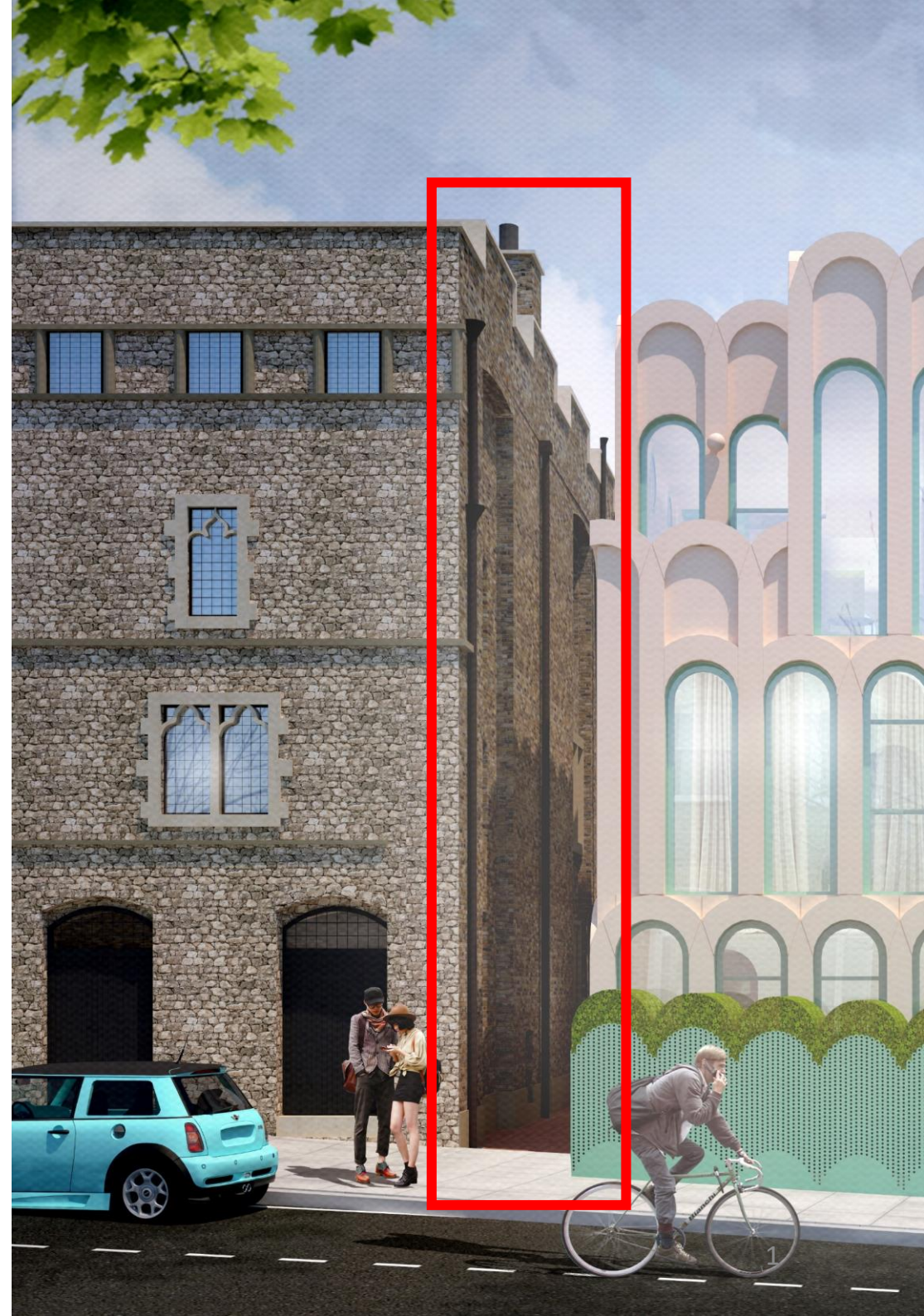


# DESIGN & ACCESS STATEMENT

PLANNING APPLICATION FOR MINOR WORKS TO COMPLEMENT THE SCHEME FOR THE CLOUD HOUSE AT 20 VICARS ROAD, LONDON NW5 4NL (PLANNING APPLICATION 2020/0625/P)

EMILY KENNEDY & PETER MORRIS, APRIL 2021



# **PLANNING APPLICATION FOR MINOR WORKS TO COMPLEMENT THE SCHEME FOR THE CLOUD HOUSE, AT 20 VICARS ROAD, LONDON NW5 4NL**

This Design Statement accompanies a planning application for a series of minor works which are proposed to complement the architectural scheme for The Cloud House at 20 Vicars Road (application number: 2020/0625/P) and which are to be carried out on a 28 square metre area of land owned by the school at 22 Vicars Road, in the alleyway that sits between No 20 and No 22 Vicars Road.

