

52 Eton Avenue, NW3 3HN

Design + Access Statement for a Basement, Side Extension and Alterations to the Property at 52 Eton Avenue, London NW3 3HN

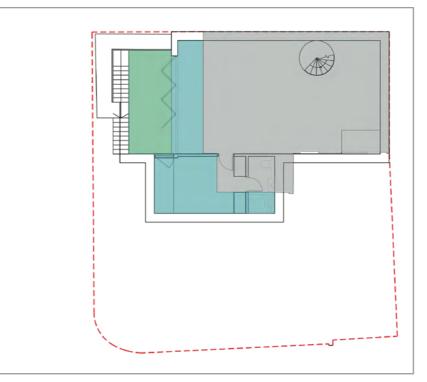
Document Part 4

Ambigram Architects | Architecture SM planning | Planning Sharon Hosegood Associates | Arboriculture LBH Wembley | Engineering

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52 Eton Avenue				
EXISTING Floor	GIA	Catt	GEA	Sqft
Second Floor	48.62	Sqft 523	Sqm 57.81	622
First Floor	48.35	520	57.62	620
Ground Floor	53.87	580	65.86	709
TOTAL	150.84	1,624	181.29	1,951
Existing Area schedule Planning Application	ambigr	ram (architec	ts

52 Eton Avenue				
PROPOSED				
FLOOR	GIA		GEA	
	Sqm	Sqft	Sqm	Sqft
Second Floor	48.62	523	57.81	622
First Floor	48.35	520	57.62	620
Ground Floor	77.50	834	91.27	982
Basement	79.64	857	96.53	1039
TOTAL	254	2735	303.23	3264
Proposed Area schedule Planning Application	ambig	ram	archited	cts



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The table far right describes the amount of accommodation proposed for the property. The accommodation will comprise new living space at ground level and new entertaining and childs play space at basement level.

The diagrams opposite indicate the overall basement volume and new lightwell garden, proposed for the site.

