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14 Evangelist Road

Design & Access Statement
December 2016

Cousins & Cousins

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1.0 Introduction



Site Location



Aerial View



Birds-eye view of site with boundary line

01. Introduction

Cousins & Cousins Architects have been instructed by the property owner to prepare a first thoughts document to explore possible layouts as options for the refurbishment and alterations to their terrace at 14 Evangelist Road, NW5 1UB.

The client's design brief is to replace the existing extension to the rear of the property with a more contemporary construction - including the redevelopment of the rear elevation. In doing so, minor alterations to the layout of the ground and first floors will be made in order to significantly improve the quality of the interior space.

The property is not listed and is not in a conservation area.

2.0 Site Description



Site plan - 1:1250 @ A3

02. Site Description

The property is located in the Kentish Town area in Northwest London within Camden Borough. Evangelist Road is a street consisting of late Victorian residential terraces.

The project proposal concerns the existing three storeys of the mid-terrace house. The access to which is through the front garden of no.14, Evangelist Rd.

The site is very close to Tufnel Park, Kentish Town, and Chalk Farm tube stations and less than a mile away from Gospel Oak and Kentish Town West train stations.

The property currently comprises of five double bedrooms, two family bathrooms, a double reception room, conservatory/ dining area and family kitchen. In addition there is a generous rear garden.



14, Evangelist Road front elevation

3.0 Existing Site



View of the front elevation with neighbouring properties and back garden to 14 Evangelist Road

03. Existing Site

The site is situated in a quiet residential area of Kentish Town by the open green spaces of Hampstead Heath, the property is located on Evangelist Road where a well maintained Victorian facade is visible from the street.

The property has previously been extended with a glass conservatory to the side of the property, and a ground floor extension to the rear.

The back garden extends out approximately 85 feet, offering a fantastic private outdoor space. Presently it contains some mature trees along a paved path to a timber shed which offers additional storage to the property.

3.0 Existing Site



Views of the existing infill extension to the side of the property and back ground floor extension

03. Existing Site

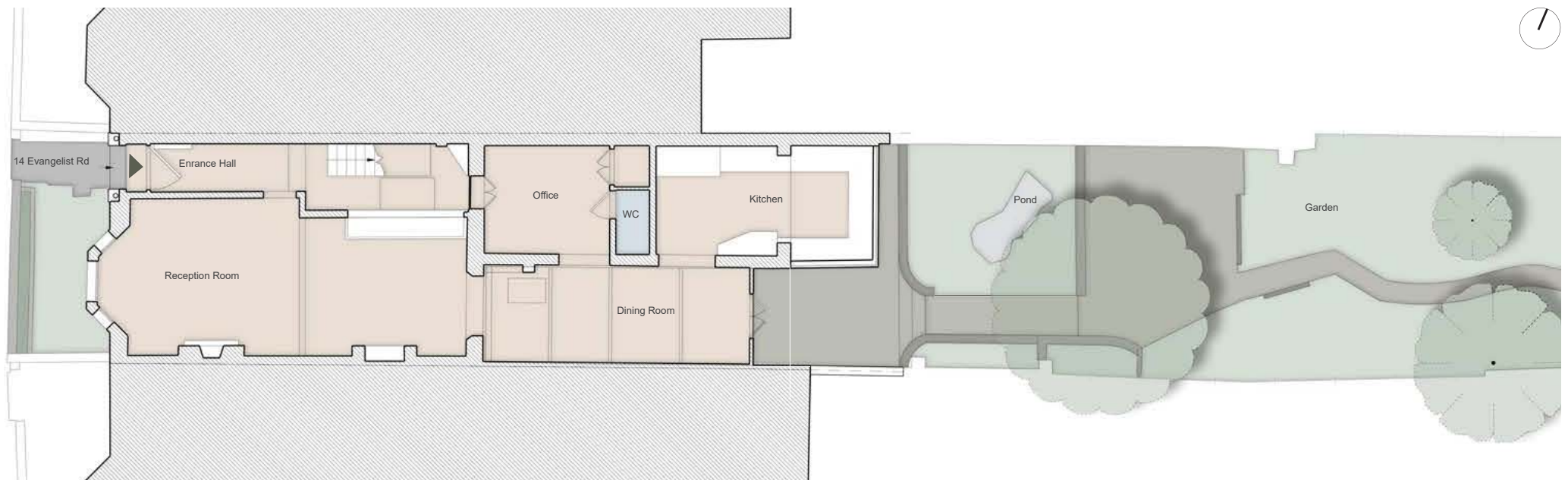
The existing conservatory, which dates from the late 20th century is of limited architectural merit and needs to be upgraded.

