6. DESIGN APPROACH

The proposed works to 34 Belsize Lane seek to restore the house sensitively and sustainably. The intention is to consider how the building may be resolved to suit modern ways of living, as well as looking to achieve excellent environmental properties that reduce the embodied carbon through the construction and material re-use, as well as the fabric upgrades to reduce ongoing operational carbon.

The scheme comprises two architectural interventions;

- A lightweight linking structure to be part of the east façade.
- A first floor extension to the existing building, which will provide an additional bedroom, located above existing sleeping accommodation.

The ambition of the proposed design and key principle of the applicant was to ensure that the proposed design would carefully preserve and, where required, restore the original structure of the building, including fully retaining the character of spaces whilst also addressing the very poor and deteriorated condition of the building. To provide an additional bedroom a first floor extension helps to retain ground floor arrangement as originally designed. This lightweight structure aims to reflect the language of construction found in the work of Georgie Wolton's ouvre, complementing the modernist architecture of the time.

Sustainability is paramount to the restoration of the house, aiming to achieve high thermal performance and new energy solutions such as green roofs, solar photovoltaics, rainwater harvesting and an air source heat pumps.

The importance of natural light, integral to the original design, will be reflected in the project and will play a role in the design of the scheme.

Similarly, the garden has been developed in close collaboration with world class landscape architects Andy Sturgeon who, amongst many other schemes has recently delivered the landscaping across Battersea Power Station. Andy Sturgeon aims to respect the original design intentions for the courtyards and its wildlife.

This report and the development of the design has been developed in response to the Grade II Listing status and description, as well as the series of pre-application meetings undertaken during the period November 2023 to March 2024.

The priority will continue to be to preserve the building's significance and its qualities born in modernist architecture while giving the building a new lease of life and making a building fit for the future.

Summary of project objectives:

- Sustain the building as a single family dwelling but looking to marginally expand in order to cater for a larger family
- Safeguard the future of the asset with considerable investment to arrest vacancy and established deterioration
- Remove and improve upon unsympathetic ad-hoc repairs, honouring the spirit of the original design and Georgie's original drive for perfection
- Bring about sensitive and informed alterations and extensions, respecting and preserving the asset's significance and heritage values.
- Delivering a refurbishment of exceptional design quality.

In devising the proposals for the house, the applicant and design team have thoroughly studied the existing proposals as well as the natural evolution of the building. From this analysis, it is understood that the house grew organically over time as Georgie's needs grew. An example of this is the extension built to create her studio.

With this in mind, now that the house has new owners, we are addressing their needs in the restoration and redesign. The house previously was a two person household with Georgie Wolton living there with her daughter and latterly on her own. Now the house will become a dwelling for a family of four with the potential to grow.

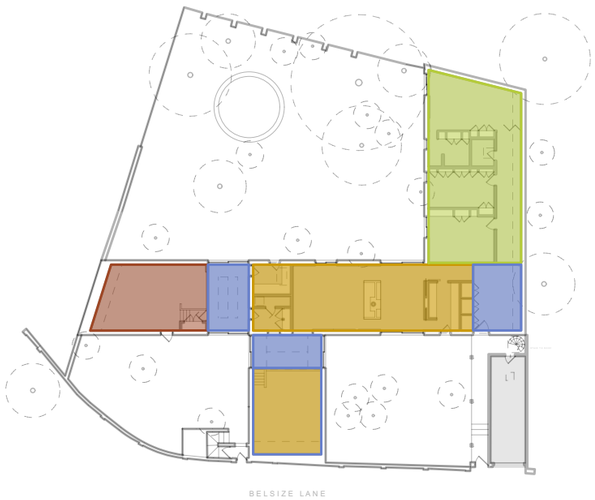
In our design strategy we have addressed the entry sequence, the circulation and connectivity between the main living spaces, the new additions and the existing bedrooms, all the whilst retaining Georgie Wolton's principle design ideas. Namely, the retention of the three courtyard gardens, the core of the house given to the living spaces with the studio located in the south wing and bedrooms within the west wing (diagram i). All of these rooms where possible have dual aspect apart from the studio, which we intend to open up on the west elevation to connect to the rear garden (diagram ii).

A new transitional space or 'link' is proposed which will improve the connectivity between the entrance, the living spaces and the sunken snug, highlighted in blue - diagram iii. These links will maintain transparency so that the visual connection and natural light between courtyards is not lost.

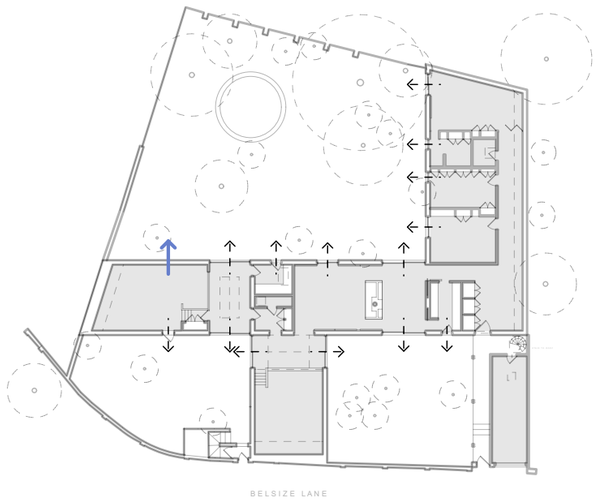
The proposed strategy will be to retain the strong axis of each zone of the house, and look to introduce a new stair at the end of the long corridor helping to emphasize the long view - refer to diagram iv. In doing so the bedroom reflects an arrangement seen in the original plan of 1981, whereby the circulation runs the length of the northern boundary.

A first floor extension, set back to the rear of the site helps to create the much-needed additional bedroom. This is pushed back away from the street and away from the boundary to help retain the long skylight so as to allow light to reach the corridor at ground floor. The strategic position of the first floor mass allows the original plan of the house at ground floor to be kept intact, so as to respect the intention of three distinct wings; the sleeping, the living and the creative/studio areas, as highlighted in diagram iv.

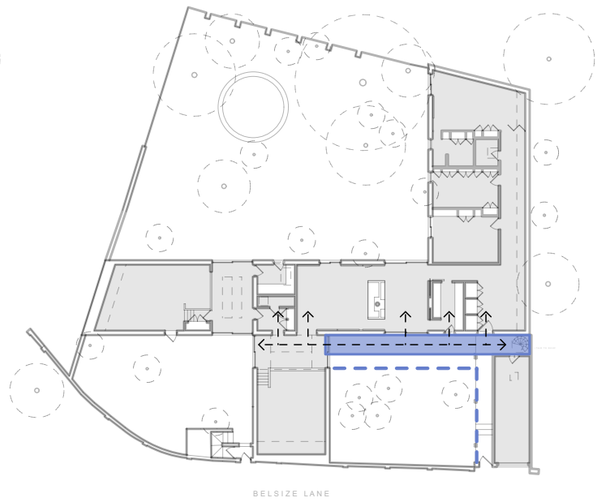
The increase in floor area, with link and first floor additions, brings the GIA from 301.5sqm (existing) to 381.7sqm (proposed).



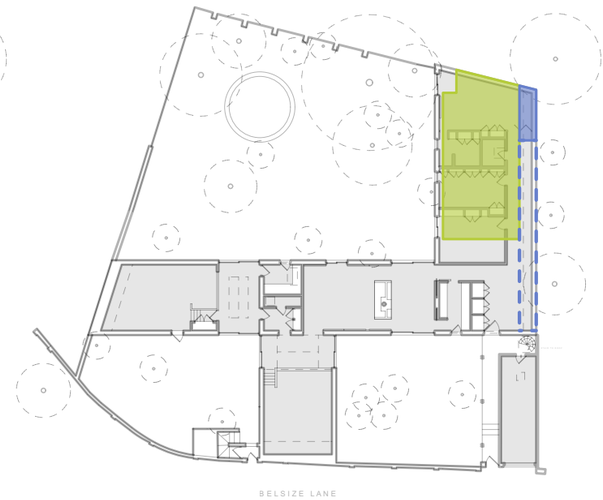
i - Separation of functions into three wings connected by top lit 'links'.



ii - Connectivity to the courtyards. Introduction of a new opening from studio onto rear garden.

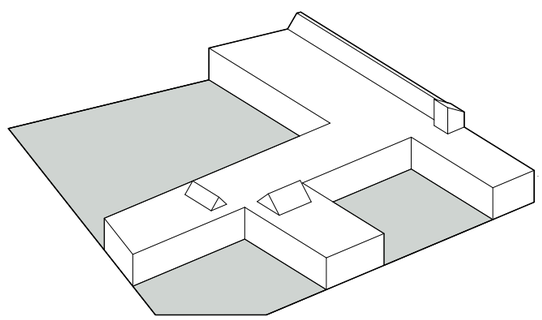


iii - Proposed transitional space that improves circulation to the benefit of the living spaces.

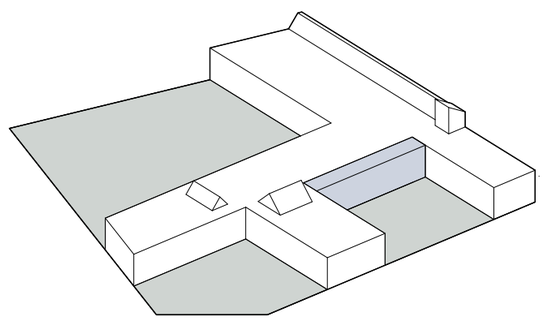


iv - First floor addition that allows Woltons plan to remain largely unchanged.

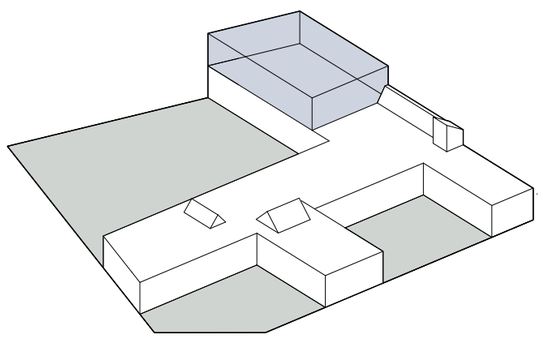
The following diagrams highlight the process of design decisions and steps taken since the first pre-application and during pre-application meetings to make small interventions that help to resolve the house and retain its overall character.



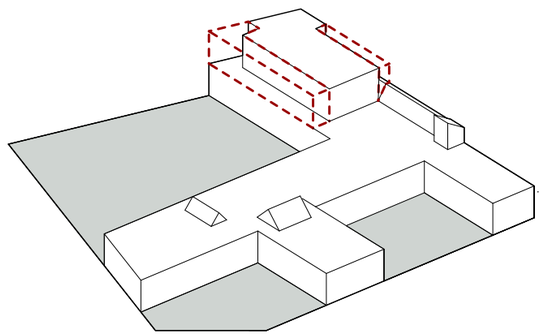
1. Existing situation. Current mass divides the site producing three generous courtyard gardens.