Basement Footprint Diagram

Existing Building Footprint Basement Volume Lightwell Garden

7.0 Proposal 7.1 Use + Amount



7.0 Proposal 7.2 Proposed Plans



7.0 Proposal 7.3 Proposed Section A-A

Legend

1. Bedroom 2. Living 3. Garden Room 4. Living/Kitchen 5. Child's Play Room 6. Family Room

Key Plan

Eton Avenue

Crossfield Road



7.0 Proposal 7.4 Proposed Section B-B

Legend

1. Bedroom 2. Living 3. Study 4. Garden Room 5. Family Room 6. Lightwell Garden Key Plan

Eton Avenue

Crossfield Road



Proposed Materials Key

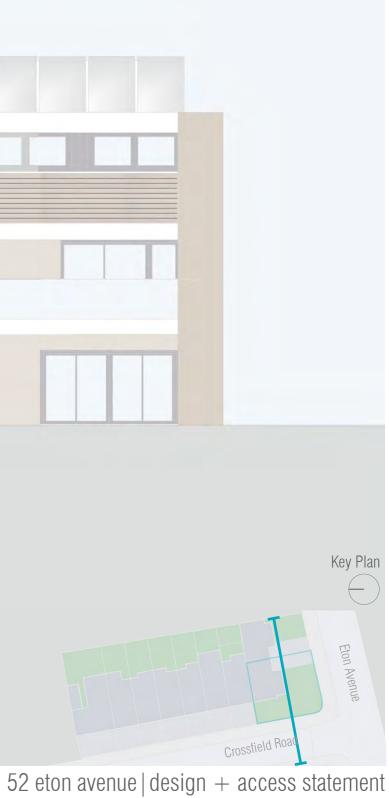
1.Metal Handrail

2. Aluminium, Double Glazing

3. Brick

4. Timber Door

7.0 Proposal 7.5 Proposed Front Elevation





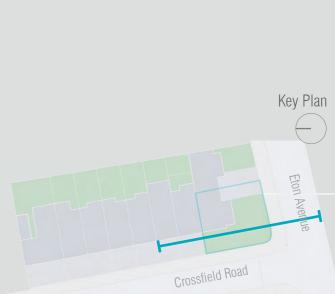
Proposed Materials Key

1. Metal Handrail

2. High Quality Aluminium, Double Glazing

3. Brick

7.0 Proposal 7.6 Proposed Side Elevation





Proposed Materials Key

1. Slated Timber, Entry Gate

2. Retained Bin Store

3. Brick

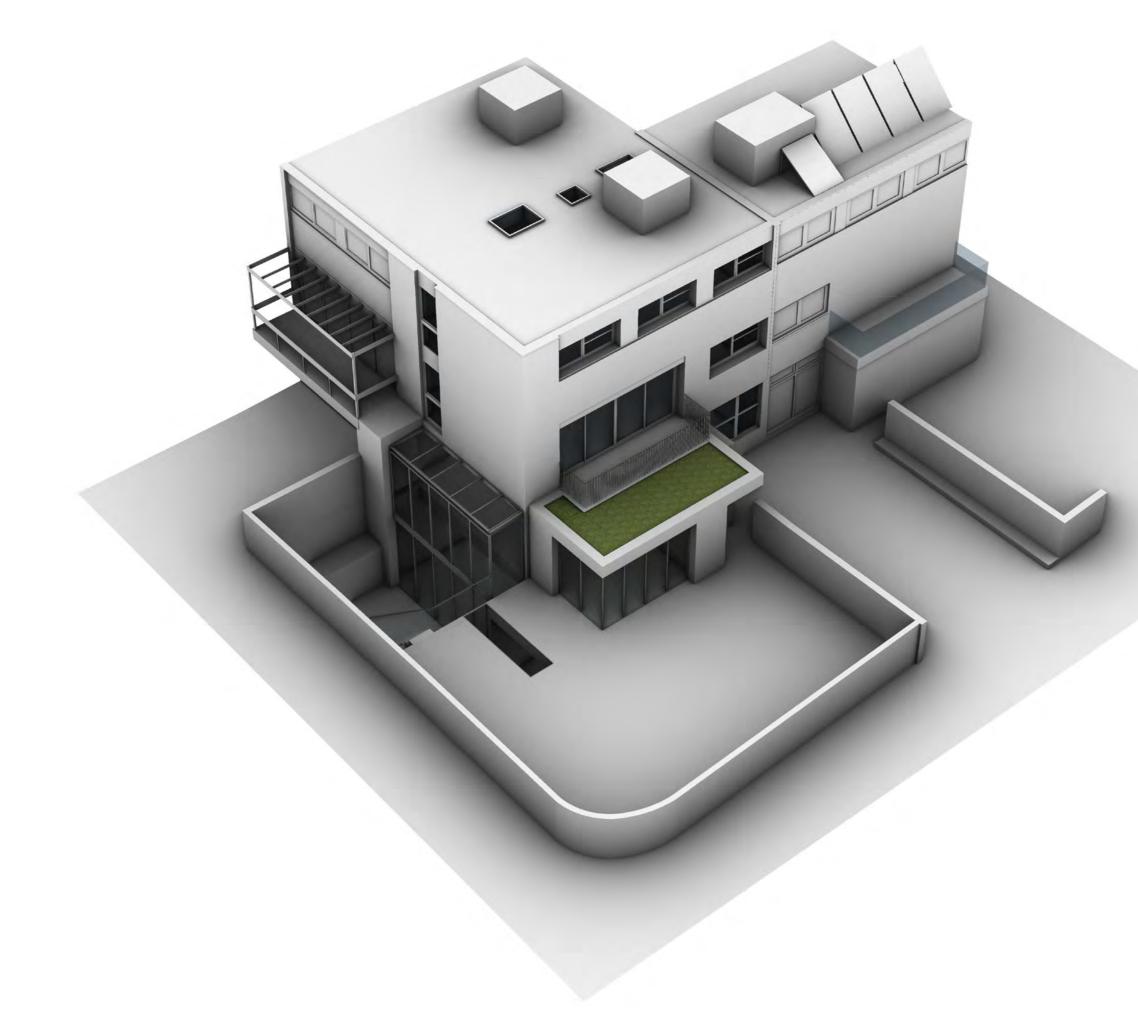


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7.0 Proposal 7.7 Proposed Entrance Elevation

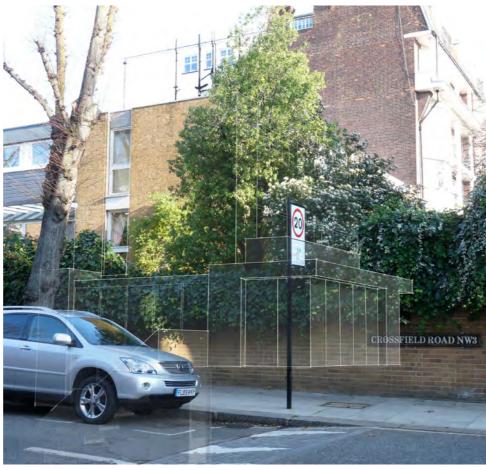




7.0 Proposal

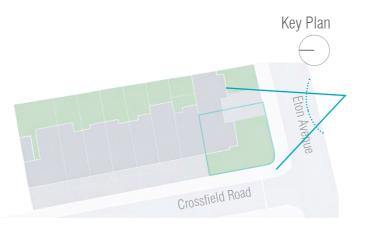


Photomontage view 1: from Eton Avenue Illustrating extension obscured behind garden wall



Photomontage view 2: from Crossfield Road Illustrating extension obscured behind garden wall

Photomontage view 3: from Crossfield Road, Illustrating extension will be obscured behind garden wall and Tree



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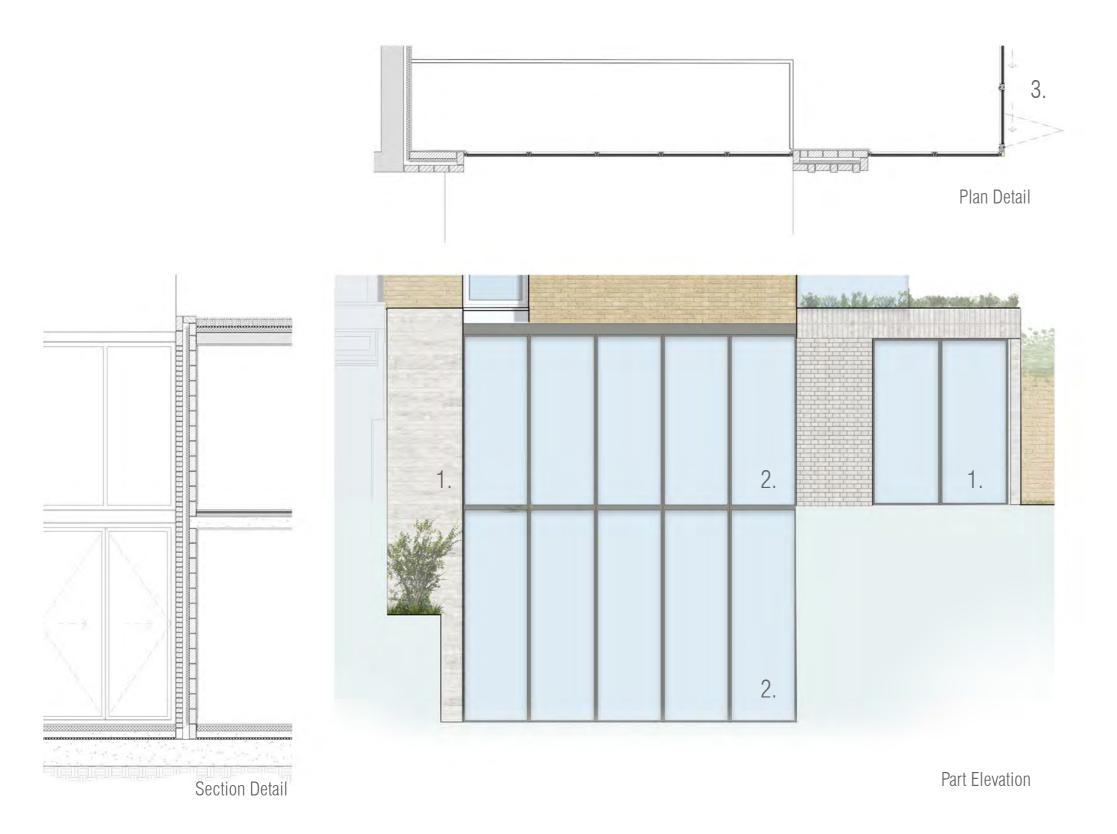


