

#### 4 Montpelier Square



Existing Front Elevation

# DESIGN AND ACCESS STATEMENT

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*REF* 0078  
*DATE* 29/03/2021  
*CLIENT* A.M.B.R.A SRL  
*PROJECT AT* 04 Montpellier Square SW7 1JT  
*PROJECT* House refurbishment

**Dear Sir/Madame**

The enclosed full planning application is a follow up of the Pre-application report P20/00383 10/06/2020 and P20/00571 03/09/2020 submitted by Zulekha Hosenally and relates to the following design proposal for

- New internal layout to all floors
- Proposed Rear Extension at ground floor level
- Proposed Basement excavation
- Proposed Third floor extension
- Proposed lift installation
- Proposed staircase to the loft
- Proposed Mansard Roof
- Proposed Levelling of floors

Enclosed documents :

- Architectural Drawings: Existing, Proposed, Details
- Design and Access Statement- Sustainable design
- Photographic survey
- Arboriculture Report
- Heritage Report
- M&E Plans for ventilation
- Acoustic Report on Proposed mechanical ventilation
- BIA – Basement Impact Assessment
- Flood Risk Assessment
- Structure Engineering Report and Subterranean Construction Method Statement
- Construction Management Plan
- CIL liability form
- Timetable of the works

## Application Site

4 Montpelier Square is a terraced townhouse facing Montpelier Square SW7 . The property is in conservation area and it is grade II Listed.

