

A large, solid pink circle is positioned on the left side of the page. Inside the circle, the text is centered and reads:

Platform 5
architects

No. 149-151 King Henry's Road
Minor Alterations

Design and Access Statement
February 2020

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Notch House, Hackney



Book Tower House, Camden



Kings Road, Brent

Platform 5 architects

Platform 5 Architects is an award winning architectural practice led by Patrick Michell with a specialism in creating crafted housing projects for challenging sites.

Since our inception in 2006, we have built a reputation on the quality of our design and level of service to our clients. Wallpaper* magazine featured Platform 5 in their selection of 30 of the world's most talented young architectural practices and since then our completed projects have been published internationally and regularly win design awards.

We have a deep interest in how people live, and are using our experience gained from working with residential clients to inform how we design both family houses and multi-unit housing schemes.

2.1 Project Overview

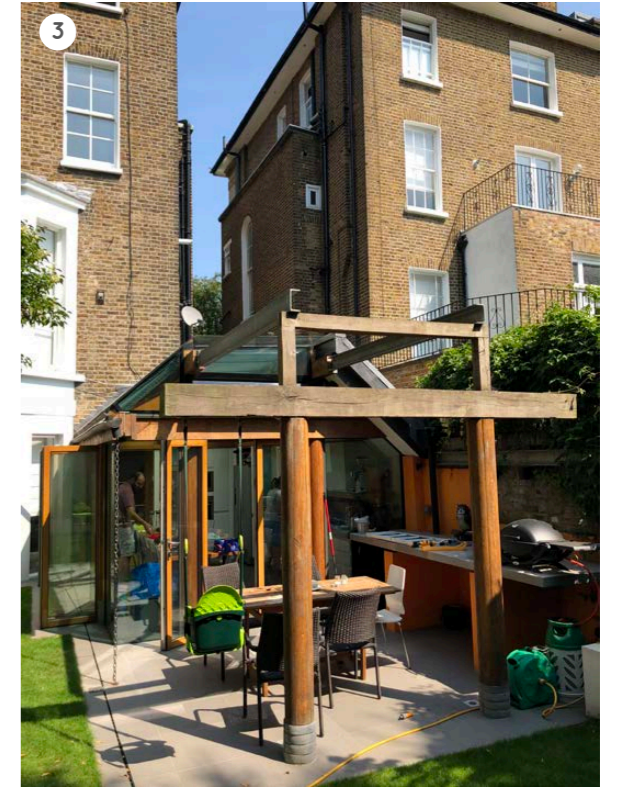
This Design and Access Statement is prepared in support of the Full Planning Application for the refurbishment and material conversion of 149 and 151 King Henry's Road.

The proposal seeks to improve the energy performance, usability of the building and quality of the surrounding landscape. The existing 2B flat at lower ground floor (No.149) and the 3B flat at both lower and upper ground floor (No.151) will be converted into a 3B(5p) flat at lower ground and a 1B(2p) flat at upper ground.

2.2 Executive Summary

The proposed development seeks to laterally convert and refurbish the lower ground floor into a 3B(5p) and a 1B(2p) flat at upper ground floor, alongside a general upgrade of energy performance and landscaping.

No change of use is proposed.



2.3 Site Images and Existing Surrounding Buildings

- 1 149 and 151 King Henry's Road front view
- 2 Rear of 151 King Henry's Road
- 3 149 King Henry's Road rear view- existing extension
- 4 124 and 126 King Henry's Road
- 5 128 King Henry's Road



2.4 Location

The application site comprises of two flats within a four-storey semi-detached pair of Victorian villas on the south side of King Henry's Road. The properties are part of a wider building group (no's 115 - 157) of buildings of the same architectural style.

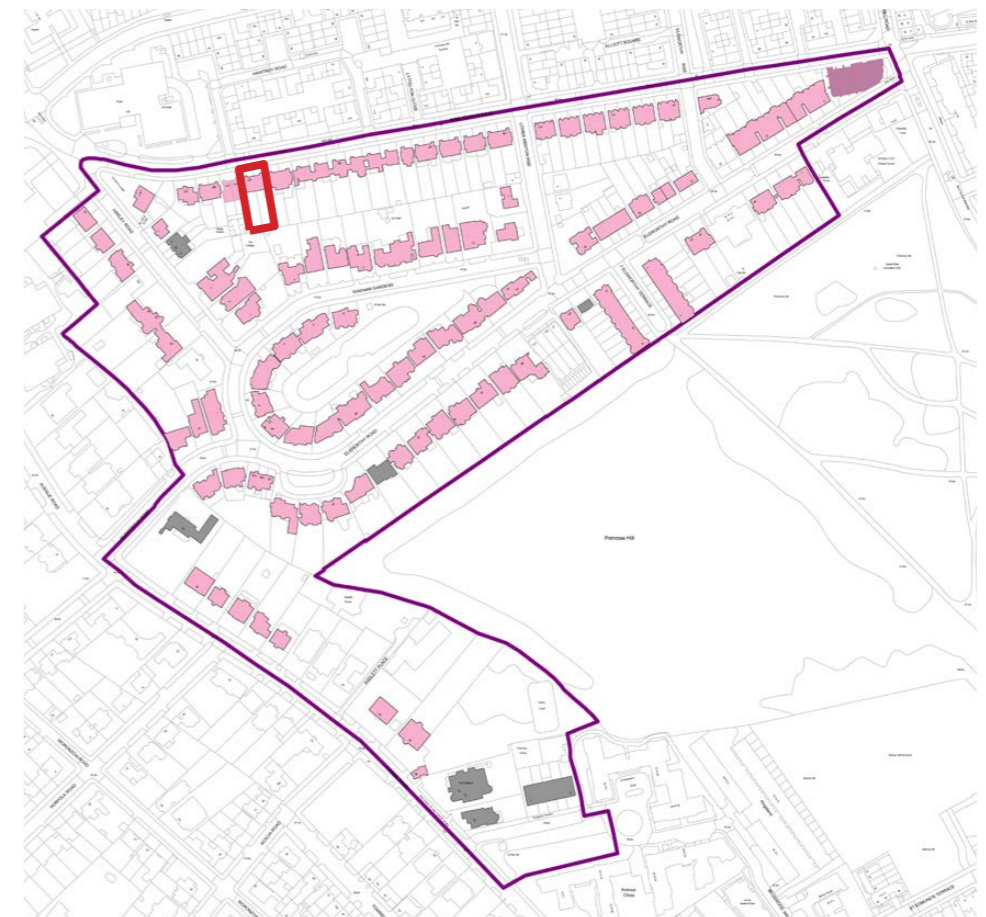
Both buildings have been converted into flats and this application relates to the lower ground floor flat at no.149 and a maisonette at lower ground and upper ground floor levels at no.151.

