

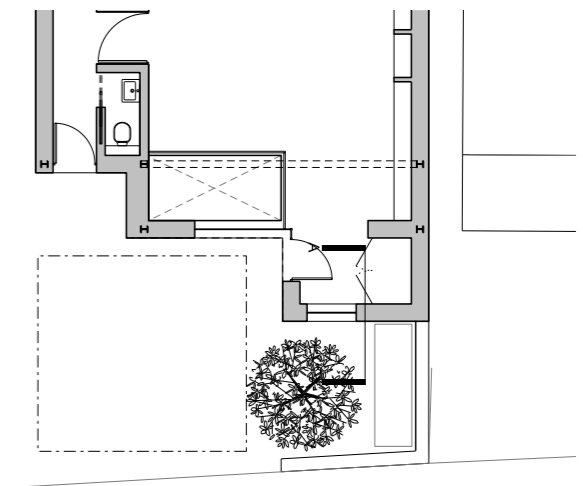
Partial Porch Elevation (NTS)

Section AA (NTS)

4.12 Proposed brickwork detail

The detail to the left demonstrates that the proposed brick wall construction will be of a solid traditional brick construction.

The drawing also describes the method for creating the diamond pattern within the brickwork to the middle block and porch.



Key Ground Floor Plan (NTS)

Section 5.0

Use & Layout

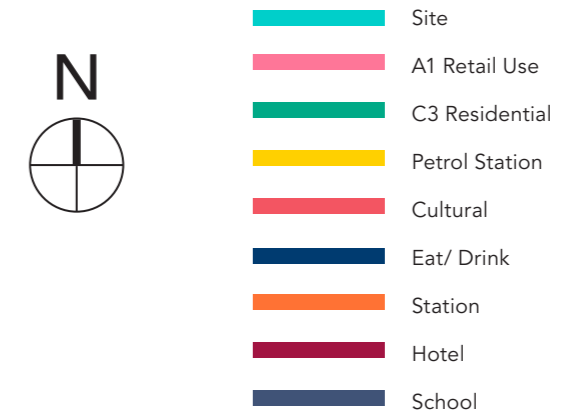




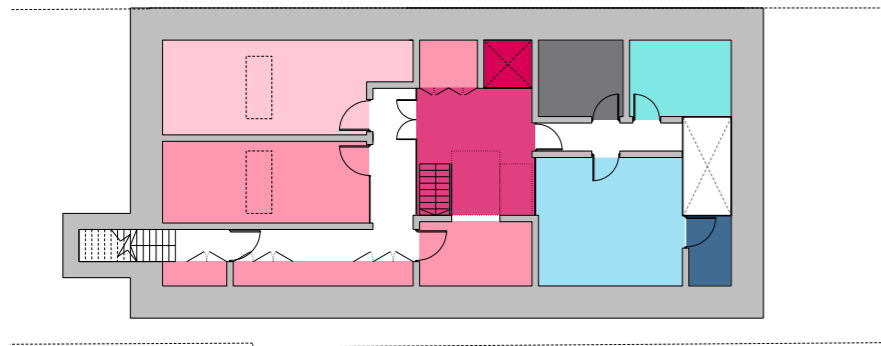
5.1 Use Class Context

The use class map of the local area shows that it is predominantly a residential area.

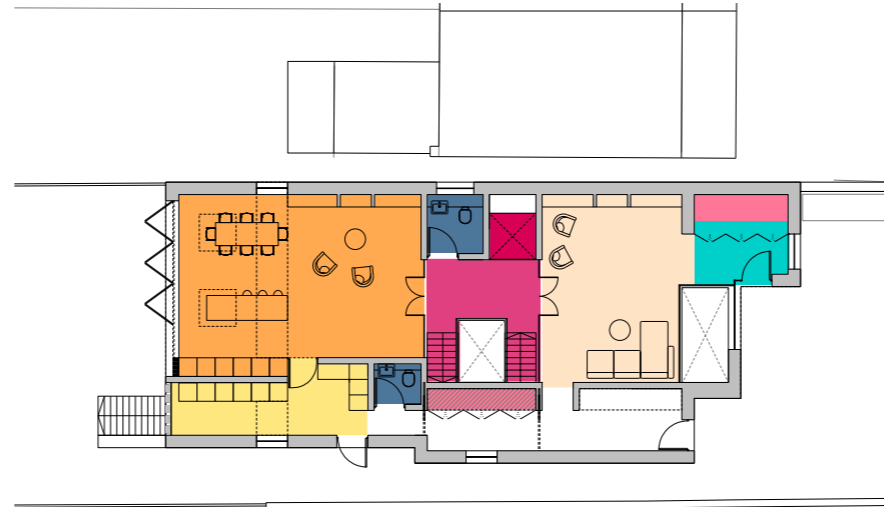
The proposed development will retain its existing C3 residential use.



