



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

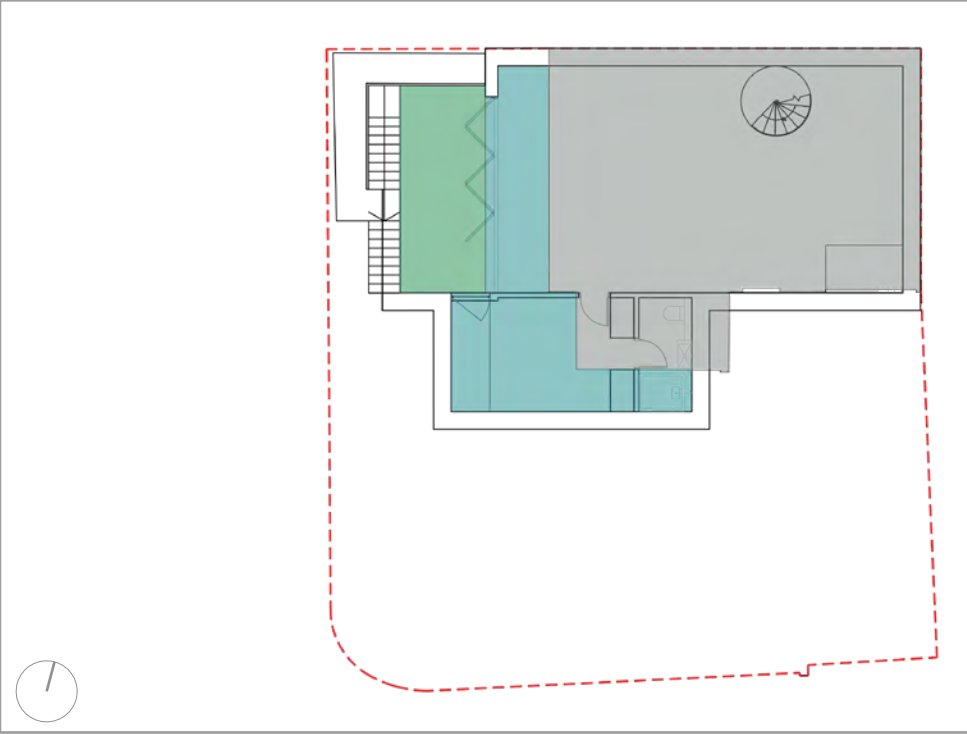
Ambigram Architects | Architecture
SM planning | Planning
Sharon Hosegood Associates | Arboriculture
LBH Wembley | Engineering

7.0 Proposal

7.1 Use + Amount

52 Eton Avenue				
52 NW3 3HN				
EXISTING				
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	53.87	580	65.86	709
TOTAL	150.84	1,624	181.29	1,951