Please note that the works would not affect the character of the Grade II listed school as a building of special architectural or historic interest and would not cause harm to the significance of the building. Rather, it is expected that the works to the alleyway will enhance the setting of the listed building.

Permission is requested for the following improvements to be made:

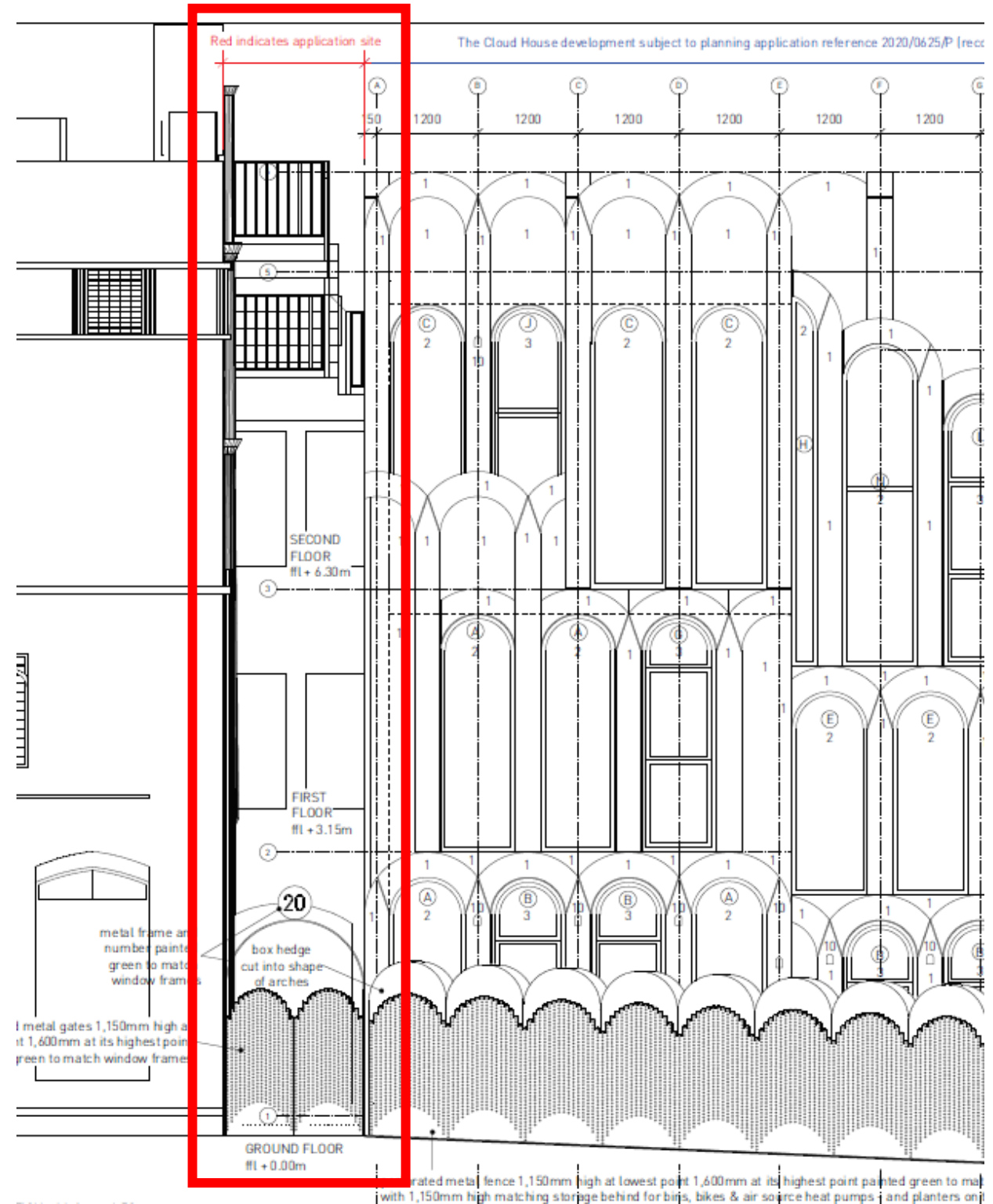
- 1) RESURFACING WORKS WITH HERRINGBONE BRICK PAVING;
- 2) A REPLACEMENT GATE;
- 3) A METAL CANOPY.

