

# DESIGN AND ACCESS STATEMENT

25 ADAMSON ROAD NW3 3HT

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# CONTEXT

**Adamson Road** is located in the south eastern corner of the Belsize Park conservation area. The area is largely residential in nature and the street mainly consists of large 4 storey residential buildings with shared access areas.

25-31 Adamson Road is faced with red brick to the street and flank walls and the rear is rendered on the lower two floors with brick to the upper floors. The building has off street parking in front and large gardens to the rear.



View of 25-31 Adamson Road



# DESIGN PROPOSAL

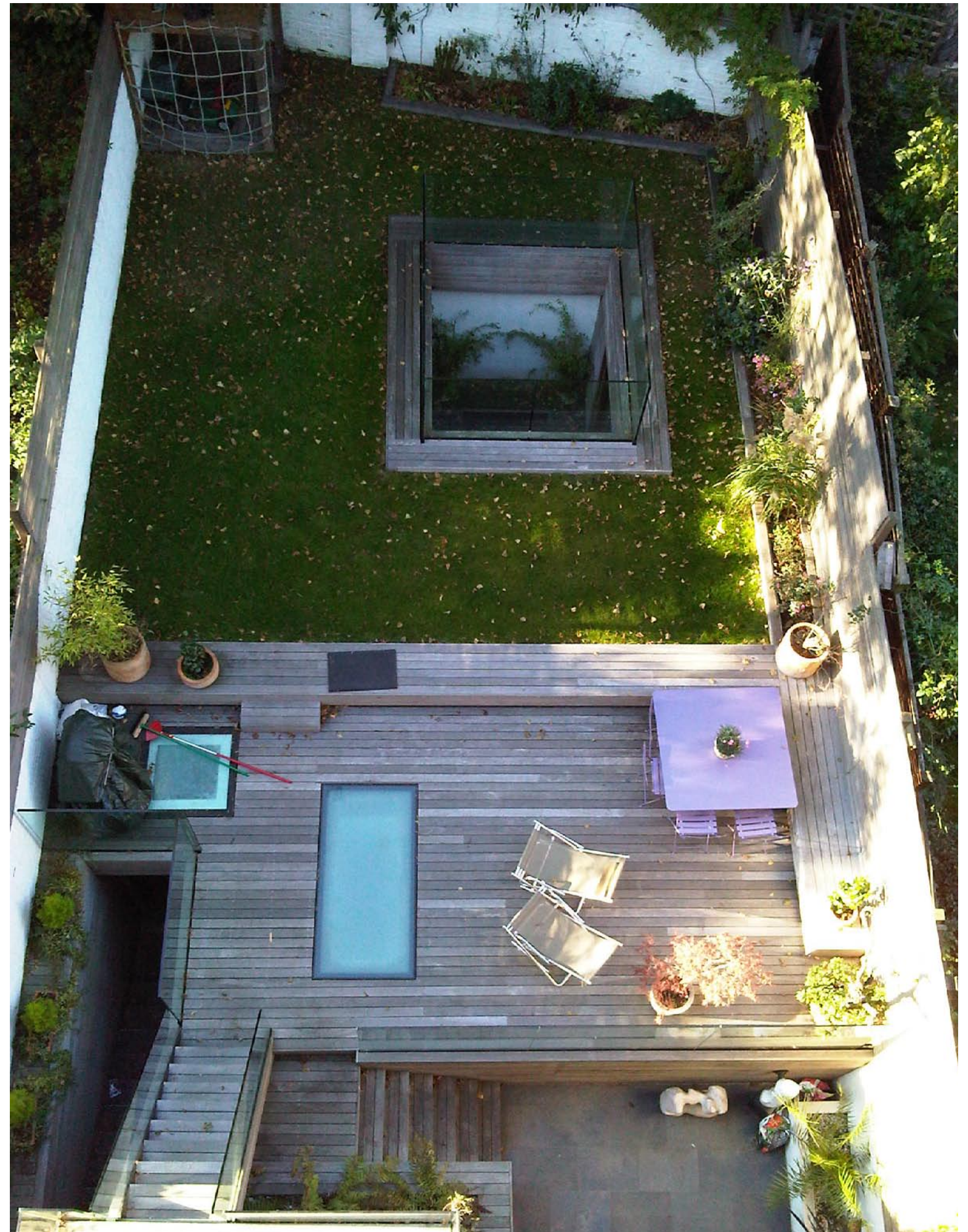
The proposal extends the existing flat to the rear on ground floor level and links it with the existing basement flat which is located below garden level. This flat has a section 106 agreement which limits its use. It is proving difficult to use as an integrated space, therefore the owners want to link it to the main residence, which the small extension facilitates.

This also makes better use of the ground floor terrace, which is currently dead space, by integrating it into the existing flat. The new spaces allows a reorganization of the internal spaces to suit family needs.

The new roof over the extension incorporates a green roof over 60% of its area. A usable terrace is set within the green roof space. It is slightly larger than the existing terrace and maintains its access to the existing garden terrace and garden below.

The overall proposal makes a considerable improvement to the green space of the property.

The extension is clad in recycled ipe timber cladding that would be reclaimed from the existing garden floor terrace walls. The window frames to the extension would be powder-coated aluminium. The new windows and doors to the existing building would be in white powdercoated aluminium.



View of garden from flat above



# NEIGHBOUR AMENITY

The owners have consulted their neighbours regarding the proposal. The proposal does not overlook any property and those who overlook the property have been supportive of it. The extension is over an enclosed paved courtyard. With the roof being “green”, the proposal will be adding back a substantial amount of green space for everyone to enjoy.

The height of the extension is of similar height to the existing boundaries and would not have adverse effects on neighbouring properties in terms of daylight and sunlight. There is a small area as indicated in drawing 1104\_121\_P1 which indicates an enlargement of the fence and there is a hedge in this location already. The frameless glass balustrades are set back far enough from the edge of the roof and would not have any impact on neighbouring properties.



View of side access



View of timber fence with hedge behind

# ACCESS

Currently the main entrance to the flat is accessed by a communal stairway to communal hallway at first floor level. This main entrance is maintained and the existing entrance to the garden flat by way of private side access is improved to provide an alternative entrance to the flat.



View from garden