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7.0 Proposal 7.9 Facade Visibility Photomontages







7.0 Proposal 7.10 Indicative, Facade Detail Study

Proposed Materials Key

1. Mixed Palate Bricks with projected brick detail 2. High Quality Aluminium Glazing



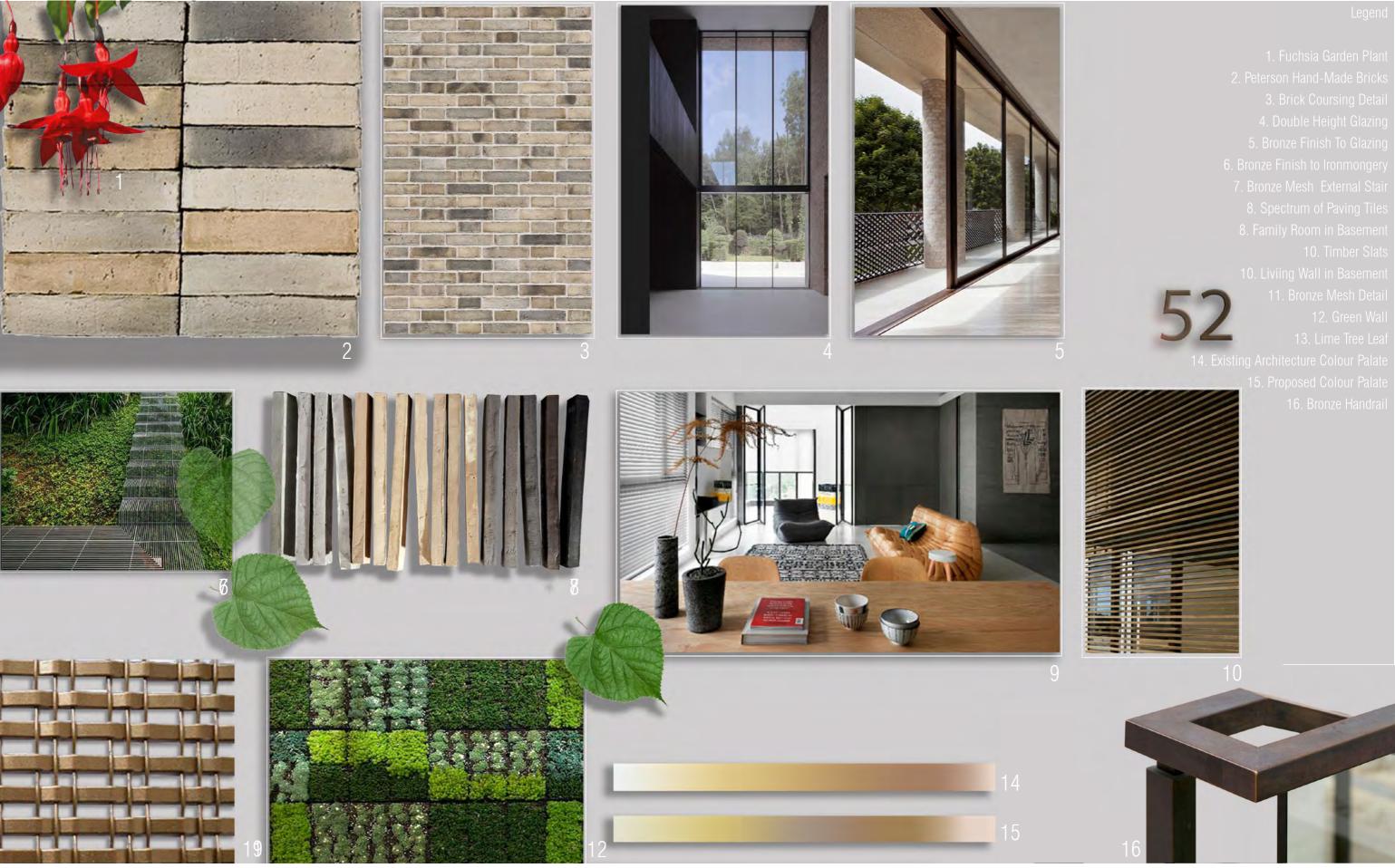
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Document Part 5

