

DESIGN AND ACCESS STATEMENT

April 2022 | Rev A June 2022

**36-38 PARKHILL ROAD LONDON
NW3 2YP**



Belsize Park, NW3

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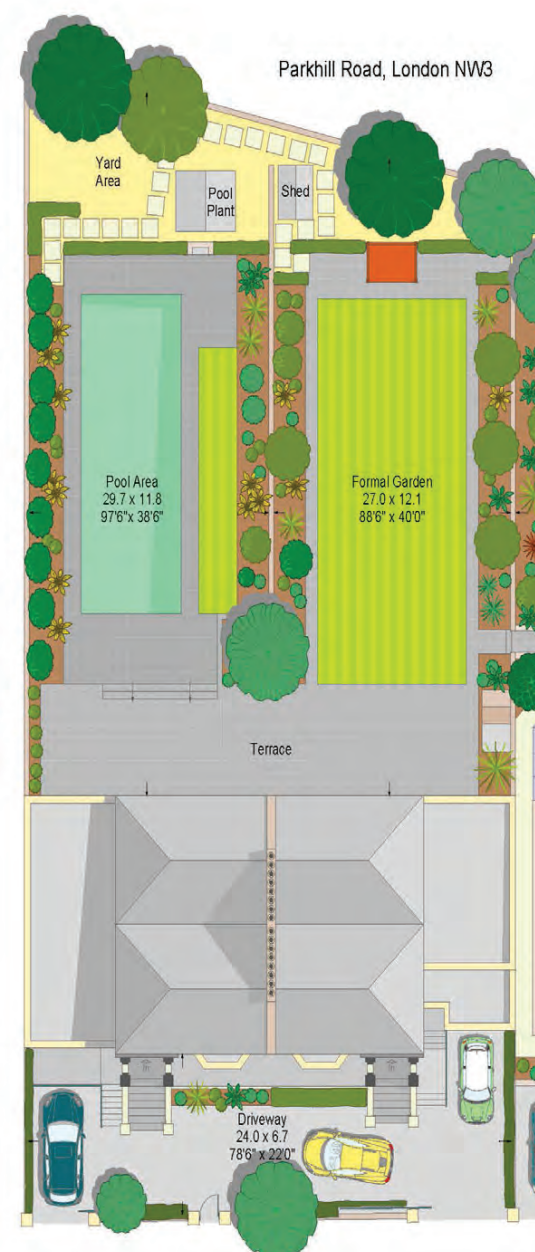
21043-X-001 REV-	LOCATION PLAN
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2.0 SITE CONTEXT

2.1 SITE AND SURROUNDINGS

The site is located at the Haverstock Hill end of Parkhill Road, within the administrative boundary of the London Borough of Camden. The property is situated within the Parkhill and Upper Park Conservation Area. The property is not listed but makes positive contribution to the character of the area. The existing house is composed of two adjoining Victorian houses that have been combined to make a single detached house. The rear garden is divided into two distinct areas, as per the original layout of the two houses, allowing for a formal garden and a pool area. The surrounding area is made up of similar Victorian houses, interrupted with mid-20th Century developments.

