



## DESIGN & ACCESS STATEMENT

PROJECT KM 2017: DESIGN & ACCESS STATEMENT; - REV 06  
DESIGN PROPOSAL :1 DUNOLLIE ROAD LONDON NW5 2XN  
GARAGE SITE RE-DEVELOPMENT

Architect – Francis Birch Architect DiplArch RIBA



## 1.0 Introduction

The proposed re-development site, at 1 Dunollie Road is located at the end of a row of late 19<sup>th</sup> century 3 storey terraced houses and is occupied presently by a pair of single storey garages. The site backs onto the rear gardens of properties in Lady Margaret Road, the immediate neighbour being no. 22d which is subdivided into flats & no.24. The site is located within the Kentish Town Conservation Area in the London Borough of Camden.



Existing front Elevation showing garages adjacent to 1 Dunollie Road



View from Lady Margaret Road towards 1 Dunollie Road



Site Location Plan





View of rear gardens to Lady Margaret Road



Detail view of garages from Dunollie Road



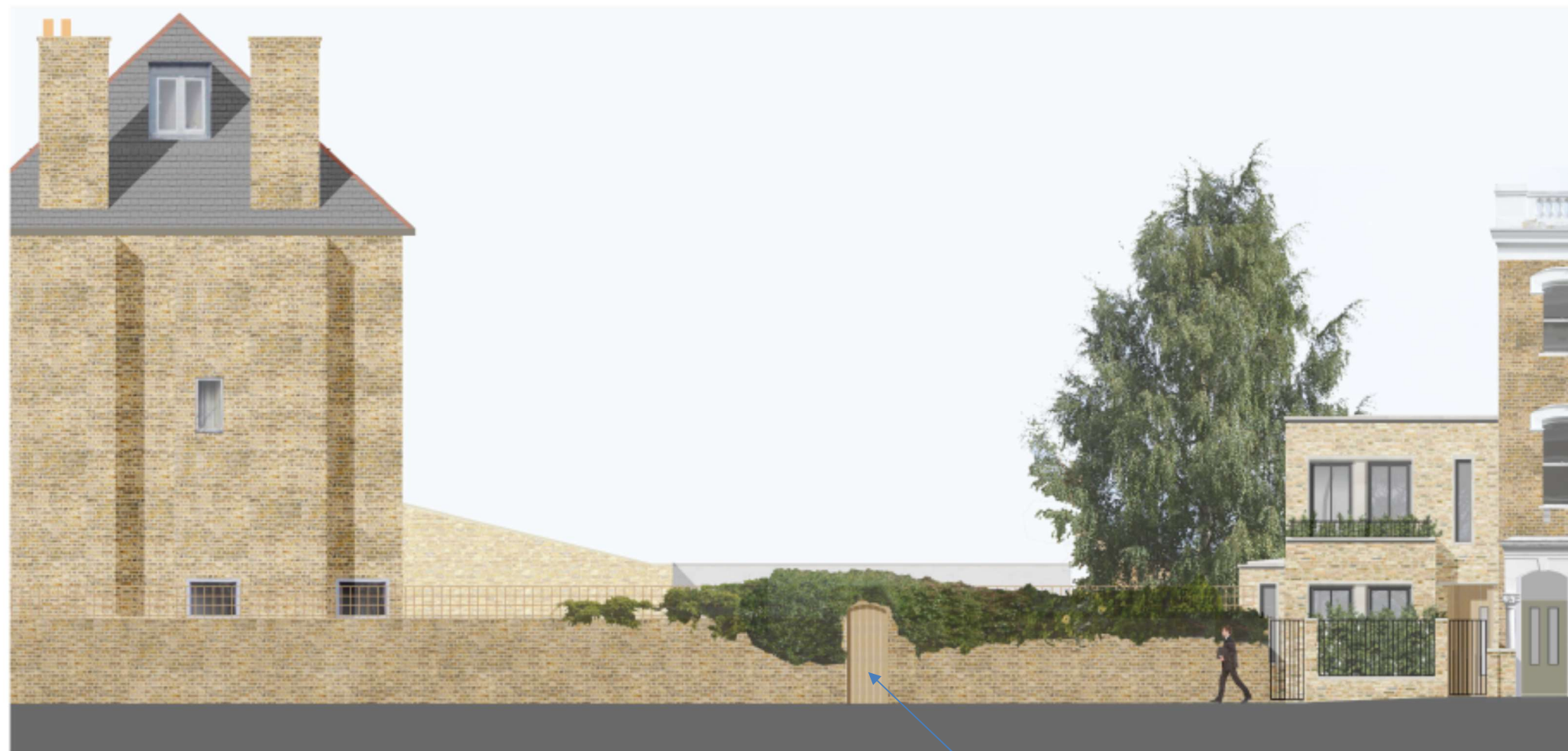
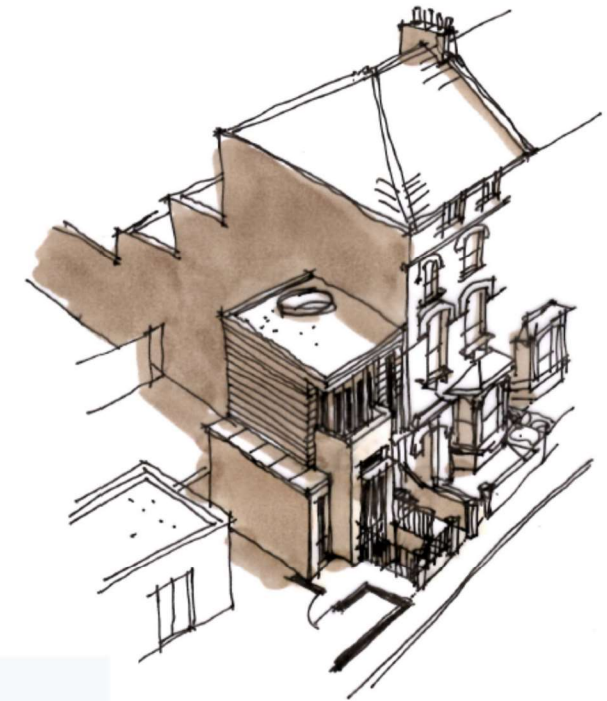
Detail view of gable to terrace 1 Dunollie Road



