and proposed drawings FQM-100, 101, 102, 103, 104, 105, 106, 107, 108 & 109 (prepared by BB Partnership Ltd).
- Energy Efficiency Statement (prepared by EB7).
- Tree Report & Landscape Proposals (prepared by TMA).
- Acoustic Report (prepared by NVP).
- Mechanical Services Report & Drawings (prepared by P3R).
- Structural Reports & Drawings prepared by EDGE and comprising the following,
 - Executive Summary
 - Site Investigations
 - Planning Report & Construction Method Statement
 - Non-Tech Summary of evidence for BIA stages
 - Proposed Drawings



Ariel View

2.0 THE EXISTING SITE & HOUSE

2.1 The Locality

Sitting on the edge of the London Borough of Camden the area is predominately residential and characterised by large detached and semi-detached villas on wide tree lined roads, typical of the Eyre Estate which was first developed in the 1820's and which the house and immediate area are a part of. While Avenue Road is a busy London artery the surrounds are generous due to the relatively low rise buildings view of sky and presence of the nearby iconic open spaces of Regents Park & Primrose Hill. The houses on Avenue Road are typically two/three storeys high with footprints extending across the full width of the property and set back sufficiently from the road to provide off street parking. In general, the houses have large rear gardens & Planning records indicate that a large number have subterranean basement accommodation extending beneath their gardens.

2.2 The Site and Existing Building

The site and existing house are in keeping with the character of the area. It has three storeys with stucco rendered elevations and includes a basement under part of the house with a rear light well. The front of the property is hard landscaped for parking and includes a subterranean car stacker, the rear garden is laid to lawn and has a summer house toward the back in a style matching the main house. Mounted on the flat roof and masked by pediments are numerous external AC condenser units and an array of mechanical plant equipment.

2.3 Existing Areas

| | |
|--|---|
| Overall Site | 12,658 Sq Ft / 1176 Sq M (approximately) |
| Gross External (GE) Footprint of the House | 2962.2 Sq Ft / 275.2 Sq M (approximately) |
| Gross internal area (GIA) of the house (Inc. basement) | 7,475 Sq Ft / 694.5 Sq M (approximately) |

3.0 THE PLANNING HISTORY

The planning history comprises the following:

- 2011/6067/P Single storey basement under existing house & Double storey basement under the garden, with lightwells & roof light and including rebuilding of existing summer house. EXPIRED 30-03-2012
- 2014/2510/P Single storey basement under existing house & Double storey basement under the garden, with lightwells & roof light and including rebuilding of existing summer house. APPROVED 08-10-2014
- 2014/6395/P Single storey basement under existing house & garden, with lightwells & roof light and including rebuilding of existing summer house. APPROVED 21-01-2015
- 2014/7452/P New ground floor rear and first floor rear extensions. APPROVED 28-01-2015
- 2015/0962/P Adjusted position of rear roof light & light well approved under 2014/6395/P. APPROVED 16-04-2015

4.0 PROPOSAL

4.1 Proposal Summary

In brief the proposal is for a new build house behind a retained façade (inc basement) and brings together under one application the existing approvals...

- 2014/6395/P Single storey basement under existing house & garden, with lightwells & roof light and including rebuilding of existing summer house.
- 2014/7452/P New ground floor rear and first floor rear extensions.
- 2015/0962/P Adjust position of rear roof light & light well approved under 2014/6395/P.

The variations between this application and the above approvals are as follows...

- Demolition and rebuilding of the existing house.
- Retention of existing Façade.
- Removal of existing subterranean car stacker.
- Increase in roof parapet height.
- Re-positioning of summer house towards back of the garden.
- Landscaping to rear garden.
- New windows on side elevations.

4.2 Basement (as per Approved Application 2014/6395/P)

The existing single storey basement is to be extended under the ground floor footprint with light wells to the front garden and extended out under the rear garden with rear light well and roof light. The basement footprint takes into account tree protection zones and allows for 1200mm of growing medium above the garden area. Accommodation consists of a swimming pool, cinema and staff accommodation.

4.3 Summer House (as per Approved Application 2014/6395/P)

The design & scale follow the existing summer house; however, the location has moved slightly towards rear of the garden allowing direct access & ventilation to the basement via a spiral staircase.

4.4 Ground Floor (as per Approved Application 2014/7452/P)

The proposed footprint extends the existing to the rear allowing a reconfiguration of the vertical circulation and providing larger kitchen and living space and terrace for the rear bedroom above.

4.5 First Floor (as per Approved Application 2014/7452/P)

The proposed plan in comparison to the existing extends the footprint by 2.7m deep to the right and left hand side of the existing protruding rear element at first floor. The infill extensions are subordinate to that of existing back line of the dwelling house, being set back behind the existing masonry corner stones. This allows a reconfiguration of the vertical circulation and provides larger master bedroom suites.

4.6 Second Floor (as existing)

The Proposed footprint remains the same as existing and with internal changes to provide 4 bedrooms.