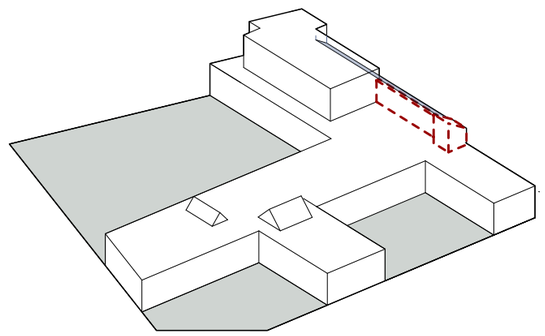
2. Create a gallery/link from which the occupant will transition from the entrance to the main living spaces.



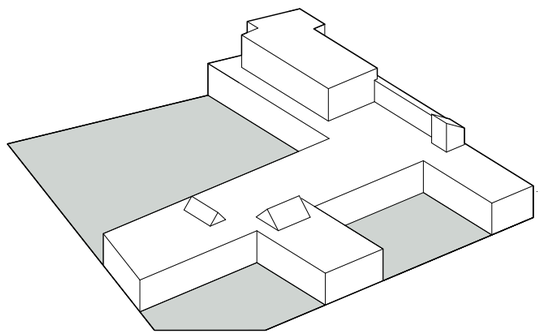
3. Identifying an area to build whilst still retaining the generous three courtyard gardens.



4. Cut back the first floor volume from the edge of the building to make clear distinction and step away from the skylight to maintain light to the corridor below.



5. Flip skylight so that it's north facing and build new brick wall between first floor addition and stair building to support skylight. Rebuild spiral stair building at first floor level to allow for insulation.



6. Proposed massing.

7. THE RESTORATION

DEMOLITION, RESTORATION & FABRIC CHANGES

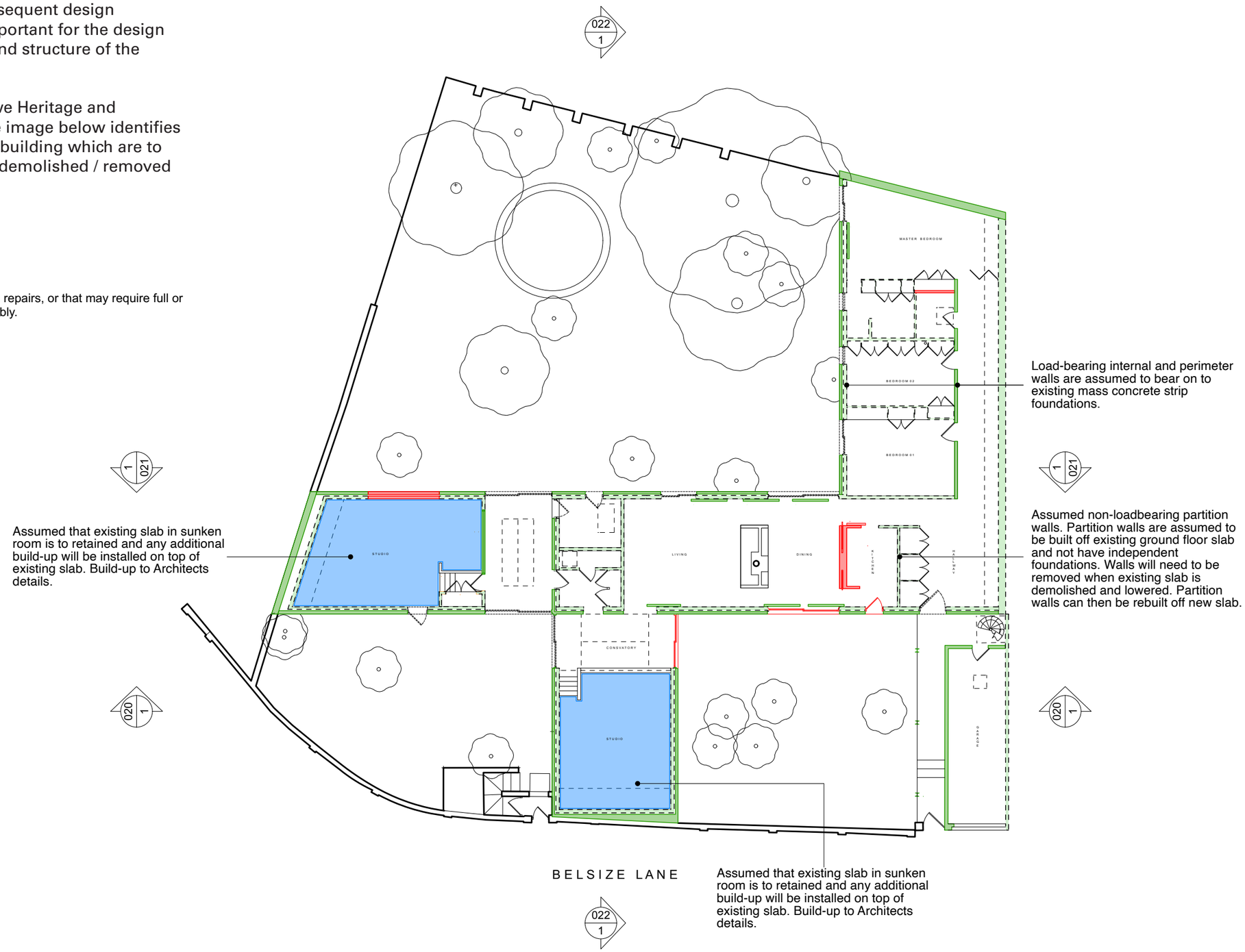
As part of the consideration and subsequent design evolution of the proposals, it was important for the design team to fully understand the fabric and structure of the existing building.

Supported by research from Jon Lowe Heritage and structural engineers, Elliot Wood, the image below identifies and describes those elements of the building which are to be retained, retained with repairs or demolished / removed entirely.

Elements to be retained.

Elements that may be retained with repairs, or that may require full or partial deconstruction and reassembly.

Elements that require demolition.



Load-bearing internal and perimeter walls are assumed to bear on to existing mass concrete strip foundations.

Assumed non-loadbearing partition walls. Partition walls are assumed to be built off existing ground floor slab and not have independent foundations. Walls will need to be removed when existing slab is demolished and lowered. Partition walls can then be rebuilt off new slab.

Assumed that existing slab in sunken room is to retained and any additional build-up will be installed on top of existing slab. Build-up to Architects details.

Assumed that existing slab in sunken room is to retained and any additional build-up will be installed on top of existing slab. Build-up to Architects details.

DEMOLITION, RESTORATION & FABRIC CHANGES

Elements to be retained.

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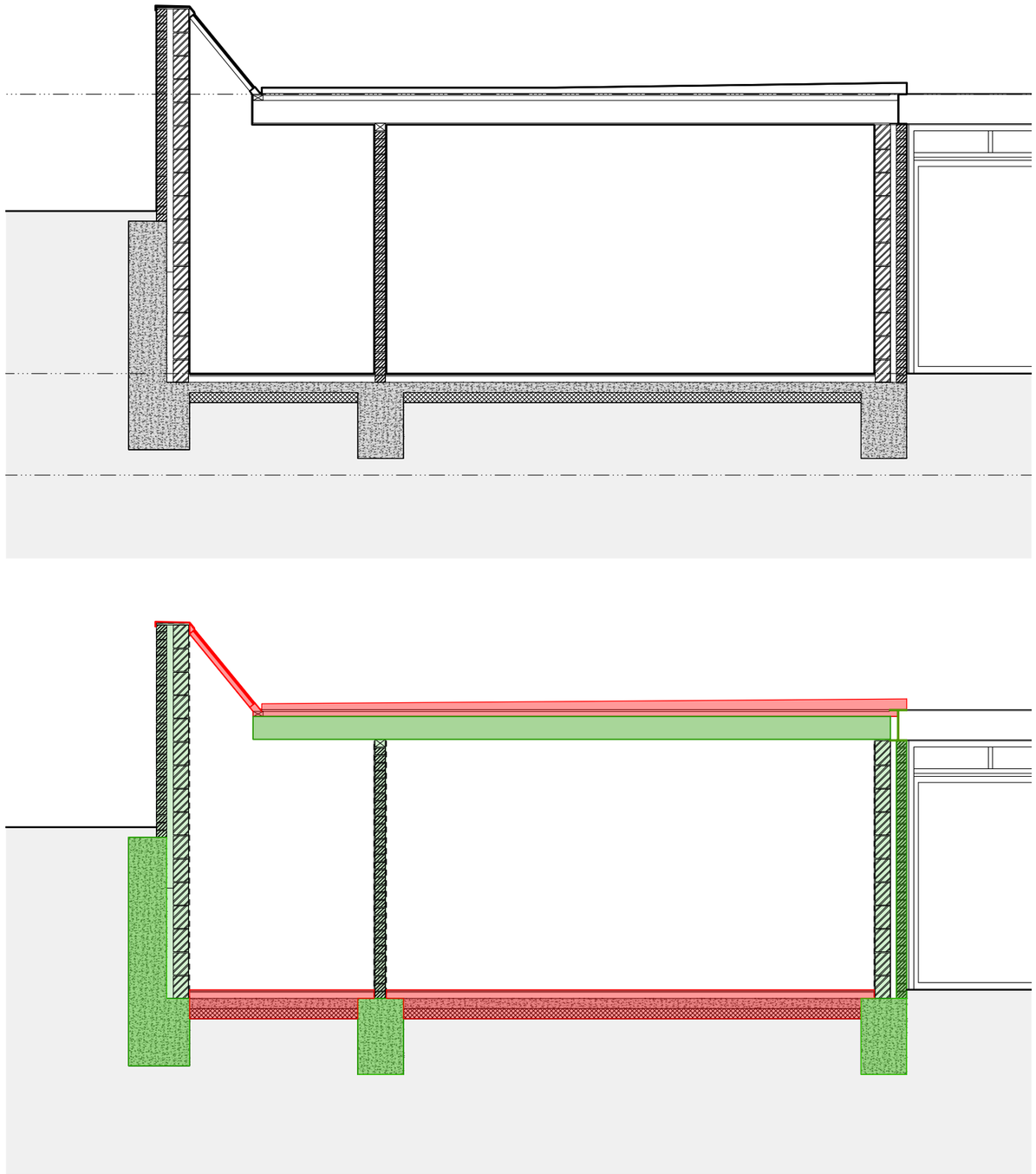
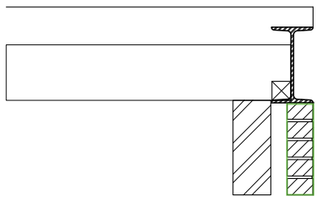
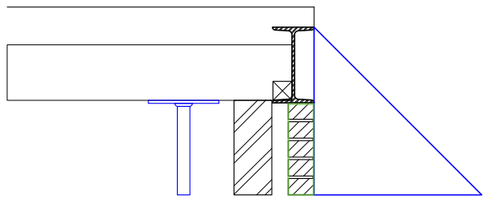


DEMOLITION, RESTORATION & FABRIC CHANGES

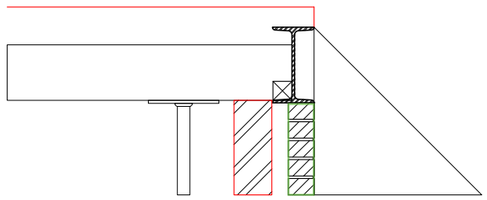
As part of the sensitive restoration and fabric upgrades, solutions that have been considered and developed further include maintaining the external brick walls along with the steal beam in order to resolve issues with damp/water ingress/cold bridge and to improve the energy performance to modern standards. In addition this developed strategy looks to retain the character of the house both externally and internally, with limited works to heritage assets. The images and supporting text below describe how this is possible.



