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2 PROVOST ROAD
LONDON
NW3 4ST

DESIGN AND ACCESS STATEMENT



FRONT ELEVATION

DESIGN AND ACCESS STATEMENT

This design and access statement has been produced by Hugh Cullum Architects Ltd for submission to the Camden Council as part of the planning application for the garden outbuilding as well as conservatory style ground floor extension and some minor internal alterations to the family house located on 2 Provost Road.



1.



2.

CONTEXT PHOTOS

- 1. Aerial Photograph with Site
- 2. Site in Street Context



1.



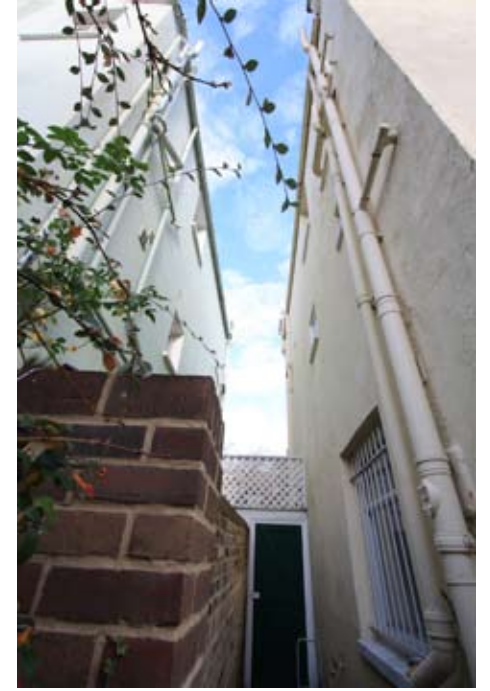
2.



3.



4.



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PHOTOS OF EXISTING CONDITION