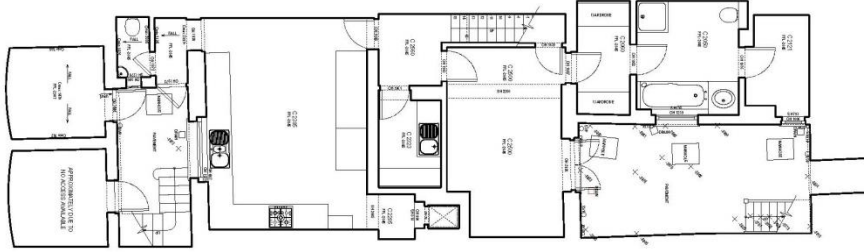
### Location Map



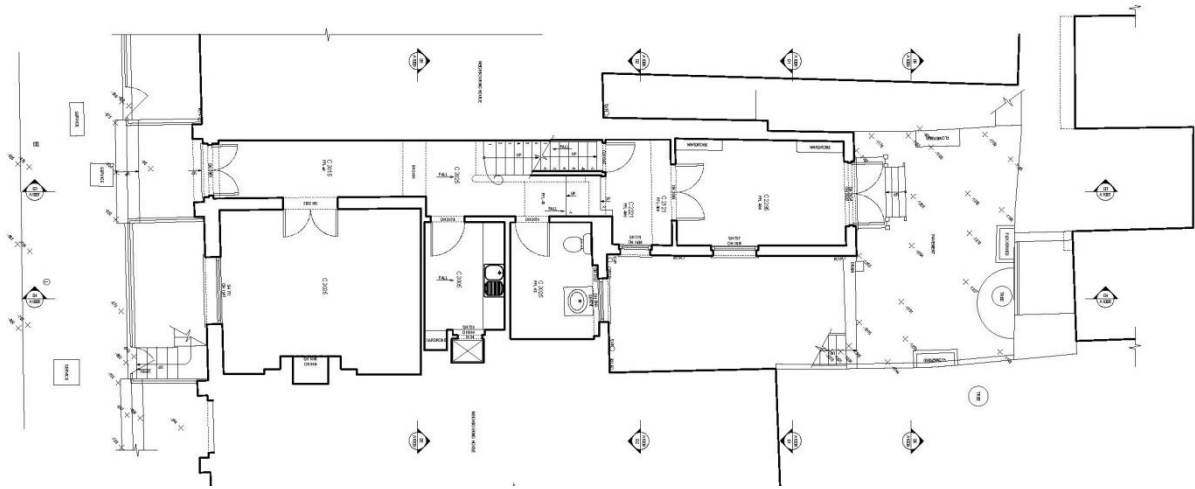
## Existing

The existing gross internal area of the house is 291sqm

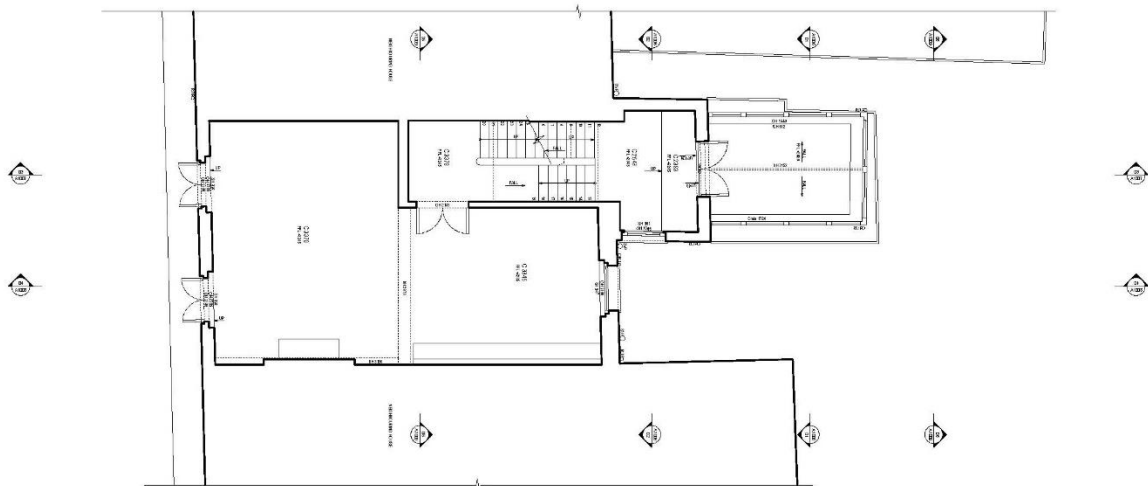
### Existing lower ground floor



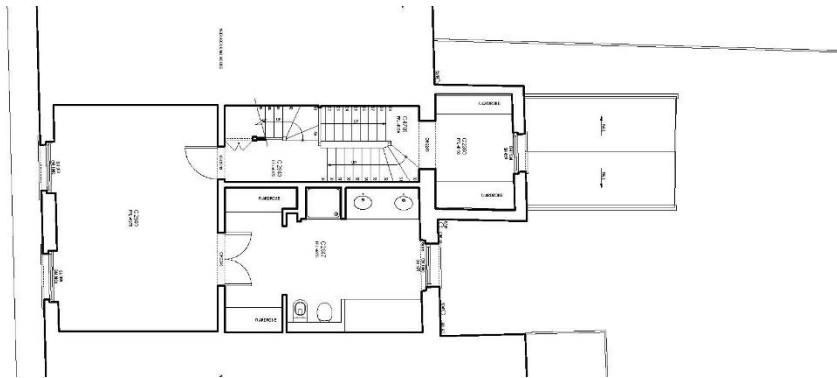