2.5 Conservation Area

No.149 and No.151 King Henry's Road are in the Elsworthy Conservation Area, but are not listed or locally listed.

2.6 Land Use

The proposal does not change the land use of the building.



2.7 Existing Use, Amount and Layout

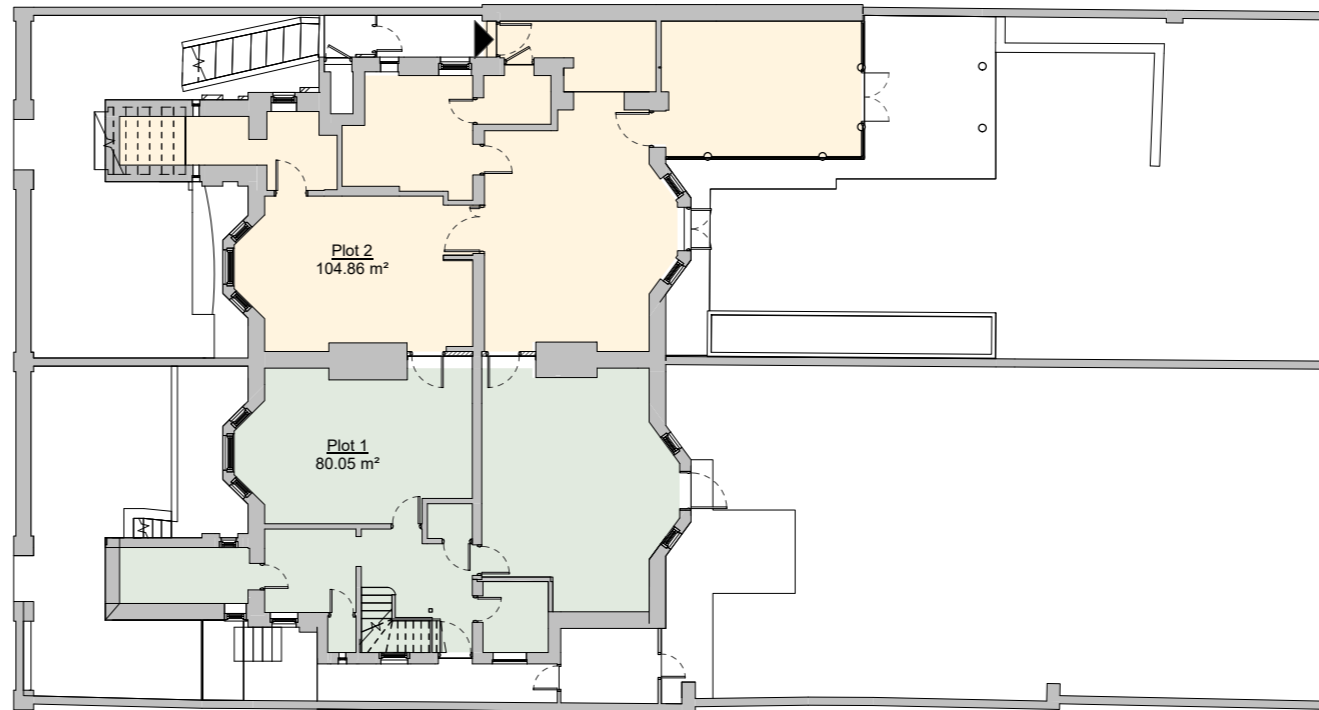
The existing total Gross Internal Area is 253m². The site comprises of two semi detached house numbers: 149 and 151 at lower ground level and the upper ground level at 151.

2.8 Existing Area Plans (GIA)

The existing flats include the following:

- Plot 1 - 3B (148 sqm) – Upper and lower ground floor.
- Plot 2 - 1B (105 sqm) – Lower ground floor.

Area Schedule (Existing GIA)			
Name	Unit Type	Area	Area (sqft)
Plot 1	3B (5p)	148 m ²	1590 ft ²
Plot 2	2B (3p)	105 m ²	1129 ft ²
Grand total		253 m ²	2718 ft ²



2.8.1

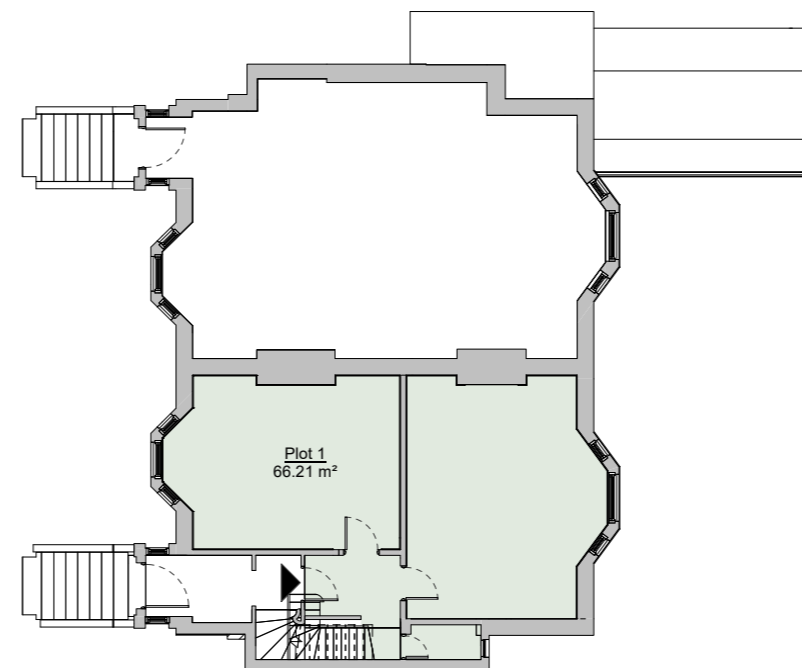
3 Design Proposal

3.1 Design Principles and Brief

The proposal is for the conversion and refurbishment of the existing 2B flat at lower ground floor and of the 3B flat at both lower and upper ground floor and associated minor alterations to the exterior: the installation of a new pipe, the removal of 1no. window and 1no. door along the west elevation and the replacement of all remaining single-glazed windows and doors with double-glazed windows and doors. The front garden of no.151 will be improved by removing shrubbery. The existing patio paving at the rear of 151 will be replaced with new tiles and extended.

