THE GARDEN HOUSE

48 MINSTER ROAD, LONDON NW2 3RD

PRE-PLANNING

12.04.21

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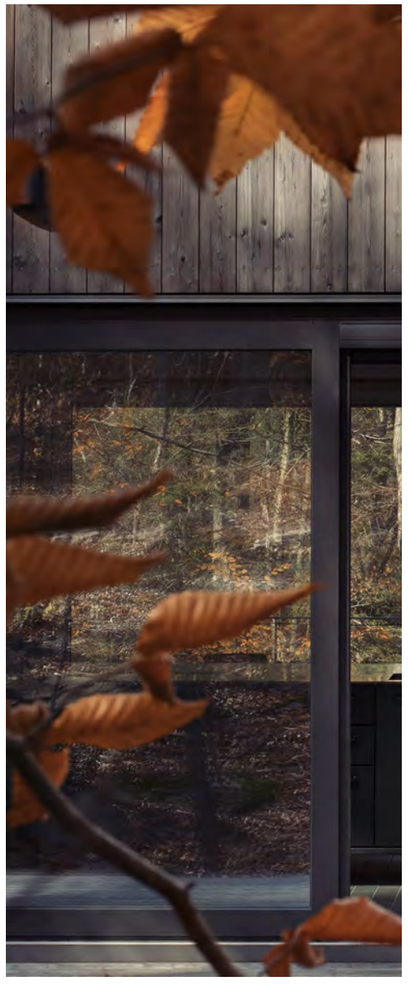
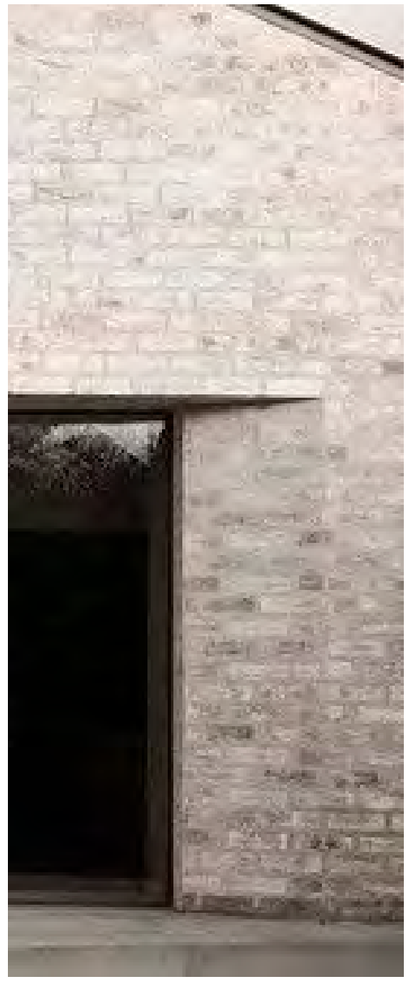




INTRODUCTION

INTRODUCTION

New dwelling at 48 Minster Road, London

This is a an initial massing and design proposal for a new dwelling at 48 Minster Road, London. The Existing building is a smart early 1900s built large two storey semi-detached house, with loft conversion situated on the corner of Minster Road and Asmara Road. The property benefits from being a corner plot due to its large garden and blind facing neighbour property to the rear.

This request for Pre-application advice has been made to establish the principles and architectural feasibility of of adding a unique and thoughtfully considered new 3 bedroom 'Garden House' to the rear side of the garden of 48 Minster Road.

The scheme proposes to divide the rear garden of 48 Minster Road, stepping and grading the ground level in order to minimise the visual mass of the proposal. This also creates opportunity to form sunken courtyards flanked with tall hedgerow and shrubbery creating a soft privacy buffer between the new dwelling and the main house and street scene,

Some architectural precedent images have been included within the document that clearly illustrates the types and quality of development that is proposed.