### Existing ground floor



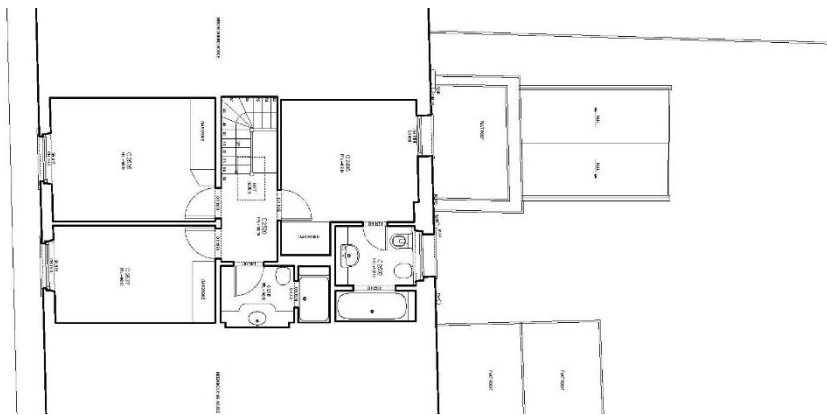
### Existing first floor



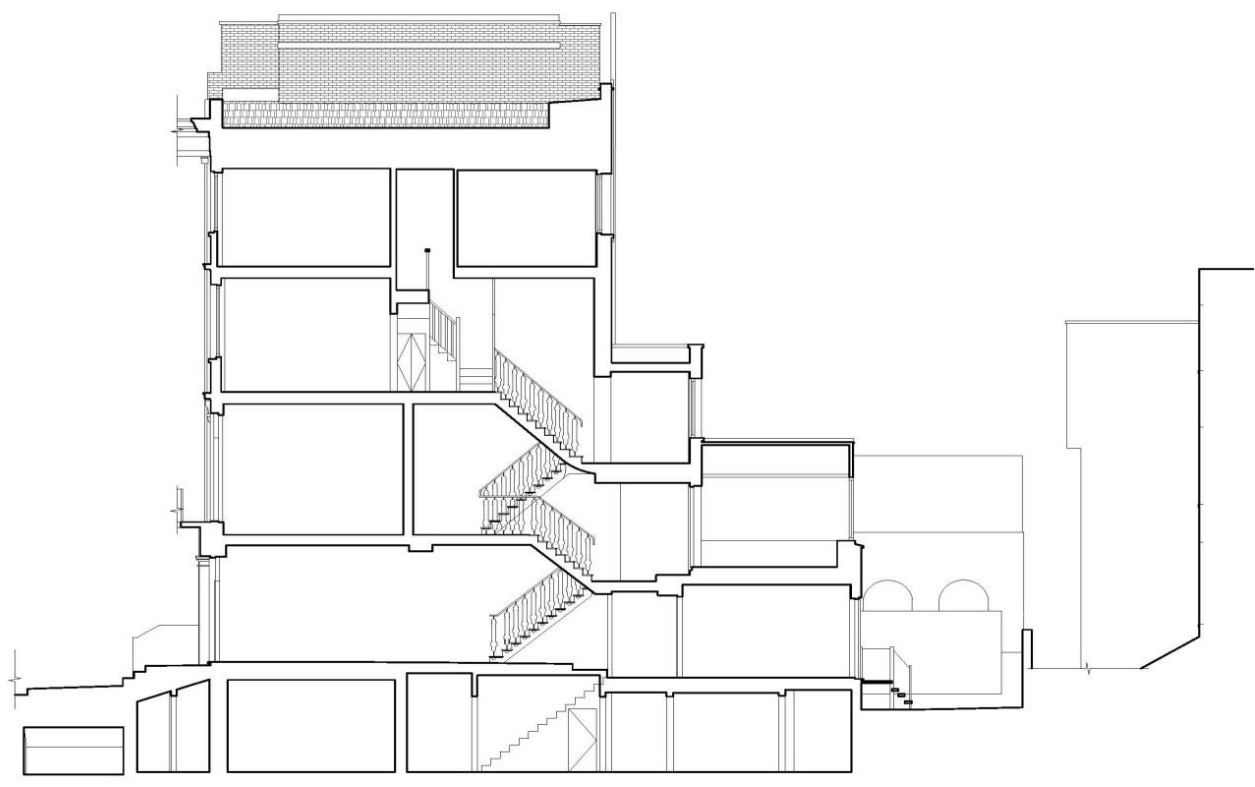
Existing second floor



The existing third floor is used as 3 bedrooms with 2 bathrooms

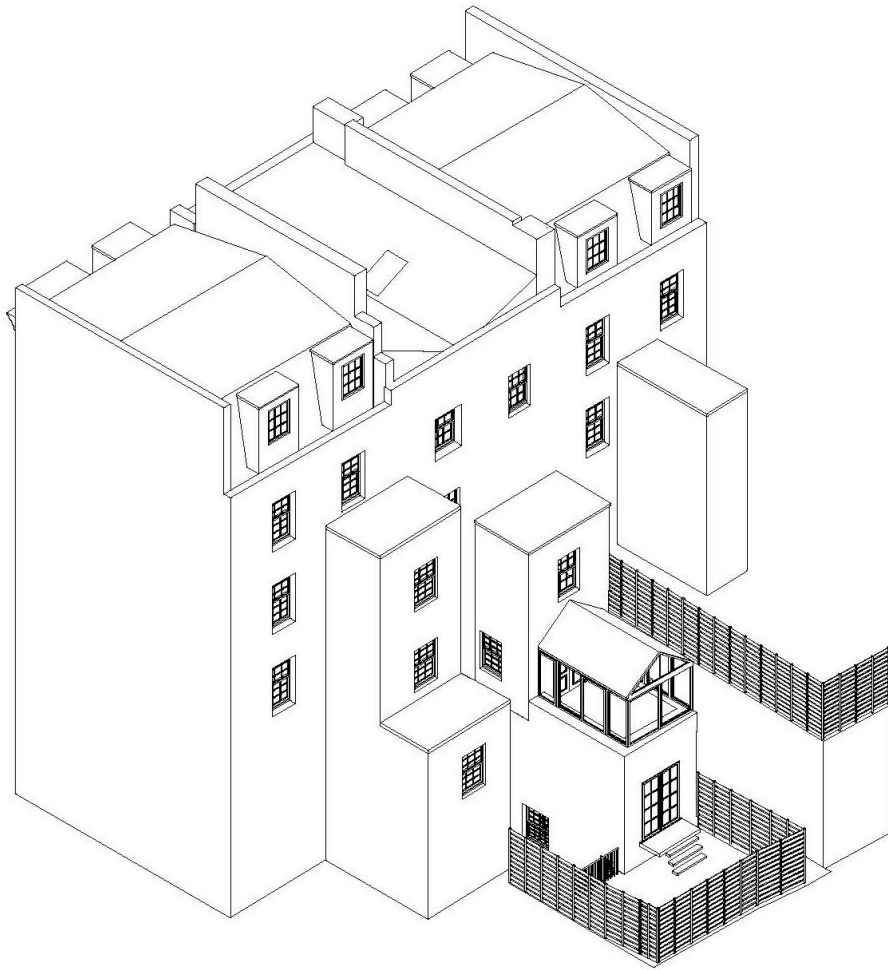


Existing Long Section





Existing Axonometric view