3.2 Use and Amount

There is a 1m² increase between the existing and the proposed GIAs, resulting from the removal of the maisonette's staircase. There is no proposed change of use.

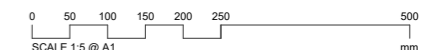


Area Color Fill Key

- Existing Plot 1
- Existing Plot 2

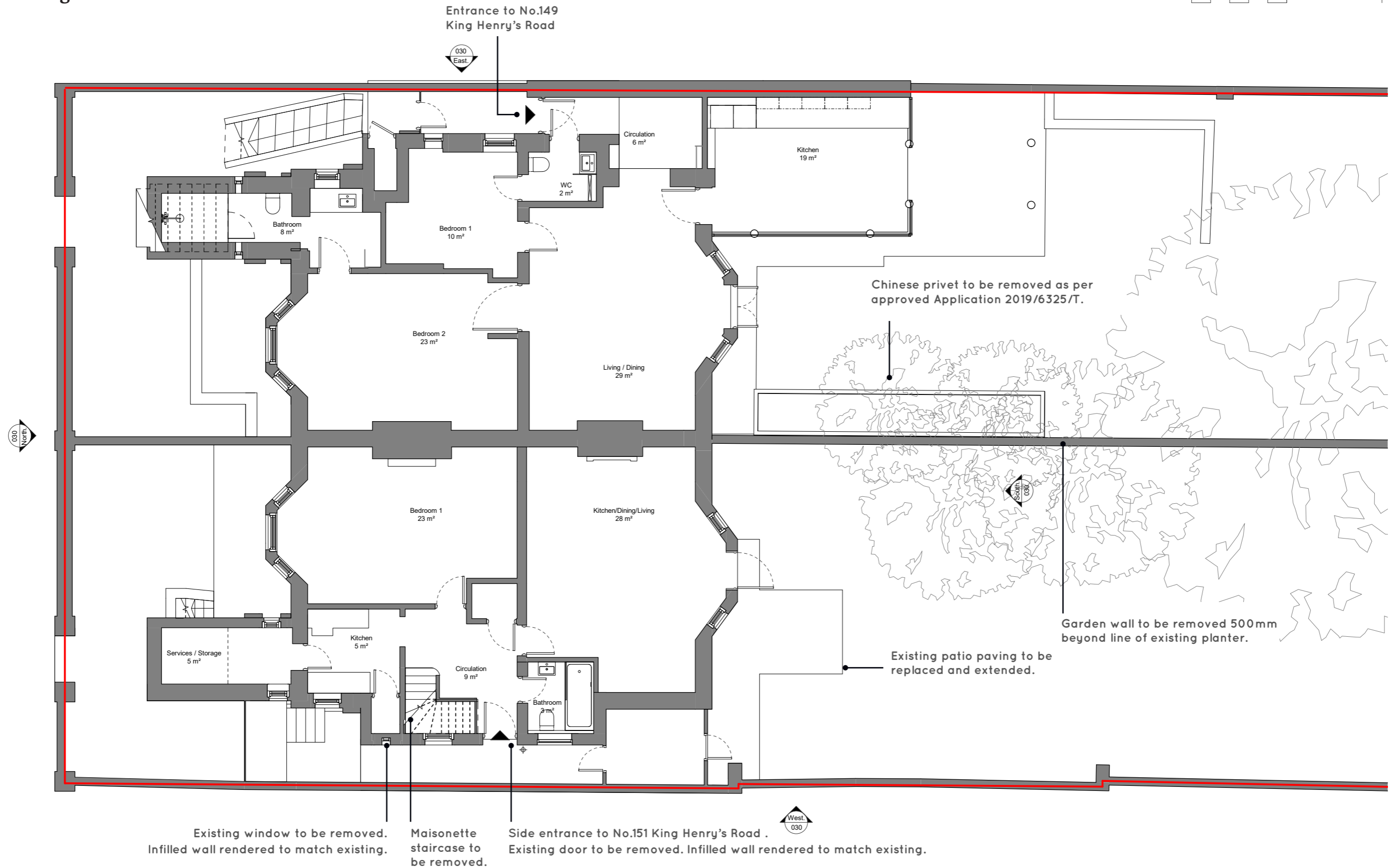
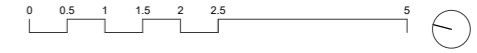
KEY

- 2.8.1 Existing lower ground floor plan.
- 2.8.2 Existing upper ground floor plan.

