


Platform 5
architects

33 Estelle Road

Design & Access Statement
July 2020

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Platform 5 Architects - Mapledene Road | Best residential extension in London over the past 5 years, “Don’t Move, Improve! Awards” 2009



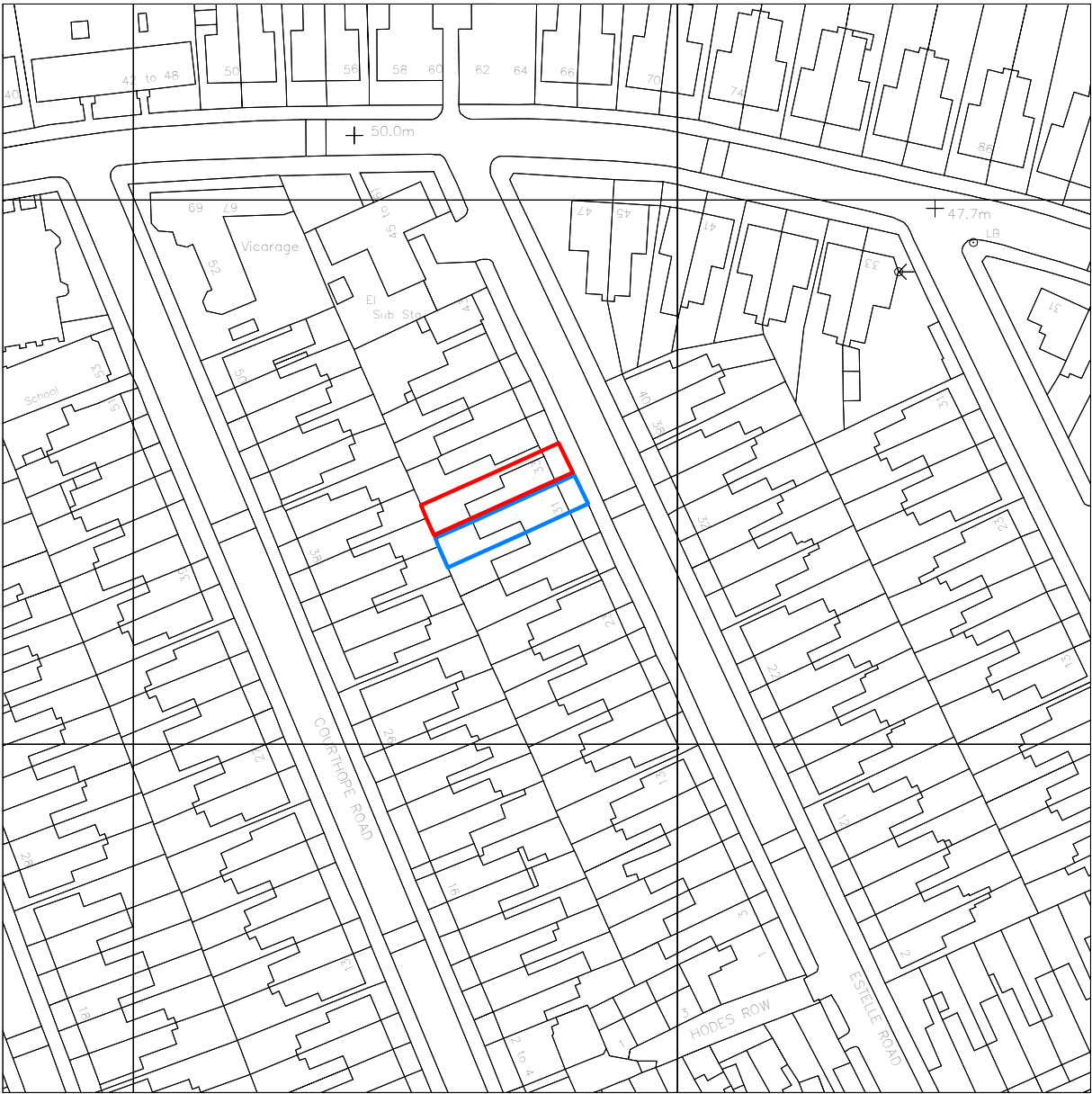
Platform 5 Architects - Booktower House | Commended - Home Extension, “Don’t Move, Improve! Awards” 2013

Platform 5 architects

Platform 5 Architects is an award winning architectural practice led by Patrick Michell with a diverse portfolio of projects in the residential, commercial, education and cultural sectors.

