



SHHARCHITECTS|INTERIORDESIGNERS

Design & Access Statement

In support of a Section 73 – Planning application

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| Property | 16 Avenue road, NW8 6BP |
| Project Reference | 932 |
| Prepared for | Ms Zhu |
| Date | 23 April 2021 |
| For Proposed | Material amendments to Planning Application for 16 Avenue road |
| Issue Reference | PL01 - draft |



1 Introduction

1.1 Purpose

This design and access statement has been developed in support of alterations proposed for the amendment to three items within the original consent. These are:

- Minor fenestrations amendments to elevations
- Car lift reorientation
- Lightwell reorientation

1.2 Pre-application Advice

No pre-application advice has been sought on this submittal.

2 Property Information

2.1 Property Particulars

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|-------------------|--------------------------|
| Authority | London Borough of Camden |
| Conservation Area | Not applicable |

2.2 Current Planning Consents

| Reference | Descriptor | Date | Status |
|---------------|---|----------|--------------------|
| 2016/5375/P | Erection of a 2 storey (plus basement and loft), 7 bed dwelling house (C3) and associated re-landscaping following the demolition of existing house. | 5/6/2017 | Granted |
| 2013/5078/NEW | NOT IN CA. NO TPOs ON THE TREES. PERMISSION NOT REQUIRED. | n/a | Withdrawn Decision |
| P9601675R1 | Retention of air-conditioning unit and chamber in the rear garden. As shown on drawing nos. 95/60/01, 29B, and 32B. | | Granted |
| 9500957 | erection of a single storey extension at the rear ground floor erection of railings and gates at the front boundary wall and other external alterations in connection with the use of the property as one single family house as shown on drawing nos. 390-1-7 inc 95/60/15A 29 30 31 32 33 | | Granted |

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revised on 13.10.95 11.11.95 and
letter dated 12.12.95.

J8/12/1/3366

Erection of enclosures on both sides of
the frontage of 16, Avenue Road,
N.W.8, comprising wrought iron gates
and brick walls exceeding seven feet in
height.

Granted

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3 Proposal

3.1 General Description

Our proposal seeks to make minor changes to fenestration, rear light well and reorient car lift

3.2 Design Proposal

The following SHH drawings have been submitted in support of this proposal and should be reviewed in conjunction with this Design and Access Statement.

The proposed alterations can be broadly summarized into five parts as scheduled below:

- Car lift reorientation and corresponding amendment to driveway
- Lightwell reorientation
- Minor amendments to fenestrations on rear & side elevations & addition of further rooflights and window.
- Addition of ventilation duct termination enclosures in forecourt & rear garden.
- Minor revisions to subbasement floor slab

SHH drawings submitted in support;

(932)209_PL01 Proposed Location Plan
 (932)210_PL01 Comparison Sub Basement Plan
 (932)211_PL01 Comparison Basement Plan
 (932)212_PL01 Comparison Ground Floor Plan
 (932)213_PL01 Comparison First & Second Floor Plans
 (932)214_PL01 Comparison Roof Plan
 (932)215_PL01 Proposed Sub Basement Plan
 (932)216_PL01 Proposed Basement Plan
 (932)217_PL01 Proposed Ground Plan
 (932)218_PL01 Proposed First & Second Floor Plan
 (932)219_PL01 Proposed Roof Plan
 (932)220_PL01 Comparison Front & Rear Elevations
 (932)221_PL01 Comparison Side Elevations
 (932)222_PL01 Proposed Elevations
 (932)225_PL01 Comparison Sections A-A & B-B
 (932)226_PL01 Proposed Sections

3.3 Design Principles

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3.3.1 Comparison of Proposal to Consented Scheme – Subbasement Floor

- No changes proposed to overall size and location of consented subbasement. The concrete piles shown on proposed subbasement plan are as per approved scheme.
- Minor change proposed to floor slab level of service void besides Pool. Please refer to Technical report TN01 from structural engineer

3.3.2 Comparison of Proposal to Consented Scheme – Basement/Lower ground Floor

Layout Amendments

- Car Lift – Following further technical design development, it was concluded that earlier consented car lift position was not a feasible functional option. Hence, it has been proposed to reorient the car lift so that it is parallel to the building façade allowing entry and exit as per recommendations by car lift manufacturers. This would allow maximum of 3 cars to be parked in the Garage at lower ground/basement and sub-basement level. Internal layout of Cinema and wine store at basement level has been amended accordingly to accommodate reoriented car lift.
- Light well – Lightwell 01 on rear façade has been reconfigured so that it is adjoins the façade, thus making it a more integrated element of the building. Impacted internal layout has been reorganised accordingly.