Please see below for further information on each of the proposed improvements.

# THE LOCATION OF THE PROPOSED WORKS

There is an alleyway between No 20 and No 22 Vicars Road which is owned by the school, but the owners of No 20 have right of way, as this is the access route to their front door – and will continue to be, once The Cloud House has been built.

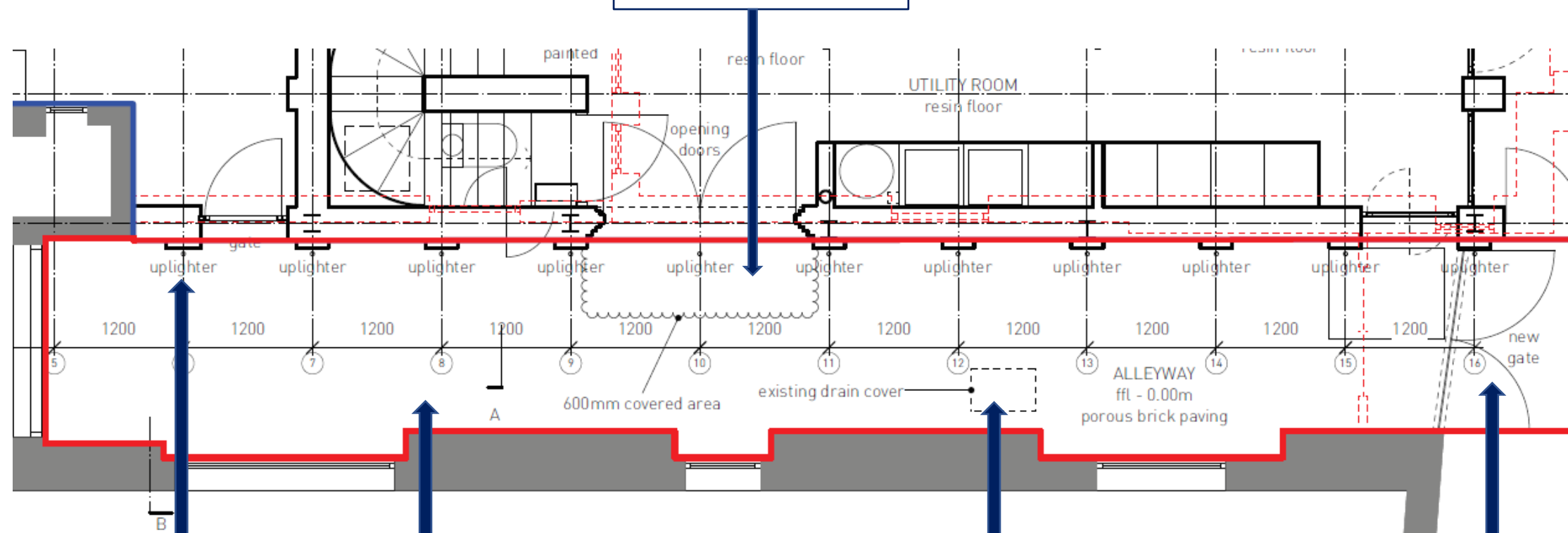
This alleyway is the location for all works proposed in this planning application.





