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44 Abbey Gardens
St John's Wood London
Design & Access Statement
Sustainable Design Statement
April 2022

Client : Dr Chudozie Okongwu

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1.1 Introduction

This Design and Access Statement is part of our Full Planning Application for interior alterations to 44 Abbey Gardens, London, that will enhance the existing Grade II listed building in the St John's Wood Conservation Area.

The below will outline our proposal in relation to its context, materiality, design and accessibility.

The accompanying Heritage Statement has been carefully prepared to consider the heritage issues and impact, and to enable the works proposed are carried out sympathetically and to current good practice, and also to local and national policies regarding Listed Buildings and Conservation Areas.

1.2 Planning History

Approved:

22 Jun 1989 - 88/05487/LBC, Conversion to provide 2 flats and one maisonette

11 Nov 1998 - 98/07494/LBC, Removal & replacement of conservatory, addition of storeroom & reinstatement of exterior door at grd flr level, enlarged replacement door at lower grd level & internal alterations.

23 Oct 1998 - 98/07443/LBC, Internal alterations to include reinstatement of bedroom.

28 Oct 1994 - 94/07307/ADLBC, Approval of details pursuant to listed building consent dated 18/10/1994 - roof details.

05 Oct 1994 - 94/04638/FULL, New conservatory, alterations to rear fenestration, various internal alterations.

1.3 Use Class

The existing and proposed use is C3 residential.

1.4 Footprint and Massing

The proposed works are minor and mainly focused to changes to the lower ground floor and minor alterations to the front landscaping.

The footprint and massing will remain the same.



2.1 The Site, 44 Abbey Gardens, NW8

St John's Wood is to be found in the north west part of the City of Westminster, Traditionally the northern part of the ancient parish and Metropolitan Borough of Marylebone, it extends east to west from Regent's Park and Primrose Hill to Edgware Road, with the Swiss Cottage area of Hampstead to the north and Lisson Grove to the south.

Abbey Gardens lies to the west of the St John's Wood Conservation Area, running off Abbey Road and adjacent to Violet Hill Gardens and playground. No. 44 Abbey Gardens forms a terrace of buildings constructed circa 1860, that is Grade II listed.

The construction work proposed that alters the fabric of the building is limited to the lower ground floor and front garden. The upper floors are in fairly good decorative order and the only works proposed is a 'fresh-coat' of paint to principal rooms on the upper floors.



