
Design & Access Statement

Site Address :

**77 Brookmans Avenue,
Brookmans Park,
AL9 7QG**

Proposal :

**Demolition of Existing Dwelling and Construction of Eight
Apartments being 6 x 2 Bedroom Apartments, 1 x 3
Bedroom Apartment and 1 x 1 Bedroom Apartment.**

Agent:

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Alexander Gemini Ltd.

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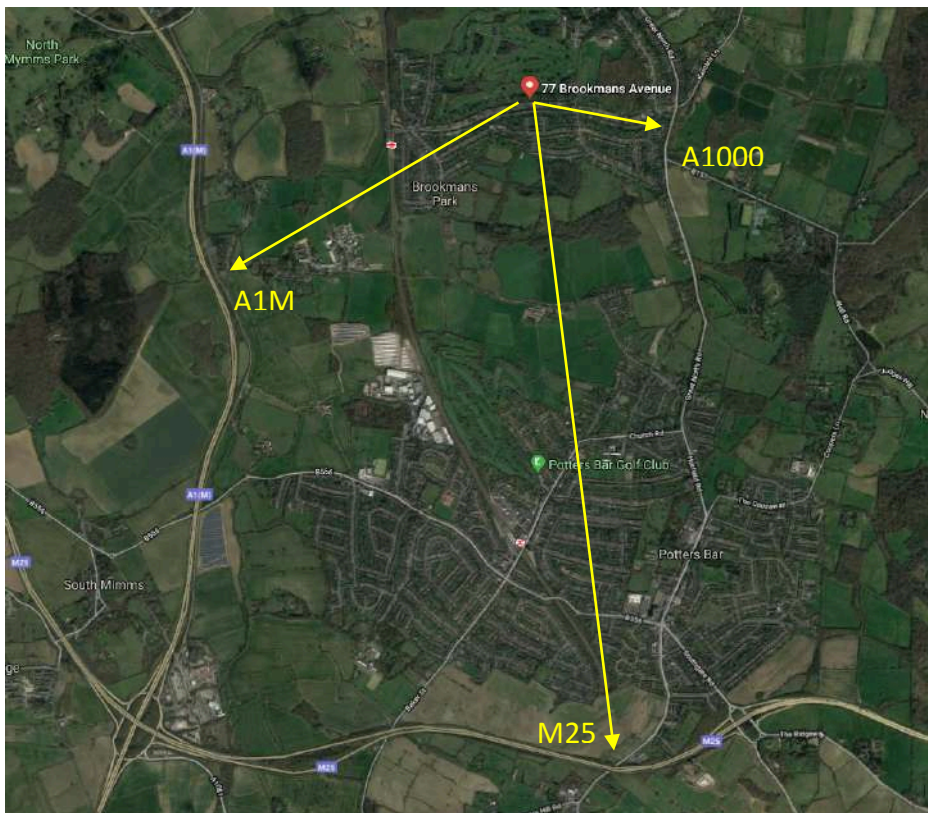
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1 - Introduction

This Design & Access Statement is in support of a planning application for the demolition of the current single-family dwelling at 77 Brookmans Avenue, Brookmans Park being a two-storey dwelling, with the erection of a new three storey apartment building (plus basement car park) to create eight new self-contained luxury residential units with the parking within the basement level. The proposal also includes the external area design for the shared amenity space for the new residents.

The site is located at 77 Brookmans Avenue only, being a mid-road development. It is a very desirable road within Brookmans Park which also benefits from being on the side which backs on to Brookmans Park Golf Club. The transport links are very good being a short walk to the Brookmans Park train station that has direct links to Finsbury Park, Kings Cross and Central London Stations. The M25 and A1000 and A1M are also within a very close proximity (within 5 mins. Drive). The site also benefits from being in the middle of two very good schools being Brookmans Park Primary School and Chancellors Secondary School.

The below images indicate the site and above mentioned close proximities.