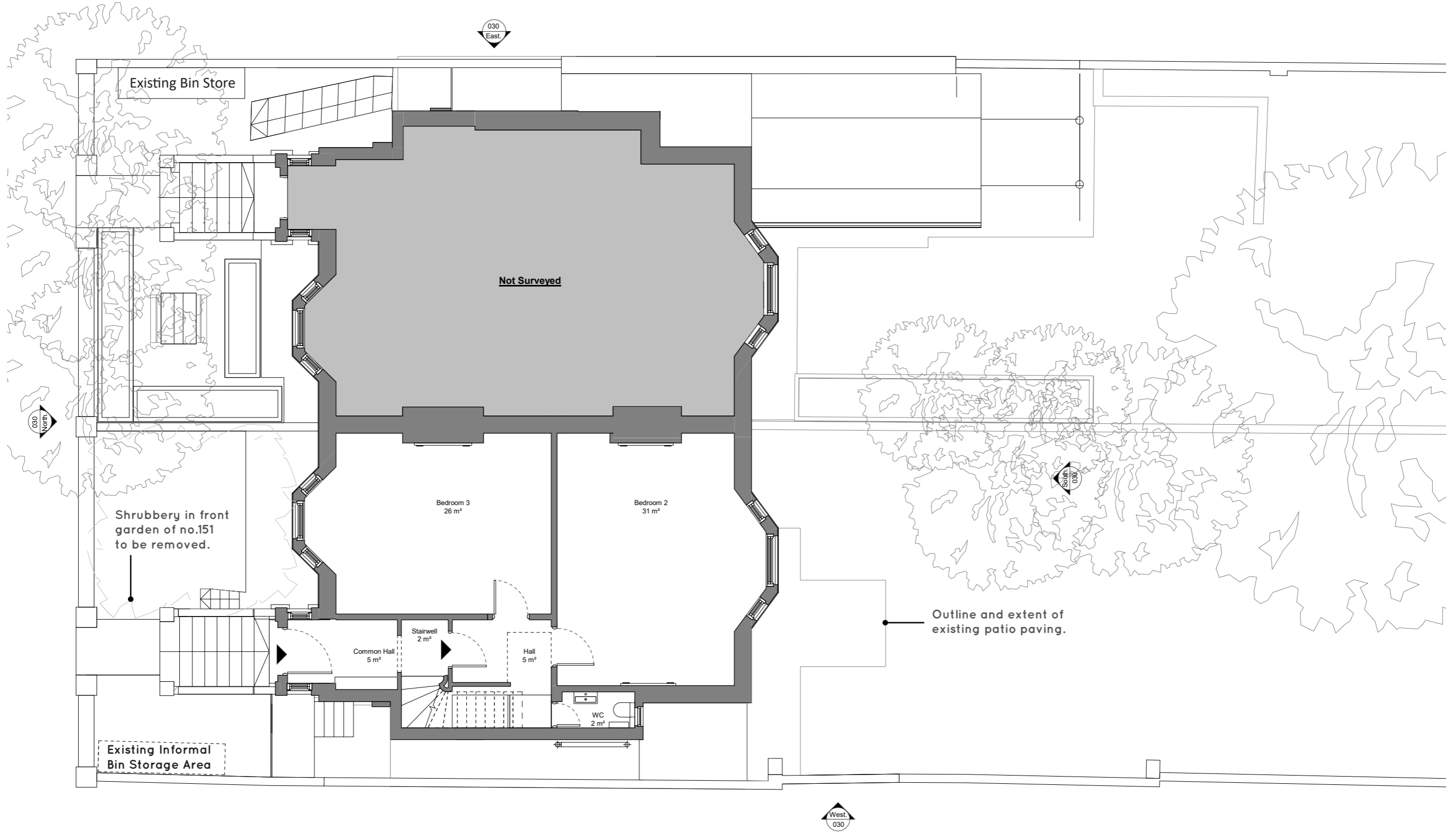
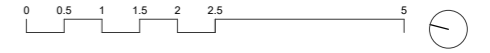


2.8.2

3.3 Existing Lower Ground Floor Plan



3.4 Existing Upper Ground Floor Plan



3.5 Proposed Area Plans (GIA)

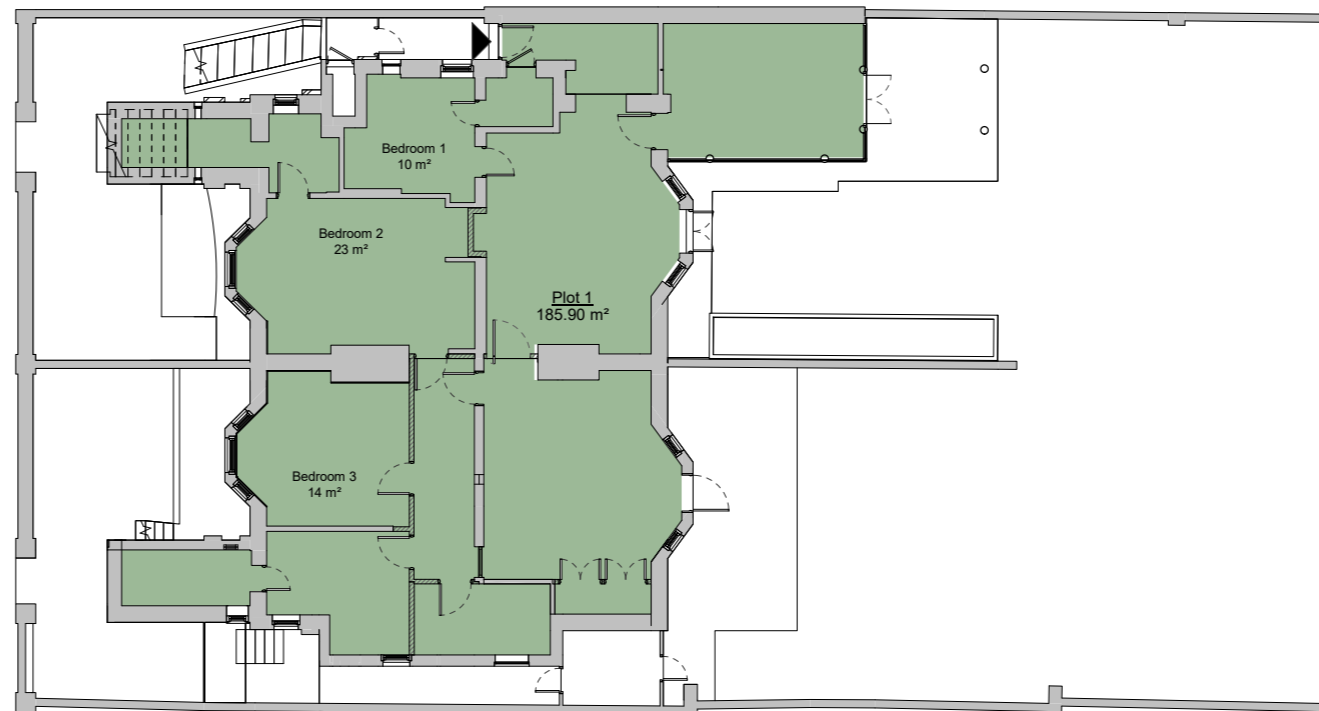
The proposed flats include the following:

- Plot 1 - 3B (186 sqm) - Lower ground floor.
- Plot 2 - 1B (66 sqm) - Upper ground floor.

3.6 Layout

The existing building is to be retained and reconfigured internally, to suit the refurbished layouts of the lower and upper ground.