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’s Architects Directory 2009 featured Platform 5 in their selection of 30 of the world’s most talented young architectural practices and we have also been shortlisted for Building Design’s Young Architect of the Year Award in 2018.

Award-winning and commended projects in Hackney borough such as Mapledene Road and Booktower House in Camden borough demonstrate our ability to deliver crafted, bespoke designs that respond to their context.



Location plan

0 10 20 50
SCALE 1:1250 @ A3 m

Site background

The site is located on Estelle Road, a residential street in Gospel Oak, north west London in close proximity to Gospel Oak overground station.

The site is located within the Mansfield Conservation Area, however the existing house is neither listed nor locally listed.

A previous planning application for a single storey conservatory extension at ground floor was submitted and granted by the council in 2003 (2003/0267/P).

The design proposes the construction of a new closet wing rear extension, new double glazed roof to the side extension to replace the existing, and a new rear dormer extension, with new double glazed rooflights installed to the front elevation to bring light into the loft extension.

The design proposal has been developed alongside the Camden Planning Guidance (Altering and extending your home) 2019.



Existing street view of 33 Estelle Road and its neighbouring properties

Use

The existing and proposed use of 33 Estelle Road is a residential single dwelling (Use Class C3).



Rear views of the house from garden





View of kitchen looking towards the garden

Existing Layout

Currently, there is a small extension to the closet wing that has a lower ceiling height than the rest of the space. A side extension at ground floor currently contains the dining area, however the large amounts of glazing with little ventilation means the space overheats during the summer.

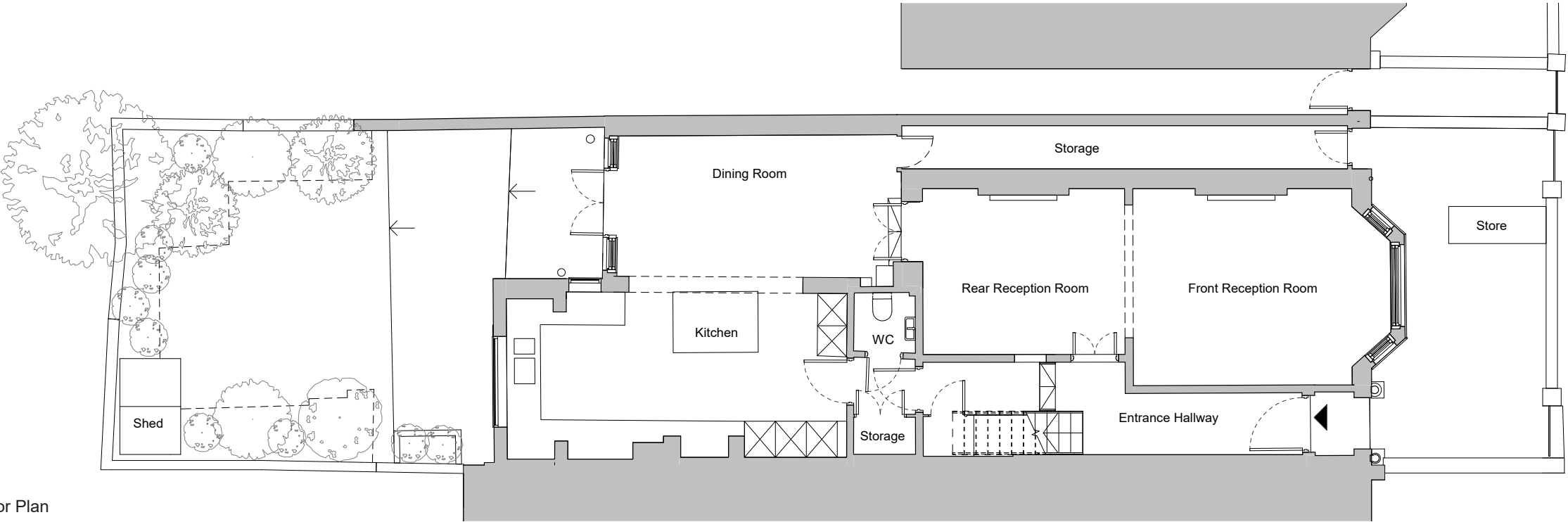
Proposed Layout

As shown in the image below, the proposal looks to open up the kitchen towards the garden, bringing much needed light into the space, whilst also giving the owners more storage space within. The side extension will continue to house the dining room, with a new contemporary glazed roof alongside one openable rooflight providing much needed ventilation to the room in the warmer months.

