

DESIGN AND ACCESS STATEMENT

LBMVarchitects

REF 0077
DATE 11/09/2023
CLIENT OÜ Kala House
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PROJECT AT Flat 2, Garden Flat 02 Strathray Gardens NW3 4NY

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Proposed Development in Brief

The enclosed full pre-planning application relates to the following works:

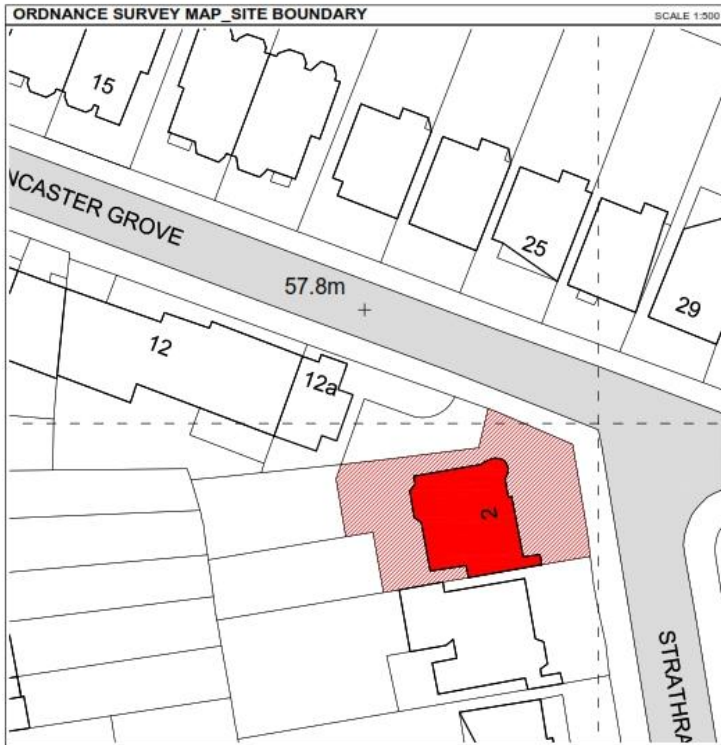
1. Proposed sliding doors to the rear of the property to the existing rear extension
2. Proposed new timber windows layout to rear bay window
3. Proposed New front door entrance
4. New side door to access the side garden
5. Minor Proposed extension of existing rear ground floor extension
6. Proposed front garden patio floor finish

Enclosed documents:

- Architectural Drawings: Existing, Proposed
- Design Statement
- Photographic survey

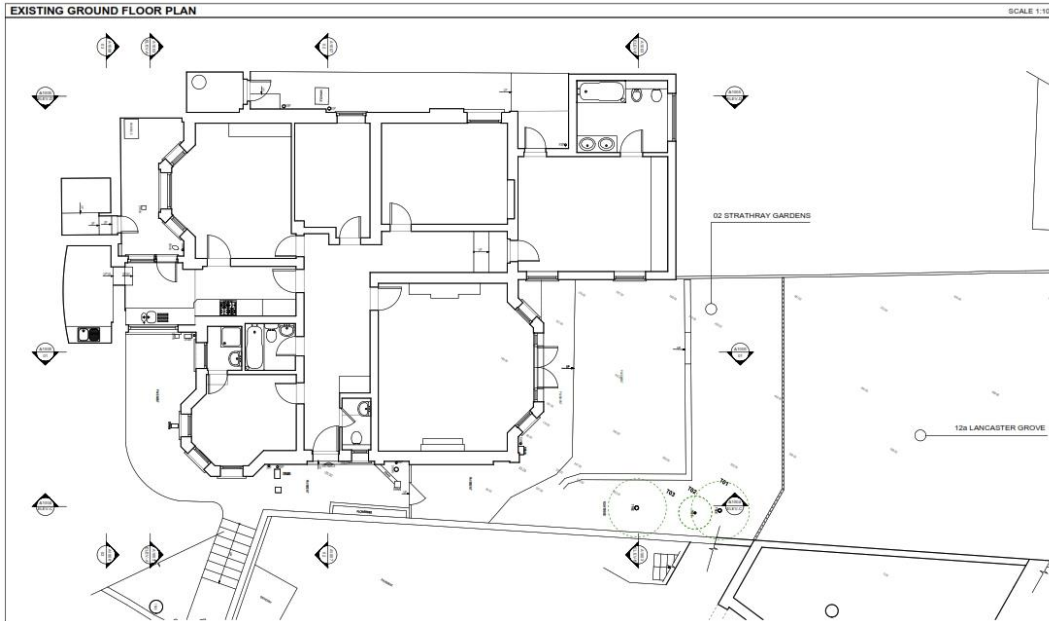
Application Site

The proposed refurbishment project for the garden flat at 02 Strathray Gardens NW3 4NY aims to enhance the overall functionality, aesthetics, and quality of the property. This ground-floor flat, situated within a late 1800s period building, has undergone various conversions over time, transitioning from a single-family home to multiple apartments.