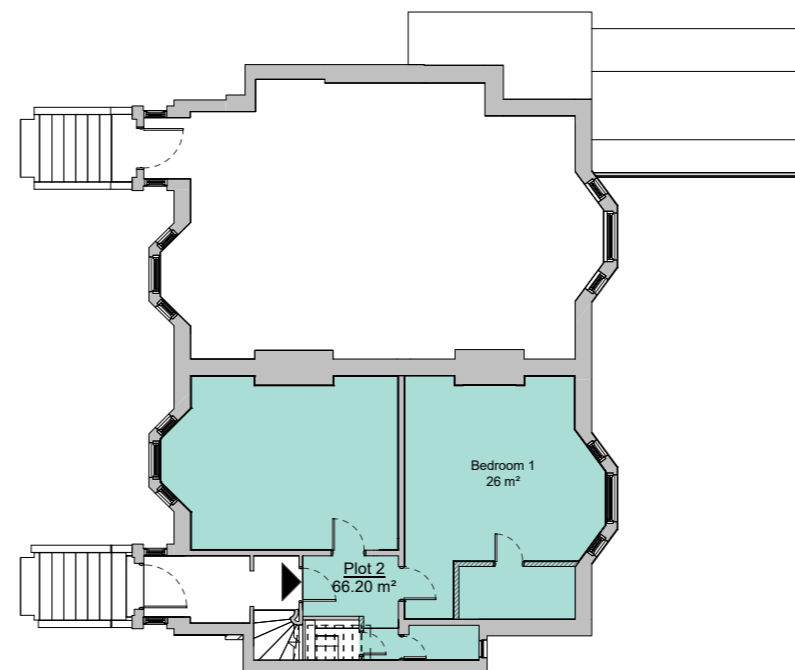
1. The location of the kitchen, dining, living spaces of that of the bedrooms remains unchanged. The bathroom along the western elevation adjacent to the study space is enlarged. The proposed scheme expands and improves the existing interiors, creating a more functional and flexible environment.
2. The flats' entrances are to remain in the same location as the existing.



3.5.1

3.7 Daylighting to lower ground floor

The proposed refurbishment does not entail the reallocation of any of the spaces, meaning that the location of the kitchen, dining, living and the bedrooms remains unchanged. Therefore there will be no reduction in daylight or sunlight to habitable rooms within the dwellings.



3.5.2

KEY

- 3.5.1 Proposed lower ground floor plan.
- 3.5.2 Proposed upper ground floor plan.

NOTES:

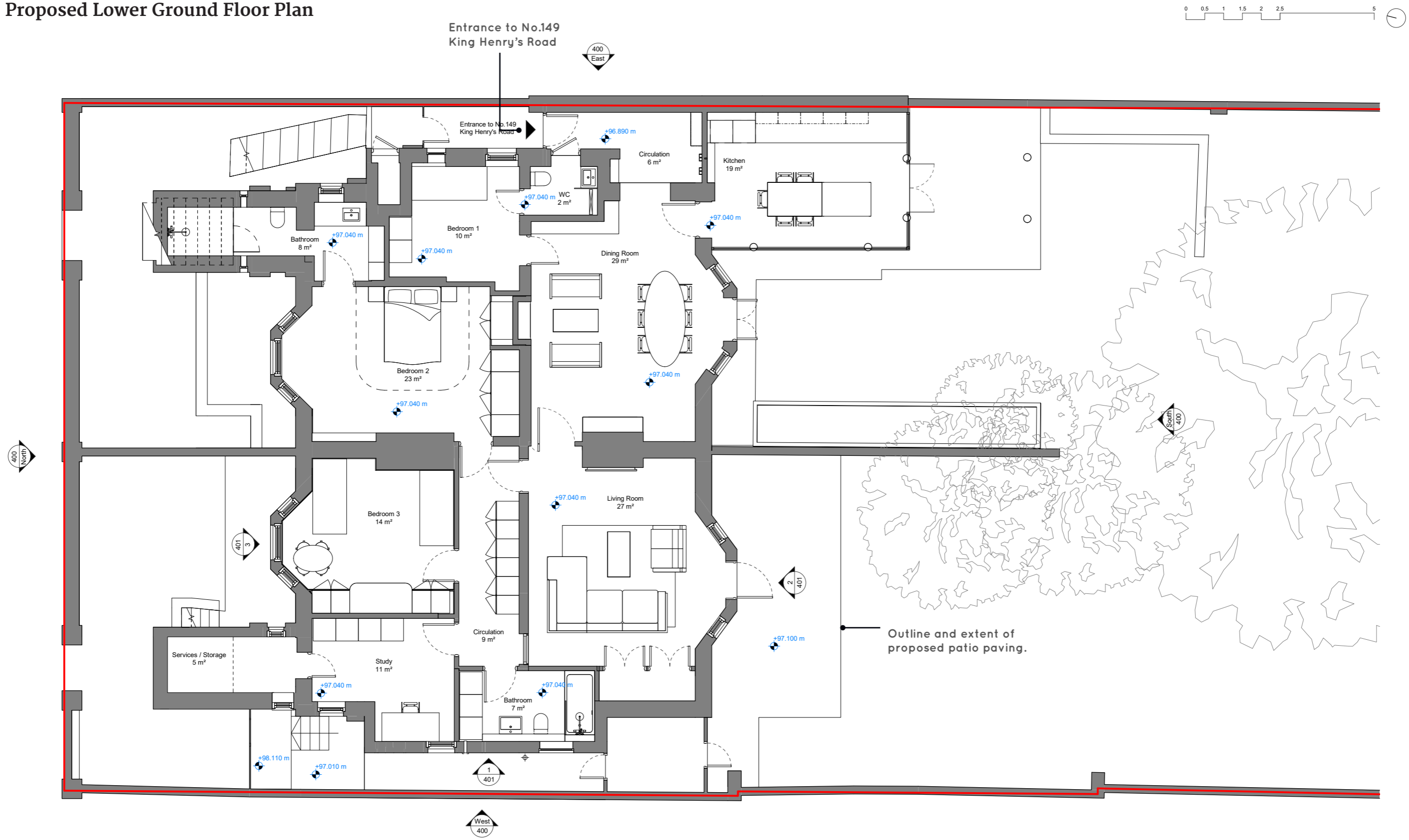
Area Schedule (Proposed GIA (Units)) Refurb			
Name	Unit Type	Area	Area (sq.ft)
Plot 1	3B (5p)	186 m ²	2000 ft ²
Plot 2	1B (2p)	66 m ²	710 ft ²
Grand total		252 m ²	2710 ft ²