Visually the current structure is intrusive to the property and there are some visible signs of deterioration to the current glazed structure - probably as result of the poor detailing of the conservatory it self and the lack of a proper drainage system.

The existing rear extension is in a similar condition and at the present it does not offer any physical connection to the garden.

The garden - although generously sized - is in need of some landscaping and maintenance work.

4.0 Existing Plan



Existing Plan 1:100

Ground floor existing
GIA : approx 89.9 sqm / 967.7 sqft
Garden: approx 138.2 sqm / 1487.6 sqft

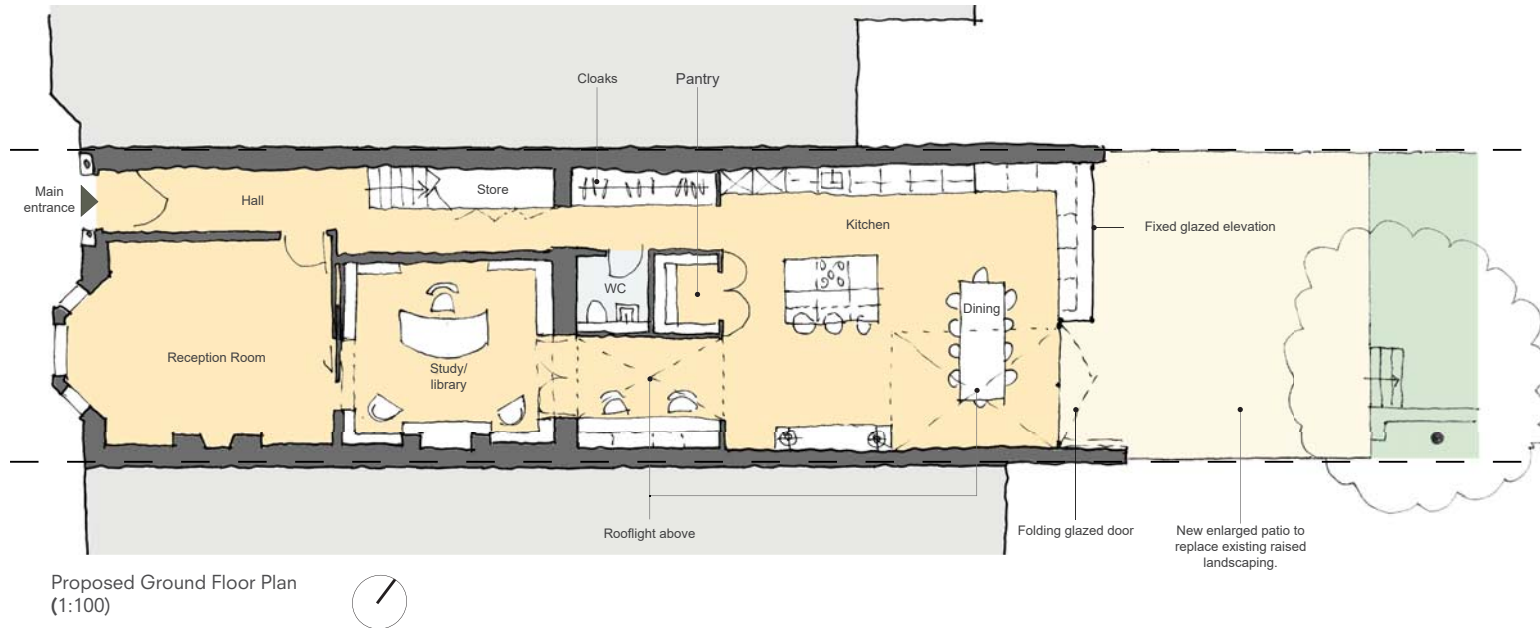
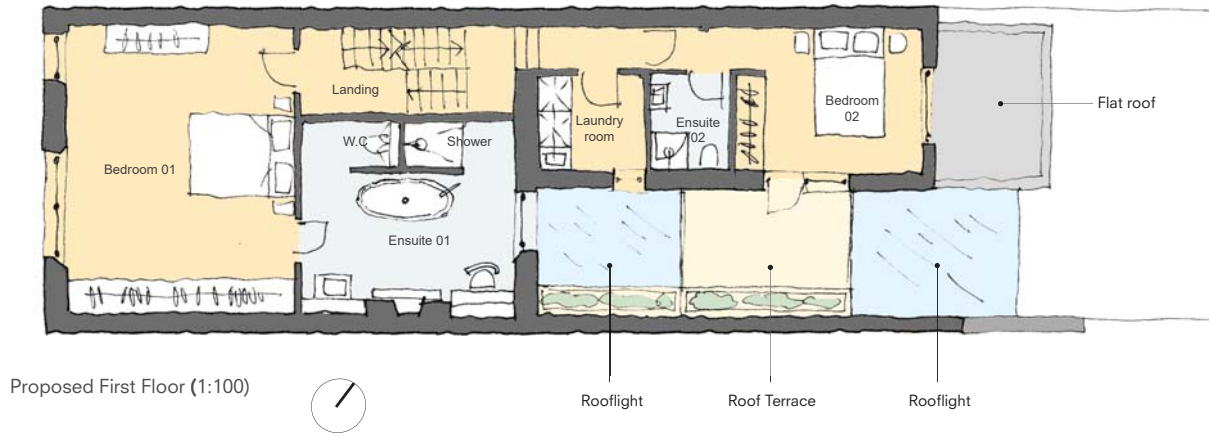
05. Project proposal

