

DESIGN & ACCESS STATEMENT 8 ALMA STREET



t: 0207 736 2006

m: 0785 253 6475

e: info@greenlifecontractors.co.uk

w: www.greenlifecontractors.co.uk

a: Studio 1, 88 Peterborough Road, Fulham, SW6 3HH

DESIGN & ACCESS STATEMENT

General site context

The site is located at 8 Alma Steet, NW3 5DJ, between Kentish Town underground station and Kentish Town West train station, falling within the Inkerman Conservation Area. The area is well served by local transport links due its close proximity to Kentish Town which is served by the underground, national rail and numerous bus routes.

The site

The site is located in the South West side of Alma Street, near to the intersection with Anglers Lane. The property is a three-storey mid-Victorian terraced five bedroom property split over 3 floors.

Access

Access to the site is via Alma Street, with one step at the front of the property. Access to the rear of the property is through the front only.

Proposed Works

The project proposal is for an infill of the existing single storey extension at the Ground Floor level. The intention is to maintain the existing closet wing and remove only

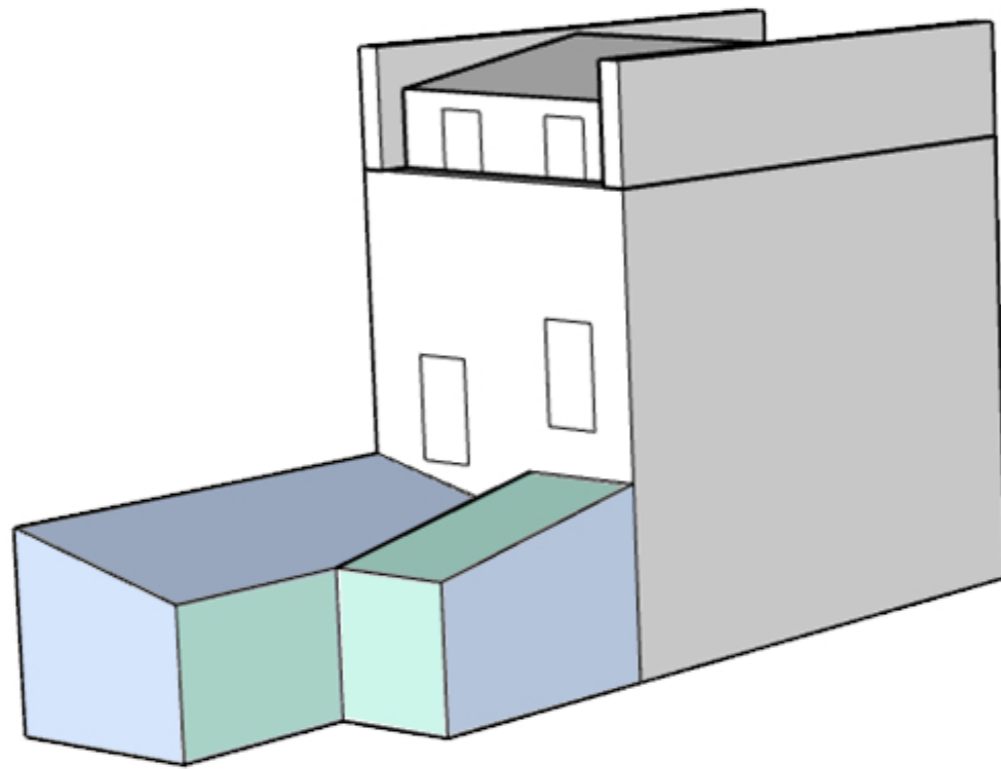
part of the extension (existing glassed roof), in order to build a new environmentally efficient glass roof, infilling all the space at the rear of the existing extension. The concept is to create a more useful rectangular space and have a more energy efficient building. The infill of the existing extension is to have minimal effect on the neighbouring properties.

Scale and appearance

The appearance of the extension has been designed to respect the existing terraced houses. The scale of the proposal responds to the existing neighbouring extensions at Alma street. The plants around the garden helps to mitigate the overlooking and to create a private space. The material has been carefully considered and to be traditional in appearance and sympathetic to the host building. The new infill of the existing extension is a more useful and efficient rectangular space which elegantly embraces the Victorian style. Traditional materials, such as bricks, will be retained wherever possible, and where replacement will be needed, material will be chosen to closely match the original. The new extension infill is designed to not affect the character of the building or the Inkerman Conservation Area. The design, materials and scale are sensitive and in harmony with the existing.