Area Color Fill Key

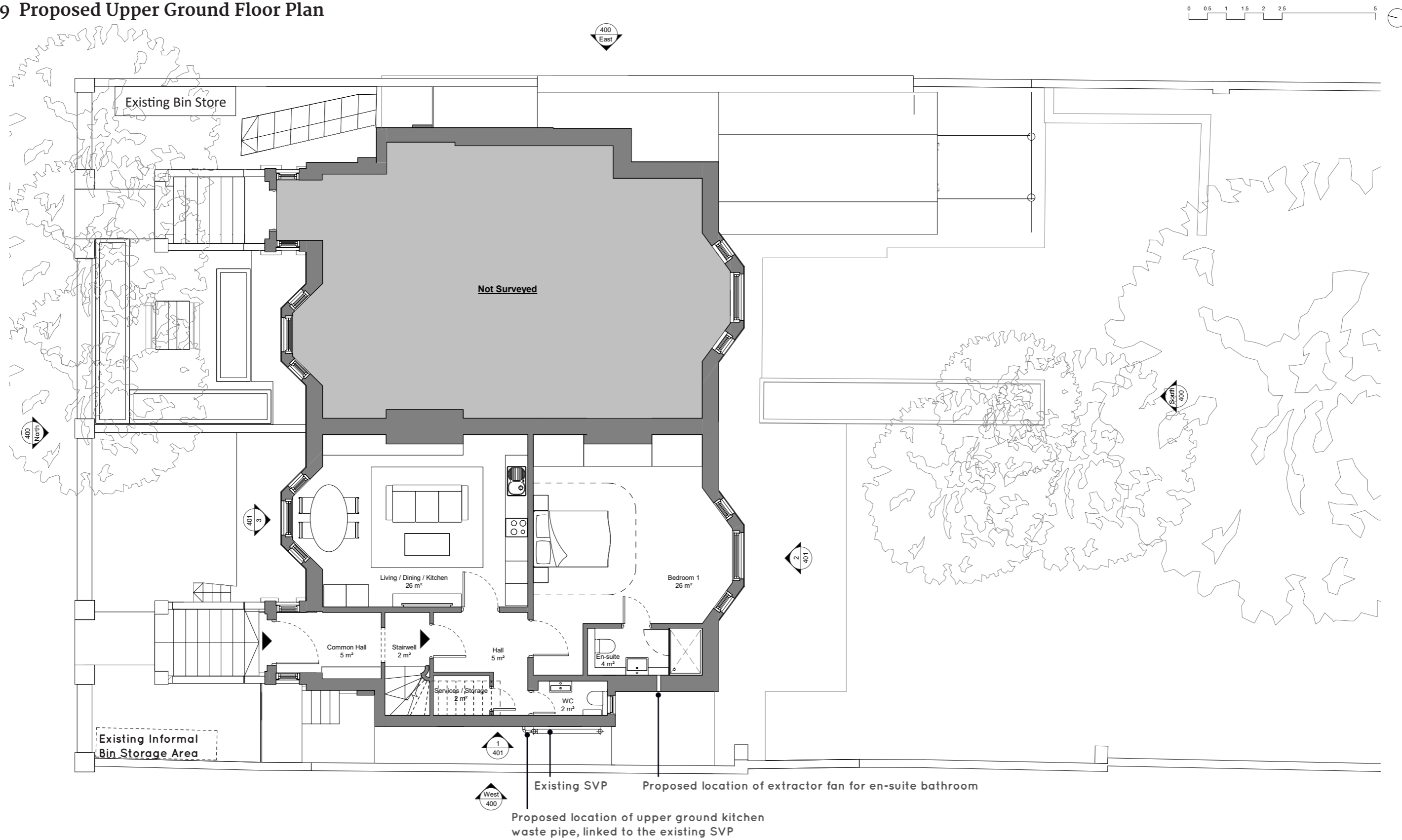
- Plot 1
- Plot 2



3.8 Proposed Lower Ground Floor Plan



3.9 Proposed Upper Ground Floor Plan



3 Design Proposal

3.10 Scale and Massing

No changes to the scale and massing are proposed.

3.11 Materials

No material changes are proposed.

All proposed double-glazed doors and windows replacements are to resemble the existing, with matching arrangements of glazing bars.

The garden paving at the rear of no.151 will be removed and replaced with similar tiles to the patio at no.149.



Scale: 1:200 on A3
Existing North Elevation

Scale: 1:200 on A3
Existing East Elevation



Scale: 1:200 on A3
Existing South Elevation

Scale: 1:200 on A3
Existing West Elevation

3.12 Appearance

Minor external works are being proposed, such as the removal of 1no. door and 1no. window, the replacement of all single glazed doors and windows at no.149-151 lower and upper ground with double-glazed doors and windows and a new connection (2) into the existing SVP (1) on the west elevation.



Scale: 1:200 on A3
Proposed North Elevation

Scale: 1:200 on A3
Proposed East Elevation



Scale: 1:200 on A3
Proposed South Elevation

Scale: 1:200 on A3
Proposed West Elevation

KEY

* Proposed double -glazed timber doors and windows with matching bar arrangement.