Existing Area schedule				
Planning Application				
ambigram architects				

52 Eton Avenue				
52 NW3 3HN				
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				
ambigram architects				



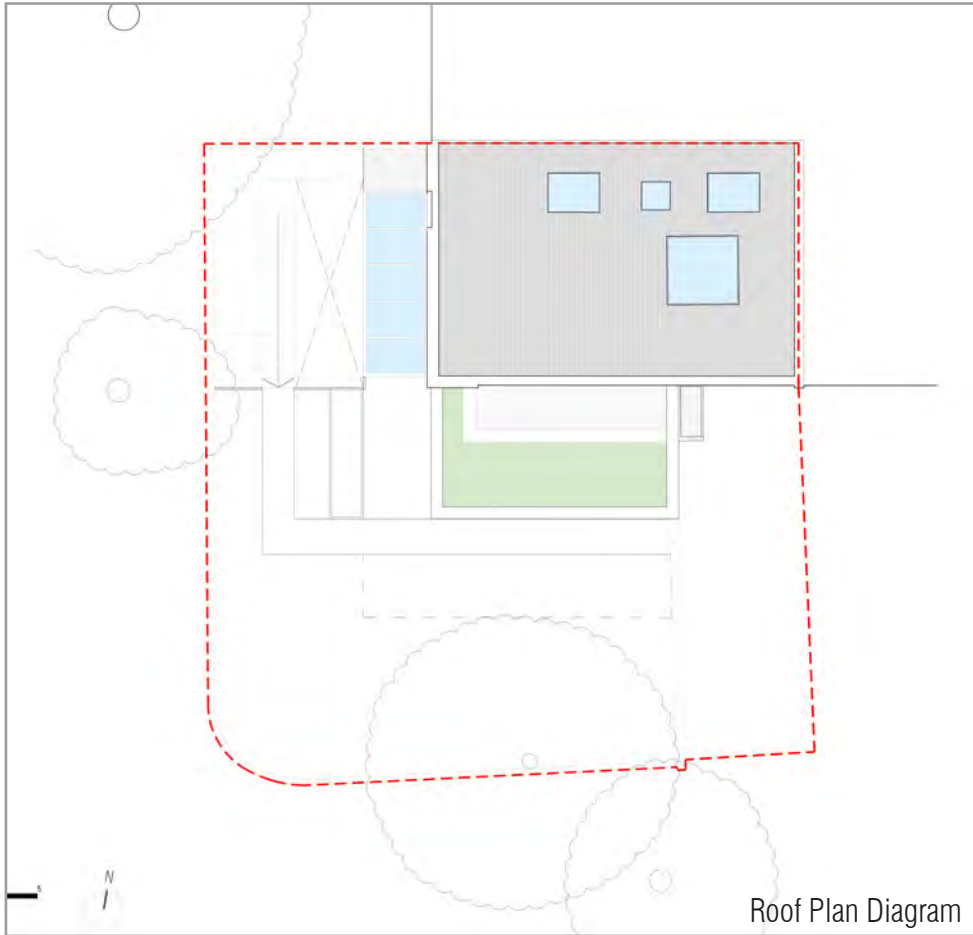
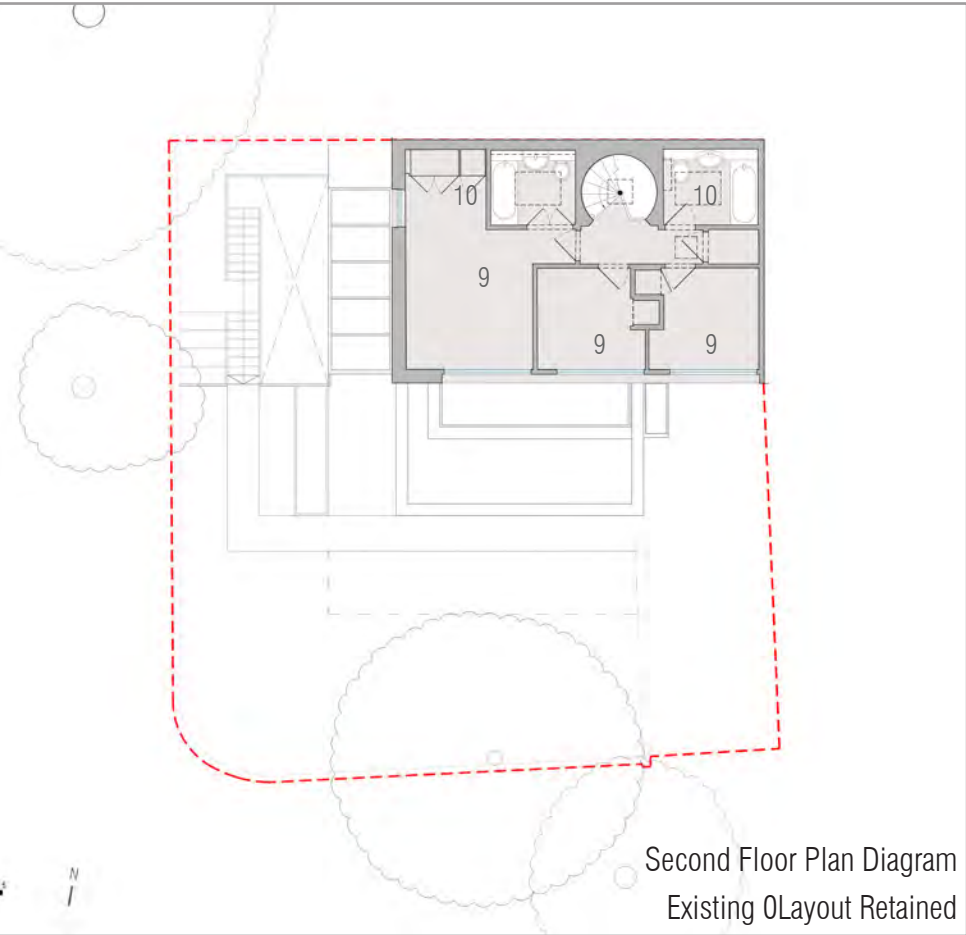
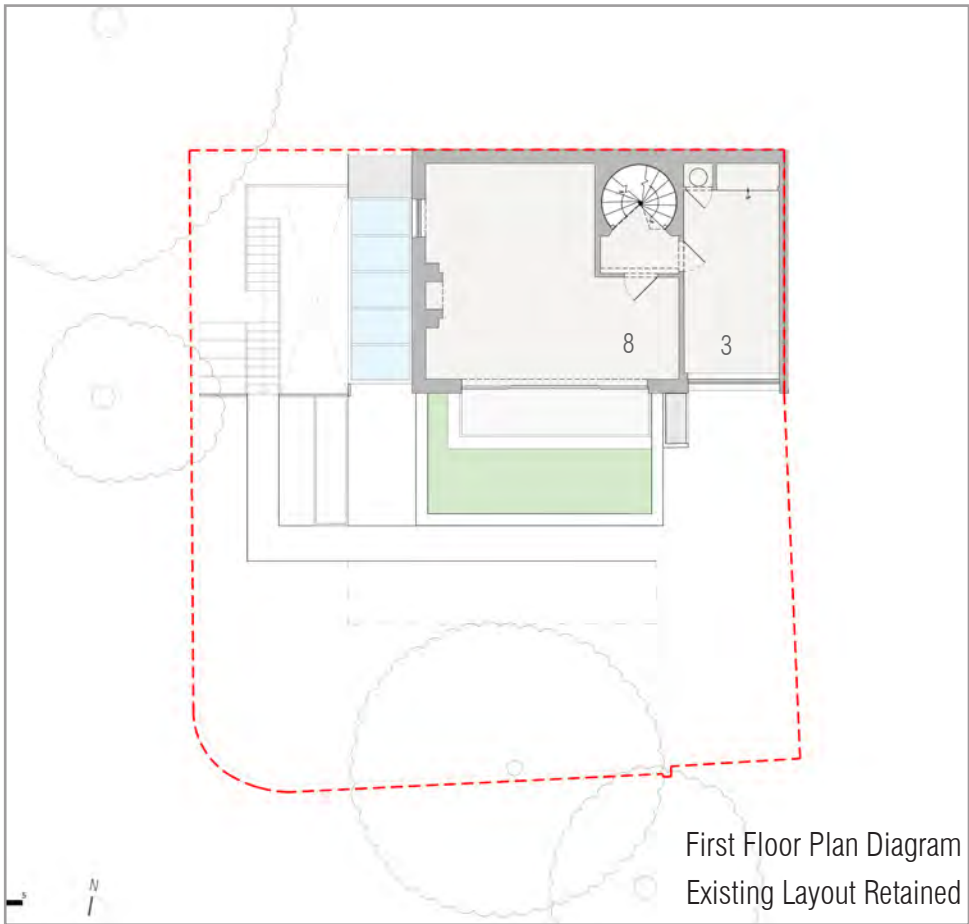
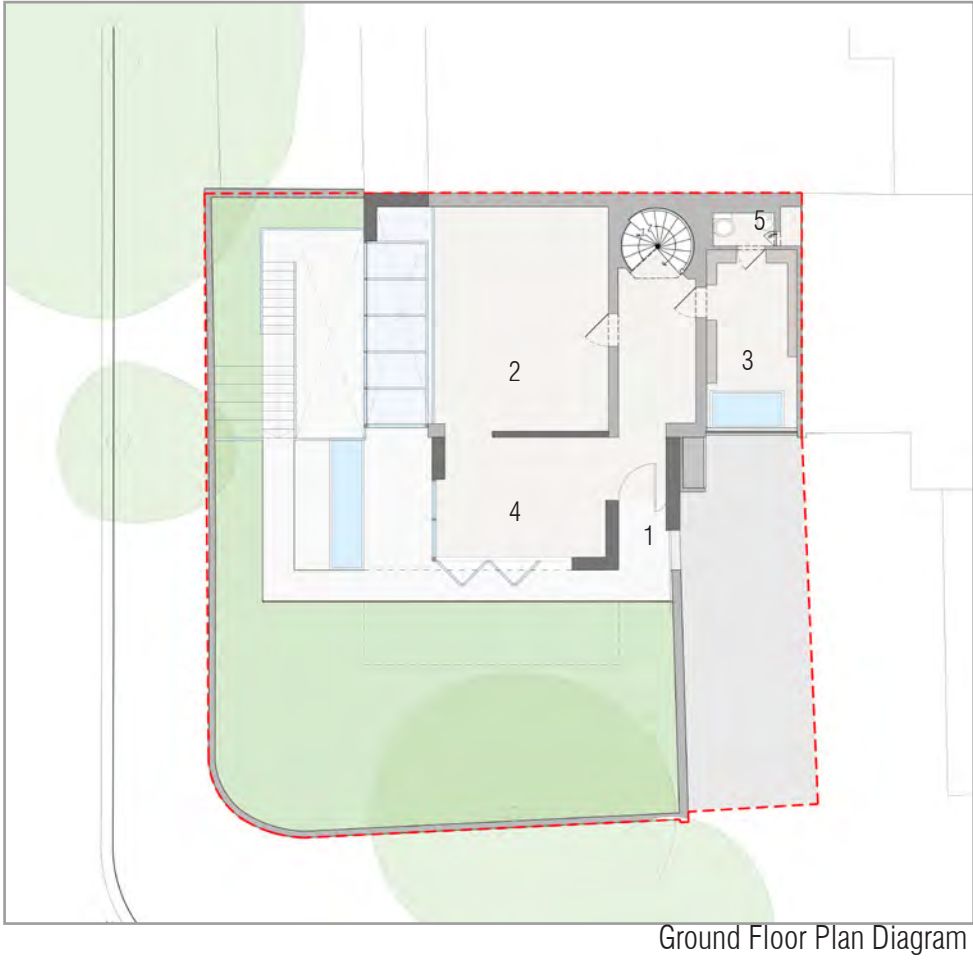
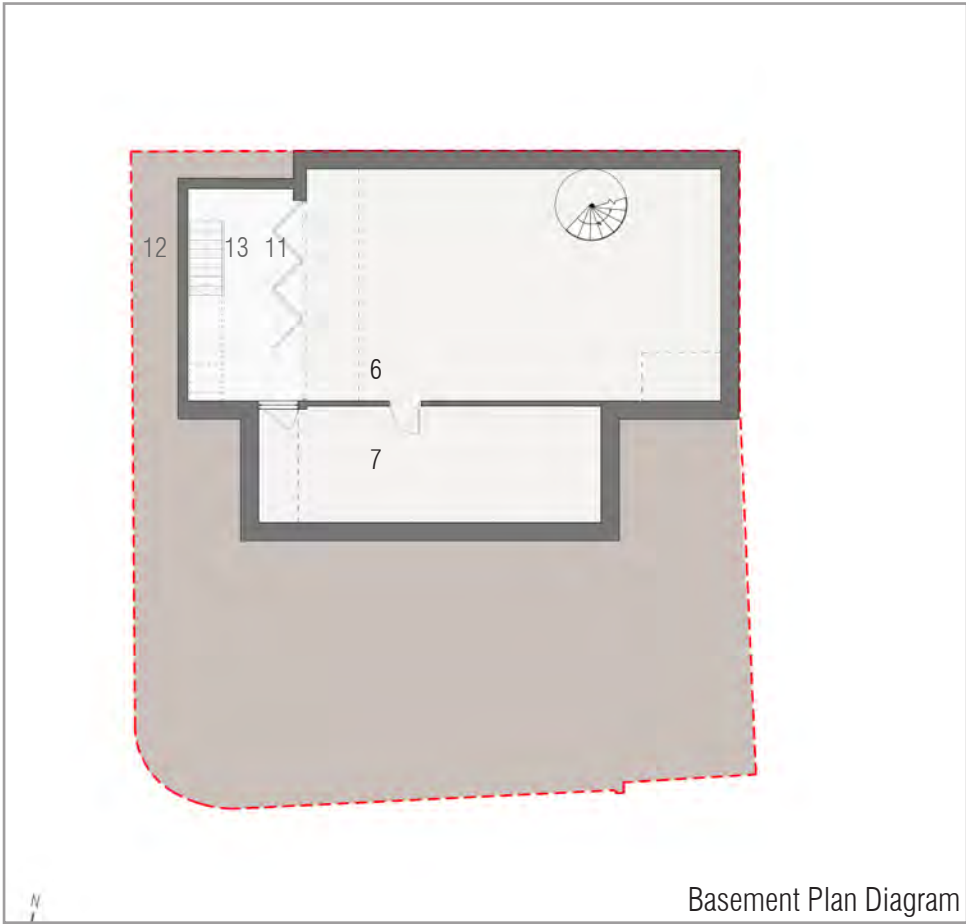
Basement Footprint Diagram

