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**Platform 5**  
architects

**31 Estelle Road**  
Design & Access Statement  
October 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



**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. 31 Estelle Road was split into flats following a successful planning application in 1986 (reference: 8600220). A further successful planning application was made in 2011 for a side extension to the ground floor flat - flat A - (reference 2011/4737/P). The most recent and successful application (2020/0730/P) for the flat was granted in 2020 and entailed the demolition and rebuilding of the ground floor rear and side extension, as well as alterations to rear boundary wall.

This application proposes altering existing window and door openings, replacing the cladding material and remodelling the profile of the existing extension elevations to the ground floor flat, and minor internal alterations to the existing internal layout. The design proposal has been developed with reference to the Camden Planning Guidance (Altering and extending your home) 2019.



Existing street view of properties on Estelle Road

Use

The existing and proposed use of Flat A, 31 Estelle Road is a residential single dwelling (Use Class C3).

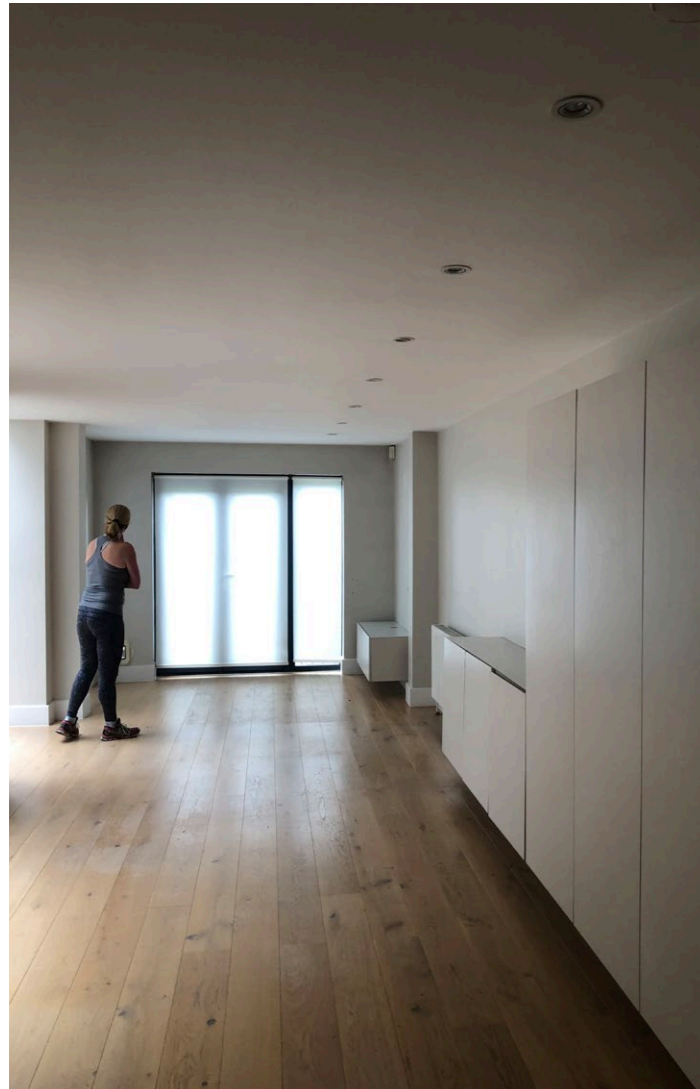


Rear view of the house from garden



Existing garden condition





View of existing living/dining area - looking towards the garden



View of existing kitchen - looking towards the garden

### Existing Layout

The existing side extension has a glazed sloping roof that brings light in from above, and currently houses a small kitchen.

