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Rev: /

Tower Cottage

**1a Parkhill Road
London
NW3 2YJ**



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1.0 Introduction:

This report has been produced by Paul Archer Design on behalf of our clients Sadhbh O'Gorman and Jason Tann.

This report aims to describe the scheme design for the proposed alterations to Tower Cottage at 1a Parkhill Road, London NW3 2YJ, in support of the planning application to be made to the local planning authority for those alterations.

Site:
1a Parkhill Road
London NW3 2YJ

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2.0 Practice Profile:

Paul Archer Design was formed in 1999 as an architectural practice specialising in bespoke architectural and interior design. As a young architectural firm we won a place in 2005 in the Architects' Journal 40 Under 40 awards listing the best of young architects in the UK today. Since the practice was formed we have been committed to high quality residential work, and we have since also branched out to complete work for the LTA, New Ashgate Gallery and a number of schools. We have extensive experience in working with Listed Buildings and enjoy integrating elegant contemporary design with the existing building fabric.

The enquiries and projects that we have taken on have developed from recommendations from clients and builders and also through appearing in various publications including Elle Decoration and Guardian Weekend. Along with the publications, our projects have been featured on Channel Four's Other People's Homes and several have been short listed for the AJ Small Project of the Year 2001, 2002, 2003, 2004 and won in 2006.

As a practice we ensure that design quality is always included in practical solutions. We also believe in value for budget for our clients through attention to detail and the pursuit of good quality and low maintenance schemes, particularly in the building envelope.

Examples of some of our previous projects can be found on the following pages.

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3.0 Examples of work



Work sample 1:
Restoration and extension to Church Cottage,
Keynsham, Bristol
Listed building, shortlisted for AJ Small Projects of
the Year 2001 award

External view of the house



View of glazed side extension

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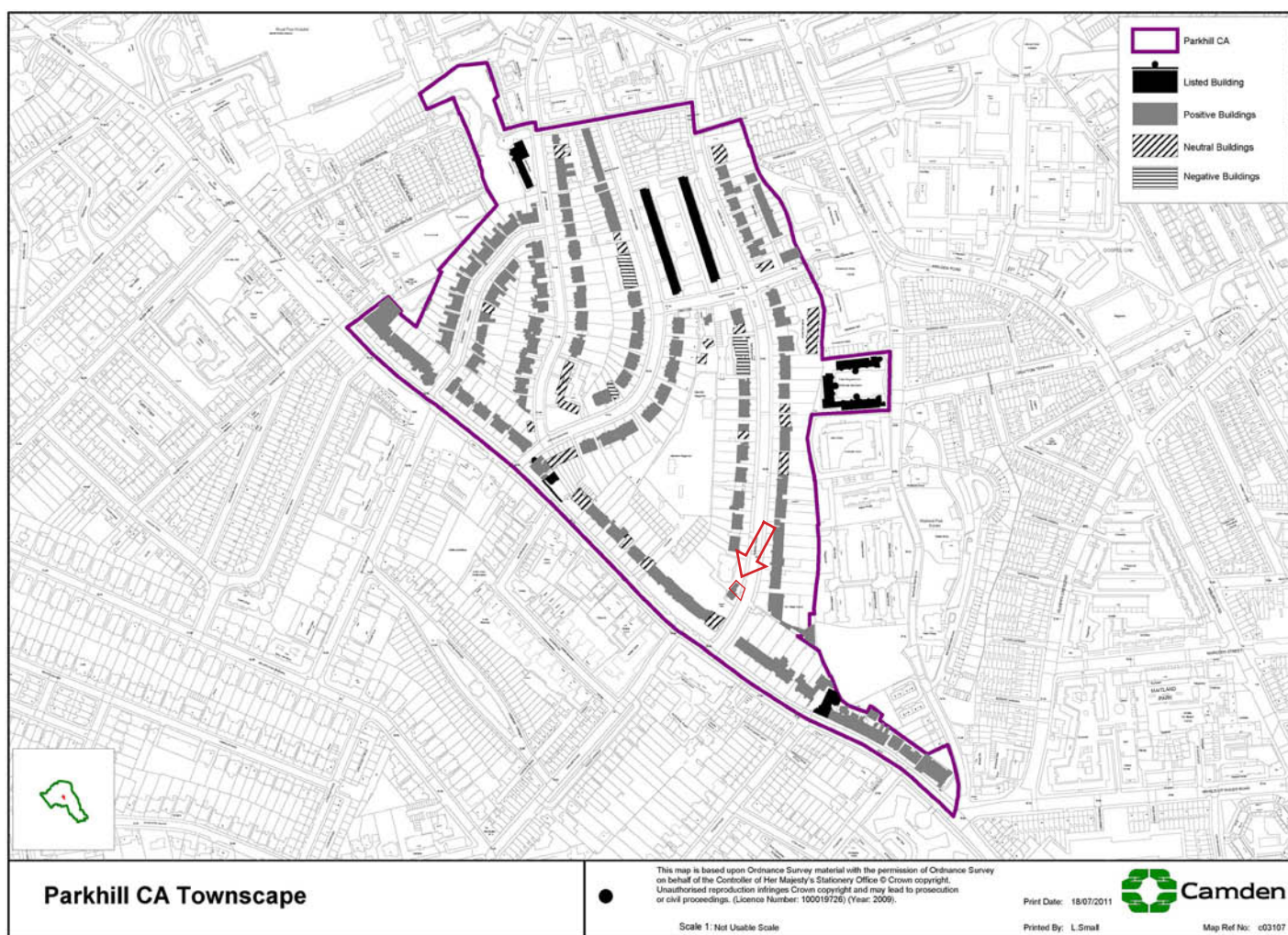
Work sample 2:
Extension to 334 Liverpool Road, Islington,
London N1
Grade 1 listed
Winner of NLA best use of glass award 2009