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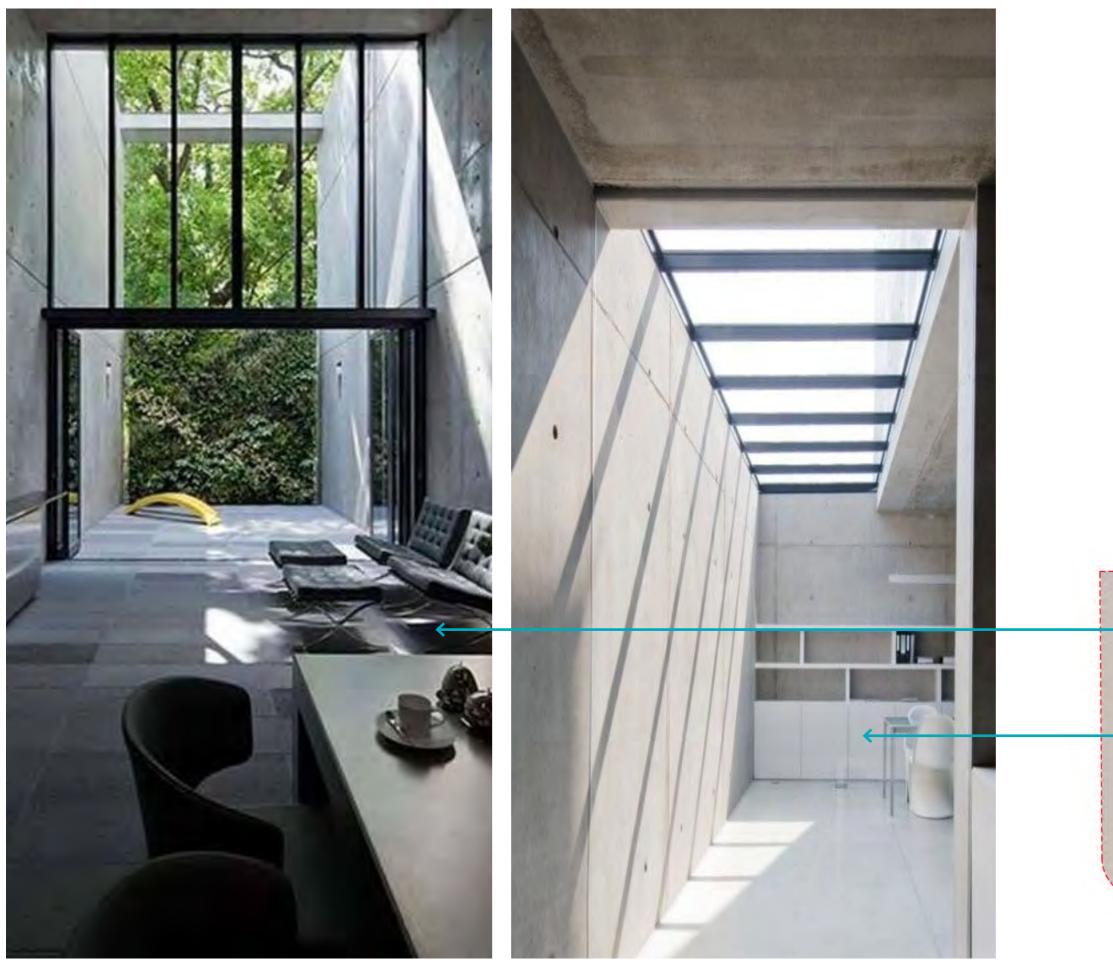
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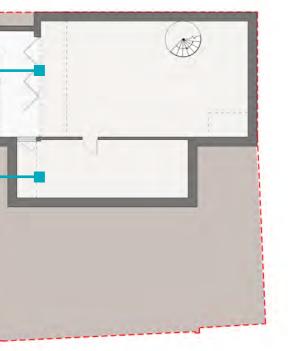
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8.0 Appearance 8.1 Materials Palate



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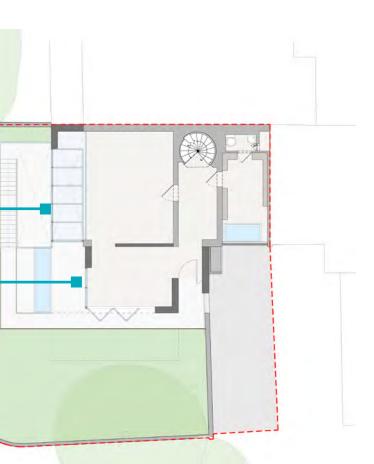
8.0 Appearance 8.2 Precedent Materials



