

DF__DC

197_Q41

2023.02

DESIGN & ACCESS STATEMENT

41 Quickswood, London NW3 3SA

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THE SITE

41 Quickwood, NW3 3SA



THE SITE

37-49 Quickwood, NW3 3SA



SITE PLAN

41 Quickwood, NW3 3SA



THE CONTEXT, THE BUILDING & BRIEF

DF_DC have been instructed to develop a proposal for a roof extension to the house at no41 Quickwood, in line with other similar developments in the area. This application is part of a group for the same terrace. The following document contains an assessment of the site, precedent and a description of the proposal.

The house is part of the Quickwood sector, one of the areas of the Chalcot Estate which extends to the north and south of Adelaide Rd. It was developed in the 1960s as a sort of modern terrace type with an internal road from which the houses are accessed, originally comprising of a ground floor plus 7 split levels including a roof terrace. The rear gardens face the main roads surrounding the block along north and south, setting back the building line from the public realm. The house is part of a seven-house row, with unified fronts and with a looser rear condition, with some of the houses having been extended. The local community association imposes a series of design guidelines on the form and aspect to secure a cohesive urban image.

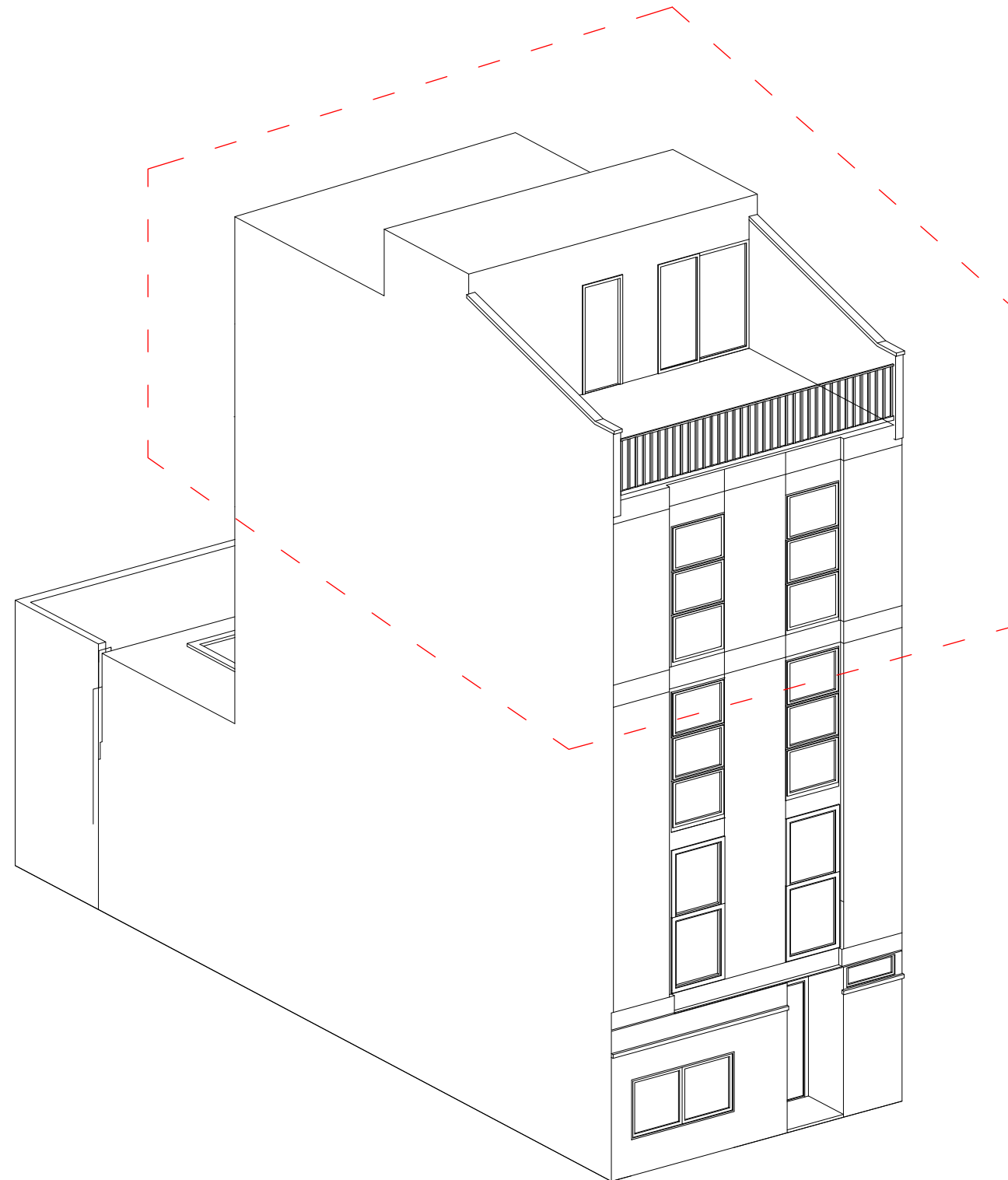
Windows on the upper stories are aligned to both sides of a panelled pier, grouping vertical features in a modern key. Our proposal respects these alignments and will use materials to match the existing elevations. There will be no change to the access arrangement. A sunlight / daylight study will be included as part of this submission.



_Front facade of no.41 Quickwood

DESIGN PROPOSAL

The design proposes a roof extension using the same materials and compositional principles of the existing house and estate.



MATERIAL PALETTE

Our proposal works with materials and construction techniques in order to closely match to the existing aesthetic. Dark brick will be used and laid in stretcher bond to match the existing. The rendered band will be painted in white, railings in white and aluminium framed windows in white to match the existing.



From top left
_Holbrook Sandfaced dark brick
_White render
_White painted profile metal cladding
_White metal railings
_ Square edge sash window aluminum PPC white

DOCUMENT LIST

Existing drawings:

196-(00)000_P1	Location plan
196-(00)001_P1	Site Plan
196-(00)100_P1	Ground/1st floor plan; 2nd/3rd floor plan; 4th/5th floor plan
196-(00)101_P1	Roof Plan
196-(00)250_P1	Front elevation; Rear elevation
196-(00)201_P1	Section A

Proposed drawings:

196-(01)101_P1	6th/7th floor plan; Roof Plan
196-(01)250_P1	Front elevation; Rear elevation
196-(01)251_P1	West elevation; East elevation
196-(01)201_P1	Section A