The buildings within the selected imagery could potentially be used for both massing, and architectural reference in any future planning application is highlighted. A photographic study and collation have also been undertaken to study the site and context, both from the ground and aerially.

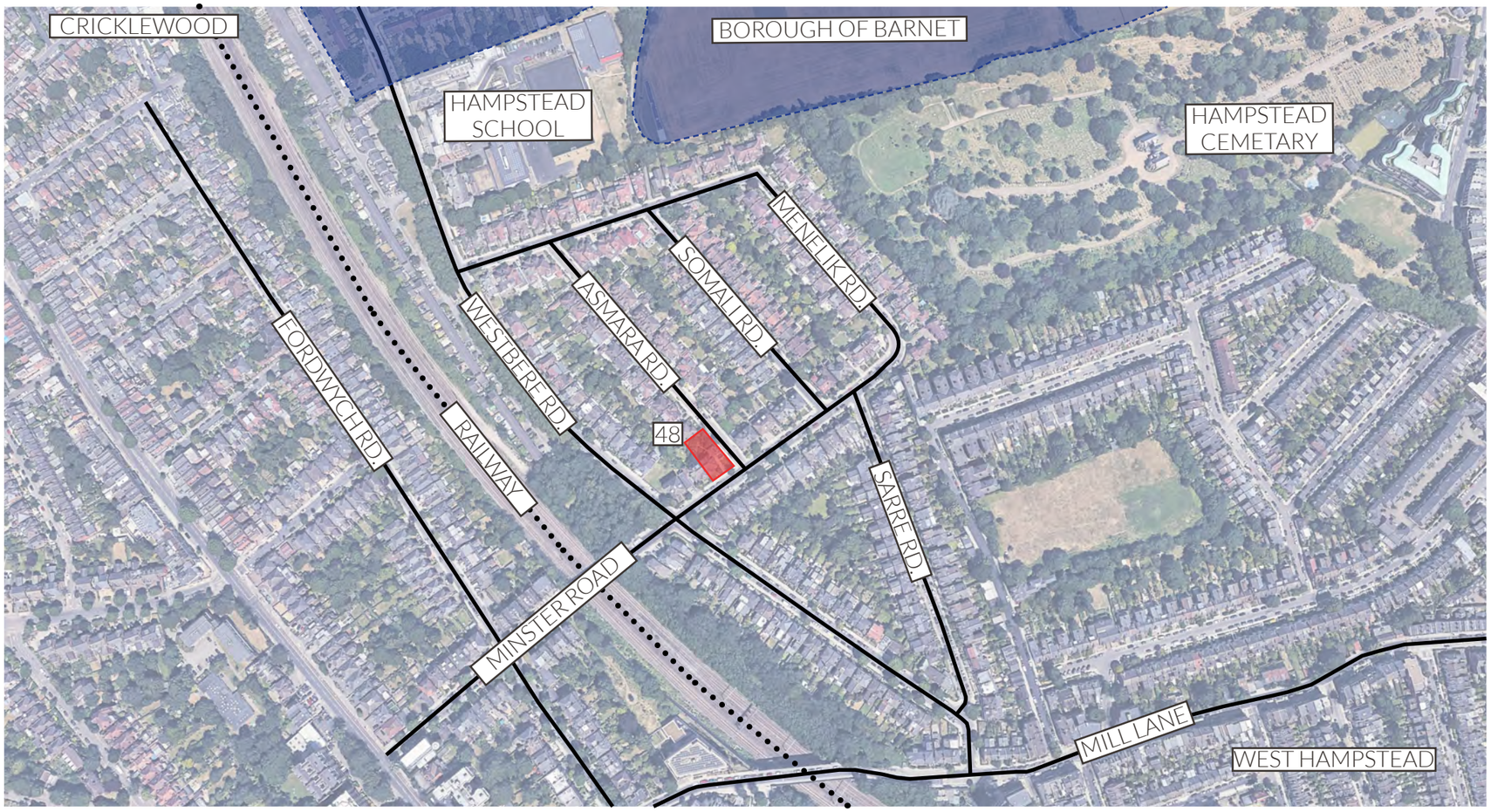
SITE & CONTEXT

SITE LOCATION

1:1250 Site Location Plan

PLOT BOUNDARY LINE

EXISTING MASSING



SITE & CONTEXT

Site Location

The site is located on the south west corner of Asmara Road junction with Minster Road. Consisting of several rows of large semi-detached early 1900s and pre 1900s houses. 48 Minster Road is a large corner plot benfiting from frontage on both Minster Road and Asmara Road.

The existing house is rendered with staggered brick detailing to the facade painted white with a large hipped pitch roof. A recent partial two storey annexe has been built and divides the plot into 48a and 48b.

CONTEXT

Site Photos

The rear of 48 Minster Road can be seen and accessed from Asmara Road. The site benefits from a generous frontage on Asmara road which is faced with a thick hedgerow and mature sloped garden behind as highlighted between the red dashed lines.

The proposed plot sits along Asmara road to the rear of the garden adjacent to the detached property nextdoor. The facade of the neigbouring property is blind with no windows facing onto the garden.

The site naturally gradiates by approximately 1.5m from the front (Minster Road) to rear of the plot (along Asmara Road), each house along the street step down from South to North.

NORTH EAST FACING ELEVATION

VIEW OF HOUSE FROM MINSTER RD.