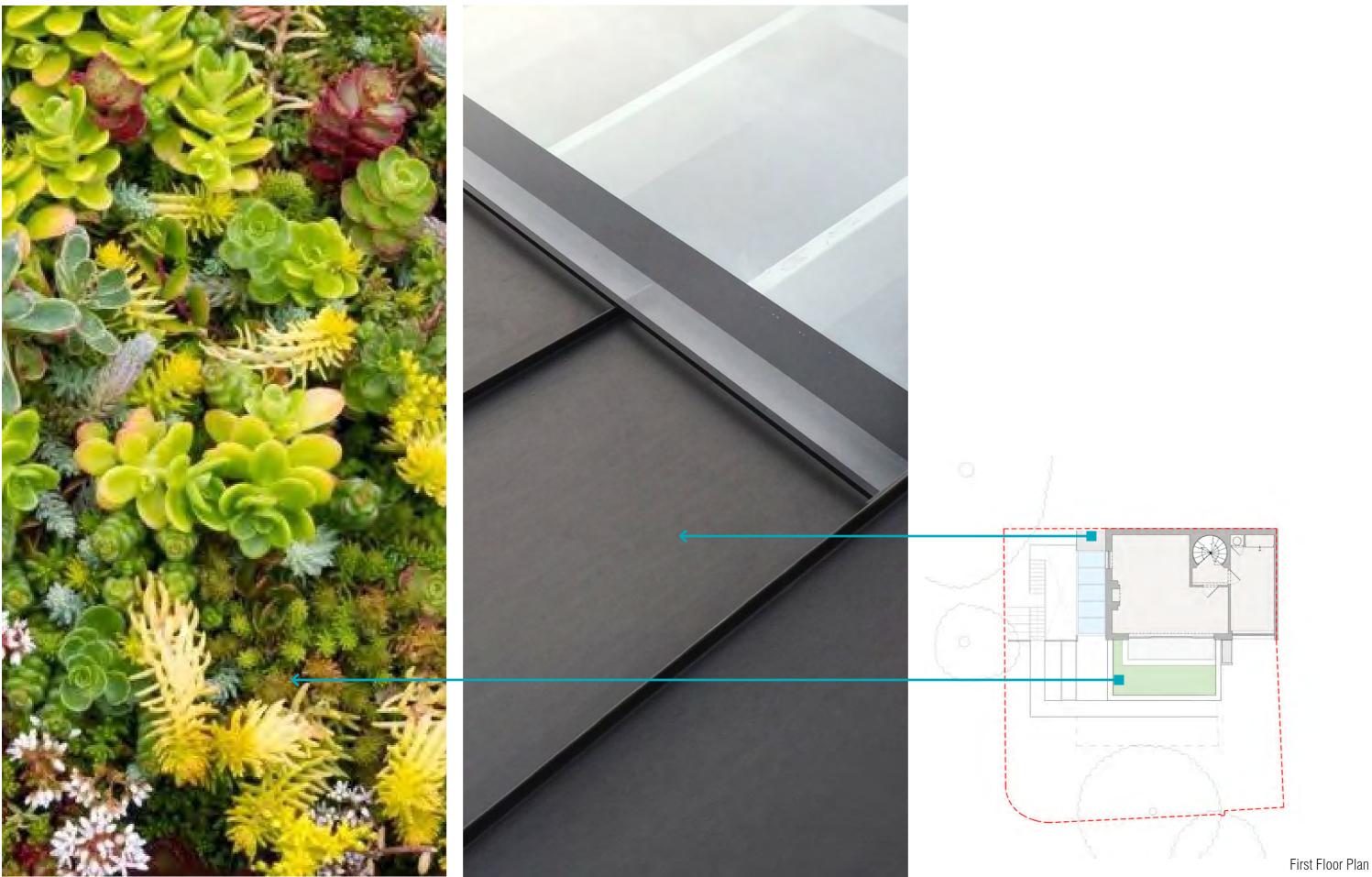
Basement Floor Diagram 52 eton avenue | design + access statement