Work sample 3:
Basement extension to 12 Wallace Road,
Islington, London N1
Winner of AJ small project of the year award 2006

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Parkhill and Upper Park Conservation Area map - Tower Cottage is designated as 'Positive Building'.

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4.0 Context analysis

The property - for its unique character called Tower Cottage - is a Victorian lodge with a truncated steeple. It is believed to have survived from the grounds of a gothic house demolished at the corner of Haverstock Hill. While it has maintained some of its historical features such as rusticated quoins, it has been significantly altered by adding a glazed conservatory to front of the house. The original brickwork has been entirely painted white.

The nearest surrounding is an adjacent house at 1b Parkhill Road, possibly Victorian, and a 6-storey contemporary block of flats to the north of the site. The front garden to Tower Cottage and its ground floor elevation are hardly visible from the street level due to the boundary wall being tall and overgrown with ivy and bushes. The house has no rear garden.

The building is located within Parkhill and Upper Park Conservation Area - a part of the 19th century London suburb of Belsize, running along the east side of Haverstock Hill. The special character of this area is defined by the hilly topography, mature trees and 19th century semi-detached residences.



Tower Cottage, street view photo



Tower Cottage, photo of the front conservatory

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5.0 Proposed development

Our brief has been to alter the internal layout of the property to better suit the new owners' lifestyle and generally improve the quality of the house, which at present lacks essential modern facilities, such as a working kitchen. We propose to entirely reorganise the ground floor to create a kitchen and dining area with good access to daylight at the front of the house. In order to achieve that we propose to replace the existing conservatory with a modern extension of similar volume.



3D model of the existing house, vegetation to boundary not shown for clarity



3D model of the proposed scheme, vegetation to boundary not shown for clarity

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This addition would maintain the existing character of a light transparent structure, while improving its thermal performance by using contemporary windows and wooden fins providing shading to the glazed roof.

The proposal includes relocating the main entrance to the front of the tower which requires bringing the sill of the existing kitchen window down to the floor level. The new door is to be traditional style timber frame glazed door.

Our proposal aims to improve the security of the property. At present this is largely compromised due to the front timber gate being dilapidated and the boundary wall being too low in relation to the adjacent publicly accessible raised planter to the east of the site. We propose a new solid timber gate, increasing the height of the boundary wall and replacing the existing timber trellis with a new one.

Aiming to improve the daylight access to the house, we propose increasing the height of first floor window to the front of the tower, as well as introducing a new one to the side of it – both of these would match the scale and proportions of the tower's second floor windows. The proposal also includes inserting a new roof window to the rear slope of the main roof and adding traditional style wooden shutters to all windows.

As part of the refurbishment we propose to replace the existing balcony railing with a new cast iron balustrade – whose design is based on the typical traditional balustrade type that can be found in the surrounding houses (see photos on the right).

6.0 Access

The proposal does not change means of access to the property i.e. pedestrian access from the public pavement.

7.0 Structural Survey

No structural survey has been prepared as the proposal does not involve substantial demolition.

8.0 Trees

No trees to either the front or the rear of the building are affected by the proposal.



Photos of a typical balcony railing which can be found in several houses in the surrounding area

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