VIEW OF SITE FROM ASMARA ROAD

VIEW NORTH FROM SITE

VIEW OPPOSITE SITE

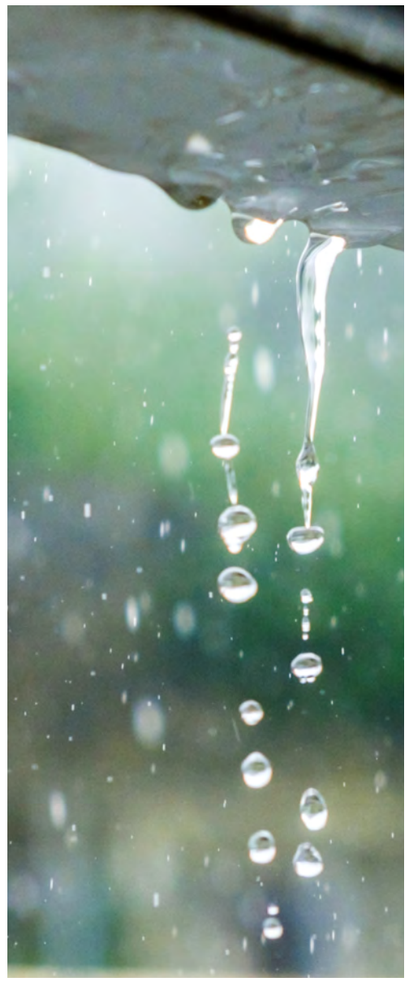
PROPOSAL

DEFINING PRINCIPLES

TRADITIONAL & LIGHTWEIGHT

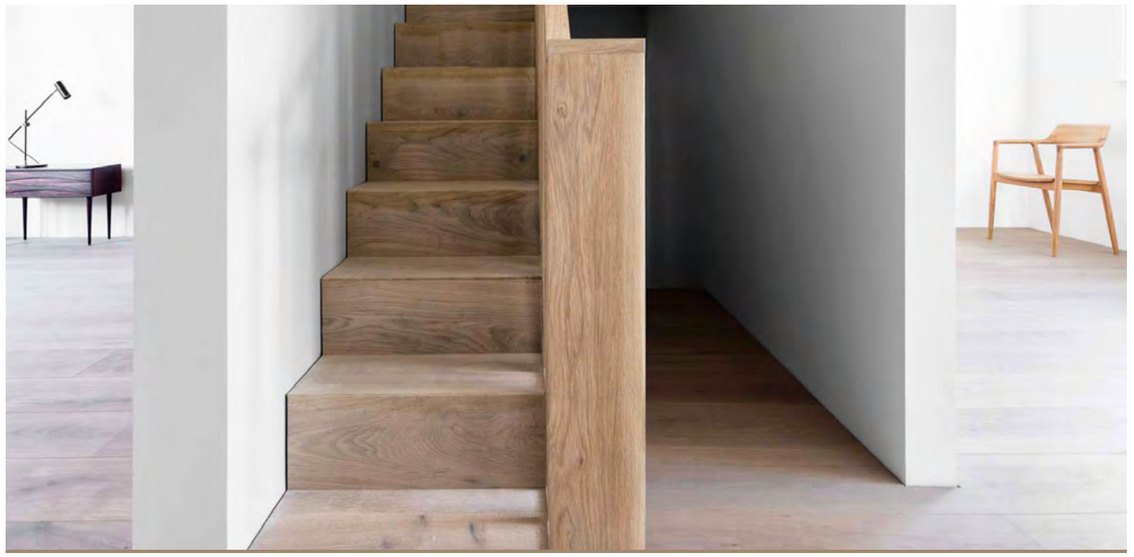
SIMPLE & UNDERSTATED

EMBEDDED GARDEN

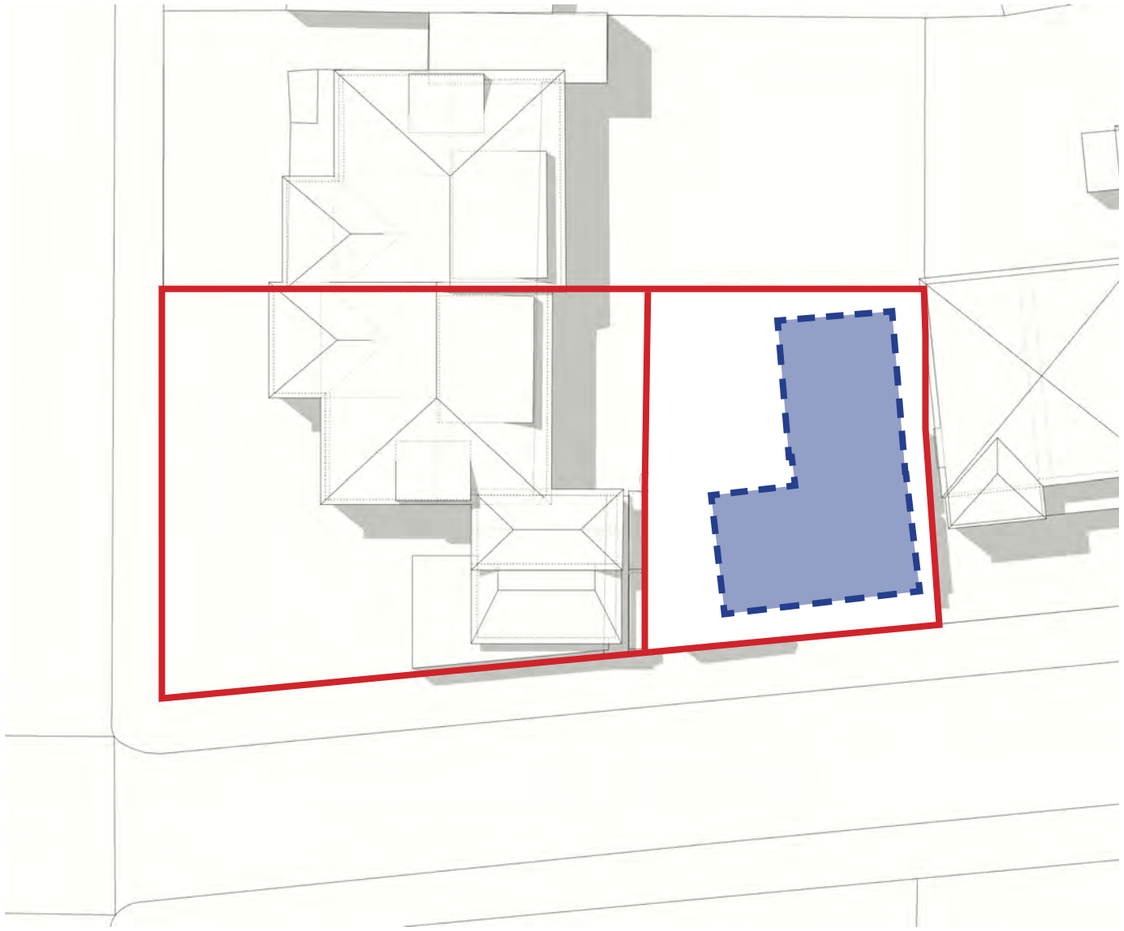


SUSTAINABILITY

ARCHITECTURAL DIRECTION



PROPOSED MASSING



Proposed House in Plan view

PLOT BOUNDARY LINE

NEW MASSING

PROPOSED ISOMETRIC MASSING

The Garden House

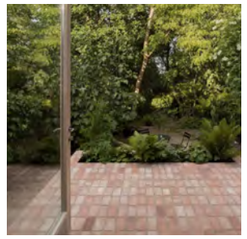
MASSING
Two volumes are placed and settled within the site. The shape and volume of these have been carefully considered to embed and assimilate these into the context. Planting and a living roof help break the massing visually and physcially.

LIGHTWEIGHT TIMBER ROOF STRUCTURE
Vaulting the roof allows the 1st floor to merge with the roof void creating a lower roof profile overall, whilst also creating a light and airy bedroom space.

FRAMED VIEWS
Every aspect from the Garden House is curated and purposeful. Considering privacy, light and vistas, the house is optimised to the site constraints and aims to maximise the views where possible

LANDSCAPING & BUFFER ZONE
Existing terrain gradiates by 1.5m from East to West. The house is embedded into the garden, stepping and grading to reduce the massing impact.

COURTYARDS
These provide private outdoor space for the Garden House, flanked by mature hedgerow and shrubbery, the courtyards become an active part of the house environment. Bifold doors open up to encourage use of the outdoor space creating inside outside flow at lower ground floor.

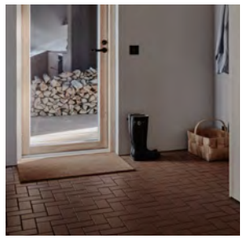


WINDOWS
These architectural elements are proposed with varying depths and transparency, creating an “active” facade. Opportunity for seating or storage is created. Introduction of vertical and thermal shutters are also proposed strategically to provide further privacy and reduce light pollution and heat loss.