8.0 Appearance 8.3 Precedent Images

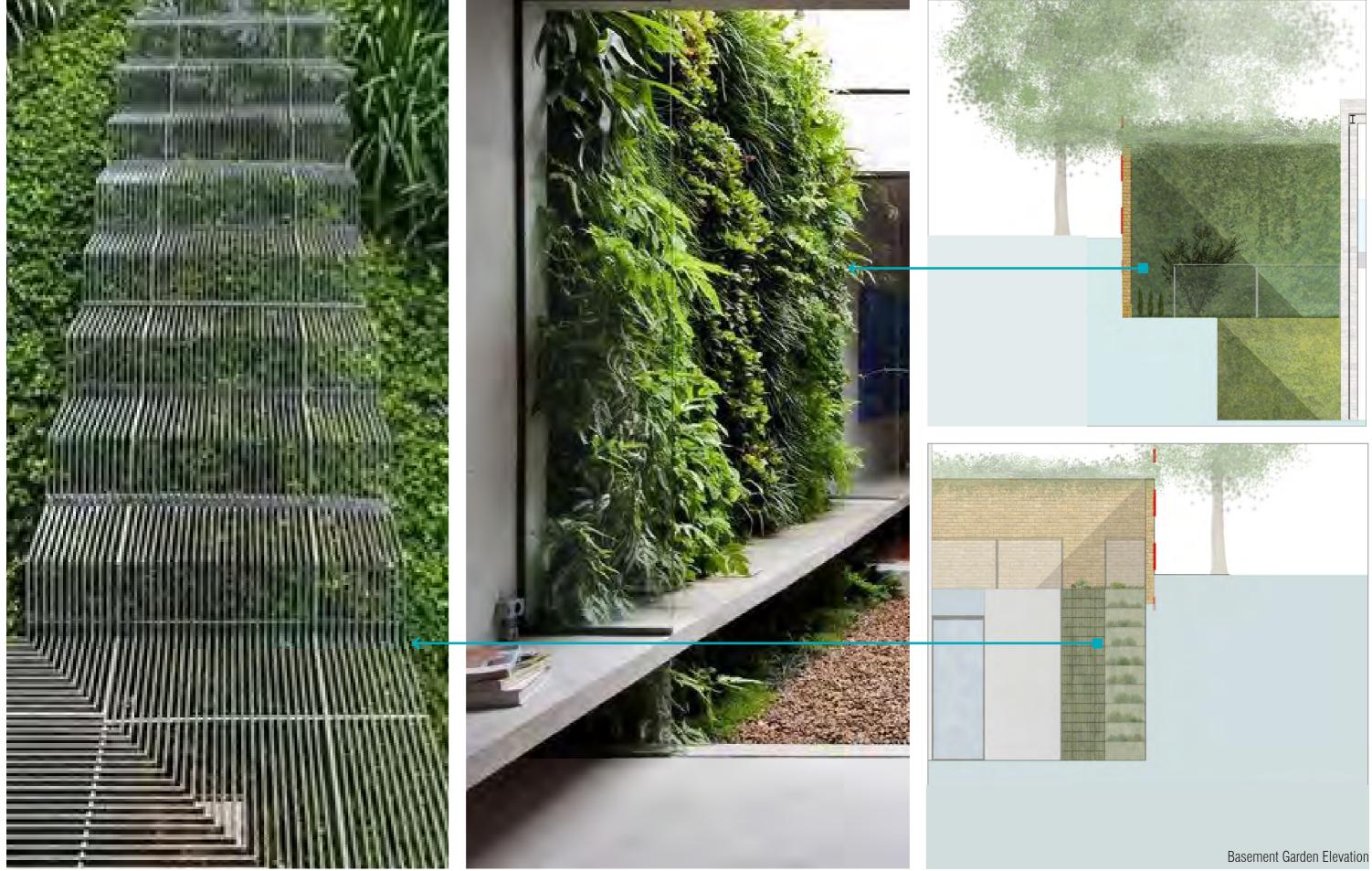


Ground Floor Plan Diagram 52 eton avenue | design + access statement



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8.0 Appearance 8.4 Precedent Images



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8.0 Appearance 8.5 Precedent Images

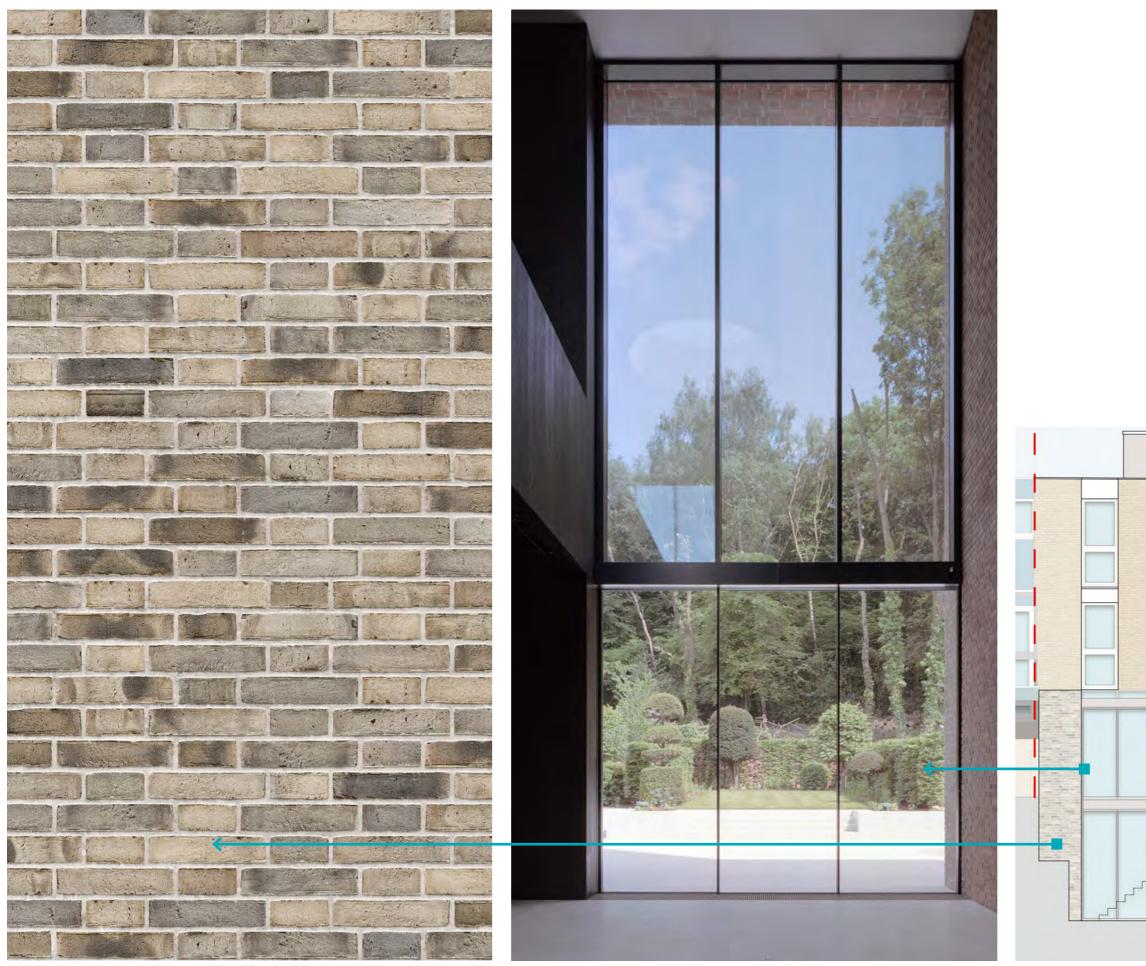


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8.0 Appearance 8.6 Precedent Images



Front Elevation



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8.0 Appearance 8.7 Precedent Images