- Existing Building Footprint
- Basement Volume
- Lightwell Garden

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.

7.0 Proposal
7.2 Proposed Plans



- 1. Entrance
- 2. Kitchen/Dining
- 3. Study
- 4. Garden Room
- 5. WC
- 6. Family Room
- 7. Games Room
- 8. Living Room
- 9. Bedroom
- 10. Bathroom
- 11. Lightwell
- 12. Sunken Garden
- 13. Basement Garden

7.0 Proposal

7.3 Proposed Section A-A



7.0 Proposal

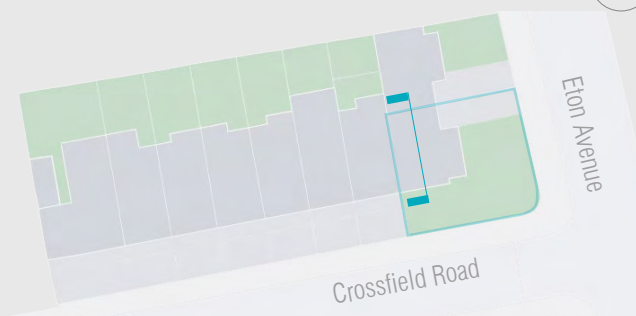
7.4 Proposed Section B-B



Legend

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

Key Plan



7.0 Proposal

7.5 Proposed Front Elevation



Proposed Materials Key

- 1. Metal Handrail
- 2. Aluminium, Double Glazing
- 3. Brick
- 4. Timber Door



7.0 Proposal

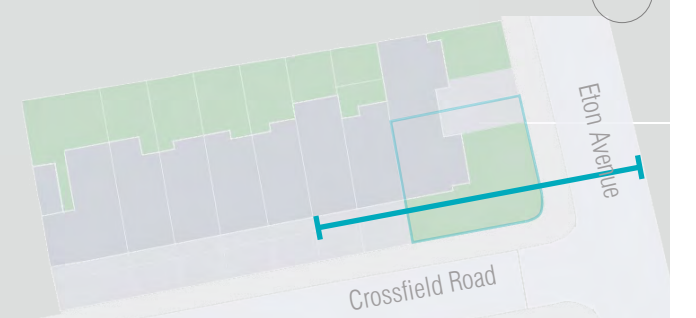
7.6 Proposed Side Elevation



Proposed Materials Key

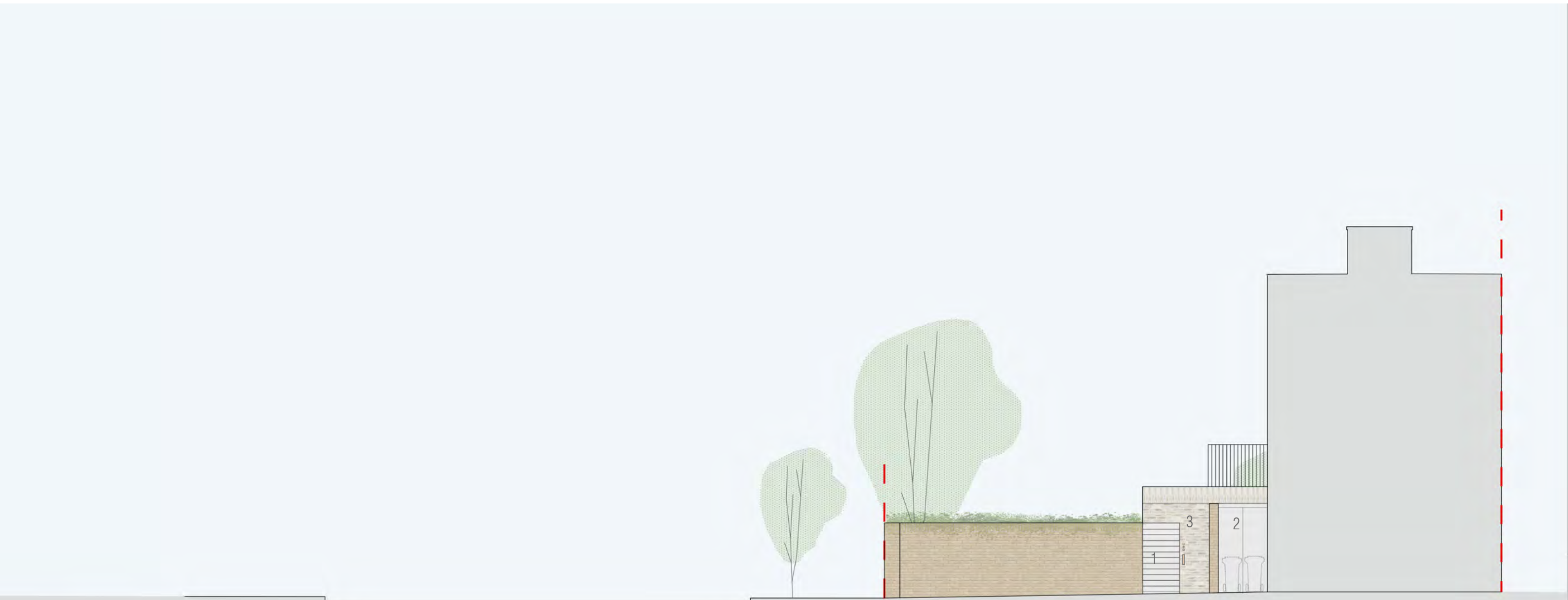
- 1. Metal Handrail
- 2. High Quality Aluminium, Double Glazing
- 3. Brick

Key Plan



7.0 Proposal

7.7 Proposed Entrance Elevation

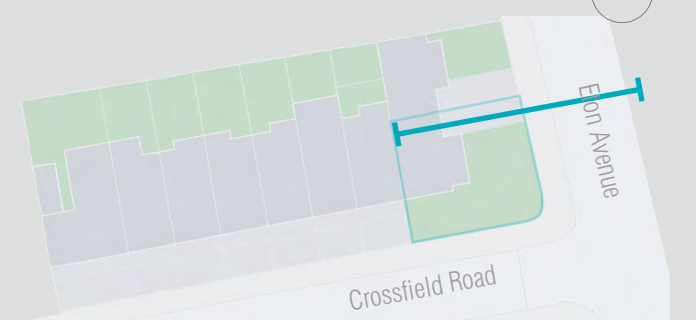


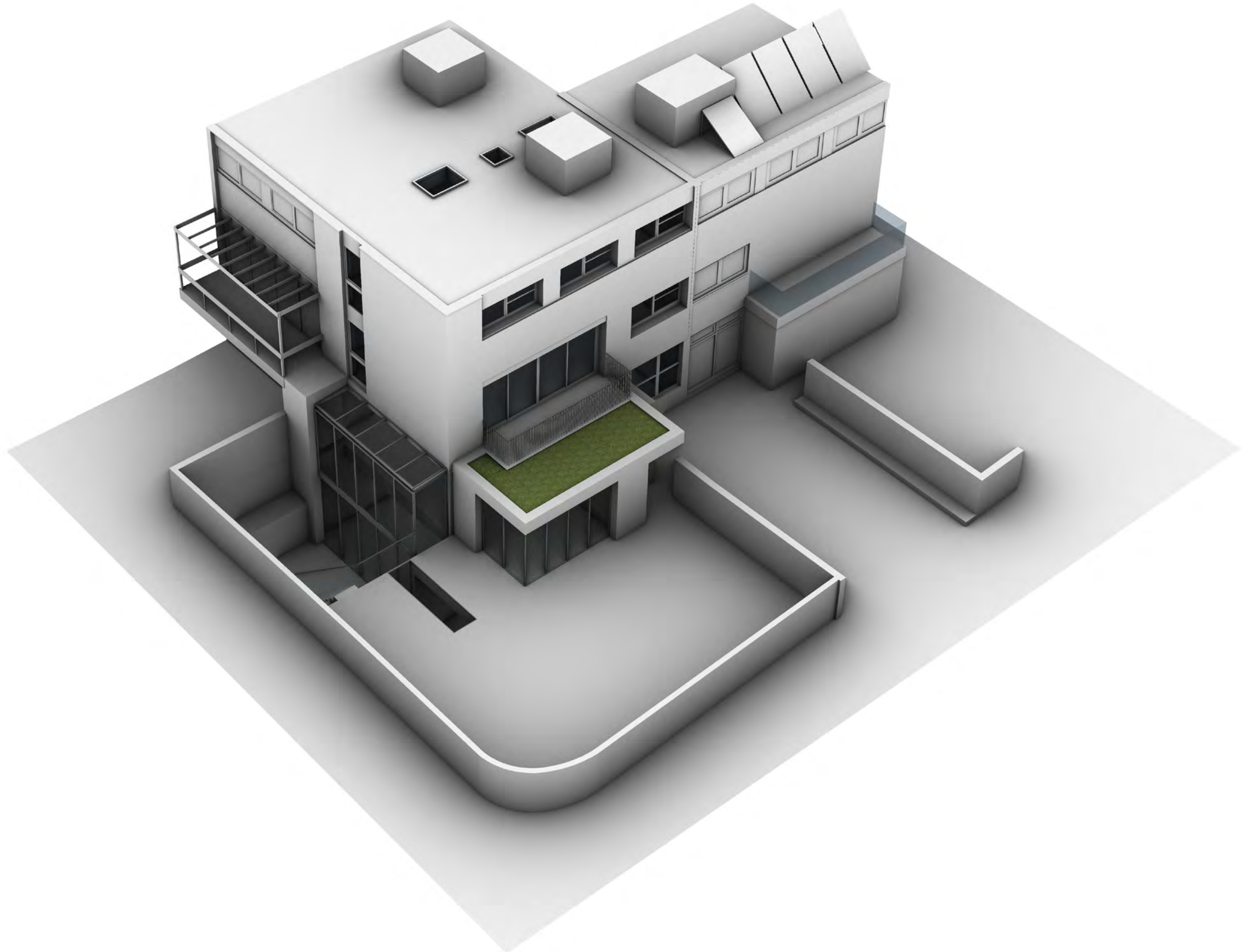
Proposed Materials Key

- 1. Slated Timber, Entry Gate
- 2. Retained Bin Store
- 3. Brick



Key Plan





7.0 Proposal

7.9 Facade Visibility Photomontages



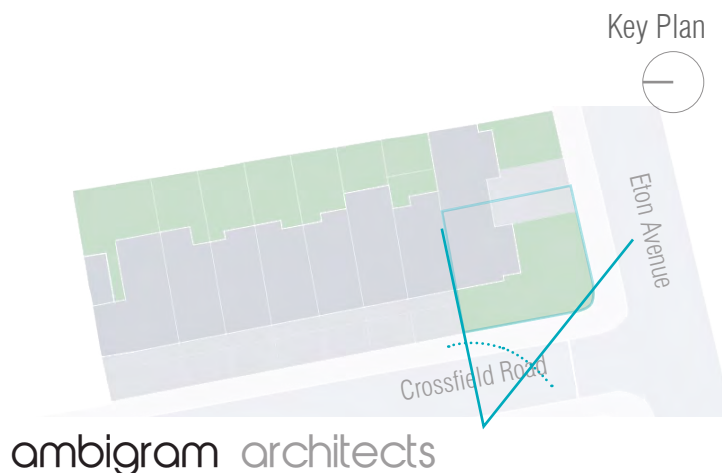
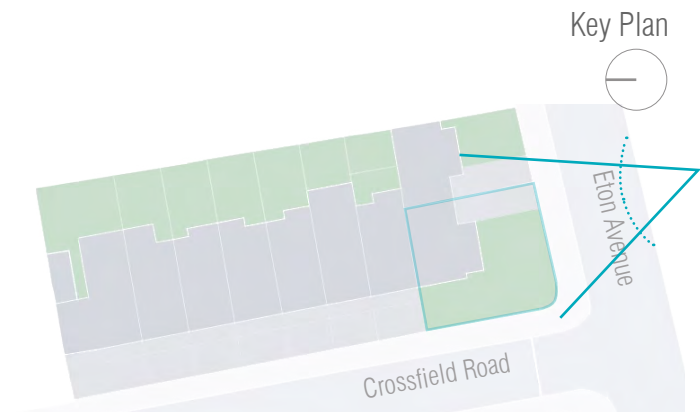
Photomontage view 1: from Eton Avenue
Illustrating extension obscured behind garden wall



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

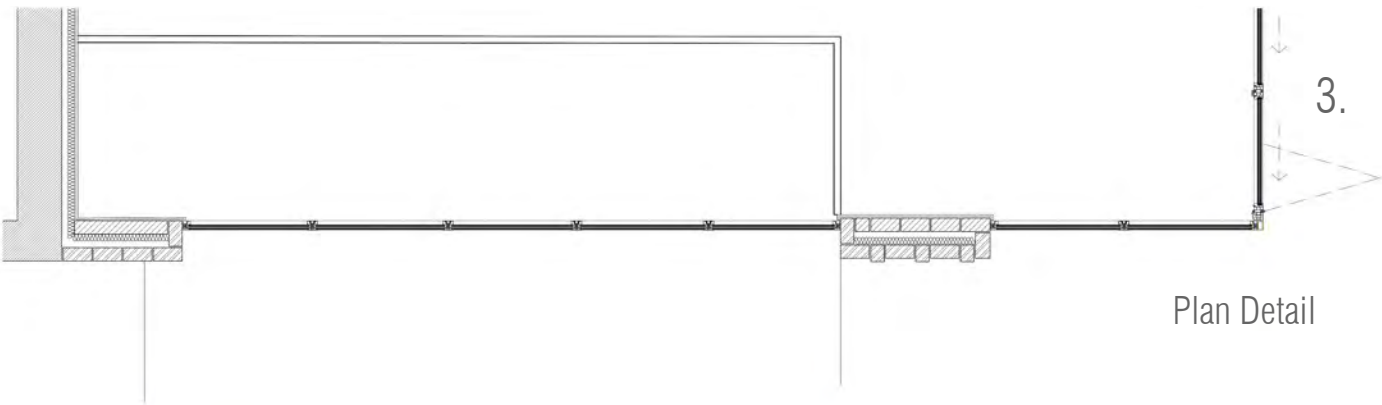


Photomontage view 3: from Crossfield Road,
Illustrating extension will be obscured behind garden wall and Tree