## 2.0 PROPOSALS

The owners wish to demolish the existing garages & re-develop the site for the construction of a new single aspect two storey house with basement built against the present end gable to the existing house on 1 Dunollie Road. The new house is on 3 levels served by an internal staircase with level access from the street via the ground floor main entrance. The bedrooms are at basement level with daylight provided via a lightwell area enclosed by railings & screened from the street by a new screen wall & planting 1.8m high to match the existing flank garden wall to no. 22d Lady Margaret Road. The main entrance kitchen & dining area has daylight & views out into the street from the projecting bay window. The main living room is at first floor & has access to a small balcony which is the roof to the projecting bay. The design incorporates recommendations made by Camden Planning Dept.in their Pre-application Report dated June 2018.

The house is designed in a contemporary manner respectful to the context & scale of the street using the chosen materials sensitively to create a high-quality design. The main external walls including the 1<sup>st</sup> floor & the projecting bay will be built in second-hand stock brickwork to match the existing local brick to the existing terrace housings. Pre-cast stone cills & dressings are proposed for the window surrounds & copings to the main roof parapet & balcony.



Context South elevation to Dunollie Road showing 22D Lady Margaret Road

Re-open existing entrance to 22D Lady Margaret Road





Street Elevation South of Proposal from Dunollie Road



Basement Elevation South of Proposal through lightwell

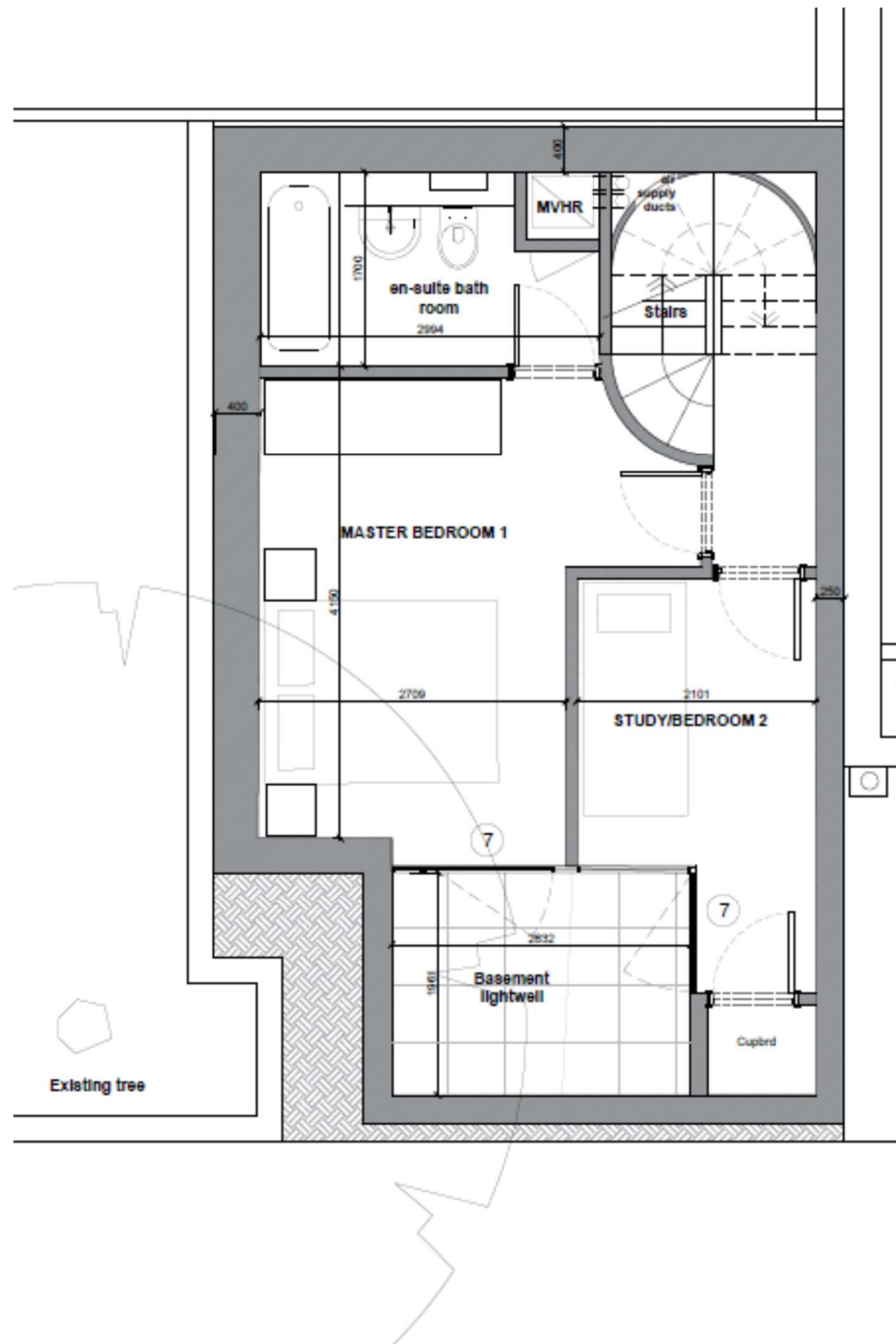
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1 DUNOLLIE ROAD LONDON NW5 2XN – GARAGE SITE RE-DEVELOPMENT