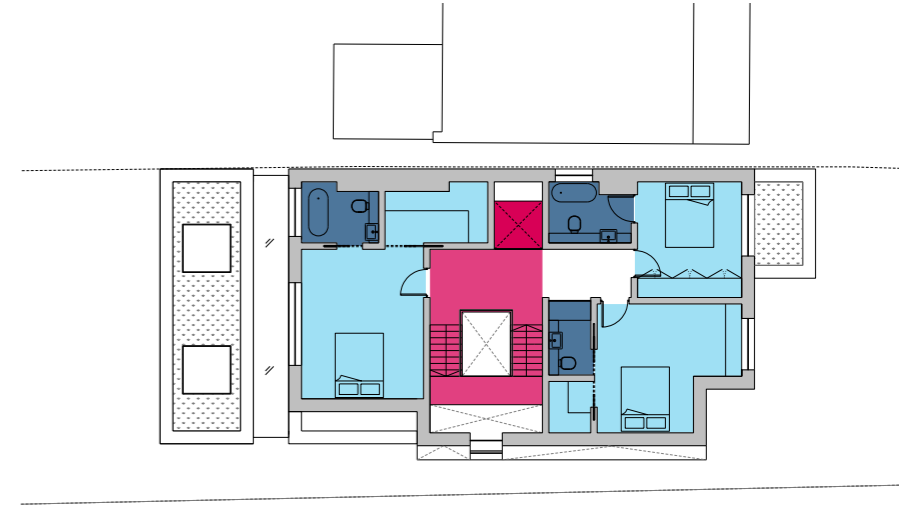
5.2 Proposed Layouts



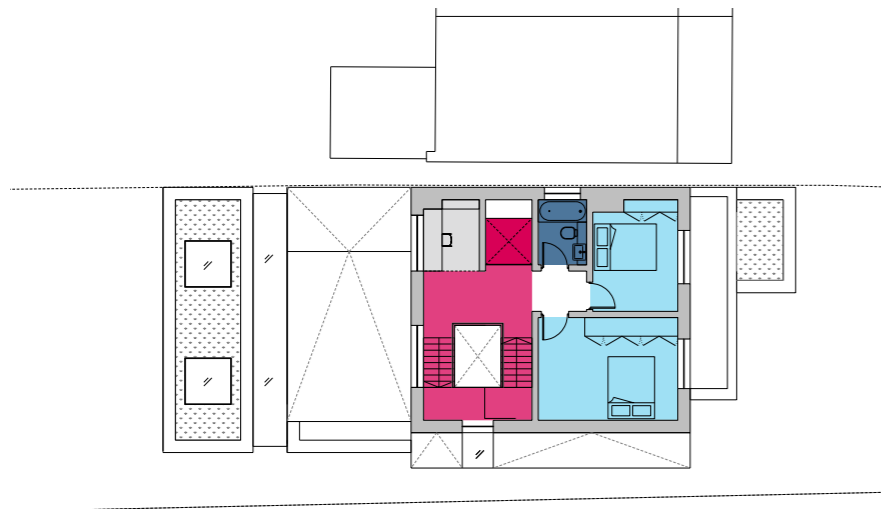
Basement Plan



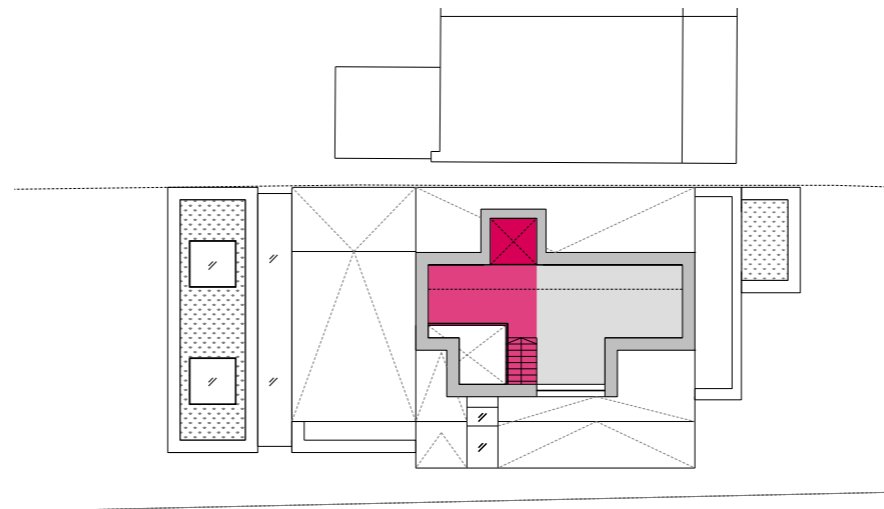
Ground floor plan



First floor plan



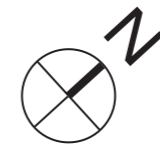
Second floor plan

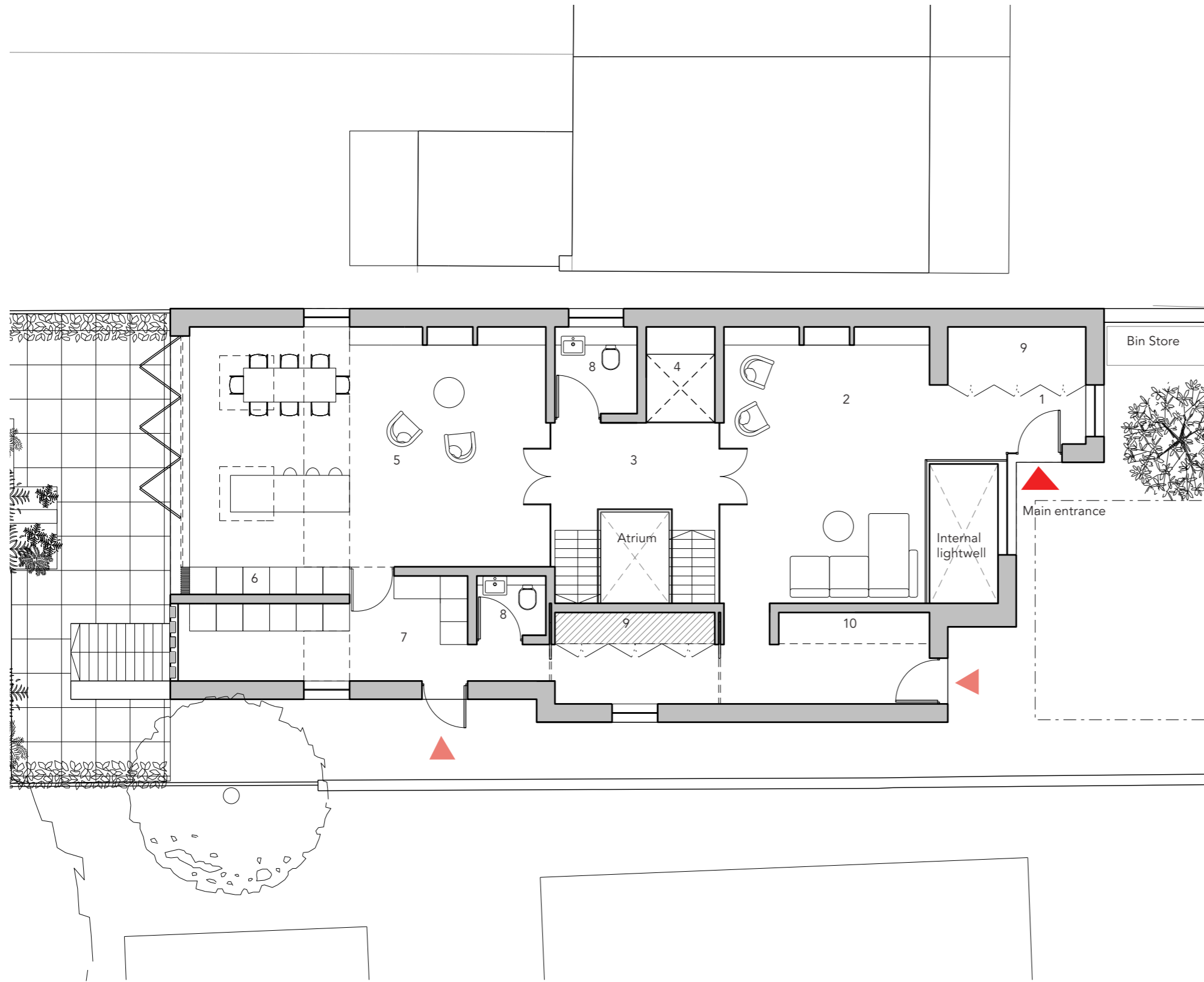


Third floor plan

Key

-  Entrance
-  Central Hallway & Stairwell
-  Lift
-  Storage/Store
-  Workshop
-  Living / Dining / Kitchen
