

19 ESTELLE ROAD // NW3-2JX

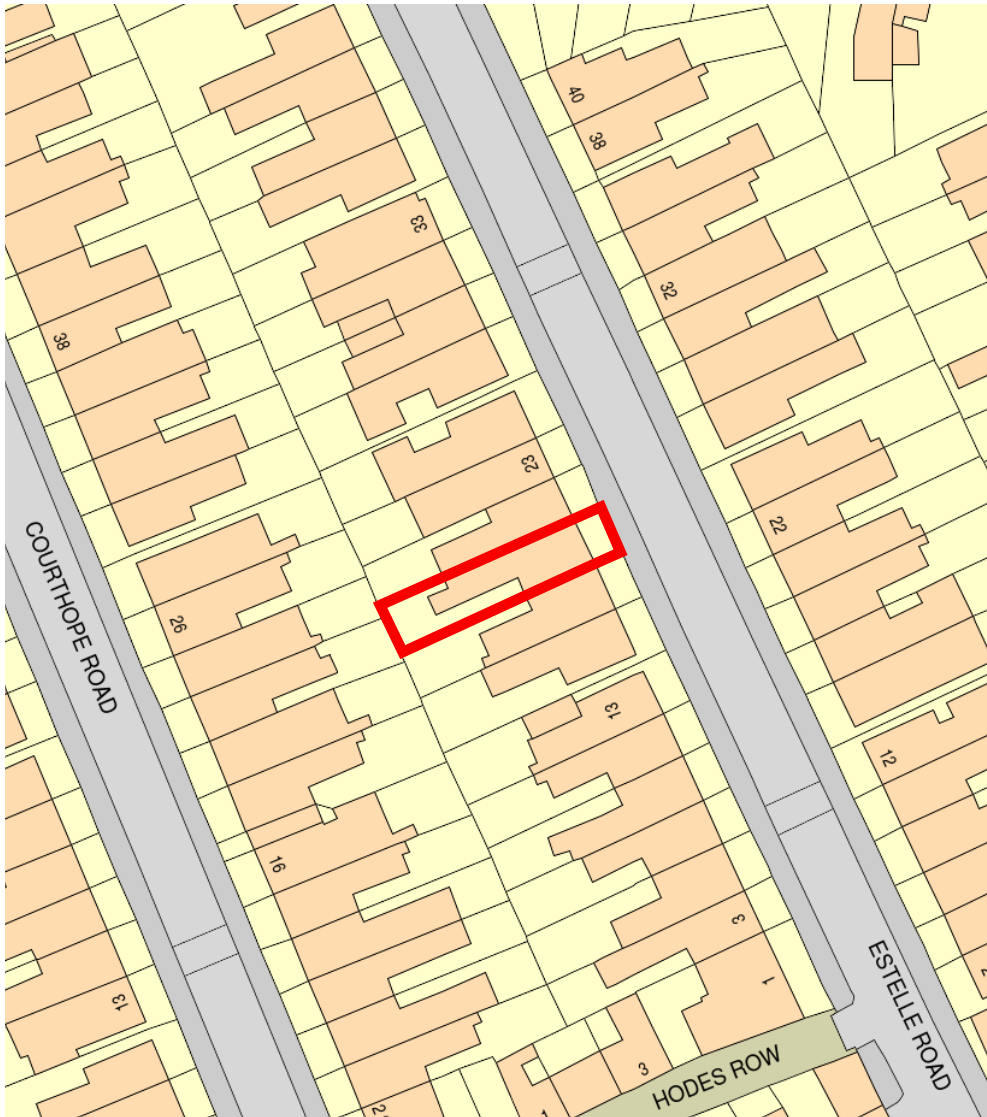
DESIGN+ACCESS STATEMENT

bureau de change



1. Introduction & Site

1.1. Introduction



Bureau de Change Architects have been instructed to prepare a planning application for a refurbishment of 19 Estelle Road. The property is a Victorian terraced house with an existing rear extension.

The application focuses on the remodelling of the current rear extension as well as layout changes on the first, second and loft floors. The house will be inhabited by a young family of four. The ground floor will make up the main family living spaces, whilst the floors above will consist of their bedrooms and bathrooms.

The ground floor will accommodate a living room, kitchen, dining room, WC, utility room and pantry. Bedrooms and bathrooms for the children and guests are located on the first floor, the en-suite master bedroom is on the second floor and storage and the en-suite guest room are located in the loft.

The proposed rear extension is in keeping with the neighbouring properties in terms of volume and proportions and does not interfere with the site boundaries. It does not affect the neighbouring properties' privacy or rights to light.