This design and access statement will be submitted with the below documents:

- Existing Elevations
- Existing 3d Model
- Existing Site Details
- Existing Site & Location Plan
- Proposed Floor Plans
- Proposed Elevations
- Proposed Site & Location Plan
- Proposed Sections
- Proposed Landscaping Plans
- Appendix 1 – Pre-Application Advice Report
- Appendix 2 – Light Survey
- Appendix 3 – Light Report
- Appendix 4 – Topographical Survey
- Appendix 5 - Arboriculture Impact Assessment & Method Statement
- Appendix 6 – Ecological Survey
- Appendix 7 – Lifetime Home Standards

Our client had previously applied for pre-application advice with Welwyn Hatfield Council for the proposed scheme, of which there were minimal alterations to the design which is being applied for. The revisions were, to reduce the height of the flat roof area of the crown roof to prevent the crown being visible from the street level. We have also removed the car lifts and implemented a driveway down to the level of the basement car park. This was not a request by the case officer, instead was a design alteration from the applicant.

Considering there was a single pre-application with minimal design alterations we have deemed this a positive that the initial design was well thought out and considered a number of aspects from the beginning. Whilst producing the design, the below 4 key principals have been considered to ensure quality design and accommodation is proposed:

1. Safeguard the privacy & light of the neighbours
2. To increase areas of soft landscaping
3. Maximise the potential space gains of each plot
4. To retain the building line of the street scene and unique front prospective of Brookmans Avenue.

2 – Use

The site is currently a five-bedroom single family dwelling with the living accommodation across the ground floor and the bedrooms across the first floor. There are also two garages to the front right of the house for two cars.

Across the front of the site is a carriage driveway with grass areas and gravel parking/driving area.

The below image details the site and surrounding buildings:



The site 77 Brookmans Avenue is very wide being approximately 27.4m with a total depth front to back being 60.8m and a total area of 1673m² which equates to 0.43 acres / 0.167 Hectares.

The surrounding context is residential in nature, typified by large, well established gardens, gated driveways and tree lined roads. Off street parking with driveways and garages are also a common features. The site is not in a conservation area, not a listed building or within sight of either.

We are proposing to retain the current use, being residential although from 1 large family dwelling to create 8 smaller dwellings. There will still be a three-bedroom family apartment that would suite a number of potential residents.

The proposed occupants for the other 7 apartments would either be single people, couples or small families. The design of the building has been especially targeted towards elder generations as there is a lift throughout the building and the building has been designed to Lifetime Home Standards. The criteria have been detailed in Appendix 7.



3 – Amount

Table 1 below outlines the scheme of accommodation across each apartment and each floor. The details below show how the proposed design exceed the Nationally Described Space Standards and local planning policy guidance. The design from the outset has been to provide quality and luxury apartments which is limited within Brookmans Park.

The apartments 3 and 4 will both benefit from their own private rear garden of which flat 3 will have 102m² and flat 4 will have 70m². Both of these gardens will be landscaped with majority being soft landscape and small patio areas leading from the rear doors. The other 6 apartments will be able to have access to the rear 500m² shared garden with patio and seating area overlooking the golf course.

Table of Areas:

Apartment 1	2 Bedroom	73.4m ²
Apartment 2	2 Bedroom	72m ²
Apartment 3	2 Bedroom	81m ²
Apartment 4	3 Bedroom	107m ²
Apartment 5	2 Bedroom	85m ²
Apartment 6	2 Bedroom	98m ²
Apartment 7	1 Bedroom	51m ²
Apartment 8	2 Bedroom	78m ²

Sustainable Design

The proposed scheme aims to protect, restore and enhance the development site by using sustainable methods of construction and environmentally friendly design features. A modern method of construction is proposed for the site being Insulated Concrete Forms (ICF). We have chosen this system due to many benefits being during and after construction to enable a building to have an extremely long-life span and will exceed the current building regulation standards. The main reasons for ICF construction are:

- Speed of construction
- Safety and suitability to construct basements
- Low noise and pollution construction method
- Air tightness
- Water tightness
- U Value rating
- Strength of building and ability to minimise steel
- Energy Efficiency

Externally we aim to improve the ecological value of the site by increasing the amount of native, wildlife- friendly planting of trees and shrubs within the gardens and along the site boundaries to the rear. We will also incorporate a Sustainable Urban Drainage System, and integrated bat and bird bricks/ tiles/ tubes/ into the new dwellings.

The new building will be designed to be energy efficient from a sustainable building fabric as well as features for water preservation and low emission boilers etc. all in aid to reduce CO2 emissions over and above Building Regulations Part L.