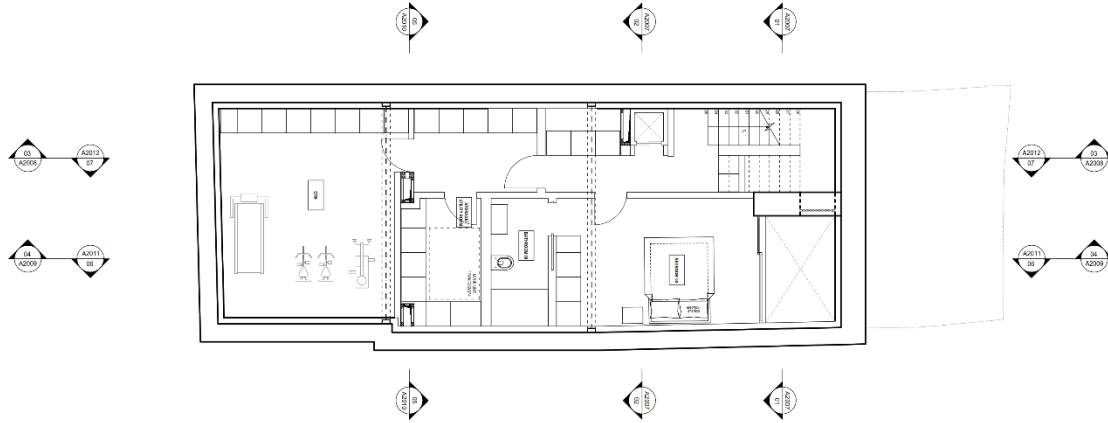




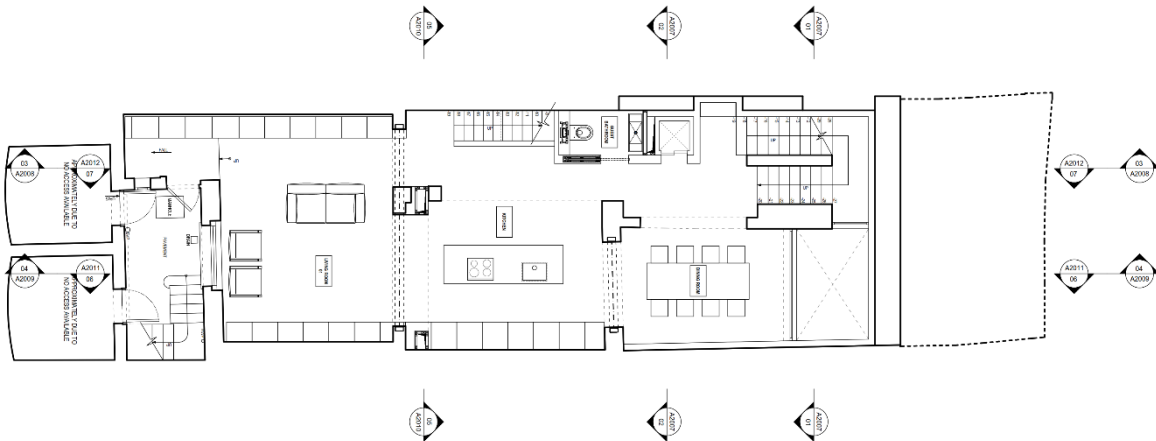
# Proposed Scheme

The proposed gross internal area of the house is 441 sqm

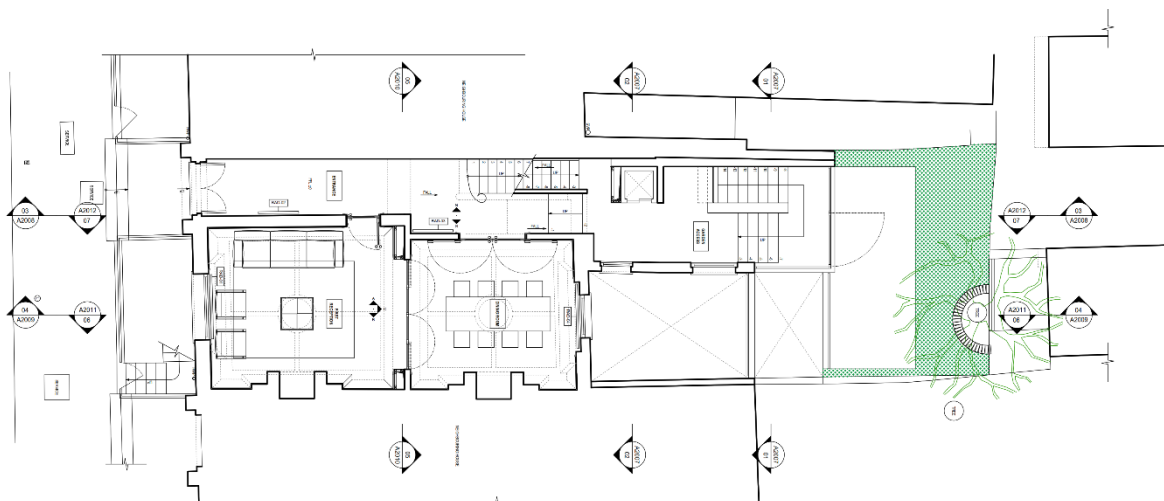
## Proposed Basement plan



## Proposed lower ground floor



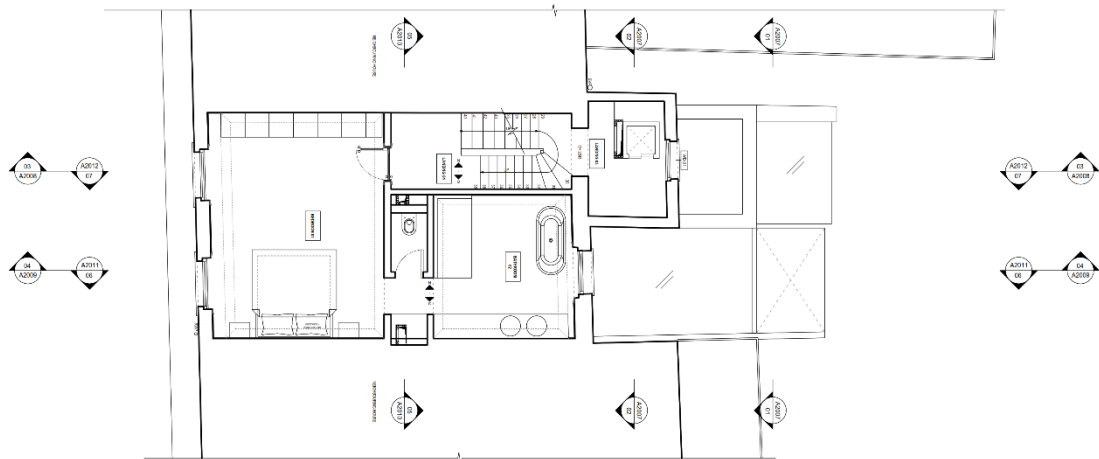