The owner is keen to build a contemporary home, which both adds value to the area and retains an aesthetic sensitivity to its surroundings. The design is looking at introducing a high quality build with several well-crafted details in the brickwork that is subtle and in keeping with the area's general aesthetic whilst providing a more contemporary edge.

1. Introduction & Site history

1.2 Site Photographs



View from back garden



View of garden



Rear view showing back elevation

2.1. Design + Access Strategy

The primary aim of the proposal is to reorganise the current convoluted ground floor layout in order to achieve an open plan space more suited to a young family of four. The intention is to reverse the floor plan by moving the kitchen to the front of the house and establishing a visual corridor through the dining room to the new living room next to the garden. This results in a design that is more space efficient allowing for the proposed extension to be shorter than the existing one, also achieving a larger garden. The overall access and circulation of the scheme will also improve.

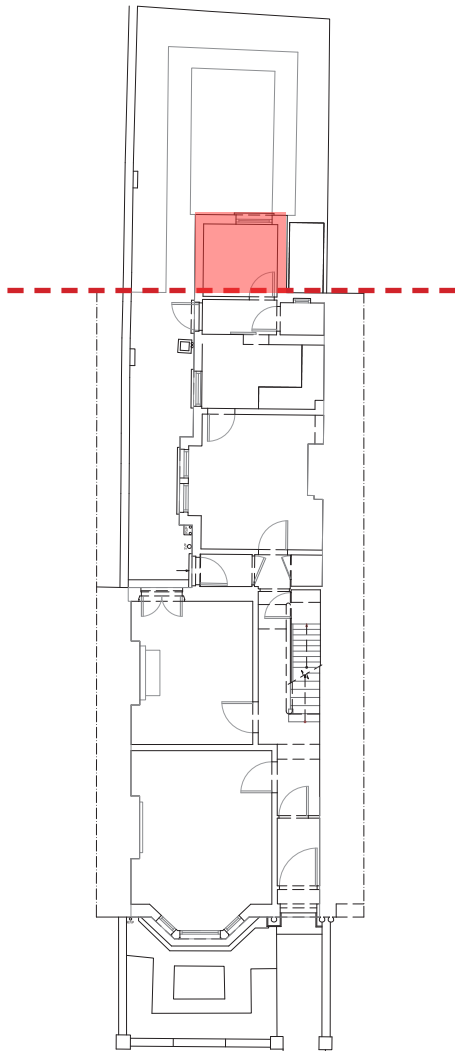
The wrap around extension stops short of the main building creating a courtyard at the side of the building. The courtyard brings light into the interior spaces on the ground level, at the same time providing some relief to the overall scheme compared to a full wrap around extension.

The exterior form of the extension was a considered and integral aspect of the design. It consists of a cascading stepped brick roof, using the same brick to match the existing façade. This gives the effect of a homogeneous whole rather than a foreign appendage. Both the height and angle of the roof is consistent to that of the neighbours.