4 – Layout

We have carefully considered the layout of the site to re align the proposed building and centre to the plot as currently the house has been built to the right side of the plot making the site and existing building off centre.

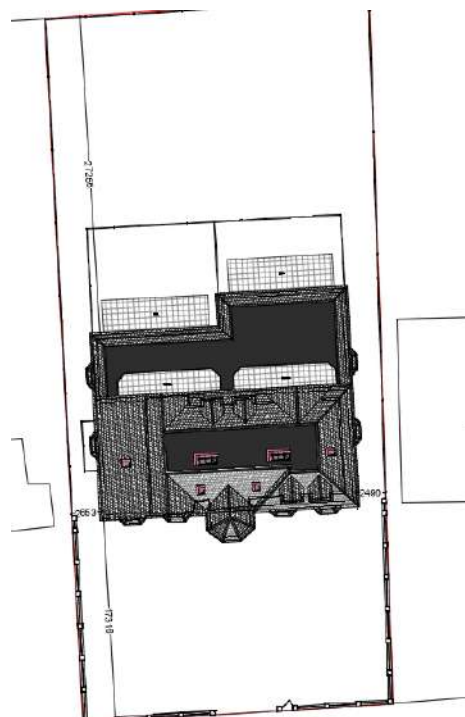
The proposed design has not been altered tremendously in terms of positioning as being a mid-road property the building must fit within the street scene and fit in well with the neighbouring dwellings. The existing building sits nicely and is well proportioned, the proposed building we believe sits within Brookmans Avenue and is proportionately to scale for the site and neighbouring properties.

The new building will be approximately 2.5m from each boundary which is ample space to prevent a ‘terracing’ affect. The space between the buildings also allows for a generous access around the site whilst simultaneously preventing overlooking to the neighbouring properties.

The front of the site has an approximate 17m distance from the boundary to the front elevation. The neighbouring properties are both approximately 17m from the boundary which shows a consistency in the street scene and a uniform front elevation distance along Brookmans Avenue.

The below image indicates the distancing of the property to the boundaries and the neighbouring properties.

Image of Site and Distances:



With the front drive to access the basement car park, the front gardens have been generously designed to have large amounts of soft landscaping with only the driveway, pathway and refuse storage area being hard landscaping. The position of the refuse storage has been located to the front right of the site for ease of access by the residents as well as the local authority waste management division. We have purposely positioned the waste storage to avoid being a prominent feature to the front of the site and obscure the vision of the building from the street scene.



5 – Scale

The scale of the building has been sensitively considered from the inception of this project as currently there is no other building within Brookmans Avenue that has a density of 8 apartments. There are apartment buildings being buildings of 3 and another of 5 however both of these sites are significantly smaller sites being narrower. Both of these sites combined equate to 77 Brookmans Avenue dimensions.

With no.77 being so wide and the footprint of the existing dwelling has allowed the proposed scheme to offer a higher density of people by allowing a greater number of apartments. The building has been proportionately designed to fit within the site whilst at the same time not to impede on the neighbour's light or privacy. The proposed design also fits within the neighbour's light amenity and does not compromise their right to light. The first exercise we completed was to instruct a lighting assessor and have the site and neighbouring properties laser scanned to produce accurate models and assess their

windows and doors. Once the sites were surveyed the total massing allowable to be built was calculated and provided with a 3d model for the design to adhere to, see appendix 2 and 3. The overall volume and shell then enabled us to design the internal area of which is when the total number of eight apartments was calculated. Each apartment has still exceeded well above and beyond the minimum space standards.

The previously mentioned key principals to the design of the development have all directed the size and scale of the proposed building and have been a constant guide to the process of design. With the total number of apartments and the size of the basement car park also enables each apartment to have 2 parking spaces all under-ground with 3 visitor spaces to the front garden. This means also that the frontage of the site will rarely ever have cars being a visual impact to the street scene.

From the 3d laser scanning of the existing building and the neighbours property, this enabled us to have accurate heights of the properties to then guide the design to be within the similar roof lines and to follow the fall of gradient along Brookmans Avenue.