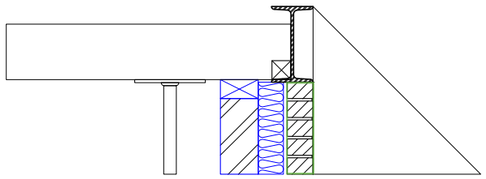
1. As existing.



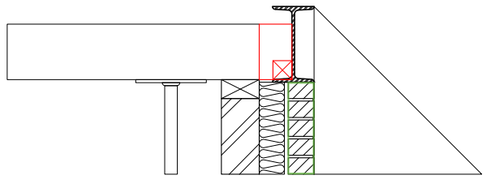
2. Support external brickwork and roof joists.



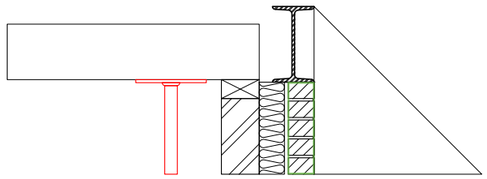
3. Remove inner leaf of masonary blockwork and roof.



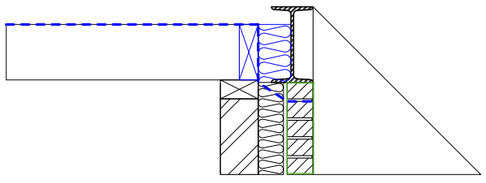
4. Insert new insulation with increased cavity size and new masonary blockwork with wall plate.



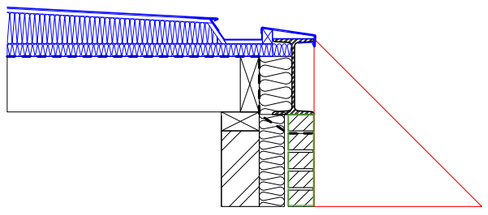
5. Removed section of joist that creates the cold bridge.



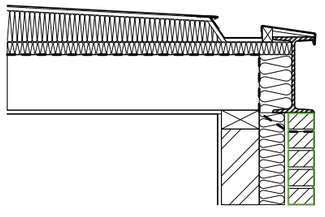
6. Remove support to roof joist.



7. Insert vapour barrier and insulation in the cavity between joist and I-beam (inserting the vapor barrier will likely have to be done in two stages, the first of which is prior to stage 4). I-beam to be tied back to joists @1.2m centres.



8. Add new roof (SHOWN INDICATIVELY) and remove external support to brickwork.



9. Proposed detail.

In summary, our aim is to retain as much of the existing building as possible and maintain the character whilst considering how the clients and their young family will live in their new home, the current state of the building and the urgent need to prevent it from deteriorating further. Additionally, ensuring that the future internal environment is of the highest standard, with all efforts made to restore, alter and run the building as sustainably as possible.

Clients requirements
- New master bedroom with en-suite.
- Better connectivity and circulation from entry to living.
- Open kitchen to dining and living.
- Connection from the studio to the garden.

Re-building
- Address damp and water ingress.
- Replace roof.
- Repair any structural damage.
- Replace/ repair and make good any finishes, fixtures & fittings and items of joinery.
- Replace ground floor slab.

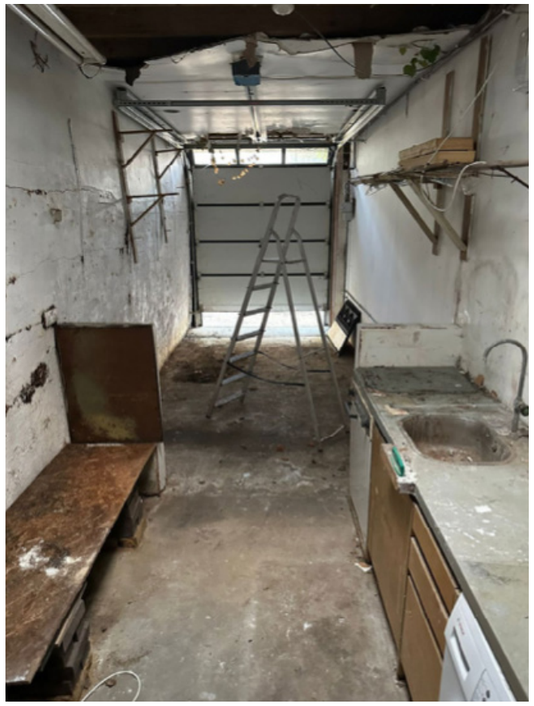
Internal environment & sustainability
- Address thermal bridging detail.
- Increase insulation in cavity wall.
- Increase insulation in roof.
- Replace ground floor slab to increase insulation.
- Allow for new underfloor heating.
- Increase biodiversity with intensive green roof.
- PV panels on first floor roof.

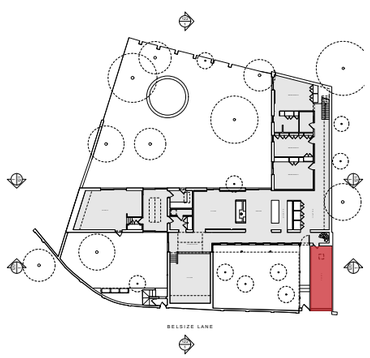
With the majority of alterations either outside of the existing footprint or at the first floor level we can retain the existing layout, aside from constructing the stair to the first floor, opening the kitchen to the dining and living space - an original intention of Wolton's - and the opening onto the garden from the studio. The rest of the works will be restoration, whereby we aim to repair and make good all original features to an exemplary standard.

Over the following pages we have provided a detailed breakdown of the restoration strategy for each and every space.

GARAGE & ENTRANCE HALLWAY

GARAGE





PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Garage door opening to become wider so that it is the same width as garage.
- Re-instate utility space at rear of garage to use as both utility and plant.
- Slightly alter position of door from the rear of the garage.

Walls
- Walls to be exposed brickwork. Re-point and make good existing brickwork.
- With in utility walls to be insulated and plastered with white painted finish.

Floor
- Sand cement screed throughout.

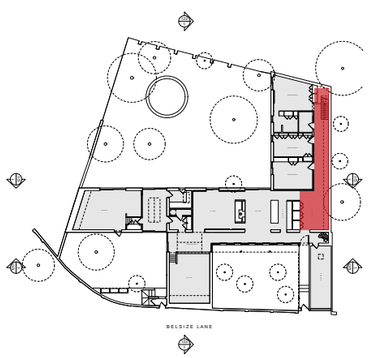
Ceiling
- Repair or replace roof joists. Keep exposed.

Doors & Windows
- Front garage door to be replaced.
- Roof light to be replaced with new aluminium or steel profile/ double glazed roof light.

Joinery Inc interior doors
- New joinery in utility to be designed to resemble details of kitchen. Made from veneered plywood to match existing.
- Rear door into garage from the house to be made from veneered plywood to match existing joinery.

Fixtures & Fittings
- Ironmongery for garage door to be painted to match front garage door.
- Ironmongery for other doors to match internal handles.
- Lighting TBC.

ENTRANCE HALLWAY



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Roof light flipped to be north facing otherwise remain as existing. Refer to plan for position.
- Stair to first floor located at end of corridor as to not impact roof line as seen from the street or roof light in corridor.

Walls
- Remain as existing - plaster walls.
- Wall bounding the school are heavily bowed and cracked and require partial renewal.

Floor
- Terracotta tile floor. Re-use of tile if possible however likely to be like for like replacement.

Ceiling
- Plasterboard in white painted finish.

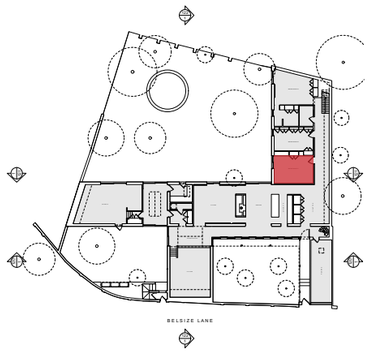
Doors & Windows
- Change location of front door to align with new glazing to ‘gallery link’. Refer to proposed GF plan for new position.
- Linear roof light to be flipped to north facing and replaced with new aluminium or steel profile/ double glazed roof light.

Joinery Inc interior doors
- Removal of boiler and other services from this location so that it can be used for cloak. Timber doors to be repaired and cleaned if needed.

Fixtures & Fittings
- Ironmongery to be replaced to closely resemble existing.
- Lighting to be replaced to closely resemble existing.

BEDROOM 01 & BEDROOM 02

BEDROOM 01



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Remain as existing.

Walls
- New plaster skim coat in white painted finish.

Floor
- TBC.

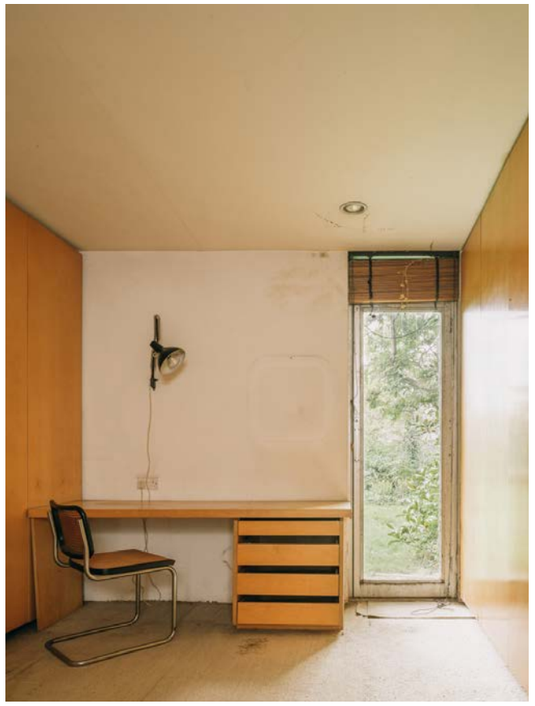
Ceiling
- Plasterboard in white painted finish.

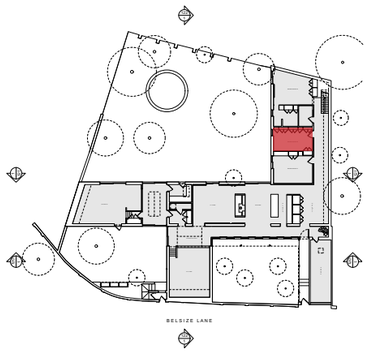
Doors & Windows
- Replace to match existing as closely as possible in either steel or aluminium profile/ double glazed.

