

109 King Henry's Road
London NW3 3QX

FORGEARCHITECTS
6-8 COLE STREET
LONDON
SE1 4YH



DESIGN AND ACCESS STATEMENT 2014

Introduction



Site location plan

This design and access report has been produced by Forge Architects to support a planning application for the proposed redevelopment of the existing lower ground flat site at 109 King Henry's Road, London NW3 3QX.

This application proposes the modification and extension to the rear of an existing ground floor flat in a traditional terraced house. This report sets out the aims and intentions of the design that has emerged through both the development of the client brief and consultation with a planning consultant.

The statement considers the following aspects of the proposal:

Design

_use	<i>what the spaces and building will be used for</i>
_amount	<i>how much will be built on the site</i>
_layout	<i>arrangement of buildings and spaces</i>
_scale	<i>size of buildings and spaces</i>
_landscaping	<i>how open spaces will be treated</i>
_appearance	<i>what the buildings & spaces will look like</i>
_sustainability	<i>designed features to reduce environmental impact</i>



Birdseye view

Access

_servicing & transport access	<i>points and response to public provision</i>
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Street elevation

Design_Use



Entrance to side passage providing access

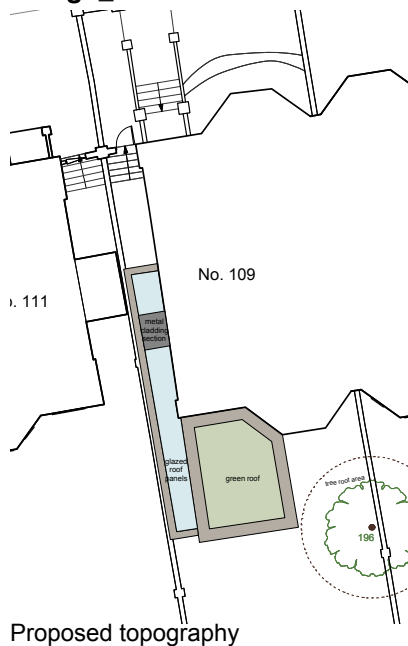
The dwelling is a lower ground flat located within a traditional terraced house, which would have been previously converted into flats from one single dwelling. The flat is accessed from the street through a door side entrance adjacent to the building leading into the garden. The current flat entrance door is located on the side elevation of the building. Currently the dwelling is a one bedroom flat with very large rooms and has the use of the entire garden.

The large garden currently is unmanaged with large trees to the south boundary with a existing glass building structure near to the rear elevation.

View from Marmont Road



Design_Amount



The proposed single storey extension covers part of the side passage adjacent to the building and projects 4 meters into the garden. In width it spans from the party wall with the adjacent garden at 111 to the corner of the existing bay window.

Schedule of areas:

Existing: 90sqm GIA

Proposed: 124sqm GIA

Design_Layout

The proposal is to convert the flat from a one-bed to a three-bed dwelling by adding an extension to the side and rear and new windows in two locations to improve the light levels inside. This will allow for the existing space to be used as two double bedrooms and one single.

The bathroom would be relocated to the centre of the deep plan to provide new windows for the new habitable rooms on the side elevation. The living/dining area will be located in the new extension, while the kitchen remains in the same location but with modifications.

The existing layout is very spacious but does not use the space to its full potential. Our proposal is a more efficient use of the space, and through the addition of extra windows, provides more habitable rooms within the existing space.

Existing:



Proposed:



Design_Scale

The extension projects 4 meters into the garden. This takes precedent from a bay extension further down the road at 103, which extends into their gardens to a similar distance.

The proposed extension has been designed to appear from the exterior to be made up of two elements; a brick extension to the side and a zinc clad extension to the rear. This breaks up the elevation, making it less imposing.

Similarly, the combination of these two volumes has allowed the proposed extension to have staggered heights so that the brick section which builds up to party wall is only 2.6 meters high, whereas the larger part of the extension extends to 3 meters. At 3 meters, the extension reaches to the underside of the sill at the first floor windows and so complements the existing proportions of the building. The proposed windows are also of a scale in keeping with the traditional proportions of the rest of the building.

Proposed extension



Design_Landscaping

The proposed extension is designed to keep clear of the roots of the adjacent, and similarly is of a scale to keep clear of any of the trees towards the rear of the site.

Whilst at the moment the garden is quite overgrown and parts of the ground close to the building are paved, we would propose a predominantly green landscaping strategy of a much more considered design than the existing condition, whilst not destroying any habitats that are existing.

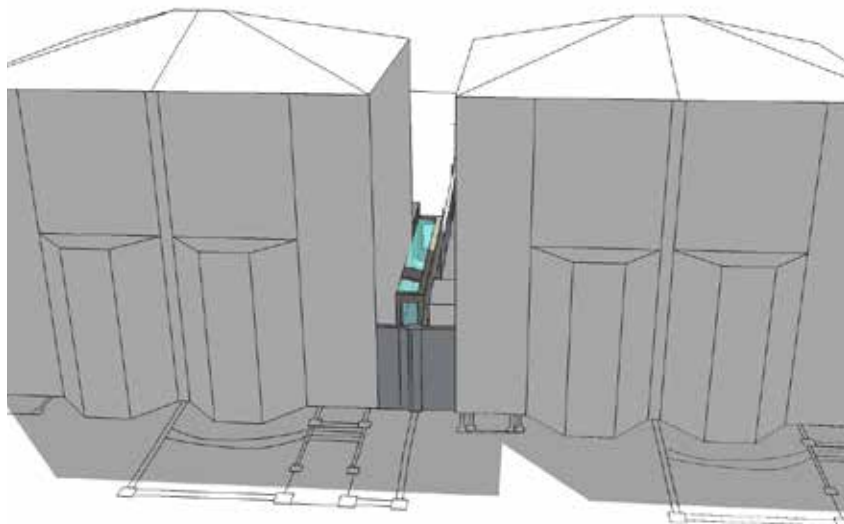
Existing condition of garden



Design_Appearance

The proposal is designed to complement the existing traditional context, keeping in mind its proximity to the nearby conservation area. For the brick portion of the extension we are proposing to use a brick similar to that of the existing building, and a Zinc cladding is proposed for the larger part of the extension to contrast with the traditional surroundings. The design is of a contemporary appearance which complements the existing context in proportion, style and appearance.

Modelled visuals of proposal



Design_Sustainability

Every effort has been made in the design process to integrate sustainability into the scheme and the proposal uses sustainable materials whilst the green roof adds to the natural habitat for surrounding wildlife and makes up for the loss of garden. Considering that currently on the site is an existing small greenhouse and paved areas, we would be adding to the levels of greenery in the area.

Access_ Servicing and transport access

The site has a PTAL rating of 2 and is a 12 minute walk from Swiss Cottage station. There are also two bus lines that run near to the site providing access to amenities. The residents of the dwelling would have the opportunity to use on-street parking as is the existing situation.

Space for refuse storage and collection would be out the front of the building as is the existing condition, and there is adequate area for this at the moment.