1. View down the rear garden
2. View from rear patio
3. Rear Elevation
4. Front Elevation
5. Side Elevation



View from proposed Out-
building

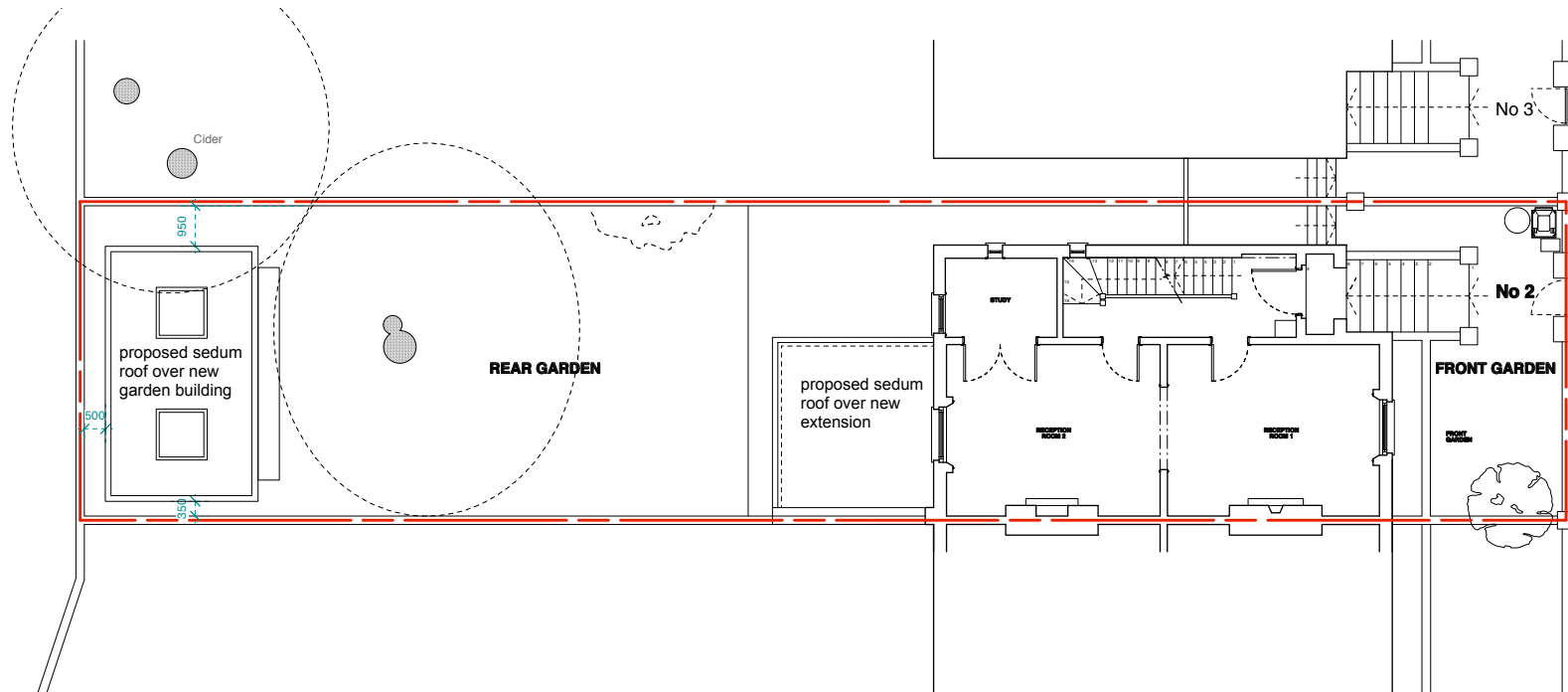
EXISTING CONDITION

2 Propvost Road is an early Victorian, Grade II listed, semi-detached house built in 1844.

It is a family dwelling and has received a number of alterations throughout its life. As a result the circulation internally is not consistent with some floor levels changed. Due to the fact that there was a therapy practice in the LGF some walls are thickened and doors doubled to create privacy.

These alterations have resulted in an almost separate Lower Ground Floor that does not coincide with the new owners' needs or with the buildings original character.

It should be mentioned at this point that although the orientation of the rear elevation is south, there are not enough openings to take advantage of the natural light hence we will attempt to improve that.



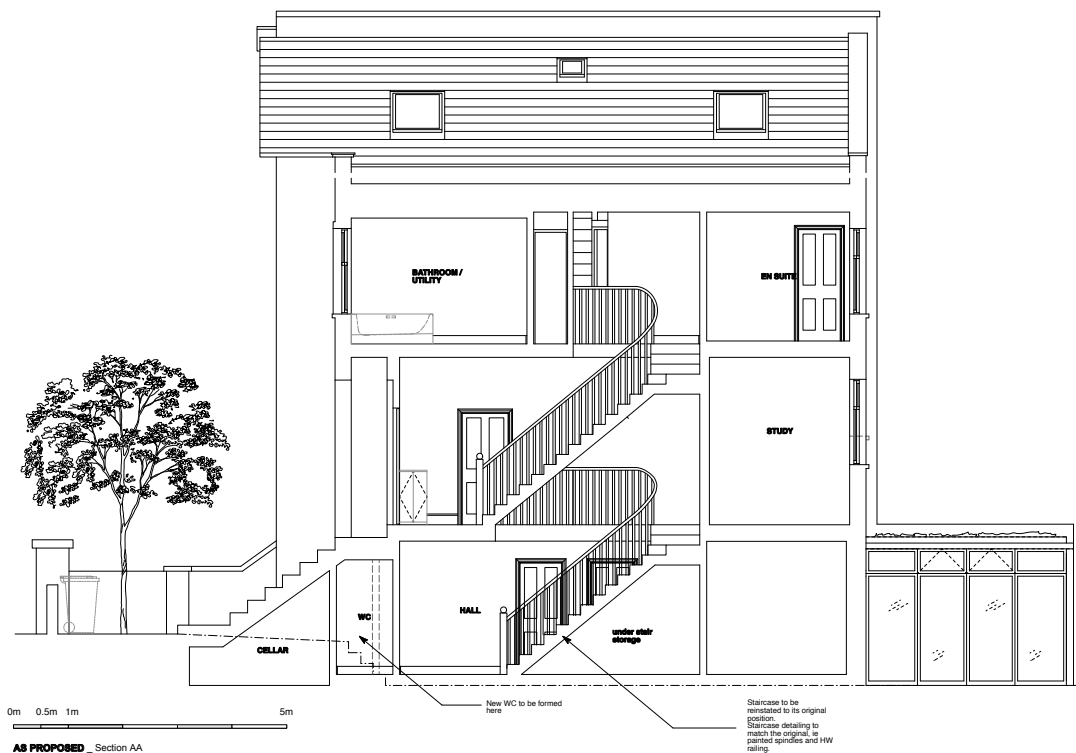
Proposed Site Plan showing the footprint of the garden outbuilding and the rear ground floor extension

