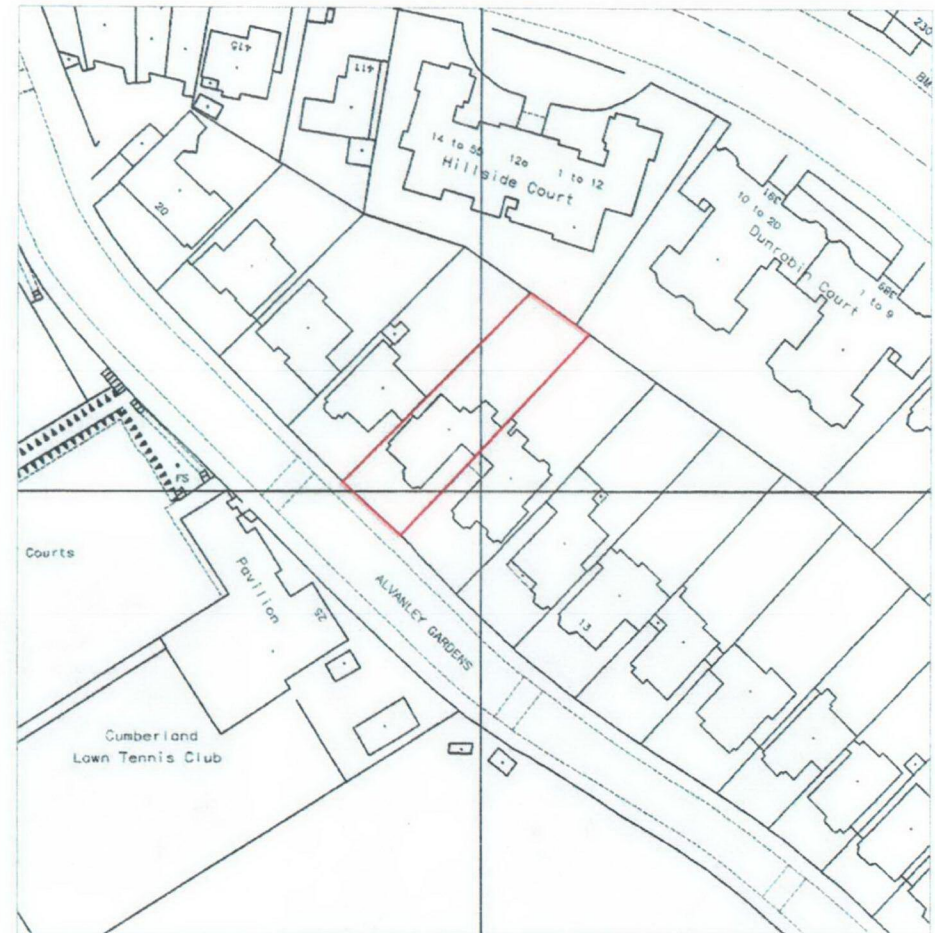


# Design and Access Statement

16 Albanley Gardens

job ref: 417

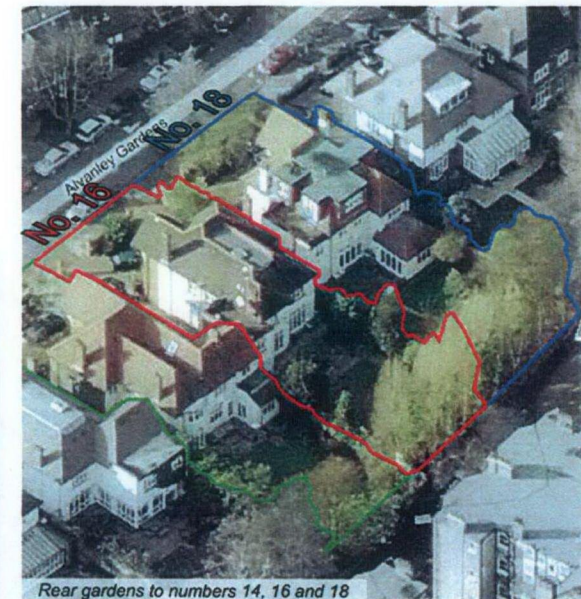
MARCH 2009



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## Introduction

The proposal is a rear extension to a detached house, 16 Alvanley Gardens. It is the clients intention to extend adding extra rooms for their childrens recreational and studying requirements, general home office spaces and and one extra bedroom with ensuite and expansion of storage space.