The scheme aims to rejuvenate the property and create a contemporary and open-plan living space. To achieve this we are proposing to replace the existing conservatory extension with a modern structure that will cover the existing space whilst visually connecting it to the outside through the addition of a large, minimally framed skylight - with the option of an internal courtyard to open up the space further still.

The timber frame windows in the existing rear extension are proposed to be replaced by a modern glazed elevation which will create a strong connection between the garden and the new open plan living/kitchen space.

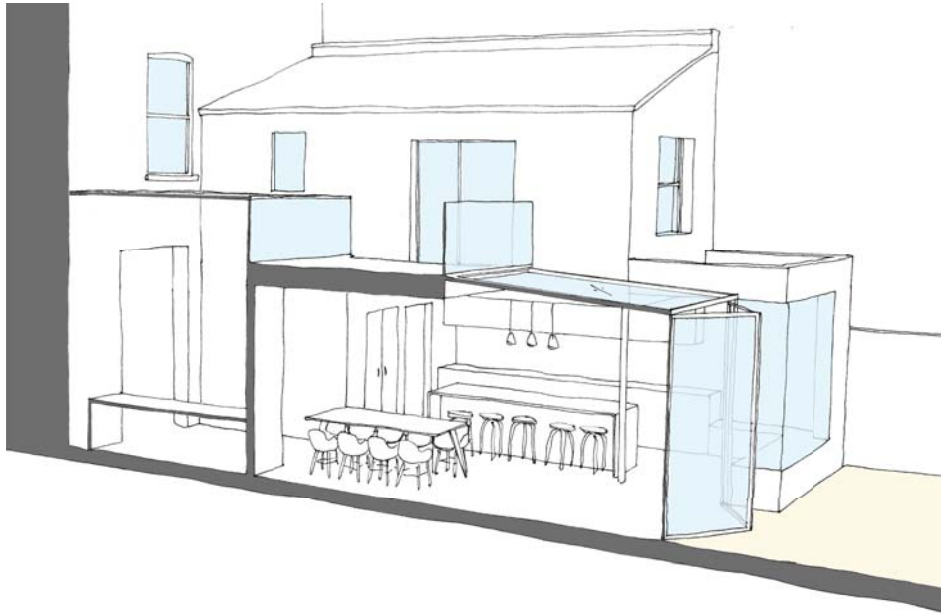
This proposal will not only improve the quality of the space at the ground floor but it will add to the amenity of the property without compromising the character of the building, remaining in keeping with neighbouring extensions.

5.0 Project Proposal



GIA : approx 102.45sqm / 1102.7sqft
 Garden: approx 122.95sqm / 1323.4sqft

5.0 Project Proposal



Proposed Sectional Perspective



Proposed rear garden perspective



06. Access

Access to the property from the street is maintained as existing.

The application site is located within a highly accessible area within Zone 1 in close proximity to Kentish Town Overground and Underground station.

The application proposal has no implications on the site's accessibility and doesn't have any effect on parking.

07. Conclusion

This proposal seeks to preserve and enhance the character of the existing property whilst improving the amenity of the existing home.

Careful consideration has been given to the design of the proposed scheme with regards to existing property and the neighbourhood character. The sympathetic alterations proposed for the rear, with the replanning of the rear extension will provide improved amenity whilst remaining in keeping with the character of the property and its neighbours.

The rear façade is not visible to the public and the proposed alterations would enhance its appearance while being sensitive to the detail, scale and proportions of the existing house. The new side extension will notably enhance the appearance of the house and it also will significantly improve the liveability of this dwelling.

