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DESIGN AND ACCESS STATEMENT 2015

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 application is also for additional basement accommodation and follows on from the approved **2014/3978/P** application. 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 *what the spaces and building will be used for*
- _amount *how much will be built on the site*
- _layout *arrangement of buildings and spaces*
- _scale *size of buildings and spaces*
- _landscaping *how open spaces will be treated*
- _appearance *what the buildings & spaces will look like*
- _sustainability *designed features to reduce environmental impact*



Birdseye view

Access

- _servicing & transport access *points and response to public provision*



Street elevation

Design_Use



Entrance to side passage providing access

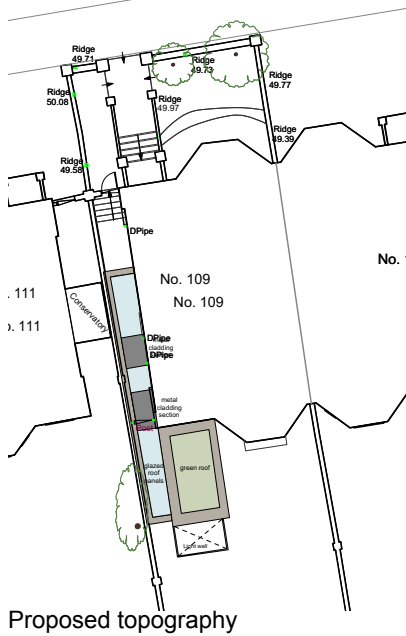
The dwelling is a lower ground flat located within a traditional terraced house, which would have been previously converted into flats from one single dwelling. The flat is accessed from the street through a door side entrance adjacent to the building leading into the garden. The current flat entrance 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 extension includes the addition of a basement level and covers part of the side passage adjacent to the building and projects 4.8 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. The size of the extension at ground level was approved in the previous application 2014/3978/P.

Schedule of areas:

Existing: 90sqm GIA

Proposed: 176sqm GIA

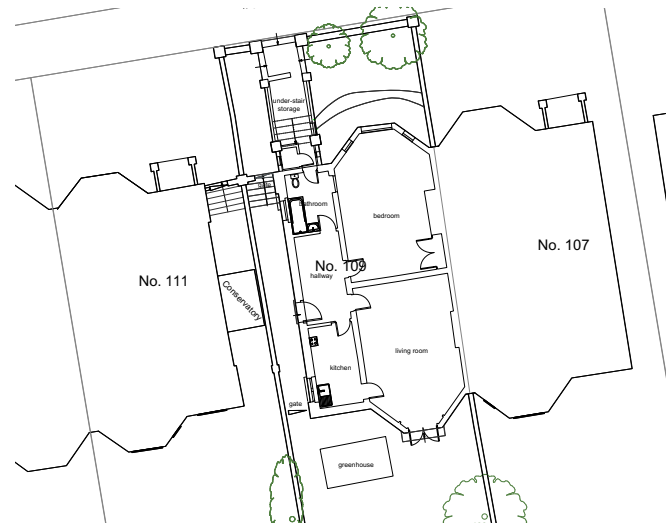
Design_Layout

The proposal is to convert the flat from a one-bed to a three-bed dwelling by adding an extension to the side, rear and basement incorporating new windows and light wells to improve the light levels inside. This will allow for the existing space to be used as one double bedroom and extended living and kitchen spaces with access out into the garden. The erection of a new basement level will include two double bedrooms, each with an external courtyard creating two lightwells to allow natural light into the basement level, and one shared bathroom.

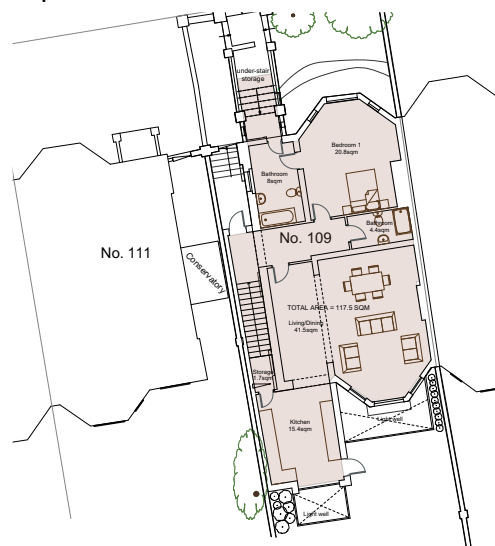
The bathrooms would be relocated to the centre of the deep plan to provide new windows for the new habitable rooms on the side elevation. The kitchen area will be located in the new extension, while the living/dining remains in the same location but with modifications.

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 a basement level with external courtyards to the additional bedrooms, provides a family dwelling and garden.

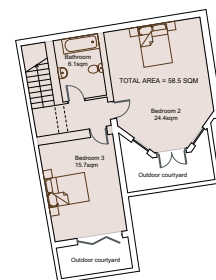
Existing:



Proposed: Ground Floor



Basement



Design_Scale

The extension projects 4.8 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 2.9 meters. At 2.9 meters, the extension sits below 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 and basement 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.

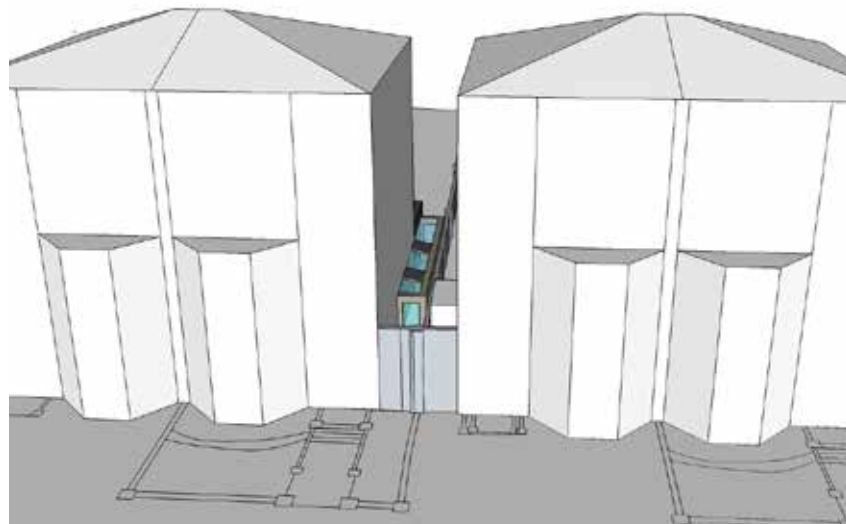
Existing condition of garden



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.