6 – Landscaping

There is a good balance between hard and soft landscaping to the front of the new building with only the access road and three parking spaces being hard surface areas, the remaining areas of the gardens are soft landscaping with grass laid to lawn or new trees and shrubs planted.

To the front elevation and front sides, we are proposing a front boundary wall with cast iron railings and an electric sliding gate. This is for security reasons as well as to be in keeping with the street scene across Brookmans Avenue as the majority of the properties there have garden walls and security gates.

The majority of the planting to the front will be evergreen species to maintain an all year-round vibrant garden. The paths will be lined with 'buxus hedging' and new trees to be planted to the boundaries with feature trees to the central lawns.

To the rear of the site will be the communal garden and the two private garden areas for the apartments 3 and 4. The communal garden will be predominantly grass areas with planting to the edges of the pathways leading to the central pergola. The pergola has been positioned central to the garden to allow the occupants to enjoy the outdoors whilst overlooking the pleasant views of the golf club. The pergola has also been positioned far away enough from the building to not disrupt the occupants.

The private gardens will have larger patio areas (approx. 3m deep) with the remaining area to be grass with flower beds to the rear and side perimeters.

External lighting will be kept to a minimum and will only be to illuminate the path areas for safety and security. The lighting will be low in lumens, the product type has been attached to this application.

Within the drawings a front and rear landscaping plan has been proposed with the 3d visuals also. This detail the design and aesthetics from a number of angles being within the site and from the street scene.

7- Appearance

From an analysis of the surrounding context, it was found that a number of different architectural styles contribute to vibrant character within Brookmans Avenue, of which the majority of houses have been vastly extended and remodelled as well as being a number of new build developments. As such, the designs put forward for the proposed apartment building aim to enhance the already established mix of architectural styles.



This image is of 79 Brookmans Avenue. The external appearance features: hipped roof construction, Georgian style windows, exposed facing brickwork and a front apex gable. There is also a low level brick front boundary wall.



This image is of 75 Brookmans Avenue. The external appearance features: Front apex gable & small pitched roof dormer windows. Low level vegetation and again a low level front boundary wall.

External Materials:

House Materials	
Roof Tile	Spanish Slate (Grey/ Blue)
Brickwork	London Stock (Wienberger)
Windows	Aluminium Powder Coated Grey
Window Surrounds	Natural Stone
Ridge Tiles	Grey Concrete Half Round

Roof Lights	Aluminium Powder Coated Grey
Obscure Glazing	Pilkington Grade 4 Obscurity Sandblast
Garden Areas	
Front Driveway	Light Grey Block Paving
Edging	Dark Grey Contrasting Edging
Boundary Walling	London Stock to Match Building
Gates	Powder Coated Cast Iron Electric Gates
External Lighting	Low Lumen External Concealed Lights
Rear Fencing	Timber Feather Edge 2m High.

8- Access & Parking

The site will be accessed from a central opening to the frontage where a new cross over will be created. Between the front boundary and the pathway along Brookmans Avenue is level so there will be no requirement for kerb stones.

There will be a front boundary wall to the front and front/ sides of which in the centre access will be electric sliding security gates and an electric pedestrian gate. Both gates will be operated with a remote key fob and an intercom system linked to each apartment.

