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DESIGN AND ACCESS STATEMENT

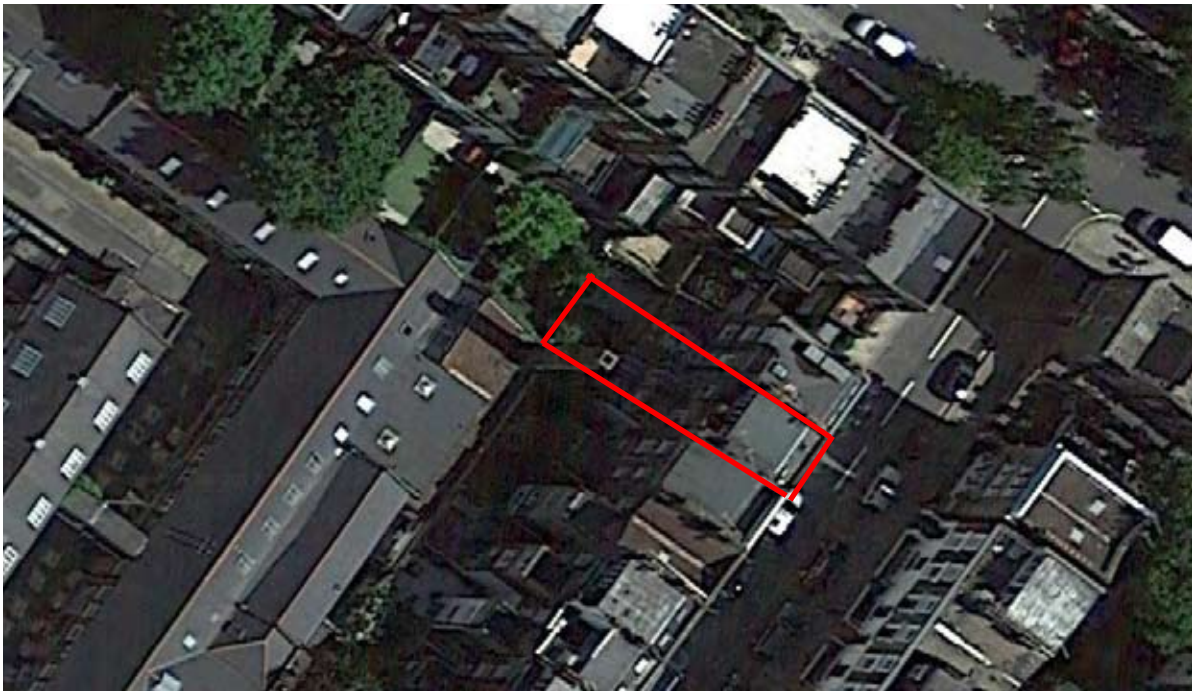


DESIGN AND ACCESS STATEMENT

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 infill extension on ground floor level and two window replacements on the rear elevation of the garden flat located on 13 Edis street.



1.



2.

CONTEXT PHOTOS

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



1.



2.



3.



4.



5.

PHOTOS OF EXISTING CONDITION

1. Internal view showing step to rear garden
2. Internal of Kitchen
3. Internal ground floor small extension
4. Rear Garden
5. Rear Elevation



