

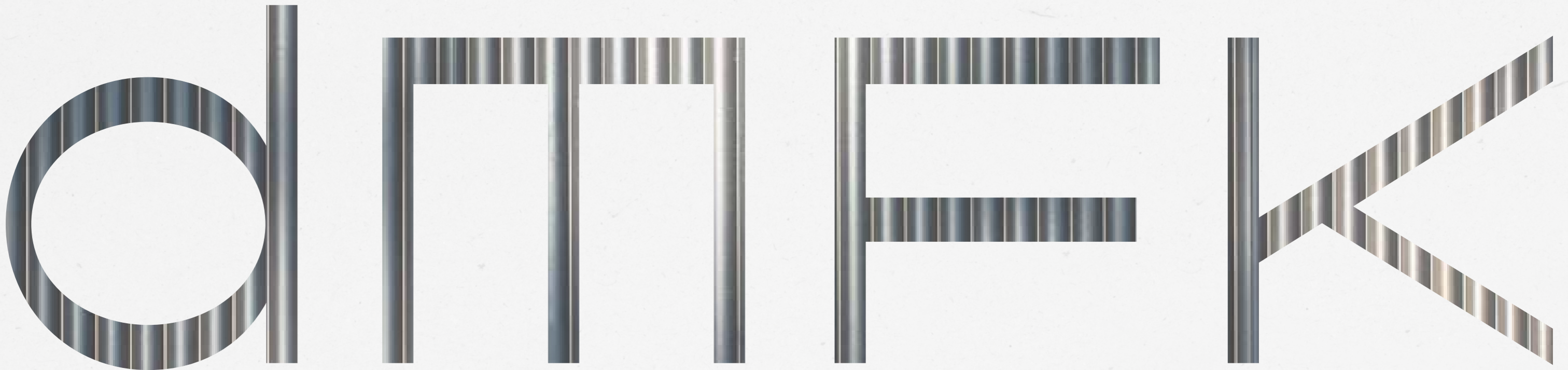
17 Templewood Avenue, NW3 7UY

title

Design and Access Statement, New Windows

date

September 2020



old new

The image shows a stylized logo for the word 'old new'. The letters are rendered in a metallic, brushed metal texture. The 'o' is a simple circle with a vertical bar to its right. The 'l' is a vertical bar. The 'd' is a vertical bar with a horizontal bar across its top. The 'n' is a vertical bar with a horizontal bar across its top. The 'e' is a vertical bar with a horizontal bar across its top. The 'w' is a vertical bar with a horizontal bar across its top. The 'o' and 'l' are positioned to the left of the 'd', and the 'n', 'e', and 'w' are positioned to the right of the 'd'. The letters are arranged in a horizontal line.

EXECUTIVE SUMMARY

This document is prepared in support of a planning application submission to the Camden Planning department seeking approval for minor alterations to a detached, single family dwelling at 17 Templewood Avenue, NW3 7UY.

The applicants live at the house, and are a family with young children. The family have owned and lived at the property since 2001. The current house was completed in 2015. Since completion the family has grown and they now have three children. They would like to create more family space to accommodate.

dmfk were approached, as the original architects, to ensure alterations are in keeping with the original design.

This proposal includes:

- Removal of car garage to create new study and family room.
- Removal of garage door to create new window and door access.
- Reduction of external storage on the East facade of the building to permit the integration of the new window.

SITE LOCATION

The application site is located within the Redington/Frogal Conservation Area.