7.0 Proposal

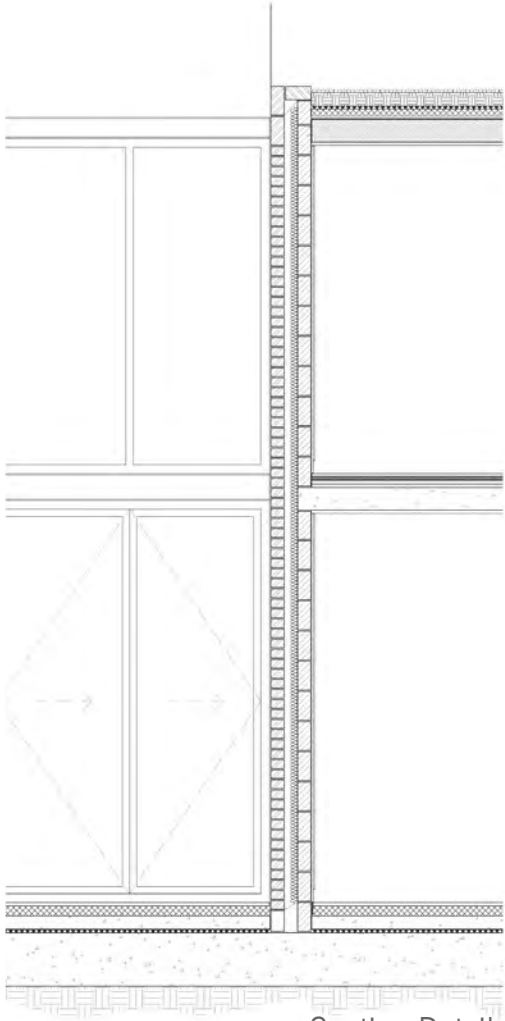
7.10 Indicative, Facade Detail Study



Plan Detail



Part Elevation



Section Detail

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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8.0 Appearance

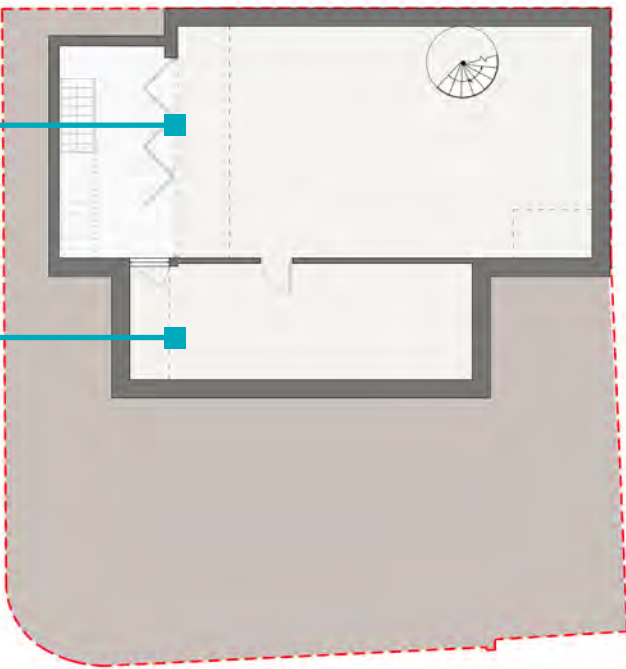
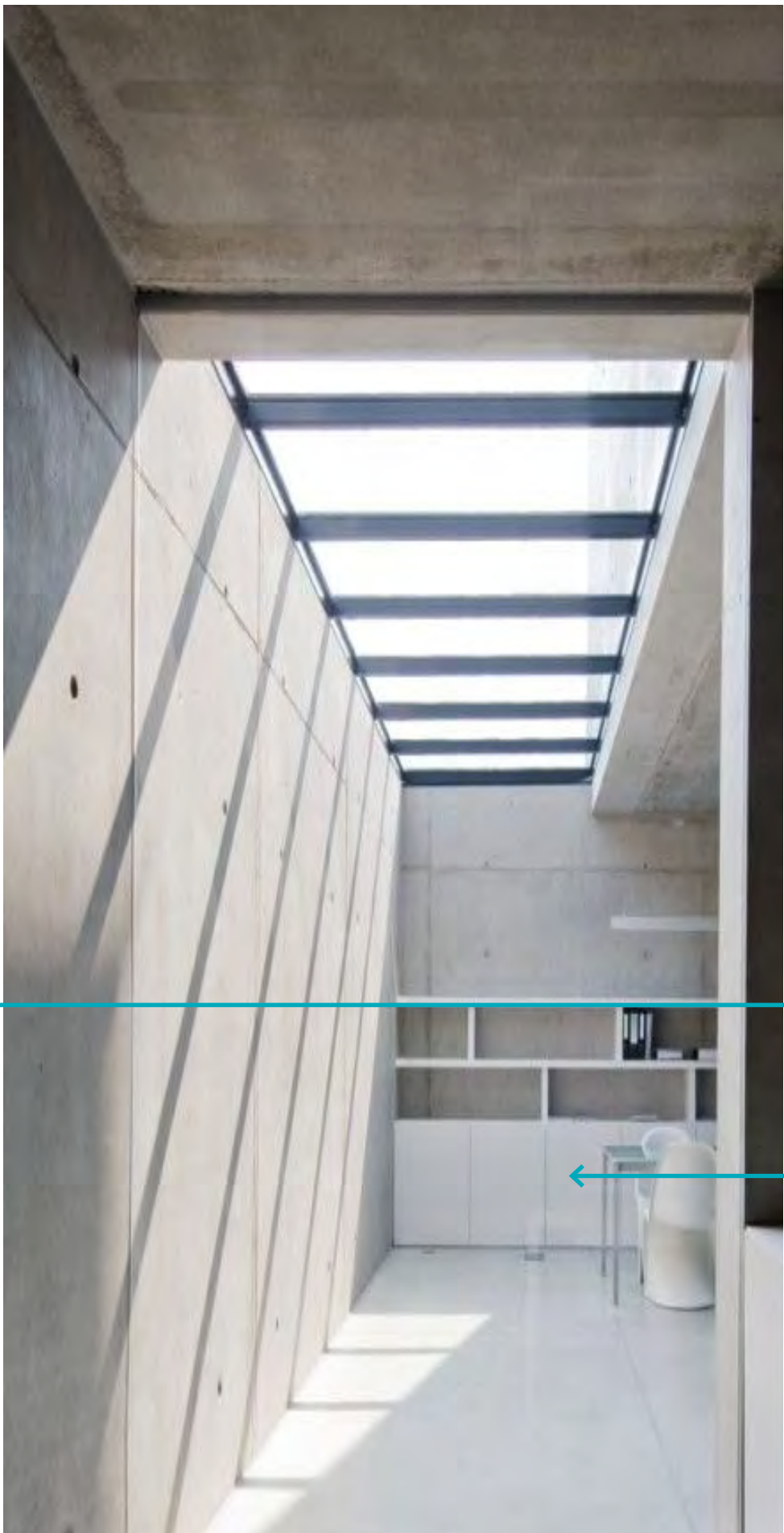
8.1 Materials Palette

Legend

- 1. Fuchsia Garden Plant
- 2. Peterson Hand-Made Bricks
- 3. Brick Coursing Detail
- 4. Double Height Glazing
- 5. Bronze Finish To Glazing
- 6. Bronze Finish to Ironmongery
- 7. Bronze Mesh External Stair
- 8. Spectrum of Paving Tiles
- 8. Family Room in Basement
- 10. Timber Slats
- 10. Living Wall in Basement
- 11. Bronze Mesh Detail
- 12. Green Wall
- 13. Lime Tree Leaf
- 14. Existing Architecture Colour Palette
- 15. Proposed Colour Palette
- 16. Bronze Handrail