Joinery Inc interior doors
- Remain as existing. Joinery likely to need upgrade however any replacement of timber elements will be matched to existing.

Fixtures & Fittings
- Ironmongery to be replaced to closely resemble existing.
- Lighting to be replaced to closely resemble existing.

BEDROOM 02





PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Remain as existing.

Walls
- New plaster skim coat in white painted finish.

Floor
- TBC.

Ceiling
- Plasterboard in white painted finish.

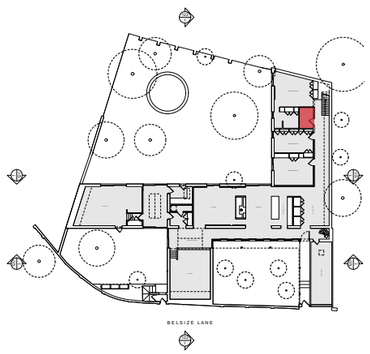
Doors & Windows
- Replace to match existing as closely as possible in either steel or aluminium profile/ double glazed.

Joinery Inc interior doors
- Remain as existing. Joinery likely to need upgrade however any replacement of timber elements will be matched to existing.
- Accoustically treat cisterns with in joinery in bedroom.

Fixtures & Fittings
- Ironmongery to be replaced to closely resemble existing.
- Lighting to be replaced to closely resemble existing.

BATHROOM & BEDROOM 03

BATHROOM



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Wall to the west to take up joinery to bedroom 3 so that bathroom becomes functional. Wall in bedroom 3 to have timber panels to replicate joinery. Re-use of wood. Wall to the east to take up joinery to bedroom 3 so that bathroom becomes functional. Wall in bedroom 3 to have timber panels to replicate joinery. Re-use of wood.

Walls
- Replace tile to closely match existing.
- New plaster skim coat in white painted finish.

Floor
- Replace tile to closely match existing.

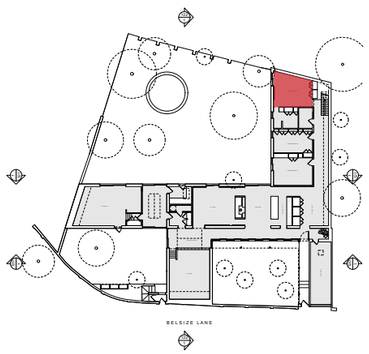
Ceiling
- Plasterboard in white painted finish.

Doors & Windows
- Roof light to be replaced with new aluminium or steel profile/ double glazed roof light.

Joinery Inc interior doors
- Remain as existing. Joinery likely to need upgrade however any replacement of timber elements will be matched to existing.

Fixtures & Fittings
- New sanitary ware.
- Vola fixtures and fittings.
- Lighting to be replaced to closely match existing.

BEDROOM 03



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Position of stair to first floor means that bedroom is reduced in size so that corridor effectively runs the length of the proposal as illustrated in early Georgie Wolton plan.

Walls
- New plaster skim coat in white painted finish.

Floor
- TBC.

Ceiling
- Plasterboard in white painted finish.

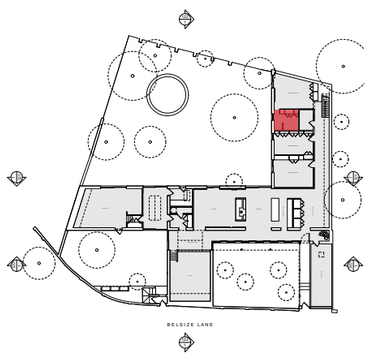
Doors & Windows
- Replace to match existing as closely as possible in either steel or aluminium profile/ double glazed.

Joinery Inc interior doors
- Remain as existing. Joinery likely to need upgrade however any replacement of timber elements will be matched to existing.

Fixtures & Fittings
- Ironmongery to be replaced to closely resemble existing.
- Lighting to be replaced to closely resemble existing.

EN-SUITE & KITCHEN

EN-SUITE



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Remain as existing.

Walls
- Replace tile to closely match existing.
- New plaster skim coat in white painted finish.

Floor
- Replace tile to closely match existing.

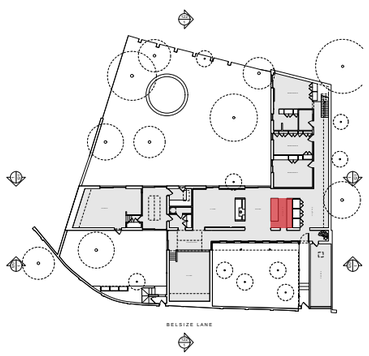
Ceiling
- Plasterboard in white painted finish.

Doors & Windows
- Replace to match existing as closely as possible in either steel or aluminium profile/ double glazed.

Joinery Inc interior doors
- Remain as existing. Joinery likely to need upgrade however any replacement of timber elements will be matched to existing.

Fixtures & Fittings
- New sanitary ware.
- Vola fixtures and fittings.
- Lighting to be replaced to closely match existing.

KITCHEN



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Kitchen will be opened up to dining and living creating a kitchen island. See plan for arrangement change.

Walls
- New plaster skim coat in white painted finish.

Floor
- Replace tile to closely match existing.

Ceiling
- Plasterboard in white painted finish.

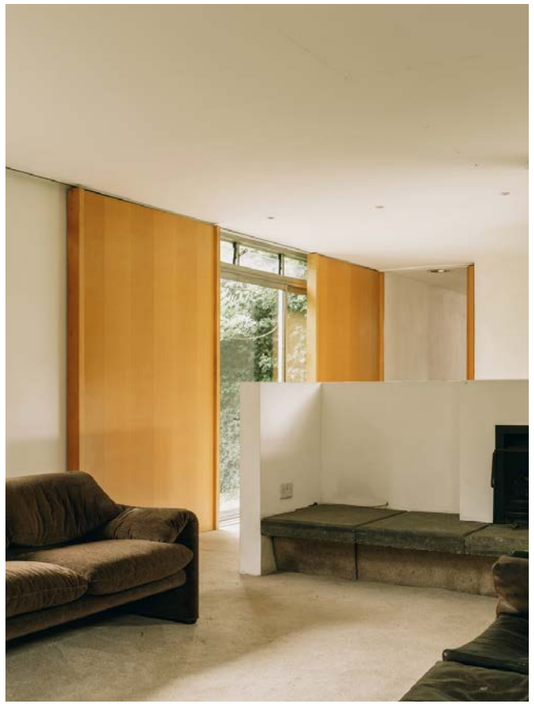
Doors & Windows
- Removal of window to east courtyard so that it is open to the proposed ‘gallery link’.

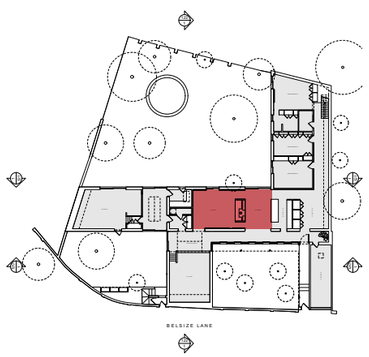
Joinery Inc interior doors
- Joinery likely to need upgrade however any replacement of timber and new elements will be matched to existing.
- Tiles to countertop will closely resemble the existing.

Fixtures & Fittings
- New built in appliances.
- New fixtures and fittings. Vola taps.
- Lighting TBC.

DINING/ LIVING & CONSERVATORY 01

DINING & LIVING





PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Remain as existing.

Walls
- New plaster skim coat in white painted finish.

Floor
- TBC.

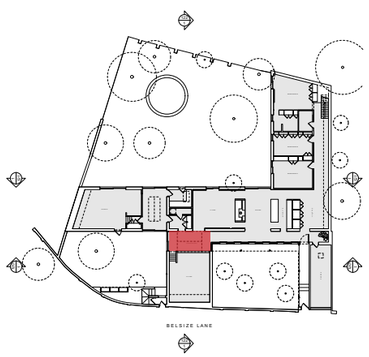
Ceiling
- Plasterboard in white painted finish

Doors & Windows
- Removal of the one window to east courtyard so that it is open to the proposed 'gallery link'.
- Replace all others to match existing as closely as possible in either steel or aluminium profile/ double glazed.

Joinery Inc interior doors
- Remain as existing, unless repairs are needed.
- Fire place to be retained. Temporary removal maybe necessary to remove and rebuild slab.

Fixtures & Fittings
- Ironmongery to be replaced to closely resemble existing.
- Lighting to be replaced to closely resemble existing.

CONSERVATORY 01



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Remain as existing.

Walls
- Brick clean and re-point. I-beam cleaned, repaired and re-painted.

Floor
- Terracotta tile floor. Re-use of tile if possible however likely to be like for like replacement.

Ceiling
- Plasterboard in white painted finish.

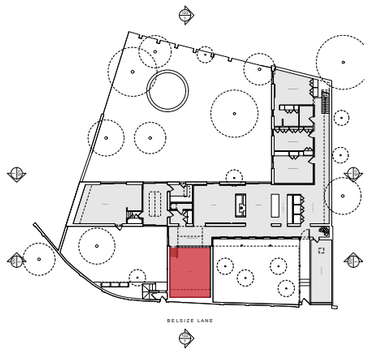
Doors & Windows
- Replace to match existing as closely as possible in either steel or aluminium profile/ double glazed.
- Attempt to keep frame of roof light but replace glass.

Joinery Inc interior doors
- Joinery to be re-designed to have compliant balustrade.

Fixtures & Fittings
- Lighting TBC.

SUNKEN LIVING SPACE & WC

SUNKEN LIVING SPACE



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Remain as existing.

Walls
- New plaster skim coat in white painted finish.

Floor
- Replace timber floor with alternative timber.

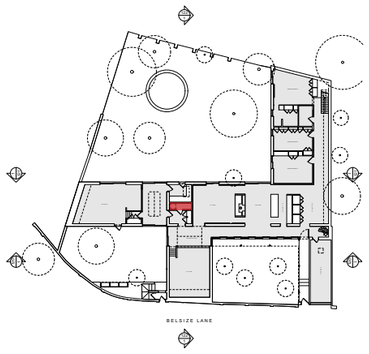
Ceiling
- Plasterboard in white painted finish.

Doors & Windows
- Attempt to keep frame of clearstory window but replace glass.

Joinery Inc interior doors

Fixtures & Fittings
- Ironmongery to be replaced to closely resemble existing.
- Lighting to be replaced to closely resemble existing.

WC



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Remain as existing.

Walls
- Replace tile to closely match existing.
- New plaster skim coat in white painted finish.

Floor
- Replace tile to closely match existing.

Ceiling
- Plasterboard in white painted finish.

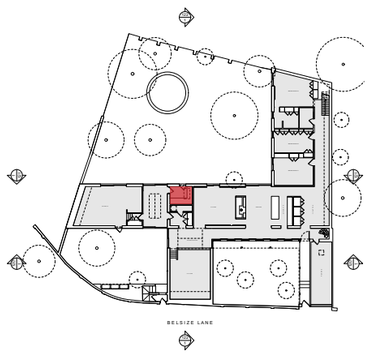
Doors & Windows
- Replace to match existing as closely as possible in either steel or aluminium profile/ double glazed.
- Replace roof light with new double glazed roof light.

