

Oliver Leech Architects

Design Statement

13 Kylemore Road, London, NW6 2PS
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Oliver Leech Architects
E251.4 Riverside, Haldane Place
London SW18 4UQ

www.oliverleech.com

Introduction & Site

1.1 Project Summary

This Design Statement has been prepared by Oliver Leech Architects for a proposed single storey ground floor extension to 13 Kylemore Road.

Our proposal extends the ground floor original outrigger to the side into the side garden. This will create a new open-plan kitchen/dining area to suit the size and needs of the house for a family. A courtyard will provide light into the existing rooms, and retain the internal layout of the main living rooms.

Larger windows at the rear of the property will increase light into the kitchen, and provide better access to the rear garden.

1.2 Site Location

The property is located on the east side of Kylemore Road within the London Borough of Camden. The house is part of a Victorian terrace of near identical 2-3 storey houses. The rear of the properties faces east.

The property does not lie within a conservation area, and therefore does not require conservation area consent. It is neither listed nor locally listed.

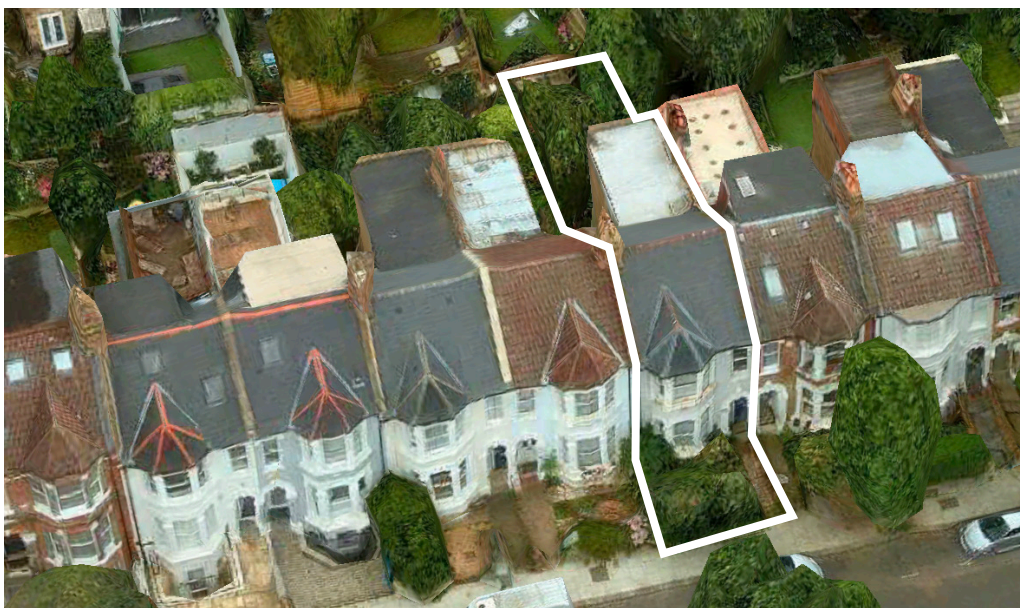


Fig.1 Aerial photograph of the site and surrounding context (Apple maps)

1.3 Site Photos

The property is built over 3 split-levels, with a half-height cellar beneath the living spaces. The external materials at the rear of the property are London yellow stock bricks, with painted timber sash windows.

Access to the rear garden is currently from a side door into the side garden. There is also access from the first floor via an external staircase.

The house is in poor condition and needs work to bring it up to modern living standards both internally and externally. The current access into the garden is not ideal and there is a poor relationship between the internal and external spaces. The side garden is an underused space that offers little benefit to the house.