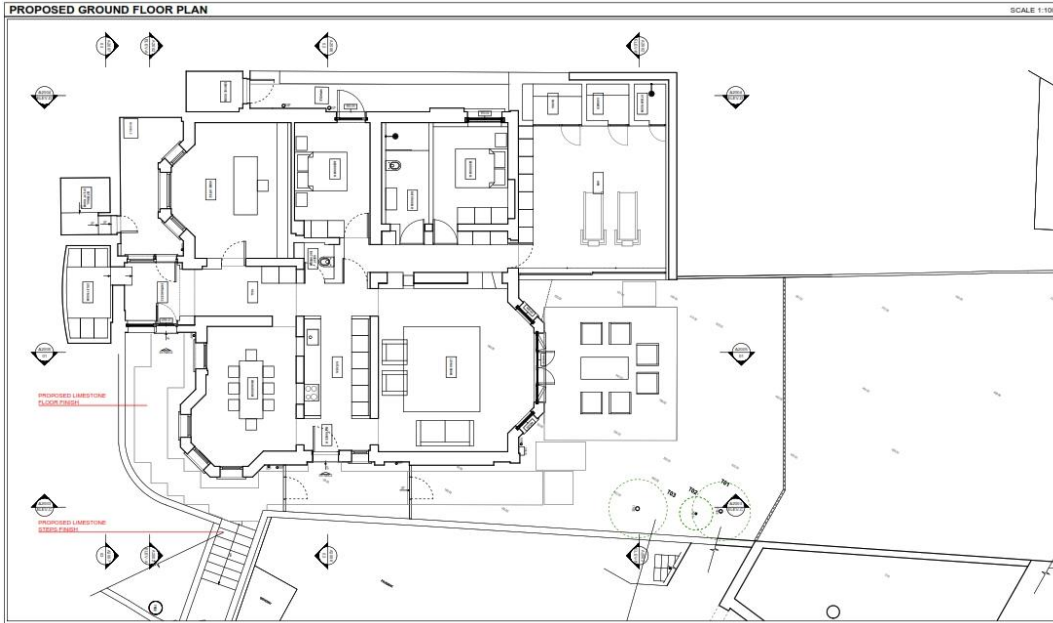
Existing

The existing Gross internal area of the flat is **186 sqm and** contains 3 bedrooms and it is used as residential unit.



Proposed

The **proposed gross internal area is 191 sqm and 3 bedrooms** and it will be used as residential unit.



1. Proposed sliding doors to the rear of the property to the existing rear extension

The focus of the project will primarily be on the lower ground floor flat, which includes an **existing rear extension**. This extension, constructed at a later stage, is slated for slight modifications as part of the refurbishment plan.

One of the key objectives of this project is to address the inadequacies of the current window design in terms of performance and quality. The aim is to introduce **new sliding doors** that not only enhance the visual appeal of the space but also significantly improve their functionality. This improvement will allow for a greater influx of natural light into the interior spaces, thereby creating a brighter and more inviting atmosphere.

Given the ground floor location of the flat, the access to natural light is of paramount importance. By upgrading the windows, the project aims to positively impact the overall living experience for the occupants.

Overall, the proposed refurbishment project for the garden flat at 02 Strathray Gardens NW3 4NY is designed to breathe new life into the space, creating a more comfortable, aesthetically pleasing, and functional living environment for its occupants



2. Proposed new timber windows layout to rear bay window

In addition to the primary refurbishment efforts, the project includes a minor modification to the existing **timber windows of the rear bay windows**. These timber windows, which are not original to the building, will undergo a subtle transformation. The proposed alterations aim to align the window layout more closely with the architectural style and character of the period building.

By revising the layout of the timber windows, the project seeks to harmonize the aesthetics of the rear bay windows with the overall design language of the building. This adjustment is intended to enhance the visual coherence and authenticity of the structure, while still respecting the historical context.

The choice of timber for the windows reflects a commitment to using materials that not only align with the period's architectural traditions but also offer durability and longevity. This choice ensures that the proposed changes not only contribute to the aesthetic improvements but also serve to maintain the integrity of the building for years to come.

The adjustment of the timber windows is approached with a meticulous attention to detail, aiming for a seamless integration that respects the original design intent of the period architecture. This thoughtful modification complements the broader refurbishment efforts, contributing to the overall enhancement of the garden flat at 02 Strathray Gardens NW3 4NY.



