



LOCKSLEY
ARCHITECTS

**DESIGN AND ACCESS
STATEMENT**

at

**178a SUTHERLAND AVENUE, LONDON
W9 1HR**

Location

The property is located within a terrace of mid 19th Century properties, that have been altered later, considerably at the rear. They are constructed of brick with white painted stuccoed with a channelled ground floor.

The property comprises of 4 storeys and a basement, with an attic which was added around the late 20th Century. Each house has two bays and 4 bays to the right which break forward and have quoins. The properties have original doric porches, some mutilated, containing doors with over lights. The casement windows, some segment-arched are in poor condition but remain largely as original. Balconies with metal railings to the first floor. There are also casement windows to first floor in dentilled pedimented surrounds with attached composite columns. The first floor and second floor casement windows have architraves with hoods on consoles and guilloche band that are part broken.



Photograph from Sutherland Avenue

What is the purpose of your proposal?

The proposal is to replace the existing rear doors with modern metal framed double glazed, with a new enlarged front door opening. Internally there are a number of proposed alterations, however all existing original fabric shall be retained.

How will the proposed works relate to the existing building?

The proposed changes will be in keeping with the original building and help restore the unsympathetic changes that have occurred previously.

Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

The proposal has been discussed with the neighbours. During the construction process noise will be kept to a minimum and strict rules governing the working hours imposed by the LPA will be upheld to keep the inconvenient noises to a minimum. No ground works are involved so the heavy machinery and digging which causes much discomfort has been omitted. Neighbours will be offered compensation for any scaffolding erected which causes inconvenience to them. The proposed development will be carried out by a reputable contractor which will help to minimise the project programme resulting in the proposal and associated noise to be over as quickly as possible.

What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?

The brickwork work will be built in matching bricks using the original bond. Lime mortars should be used in preference to hard cement mortars and red sand or coloured mortars avoided. Pointing should generally be finished with a flush or slightly recessed joint. All the roofing finishes as well as the small window will match the host building.

Explain the scale, height, width and length of the proposal and its relationship to the existing building.

The scale of the building will be proportional to the existing building. The whole development has been designed to maintain the existing local context and reduce, as far as possible the negative affects upon neighbouring properties.

How have you followed the advice provided by CABE* and Westminster City Council on the issue of inclusive access ? If not explain the reasons for your departure from this guidance.**

All of CABE's information within their design and access guidance documentation has been incorporated within this proposal and all issues have been discussed and, where necessary, included within the development.

What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?

Level thresholds will be incorporated to the rear garden which will allow unimposed transition to the amenity space.

What is the relationship between the proposed works and public routes and do they have any impact?

The proposed works shall have a minimum impact on the public routes. All deliveries shall be able to load from the road way to the development without blocking the public route. If any special procedures do necessitate the requirement for impeding the public route then all necessary application, notification and approvals shall be undertaken and dealt with in the appropriate manner as expected by the local authority.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

The proposed development will protect all local amenities within the site and repair or replace any damaged amenities that have been impacted upon during the course of construction.

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The materials that we intend to use will be locally sourced and during the construction all attempts will be made to minimise the impact upon the local environment, sustainable materials shall be sourced from local suppliers and waste materials will be disposed of accordingly.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

The proposed development shall have a beneficial impact upon the streetscape.

How sustainable is your proposal ? How has your proposal addressed the need for energy efficiency ? How does it reduce carbon emissions ? What consideration has been given to low-energy and renewable energy technologies ?

The proposal shall comply with the current British Standards and Building regulations especially Part L

New energy efficient boilers and other residential equipment shall be installed within both properties involved and the existing equipment shall be recycled.

What provision has been made for the storage of waste and recyclable material ?

The storage of waste and recyclable material will be accommodated at the front of the property within the required access of the waste management collection service. Additional containers within each of the new properties shall be installed to increase the amount of recyclable waste and encourage the use of this service.



Photograph of rear of 178a Sutherland Avenue

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