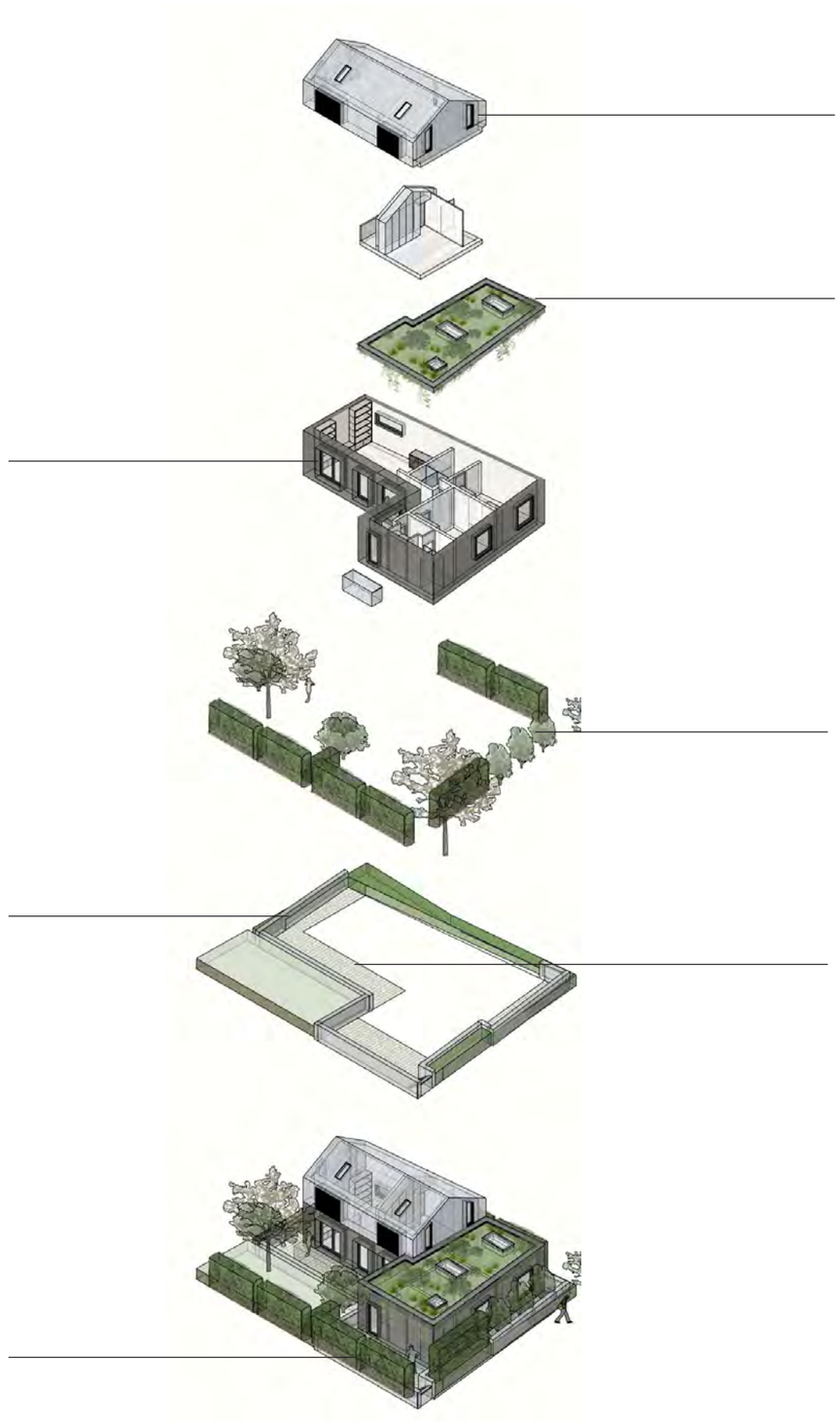
PROPOSED MASSING


GROUND FLOOR
Smart Architectural brickwork grounds the house, allowing it to settle into the formed landscape. Deep reveals provide privacy, yet also opportunity for seating or storage activating the house architecturally.


LANDSCAPE
Sunken courtyards and retaining walls manage the grading of the site, allowing the Garden House to settle into the landscape. This also helps reduce overall height of the building from street side.




ENTRANCE
The Garden House entrance is hidden from the street, set back and set down into a small courtyard. Shubbery and planting soften the approach to the house.



Proposed Exploded Isometric Massing

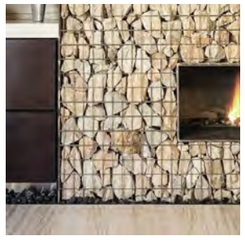
TIMBER CLADDING & LIVING ROOF
The first floor element is proposed to be clad in vertical natural timber and introduction of brown roof to sections of the roof help assimilate the building into the garden.


MEZZANINE & GALLERY BEDROOM
The mezzanine bedroom sits over the dining and living area. This one and a half height space creates a sense of openess and lightness whilst providing a unique snug bedroom with ensuite.