-  Drawing Room
-  Pantry and utility
-  Bedroom
-  Bathrooms/WC
-  Laundry
-  Plant
-  Study





5.3 Ground Floor Layout

The adjacent plan identifies the following key spaces:

- 1 Entrance
- 2 Drawing Room
- 3 Central hall
- 4 Lift
- 5 Living Area
- 6 Kitchen
- 7 Pantry and utility
- 8 Bathroom/WC
- 9 Storage/Store
- 10 Storage for 2 no. bicycles

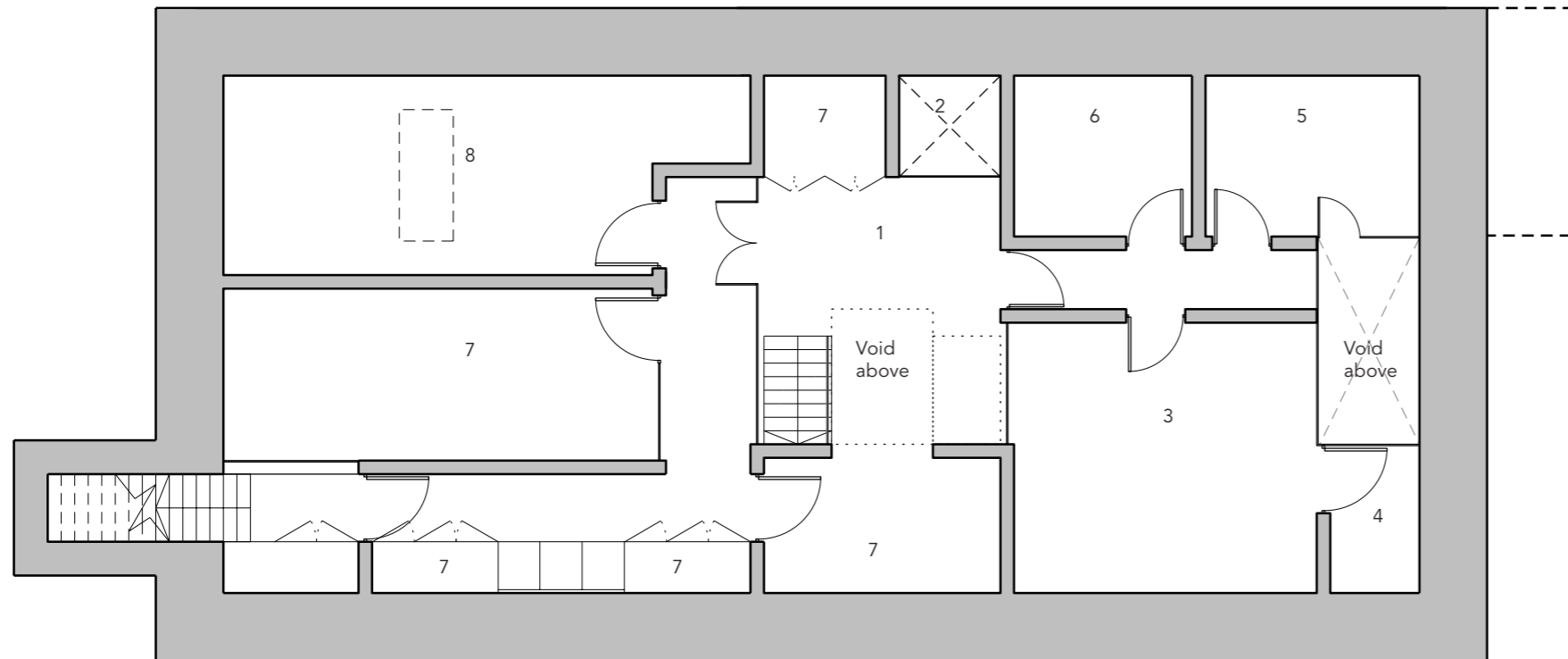
Ground floor plan (1:100)