Aerial photograph of application site, scale approx. 1:1250

2.2 Urban Context



Birds eye view looking from the South



Birds eye view of rear gardens looking from the north

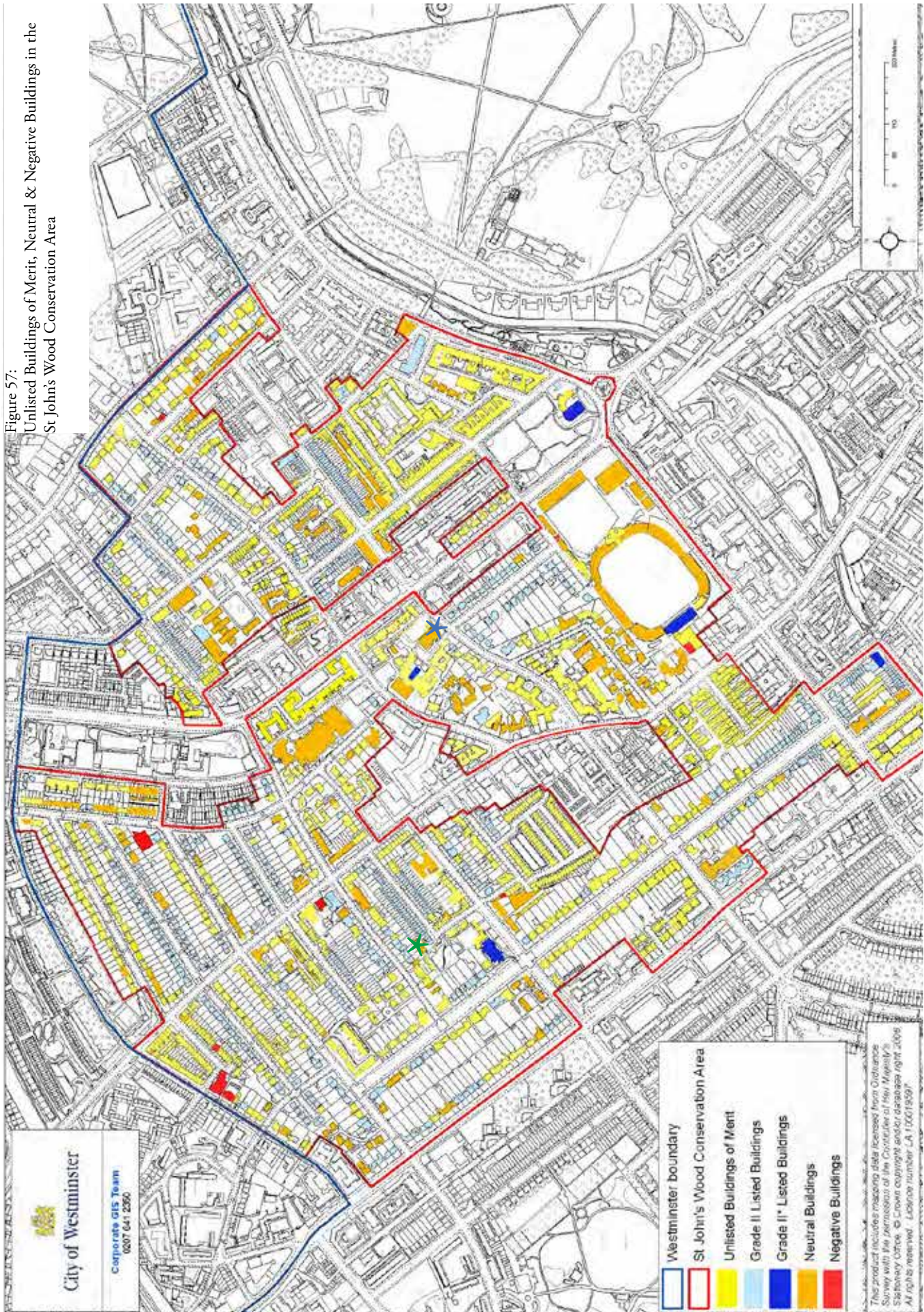


View looking along Abbey Gardens to Violet Hill Gardens



View looking along Abbey Gardens to Abbey Road

Figure 57:
Unlisted Buildings of Merit, Neutral & Negative Buildings in the
St John's Wood Conservation Area



★ 44 Abbey Gardens site

No Scale

3.2 St John's Wood Conservation Area Map and Listed Buildings, Map extracted from St John's Wood Conservation Area Audit, 2008

3.1 Heritage Assets

The accompanying Heritage Statement outlines the level of likely harm the proposed works will have on the identified heritage assets. The below summarizes the findings in the Heritage Statement.

3.2 St John's Wood Conservation Area

The site lies within the St John's Wood Conservation Area which was first designated in 1967, and was extended in 1979 and 2007. It is covered by the St John's Wood Conservation Area Audit, which was adopted in 2008, and provides an appraisal of the historic context and key features of the Conservation Area.

The density of buildings remains much lower than in many Westminster locations, with a mixture of detached, semi-detached and terraced properties set in generous gardens and along a network of wide, tree-lined streets. The townscape itself retains a generally consistent and domestic scale and there are few buildings which can properly be regarded as landmarks.

The later terraces at Abbey Gardens date from the 1860s and are more conventional mid-Victorian buildings. These three storey yellow brick buildings are half stuccoed with cast iron balconies supported on pillars and a pronounced cornice. Windows are embellished with consoles and pediments at first floor level, and simple surrounds at second floor.

3.3 Listed Buildings

44 Abbey Gardens is listed at Grade II along with the terrace of houses from Nos 8 to 48. Due to their special historical or architectural interest, listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Historic England listing text for 8-48 Abbey Gardens reads as follows:

TQ 2683 SW CITY OF WESTMINSTER ABBEY GARDENS

Nos 8 to 48 (even) 9.1.70 GV II

Terrace of houses. Circa 1850. Stucco brick, stucco dressings.