# SUMMARY OF PROPOSED WORKS IN THE ALLEYWAY

Scalloped metal canopy, powder coated in RAL6027, to sit over the arched front door for No 20



Herringbone brick paving the length of the alleyway

Small steel uplighters, all along the East side of the alleyway, emitting low-level warm white light (with no beam above), embedded into the brick paving at the base of each arch

Site of existing drain to be enclosed and connected to the sewer

New arched metal gate at the front of the alleyway, powder coated in RAL6027

# RESURFACING WORKS WITH HERRINGBONE BRICK PAVING

The surface of the path in the alleyway is currently uneven and patchy, with parts that have been tarmacked, and other parts repaired with concrete.

The proposal is for the whole alleyway to be paved in a herringbone pattern with the same brick that is to be used in the front and back gardens of The Cloud House.

The initial hope was to use the bricks from the demolished house at No 20 to form all the paving for The Cloud House, including the alleyway, but that isn't possible due to the bricks' condition.

Instead, the plan is to use high-quality pinkish red bricks – Wienerberger's Alder Ruston UWF Tumbled. They are new, but look old.

(continued)





# RESURFACING WORKS WITH HERRINGBONE BRICK PAVING

Weinerberger's Alder Ruston UWF Tumbled bricks have a vintage rough-edged feel, and are an attractive colour which will complement both the pale pink render of The Cloud House and the yellow brick of the school. Their use has been recommended for approval for the front and back gardens of The Cloud House, so it makes sense for them to be used in the alleyway as well.