3. Proposed New front door entrance

As part of the optimization of the layout is the addition of a **new entrance door** positioned beneath the main stair access of the main building. This idea serves multiple purposes, notably revitalizing the front garden patio, which is presently in a state of disrepair, and enabling it to serve a more fitting and functional purpose.

The introduction of this new timber entrance door not only addresses the practical aspect of accessibility but also serves as a design element that aligns seamlessly with the architectural style of the building. The chosen paneled door design complements the existing aesthetic, maintaining consistency with the period's design sensibilities.

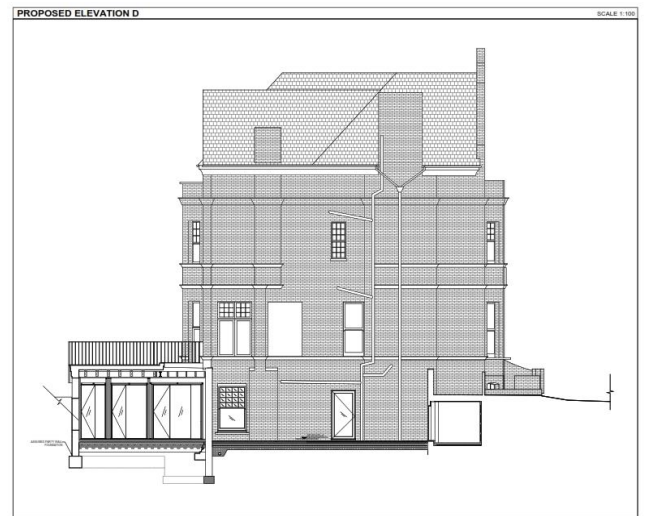
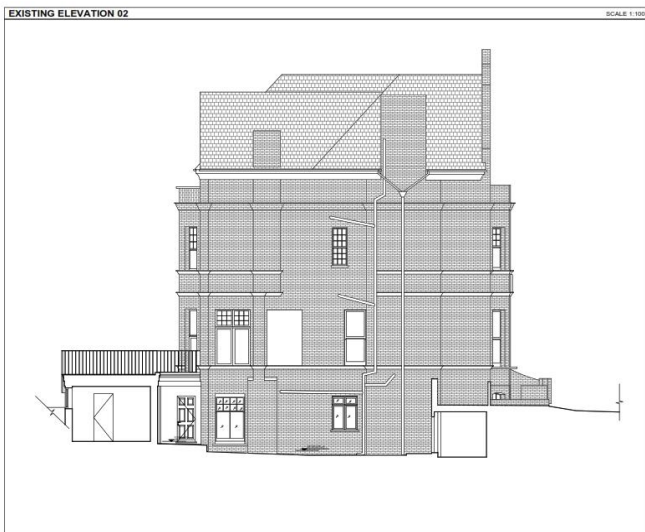


4. New side door to access the side garden

As part of the current configuration, a side patio serves as the location for access to the service room within the property. A conversion from a window to a door is proposed. The existing window is not original to the building, which provides an opportunity to introduce a more fitting and functional element.

The proposed transformation involves the installation of a **timber door in place of the existing window**. This modification not only enhances accessibility but also aligns with the architectural style of the building.