52 Eton Avenue, NW3 3HN

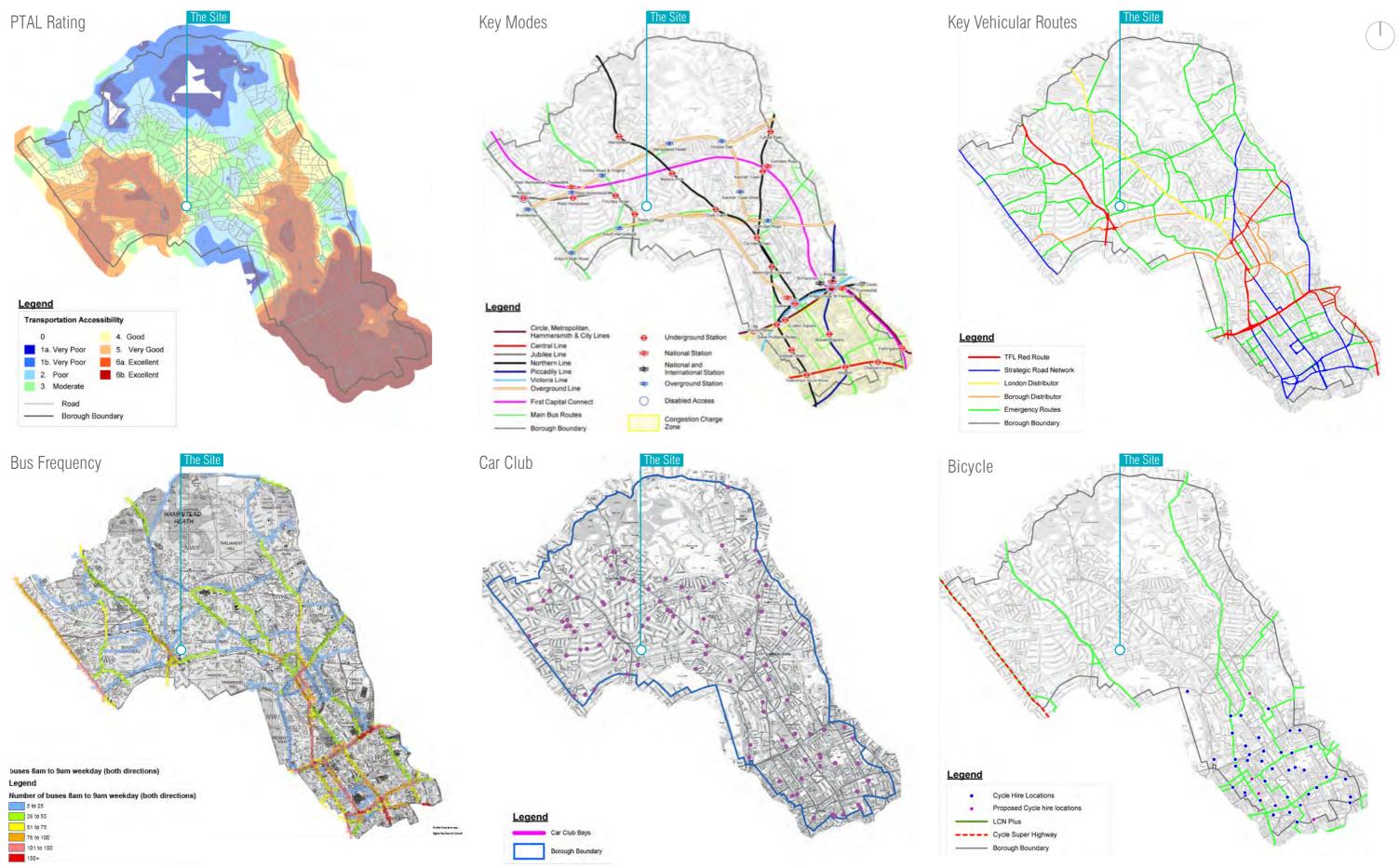
Design + Access Statement for a Basement, Side Extension and Alterations to the Property at 52 Eton Avenue, London NW3 3HN

Document Part 9

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9.0 Inclusive Design 9.1 Multi-Modal Transport Access from the Site

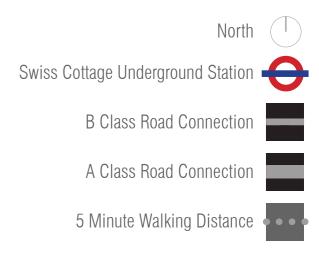


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9.0 Inclusive Design 9.2 Site Accessibility

Legend



9.0 Inclusive Design 9.3 Accessible Entrance + Part M(4)1 Compliance

The proptery at 52 Eton Avenue has an entrance which displays ease of vehicular and pedestrian access. As shown by the diagram opposite there is room for on site parking and ease of vehicular access from Eton Avenue via a side entrance gate located off the main driveway.

The extension and alterations to the house are committed to increasing the level of accessibility of the existing arrangement of the propoerty at 52 Eton Avenue. A level threshold will be provided at the entrance and garden access doors, by lowering the ground floor to meet garden level. The proposed main entrance door is designed to meet part M(4)1 criteria. The existing accessible toilet at ground floor level will be retained.



Vehicular Access and Parking Diagram

Pedestrian Access + Entrance Diagram

Accessible Entrance

Part M(4)1 Complicance

Legend



Energy Performance Certificate	HM Government
52 Eton Avenue LONDON NM/3 24N	

Dwelling type:	Enclosed-end-terrace house	Reference number:	2788-7018-7257-4988-990
Date of assessment:	28 March 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	19 April 2018	Total floor area:	153 m²
Use this document	to:		

Compare current ratings of properties to see which properties are more energy efficient
Find out how you can save energy and money by installing improvement measures

Estimated energy costs	of dwelling for 3 yea	rs:	£ 3,714
Over 3 years you could	save		£ 1,566
Estimated energy cos	sts of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 255 over 3 years	
Heating	£ 2,259 over 3 years	£ 1,638 over 3 years	You could
Hot Water	£ 1,110 over 3 years	£ 255 over 3 years	save £ 1,566
Totals	£ 3,714	£ 2,148	over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliance like TVs, computers and cockers, and electricity generated by microgeneration.

