

Design and Access Statement



Garden House, 32 Eton Avenue, NW3 3HL – 14/06/2010

Design

Use

The client's priority is space as the family is growing. The objective of the proposed scheme is to enhance the quality of life for the family by optimising and increasing the amount of habitable rooms and the functionality of the spaces to allow an area for the children to play and the needed extra room for the regular visits of the family. This is to be achieved through creating a playroom with storage area and guest bedroom at basement level, and relocating the guest toilet from ground level to basement to better suit the family's way of life.

In summary, the client is looking to create a positive and safe home environment that will form the centre of the family's life. A peaceful environment that will allow every member of the family to draw strength for their everyday life for, and in particular, a place to raise children, an environment conducive to a child's social and academic development.

Amount

The additional habitable space to be gained is 57 Sq m that translates into corridor, a playroom with storage area, a guest bedroom and shower room en-suite, a guest toilet, a utility room, and a rear lightwell.

Layout

There will be no change to the ground floor layout except the guest toilet is being replaced by a cloak cupboard.

Access

Access into the flat is intended to be retained as per current condition. Access to the basement is to be made by means of an internal staircase from the existing dining room of the flat.

Scale

The creation of the basement with its 11 m long x 6.6 m wide with a clear height of 3.25m and the two sets of bi-fold doors to lightwells allow two well proportioned rooms and a good relationship to the exterior, paying great attention to the use of high spec materials and vegetation to ensuring a space for wellbeing.

Landscaping

The existing hard landscaping features are to be modernised through replacing the existing tiles in the rear garden with new ones encouraging the use of the space as an extension of the living areas.

Appearance

Externally the new lightwell will be rendered and painted white for better use of the natural light.

The proposed alterations as previously described, are very well integrated within and sensitive to the existing context and are mindful to respect and retain the underlying character of the building.

Xul Architecture Limited
Correspondence Address
102 Belsize Lane
Ground Floor
London, NW3 5BB
United Kingdom

Registered in England
No. 6743340