Site Location Plan, 1:1250 @ A1/ 1:2500 @ A3

Site Boundary 

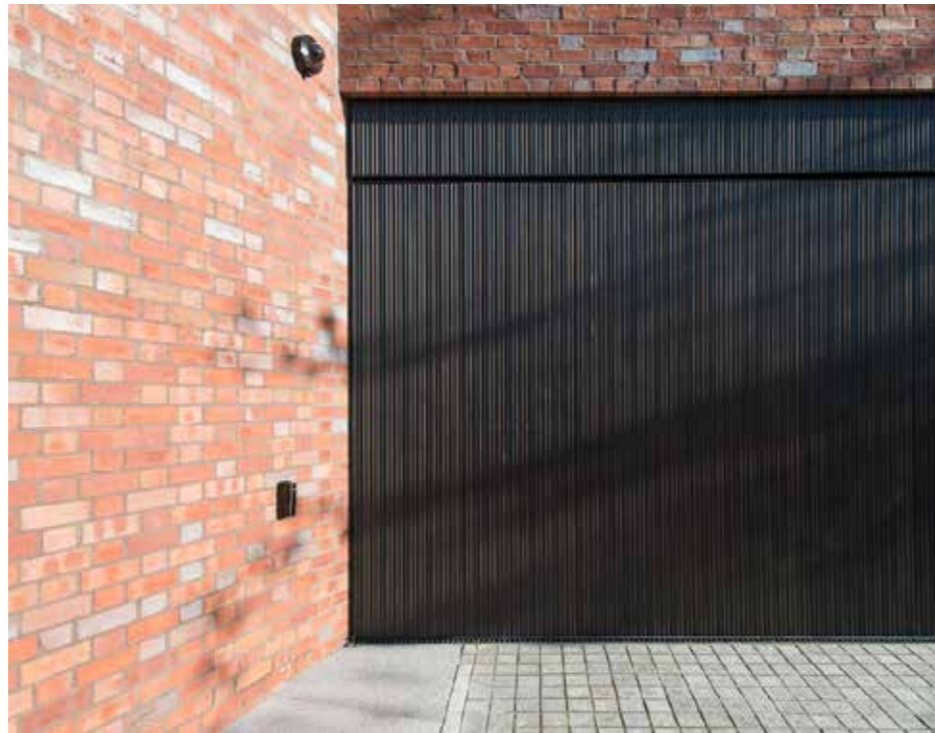
PHOTOS OF THE EXISTING GARAGE DOOR



1 - Front driveway currently used for parking instead of garage



2 - Existing garage door with front facing balcony



3 - Existing garage door with fluted profile panels



4 - Existing garage door and side storage

SUMMARY OF PROPOSED WORKS

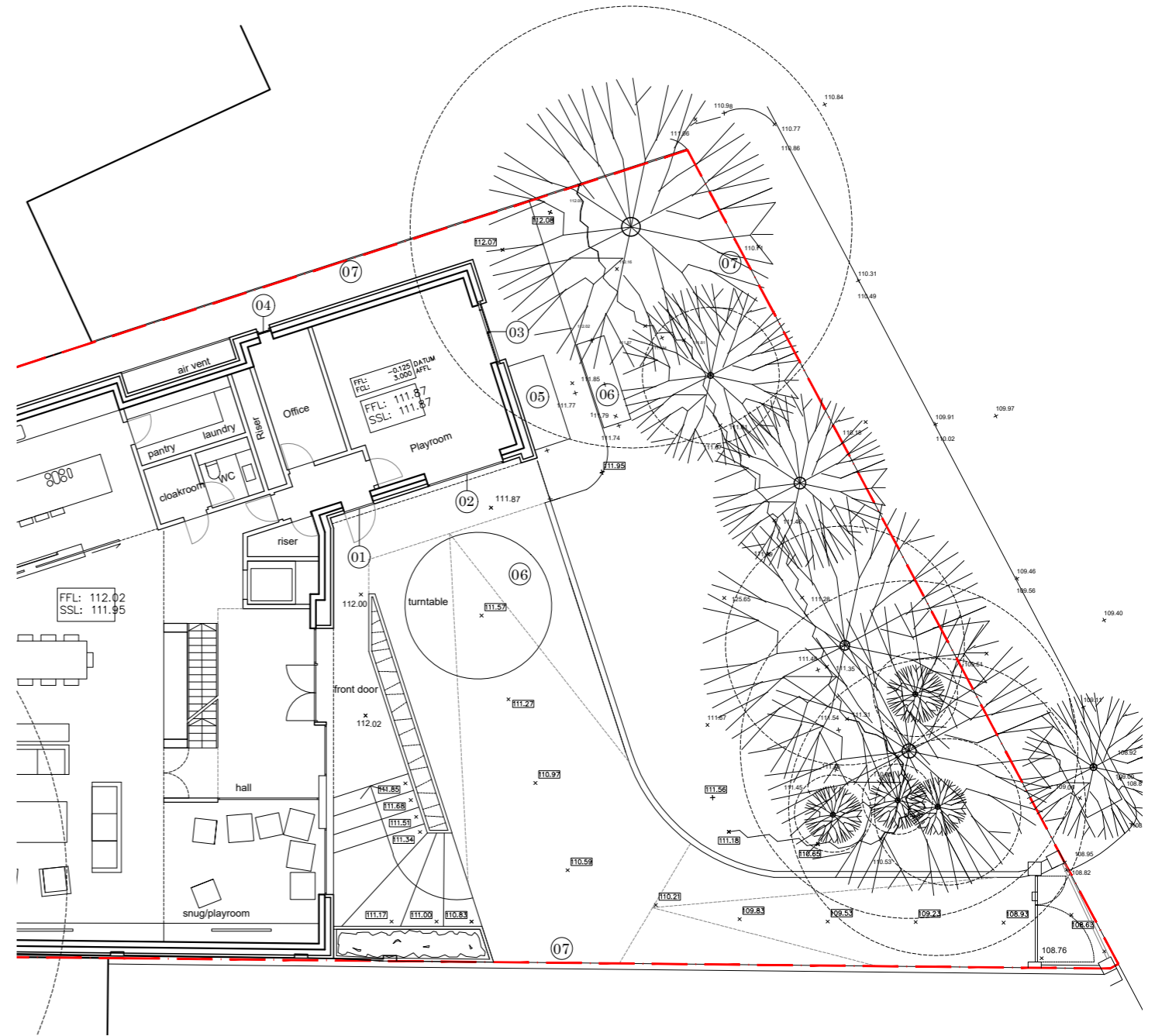
- 01 - The conversion of existing garage into a childrens play room to provide additional space for the family and a study for homework.
- 02- Windows and glass sliding doors will be integrated in the same style as the existing language of the residential dwelling. The language of the existing garage doors will be continued through the fluted materiality that will have a door and windows integrated into the facade.
- 03- The external storage will be removed from half of the facade to make room for an aluminium framed window.
- 04- Additional windows to side alley for daylight to study.