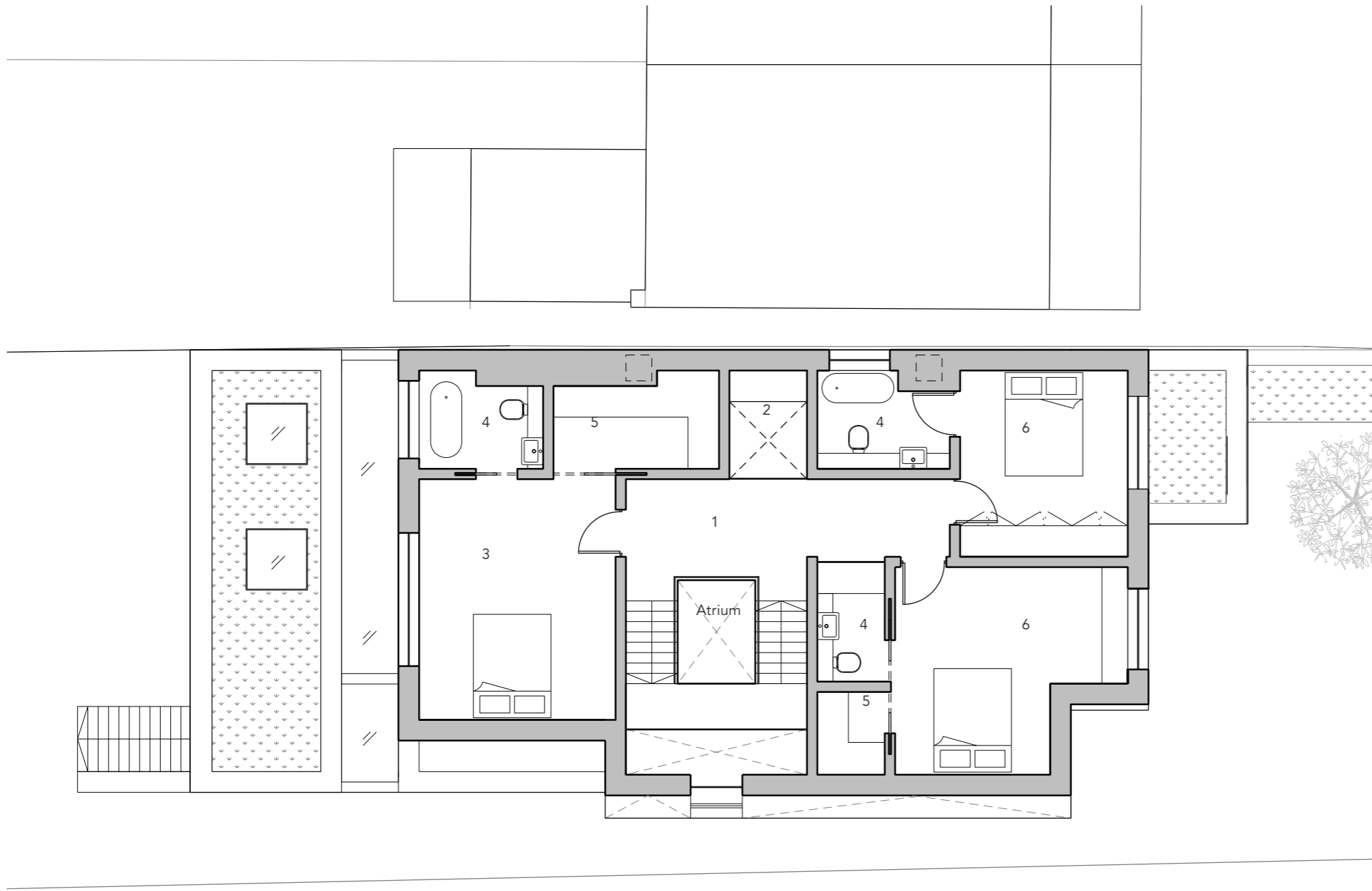


5.4 Basement Layout

The adjacent plan identifies the following key spaces:

- 1 Central hall
- 2 Lift
- 3 Studio
- 4 WC
- 5 Laundry
- 6 Plant
- 7 Storage/Store
- 8 Workshop





5.5 First Floor Layout

The adjacent plan identifies the following key spaces:

- 1 Central hall
- 2 Lift
- 3 Master Bedroom
- 4 Ensuite
- 5 Walk in wardrobe
- 6 Bedroom

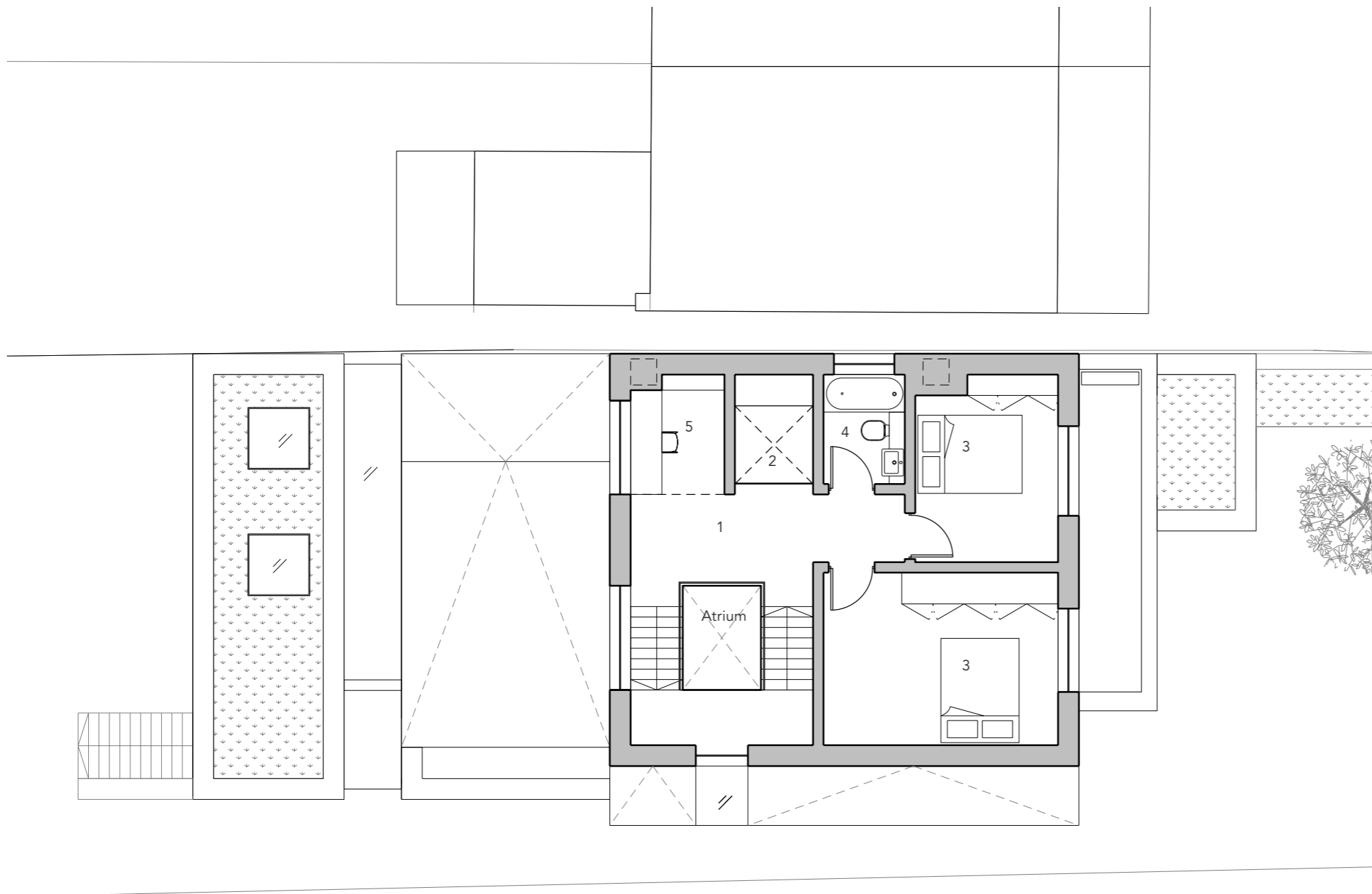
First floor plan (1:100)