Showing relationship with neighbouring buildings

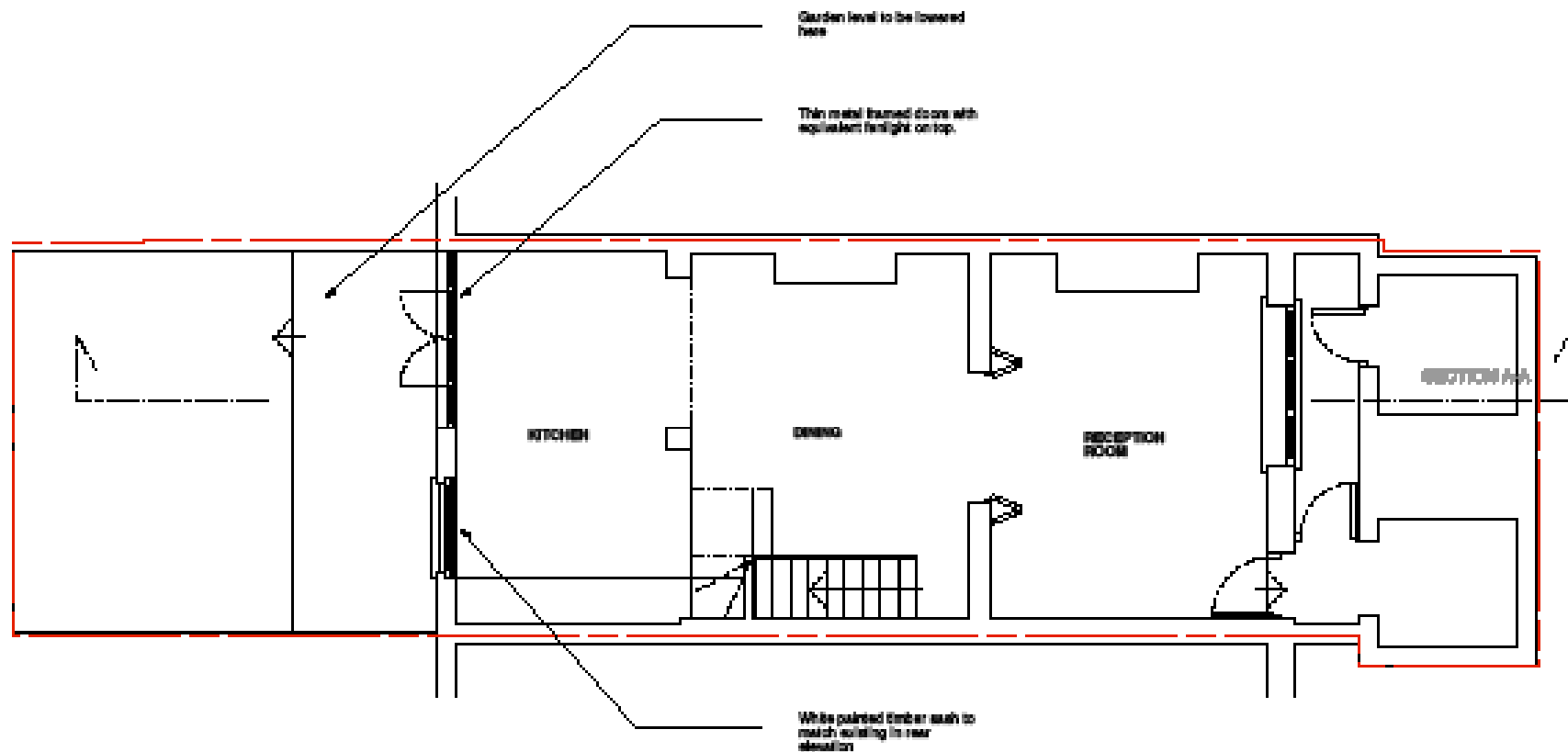
EXISTING CONDITION

13 Edis Street is a basement and ground floor garden flat located in the Primrose Hill Conservation Area.

It has already received an extension in 1980ies that has resulted in a quirky and uncomfortable step out to the garden in basement level.

It also has a small conservatory style extension on upper ground floor level that does not really provide any kind of functional space.

Given the orientation of the building and the fact that the new owners want to raise a family there, we are applying to make some alterations that will enable a better connection with the rear garden and a little more accommodation on upper ground floor level.