Joinery Inc interior doors

Fixtures & Fittings
- New sanitary ware.
- Vola fixtures and fittings.
- Lighting to be replaced to closely match existing.

KITCHENETTE & CONSERVATORY 02

KITCHENETTE



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Remain as existing.

Walls
- New plaster skim coat in white painted finish.

Floor
- Replace tile to closely match existing.

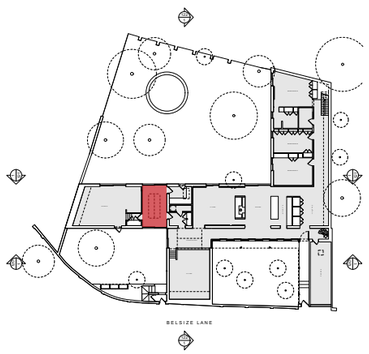
Ceiling
- Plasterboard in white painted finish.

Doors & Windows
- Replace to match existing as closely as possible in either steel or aluminium profile/ double glazed.
- Roof light to be replaced with new aluminium or steel profile/ double glazed roof light.

Joinery Inc interior doors
- Joinery likely to need upgrade however any replacement of timber and new elements will be matched to existing.
- Tiles to countertop will closely resemble the existing.

Fixtures & Fittings
- New built in appliances.
- New fixtures and fittings. Vola taps.
- Lighting TBC.

CONSERVATORY 02



PROPOSED RESTORATION/ ALTERATION

Spatial Arrangement
- Remain as existing.

Walls
- Brick clean and re-point. I-beam cleaned, repaired and re-painted.

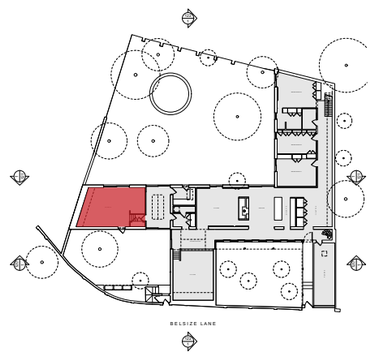
Floor
- Terracotta tile floor. Re-use of tile if possible however likely to be like for like replacement.

Ceiling
- Plasterboard in white painted finish.

Doors & Windows
- Replace to match existing as closely as possible in either steel or aluminium profile/ double glazed.
- Attempt to keep frame of roof light but replace glass.

Joinery Inc interior doors
- Joinery to be re-designed to have compliant balustrade.

Fixtures & Fittings
- Lighting TBC.

STUDIO	PROPOSED RESTORATION/ ALTERATION
	**Spatial Arrangement** • New opening onto rear courtyard. **Walls** • New plaster skim coat in white painted finish. **Floor** • TBC. **Ceiling** • Plasterboard in white painted finish. **Doors & Windows** • Replace to match existing as closely as possible in either steel or aluminium profile/ double glazed. • New window to match existing. • Attempt to keep frame of clearstory window but replace glass. **Joinery** Inc interior doors • Remain as existing. Joinery likely to need upgrade however any replacement of timber elements will be matched to existing. **Fixtures & Fittings** • Ironmongery to be replaced to closely resemble existing. • Lighting to be replaced to closely resemble existing.
	

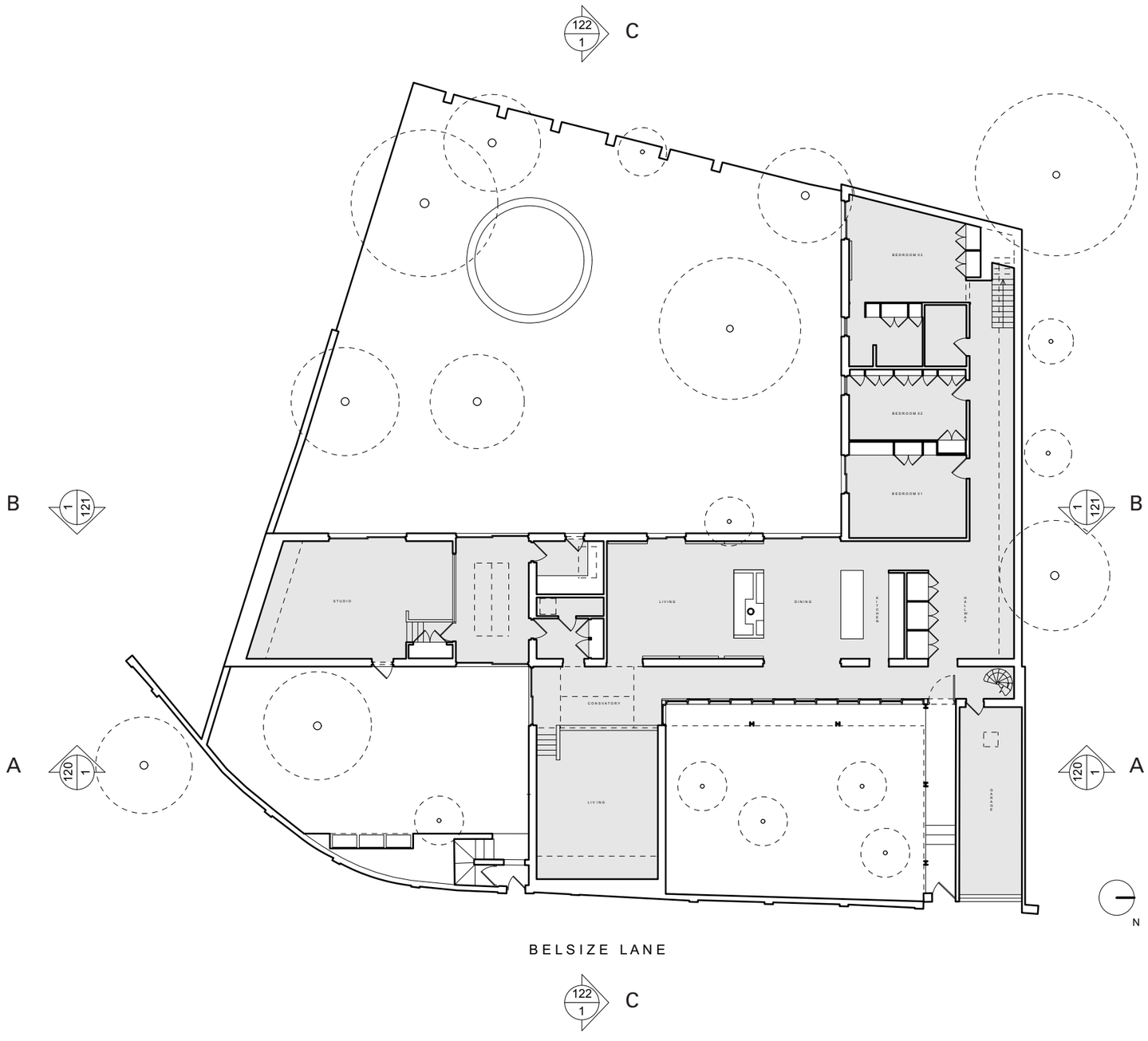
8. THE PROPOSAL

Our design strategy prioritises the entry sequence, circulation, and connectivity between the main living areas, new additions, and existing bedrooms, while preserving Georgie Wolton's principle design ideas. This includes maintaining the three courtyard gardens, designating the house's core to the living spaces, positioning the studio in the south wing, and allocating bedrooms in the west wing. Where possible, all rooms are dual-aspect, with the exception of the studio, which we plan to open up on the west elevation to connect to the rear garden.

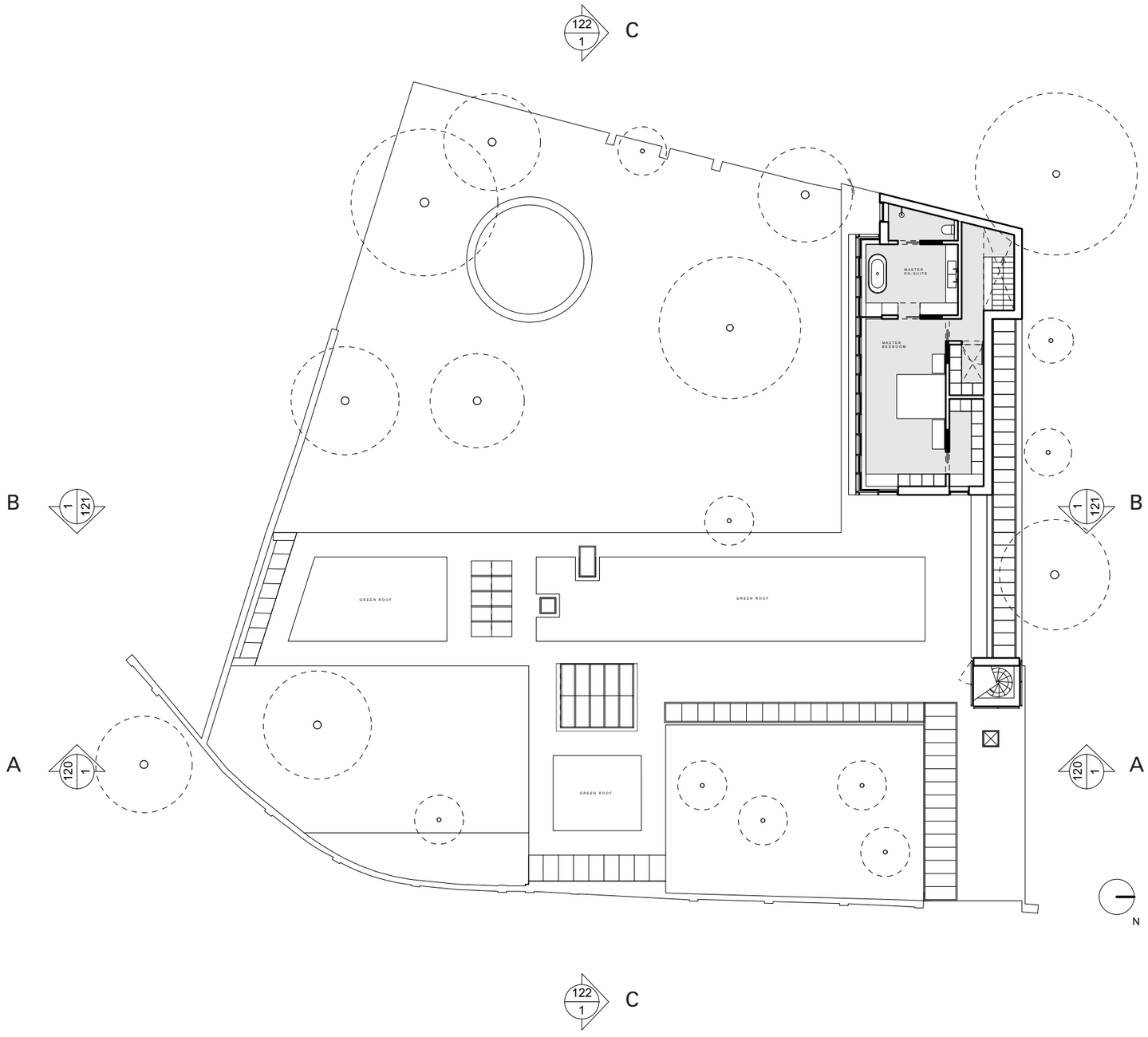
We propose a new transitional space or 'link' to enhance connectivity between the entrance, living spaces, the sunken snug and the studio to the south of the site. These links will ensure that the visual connection and natural light between courtyards are not lost. Moreover, we aim to introduce a new stair at the end of the long corridor to emphasise the long vista, reflecting an arrangement seen in the original 1981 plan, where circulation runs along the northern boundary's length.