## PROPOSED PLANS FOR NEW HOUSE

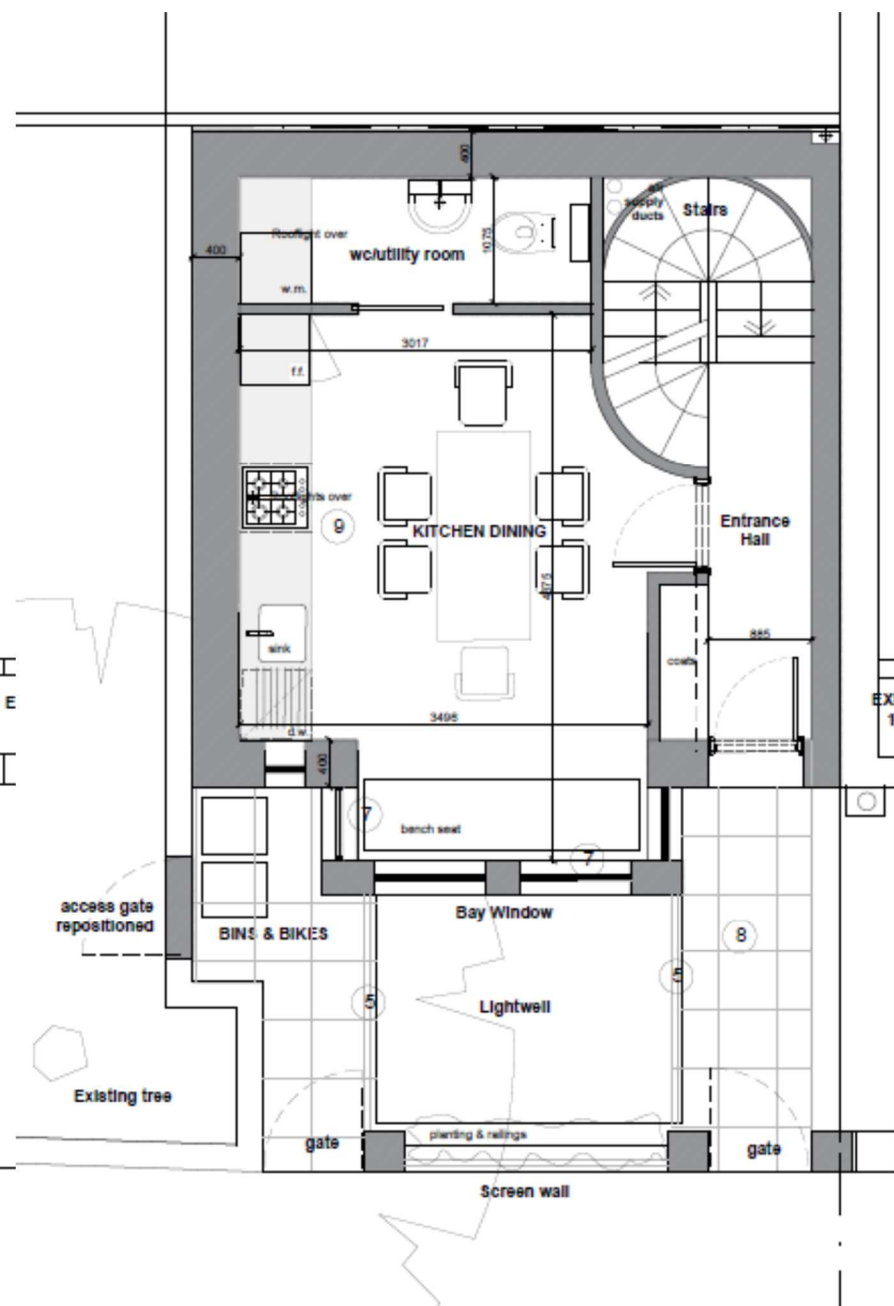
Gross External Floor area – 99.00 sqm

Net Internal Floor area – 78.08 sqm