5.6 Second Floor Layout

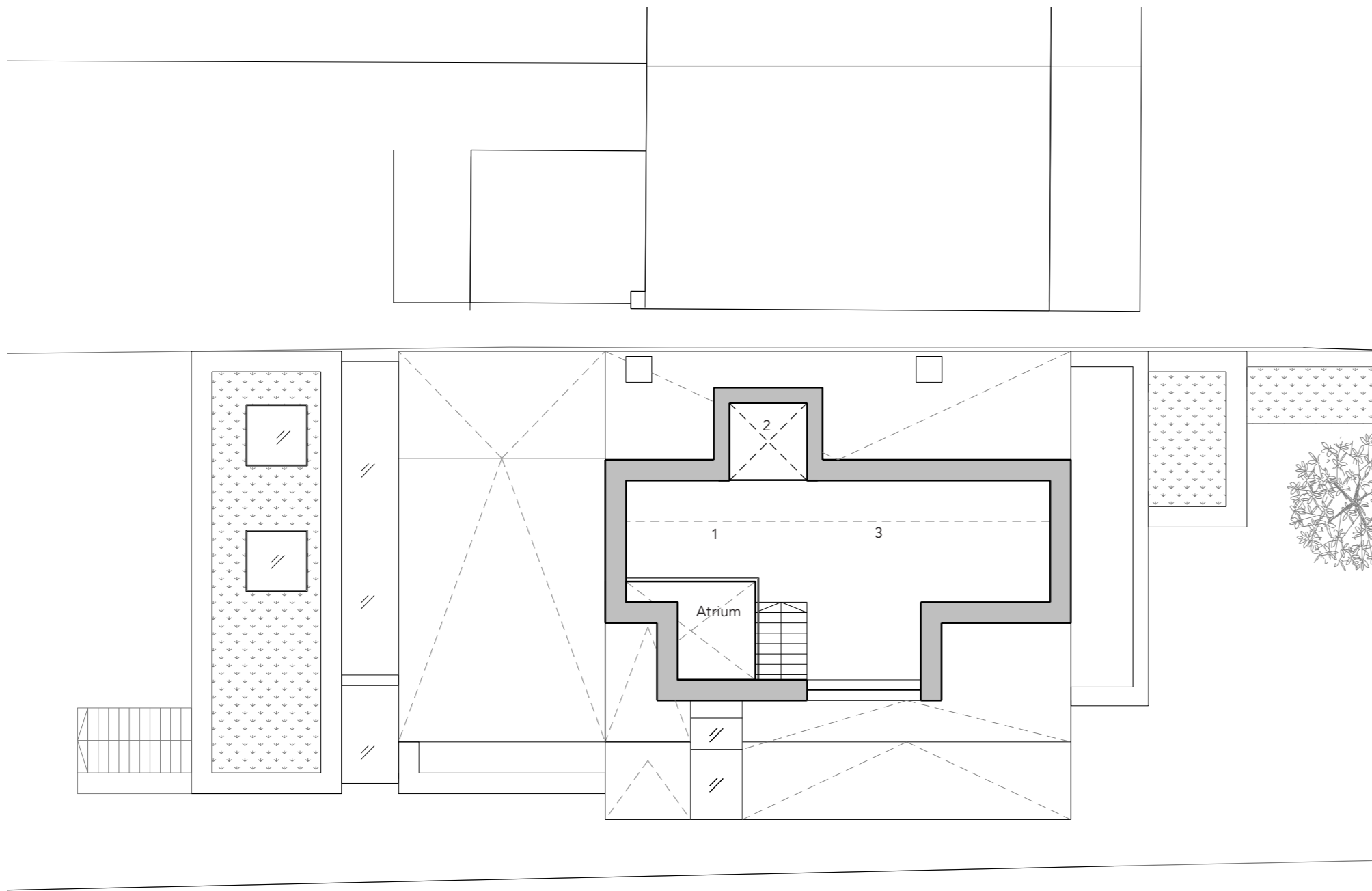
The adjacent plan identifies the following key spaces:

- 1 Central hall
- 2 Lift
- 3 Bedroom
- 4 Bathroom
- 5 Study



Second floor plan (1:100)



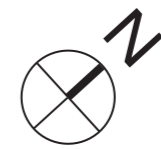


5.7 Third Floor Layout

The adjacent plan identifies the following key spaces:

- 1 Central hall
- 2 Lift
- 3 Study

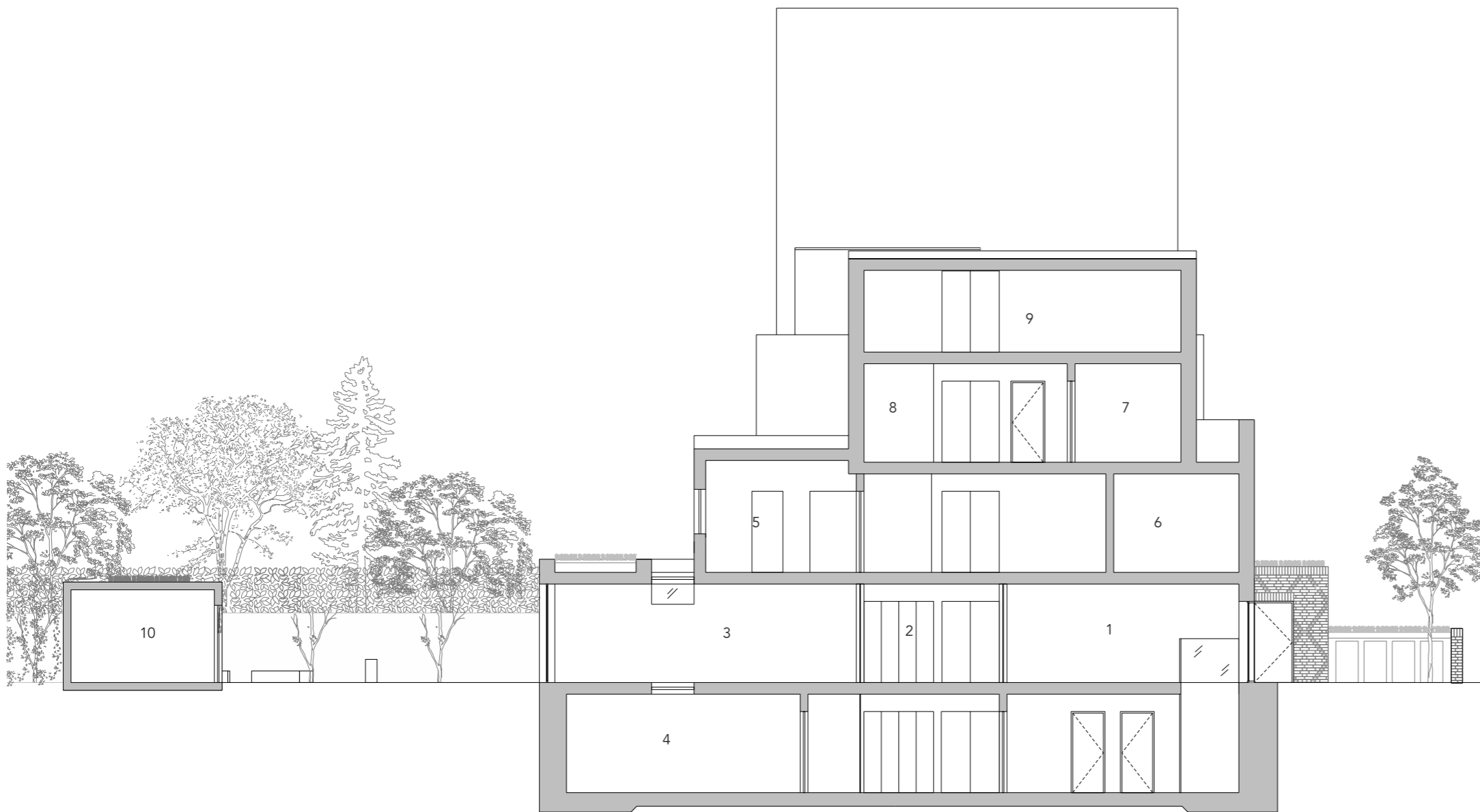
Third floor plan (1:100)



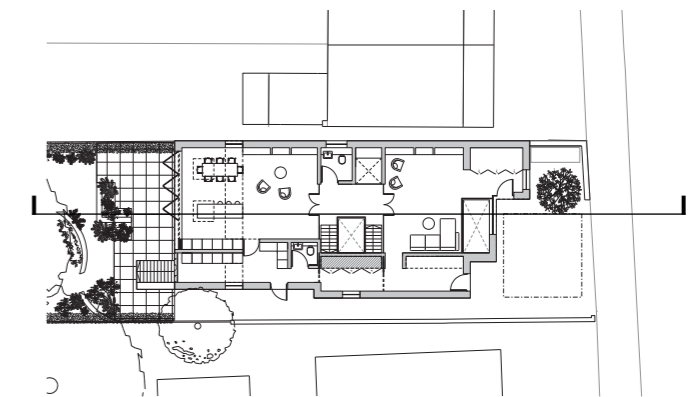
5.8 Section

The adjacent plan identifies the following key spaces:

- 1 Drawing Room
- 2 Central hall
- 3 Living Area
- 4 Store
- 5 Master Bedroom
- 6 Bedroom
- 7 Bedroom
- 8 Study
- 9 Study
- 10 Garden Room



Long Section



Key Plan

Area Summary

Floor Use	Area	Existing sqm	sqft	Proposed sqm	sqft
	GIA	269	2,895	432	4,649
	GEA	300	3,229	556	5,984

Gross Internal Area (GIA) Breakdown By Floor

Floor	Area	Existing sqm	sqft	Proposed sqm	sqft
-1	GIA	0	0	129	1,388
0	GIA	119	1,281	136	1,464
1	GIA	95	1,022	93	1,001
2	GIA	55	592	51	549
3	GIA	0	0	23	247

Gross External Area (GEA) Breakdown By Floor

Floor	Area	Existing sqm	sqft	Proposed sqm	sqft
-1	GEA	0	0	161	1,733
0	GEA	132	1,421	167	1,797
1	GEA	106	1,141	118	1,270
2	GEA	62	667	71	764
3	GEA	0	0	39	420

5.9 Proposed Amount

Proposed Area Summary	
C3 Residential (GIA)	430sqm / 4,628sqft
Total (GIA)	430sqm / 4,628sqft
Total (GEA)	556sqm / 5,984sqft

Existing Area Summary	
C3 Residential (GIA)	269sqm / 2,895sqft
Total (GIA)	269sqm / 2,895sqft
Total (GEA)	300sqm / 3,229sqft

Notes:

- 1 These areas have been prepared for our client, Stuart and Suki Swycher, are approximate only and have been measured from the GA plans. The base for these drawings is record information prepared by others, whose accuracy cannot be verified. Do not scale from drawings.
- 2 All areas are approximate and subject to survey verification by RICS accredited measurement professionals.
- 3 Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) are measured and calculated generally in accordance with the RICS Code of Measuring Practice. These areas should, however, be verified by an RICS accredited measurement professional.
- 4 Areas have been calculated in metric units to the nearest square metre and converted to square feet using the conversion factor 10.7639.
- 5 Construction tolerances, workmanship and design by others may affect the stated areas.
- 6 The existing building may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas.

All these factors should be considered in the design development and construction processes.

Section 6.0

Landscape & Public Realm





Proposed site plan (NTS)

6.1 Proposed Landscape Plan

The site plan adjacent shows the proposed planted trees and green roofs to the scheme.