A strategically positioned first-floor extension will provide the much-needed additional bedroom. This extension is designed to be set back from the street and boundary to maintain the long skylight and allow light to reach the ground floor corridor. This placement respects the original house plan at the ground floor, adhering to the intention of the three distinct wings: sleeping, living, and creative/studio areas.

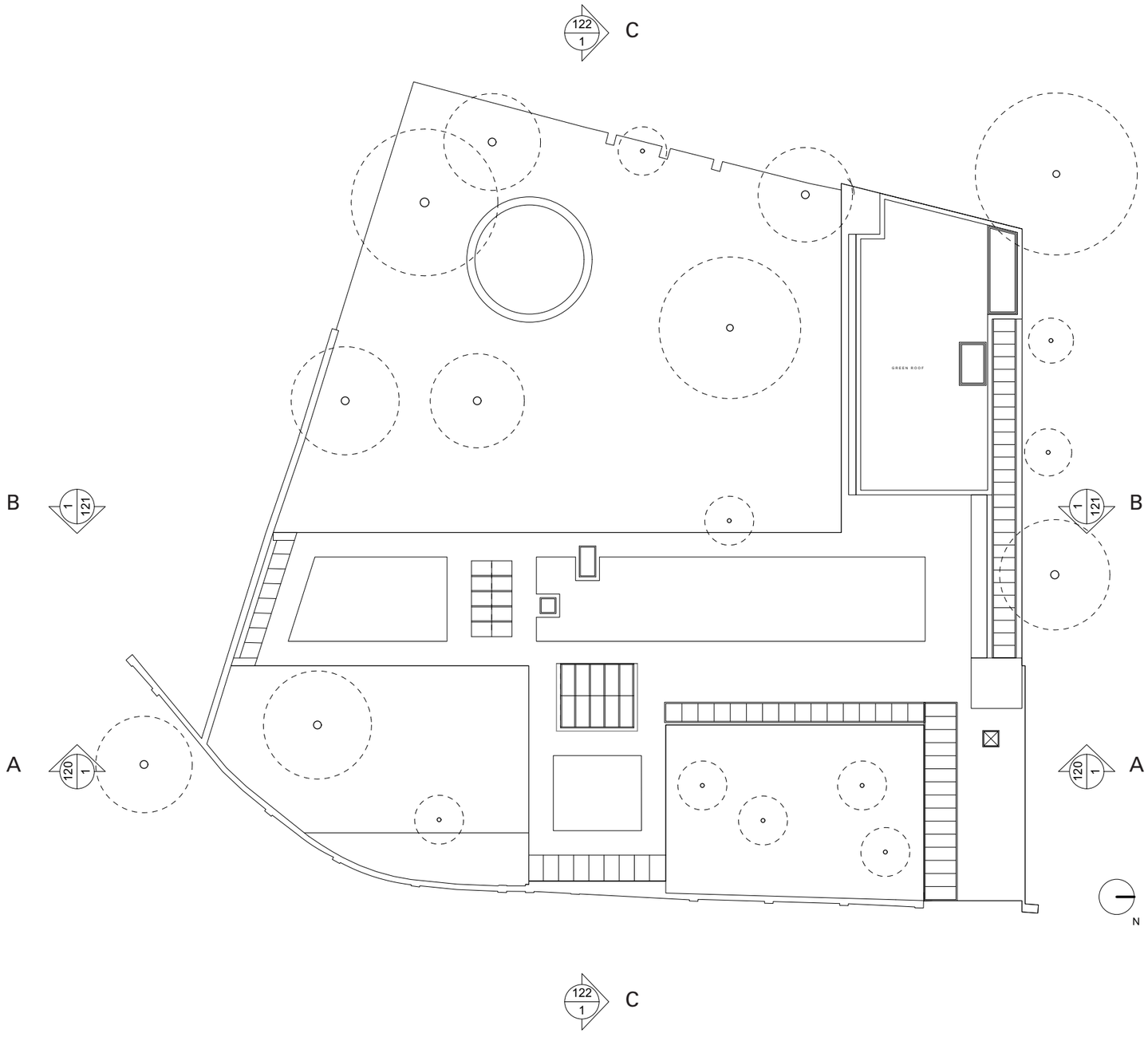
PROPOSED GROUND FLOOR PLAN



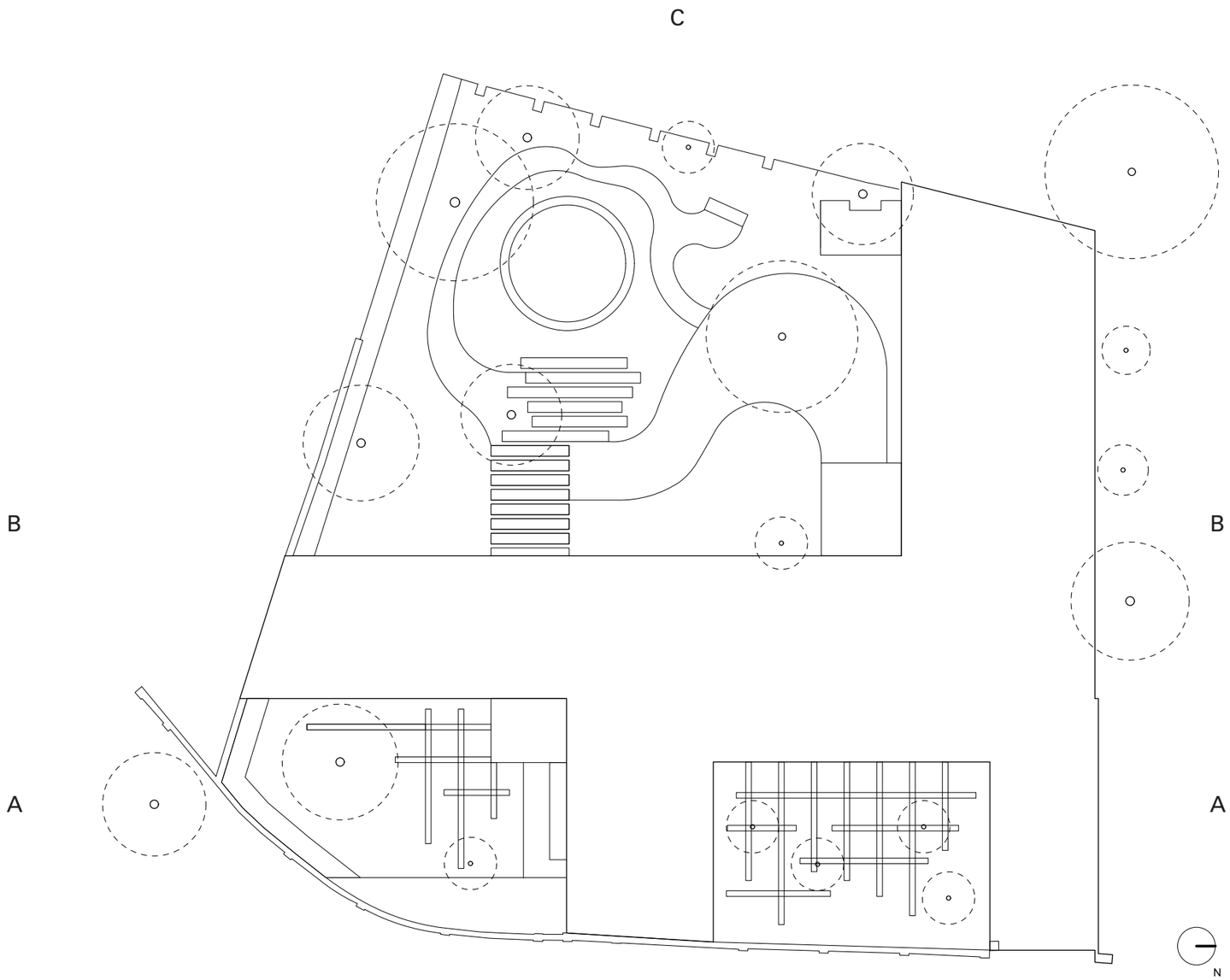
PROPOSED FIRST FLOOR PLAN



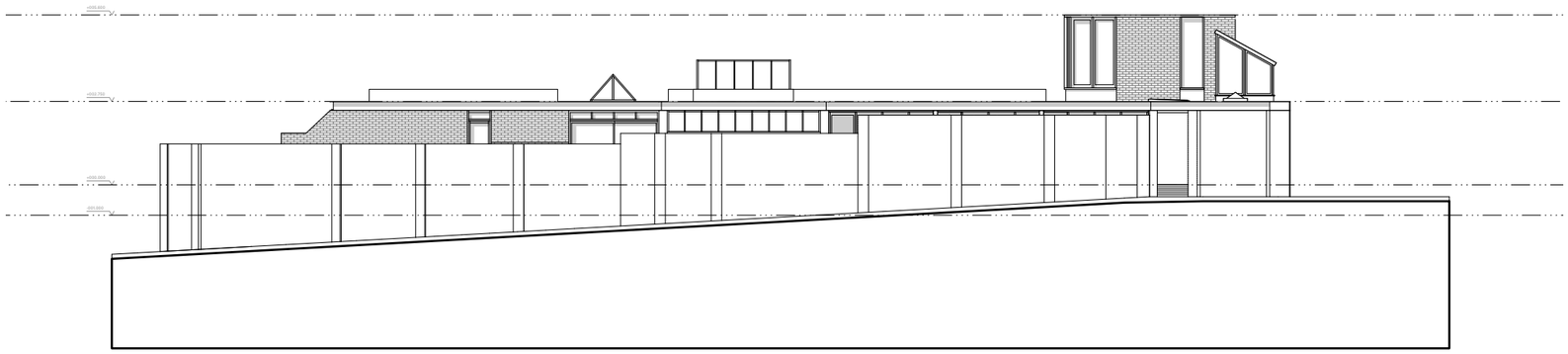
PROPOSED ROOF PLAN



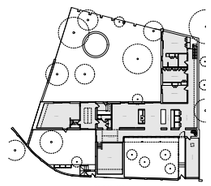
PROPOSED LANDSCAPE PLAN

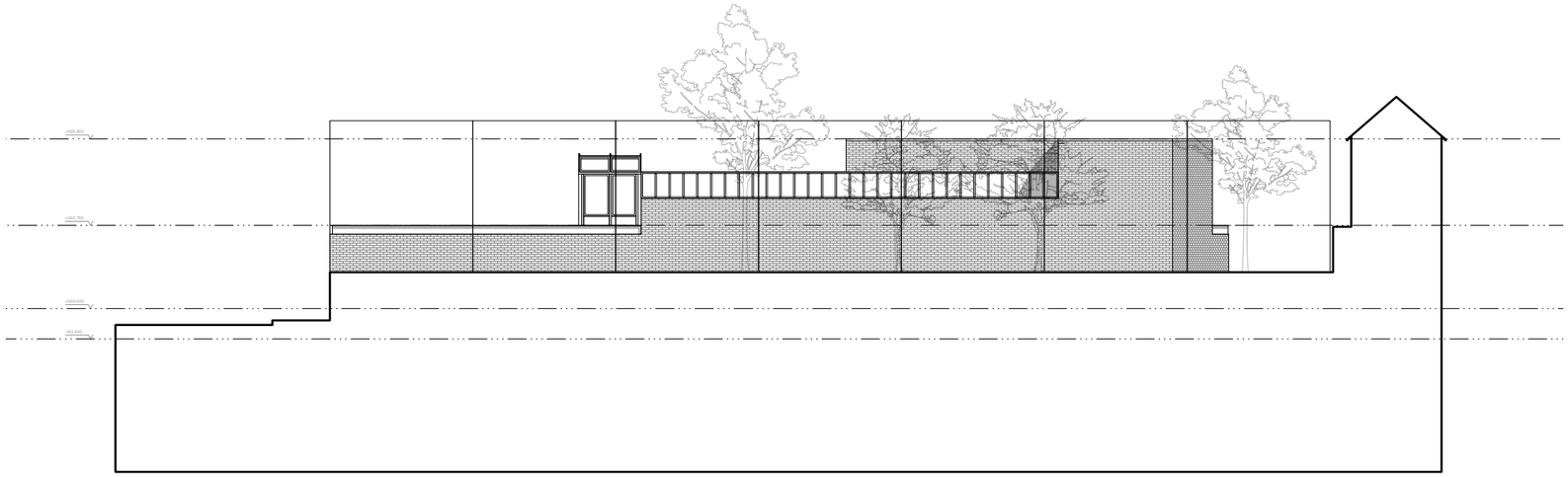


PROPOSED ELEVATION FROM STREET & SCHOOL

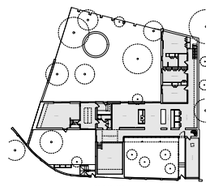


Elevation from Street