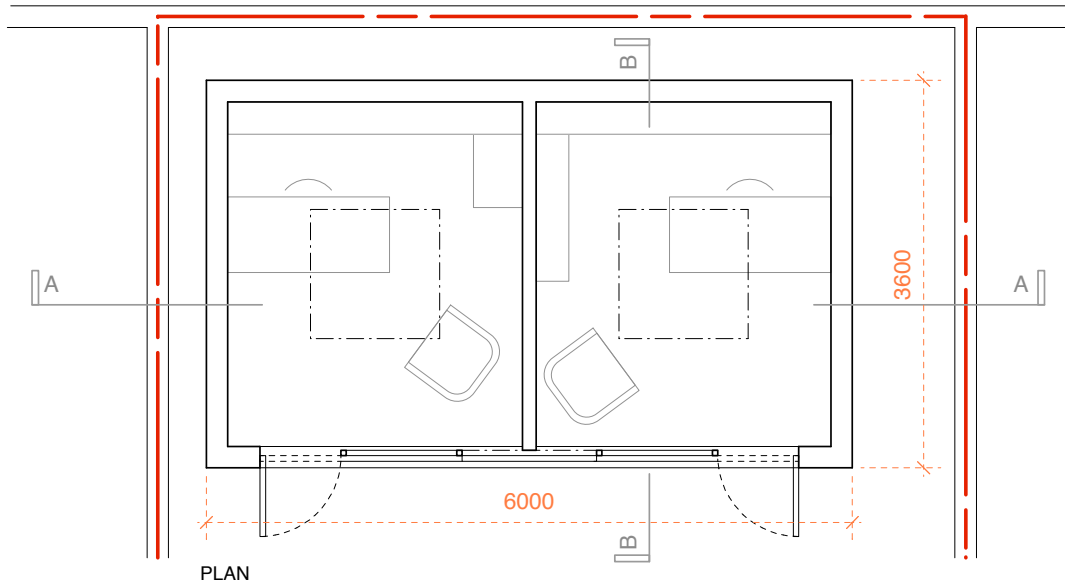
PROPOSAL

The proposal seeks to introduce an outdoor structure at the rear of the garden for the academic needs of the new owners that are a writer and a researcher.

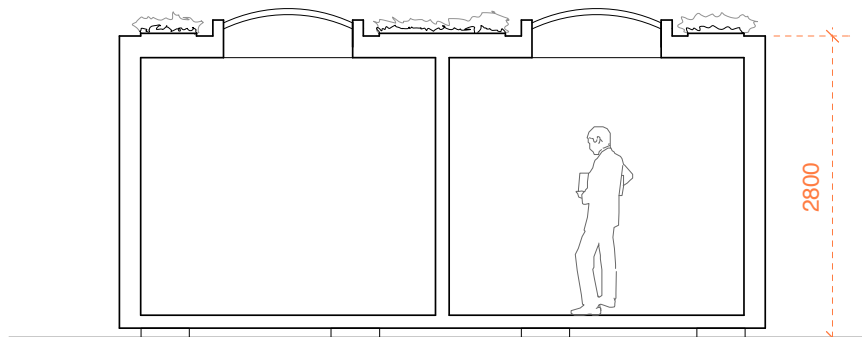
The structure will be a sustainable timber box with a sedum roof that will be “hovering” over the ground so that it does not interfere with the roots of the existing trees.

Additionally this proposal introduces a rear ground floor orangery with a sedum roof as well, adjacent to the rear of the building. We feel that an airy and spacious extension will introduce more natural light to the lower ground floor and along with the internal reconfigurations will allow for an altogether more consistent plan.