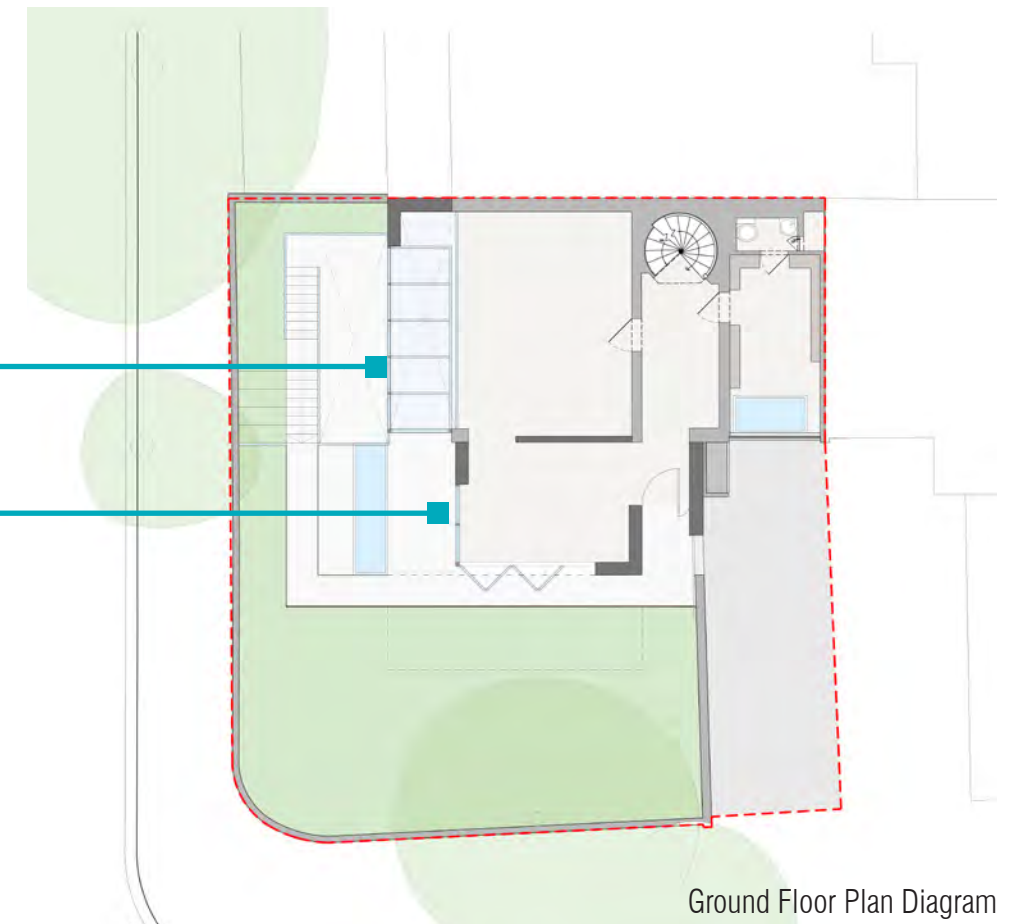
52



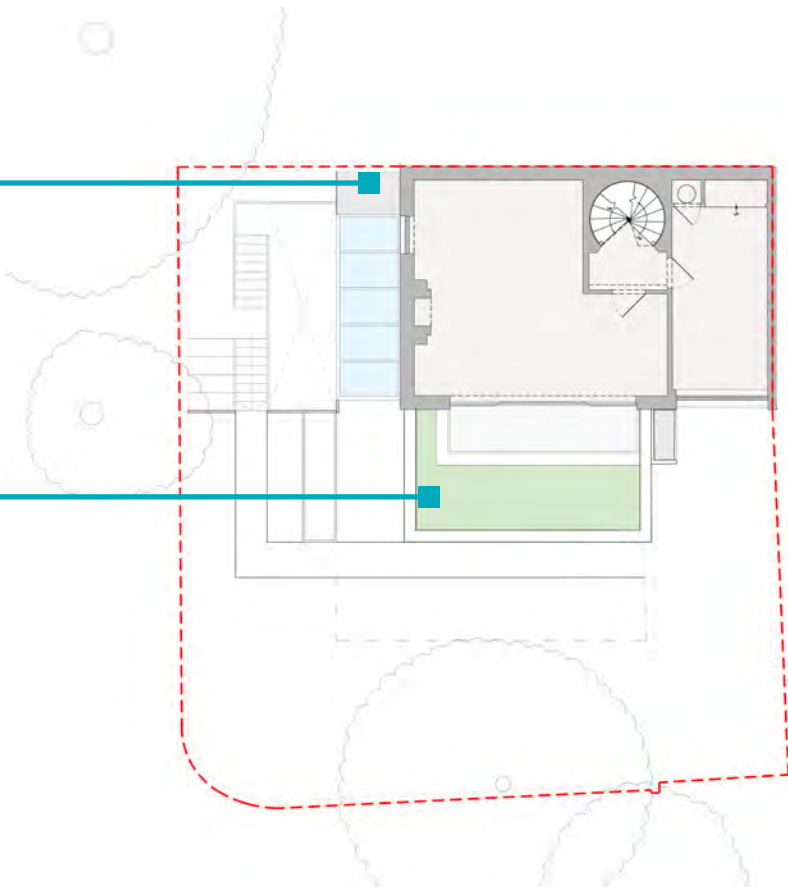
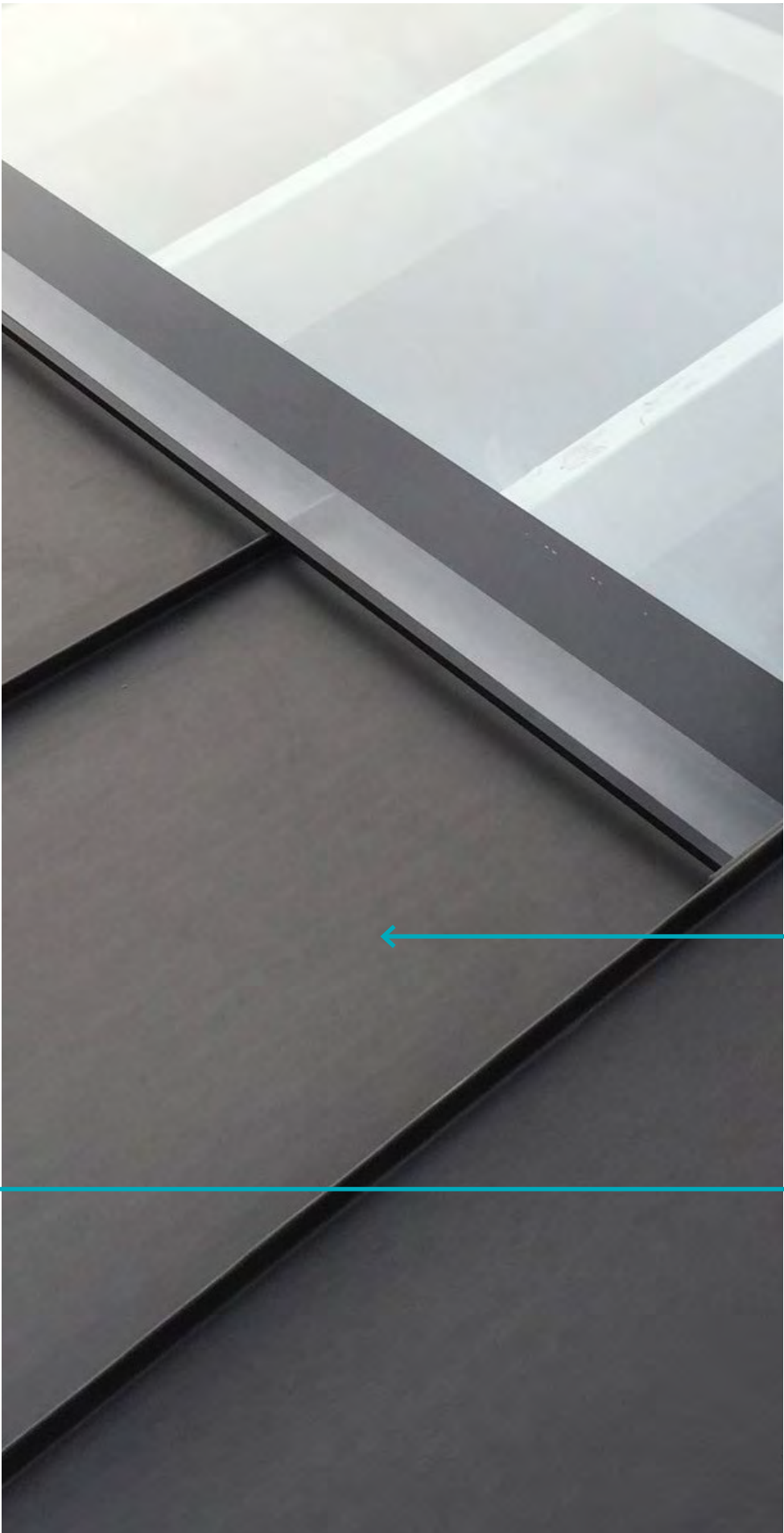