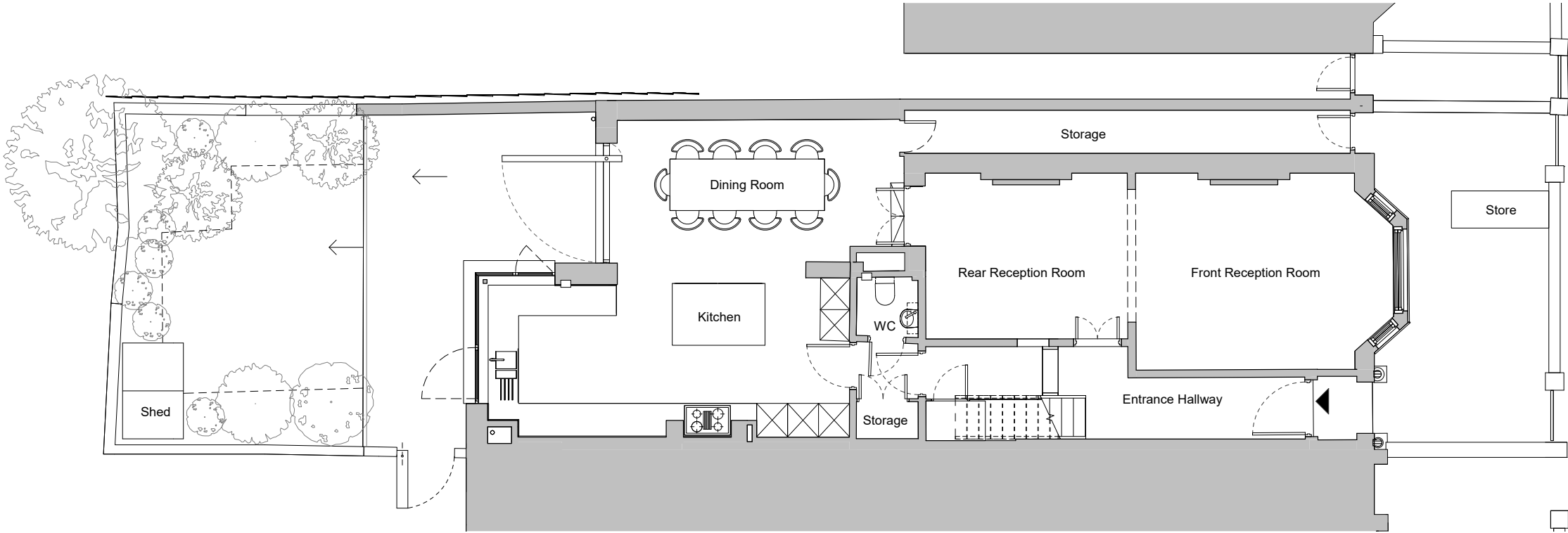
A small roof dormer extension is proposed to the rear of the property. This will provide space for a new study area and small WC.