The brick pavers will be laid in a herringbone pattern all the way down the alleyway. They'll be left un-mortared in order to allow rainwater to drain away.

(continued)





# RESURFACING WORKS WITH HERRINGBONE BRICK PAVING

During the course of the resurfacing works, an open drain outlet – where waste water from the school's kitchen currently flows into a rainwater drain – will also be fixed, with the outlet enclosed, and the drain connected to the sewer, in line with building regulations.

Also – set into the herringbone paving along the East side of the alleyway, there'll be small steel uplighters, producing a low-level warm white light. The lights will be positioned at 1.2m intervals at the base of each of The Cloud House's decorative arches, just as they will be across the front and back of the new building.

(continued)





# A REPLACEMENT METAL GATE FOR THE ALLEYWAY ENTRANCE

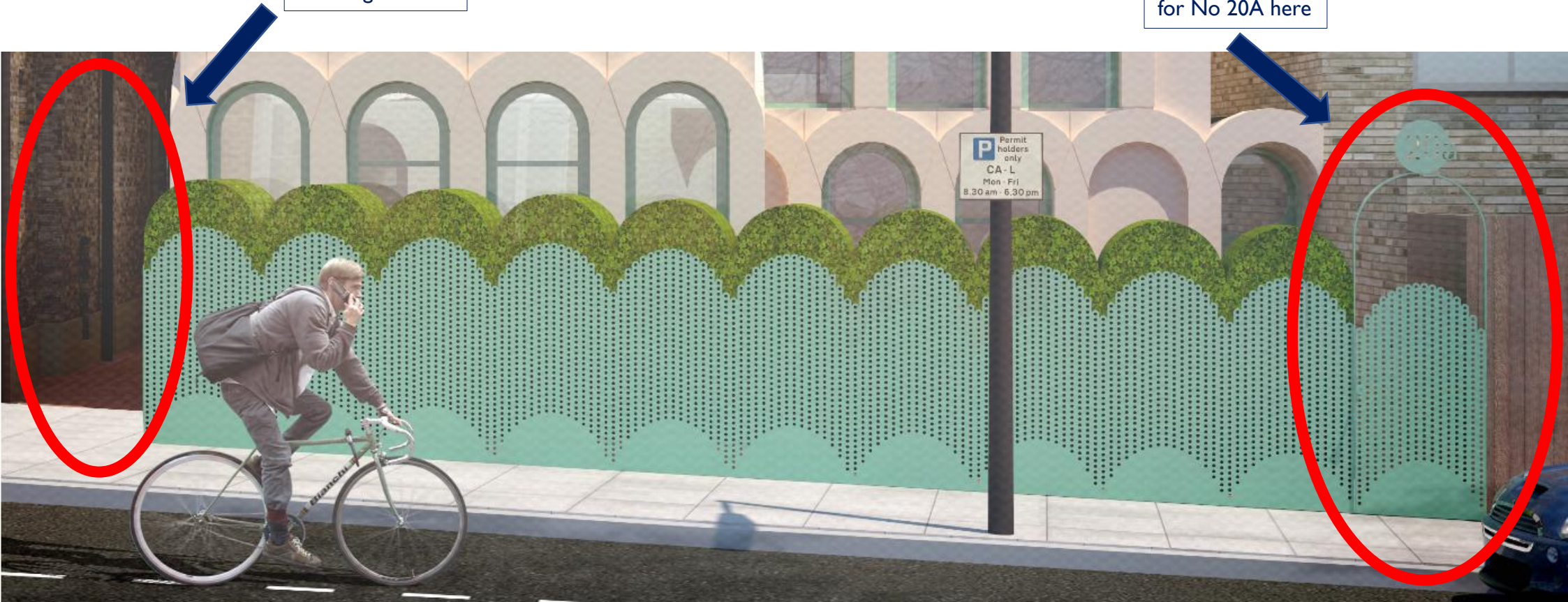
The front boundary of The Cloud House is to be defined by a bespoke perforated metal fence with storage cupboards behind for bins and bikes etc. The arch shapes of The Cloud House will be echoed in the scalloping across the top of the fence and the shapes in the perforations across the bottom.