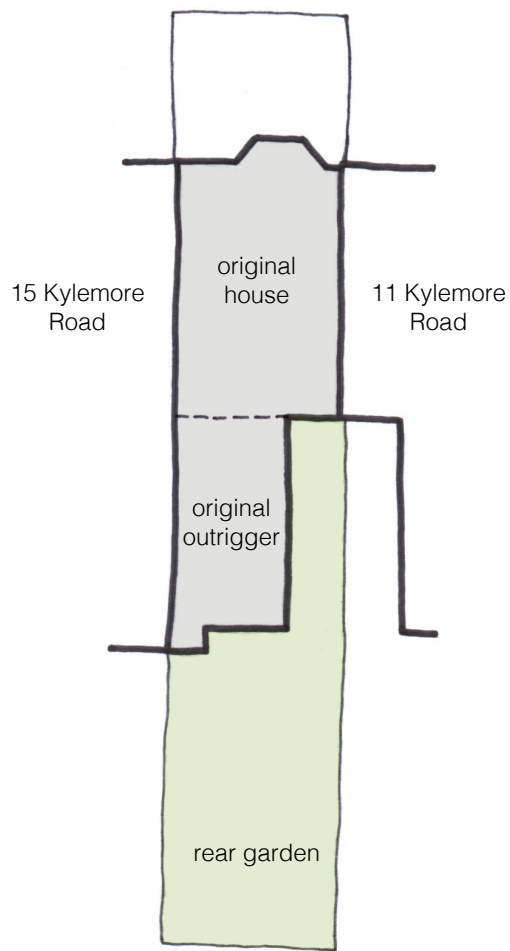
Fig.2 Rear facade of existing house



Fig.3 Side garden

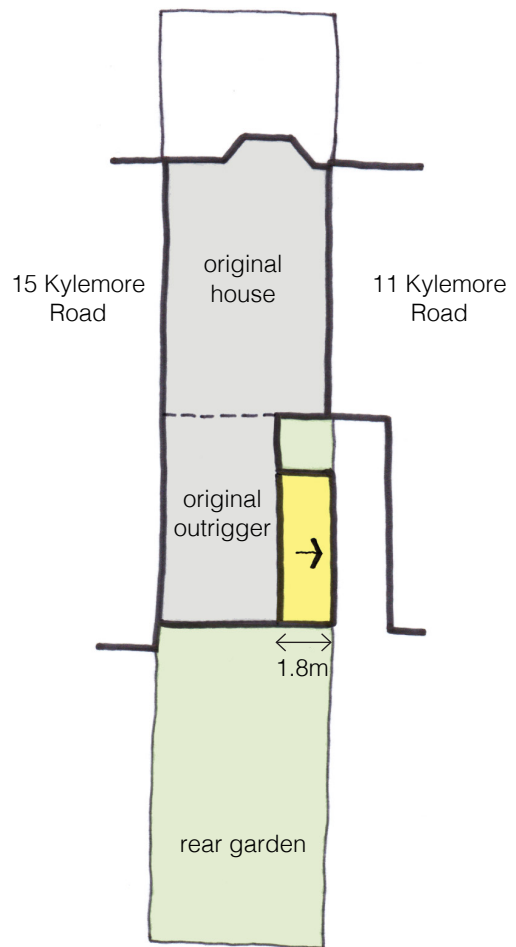
Proposals

2.1 Design Summary



Existing

The existing property has no extensions to the original. The property is part of a typical Victorian terrace and has a three storey original outrigger extending 6.4m towards the rear of the plot.



Proposed

The proposal extends 1.8m into the side garden up to the boundary with No.11. It extends up to the end of the rear line of the outrigger leaving space for a courtyard that allows light into the rear windows of the main living spaces. The extension is 2.7m tall at the boundary.

2.2 Appearance

There will be a focus on high quality materials and workmanship with careful attention to design detailing. The house will become much more thermally efficient with a focus on sustainability.

The proposed extension will re-use existing or reclaimed brickwork to closely match the existing house.

The new windows on the ground floor are aluminium-framed to increase the thermal efficiency of the glazing units, powder-coated in a colour to harmonise with the brickwork.

Where replacement timber sash windows are being replaced we propose using white painted timber frames in a style to match existing. These will be double glazed to meet the improved thermal performance requirements of the house.



Fig.4 Proposed rear elevation