

The Studio, 76 Parkhill Rd

Design & Access Statement

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Prepared by Ecos Maclean Ltd



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Engineering - materials, energy, structure

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Context

- The property is located at the rear of 76 Parkhill Road. The Garden studio is set out on two floors with an upper floor with large bedroom and bathroom and the ground floor providing an entrance hall, open plan dining room, sitting room and kitchen. A large glazed opening then provides access onto an enclosed garden.
- The rear and side of the property is close to the boundary of adjacent properties 76 and 74 Parkhill Road. Immediately adjacent in the garden of 74 there is a two storey rear property and there are a variety of rear extensions on this side of Parkhill Road.
- The following images show the relationship of the garden studio to the adjacent property.



Front door No 76 Garden Studio



Front door of No 74



Roofs of No 76 Garden Studio and No 74

Proposal

- A new basement extension with lightwells to the side rear of the property allowing the addition of one extra bedroom to the property.
- The basement creates two new bedrooms allowing the mezzanine floor to be used as an additional living room space.
- The area of garden remains unchanged and is approximately the same area as the footprint of the property.
- The photos below show the rear elevation of the property from the enclosed courtyard garden.
- The addition of one extra bedroom will be a modest enlargement of the property
- The new lightwells will have very limited impact on external light because they are enclosed by balcony and trees thereby reducing the potential for light pollution at night.



Rear elevation



Rear
Courtyard
garden