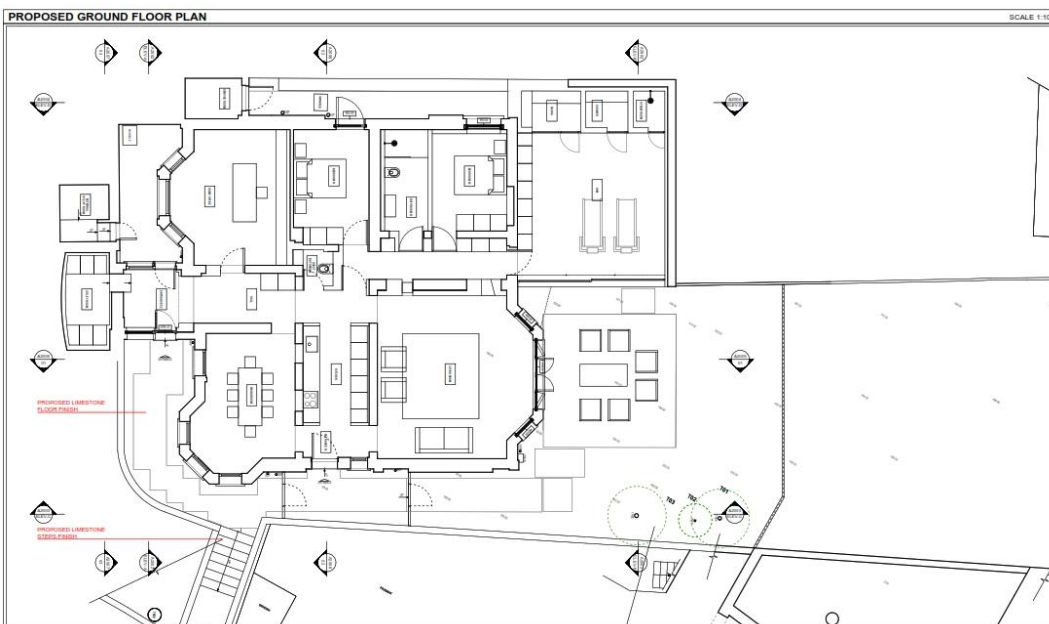
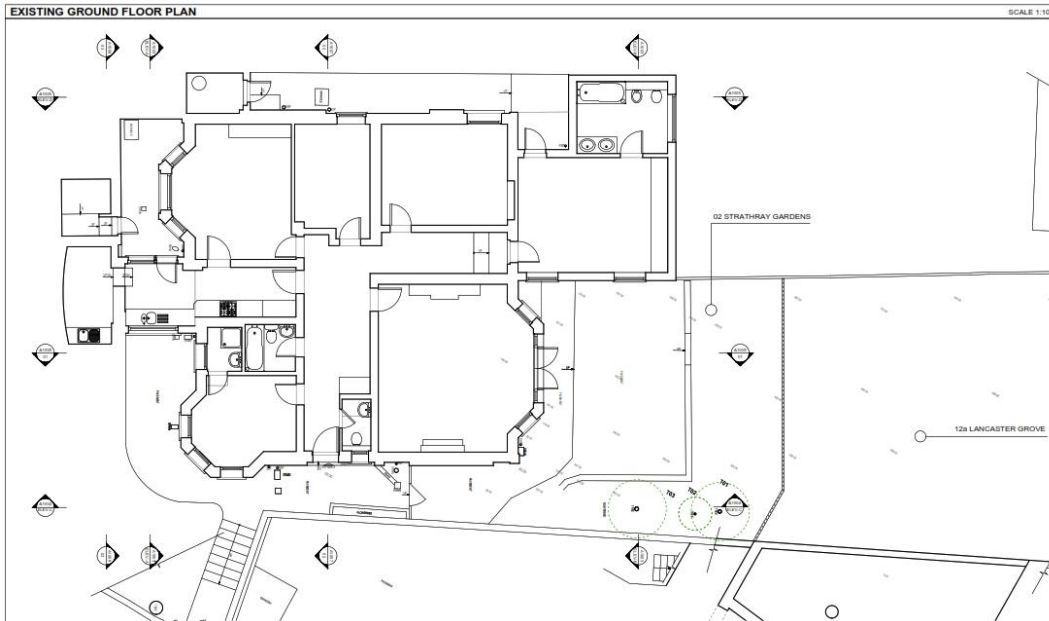
By converting the window to a door, the project aims to create a more practical and user-friendly access point to the side patio. This adjustment serves to improve the flow and functionality of the space, making it easier for residents to utilize and enjoy this area.



5. Minor Proposed extension of existing rear ground floor extension

As part of the optimization of the internal space within the existing rear extension, a **minor extension** is proposed. This extension aims to achieve a more rationalized and efficient layout for the internal spaces. By extending the rear extension, the project seeks to enhance the functionality and usability of this area.

The proposed extension is carefully designed to integrate with the existing structure, ensuring a harmonious blend between old and new elements. This approach maintains the architectural integrity of the period building while introducing a modern and functional element to enhance the living experience.



6. Proposed front garden patio floor finish

A new front patio finish is proposed, utilizing limestone. This choice of material not only provides a durable and visually appealing surface but also contributes to the overall aesthetic enhancement of the property.

To further enhance the charm and character of the path, it will be surrounded by pebbles and carefully selected plants. This deliberate choice of landscaping creates a natural and inviting ambiance, evoking the feel of a garden path. The combination of pebbles and plants adds texture, color, and visual interest, transforming the front patio into a welcoming and harmonious outdoor space.

Statement

The enclosed proposal doesn't change the current front access to the property.

Materials

The proposed material of the **new timber windows and doors will be timber matching the color of the existing windows**

The proposed material of the **sliding doors** of the rear extension will be in slimline frame aluminium, dark grey.

The proposed material of the entrance stone floor will be **limestone**.

LBMVarchitects Previous Projects

Lyndhurst Gardens NW3 5NR





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Elms road SW4 9EP