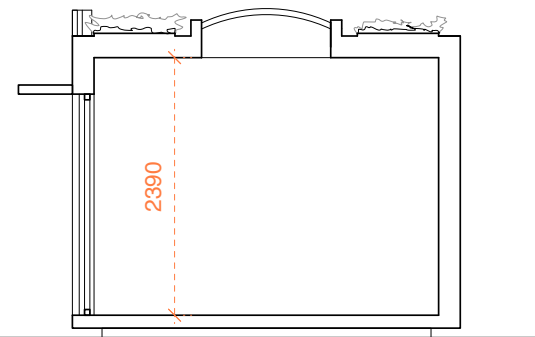




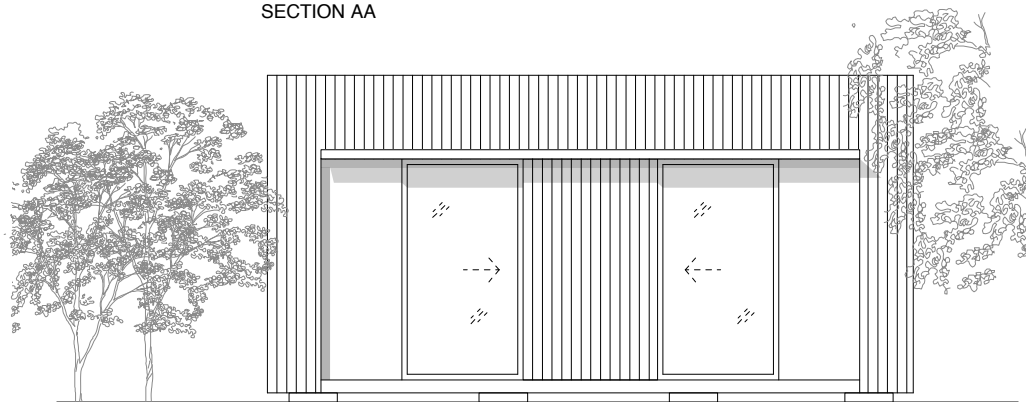
PLAN



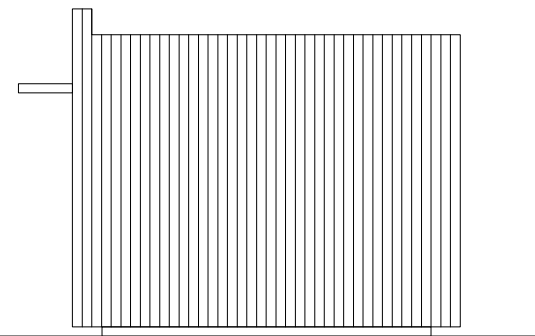
SECTION AA



SECTION BB



FRONT ELEVATION



SIDE ELEVATION

Amount

The proposed development has an internal floor area of 18 square meters within a garden area of 145 square meters. It is a timber frame single story sustainable building with two equal areas and a sedum roof.

Layout

The proposed outdoor structure does not affect the circulation in the garden as it is positioned near the fence lines at the rear end of the garden. No public spaces are affected either.

Scale

The external dimensions of the outbuilding are : 6m wide, 3.6m deep and 3m maximum height from the ground level.

Landscape

All existing trees on site will remain. As mentioned, the outbuilding will not have conventional foundations or base. The structure has been designed to be suspended above the ground on adjustable bearing shoes, which sit upon pads approximately 2 m apart, eliminating harm or root damage to any nearby trees.

Appearance

The green roof outbuilding is a modest contemporary structure that uses natural and sustainable materials. Premium grade western red cedar timber is used for the cladding which naturally weathers to a silver shade that will reference the existing silver birch. The windows are the aluminium Velfac type in grey. The roof will be planted with organic sedums, herbs and succulents providing greenery to the garden whilst minimizing visual impact.