3.3.3 Comparison of Proposal to Consented Schemes – Ground Floor

Layout Amendments

- Minor internal layout amendments to Main stair and secondary stair proposed at ground level. This has impact on locations of fenestration in those areas. Please refer to elevation drawings
- Lightwell in rear terrace gardens is reoriented so that it is adjacent to rear façade thus forming a better connection with the building. A glass bridge across the lightwell has been introduced to connect family room to rear terrace.
- Car Lift in the forecourt has been reoriented to comply with manufacturer's requirement of functional use. Front driveway shape has been adjusted accordingly to accommodate revised car lift location. This change has no perceptible impact on forecourt design as the car lift platform will be flush with driveway and will be finished in materials to match. Even though parking capacity in forecourt as a result of this change has increased by one car, the capacity of cars in Garage however at basement level has been reduced by one car accordingly. Thus, overall balance of agreed car parking capacity remains unchanged.
- Ventilation enclosures added along the boundary wall for duct termination in front driveway and rear garden. They will be designed to blend and integrate with landscape proposals

Fenestration Amendments

- Front elevation (SW) - Entrance door has been amended to double door from earlier proposed single door with side lights, to create bigger functional opening

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- Rear Elevation (NE) – Minor amendment proposed to fenestration to Family room to suit reoriented light well.
- Fenestration to formal Dining room revised and changed to bifolding doors to allow better connection to terrace.
- Side elevation (SE) –
 - Window opening in Study amended from one over one glazed sash window to nine over nine glazed sash window, to match window on front elevation in the same room.
 - Location of main stair window slightly adjusted to suit amended stair location internally.
- Side elevation (NW) – Side entrance door and window to Pantry area adjusted to suit amended internal layout.

3.3.4 Comparison of Proposal to Consented Schemes – First Floor

Layout Amendments

- Minor internal amendment to Master suite layout and Main stair proposed. Accordingly, a new window is proposed on NW elevation to allow natural light in Master ensuite. A skylight is also proposed on green roof above to let natural light in master ensuite.

Fenestration Amendments

- Front elevation (SW) – No changes proposed
- Rear Elevation (NE) – Window cill levels in Bedroom 04 & Ensuite 04 raised to match with window cill level of Master suite windows
- Side elevation (SE) – Window opening in Ensuite 03 amended from one /one glazed sash window to nine /nine glazed sash window to match window on front elevation in the same room
- Side elevation (NW) – Proposed new window to master ensuite will be obscured glass and fixed shut till 1.7m above finished floor level.

3.3.5 Comparison of Proposal to Consented Schemes – Second Floor

Layout Amendments

- Minor internal layout amendment to main stair location and a new secondary stair proposed
- Minor internal layout amendments proposed to Bed suite 05 & Bed suite 06

Fenestration Amendments

- Front elevation (SW) – No changes proposed
- Rear Elevation (NE) – Size of dormer windows amended to match with windows on other elevations
- Side elevation (SE) –
 - Dormers above Main Stair and dressing area stair amended to suit layout.

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- One Velux rooflight in Bedroom 05 omitted and retained Velux rooflight made slightly larger.
- Side elevation (NW) –
 - Velux skylight proposed in Ensuite 07 to allow for some additional natural light in bathroom. Proposed Velux will have automated blinds to control privacy
 - New dormer window proposed in Master Dressing 02 to allow natural light into the area

3.3.6 Amount

The proposal maintains the consented premise of single-family dwelling and overall area of the building has not been altered. All as per earlier consented schemes.

3.3.7 Layout

The proposal does not significantly alter the layout of the property or the relationship between buildings and private/public spaces within and around the site.

Minor amendments to Interiors layout have been proposed to accommodate developed Interior Design

3.3.8 Scale

The proposed minor alterations do not have any impact on scale of the development, as all are minor internal layout changes and minor amendments to fenestrations. The overall size and scale of the proposed building has not been altered and is as per consented scheme.

3.3.9 Appearance

The changes proposed to fenestrations are mainly on rear and side elevations. The front façade facing Avenue road is as per consented scheme, apart from minor change to front entrance doors. Proposed changes do not alter the overall appearance of the building and are reflective of similar built language.

3.3.10 Use

The use of the proposal is unaltered to that of the consented scheme, this being for use as a single-family residence.

3.4 Access

In principle, access remains unaltered from the previously consented scheme.

3.5 Transport & Parking

There is no impact on transport or parking as a result of above revised proposals. Total numbers of cars that can be accommodated in car showroom and driveway has remain unchanged.

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3.6 Conclusion

In summary, the changes proposed are reflective of rationalization as a result design development. Changes to Fenestration are largely limited to side and rear elevations and car lift & light well reorientation has no material impact on overall aesthetics of already consented scheme.

4 Other

4.1 Copyright

Copyright in all documentation and drawings, reports, specifications and calculations produced by SHH contained in this submission is the sole property of SHH and may not be copied or distributed in any way other than for the purpose of the determination of this submission.

4.2 Confidentiality Statement

Save as may be necessary for the determination of this submission, or as SHH may allow in writing, all information is to be treated as confidential.