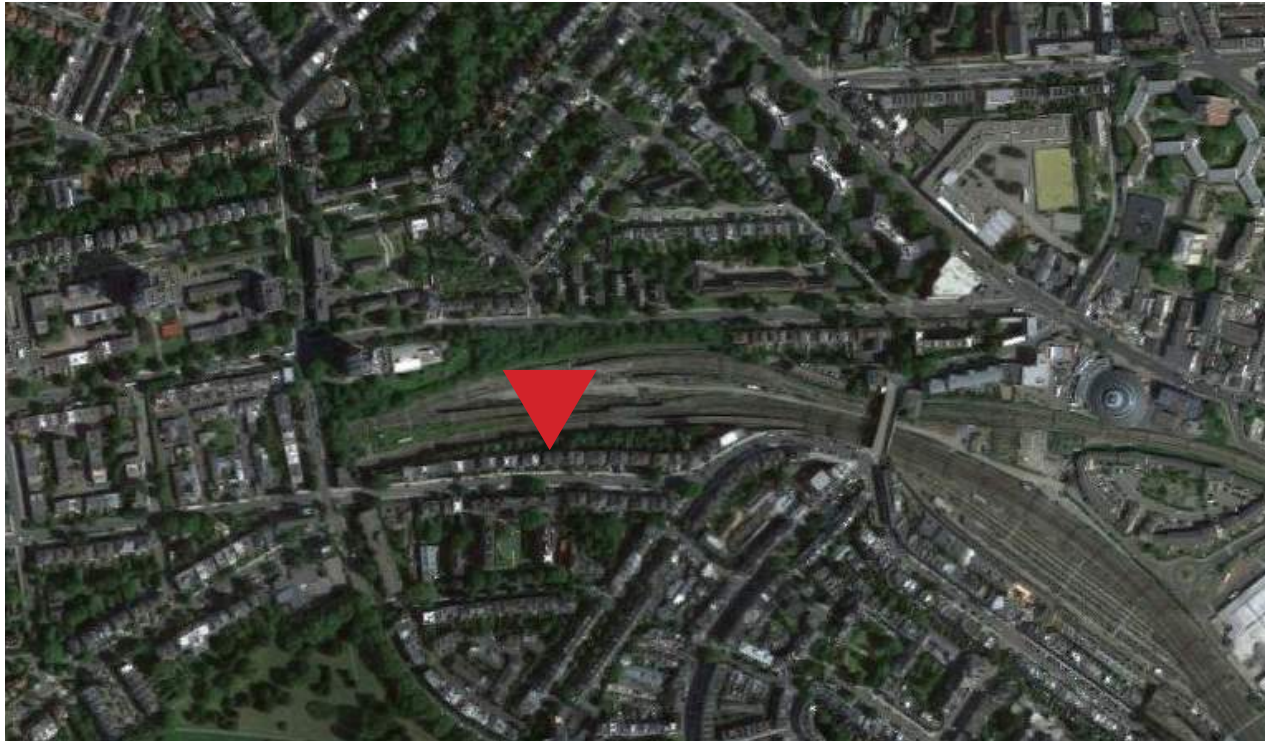




34A KING HENRY'S ROAD
Design and Access Statement

May 2017_Rev A

SKETCH
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34A King Henry's Road

Introduction and Client Brief

This document provides supporting information as part of the planning application regarding Flat 34A King Henry's Road, NW3 3RP. Please also refer to plans and drawings also submitted with this document for further details.

King Henry's Road is situated near Primrose Hill. The clients own the lower ground floor of a 4 storey semi detached house. The current flat has two bedrooms, one of which is at the front of the property under the entrance steps therefore limited in size and head height.

The flats entrance is down the side of the property with side access to a spacious garden at the rear looking over the railway track. The brief is to extend out to the side and rear of the property, whilst also providing additional accommodation under the front garden areas.

King Henry's Road is situated just north of Primrose Hill. Just beyond Primrose Hill to the south is Regents park, therefore No.34 has plenty of access to open green space additional to the existing spacious garden.

The nearest station is Chalk Farm which is a 7 Min walk.





Site Analysis

Street Scene and Character

No.34A is on the East end of King Henry's Road which stretches from Adelaide Road to Gloucester Avenue gently sloping up towards Adelaide Road. The houses down the street have a mid century character creating a consistent rhythm down the street. The neighbouring houses on the north side of the street are four storey properties with the lower ground floor exiting out onto spacious gardens backing on to the railway behind.