PROPOSED GROUND FLOOR

Garage currently used for kids toy storage and is redundant space, with 4 cars parked in driveway.

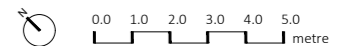


Existing Ground Floor Plan, 1:100 @ A1/ 1:200 @ A3

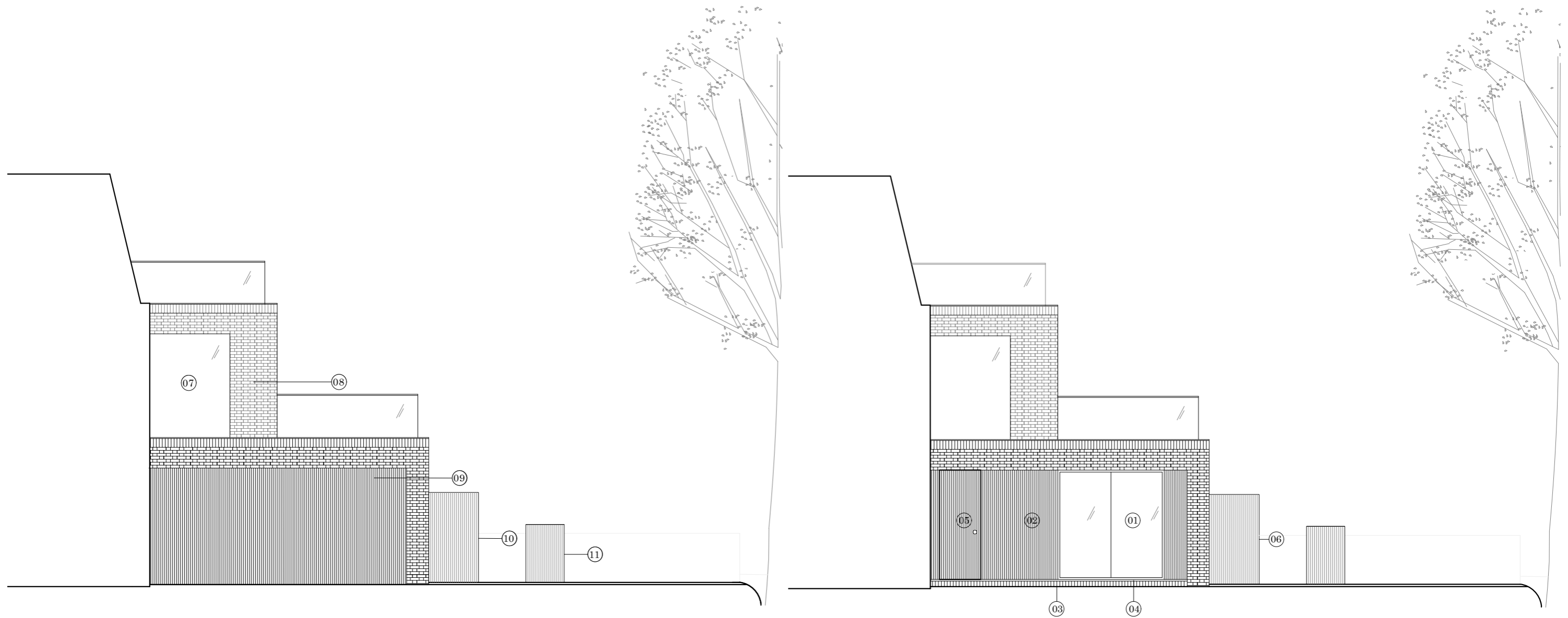


Proposed Ground Floor Plan, 1:100 @ A1/ 1:200 @ A3

- 01. Proposed garden play room
- 02. Proposed Aliminum framed full length window PPC to match existing house windows
- 03. Proposed aluminum framed sliding window PPC to match existing house windows
- 04. Proposed aluminum framed fixed window PPC to match existing house windows
- 05. Reduced storage
- 06. Relocation of car storage to the front driveway where cars are currently parked
- 07. High fences mitigate overlooking from the new windows
- 08. Existing garage door
- 09. Existing storage
- 10. Existing bin store