### Amount/Layout/Scale

The overall increase in the building is as follows:

Existing	Proposed	Difference
GF=154 m2	GF=196 m2	42 m2
1F=155 m2	1F=177 m2	22 m2
current	2F=90 m2	90 m2
roof space		<b>TOTAL 154 m2</b>

There are proposed changes to the rear of the property at

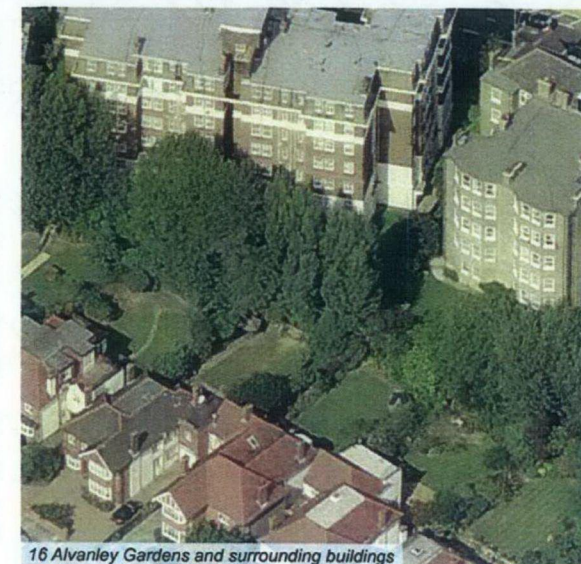
Ground, First and Second floor. A new window is proposed at the front of property. The roof is to be altered by bringing the existing hip roof line on the east and west sides to form a gable end on both sides.

### Site description / Context

Detached property, with front drive and 20 metre rear garden. The back garden is surrounded by mature trees along each boundary. The rear of the property faces two large 5/7 storey buildings which are positioned close to the rear boundary. See directly right.

The nature of the geography forms a gradient along the length of the road which results in number 14 having a lower roof line and number 18 having a higher roofline. See image above, the slope runs downwards from left to right.

The neighbouring property (no.18, outlined in blue) has had a large roof extension, which can be seen in the top two images. The trend along the rear of the properties shows a majority of rear extensions extending well past the main building line. Number 16 currently sits back from this line as can be seen in the top right image.







Proposed rear elevation

**Concept/Materials**

The proposal for the extension was informed by several different factors. Firstly the size was a balance between that of the clients requirements and also that which best suited the existing building and site taking into consideration the surrounding buildings. The neighbouring properties have been extended which allows for the new extension to come in line with the rest of the street.

The image to the right shows the existing rear facade, stepping back from east to west.

For the proposal at ground floor, 1/3 of the rear width extends in line with the neighbouring ground floor extensions. At first floor the stepping of the facade has been reinterpreted to coordinate with the intervention at ground floor, and remains within the current building line of the neighbours.

From the street the appearance has been kept the same as the existing style. The roof line remains a hip with additional dormers to the side elevation with the existing details remaining.

All tiling and renderwork is to match. New windows which face the front adopt the same proportions as the existing.

The clients brief required that there would be proposed changes to each floor. It gave an opportunity to rethink the arrangement of the existing rear facade.



Existing front elevation



Existing rear elevation, showing stepping of facade





*Perspective showing proposed rear elevation*

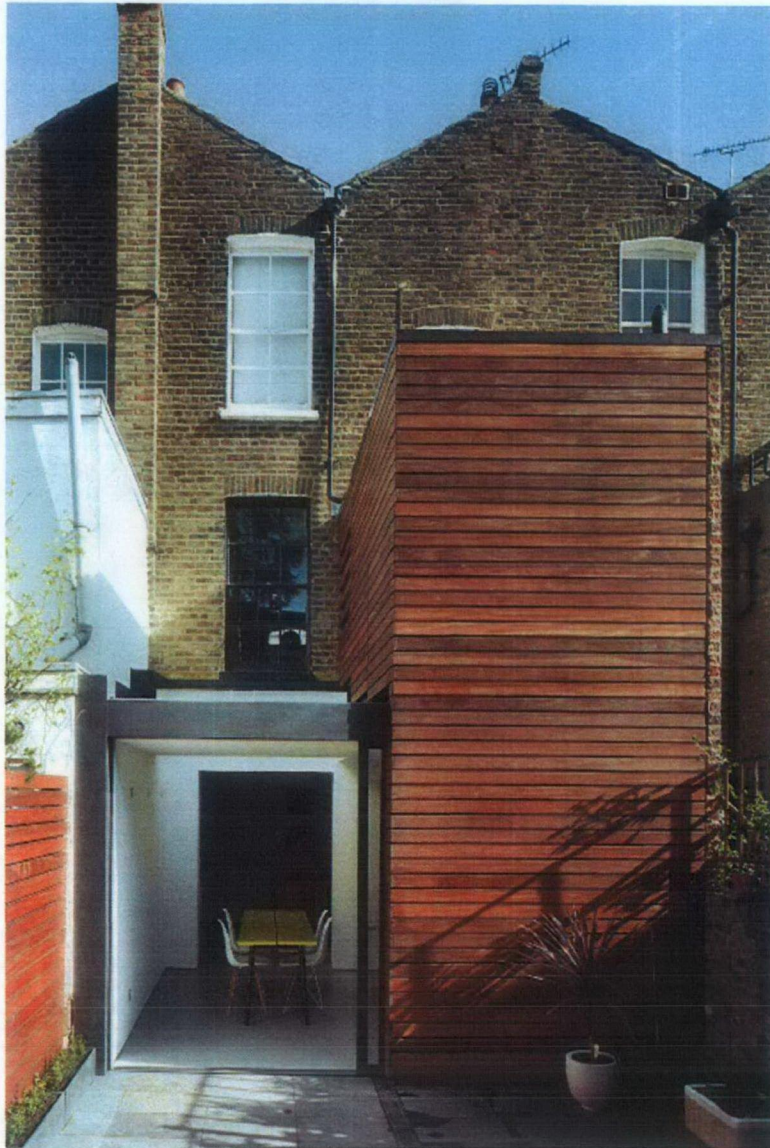
The client was interested in improving the internal spaces by the use of natural light and how that would affect the external facade. The existing staggering mass was part of the inspiration to the proposal, by pushing and pulling different sections horizontally and vertically we achieve a concept which improved the richness of form, together with the internal space and arrangement. Light is able to penetrate further into the building and can enter at different angles.