It is appropriate visually for the gateways for both No 20 Vicars Road and No 20A Vicars Road to match. So the new gateway at the front of the alleyway will, like 20A's entrance, have: a slim and elegant metal arch above it, with the house number on a round metal plate sitting on top and a light bulb behind so the number can be seen at night. The gates will be made of the same perforated metal, powder coated in RAL 6027 to match the rest of the boundary treatment.

(continued)

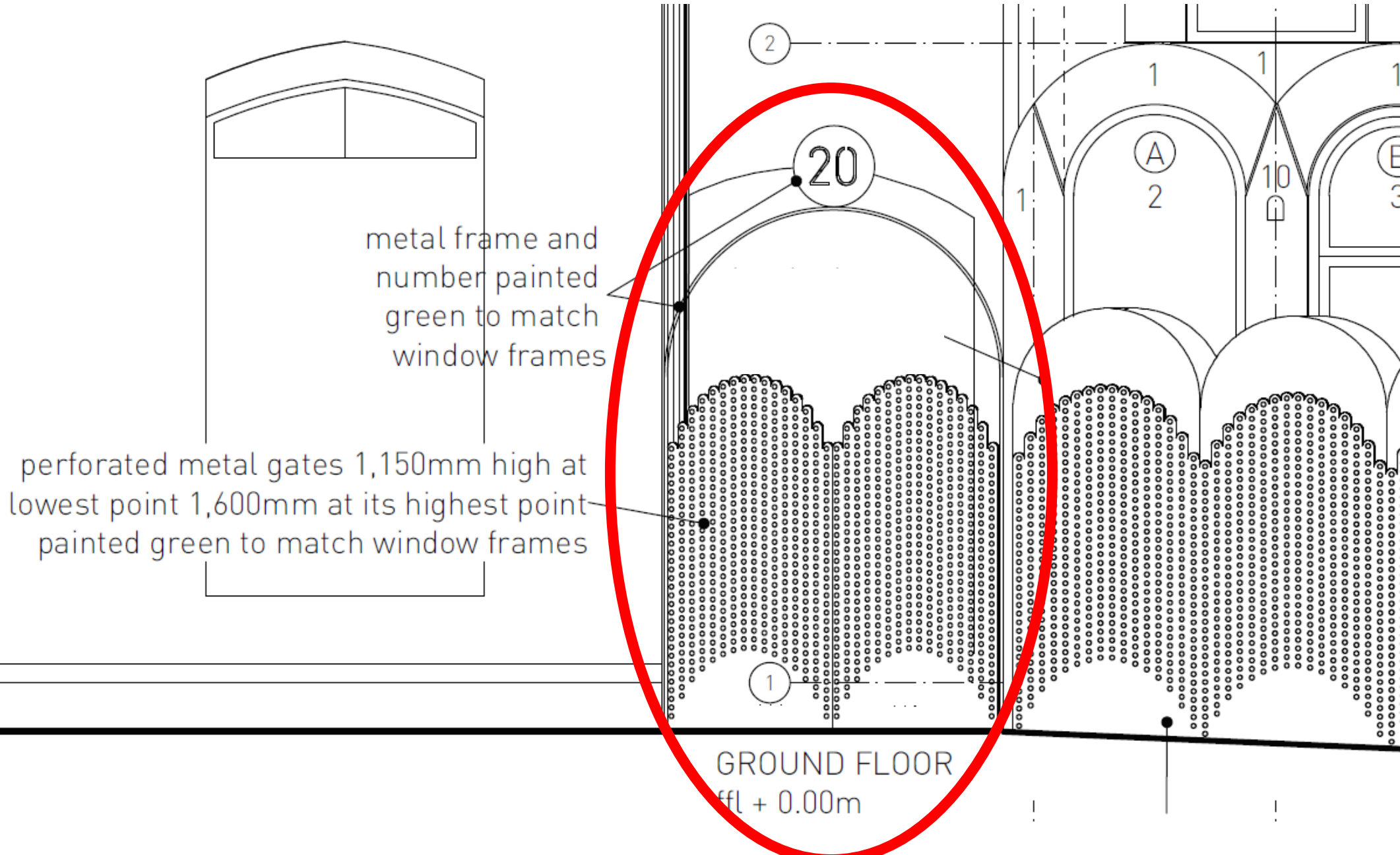
The gate for No 20 will go here

The design will match the gate for No 20A here





# A REPLACEMENT METAL GATE FOR THE ALLEYWAY ENTRANCE



# A REPLACEMENT METAL GATE FOR THE ALLEYWAY ENTRANCE

The only difference between the new entrance gate for No 20 and the new entrance gate for No 20A, apart from the numbers on the plates, is that the arch for No 20 will be wider, to span the whole width of the alleyway, and therefore there will be two opening gates within the arch, rather than just one.

As the school building is Grade II listed, the gate for No 20 will be designed so that it is held in place on its East side with fixings in the side of the Cloud House, while on its West side the fixings will be only in the path – so nothing touches the fabric of the school itself.

The alleyway is a fire exit for the school, so the gates will open outwards, towards the street, in order to make it as easy as possible for children to push them open in an emergency. The gates will never be locked, and the alleyway will always be useable during the school's term-time throughout the construction period for the Cloud House.

The new metal gateway will replace an unremarkable wooden gate that doesn't form part of the school's Grade II listing. Because it is currently attached to the side of the school building, the gate will be carefully removed, and brickwork and mortar will be made good to match the existing.