PROPOSED SOUTH ELEVATION



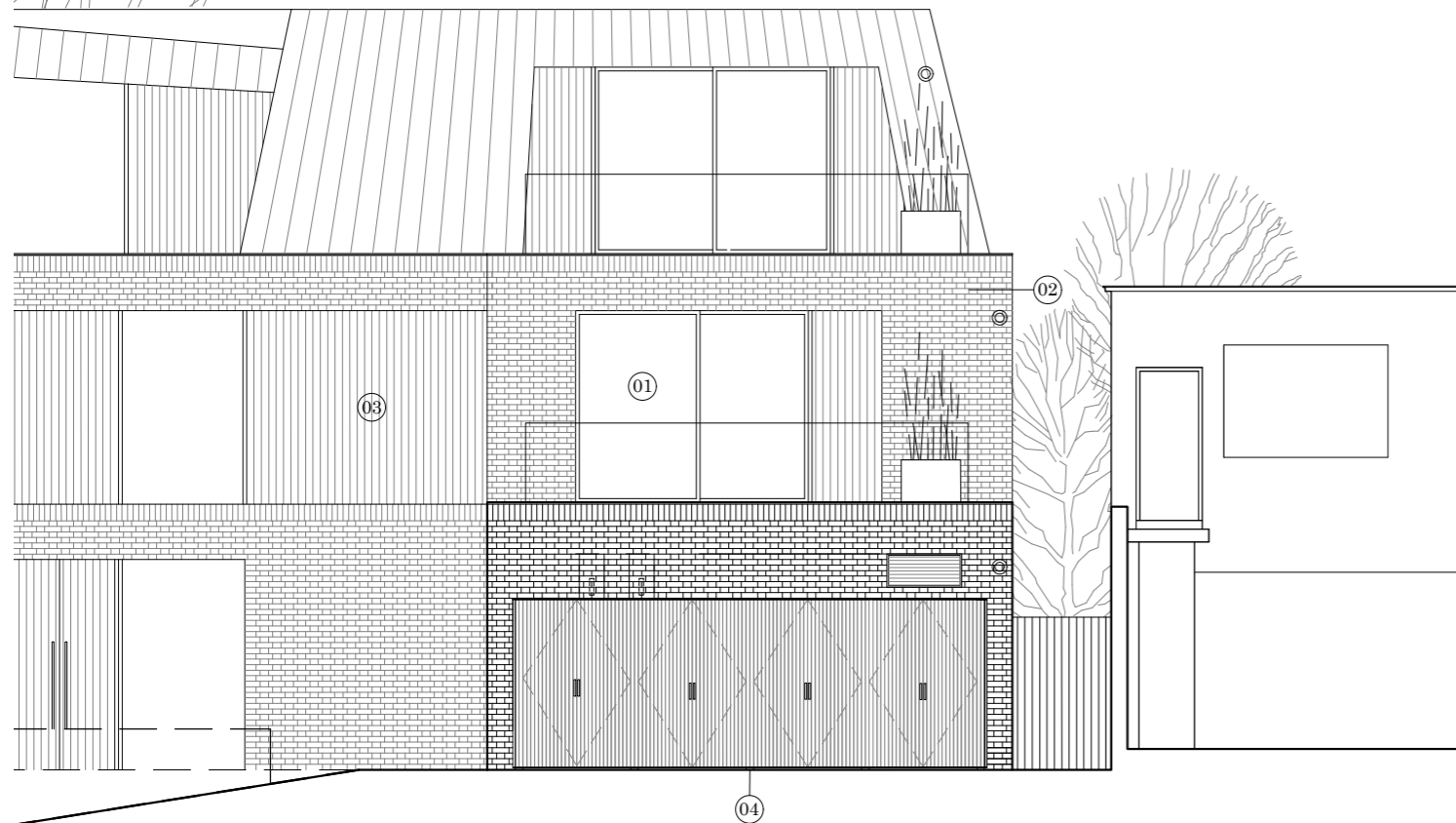
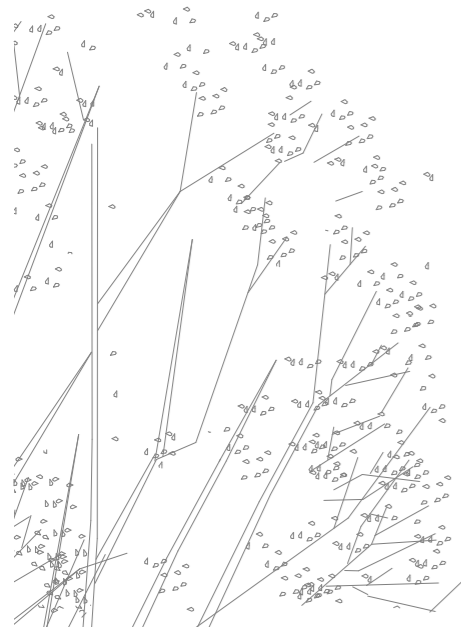
Existing South Elevation, 1:50 @ A1/ 1:100 @ A3