## Proposed ground floor



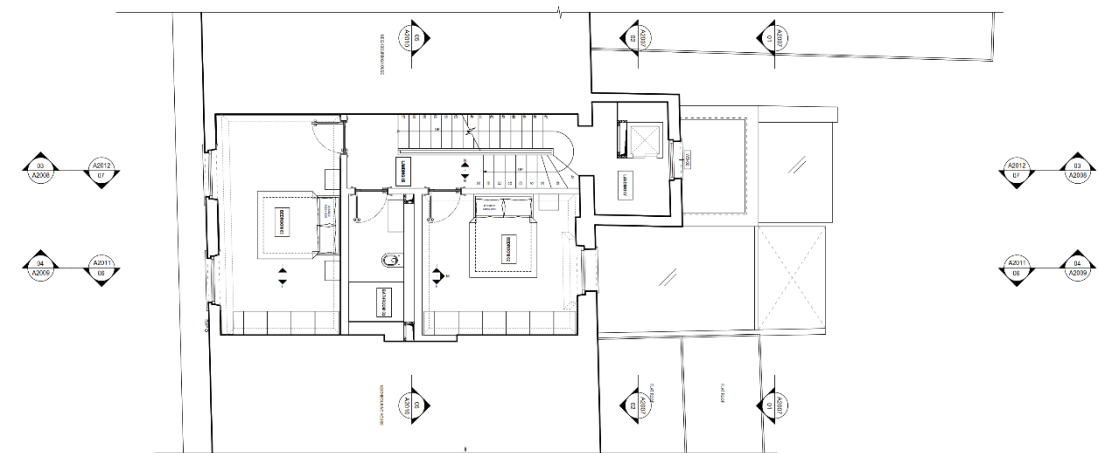
### Proposed first floor



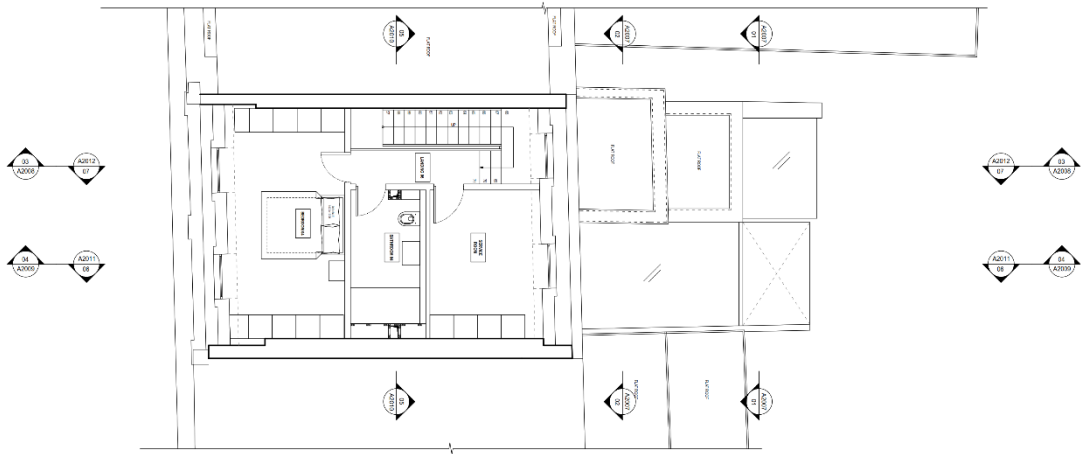
### Proposed second floor



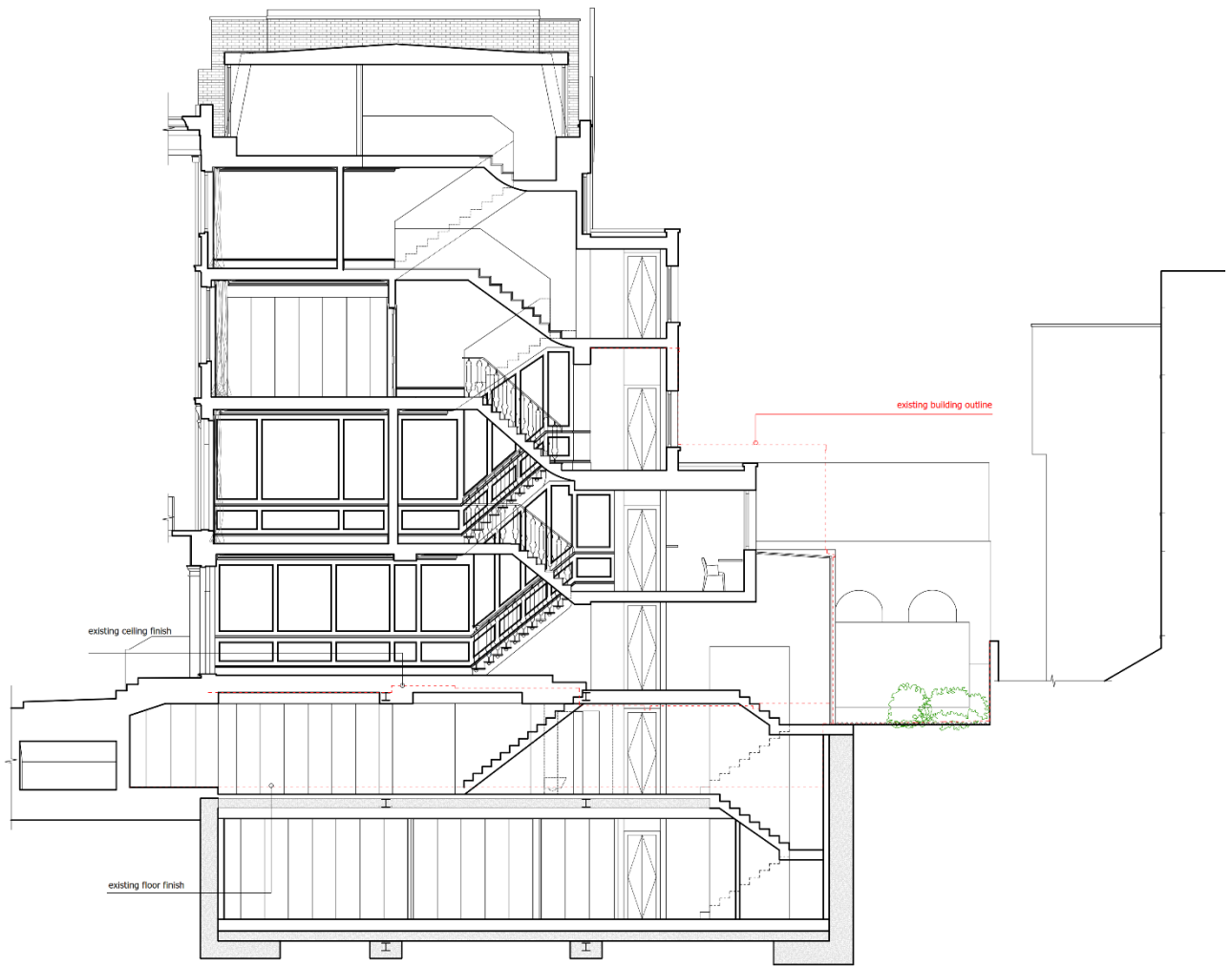
### Proposed third floor



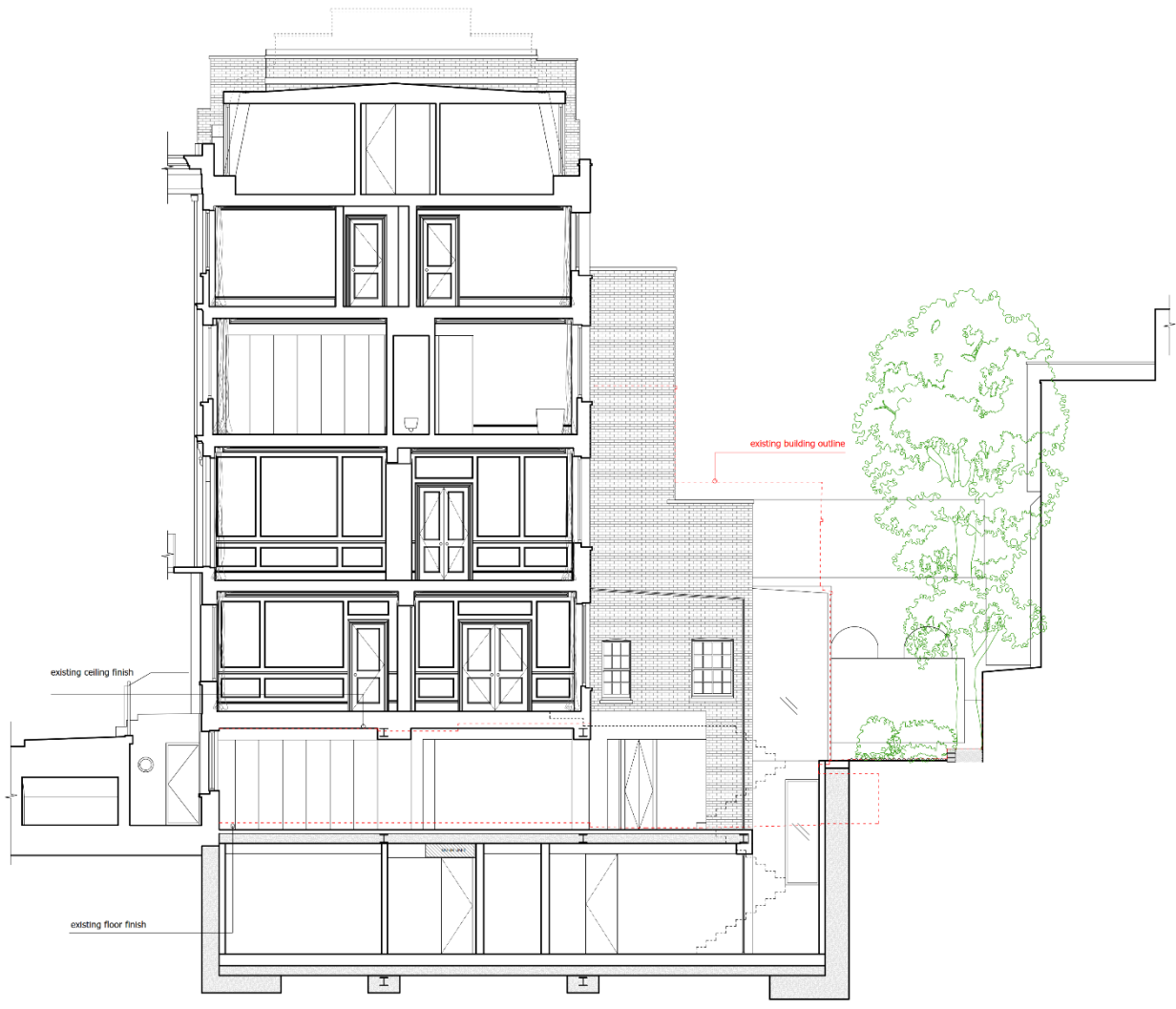
