

25 Marquis Rd
London
NW1 9UD

Design & Access Statement

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Prepared by Ecos Maclean Ltd



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Engineering - materials, energy, structure

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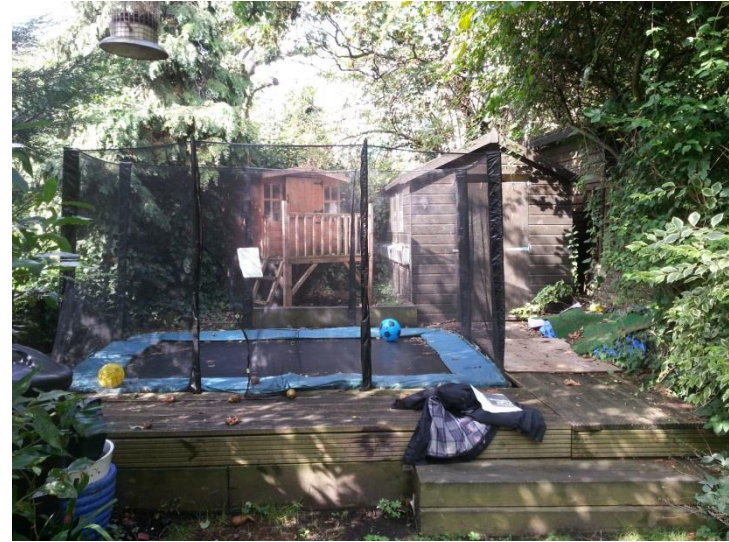
Context

The property is a terraced property brick built with slate roof. At the rear there are deep gardens with smaller shrubs and trees.

At the bottom of the garden there are two wooden sheds and children's play equipment occupying the corner of the garden where the new garden studio will be located.

The rear elevation and a glazed rear extension open on to a rear decked seating area.

The properties in Marquis Road have uniform raised elevations. Some of the properties in this part of the conservation area have discrete roof lights on the front elevation.



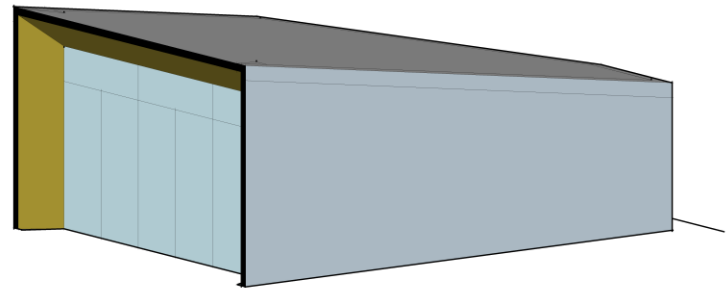
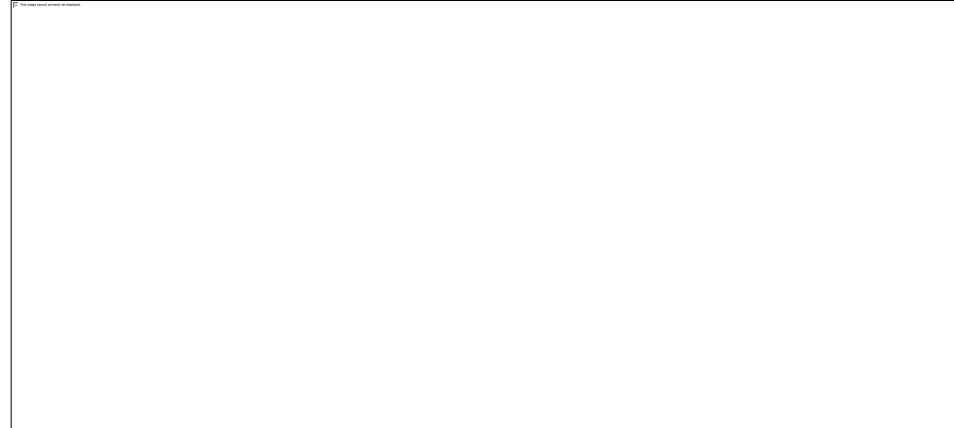
Proposal

The rear single storey extension improves the rear façade by removing the existing glazed side extension which are in need of replacement. The enlarged rear extension occupies the same footprint as the existing external decking and side extension.

The new studio occupies the same footprint as the existing garden sheds and play equipment.

The rear extension roof height follow the same height of the existing extension. The roof will be mainly sedum and so have minimal impact on visual amenity.

The garden studio will be a timber frame structure with a roof sloping to the rear to reduce the massing and visual impact on the neighbours.



Impermeable Surfaces

The rear extension follows the footprint of the existing garden decking but the addition of the Sedum roof reduces the area of impermeable surfaces.

Material

The rear extension materials will be modern to distinguish the extension as a early 21st Century addition.

The mix of stock brick with the black tile surround and sedum roof with part glazed roof creates a visually recessive structure with minimal massing but contemporary in appearance.

Access

The alterations have no impact on access to the site or property.