# A METAL CANOPY TO GO OVER THE NEW FRONT DOOR FOR NO 20

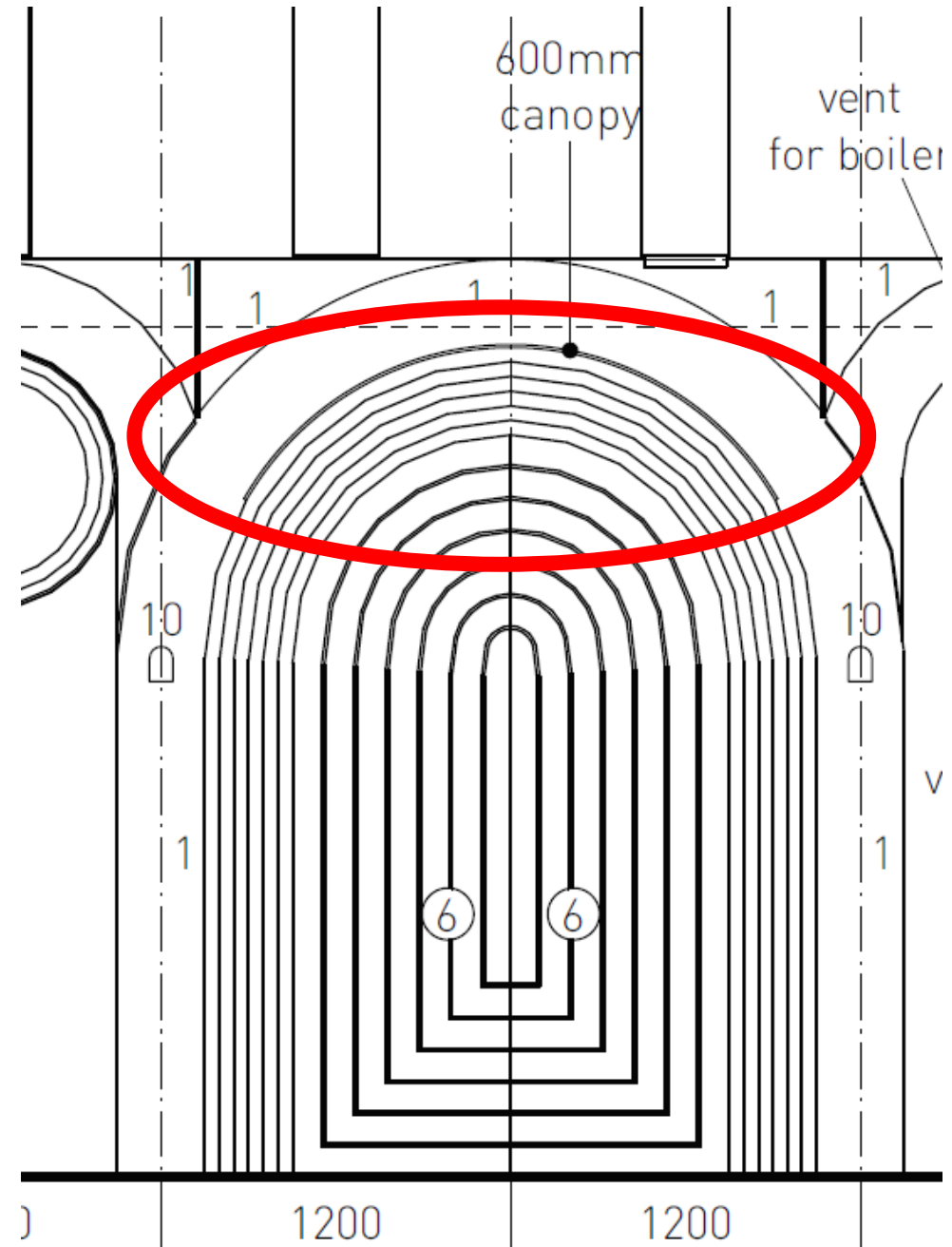


## A METAL CANOPY TO GO OVER THE FRONT DOOR FOR NO 20

In order for the front door entrance for the new No 20 to comply with the accessibility regulations regarding principal private entrances in Policy H6 of the Camden Local Plan – which state that by a main front door there should be cover at least 90cm wide and at least 60cm deep – it's necessary for the canopy over the new front door for No 20 to overhang the alleyway. The doorway and archway have already been approved as part of the main planning application for The Cloud House, but the canopy forms part of this application due to it sitting in the airspace of the alleyway owned by the school.