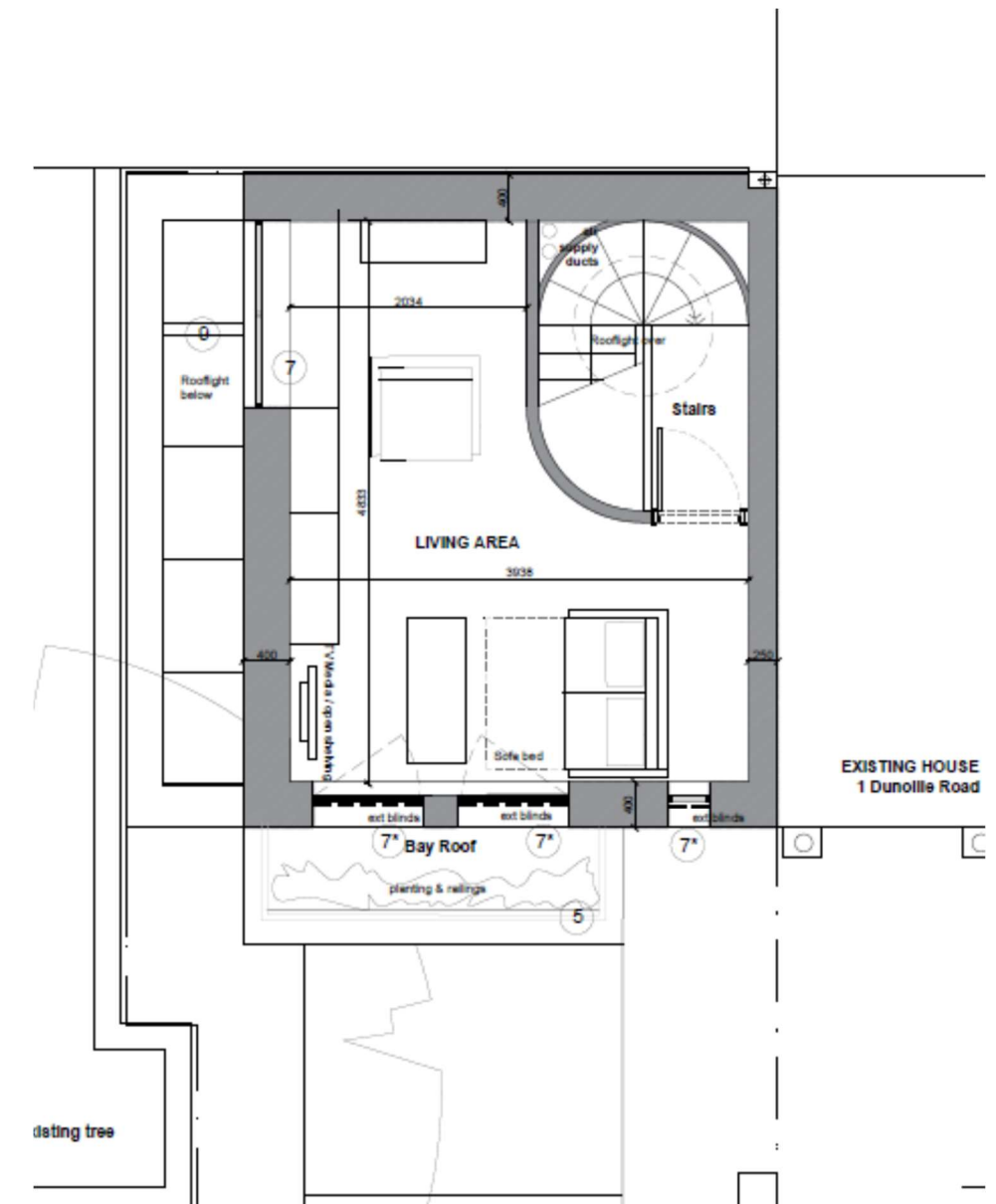
NIA 31.62 sqm

BASEMENT PLAN



NIA 26.18 sqm

GROUND FLOOR PLAN



NIA 19.02 sqm

FIRST FLOOR PLAN