Proposed South Elevation, 1:50 @ A1/ 1:100 @ A3

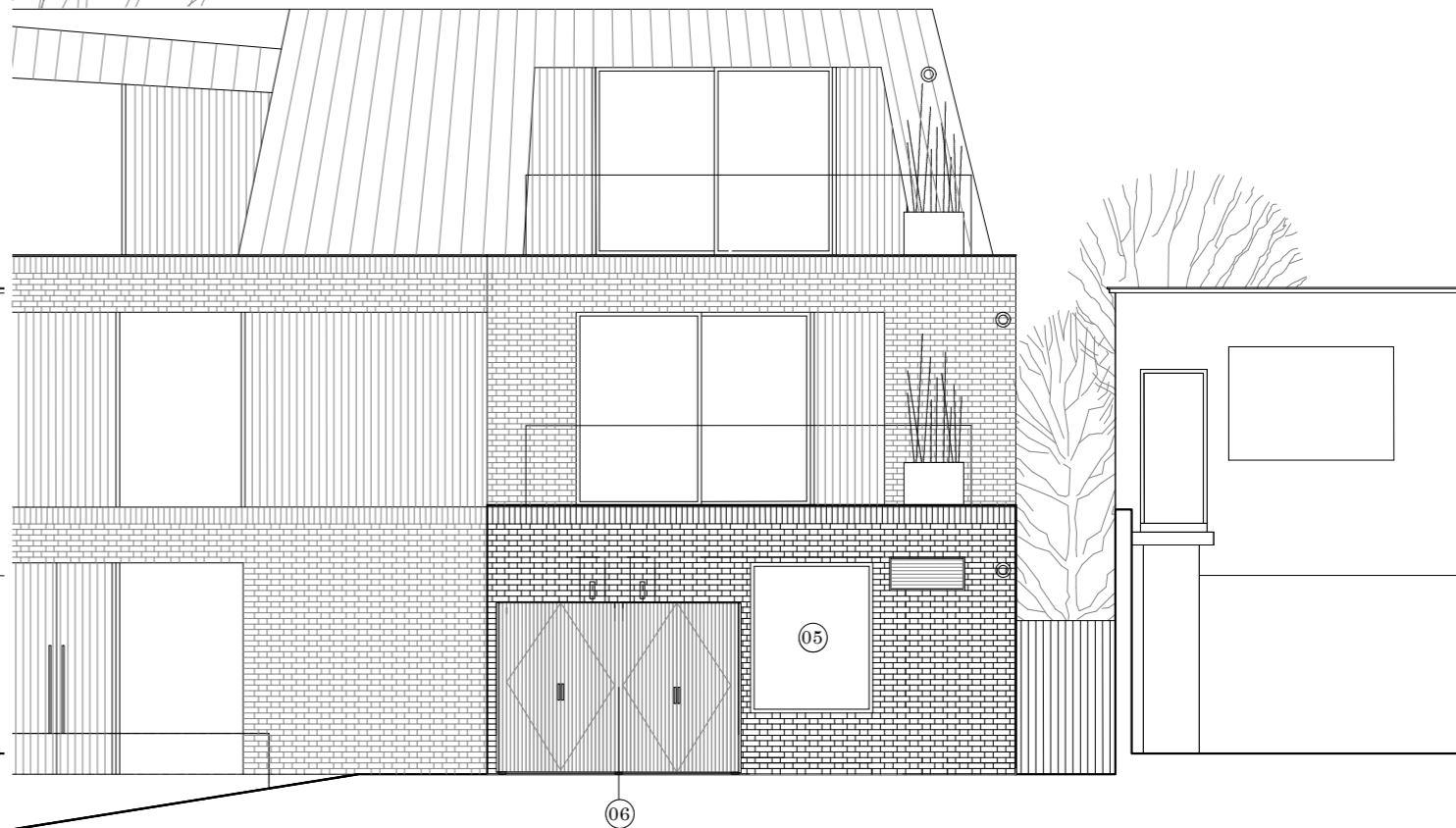
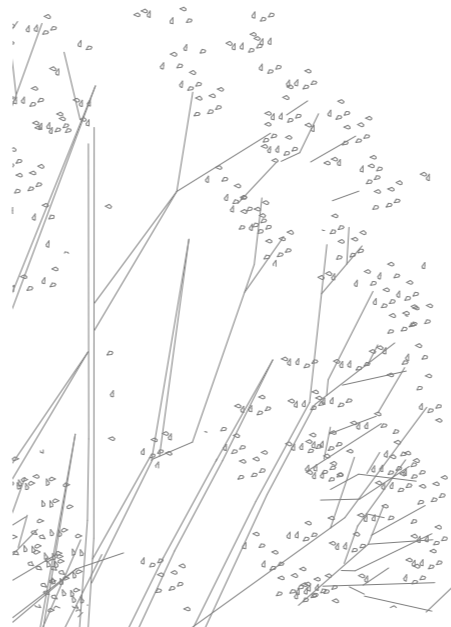
- 01. Aluminum framed fixed window, PPC to match existing house windows
- 02. Fluted profile metal cladding
- 03. Upstanding brick base
- 04. Slate coping
- 05. Concealed door behind existing fluted profile metal cladding
- 06. Reduced Storage
- 07. Existing aluminum framed fixed window PPC
- 08. Existing brick
- 09. Existing fluted profile metal cladding
- 10. Existing storage
- 11. Existing bin store