8.0 Appearance

8.3 Precedent Images



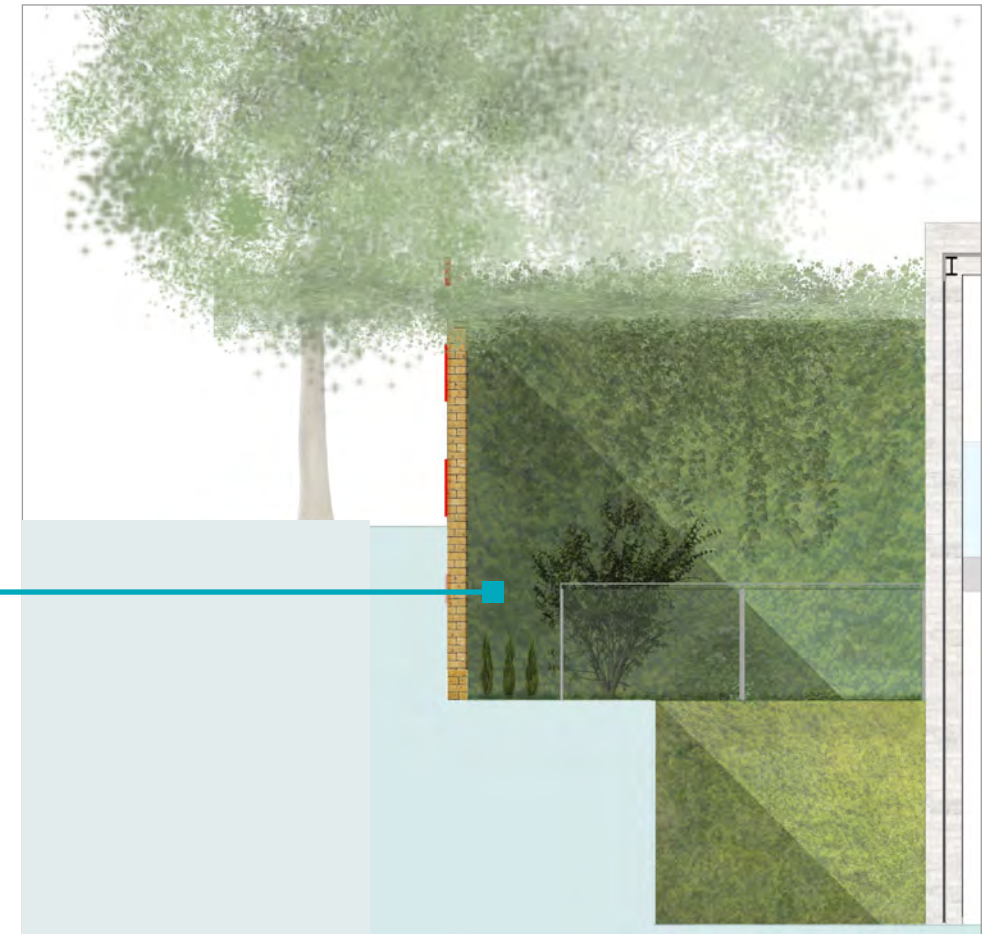
Ground Floor Plan Diagram



First Floor Plan

8.0 Appearance

8.5 Precedent Images

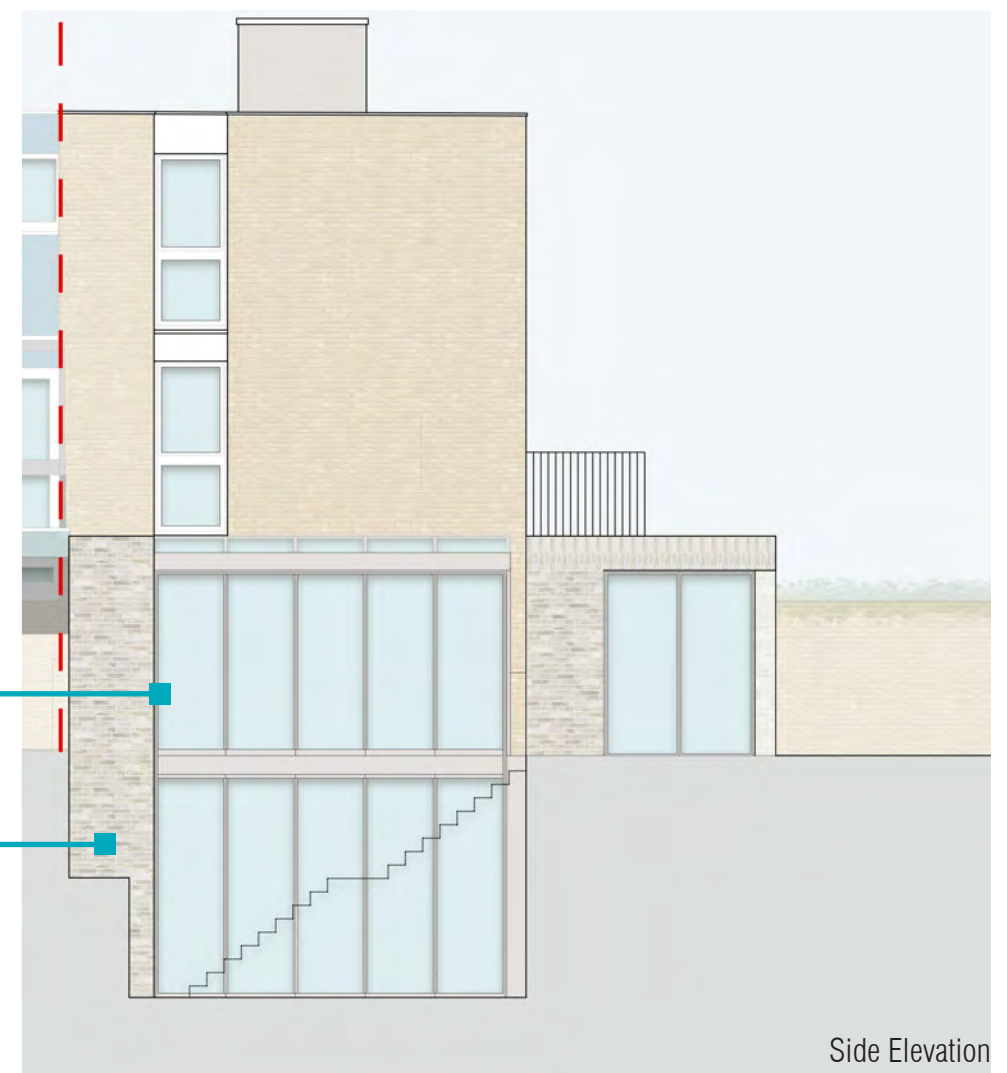


Basement Garden Elevation



8.0 Appearance

8.7 Precedent Images





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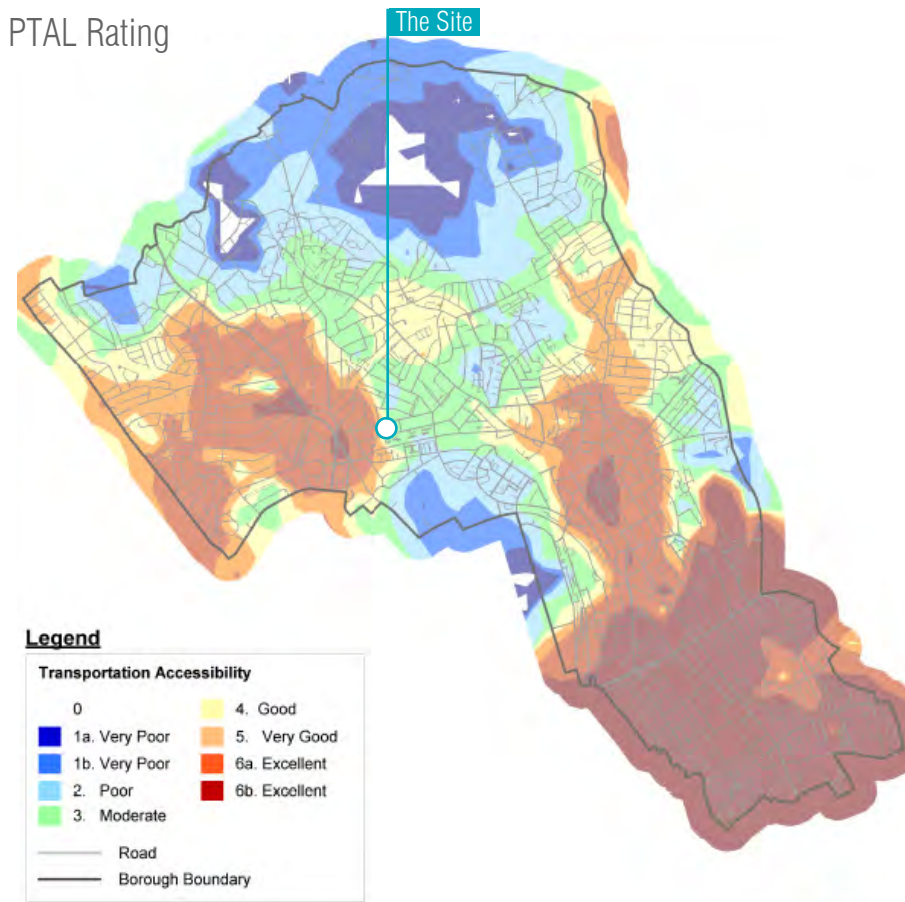
Document Part 9

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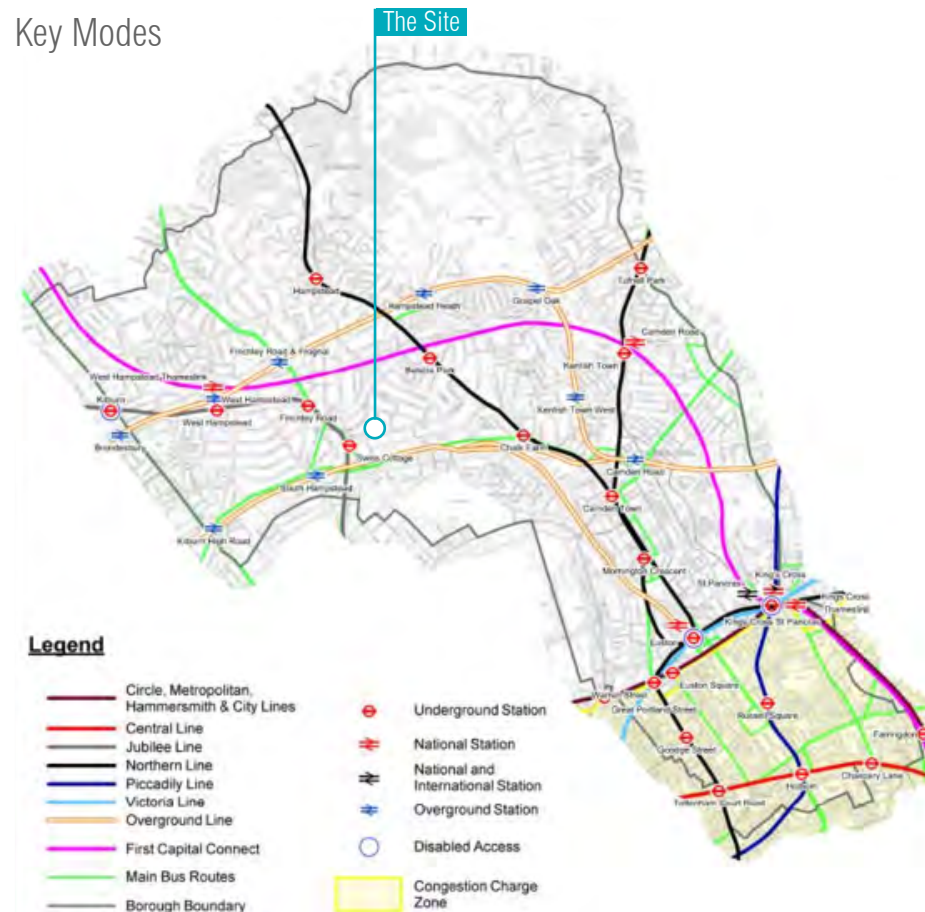
9.0 Inclusive Design

