

Vita Architecture

DESIGN AND ACCESS STATEMENT

Rear Garden Studios at 5/5A Parkhill Road, London, NW3 2YH
January 2022

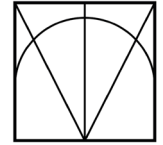


Figure 1: Existing rear elevation

W:
E:
T:

www.vitaarchitecture.com
info@vitaarchitecture.com
0208 444 1737

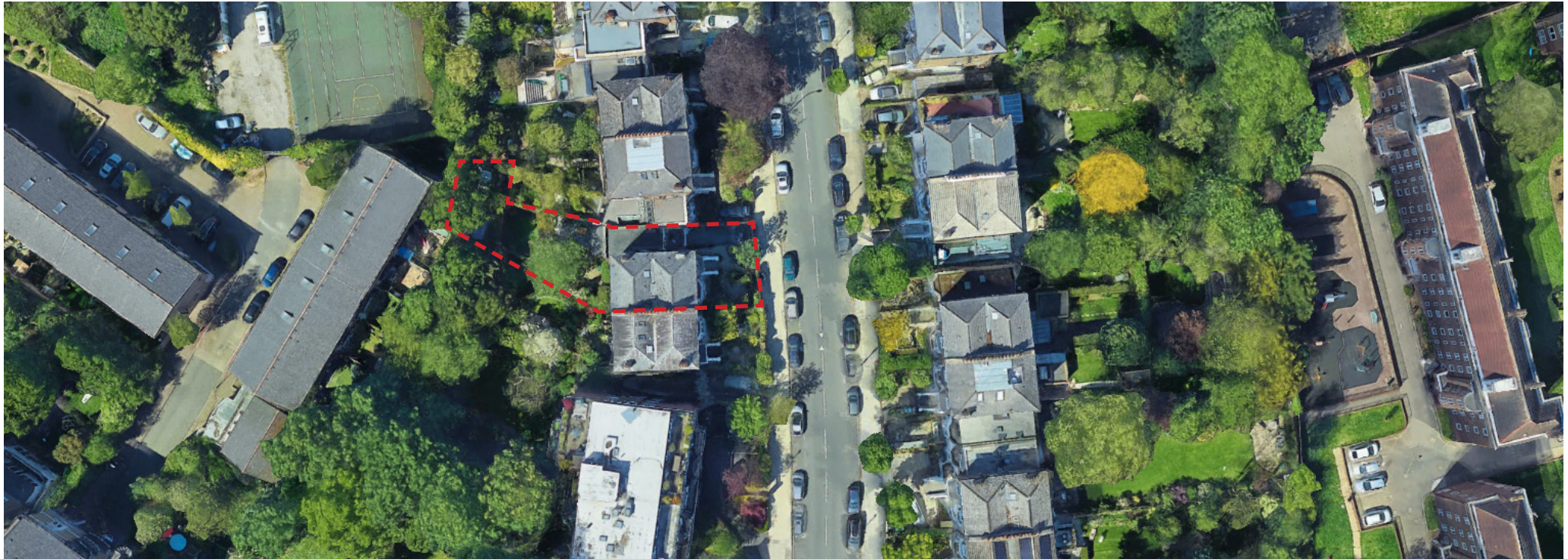


Figure 2: Aerial View

1. INTRODUCTION

This document is submitted in support of the proposal for:

Replacement of existing rear garden pavilions with new studios.

Vita architecture

Vita Architecture is a RIBA chartered practice based in London. We are committed to producing high quality schemes, using innovative design which responds to the needs and opportunities of the site and client.

Recent Design Awards

- Winner of the Corporate Livewire 2018 award for Innovation in Architecture
- 3rd Place at the International Design Competition: Hong Kong Gift Ideas Competition
- Winner of the Judges Prize at Teambuild UK
- Shortlisted for the International Design Competition: AIDs Orphanage South Africa
- Shortlisted for the International Design Competition: Design for Detroit

W:
E:
T:

www.vitaarchitecture.com
info@vitaarchitecture.com
0208 144 1737

2. EXISTING SITE CONTEXT

5/5a Parkhill road is a 0.113Ha site located in the Borough of Camden 0.4 miles from Belsize Park Station.

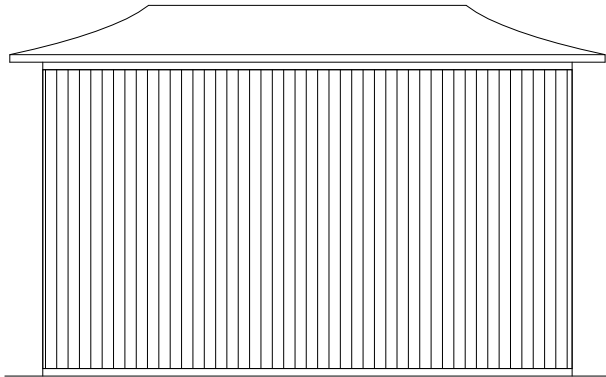
The property is not listed but the architecture is typical of the area being part of the Parkhill and Upper Park Conservation Area.