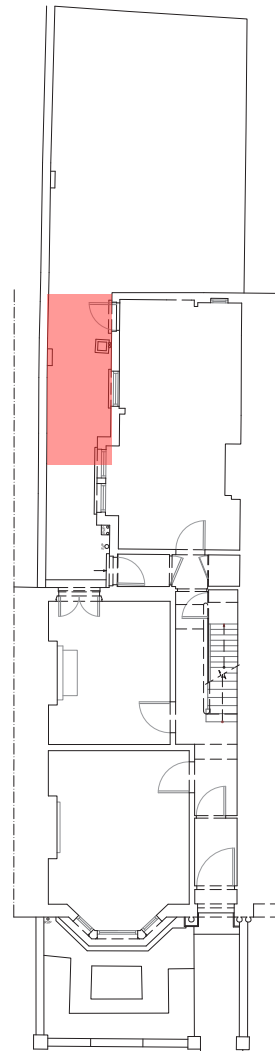
2. Design / Planning

2.1. Design + Access Strategy

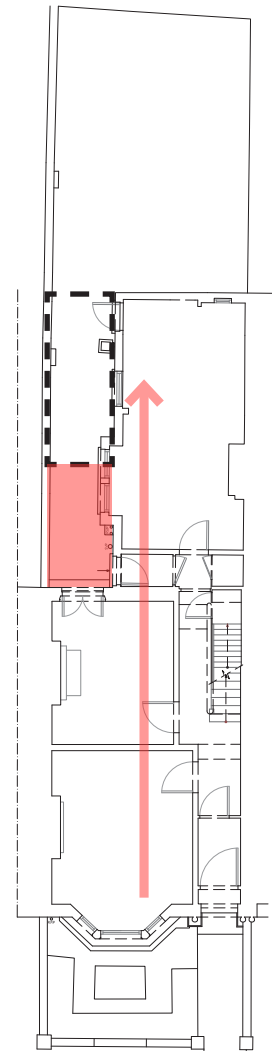
Plan progression



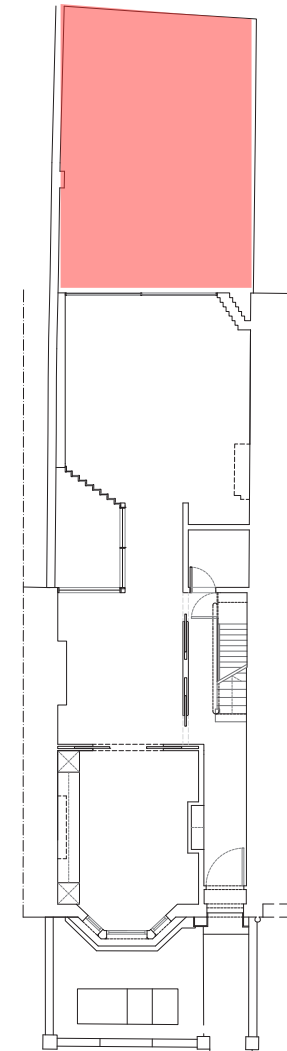
Reducing rear extension to align with neighbours



Addition of volume on side of building



Visibility
Creation of courtyard

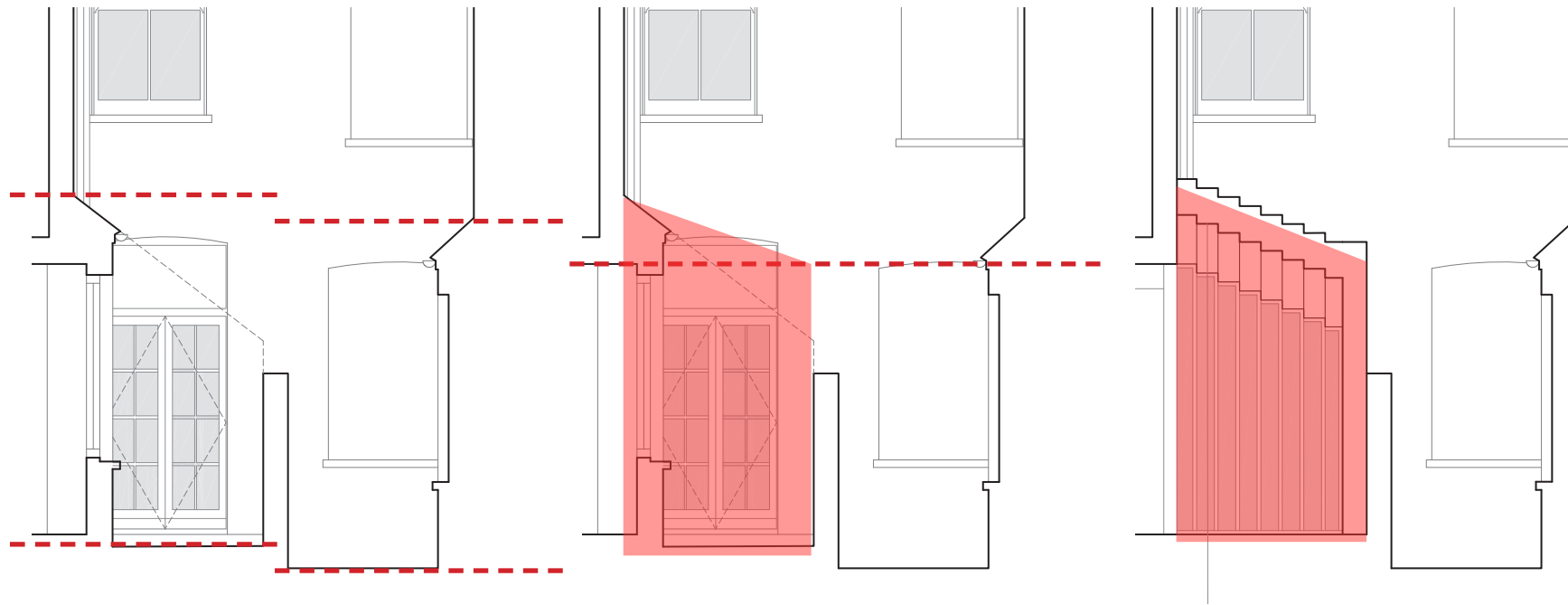


Larger garden

2. Design / Planning

2.1. Design + Access Strategy

Extension roof proportions



Height comparison with neighbour

Matching lower elevation

Final Volume