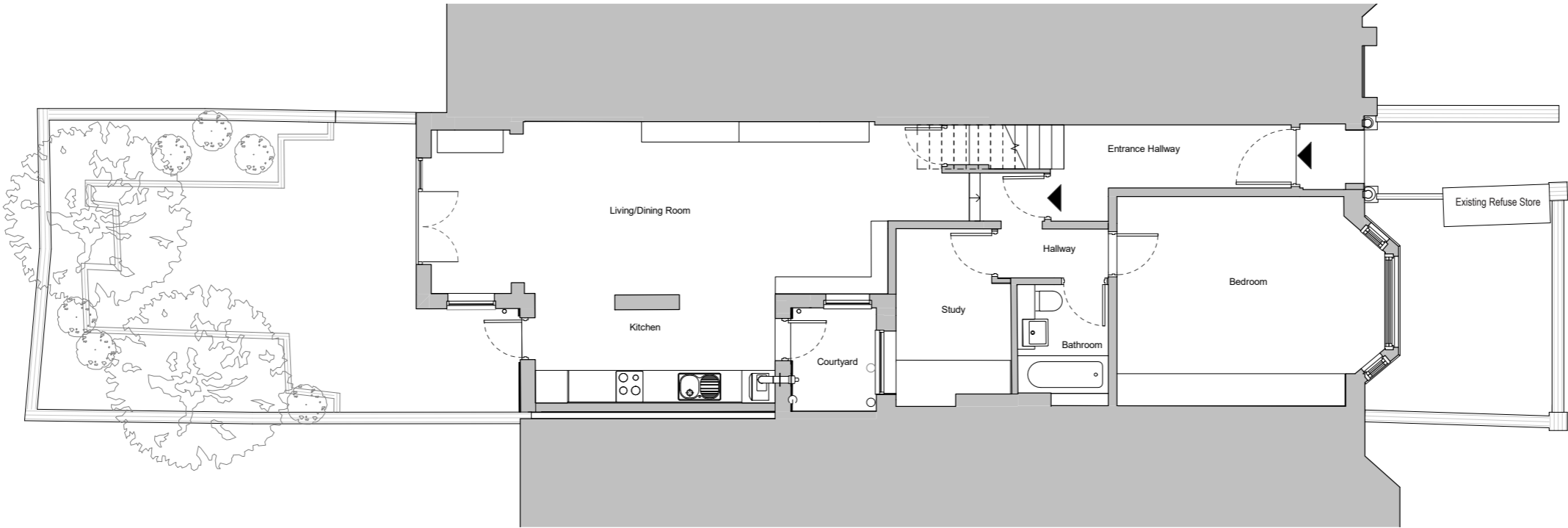
### Proposed Layout

This proposal retains the mass of the existing side extension and courtyard.

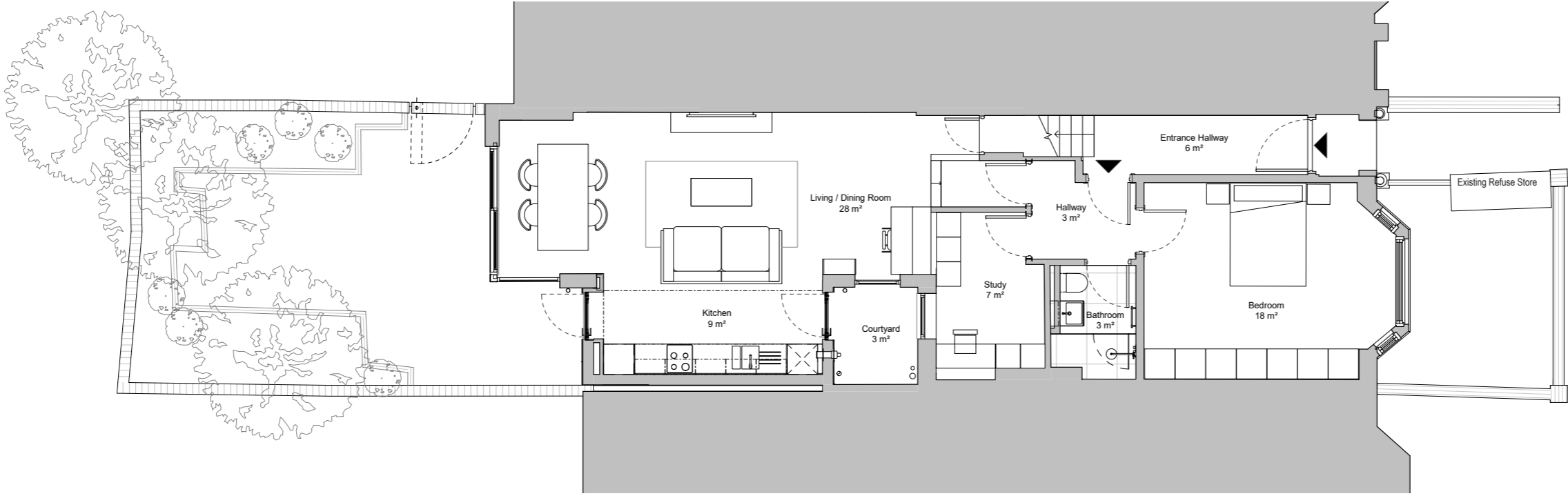
The side extension walls will be clad in a more contemporary, standing seam zinc cladding to replace the existing cement board shiplap cladding. The profile of the side extension walls slopes towards the boundary with neighbouring 29 Estelle Road, to mirror the profile of the neighbouring extension. This has been designed for the avoidance of any overshadowing or loss of amenity to the neighbouring property. A fixed rooflight sits above the side extension, bringing further light into the space from above.

The existing openings to the rear elevation will be altered to accommodate new windows and doors, in a finish complementary to the proposed standing seam zinc cladding, in accordance with the Camden Planning Guidance.