Garden Room

The garden room is located at the end of the garden and will be set in board of the boundary to prevent impact on the immediate neighbours. Greenery will surround the garden room to conceal it further.

The materiality will reference the proposed house and proposed landscaping to form an integral part of the overall design and a green roof will be included as illustrated.

Please see the following pages for CGD's landscaping proposals.



6.2 CGD Landscaping - DAS

19th February 2018

DESIGN & ACCESS STATEMENT FOR PLANNING APPLICATION - LANDSCAPING

For 30 Glenilla Road, London NW3 4AN



Suggestion for treatment in rear garden

Studio 1 Unit 8
Worton Hall Studios
Worton Road
Isleworth
TW7 6ER

+44 (0)20 8892 0118
cgd-landscape-design.com

Company Registered
No 06763189 CGD Landscape
Design Limited trading as
CGD international

1. Introduction

This statement sets out the design and access principles and concepts for the proposed development at 30 Glenilla Road. The report should be read in conjunction with the arboricultural report and impact statement, the architects proposals, application forms, plans and elevations.

The proposal is for landscaping the front garden to allow for 2 parking spaces and screening from the road and the rear garden to introduce an eco-friendly, habitat enhanced, sustainable garden space to compliment the new build.

2. Site & Context

The property will be a five storey (including lower ground), detached house for residential use. It is sited within the Belsize Park Conservation Area. This brick built house will replace an existing Edwardian residential property. The current property has a paved front garden which allows for off street parking.



Above: current front view of 30 Glenilla Road

The site is located to front and rear of the of the property. It is bounded at the front by metal railings with a mature hedge and double metal vehicular gate. To the sides (No 28b & No 32 the Church of the Christian Community) by a low brick wall topped with a timber fence. Apart from the hedge there is no other planting to the front of the property.

The rear of the property is currently laid with a stone terrace and stone paths, mature shrubs and perennials. There are two mature sycamore trees which are probably self-seeded one of which is diseased (see arboricultural report). The boundaries with Nos 28b and 32 are screened by a 1.8m high brick wall along the left and right hand sides of the terrace. The walls are replaced by a 1.8m high timber fence, which continues around the remainder of the garden to the sides and rear. The rear garden at its maximum length is 14m by 10m wide.

3. Planning History

There are no current planning applications.

4. Proposal

The proposal is to re-design the front and rear gardens to complement the new build house.

1. Frontage:

- Replace and rebuild the walls with London stock bricks (grey) to match house.
- Repave with reclaimed granite setts laid to SUDs requirements.
- A small specimen tree to be planted to create a screen from the road. Suggested plant: *Malus sylvestris* (Crab Apple). A native species (source Woodland Trust) which can be pruned to reflect the architectural style of the new house. It has an inherent value to wildlife as leaves are food for caterpillars, the flowers provide a source of early pollen and nectar for insects, particularly bees and the fruit is eaten by birds and small mammals.



Above: *Malus sylvestris* standards and flowers

- The walls to the sides with the neighbours will be "green walls"



Above: An example of a green walls

- A wildflower meadow turf will be laid to the flat roofs: porch, rear ground floor extension, garden room and bin store.



Above: An example of wild flower meadow turf

2. Rear garden:

The garden is designed to be as bio-diverse as possible within a small town space. Introducing structures and plants that will enhance the wildlife habitation as well as being sustainable and eco-friendly.

- A new 1.8m high timber fence will be erected around the perimeter of the property. It will be constructed from FSB sustainably treated soft-wood timber supplied by Kebony or similar supplier. (The product is environmentally friendly, sustainable, non-toxic and has the longevity of a hardwood).
- To provide further screening for not only the owners but the neighbours: a pleached hedge of hornbeam (*Carpinus betulus*, native species) will be planted in front of the fence to provide a further green screen.



Above: *Carpinus betulus* pleached specimens

- The two sycamores (*Acer pseudoplatanus*, introduced to the UK in the 17th C can reach 30m high, one of which is in a poor condition. This will be felled while the second will have remedial pollarding. The garden room will be located in the void left by the felled sycamore.
- A new terrace constructed from Schellevis slabs or similar, although concrete, these are manufactured to exacting green credentials to ensure that the production process is as eco friendly as possible. The paths will be constructed from gravel to allow for rain water to drain back into the soil.
- A low wall using reclaimed materials from the construction of the house build and rendered will bisect the garden creating a seat as well as a demarcation between the house and the garden room. The finish of wall will be polished concrete.
- Rainwater harvesting tanks will be located under the terrace and the water will be used to irrigate the new garden with the latest technology in drip systems.
- The garden room will have a wildflower turf roof to encourage insects and birds throughout the year.



Above: Wildflower roof treatment

- The planting will introduce a variety of shrubs, grasses, ferns and herbaceous perennials that will provide wildlife habitats as well as being drought-tolerant.

5. **Impact on neighbours**

The proposed development will be beneficial to the neighbours on either side and to the rear. The replacement of a boundary walls in London stock bricks in a style sympathetic to the diverse frontages and gardens in Glenilla Road. Replacing over-large trees, overgrown hedges and shrubs with new quality plants in the garden can only enhance the appearance of to all relevant properties. The modifications will not be over-bearing or have an impact on right-to-light or cause any loss of privacy. Overall there will be no loss of garden. The replacement planting will encourage wild life as well as bring a cohesion to the frontage and diversity to the rear garden. The proposed new walls will be in accord with the new house and, therefore, visual impact from the road will be in keeping with the many styles of properties in Glenilla Road. The removal of one of the sycamores from the rear will open the gardens to more sunlight and allow good growing conditions and restrict the spread of diseases from the less than healthy specimen. Introducing smaller more appropriate trees will provide a less dominant screen in the rear gardens but will still provide privacy for the neighbours. During the construction work root protection barriers will be installed for the neighbouring trees.

6. **Design and appearance**

It is proposed to use only materials that are in harmony with the new build property and reflect the style in Glenilla Road: ie London Stock bricks, granite setts, green roofs. As many of the materials and plants sourced will be from sustainable sources and eco-friendly. The main trees will be native to the UK or especially attractive to birds and insects.

7. **Amenity**

Private amenity space ie garden, is a similar ratio to that of the existing garden. New wall shrubs, hedges, borders, climbers, specimen trees, green roofs and walls will more than replace the existing aging plants and encourage wild life to colonize the garden.