There is a reasonable distance between the semi detached houses of around 3m with side access down to the garden.

The main entrance to the ground floor of the property is raised above street level, allowing space under the entrance steps for a higher ceiling.



KEY:

- | | | | | | |
|---|------------------------------------|---|-------------------|---|------------------|
|  | Building or group of buildings |  | Open space |  | Rail/Tube line |
|  | Natural features or landscape |  | Water |  | Ward boundary |
|  | Street feature or other structures |  | Conservation area |  | Borough boundary |

Locally Listed

REF 645

The map to the left shows the location of assets marked as historic within the Camden Town and Primrose Hill Ward.

The description for the properties on King Henry's Road highlights their architectural merit.

We are proposing a design that will use materials and detailing of a high quality reflecting the existing property's aesthetic in a more contemporary manner.

Its description is as follows:

Group of mid century semi detached (and in some cases linked) and terraced houses on both sides of street. Intact and relatively unaltered group of high architectural quality creates fine consistent townscape.

Address -

1-49 (odd) 8-54 (even) King Henry's Road

Significance -

Architectural and Townscape Significance

Type -

Building or Group of Buildings

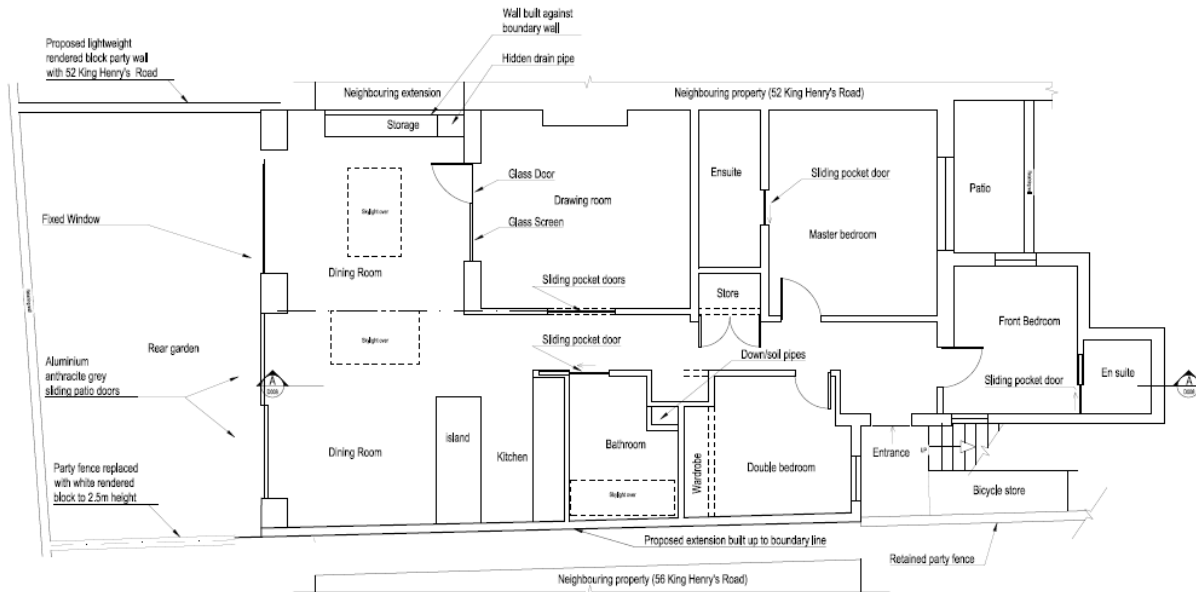
Ward -

Camden Town with Primrose Hill

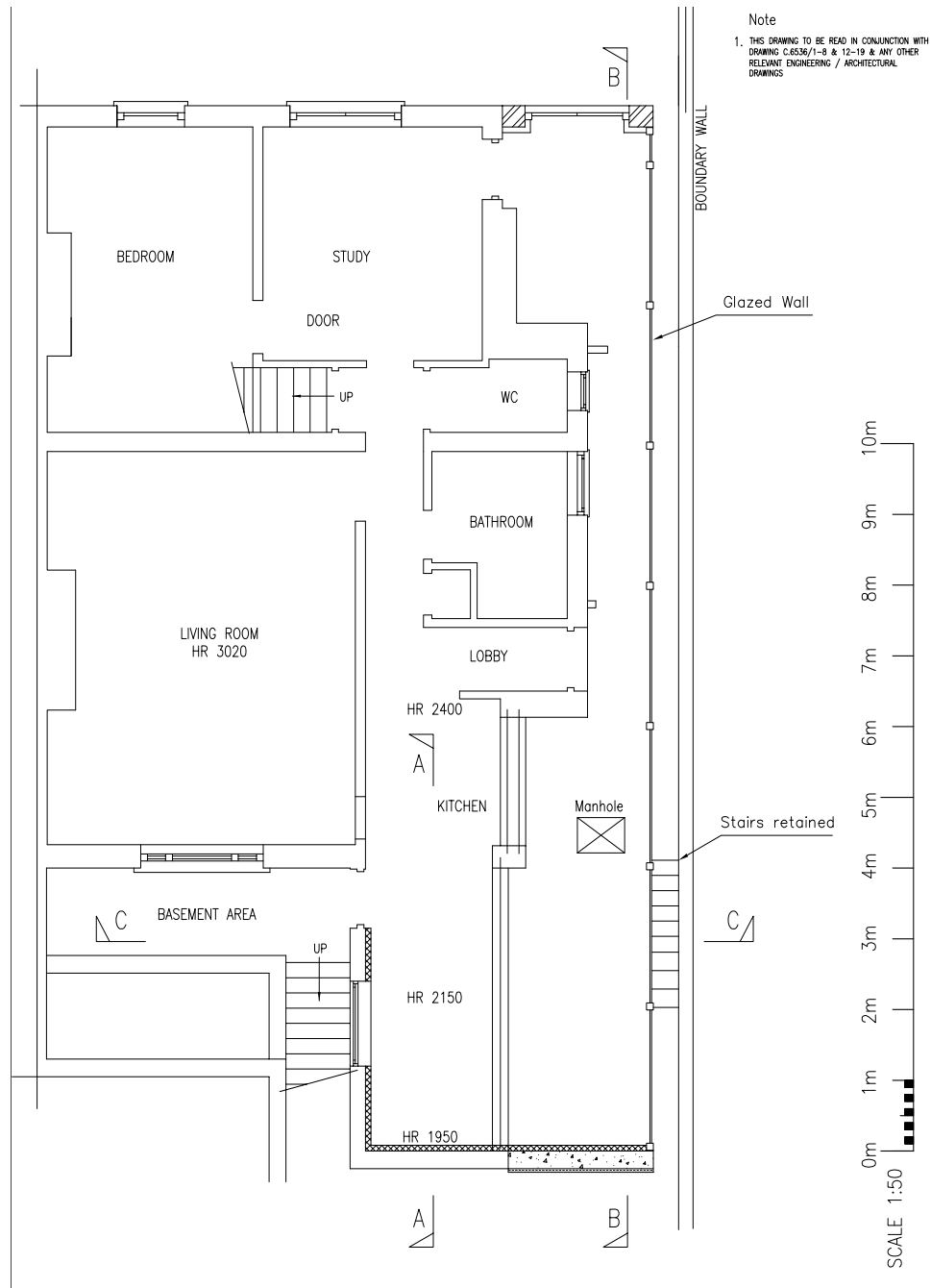
Precedents

No.54C - 2016/0898/P

No.54C has been granted permission to extend the lower ground floor out at the rear, side and the front of the property, creating a living space at the rear of the plan similar to our proposal for No.34A.



Granted Floor Plan for 54C



Granted Floor Plan for 32

Precedents

Garden Flat No.32 - 2013/5264/P

The garden flat of No.32 received planning permission for a side extension set slightly back from the boundary wall. The wall is proposed to be glazed with a glazed roof to allow in maximum light.