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metre

PROPOSED EAST ELEVATION

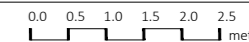


Existing East Elevation, 1:50 @ A1/ 1:100 @ A3

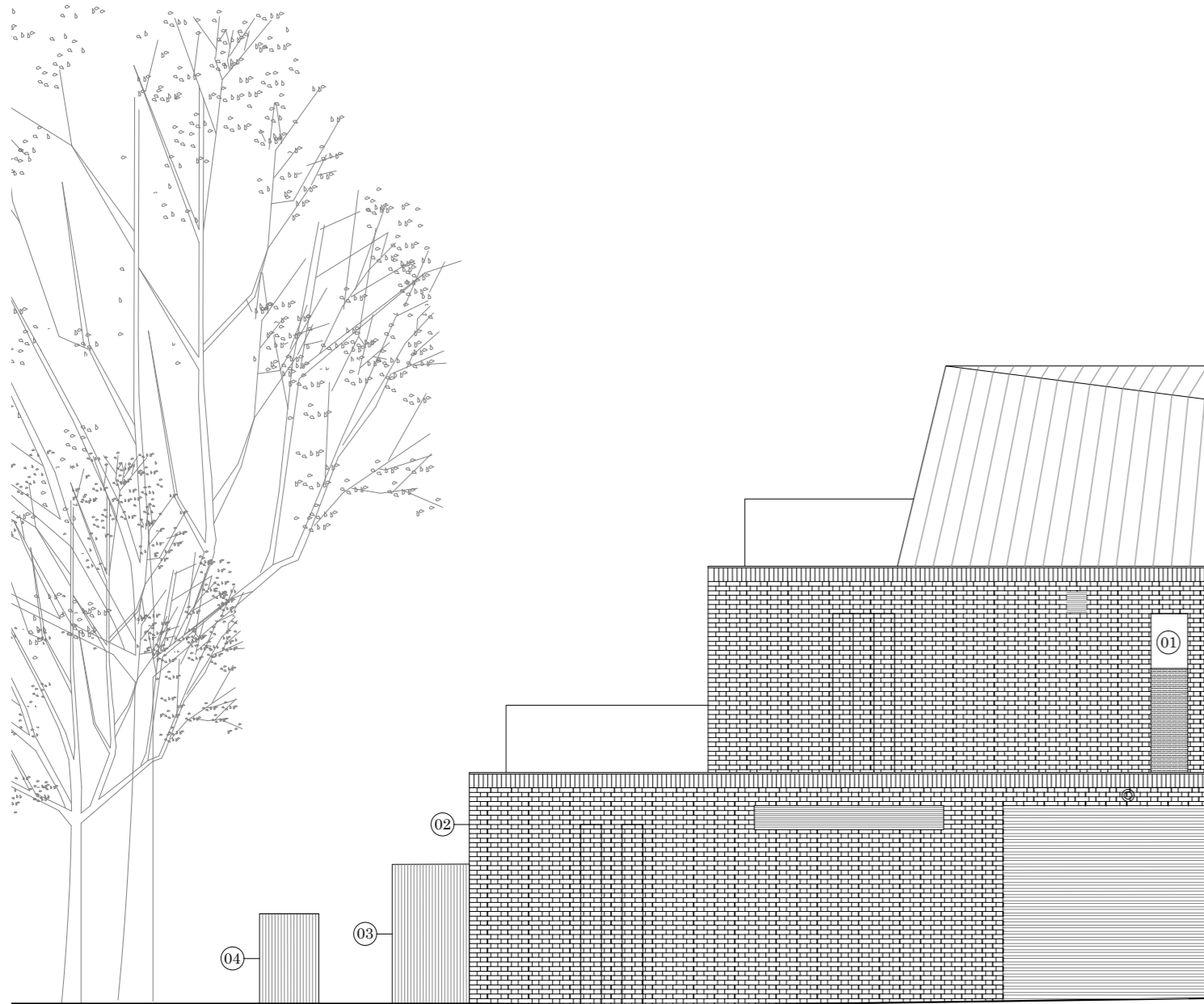


Proposed East Elevation, 1:50 @ A1/ 1:100 @ A3

- 01. Existing aluminum framed fixed window PPC
- 02. Existing brick
- 03. Existing fluted profile metal cladding
- 04. Existing storage
- 05. Aluminum framed fixed window, PPC to match existing house windows
- 06. Reduced Storage