4.7 Front Elevation (as existing)

The existing front elevation is to be retained, repaired, made good and re-decorated. With the parapet raised by a nominal 200mm to provide a visual barrier to plant equipment.

4.8 Rear Elevation (as per Approved Application 2014/6395/P & 2014/7452/P)

The rear elevation will be built exactly as approved applications 2014/6395/P & 2014/7452/P and to match the existing in style. Window positions have been altered to suit the internal room layouts and the parapet raised by 200mm.

4.9 Side Elevations (as per Approved Application 2014/7452/P)

In principle, these will be re-built to match existing in style with an increase in depth to match proposed plans and with the addition of new windows to match room layouts and full height feature window to the stair case.

4.10 Existing Canopy (as per Approved Application 2014/7452/P)

It is intended that the existing canopy be removed and re-erected following the construction of the new house to provide cover over the new rear terrace.

4.11 Daylight & Overshadowing

The proposed house does not overshadow neighbouring gardens or create a loss of daylight to any neighbouring properties habitable rooms.

4.12 Scale & Appearance

The proposed house will be the same in massing, style & appearance as the existing property and including current approvals and elevational treatment and fenestration positions and proportions match the existing property.

4.13 Landscape (Hard & Soft)

The proposed treatment will match the existing with hard landscaped front drive for parking retained and rear garden with terrace and lawn and new planting (refer to TMA Report). The summer house is moved towards back of the rear garden to maintain the current distance between the house.

4.14 Areas Proposed

| | |
|--|---|
| Gross External (GE) Footprint of the House | 3654 Sq Ft / 339.5 Sq M (approximately) |
| Gross internal area (GIA) of the house (Inc. basement) | 14332 Sq Ft / 1331.5 Sq M (approximately) |
| Basement (GIA) | 6969.6 Sq Ft / 647.5 Sq M (approximately) |
| Ground Floor (GIA) | 3137.7 Sq Ft / 291.5 Sq M (approximately) |
| First Floor (GIA) | 2292.7 Sq Ft / 213.0 Sq M (approximately) |
| Second Floor (GIA) | 1932.0 Sq Ft / 179.5 Sq M (approximately) |

5.0 OTHER

5.1 Parking

Although the existing subterranean car stacker will be removed sufficient space for six cars will remain on the front hardstanding area.

5.2 Bikes

Bike storage will remain as existing for 4 bikes to side of the house.

5.3 Refuse

Covered bin storage for general waste, separated recycling & garden composting will remain as existing to side of the house.

5.3 Amenity

Due to the current size of the garden the proposed extensions will have no detrimental effect on available amenity space.

5.4 Overlooking

The proposals will not create any overlooking issues and will have no detrimental impact on the privacy currently being enjoyed at the adjoining properties.

5.5 Lifetime Homes

The house will be designed to comply with all 16 design standards of the LH criteria.

6.0 SUSTAINABILITY

The proposed house will replace the existing dwelling which is inefficient in terms of energy consumption and will be constructed to current standards achieving high Levels of insulation. The rear canopy will act as solar shaded during the summer months, preventing overheating and reducing demands on mechanical ventilation. This along with photovoltaic panels on the roof will reduce overall energy consumption as detailed in the Energy Efficiency Statement produced by 'EB7 Sustainability'

7.0 TREES

Refer to the tree Survey & Arboricultural & Landscape report by 'Tim Moya Associates'

8.0 ACCESS STATEMENT

The proposal will not alter the existing vehicle and pedestrian access arrangements into the property.

9.0 AIR CONDITIONING & MECHANICAL VENTILATION

A strategy for mechanical ventilation has been prepared by Mechanical Consultants 'P3R' and a subsequent noise survey carried out and acoustic attenuation proposals put forward by Acoustic Consultants 'NVP' to ensure there will be no noise disturbance suffered by the adjoining properties.

10.0 STRUCTURAL & CONSTRUCTION METHODOLOGY

Geotechnical and soil investigations plus hydrological tests have been carried out and on which both the structural and constructional methodology have been based (see EDGE report). The reports conclude that the development proposals will have no adverse impact on the structural stability of the existing house and neighbouring properties or the drainage of surface and below ground water, nor will there be any damage to the water environment.

10.0 SUMMARY & CONCLUSION

The proposal in simplistic terms is a replacement dwelling behind a retained front elevation and new extended basement, which as separate elements have already been approved, and where the only difference is demolition and rebuilding of the rear portion of the house to facilitate preferable room and floor plans.

The design respects the rhythm, form and massing, scale and height and historic context of the site and takes into consideration the spatial and visual character of the site itself and the surrounding area and street scene.

The proposal clearly demonstrates that there will be no adverse impact on the adjoining properties in terms of loss of daylight, sunlight or privacy nor by creation of any overlooking.

There will also be adequate provision for the storage and collection of waste and recyclable materials in line with Camden Council's waste collection

In summary, the proposal will comply with all relevant policies, we would therefore kindly request an Approval is given for this application.