Slight internal modifications create a more open plan and connected dining room/ living room towards the rear of the flat. At the front of the dwelling, a bedroom, study and bathroom are accessed from the hallway.



Existing Ground Floor



Proposed Ground Floor





Proposed view from the rear garden



Proposed view from the dining table

**Appearance**

The proposal seeks to open up the ground floor flat, creating a stronger visual and physical link with the garden. This is achieved through introducing sliding glass doors abutting a fixed corner window, which are intended to bring more natural light into the space. At present, the space is relatively dark, and the increase in natural light will enable the inhabitants to enjoy full use of their living space, whilst enjoying better views to the garden. A fixed rooflight over the kitchen allows further light to enter deep into the plan, whilst the courtyard brightens the rear living and study spaces.

A contemporary material palette and elegant detailing is intended to complement the original building, with dark grey metal standing seam cladding to both sides of the side extension and PPC aluminium frames to the proposed sliding and single doors, with a colour finish to match the metal cladding.

**Scale**

The proposal replaces the existing cement board shiplap clad walls of the side extension with standing seam zinc clad walls within the same footprint of the existing. A fixed wall-abutted rooflight above the side extension at the same height and angle as the existing has been designed to have minimal impact on the amenity of the neighbouring property. The new zinc clad walls at either end of the replacement extension are sloped to follow the pitch of the roof behind, and will be lower than the existing parapet walls. There is no increase in scale as a result of the development.

**Landscaping**

As proposed and approved in the previous planning application (Ref. 2020/0730/P), the garden design includes a pivot gate between the gardens of no.31-33 Estelle Road, which has been designed with regard to the existing garden walls and neighbouring houses. This will allow easy access between the gardens for the occupants, as both properties will be occupied by the applicant.

**Vehicular and transport links**

The proposal does not seek to alter existing transport arrangements.

**Inclusive access**

Access arrangements to the dwelling remain unchanged.

**Waste Storage**

There is an existing bin store that serves the flats of 31 Estelle Road. The necessary provision for waste storage remains unchanged as Flat A will remain a one bedroom flat.





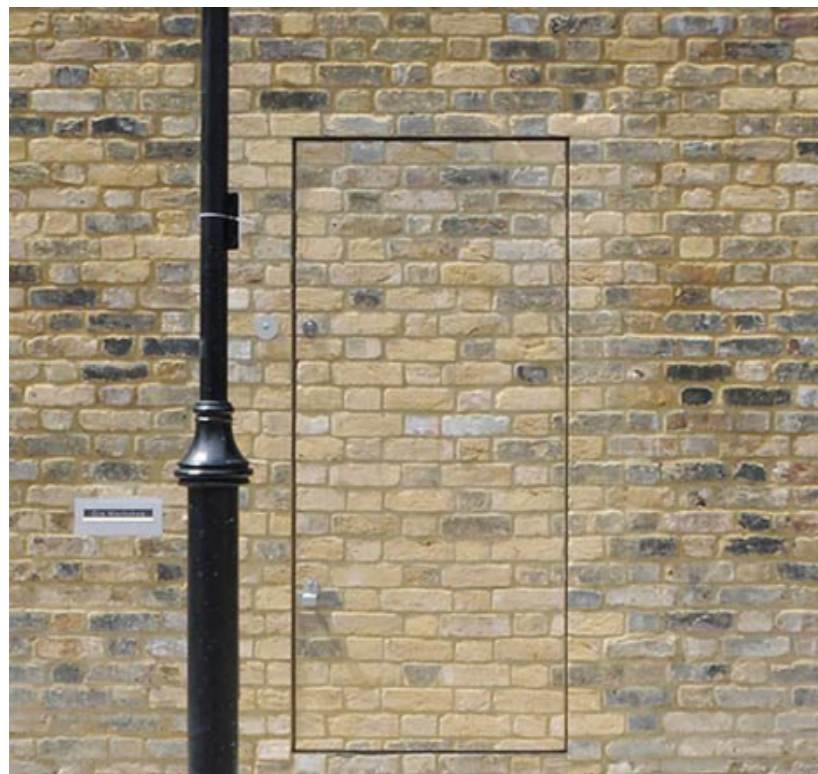
Proposed view of garden gate at 31 Estelle Road

**Garden Wall Precedent**

The new garden gate, approved in the previous application (Ref. 2020/0730/P) remains a key part of the proposal, as it connects the two ground floor flat at no.31 with the property at no. 33, which is also owned by the applicant.

To minimise the impact of the new opening on the garden wall, the gate is designed with a single swing and clad in London stock brick slips similar to the existing. This will mean the opening will remain largely concealed due to its proposed materiality.

An existing precedent of a similar approach (two images shown bottom left) is the street-facing garden wall gate at the Old Workshop, in north London by the architect Jack Woolley.



Garden wall and gate at the Old Workshop, Jack Woolley

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