Use

Ancillary residential purposes

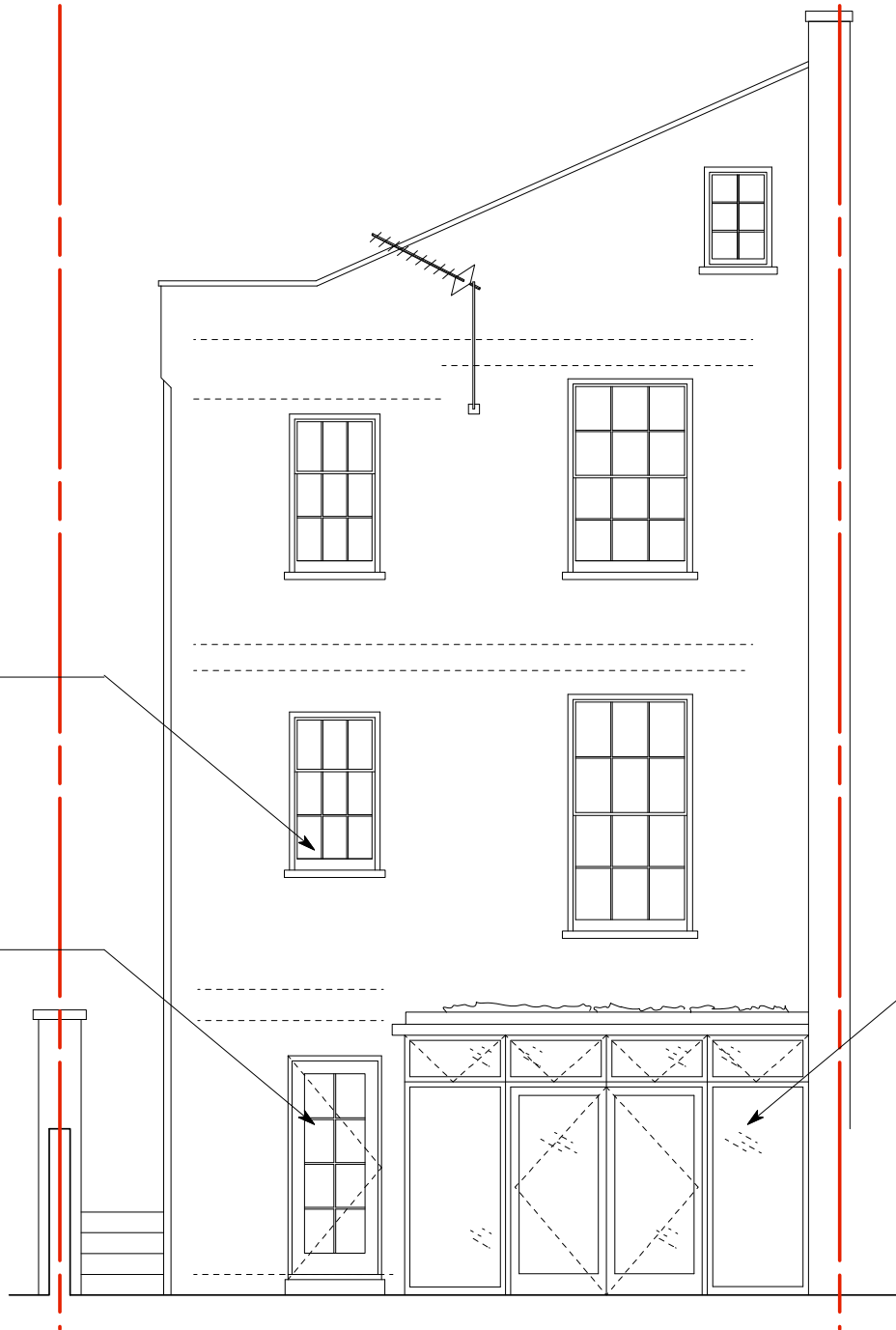
Access

The access to the site will not be altered or replaced in any way. The outbuilding is situated close to a fence line where it does not intrude on any paths or access points to the main dwelling or the garden.

Window here to be reinstated to its previous size. Window and mullions section to match the original on the floor above.

New opening to be created to here. Detailing to match in material and style the original windows and doors.

Sedum roof
Conservatory style
Extension



Amount

The proposed extension has an internal floor area of 14 square meters. It is a metal frame single story rear extension with a sedum roof.

Layout

The proposed structure will bring significantly more light to the rear part of the lower ground floor. It will be glazed so that it does not feel bulky and will allow for the rear elevation to be visible through it. Additionally the sedum roof will disguise its form from the views of the neighbouring buildings (numbers 1 & 3) upper rear windows'.

Scale

The proposed extension is : 4m wide, 3.8m deep with an approximate height of 2.7 meters. It is located in the right hand side of the rear elevation, adjacent to the party wall.

Landscape

There will be no significant changes to the landscape since the proposed orangery will “sit” on the existing rear patio. The garden planting will not be affected.

Appearance

The proposed materials will be white metal framed double glazed partitions with similar doors opening outwards. The roof will be planted with organic sedums, equivalent to the garden outbuilding described above. Below is an example of a previous similar extension our office designed for a listed building nearby. We aim to use the same principles.

Use

Ancillary residential purposes

Access

The access to the site will not be altered or replaced in any way.



References to the proposed ornagery