ECOLOGY
Careful planting strategy of hedgerow and grass paving within the courtyards is proposed to ensure replacedment of habitat for displaced flora and fauna. Bee bricks and bird boxes will also be introduced.



THERMAL MEASURES
Heavy masonry wall or Trombe walls provide increased thermal mass to aid both seasonal heating and cooling. Additionally internal thermal shutters reduce heat loss through glazing during night time periods.




SUSTAINABILITY

Together with the Client we propose several sustainable measures, covering water, energy, materials and ecology. We consider these basic principles as intrinsic to our Garden House.

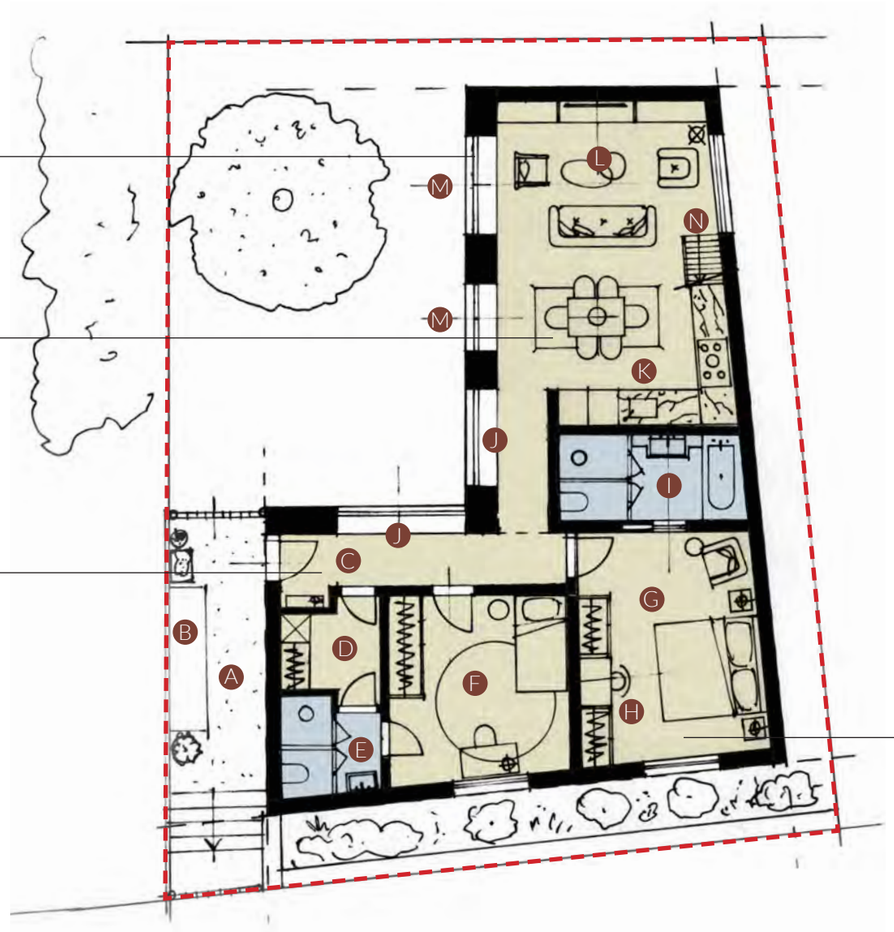
Water
Rainwater collection and harvesting is proposed to reduce non-potable water usage and can be used for flushing toilets, laundry and irrigation.

Energy
The proposal aims to provide high level of air tightness improving thermal performance and integrating cutting edge mechanical ventilation system for heat recovery. Use of photovoltaic roof tiles is also considered.