A hierarchy of spaces is achieved as you go up the building and from the outside it is clear to see which entities are more private than others.

The building scale matches those around it and uses existing colours and materials to retain the suitability to its context. Overlooking has been strictly considered and different portions have been set back to decrease sideways viewing angles.

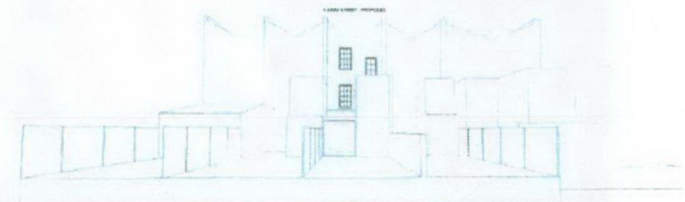


## EXAMPLES OF PREVIOUS BUILT WORK



Clients: Tim Swift & Emily Morton  
Location: Islington  
Contract sum: £56k  
Contractor: Drumm Developments  
Structural Engineer: Martin Reddon

A classic three storey Victorian terraced townhouse is adapted for 21st century living. The main semi private living spaces for eating and cooking are placed to have a direct relationship with the garden. The original bathroom is moved up the building in the two storey element of the extension. It is given top light and the side window is integrated in the timber boarding to ensure privacy. Evoking the memory of what was once in common use- the two storey extension is clad in timber. This is standard garden decking put to a new use. The material is repeated in the garden and interior- blurring the distinction between inside and outside. The large glass door and rooftop flood the interior with light whilst being visually subservient to the timber box.



View looking up from the garden of the townhouse showing the two storey extension and the original building.