Very energy efficient - lower running costs	Current	Potent
(92 plus) A		
(81-91) B		85
(69-80) C		-
(65-66)	64	
(39-54)		
(21-38)		
(1-20)	3	

tial	The graph shows the current energy efficiency of your home.
	The higher the rating the lower your fuel bills are likely to be.
5	The potential rating shows the effect of undertaking the recommendations on page 3.
	The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
	The EPC rating shown here is based on standard assumptions about occupancy and energy use and

assumptions about occupancy and energy use and may not reflect how energy is consumed by individual opcupants

Recommended measures	Indicative cost	Typical saving over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 351
2 Internal or external wall insulation	£4,000 - £14,000	£ 498
3 Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 459

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other aimple actions you could take today to save money is available at www.gov.uk/energy-grants-calculator. Before installing measures, you should make sure you have secured the automorpide permissions, where necessary. Such nemissions miner to the measures, you should make sure you have secured the automorpide permissions. cured the appropriate permissions, where necessary. Such permord (if you are a tenant) or approval under Building Regulations f

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Flat roof or sloping ceiling insulation	£850 - £1,500	£ 117	DGS
Internal or external wall insulation	£4,000 - £14,000	£ 166	C73
Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 153	C76
Low energy lighting for all fixed outlets	£25	£ 26	C77
Solar water heating	£4,000 - £6,000	£ 60	C78
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 288	B85

m a Green Deal on this property

Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green De ole that this is a credit agreement, but with instalments being added to the electricity bill for the property), allability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much eal Finance can be used, which is determined by a 'typical household'.

You may be able to obtain support towards repairs or re and the rule rres, if you are in receipt of qualifying benefits or tax credits. To learn more about this sche eligibility, call the Energy Saving Advice Service on 0300 123 1234 for England and Wales

Summary of this	home's energy performance related featu	res
Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	****
Roof	Flat, limited insulation (assumed)	★☆☆☆☆
Floor	Solid, no insulation (assumed)	-
Windows	Fully double glazed	*****
Main heating	Boiler and radiators, mains gas	****
Main heating controls	Programmer, room thermostat and TRVs	*****
Secondary heating	None	177
Hot water	From main system	****
Lighting	Low energy lighting in 64% of fixed outlets	*****

ment does not take into consideration the physical condition of any element. 'Assumed' means that the suld not be inspected and an assumption has been made in the methodology based on age and type of

on energy sources

energy sources are sou when they are used. Insi urces of energy that release either very little or no carbon dioxide talling these sources may help reduce energy bills as well as cuttin

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insutaling the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	14,477	N/A	N/A	(3,601)
Water heating (kWh per year)	7.837		-	

xisting heating system with one that generates renewable heat, subject to meeting minimum energy efficiency equirements. The estimated energy required for space and water heating will form the basis of the payments. For more

The proposal exercises a 'low tech-high effect' approach to sustainability. By careful consideration of function, materials and systems the proposal aims to increase the energy rating for the property. These considerations are intrinsically linked to offering a healthy lifestyle for the clients of 52 Eton Avenue.

The proposal is designed to allow the house at 52 Eton Avenue to function in a more effective manner. This is anticipated by the design allowing a greater level of passive heating and cooling of the adjacent exposed facades. The introduction of interactive facades to the south west and south east facades allows for the controlling of the internal environment to promote natural heating, cooling and ventilation; and allow for direct exposure to the green environment of the garden, sunken garden and lightwell. The low tech approach will include the updated insulation of the facade walls, roof, and boiler and be supplemented with a heat exhanger and underfloor heating and LED light fittings throughout.

Assess Assess Phone r E-mail a Related

Page 3 of

ment and the data in it

This document has been produced following an energy asse ment undertaken by a qualified Energy As

Energy Performance Certificate

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.apcregister.com. The certificate (including the building address) and other data about the building collected suring the energy assessment but not shown on the certificate, for instance heating system data, will be made sublicity available at www.opendatacommunities.org.

his certificate and other data about the building may be shared with other bodies (including government) spartments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it intains will be processed in accordance with the General Data Protection Regulation and all applicable laws and galations relating to the processing of personal data and privacy. For further information about this and how data yout the property are used, please visit www.epcregister.com. To opt out of having information about your building ade publicly available, please visit www.epcregister.com. To opt out of having information about your building ade publicly available, please visit www.epcregister.com.

or's accreditation number:	STR0025407		
or's name:	Kudzai Manyakaidze		
number:	0208 726 0108		
address:	office@eaglepropertysolutions.co.ul		
party disclosure:	No related party		

There is more information in the guidance document Energy Performance Certificates for the marketing, sale and lot of dwellings available on the Government website at: www.gov.uk/government/collectons/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint

out the impact of buildings on the envir One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a guarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this asset currently produces approximately 5 9 tonnes of carbon dioxide every year. Adopting the recomme report can reduce emissions and protect the environment. If you were to install these recommend reduce this amount by 3.7 tonnes per year. You could reduce emissions even more by switching t

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CC-) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the ess impact it has on the environment

Current rating 56

G (1-20)	F (21-38)	臣 (19-54)	D 100-001	C (09-80)	8 (*	81-91)	A (92 plus)
Higher CO ₂ emi	Higher CO ₂ emissions				-	-	Lower CO2 emission
				Potential rational	ng 82		

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10.0 Sustainability 10.1 Sustainability Statement

Function

Materials

The proposal uses naturally occuring building materials with a minimum consumption of embodied energy. The craftmanship of the construction will reflect a conscious and economical handling of materials. The specification of the materials and their finishes, ensures the longevity of their use. The design of constructed components, eg. glazing, has been modularised towards an economical production of units.

Systems

The building, heating, cooling and ventilation systems of the architecture ensure adequate management of the energy within the house. Cost-efficiency, special building standards and long useful life of components demonstrate a sustainable use of available resources. The constuction methods are designed to be robust and cost efficient yet climate friendly and resource saving therefore directly connected to considerations of climate, location and origin.