# Proposed fourth floor



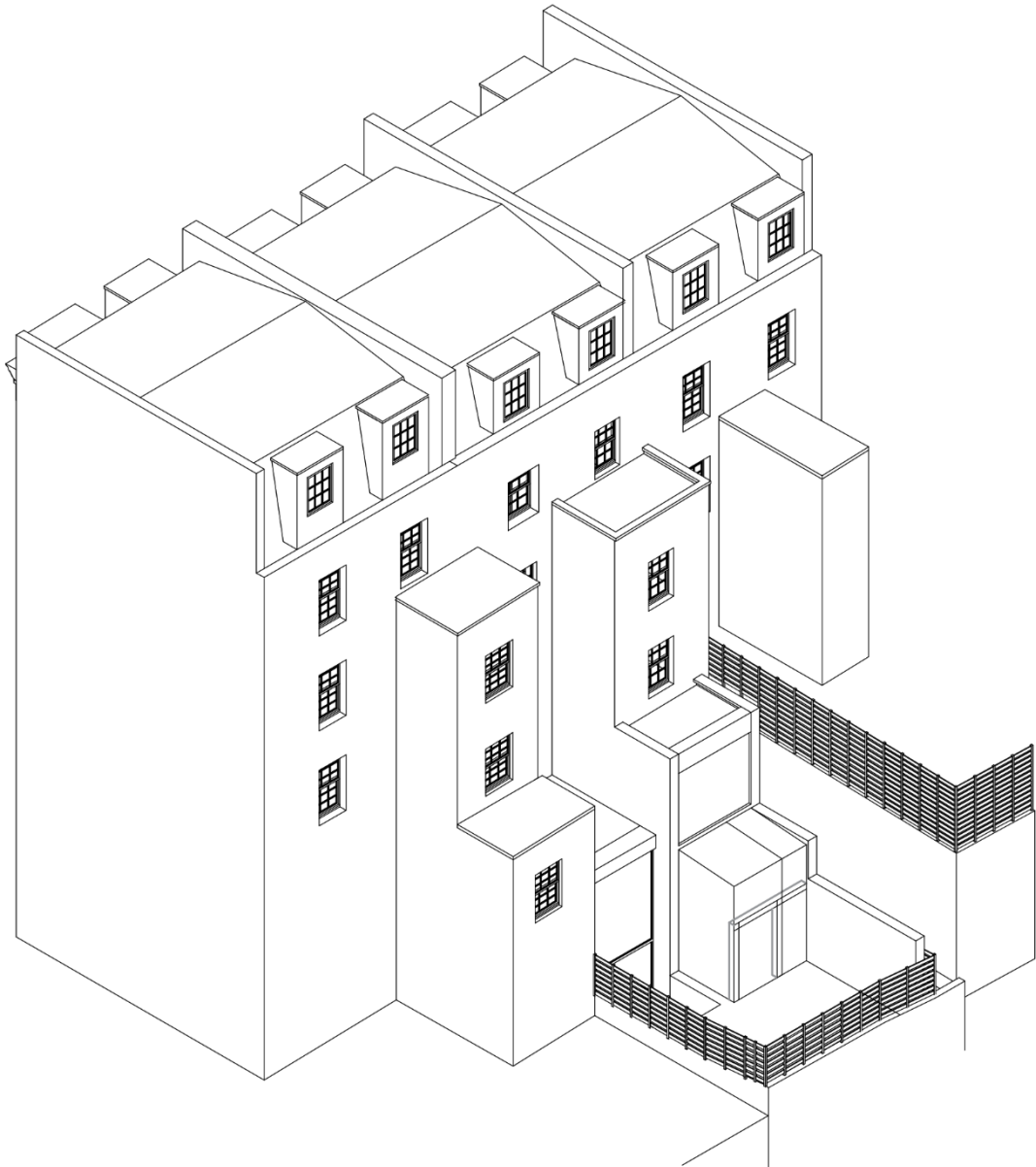
# Proposed Long Section 03



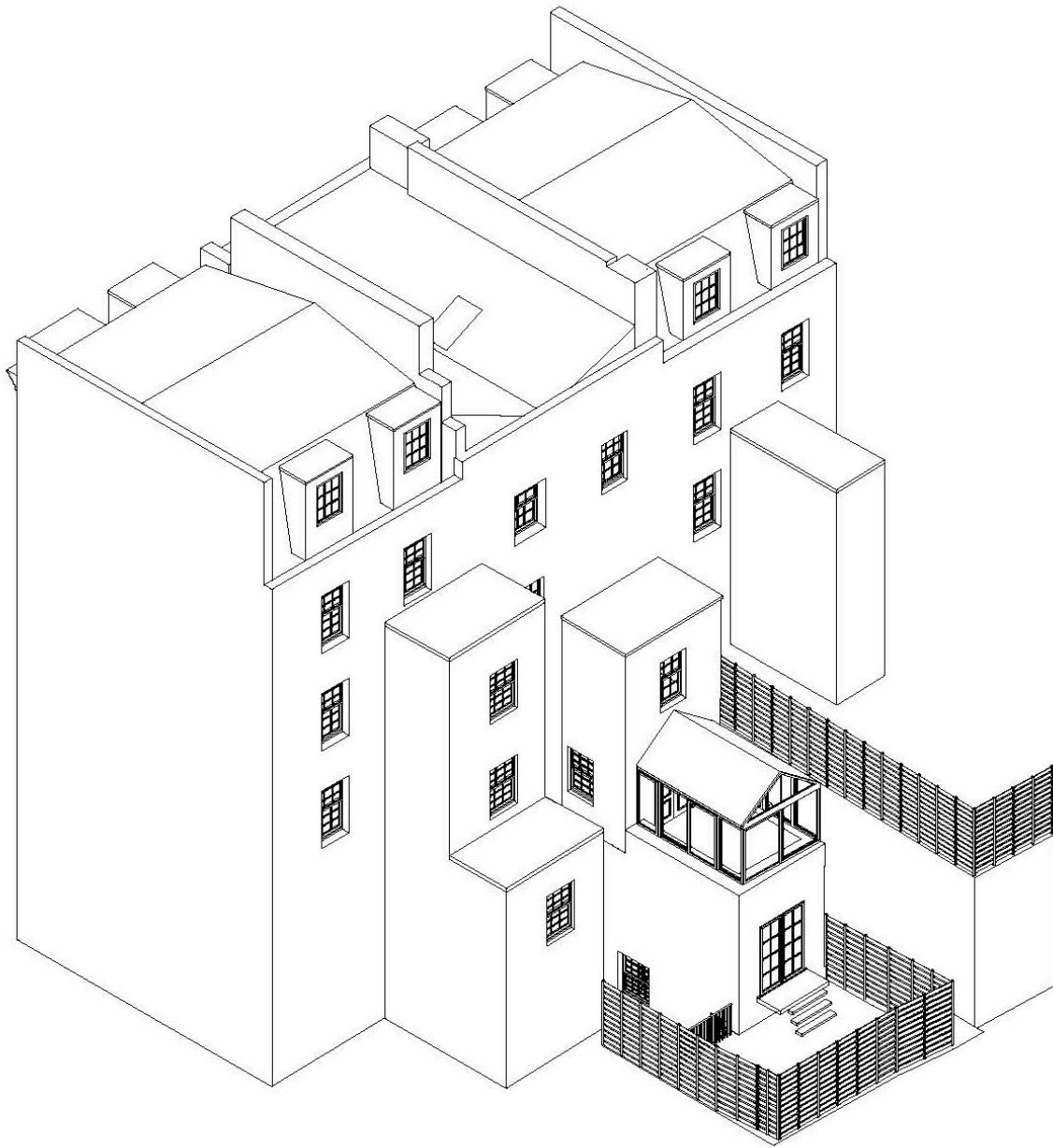
# Proposed Long Section 04



**Proposed Axonometric view**



Existing Form and scale



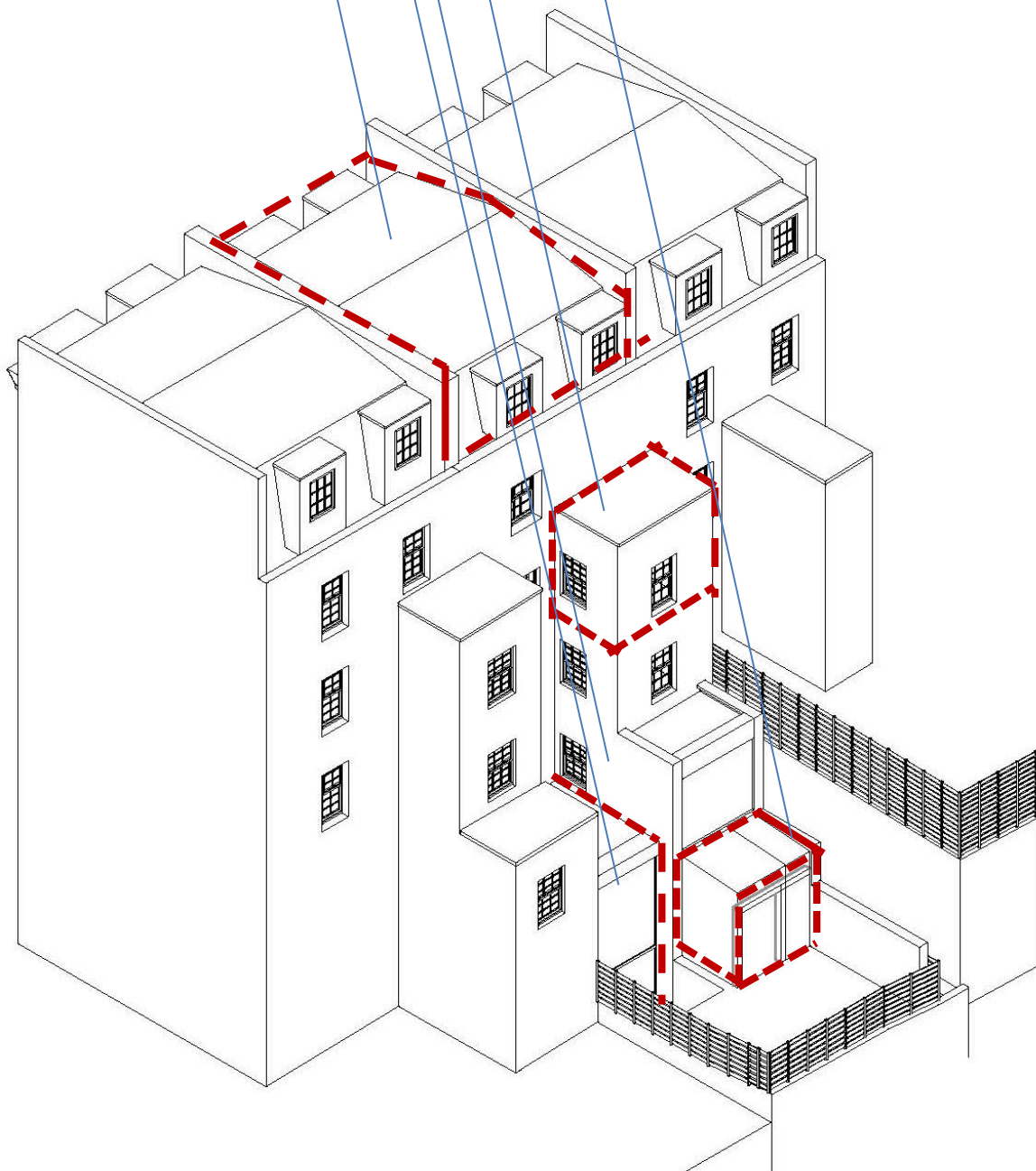
## Proposed Massing

Proposed mansard loft (01).