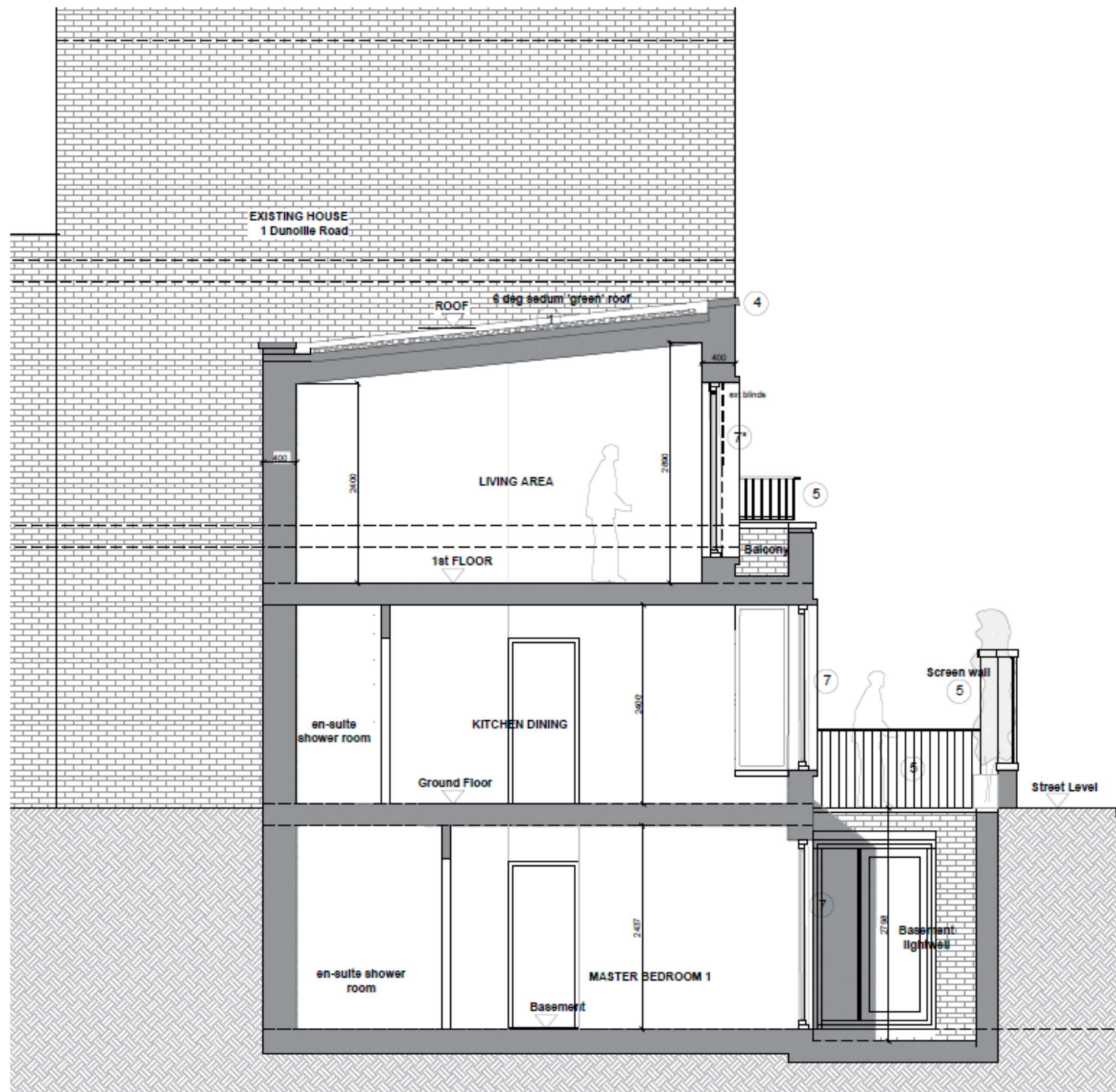


PROPOSED GABLE END SIDE ELEVATION



PROPOSED REAR ELEVATION





PROPOSED TYPICAL SECTION AA

VIEW FROM DUNOLLIE ROAD



DESIGN MODEL