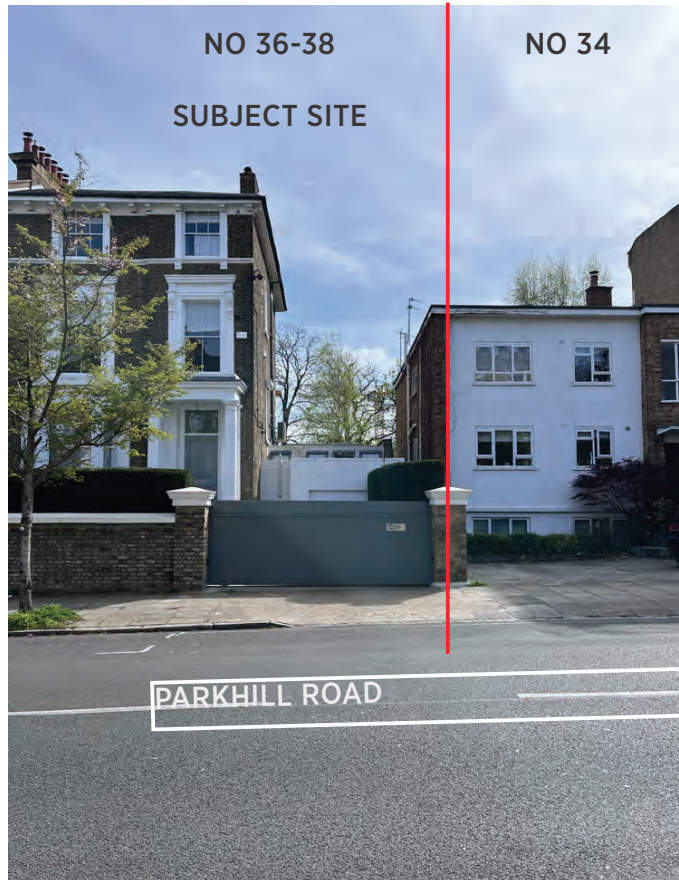
SITE



LOCATION



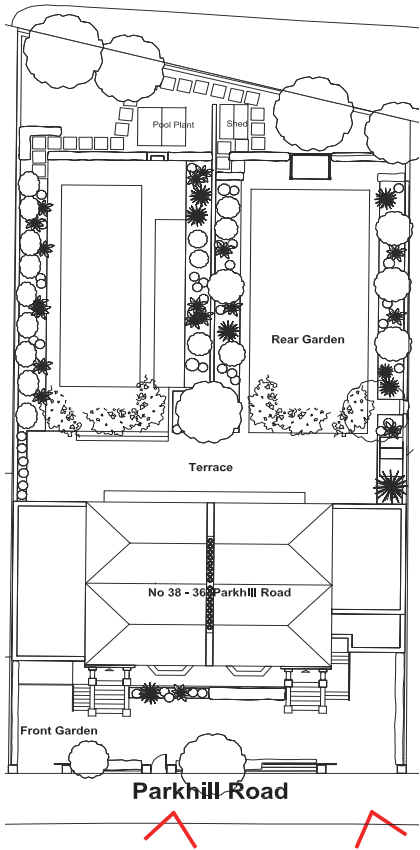
2.2 SITE PHOTOGRAPHS - STREET VIEW



STREET VIEW FRONT



STREET VIEW FRONT- EXISTING CONDENSER LOCATION AS VISIBLE FROM THE ROAD



2.3 SITE PHOTOGRAPHS - LOWER GROUND FLOOR REAR FACADE



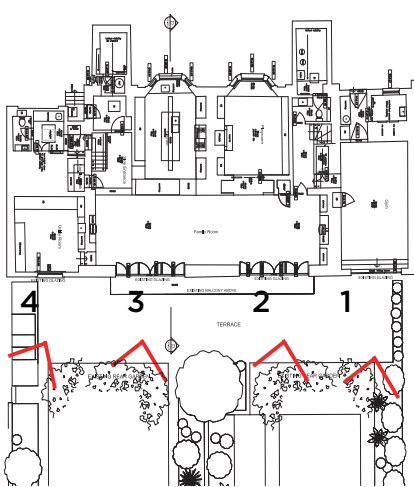
1 REAR ELEVATION



1,2 REAR ELEVATION



3 REAR ELEVATION



1,2 REAR ELEVATION



4 REAR ELEVATION

2.4 SITE PHOTOGRAPHS - REAR ELEVATION VIEW FROM INSIDE



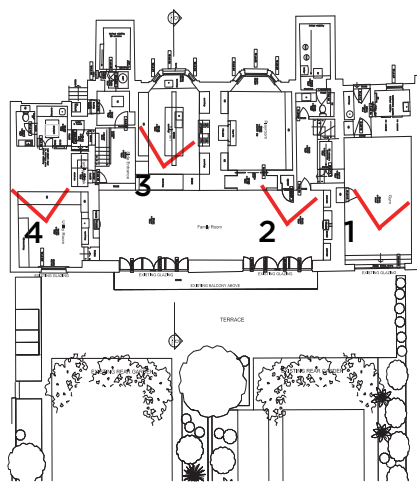
2 REAR ELEVATION VIEW FROM INSIDE



3 REAR ELEVATION VIEW FROM INSIDE



2 REAR ELEVATION VIEW FROM INSIDE



1 REAR ELEVATION VIEW FROM INSIDE



4 REAR ELEVATION VIEW FROM INSIDE

The existing glazing at the rear is unmatched, there are 3 different types of units. The proposed graphite colour powder coated framed glazing will enhance the harmony and order of the rear facade.