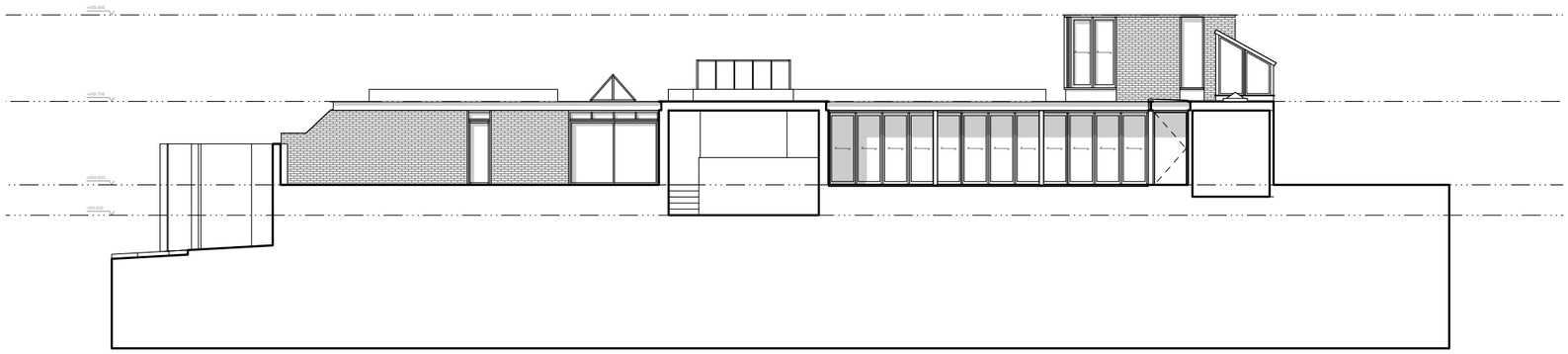


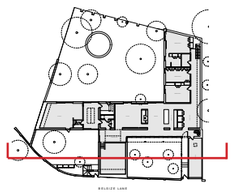


Elevation from School

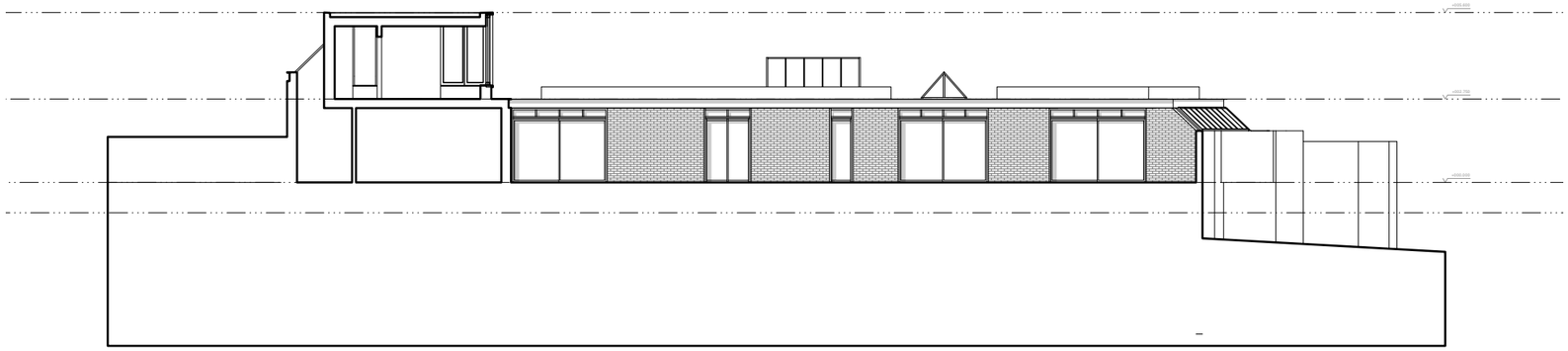


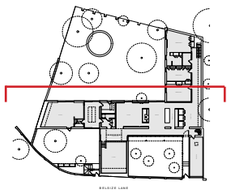
PROPOSED SECTION AA & BB





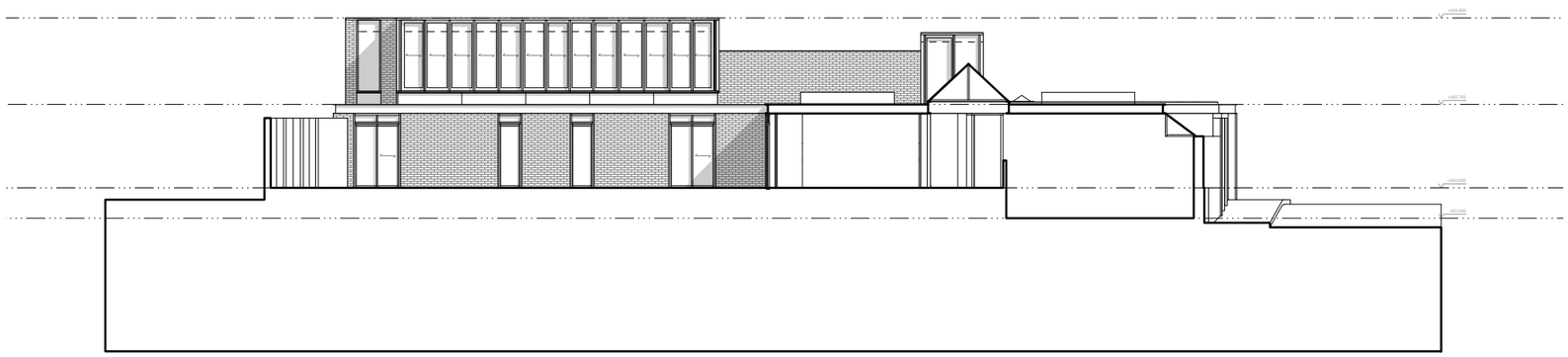
Section AA



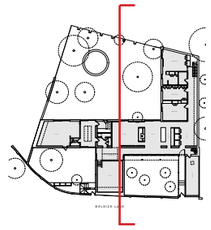


Section BB

PROPOSED SECTION CC & DD



Section CC

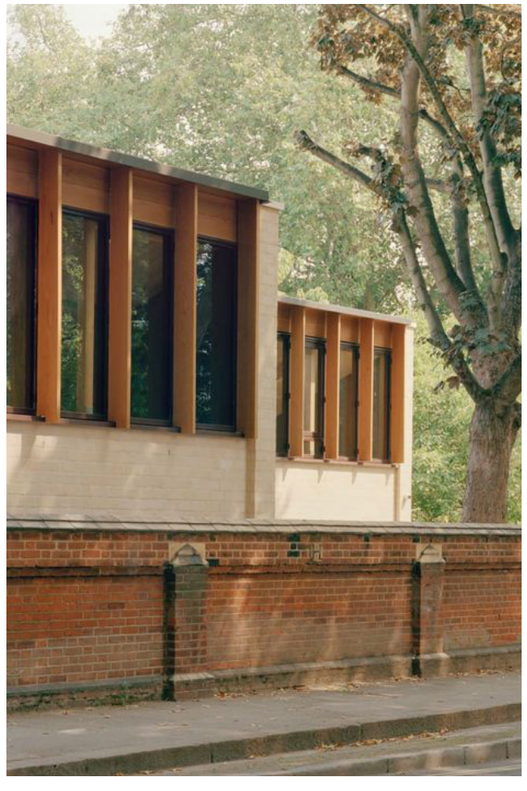


9. MATERIALITY & FORM

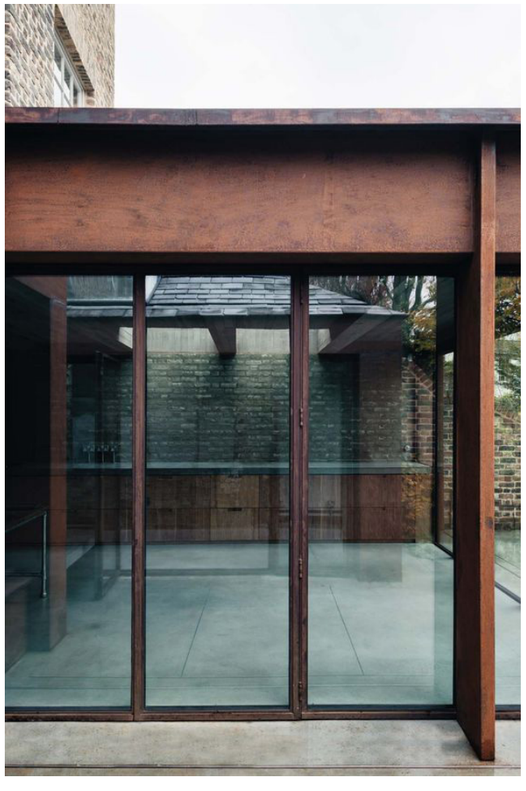
While exploring the architectural language for the first floor, we considered how Georgie Wolton might approach it. We examined her project at Camden Square, where she contrasted a lightweight structure against a heavy mass and additionally, Fieldhouse, which, despite being a standalone structure, featured an intricate frame with a vertical emphasis.