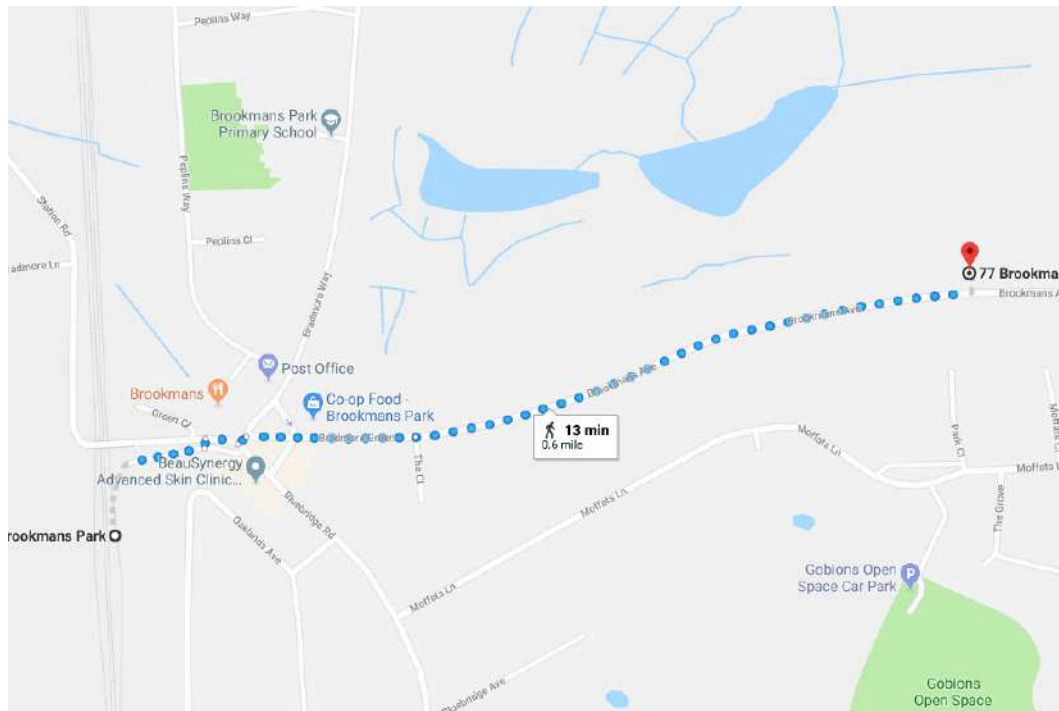
Once in the front garden there will be a sweeping driveway down which will lower to the basement car park level where there are 15 car parking spaces.

The parking spaces will be allocated:

Apartment 1	2 Bedroom	2 Spaces
Apartment 2	2 Bedroom	2 Spaces
Apartment 3	2 Bedroom	2 Spaces
Apartment 4	3 Bedroom	2 Spaces
Apartment 5	2 Bedroom	2 Spaces
Apartment 6	2 Bedroom	2 Spaces
Apartment 7	1 Bedroom	1 Space
Apartment 8	2 Bedroom	2 Spaces

The driveway will be covered in the same material as the front driveway/ parking spaces for the three visitor's spaces to the front. The three visitor's spaces will be un allocated and at ground floor level to the front right side of the site.

The development also has very good transport links being in walking distance to Brookmans Park Train station.



The above image is from Google Maps detailing the walking distance and time to the train station.

There will be level access into the buildings, which means that all potential users, no matter their age, disability or sex will be able to enter the site, move around the buildings and use the facilities available. Internal circulation for the apartments will be via an ambulant disabled staircase or lift, In addition there are 4 ground floor apartments which do not require any levels to be crossed for access.

It is hoped that our strategy for inclusive access and vehicle/ transport links highlights our willingness to improve and enhance existing conditions on the site and provide enjoyable dwellings for all the future occupants.

9- Conclusion

This design and access statement is in support of a planning application for the demolition of a single-family dwelling, with the erection of a new building consisting of eight apartments and a lower ground floor basement car park. The proposal includes the designs of the external areas and parking for the occupants.

A previous pre-application advice application has been made, of which we received a positive response to the development with minimal alterations to be made. The site being used for apartments as well as eight self-contained dwellings has been approved which were the main criteria to overcome with a development of this nature.

We have maintained the below core principles for the proposed design:

1. Safeguard the privacy & light of the neighbours
2. To increase areas of soft landscaping
3. Maximise the potential space gains of each plot
4. To retain the building line of the street scene and unique front prospective of Brookmans Avenue.

The proposed building will exceed the code for sustainable homes level 4 as a minimum and will also integrate Lifetime Standards into the designs. The whole development will benefit from fantastic fabric insulation and energy efficiency measures to reduce the energy consumption and CO2 emissions over and above those required to comply with Building Regulations Part L.

All apartments have been designed to have their own individual private amenity space as well as the communal rear garden areas overlooking Brookmans Park Golf Club. All garden areas have been well thought out in terms of design and aesthetics from the street scene as well as the apartment building. The soft landscaping has been increased and maintained to a high level throughout the development.

With the details of this application and the appendices attached we hope that the designs put forward in this application demonstrate our intention to provide new and enjoyable residential accommodation that enhances Brookmans Avenue and is deemed an acceptable form of development.