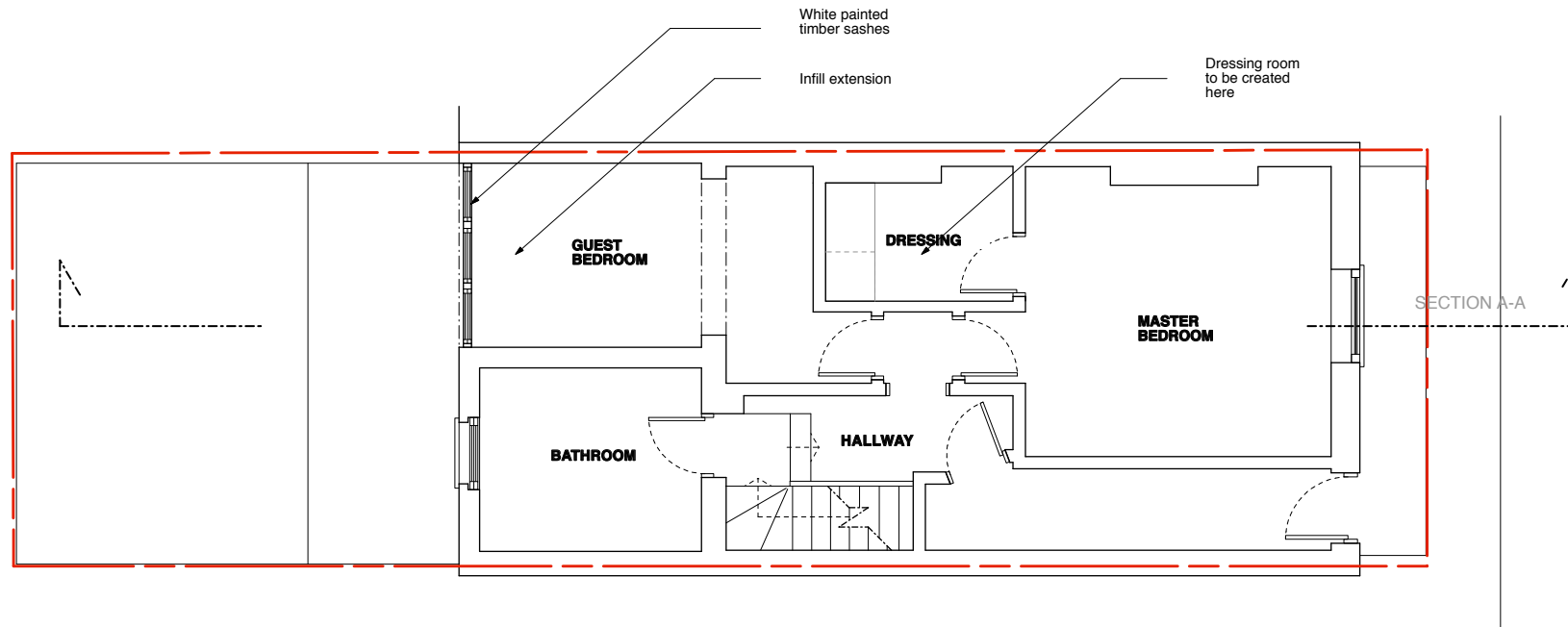


PROPOSAL

On basement level we are applying to lower the part of the garden that “enters” the house and thus create a two-stepped rear patio.