Roof not visible. 3 storeys and basement. Each house 2 windows wide. Balanced composition; centre and end pairs of houses break forward slightly. Channelling to ground floor. Slightly projecting Ionic porches to right of each house. Panelled doors. First floor continuous bombé balcony. Square-headed windows; architraved above ground floor, corniced to first floor with pediments to centre and end houses. Sashes, margin glazing. Console cornice above second floor. Parapet. 1 of 2 matching terraces lining Abbey Gardens.



above, Principal rooms on the raised ground, first and second floor are in relatively good decorative order and will require just a refresh of paint.



above, raised planter to front forecourt in poor condition and requiring repair.
left, lower ground floor has signs of damp and require more invasive refurbishment works.

5.1 Proposed Works

The following is a comprehensive list of the works proposed at 44 Abbey Gardens which will alter the fabric of the existing building. All other works to upper floors include light refurbishment work and mainly in the way of painting and decorating:

8.1 Front garden / elevation:

- Front garden, one wall of raised plant bed removed to create edge to existing hard landscaping.

8.2 Lower Ground Floor:

- Re-instate passage between hallway and rear of the house.
- Section of wall removed between front and rear rooms to create a larger family kitchen.
- Existing opening between kitchen and conservatory widened marginally.
- Existing kitchen door to corridor widened
- Below stairs WC introduced with soil pipe connected to main sewer and air extract to outside.
- Ceramic floor tiles removed from existing suspended floor, replaced with hardwood timber floor.



inside wall and coping removed only

above, right, raised planter to front garden, too narrow to be useful for planting and in disrepair



section of wall in front room removed with downstand to create opening to rear kitchen



original passage door currently blocked up to be re-opened



5.2 Appearance and Materials

Internal:

The proposal to re-instate the passageway from the corridor to the rear of the house will go some way in returning the lower ground floor to its original layout.

The structural openings to be made are modest with a downstand to preserve ceiling covings and aim to appear as french door openings in a period house rather than opting for a style which is 'open plan.'

External:

The raised planters are in a state of disrepair and are an incongruous addition to the front of the house. They are a late addition to the landscaping and are too narrow for successful planting. Removing the outside edge and leaving the remaining wall will better define the edge of the hard-landscaping. The existing concrete pavoirs will be extended over the planter bed.

5.3 Accessibility

All new openings will aim to have a level threshold.

The new lower ground floor WC will give the added benefit of an additional WC and washroom accessible from the rear garden.

Sustainable Design Statement

As stated above and in the attached WCC Householder Sustainable Design Statement Template the proposed works are 'light touch' with little material change to the original fabric of the building.

Sustainable construction involves the prudent use of existing and new resources and the efficient management of the construction process. Where there are new elements added consideration will be given to the lifecycle environmental performance, with materials selected in consideration of the BRE's Green Guide to Specification, aiming for A or B rated materials wherever possible.

For buildings works to the fabric and interior decorating including paint, consideration will be given to minimising the environmental impact of materials, by selecting non-toxic and robust materials to ensure longevity and a minimal impact on the health of the occupants. Timber will be selected and purchased in consideration of sustainability certification. It is intended that all structural timber elements, along with any timber used for temporary uses such as scaffolding, will be sustainably sourced. This may include FSC and/or PEFC sources. Where possible, it is intended that locally sourced materials will be employed during the construction of the proposed dwelling. This will aid in ensuring materials that are in keeping with local vernacular are employed, whilst also contributing to the minimisation of the embodied carbon associated with these materials.

Measures of sustainable construction that will be used on this proposed development will include:

- Reducing waste during construction and demolition and sorting waste on site where practical;
- Reducing the risk of statutory nuisance to neighbouring properties as much as possible through effective site management;
- Control procedures will be put in place to minimise noise and dust pollution and roads will be kept clean if the site generates a lot of dust;
- Restricting deliveries and arrival times in order to manage potential impacts on neighbours.

Work will be limited to appropriate hours and suppressors will be used to reduce noise from machinery.