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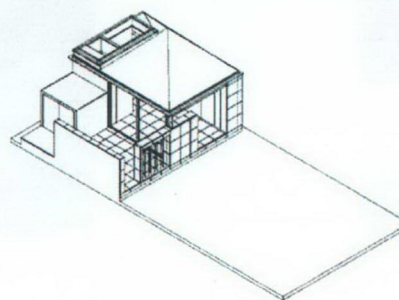
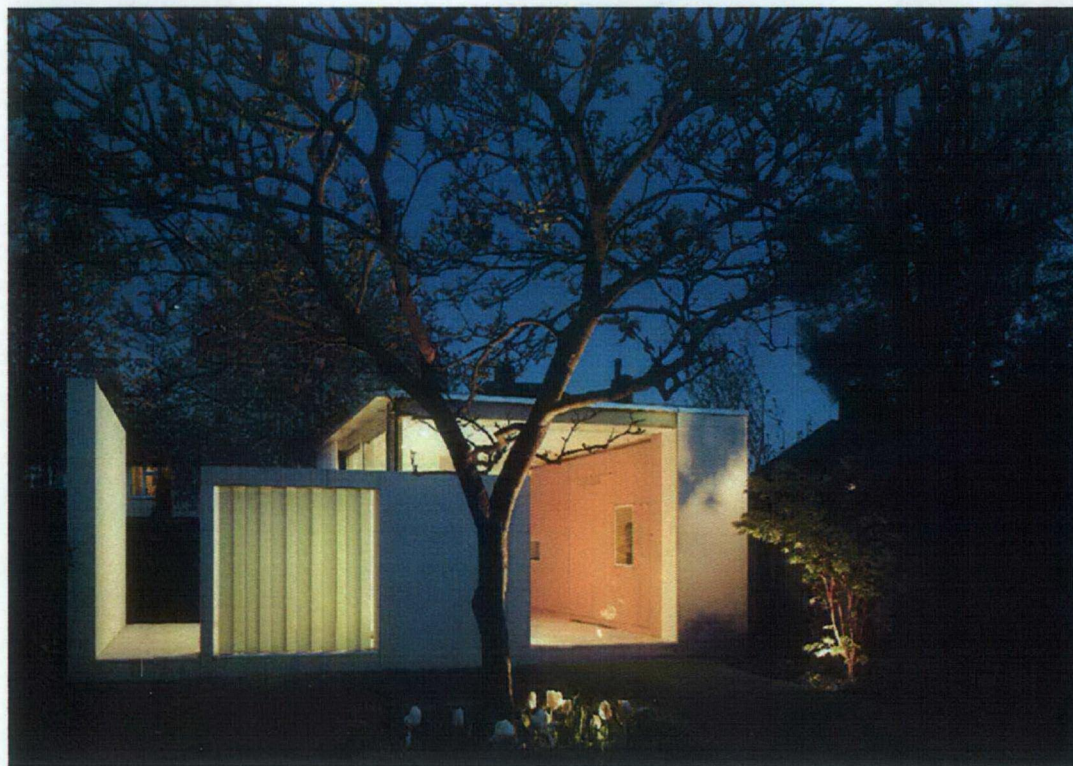
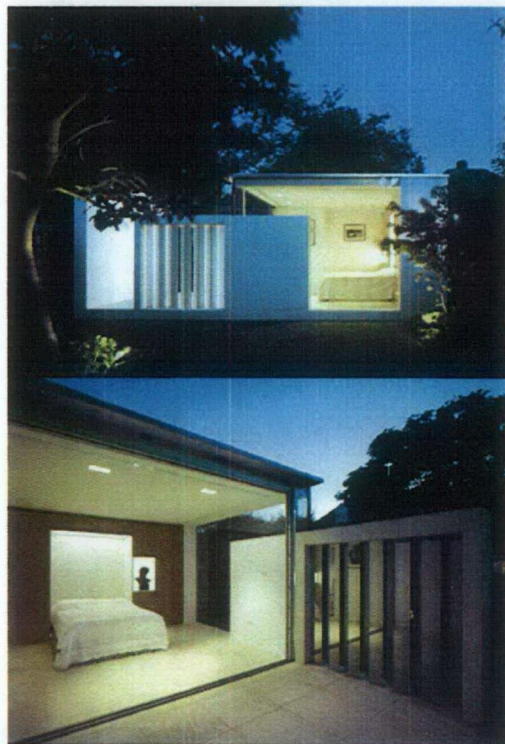


## EXAMPLES OF PREVIOUS BUILT WORK

Clients: Rajat & Kavita Jindal  
Location: Barnes, London  
Contract sum: £130k  
Structural Engineer: Martin Redston Associates

We have just completed this freestanding pavilion. The client required a space for meditation; something inward looking, yet closely tuned to the site. Occupying the end of a long garden, it was originally conceived as an enclosure of four outer stone walls one of which folds over to form the roof. The wall and roof planes were not allowed to touch at the corners, which allows the space to flow freely, yet still retain a sense of enclosure. The division between inside and out is deliberately ambiguous; double sliding doors allow the interior to expand into the courtyard space.

A wooden storage wall, occupying one whole side of the main space, conceals a bed and silk curtains to make a bedroom as well as a fold down desk for use as a home office. This allows the space to alter its function depending on which component of the wall furniture is deployed.



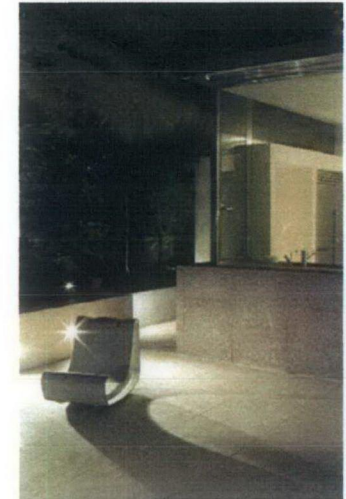
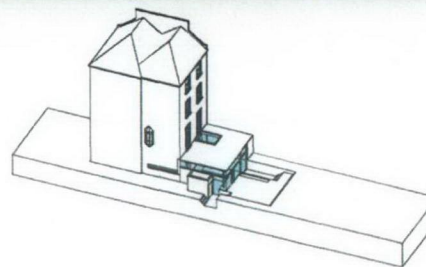
paul archer design jindals pavilion



## EXAMPLES OF PREVIOUS BUILT WORK



Client: Private clients  
 Location: St John's Wood, London  
 Completed: 2006  
 Contractor: JTA Group  
 Structural Engineer: Alan Conisbee & Associates  
 Construction cost: £300k approx.



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