Proposed extension at third floor level (02) has been proposed to match the surrounding properties and to allow for the new lift installation

Proposed first floor level extension (03) in bricks to match the neighbour massing and removal of the existing pvc conservatory.

Proposed ground floor level extension (04) in structural glazing .





## Design Principals

### Basement

The proposed Basement will be entirely built under the house rear garden area to minimize the impact on the existing building. It will host plantroom and Gym.

The basement extension will be no more than **one storey**.

The **floor to ceiling height** of the new basement does not exceed the floor to ceiling height of the existing lower ground floor level, nor does it exceed the policy requirement of 2.7m.

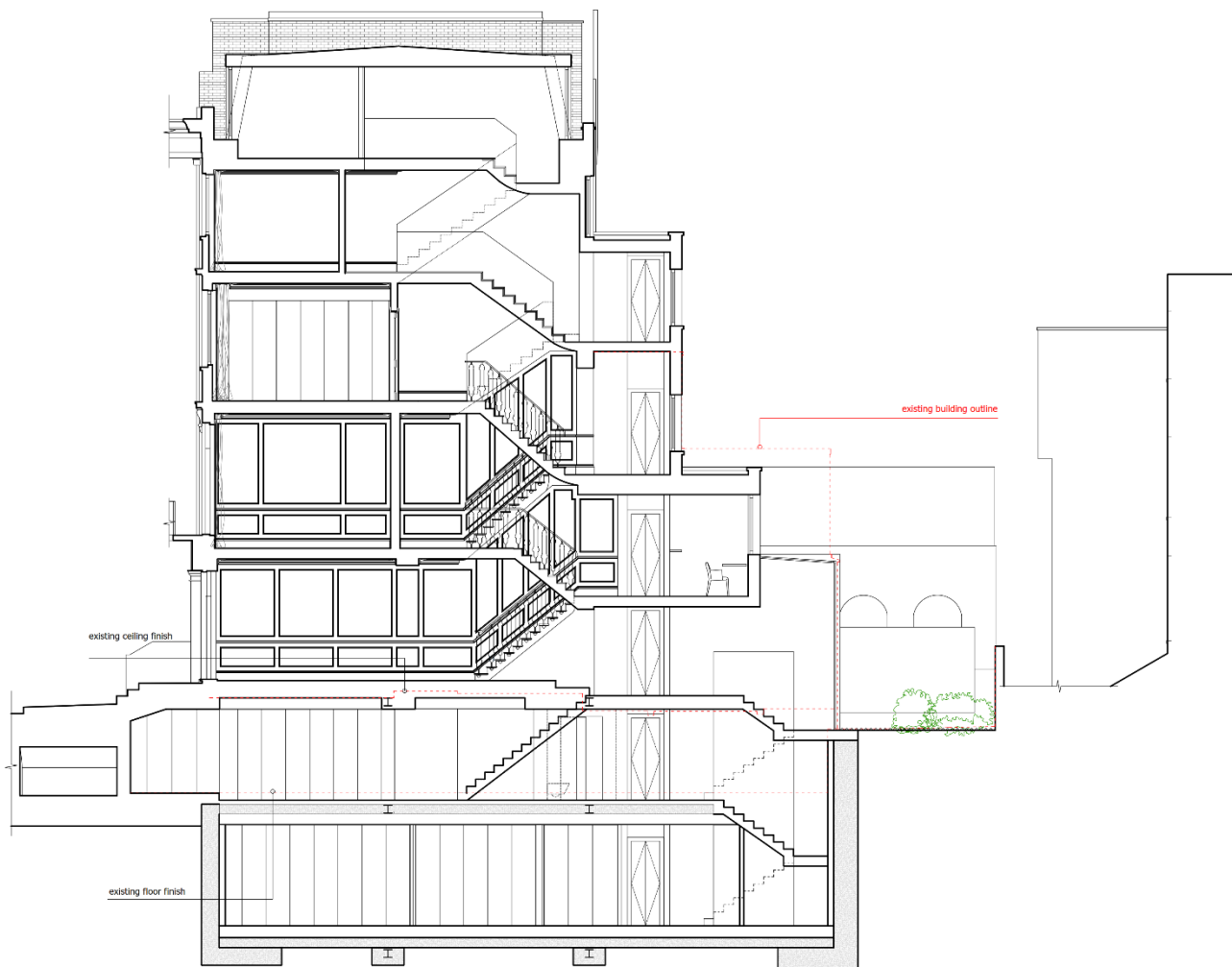
**The internal hierarchy** and floor to ceiling heights within the main building will be kept.

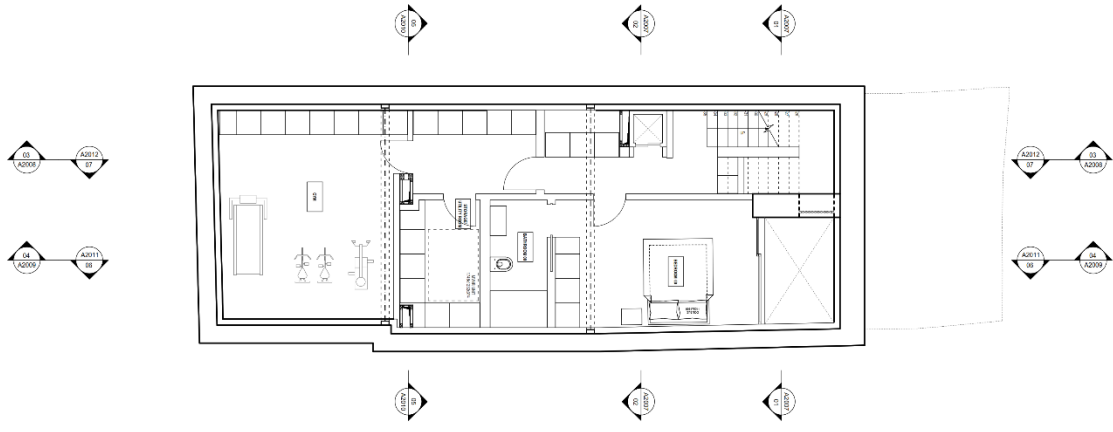
**The rear garden** will be kept undeveloped to guarantee an external green area.

The existing rear tree will be kept.

There is no excavation or alteration proposed for the **front vaults**.

There is no external manifestation of the basement extension





## Ground floor Rear Extension

The proposed new extensions at ground level will be mainly formed of frameless glass and slim lines sliding doors to minimize any visual impact on the existing building. A continuous surface of glass will separate the original structure to the new one creating a clear and readable separation between them.



### First floor Rear Extension

The proposed first floor rear extension will be formed by reclaimed London yellow stock bricks to match the existing bricks at the side and a large surface of glass at the rear to accommodate a home office.

The contemporary and very discrete design will show the difference between the original building and the new addition.

The proposed new massing is designed to mimic the neighbours properties.



## Mansard Roof

A mansard roof is proposed at roof level to mimic the neighbours' properties.

The majority of the existing butterfly roof has been rebuilt in the last 50 years.