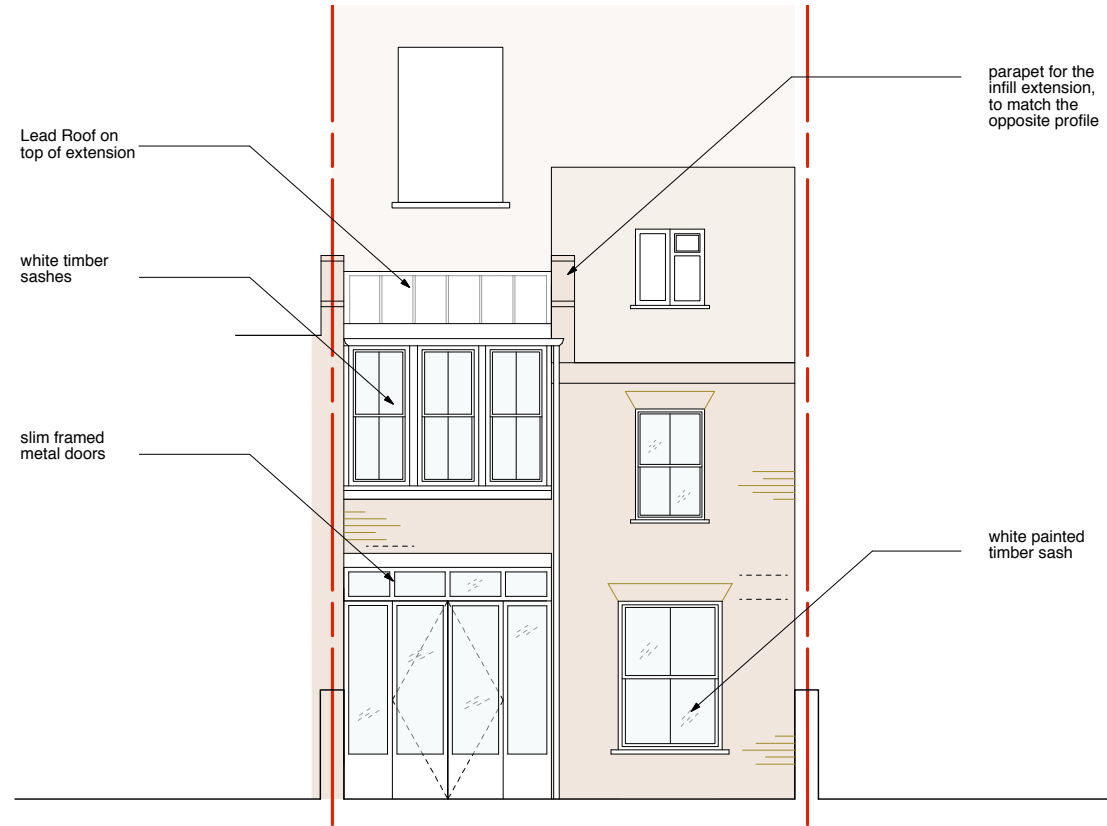
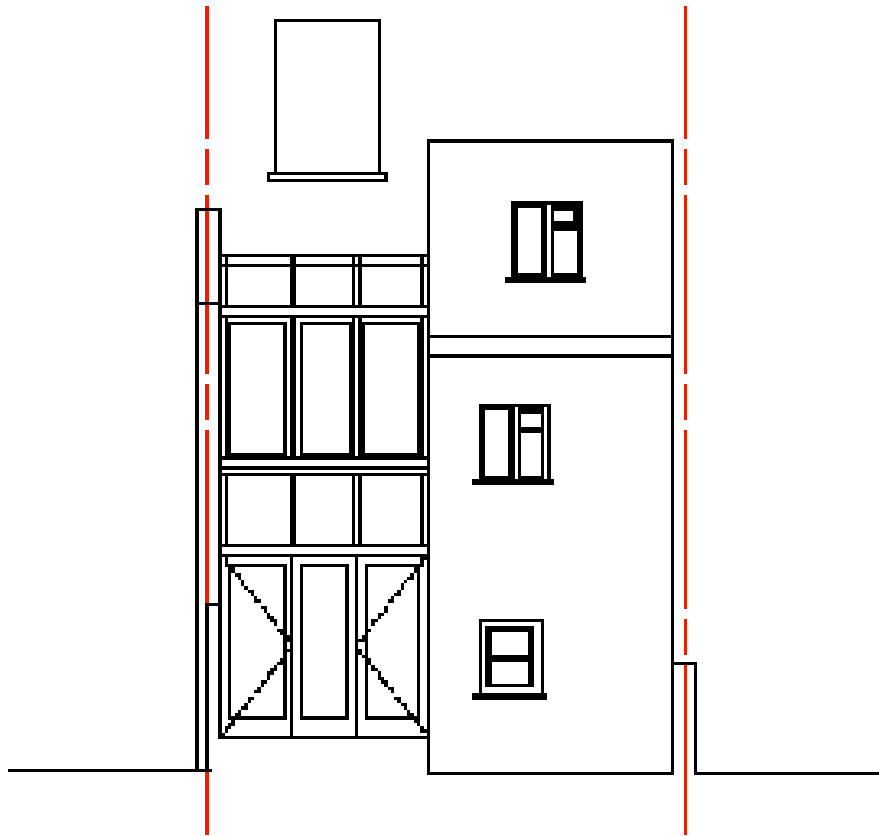
This will consequently allow for some more natural light to come in the kitchen and dining space.

It will also crete a safer transition in and out of the kitchen.



On ground floor level we are applying for an infill extension between the closet wing and the nextdoor parapet wall. We feel that by using “light” materials, such as the timber sashes from side to side, topped by a lead roof, we are in-keeping with the other infill extensions that have been permitted in the area.

Additionally, with the use of materials and style that matches the existing, we are in keeping with the conservation area standards.



Comparison between the existing condition and our proposal.

Amount

The proposed extension has an internal floor area of 4 square metres. It is a ground floor infill rear extension with a lead roof.

Layout

The proposed alterations will bring significantly more light to the rear part of the basement.

Scale

The proposed upper ground floor extension is : 2.2m wide, 2m deep with an approximate height of 2.4 metres.

Landscape

There will be a better connection between the garden and the kitchen area.

Appearance

The proposed materials will be white metal framed double glazed doors with similar fanlight at lower ground floor level. All the other new proposed windows will be white timber sashes.