- ① Existing SVP
- ② Proposed waste pipe

3.13 Transport and access to site

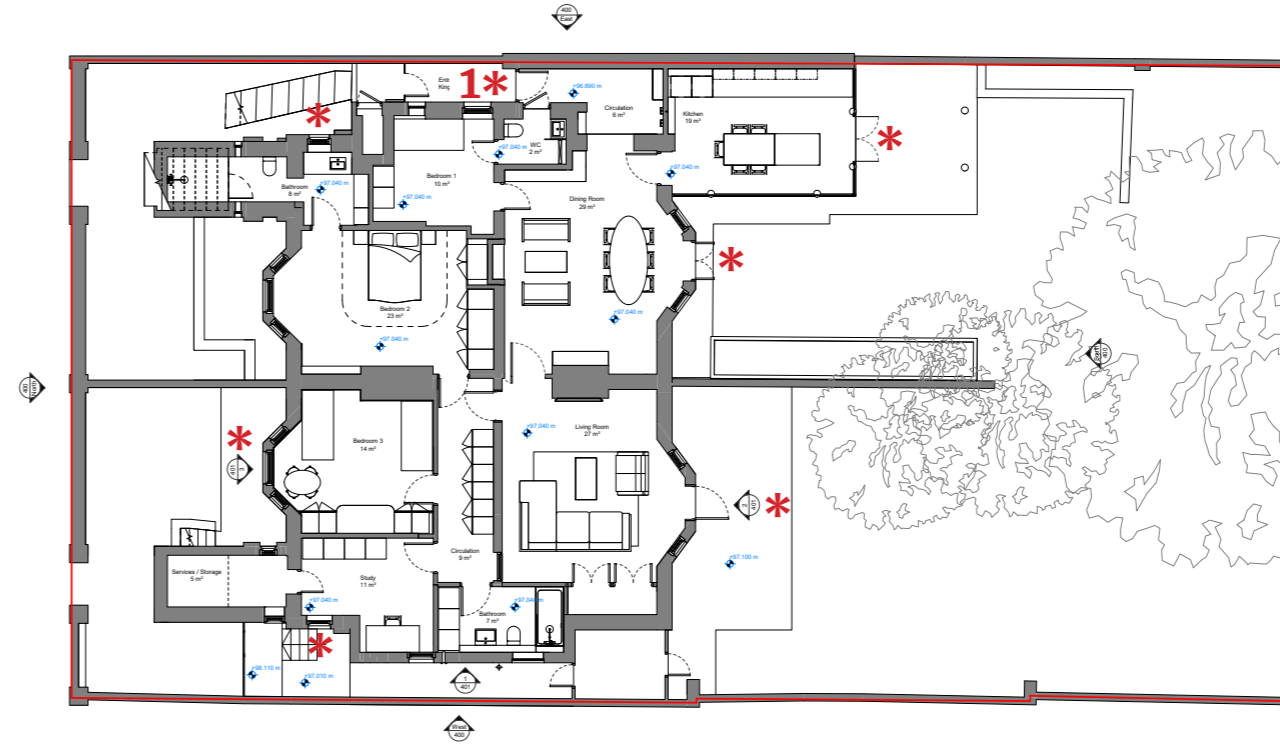
The site is accessible by walking, cycling or driving through King Henry's Road. No change of use and no increase in the overall GIA has been proposed, hence it is not anticipated that any additional traffic would be generated.

3.14 Access into and within building

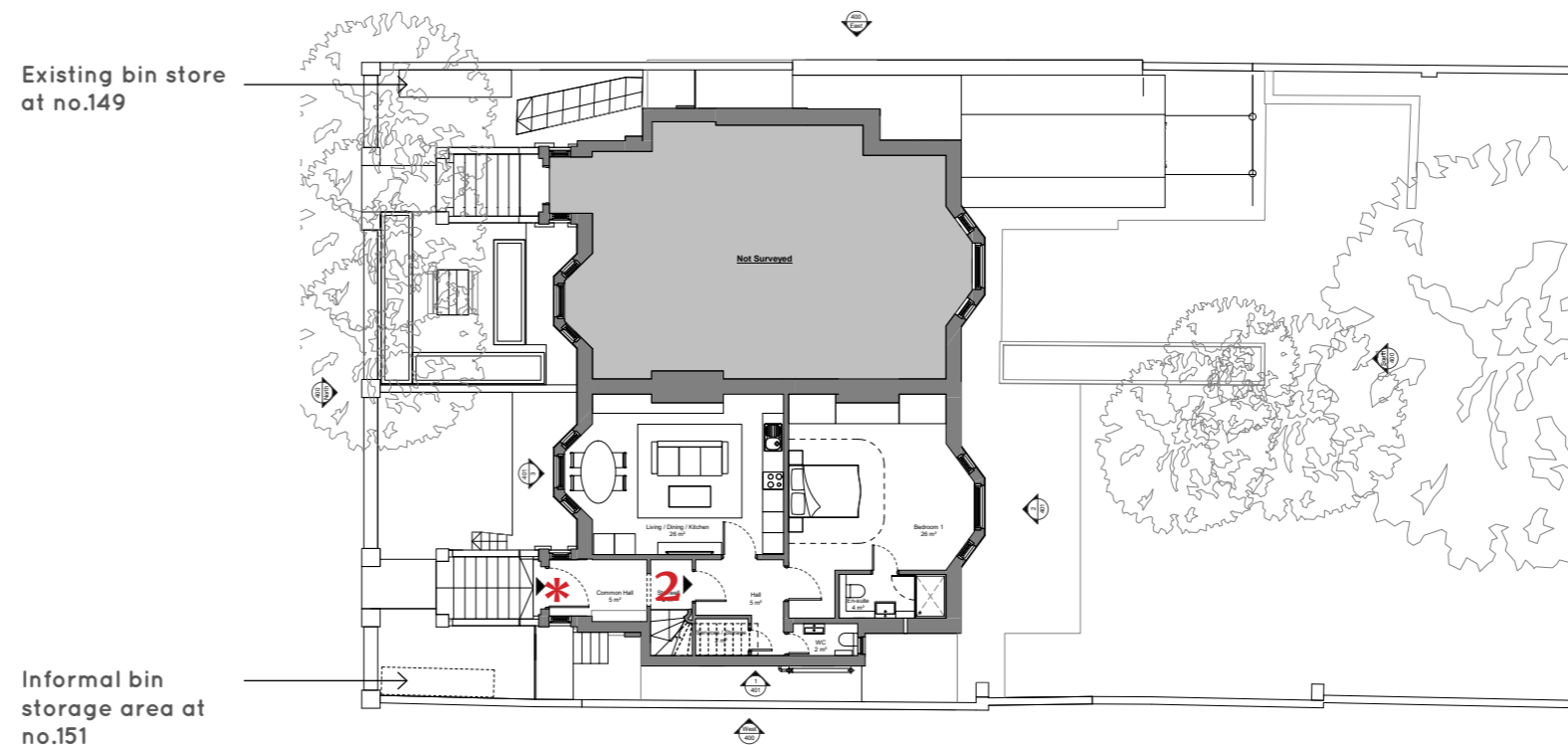
No changes to the existing entrances have been proposed.

3.15 Servicing, deliveries and waste

The refurbishment will have minimal impact on the amount of waste or deliveries. The existing bin store at no.149 and no.151 will be maintained.