8. **Access**

The proposal does not greatly impact on the property's street frontage with the inclusion of brick/green walls. The visual impact will be slightly altered as the existing fence will be replaced with architecturally trained *Malus sylvestris* to reflect the architecture of the house. The landscaping materials being used will be appropriate for use in a conservation area.

Access to the parking area and front door will be enhanced but not greatly changed. Levels within the garden will remain as existing.

Section 7.0

Access



7.1 Access Strategy

The main access to the building is from Glenilla Road. There is a main entrance door and two side entrances as indicated on the adjacent diagram.

The owner of the proposed building will be the same as the current owner, therefore the car parking provision will remain as existing.

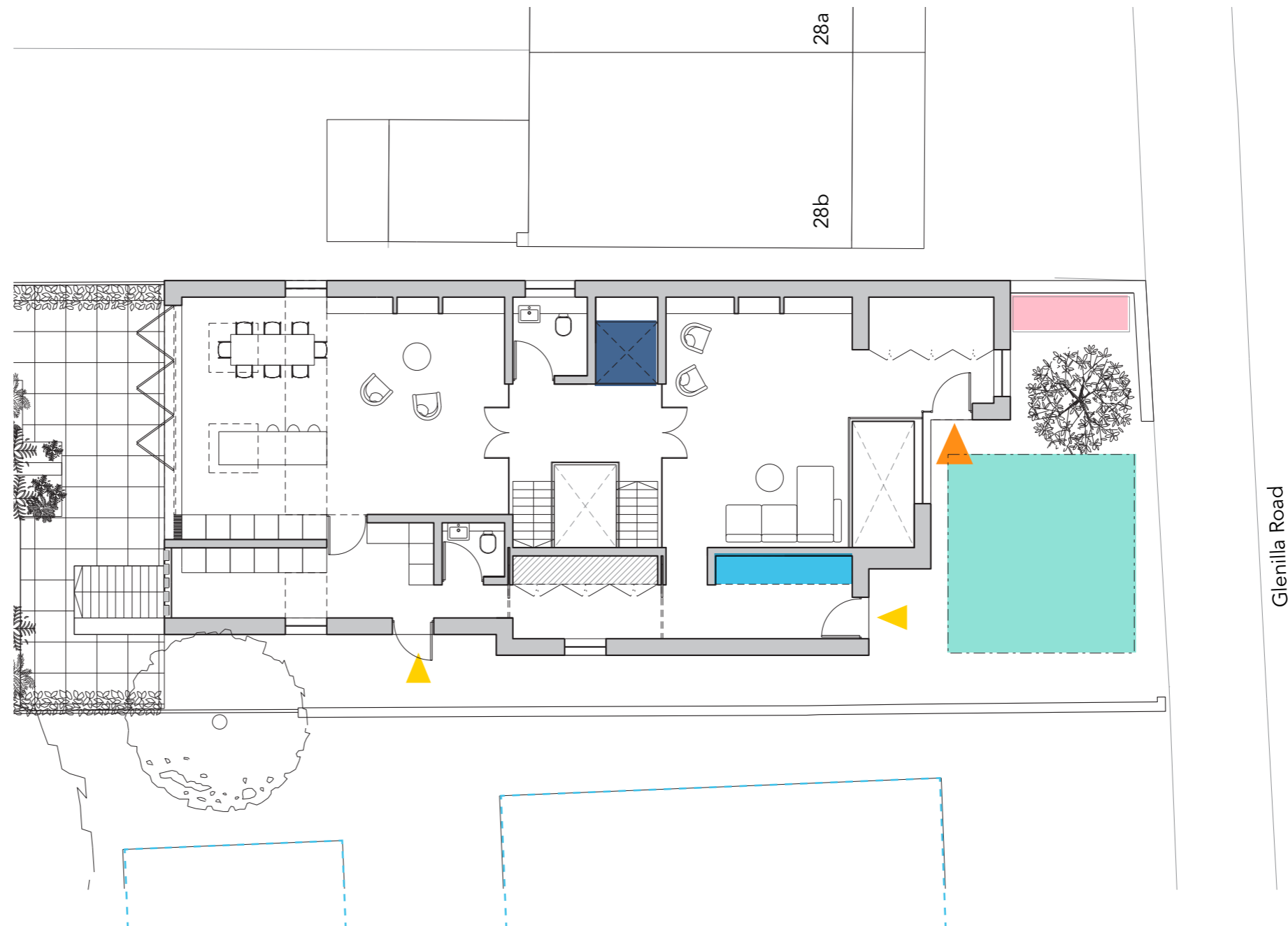
Storage for 2 no. bicycle spaces are provided as per The London Plan.

7.2 Refuse and Recycling

A dedicated bin store for waste and recycling is included to the front of the site as part of the proposals.

7.3 Vertical Access

There is a passenger lift that will provided vertical step free access from the basement to third floor. This considers the future occupants and makes it more compatible with part M(2) & part M(3).



Proposed location plan (NTS)

Key

- Lift
- Car parking area
- Cycle storage for 2 no. bicycles
- Bin store
- Outline of proposed scheme at no. 32
- Main entrance
- Side entrance



Section 8.0 Sustainability Statement



8.0 Sustainability

8.1 Assessment

The proposals include a new build house with:

- insulated building envelope
- thermally broken, double-glazed windows
- insulated roof

A Sustainability and Energy Statement accompanies this planning application and includes details of the sustainable design & construction measures.

8.2 Aspiration

The proposal aims to achieve a sustainable construction with low physical and environmental impact.

8.3 Water Consumption

Measurements to reduce water consumption will be integrated into the design from the outset.

In order to reduce water consumption within the building, all WCs will be fitted with dual flush cisterns.

8.4 Energy

The project engineer has provided information on how the project will meet with the Energy Hierarchy in terms of:

Be lean: Use less energy
Be clean: supply energy efficiently
Be green: Use renewable

Daylight will be maximised where possible and energy efficient lighting will be used throughout the building.

8.5 Biodiversity

Green roofs are proposed as illustrated on the planning drawings to encourage biodiversity and wildlife.

Trees and greenery will be maintained throughout the external landscaping to be as biodiverse as possible within its location.