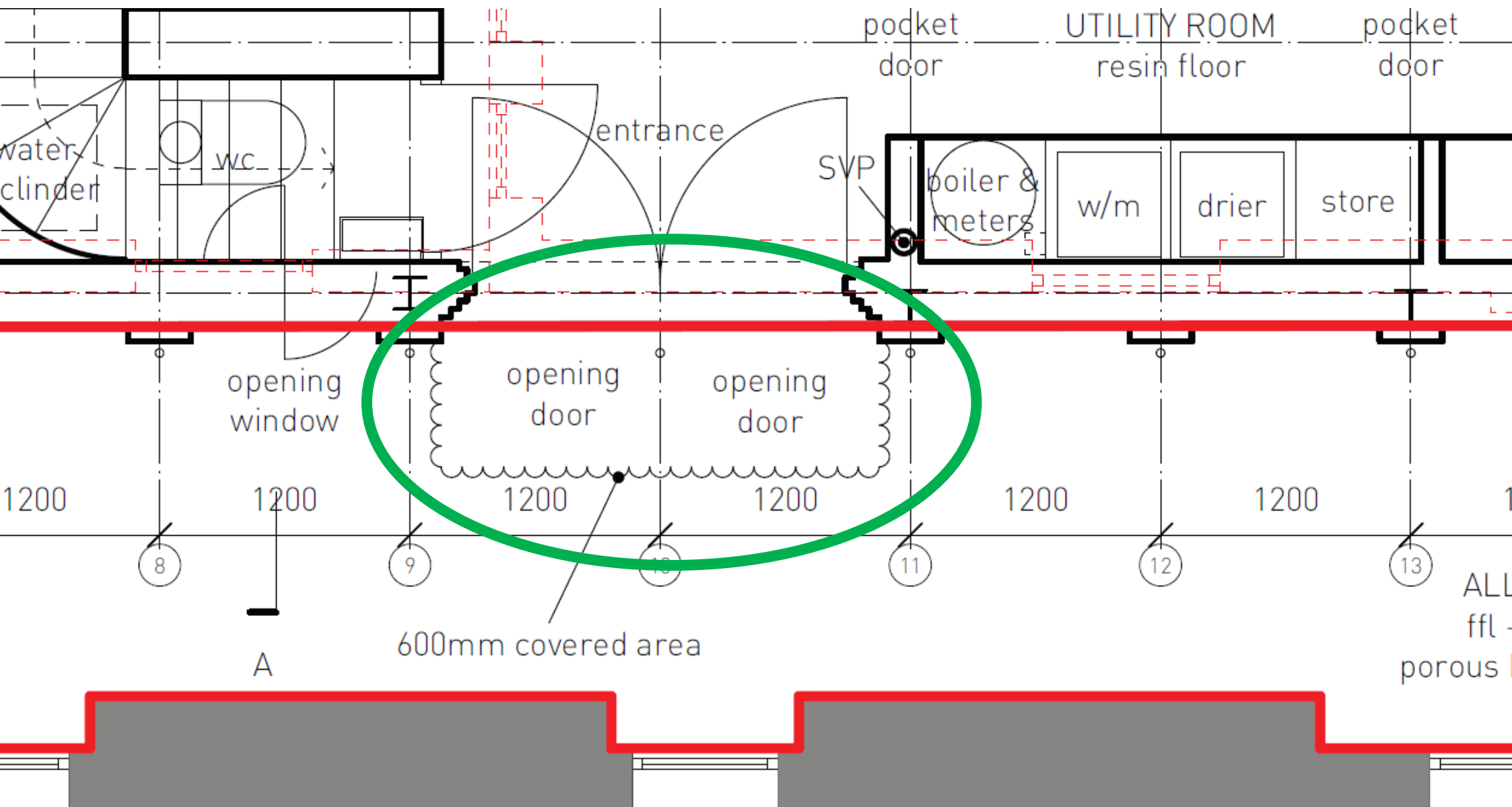
The 60cm-deep canopy will be a slim and elegant metal curve, powder-coated in RAL6027 to match the other exterior metalwork of The Cloud House, and it will have a scalloped edge, with 50mm-radius semi-circles along its front and side. The canopy will be light, and pretty – and will sit neatly above the graduated arched door surround, which will be made from brick and then rendered. The entrance will contain a pair of metal front doors forming an arch shape together – and these will be powder-coated in RAL 6027 too.

(continued)





# A METAL CANOPY TO GO OVER THE NEW FRONT DOOR FOR NO 20



# **PLANNING APPLICATION FOR MINOR WORKS TO COMPLEMENT THE SCHEME FOR THE CLOUD HOUSE AT 20 VICARS ROAD, LONDON NW5 4NL**

Drawings accompanying this application are listed here:

**201\_110B:** SITE PLAN, showing the alleyway that is owned by No 22 Vicars Road

**201\_111G:** GROUND FLOOR PLAN, EXISTING & PROPOSED

**201\_120J:** SOUTH ELEVATION, EXISTING & PROPOSED

**201\_123E:** WEST ELEVATION, EXISTING & PROPOSED

**201\_300K:** GROUND FLOOR PLAN, showing the alleyway at ground floor level

**201\_301G:** GROUND FLOOR PLAN 2, showing the area in front of the alleyway, where the herringbone brick paving will continue to the front boundary

**201\_314F:** WEST ELEVATION, showing the location of the canopy over the front door for 20 Vicars Road

**201\_318F:** SOUTH ELEVATION, showing how the front of The Cloud House and 22 Vicars Road will look with the new arched gateway at the front of the alleyway