3.0 DESIGN

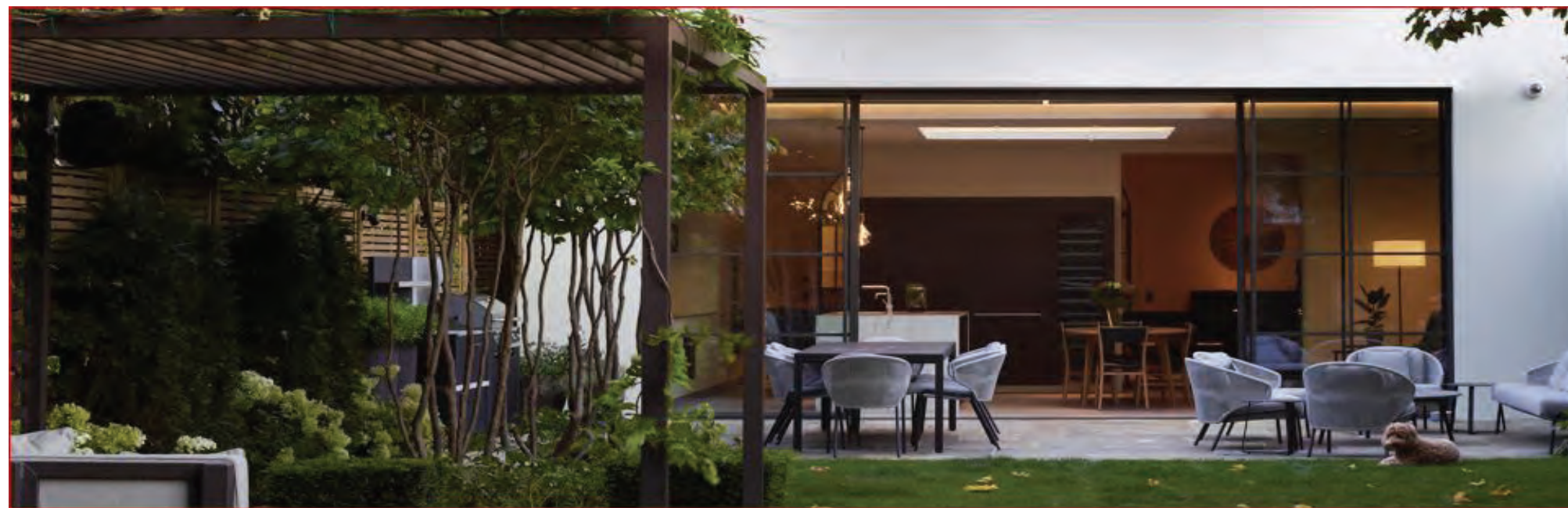
3.1 DESIGN PRINCIPLES

All the existing glazing openings will remain the same. The more contemporary glazing to the rear elevation at lower ground floor, the change of the existing render colour and retractable pergolas have been carefully considered to enhance the visual appearance of the house and to improve the thermal performance of the building. The pergolas will match the sizes of the openings. The painted metal staircase connecting the formal ground floor with the garden is to suit the family changing needs, finishes will match the balcony balustrade, pergolas and the glazing frames.



GLAZING EXAMPLE FROM ONE OF KSRA PROJECTS

GLAZING / PERGOLA EXAMPLE FROM ONE OF KSRA PROJECTS



GLAZING/PERGOLA EXAMPLE FROM ONE OF KSRA PROJECTS



REAR ELEVATION AS PROPOSED



REAR ELEVATION AS EXISTING



3.2 SCALE AND ARTICULATION

The proposed remains respectful of the existing and neighbouring buildings, All the openings on the rear facade remain the same.

As shown on the street views photographs the the proposals have no impact on the street scape. The proposed staircase connecting the balcony at ground floor and the ground floor which is common arrangement with this type of the houses, the finishes will match glazing and pergolas.

3.3 MATERIALS AND FINISHES

It is proposed to change the colour of the current blue painted render to match front of the house, to bring it back in keeping with the original design. Glazing frames, pergola supporting posts and the staircase connecting ground floor area with the garden will all have matching finish. Contemporary powder coated glazing frames will allow maximum light into the family spaces at lower ground floor and will create stylish and simple and elegant elevation.

3.4 ENERGY AND SUSTAINABILITY

The proposed new glazing within the existing openings at the rear of the dwelling at lower ground floor will have higher thermal properties and will minimize air leakage. The retractable pergola creates energy savings and lower environmental impact year around. Both new glazing and the retractable pergola fabric will minimize the heat loss and improve the energy efficiency of the building .

The pergola softens the transition between inside / outside spaces and creates social/family outdoor space that can be used for extended period of times throughout the seasons.

4.0 ACCESS STATEMENT

4.1 ACCESS

The access to the dwelling remains the same.

4.2 REFUSE AND DELIVERY ACCESS

The proposal does not change the principles for refuse /delivery access provision for the dwelling.

4.3 PEDESTRIAN / VEHICULAR ACCESS

The proposal does not change pedestrian or vehicular access to the dwelling and does not increase current parking demands.