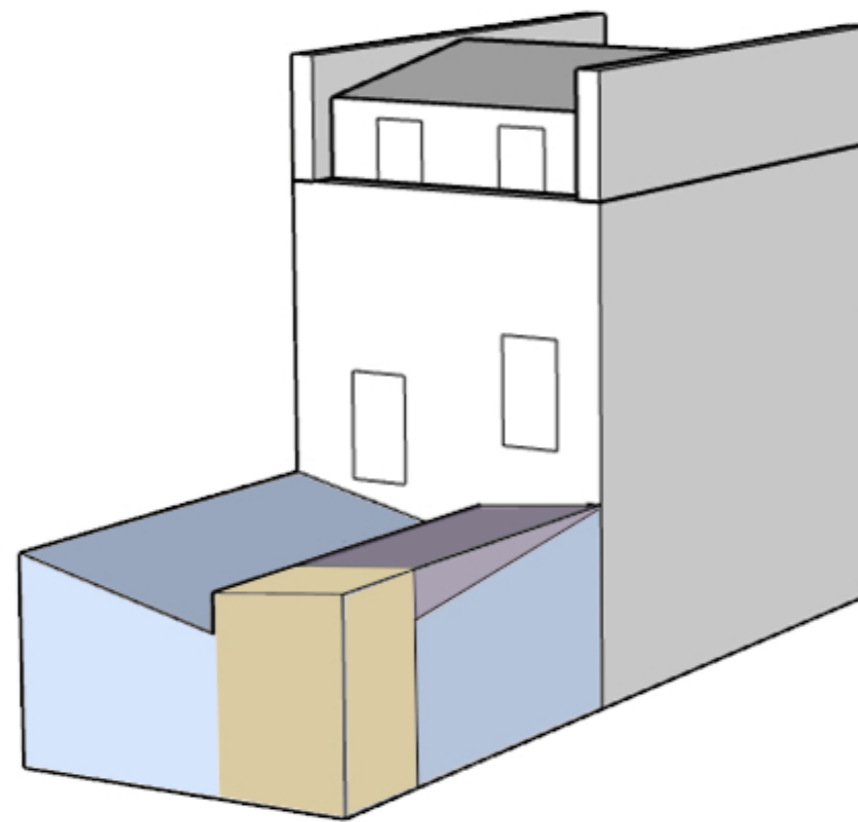
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Concept design



Demolition Existing extension retained

Fig. 1 Existing

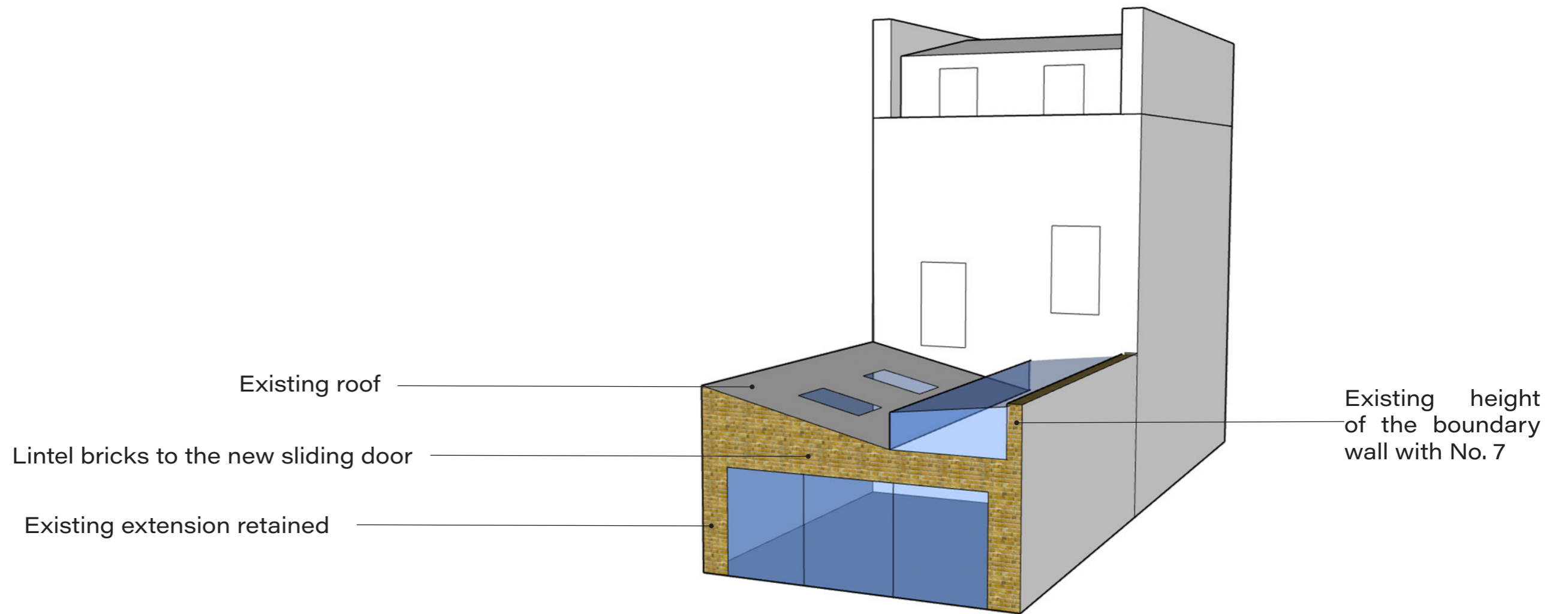


New Infill Footprint of existing extension replaced with new Existing extension retained

Fig. 2 New + Infill

DESIGN STATEMENT

Indicative 3D view



SITE PHOTOGRAPHS

Aerial photo - view from East



SITE PHOTOGRAPHS

Aerial photo - view from West



SITE PHOTOGRAPHS

View from the front of the property



SITE PHOTOGRAPHS

View from the rear of the property



MATERIALITY

Proposal elevation of the rear property



MATERIALITY

Proposal roof plan