Parkhill Road is made up of predominantly 4 storey Victorian semi-detached houses and, in places, blocks of flats.

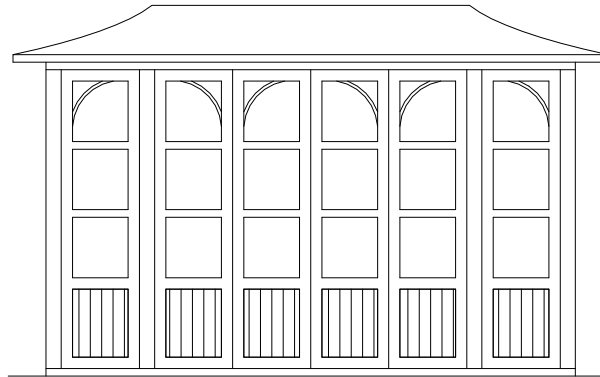


Figure 3: Building indicated

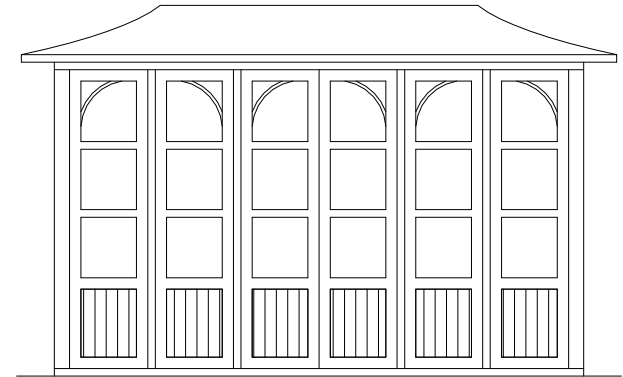
3. EXISTING STUDIO ELEVATIONS AND PLAN



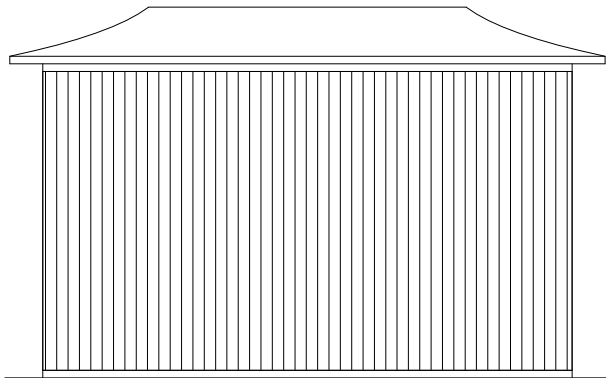
Side View



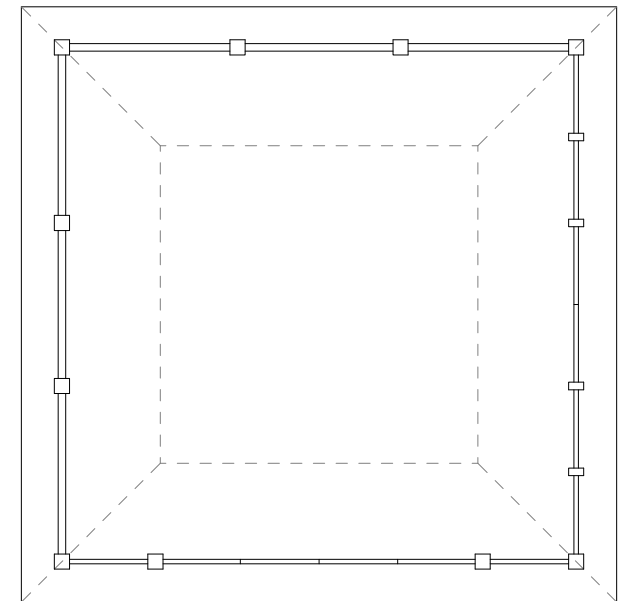
Front View



Side View



Rear View

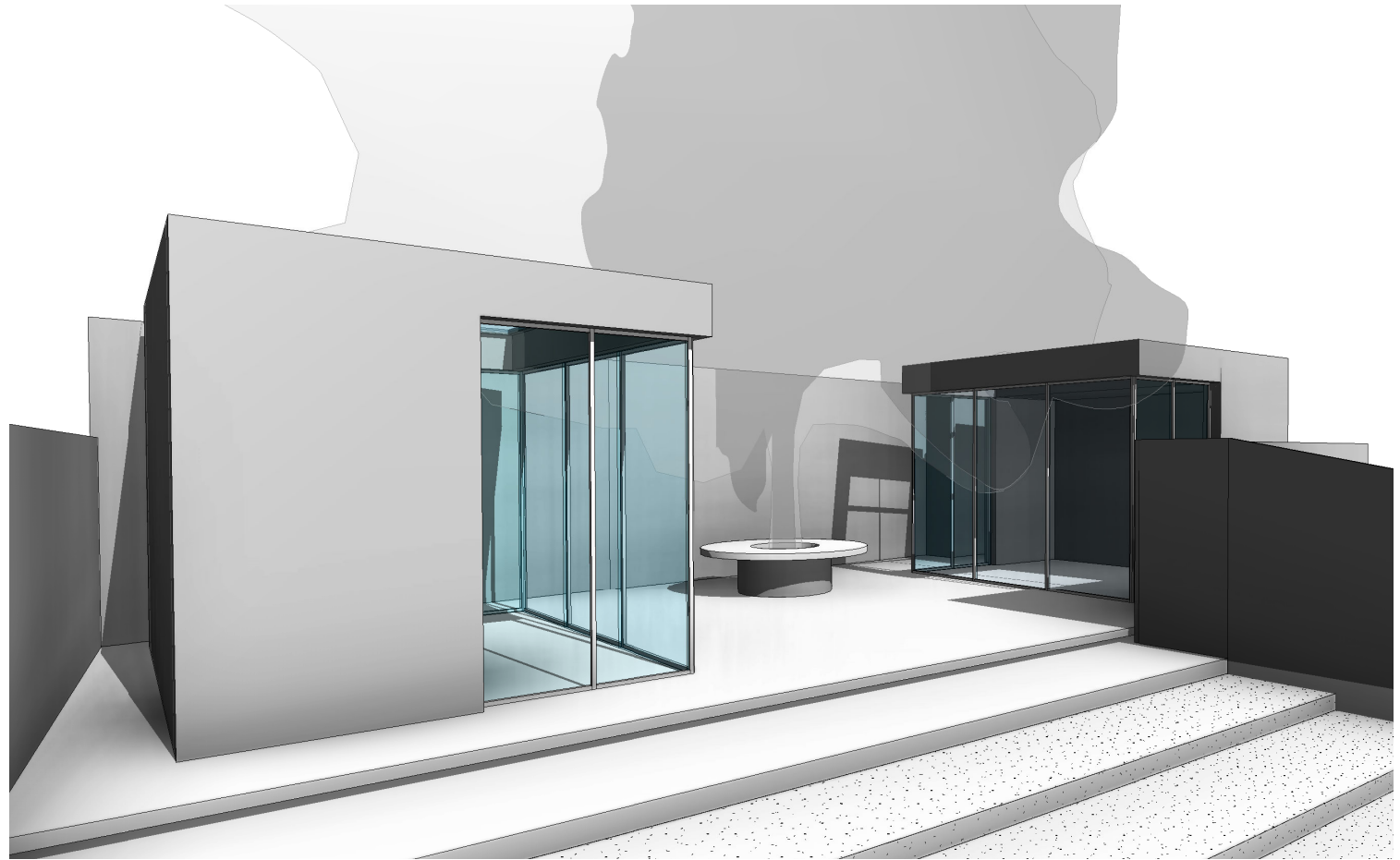


Studio Plan

4. PROPOSED STUDIOS

Permission is sought to replace existing pavilions with new studios. The existing structure is of low quality and due to the detailing of build can not be used throughout the year. The client is looking to build new studios, that would be of similar massing and positioning, but would allow for better insulation and additional light, where a glazed roof element is proposed.

Proposed Condition: A careful landscaping plan is being prepared to ensure the protection or replacement of existing trees and allow for better use, of currently overgrown and inaccessible rear part of the garden.



6. MATERIALS

The materiality of the existing studios is painted white timber and zinc roof.

We would be suggesting using a treated timber facade to allow for minimal maintenance, which would allow for longevity and the aesthetics of the design, with green sedum roof and aluminium frame windows and skylight.



Charred Timber



Sedum Roof

8. CONCLUSION

The project has been carefully considered and we feel that the design fits in with the main building and improves the property aesthetics and its use considerably, as well as sits comfortably within its context.

This document should be read in conjunction with the following documents:

Site plans:

- + 0500 – Location Plan
- + 0501 – Site Plan
- + 0502 – Topo Existing

Existing drawings

- + 0101 – Studio Details

Proposed drawings:

- + 0150 – Lower Plan
- + 0160 – Proposed Elevations
- + 0170 – Section Through Studios
- + 0200 – Studio View
- + 0201 – Courtyard View
- + 0202 – Pavilion View
- + 0203 – Studio Internal

We would be keen to work closely with the council to ensure the planning application is successful, as per legislation 35 (2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

W:
E:
T:

www.vitaarchitecture.com
info@vitaarchitecture.com
0208 444 1737