Proposed lower ground floor



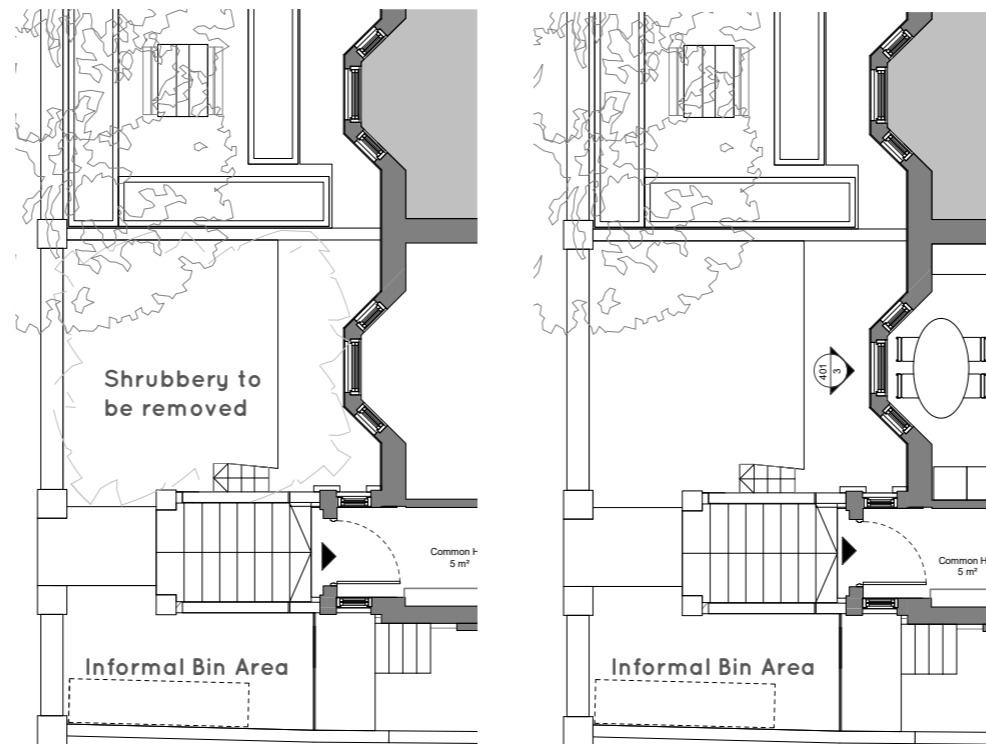
Proposed upper ground floor

KEY

- * Means of Escape
- 1 Existing entrance - Lower ground floor
- 2 Existing entrance - Upper ground floor

3.16 Effect on Surrounding Buildings and Gardens

As no major changes to the exteriors are proposed, the refurbishment will have no impact on the surrounding buildings and gardens.



Existing front garden, 151 KHR



Proposed front garden

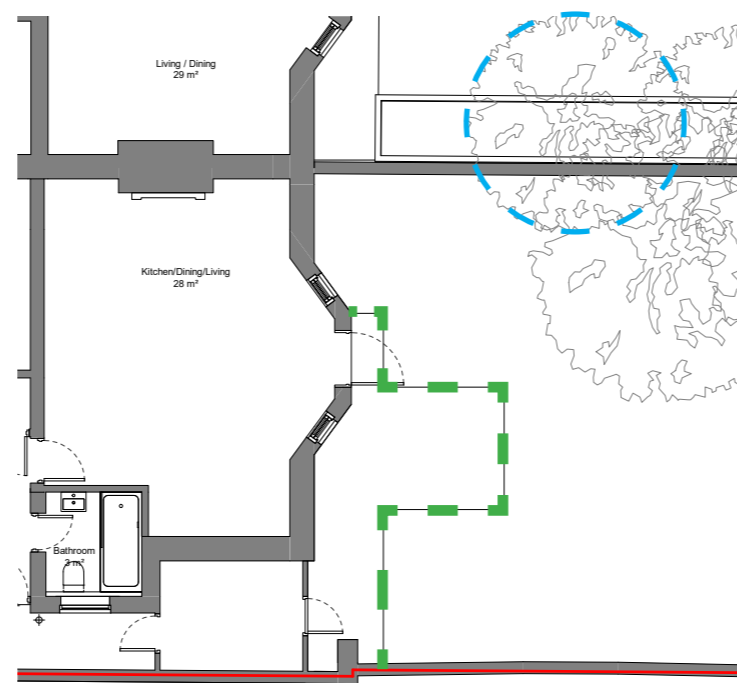
3.17 Landscaping

The proposed refurbishment scheme involves minor changes to the existing landscaping: mainly the removal of shrubbery in the front garden of no.151 and the removal of the Chinese privet at the rear of no.149, which has already been granted permission (2019/6325/T).

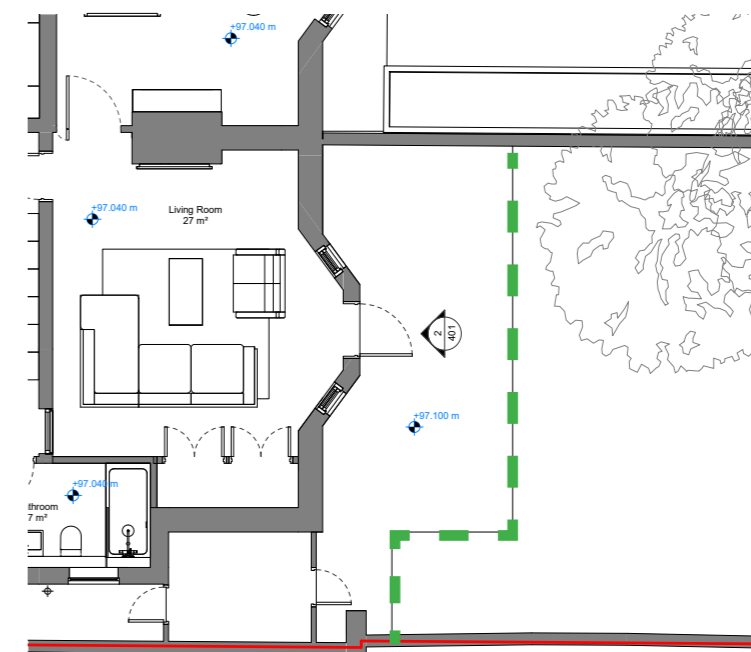
The existing patio paving at the rear of no.151 will also be refurbished with matching tiles to the patio in no.149 and extended towards the garden wall between the two properties.

KEY

-  Paved surface in rear garden of 151 KHR
-  Location of Chinese privet to be removed



Existing



Proposed

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