Refer to site investigations Photos



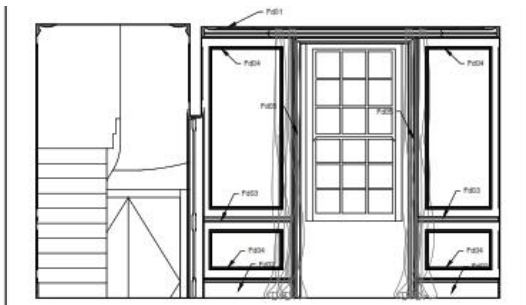
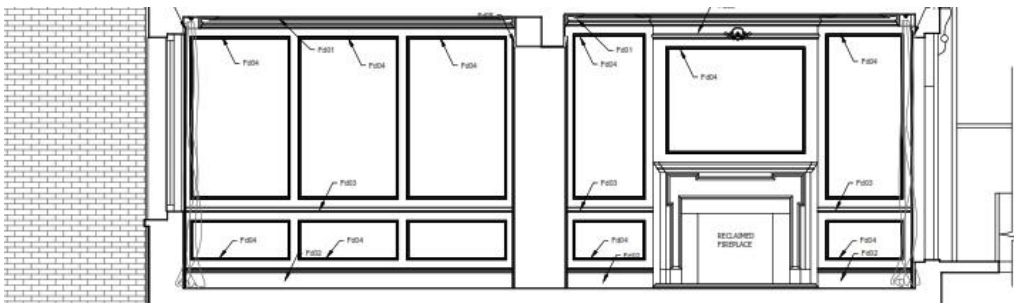
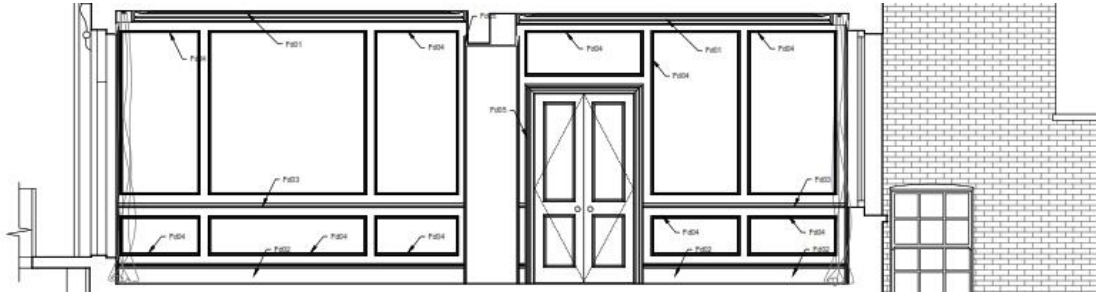
### **New staircase to 3<sup>rd</sup> and loft level**

A new staircase to access the third level and new loft is proposed to optimize the layout of the rooms and allow a lift installation.

The proposed contemporary design defines clearly its difference from the existing historical stair.



**All the internal proposed alterations** will reinstate the original architectural character of the house with the proposal of plaster panelling on the walls, ceilings , skirting , cornices and reclaimed fire places .





Computer generated Image of the proposed living room



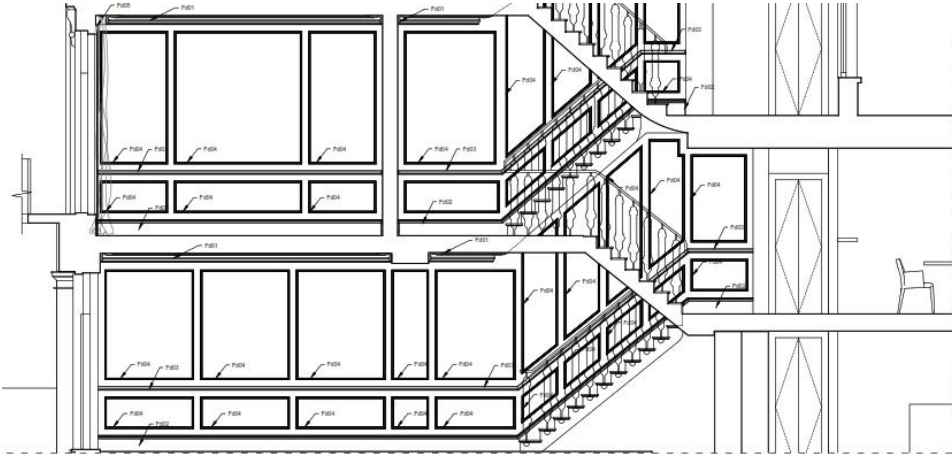


Computer generated Image of the proposed first floor living area

## Original Staircase

The original staircase will be refurbished and kept as original. Wall panelling are proposed in accordance with the historical character of the house.

Some structural alterations might be needed at first floor landing.



Computer generated Image of the proposed entrance hall

## **Sustainability**

Discrete alterations of some building elements are proposed to lift the energy performance of the building and reduce the carbon footprint of the house:

The new basement development will incorporate principles of sustainable design, having regard to the London Plan policies including Sustainable Design and Construction (5.3), Retrofitting (5.4), Overheating and Cooling (5.9) and Westminster's City Plan Strategic Policy S28 (Design). Relevant UDP policies include ENV5 (Air Pollution), ENV6&7 (Noise Pollution) ENV11 (Waste) and ENV13 (Protecting Amenity)

### **Materials:**

External walls: Reclaimed bricks on all external walls.

Timber, natural stone and water based paint are proposed to all finishes.

### **Plumbing and heating:**

Latest green technology has been proposed for the heating system with low consuming **boiler and cylinders**. Refer to M&E specs

**Underfloor heating** has been proposed in all areas of the house where historical pine boards were not present: New Basement level, Lower ground floor, Second, Third and Fourth level.

**Ventilation : Heat recovery system** has been proposed for the new basement and lower ground level to guarantee minimum loss of heat during cold months of the year.

**Radiators** have been proposed for the ground and first floor level to preserve the original pine boards visible at these levels from site investigations.

### **Insulation:**

All new walls and roofs will be insulated with the best energy performance insulation panel available on the market to meet all current energy performance requirements.

New insulated plasterboard is proposed to all external walls to guarantee an uplift of the energy performance of the building.

### **Lighting:**

A new lighting system is proposed in the whole house to meet all current energy efficiency standards. All lights will be LED.

## **Building improvements:**

### **Windows:**

All windows will be retained and refurbished

### **Floors:**

Level of all floors to avoid steps between rooms. **Refer to 0078-A4000-DETAILS Drawings**

### **Ceilings:**

New plasterboard ceilings in all rooms. Refer to heritage report

### **Staircase:**

The staircase is in very bad conditions and it will need repair. It looks like part of the first landing collapsed.

Photo:

**Walls:**

New plasterboard to all walls

**Proposed Floor Materials**

Lower Ground: resin floors

Ground floor Hallway: Marble tiles

Ground floor rooms : Wood floor

First floor rooms: Wood floor

Second floor rooms: Wood floor

Second floor bathroom: Marble tiles

Third floor rooms: Wood floor

Third floor bathroom: Marble tiles

Fourth floor rooms: Wood floor

Fourth floor bathroom: Marble tiles

**LBMVarchitects Previous Projects**

Lyndhurst Gardens NW3 5NR, Extension To Grade II Listed Building , Camden Council



Refurbishment of an historical Apartment, Belsize Park NW3