Proposed view within kitchen



Existing Ground Floor Plan



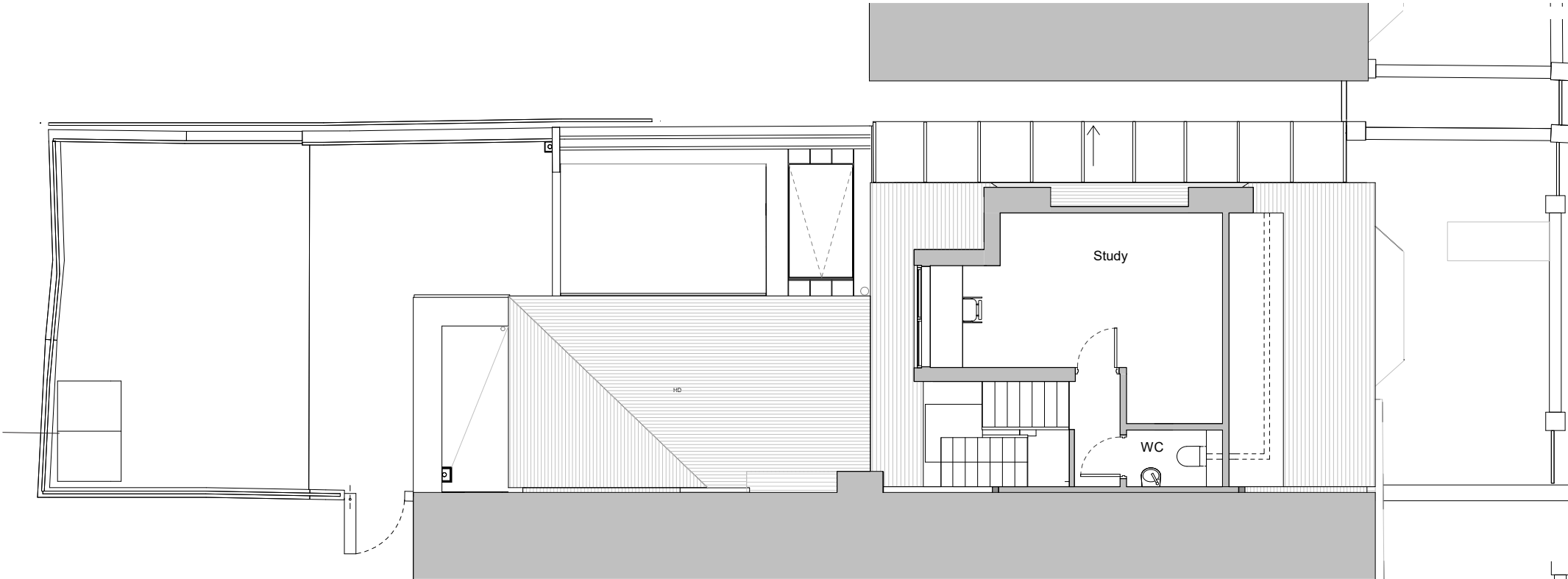
Proposed Ground Floor Plan



Existing Loft Plan



Proposed Loft Plan





Proposed view from the garden

Appearance

At present, the ground floor closet wing extension is relatively dark with a low ceiling. The proposal will open this space up - increasing both the amount of natural light coming into the space, and overall head height to create a more generous kitchen space for the owners. Large expanses of glazing - a corner window and adjacent pivot door - will also better connect the space with the garden beyond. Ventilation will be provided through the corner window, and a new hinged rooflight over the side extension.

The material palette is kept simple in order to complement the existing architecture. London stock brickwork is proposed to the closet wing extension in order to match the existing architecture, and a PPC aluminium to the window and door frames is proposed.

The proposal includes a pivot brick slip clad gate between the gardens of no.31-33 Estelle Road, which is designed to complement the existing garden walls and surrounding houses. This has also been allowed for in application 2020/0730/P - 31 Estelle Road, which is currently under consideration with Camden Council. The gate will allow easy access between the gardens for the occupants, as both properties are in the applicant's ownership.

Scale

The closet wing extension will be extended slightly outwards into the garden to match the depth and height of the neighbouring ground floor closet wing extension at 31 Estelle Road.

Vehicular and transport links

The proposal does not seek to alter existing transport arrangements.

Inclusive access

Access arrangements to the dwelling remain unchanged.



Close up view of proposed rear dormer extension

Appearance

Precedent has been set for rear dormer extensions and front rooflights in many of the properties along Estelle Road.

In order to appear subservient against the existing tile roof of the property, standing seam dark grey metal cladding will be used to finish the rear dormer extension, alongside PPC aluminium frames to the window to match. These are proposed to match the new glazing to the ground floor extension. Opening rooflights are proposed to the front elevation to bring light deep into the loft plan.

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