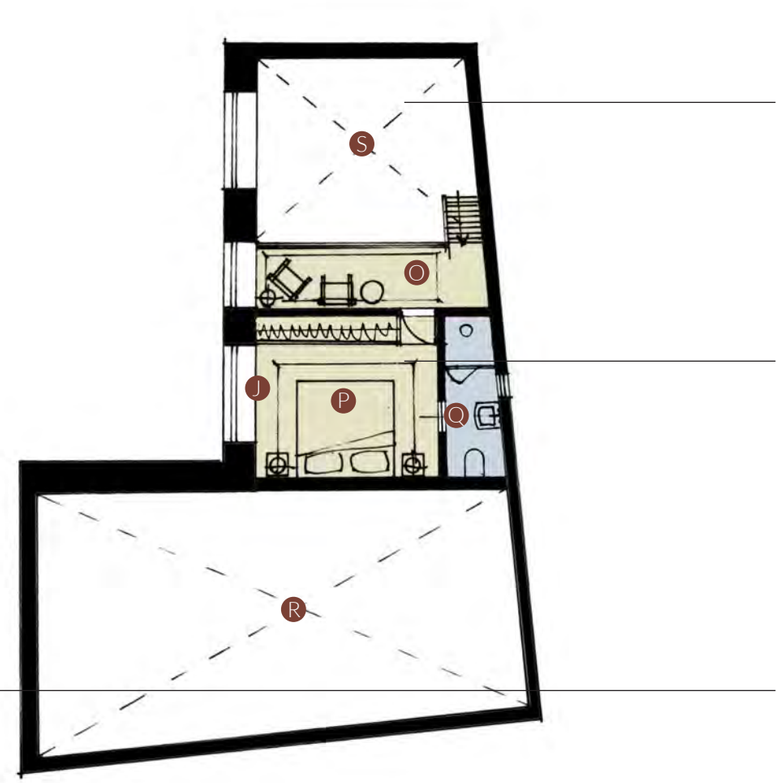
Materials
The proposal aims to integrate high performing and sustainable materials in it's construction, including insulation made from sustainable sheepswool and BRE certified non toxic timber cladding. Glazed elements are proposed to be triple glazed and internal thermal shutters to be used during night hours to reduce heat loss.

Ecology
Maintaining and encouraging flaura and fauna into the site is a key aspect of the scheme. We aim to investigate the possibility of green or brown roofs to replace displaced ecology and improve thermal performance of the roof. Additionally, use of bee bricks, grass pavers to maintain soil permeability, careful planting strategies to neutralise air pollution and composting toilets for sustainable soil revitalisation.

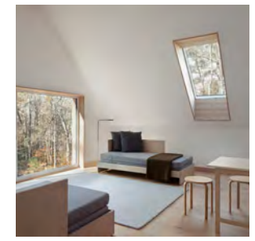
PROPOSED PLANS 1:100

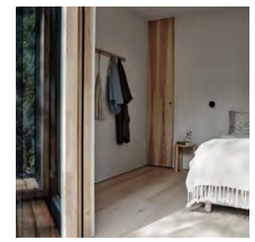


Proposed Ground Floor Plan - Appx. 90m2 GIA



Proposed Mezzanine Floor Plan - Appx. 24m2 GIA





- A COURTYARD ENTRANCE
- B BIKE STORE
- C ENTRANCE HALL
- D UTILITY & CLOAK ROOM
- E POWDER ROOM/SHOWER ROOM
- F BEDROOM 03
- G MASTER BEDROOM
- H DRESSING & VANITY JOINERY
- I MASTER ENSUITE
- J WINDOW SEAT
- K KITCHEN & DINING AREA
- L LIVING AREA
- M GLAZED DOORS OUT TO GARDEN
- N STAIRS TO MEZZANINE GALLERY
- O MEZZANINE GALLERY
- P BEDROOM 02
- Q ENSUITE
- R ROOF VOID
- S VOID OVER LIVING SPACE

PROPOSED 3D VIEW

Sketch view looking North West towards site

Proposed Sketch View

Existing View

PROPOSED 3D VIEW

Sketch view looking South East towards site

Proposed Sketch View

Existing View

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