9.1 Multi-Modal Transport Access from the Site

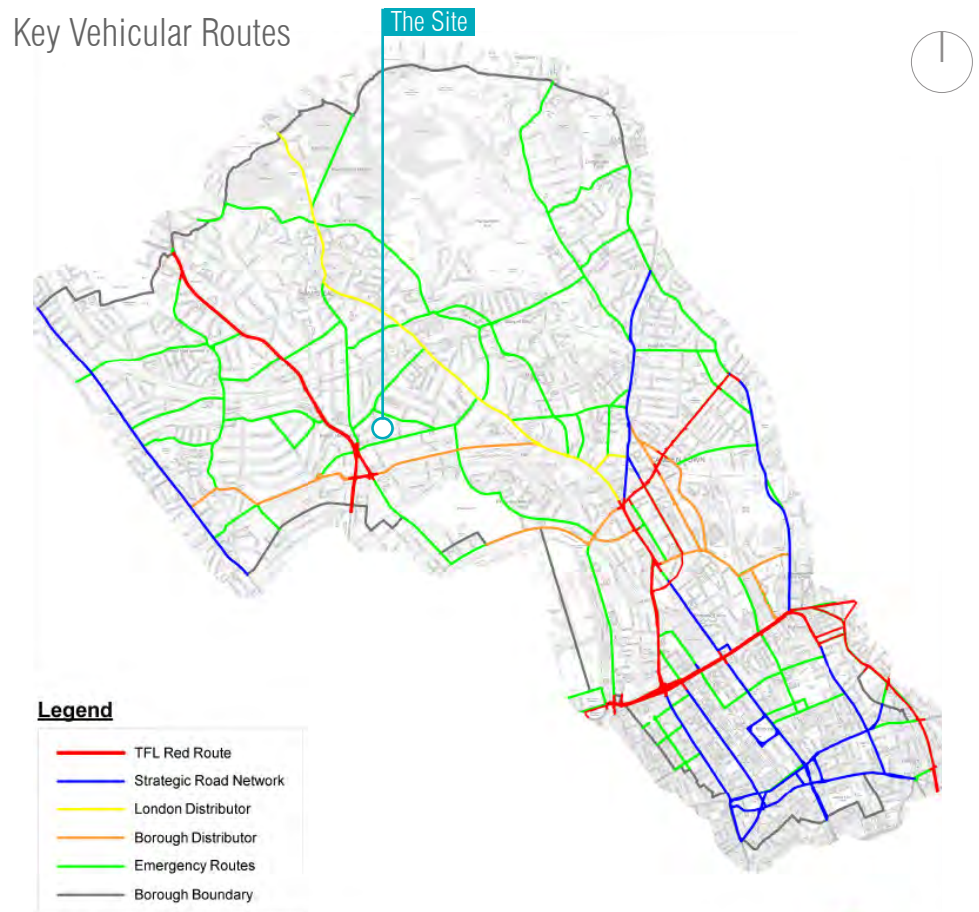
PTAL Rating



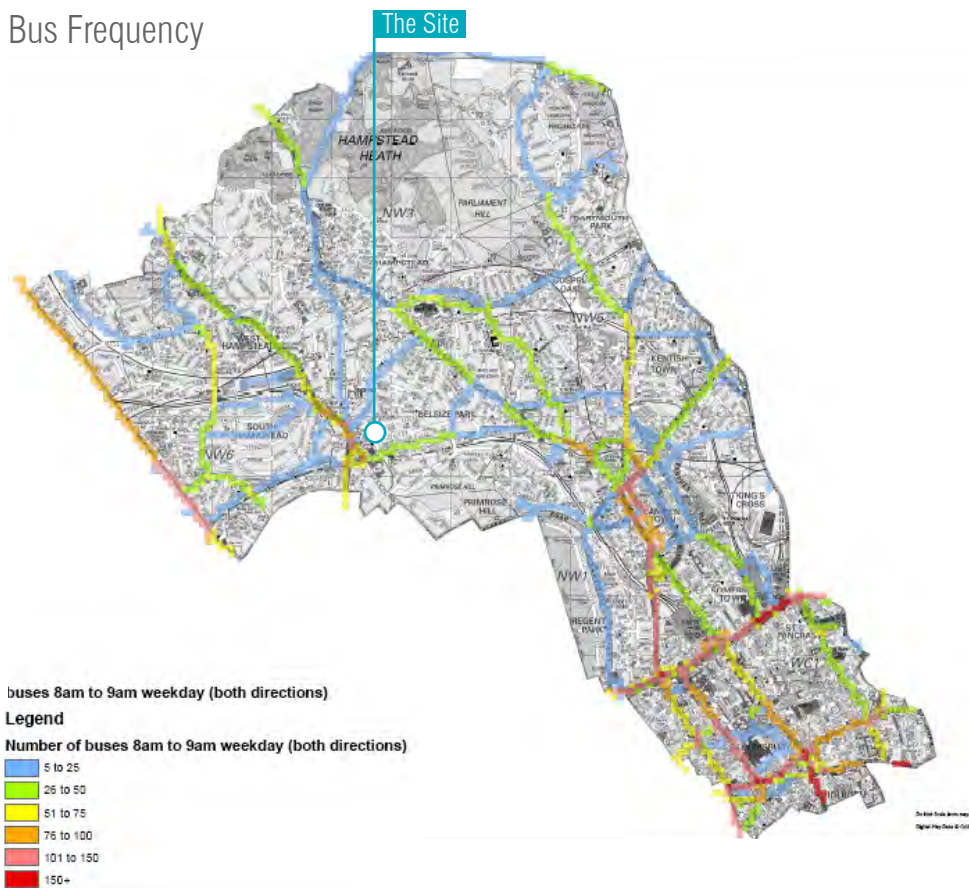
Key Modes



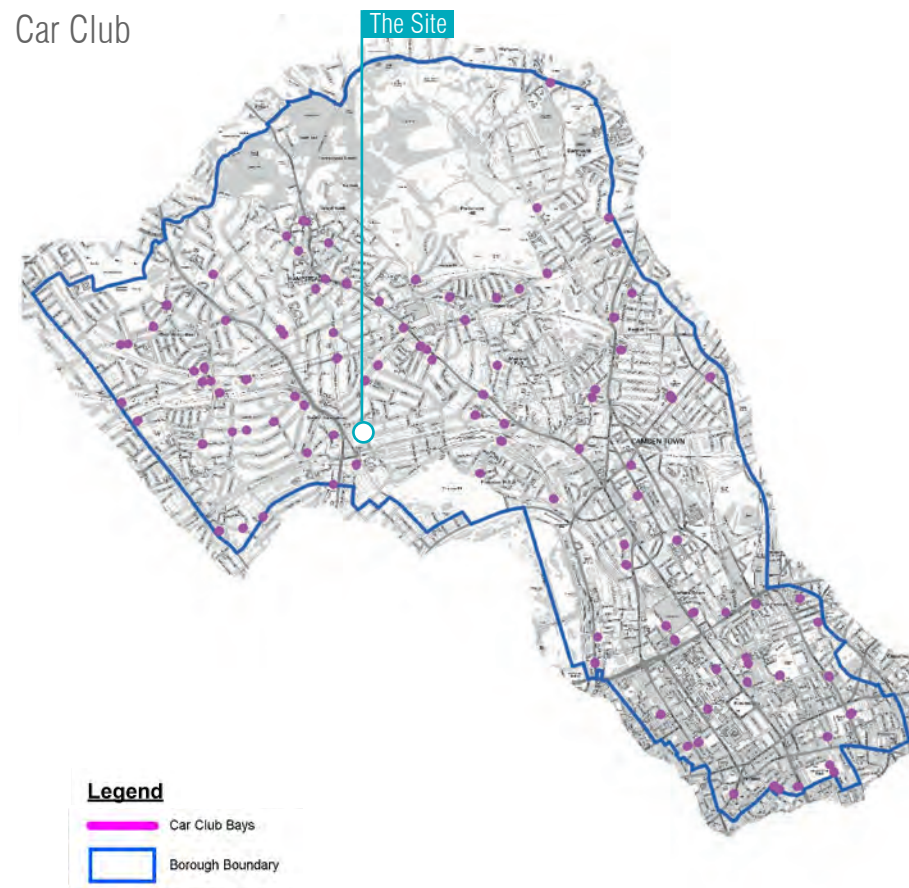
Key Vehicular Routes



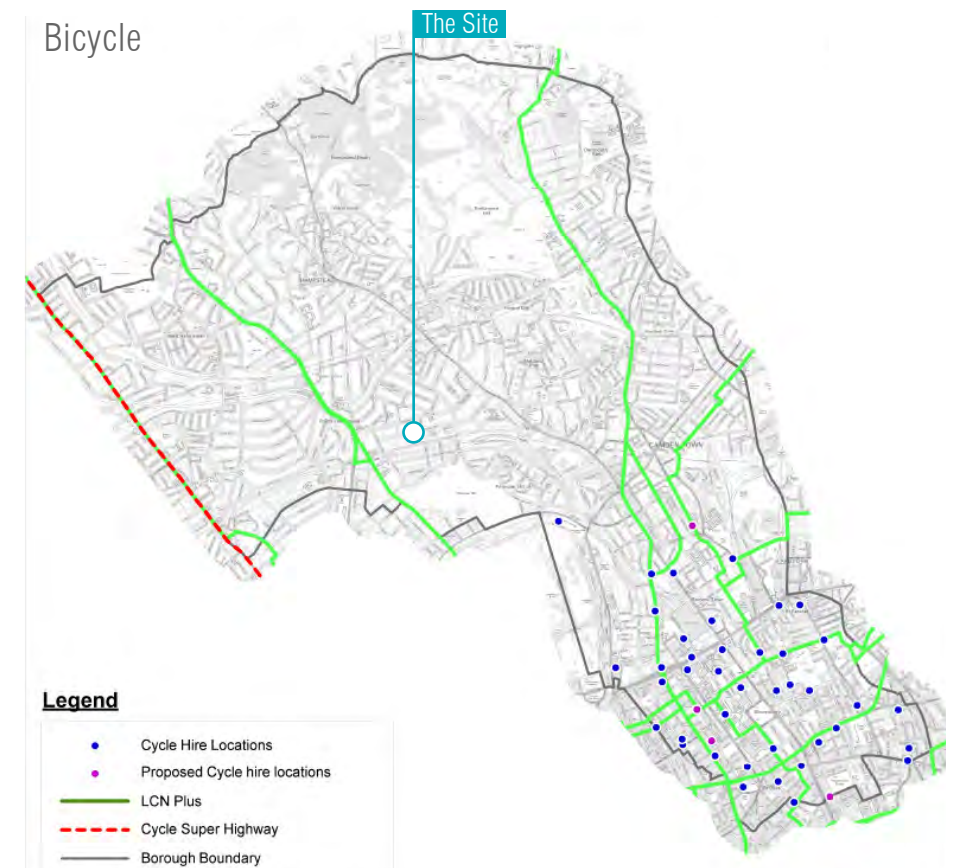
Bus Frequency



Car Club

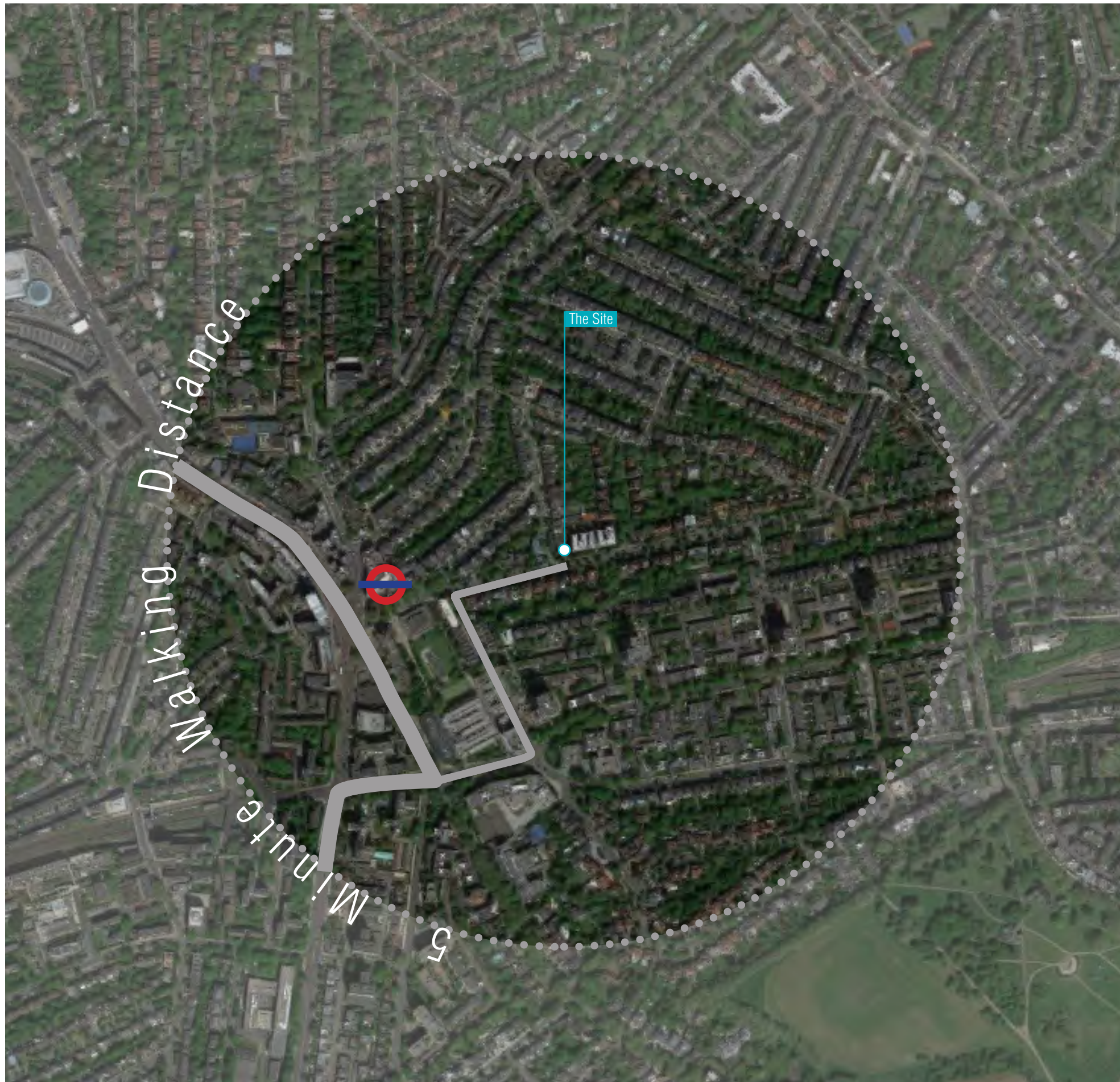


Bicycle



9.0 Inclusive Design

9.2 Site Accessibility



Legend

North 

Swiss Cottage Underground Station 

B Class Road Connection 

A Class Road Connection 

5 Minute Walking Distance 

9.0 Inclusive Design

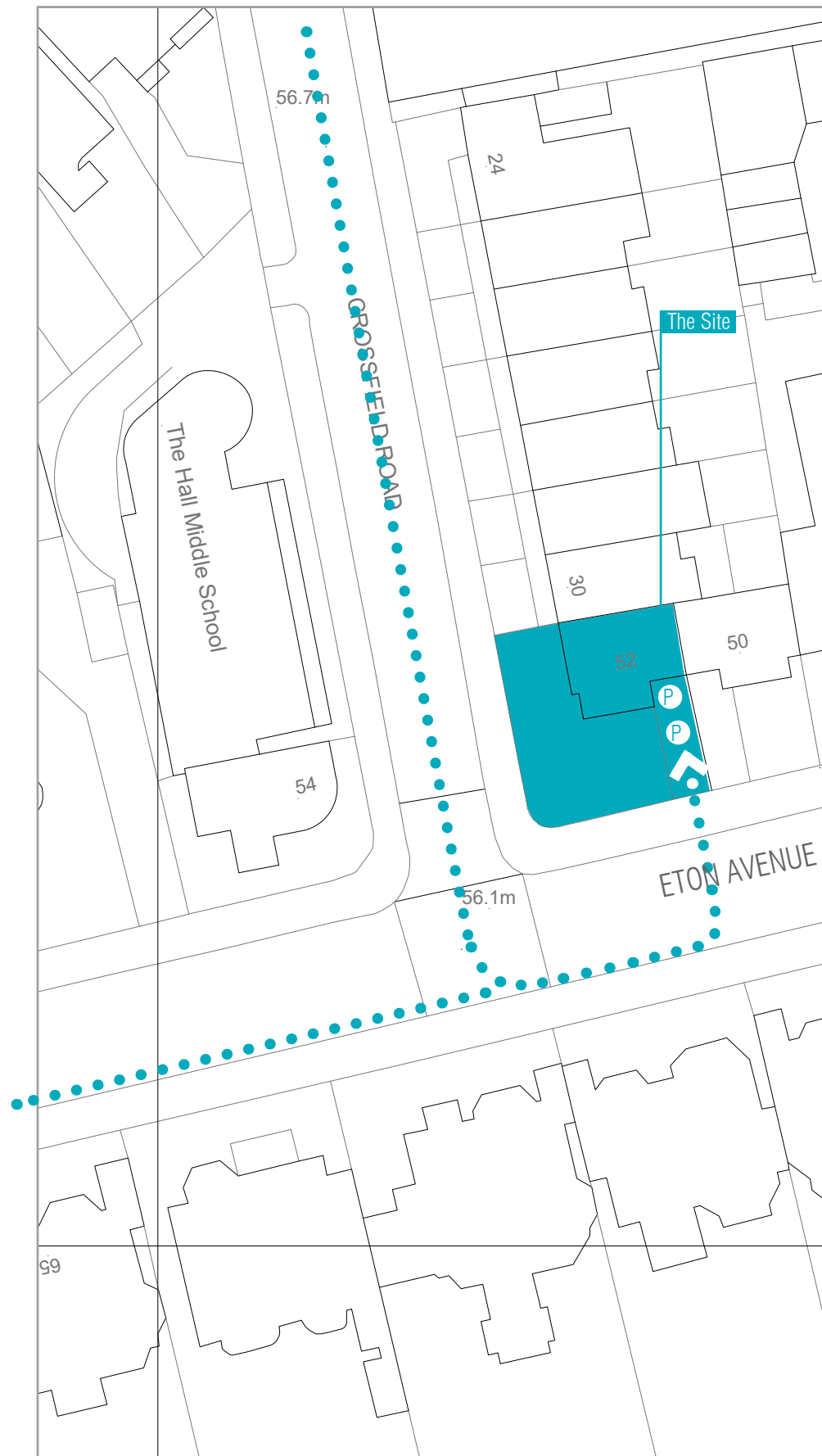
9.3 Accessible Entrance + Part M(4)1 Compliance

Accessible Entrance

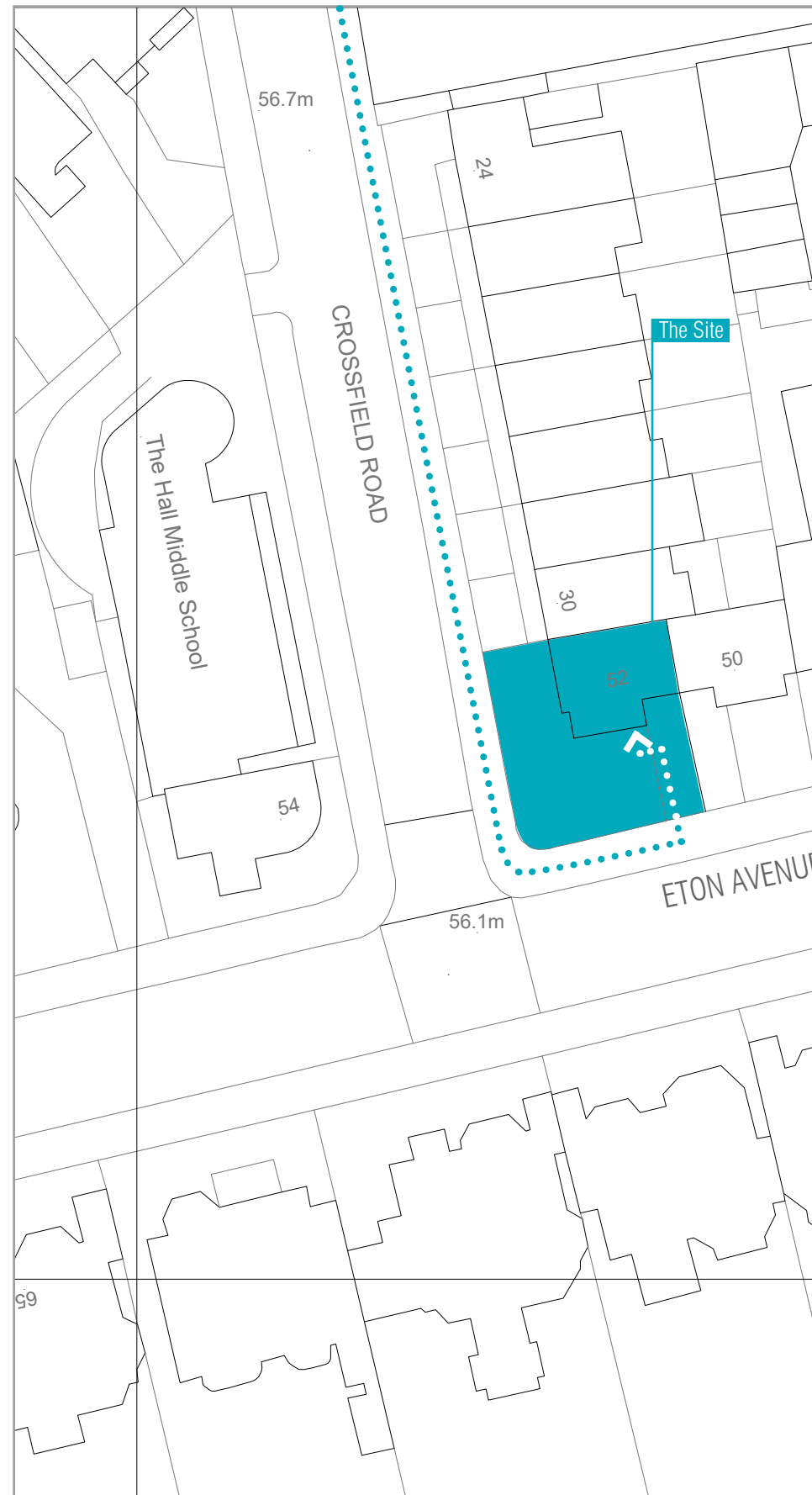
The property at 52 Eton Avenue has an entrance which displays ease of vehicular and pedestrian access. As shown by the diagram opposite there is room for on site parking and ease of vehicular access from Eton Avenue via a side entrance gate located off the main driveway.

Part M(4)1 Compliance

The extension and alterations to the house are committed to increasing the level of accessibility of the existing arrangement of the property 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

Legend

North



On site Parking for 2 Cars



Pedestrian Access + Entrance



Vehicular Access and Parking



10.0 Sustainability

10.1 Sustainability Statement

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.

Function

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 exchanger and underfloor heating and LED light fittings throughout.

Materials

The proposal uses naturally occurring building materials with a minimum consumption of embodied energy . The craftsmanship 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 construction 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.