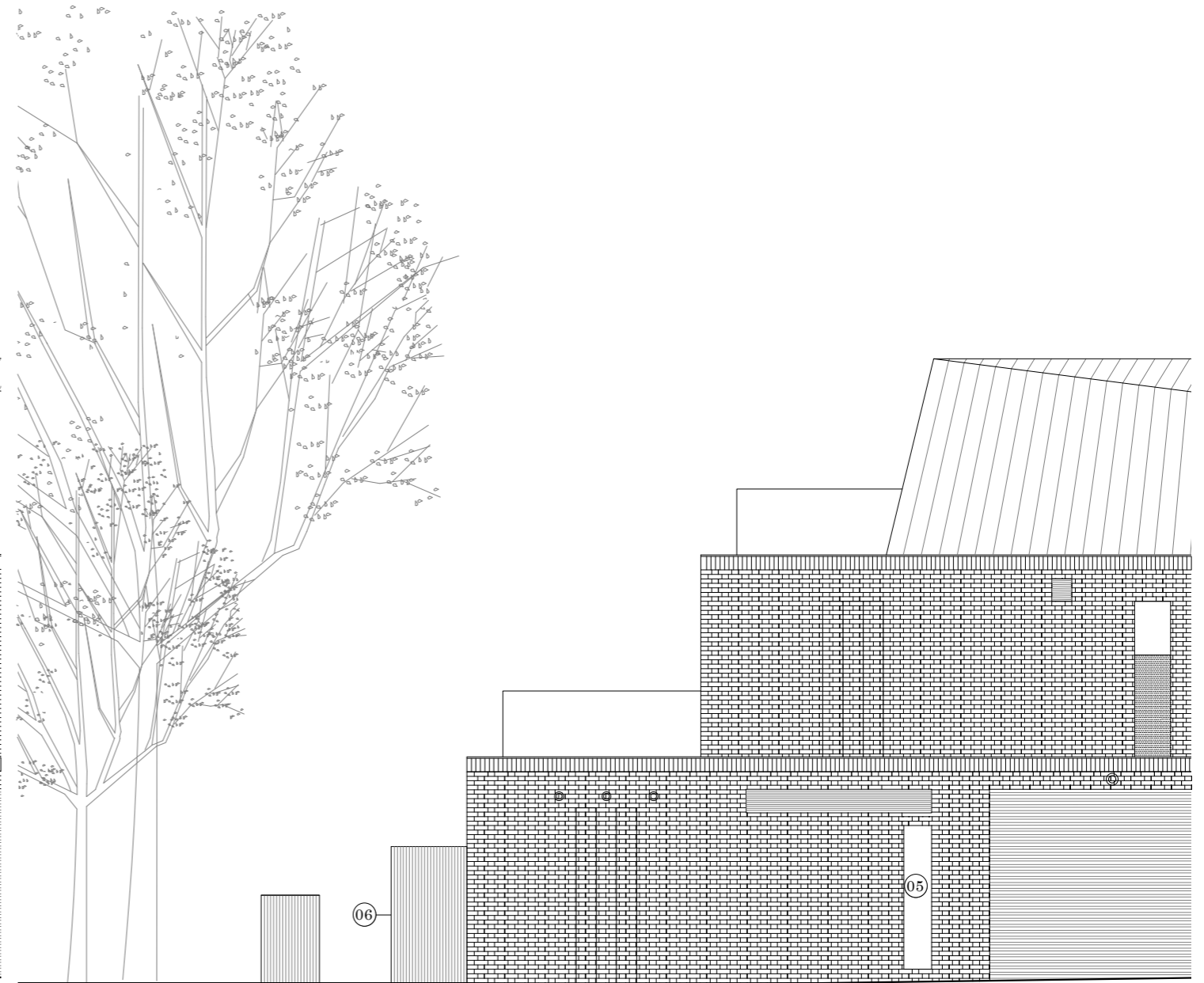


PROPOSED NORTH ELEVATION



Existing North Elevation, 1:50 @ A1/ 1:100 @ A3

- 01. Existing aluminum framed fixed window PPC
- 02. Existing brick
- 03. Existing fluted profile metal cladding
- 04. Existing storage
- 05. Aluminum framed fixed window, PPC to match existing house windows
- 06. Reduced Storage



Proposed North Elevation, 1:50 @ A1/ 1:100 @ A3

de Metz Forbes Knight

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