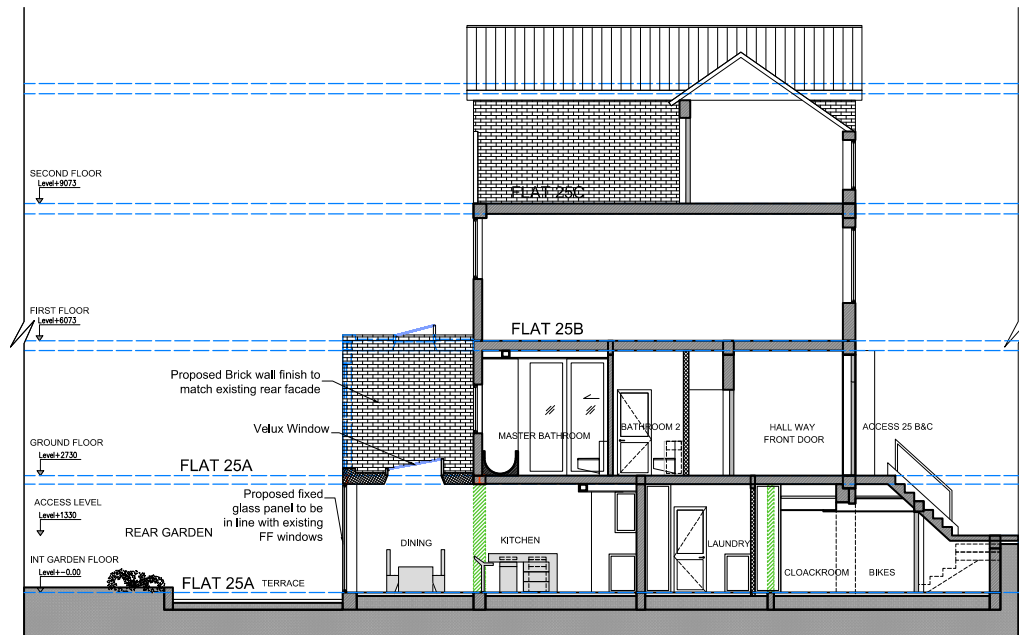
The development on site shows a side extension at the front of the property as the granted scheme was scaled down in construction.



Precedents

Flat A No.25 - 2017/0917/P

An application for Flat A No.25 has been recently granted. The elevations and sections show the height on the boundary to be proposed at 2730mm. This is slightly taller than what we are proposing at No.34. No. 34 is also semi detached unlike No.25 which is in a terrace. Therefore there is a 3m separation between our proposal at No.34A and the footprint of No.36.



PROPOSED SECTION B-B"



PROPOSED REAR ELEVATION

Site Analysis

Existing Exterior Photographs



Front Elevation with Flat A entrance below on the left.



Street view of front elevation.



Stairs down to the entrance of Flat A



View looking down into the front light-well.

Site Analysis

Existing Exterior Photographs



Rear Elevation with level access on to the garden.



View from the rear looking out to the garden.



Side access looking through to rear garden.



View of the rear in proximity with No.36.



Precedents
Rear Aesthetic





Precedents
Rear Aesthetic





Materiality

Rear Elevation

When considering the rear extension the main priority was to allow plenty of light into the new internal space. This has resulted in a very simple form that uses the glazing as its main aesthetic driver and focal point, which along with generous skylights achieves the light and airy feel that was desired by the client.

The glazing itself is to be of a high quality with slim frames that are floor to ceiling in height. A frameless, fixed corner glazed element that projects slightly beyond the main extension facade breaks the linearity of the design and also emphasizes the zoning between the main living space and the kitchen/dining area.

To further enhance the light and elegant feel the glazing is enclosed by a simple and slim framing element that wraps up and over the glazing. This framing piece, when viewed from the rear, springs from the ground on the right hand side of the elevation and forms the wall to the lounge space. It then follows the top line of the glazing and finishes sat atop a brick pier to the left hand side. The slim frame is to be finished in a light coloured ceramic tile. By cladding the frame in a light material it helps to subtly separate the extension from the existing main building which is a comparatively dark brick. This gives the extension its own feel and identity while working in harmony with the existing building.



As with the internal fit out, the external treatment of the extension will be subject to rigorous detailing to achieve a clean and refined level of finish.

Materiality



Proposed Rear Elevation



Left Wall -
Bricks to match existing



Window Frames -
Light Natural Aluminium
which will also line the
column in the centre.



Cladded Frame -
White Porcelain Tile



3D Model

The images on this page are taken from a computer generated 3D model and help demonstrate the scale, form, and finish of the new rear extension. They also show the internal spaces and how they benefit from the large glazed elements.

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