Following this, we started to collect references that were lightweight and intricate. We sought designs with a vertical emphasis, made from timber, which would be the most sustainable material solution. We also aimed for a colour palette that would harmonise with the existing brickwork.

Hollybrook Road - TOB Architect



MAE, Sands End Arts & Community Centre



McLaren Excell, 18th Century Hampstead Cottage

MATERIAL EXPLORATION

This series of developed designs which were explored during previous pre-application meetings, looked at creating a new addition to the first floor that would be subservient to the house while still helping to pick up on the character of the house. The alternative approaches explored and proportions of the massing can be summarised by four strategies:

A - Reflecting the Existing
Material investigation in brick and steel (i) is a simple reflection of the materiality and proportion of openings found on the ground floor, with a set back away from the edge to ensure a clear subservient quality.

B - Lightweight Extension in Metallic
Test (ii) looked to create a subtle and simple expression to be read as an independent element in aluminium or a reflective material that picks up the windows.

C - Lightweight Extension in Timber
The last four tests ((iii) to (iv)) looked to make a lightweight subservient element with a clear yet sensitive distinction between the original house and the new massing. Variation is also made in the addition of a brick upstand that can help to reduce the visual expression of the extension and connect with the masonry below.

D - Rhythm of Verticals and Infill
Openings have been developed through a series of proportion studies, looking to pick up the original lines of the ground floor level while introducing a language of slender verticals with infill panels. There will be a clear set-back from the edge of the roof at first floor to reduce the mass, while new planting along the edge will help to screen the massing further.

i - Brick & Steel

ii - Aluminium

iii - Blackened Timber

iv - Natural Light Timber with Base

v - Natural Light Timber

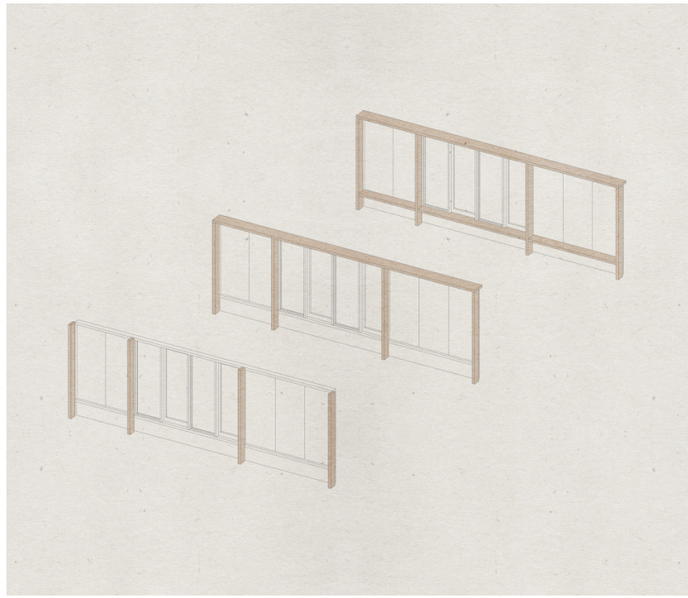
vi - Natural Warm Timber

FACADE FENESTRATION DEVELOPMENT

Georgie Wolton's Fieldhouse served as a significant precedent, aligning with works completed by her modernist contemporaries, such as Mies Van Der Rohe's Farnsworth House and Phillip Johnson's Glass House. We believe that the first floor addition should be a lightweight structure that is subordinate to the existing ground floor elevation and set back from it.

We began exploring whether there should be a primary frame that sits proud of the window frames as in Fieldhouse. Exploring possibilities of replicating the horizontal transom as on the ground floor. However, to achieve subservience we opted for simplicity as the intricate details may draw your attention from the existing.

Georgie Walton's Fieldhouse's simple lightweight construction.



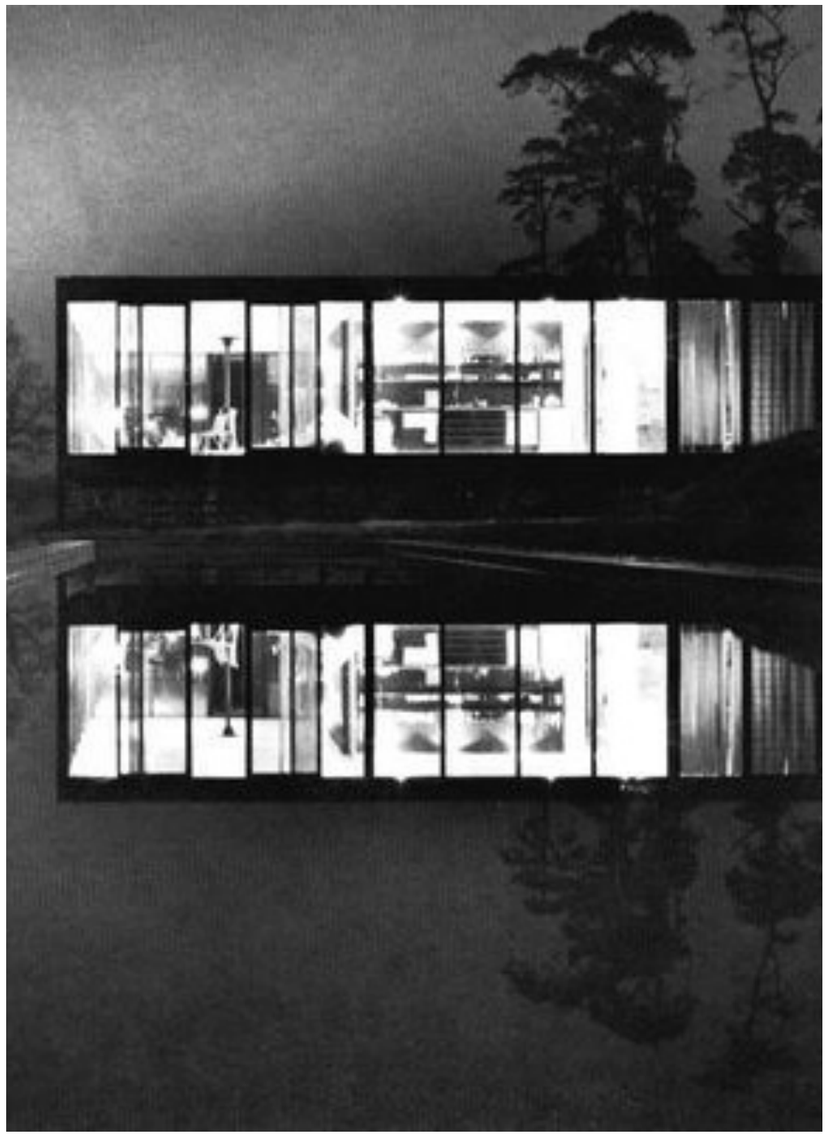
Frame atriculation exploration

Window fenestration exploration

FACADE EXPLORATION

While developing the first floor plan, we aimed for the first floor to have an optimal connection with the rear garden. We examined various frame fenestrations in relation to the existing ground floor window arrangement. We adjusted the ratio of solid panels to glazing.

Additionally, we tested the depth and articulation of the façade ie. pronounced frames vs regular depths and rhythms to framing. We concluded that, similar to Fieldhouse, an almost completely glazed facade would be preferable as it would less disrupt the existing house.



Georgie Walton's Fieldhouse framed at night

Indicative collage exploring form, massing and articulation of frames.

PROPOSED GARDEN VIEW

The design has further evolved since the images presented on page 74 into the final proposal presented here. The developments include an entirely glass frontage which as seen in the image reflects the trees and surrounding greenery which helps to mask the first floor.

Garden View (Note: the landscape illustrated in this image comprises the existing landscaping and not the proposed landscaping).

PROPOSED ENTRANCE COURTYARD VIEW

The ground floor transitional space, or the ‘link’, mirrors the style of the entrance canopy, including the I-beam detail that aligns with the conservatory opening beneath. The glazing is then set back from the columns. This passageway, like the entrance canopy, is glazed above to allow more light into the living spaces. The glazing profiles, made from timber as seen on the first floor, distinguish the new additions from the existing building.

Entrance Courtyard View (Note: the landscape illustrated in this image comprises the existing landscaping and not the proposed landscaping).

10. PROPOSAL IN CONTEXT

CONTEXT & REAR VIEW

The latest development of changes and response to the initial pre-application feedback has looked to push the massing away from the street further and its placement in relation to the eaves of the ground floor roof. In doing so there is a benefit to removing the visual impact from the street.

The visuals (without full landscaping context etc) seek to show how the developed design for the new clerestory which will allow light to continue falling deep into the corridor at ground level, while also reflecting the design of much of the angled glazing around the perimeter of the building.

Street View from South on Belsize Lane

Street View Looking West on Belsize Lane

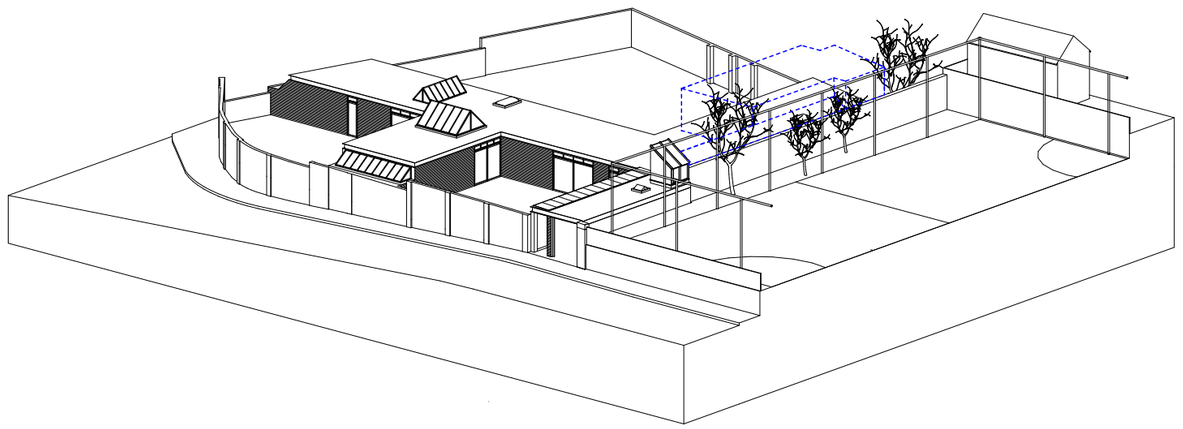
CONTEXT & REAR VIEW

The following diagrams explore the new first floor extension and its relationship with the neighbouring school.

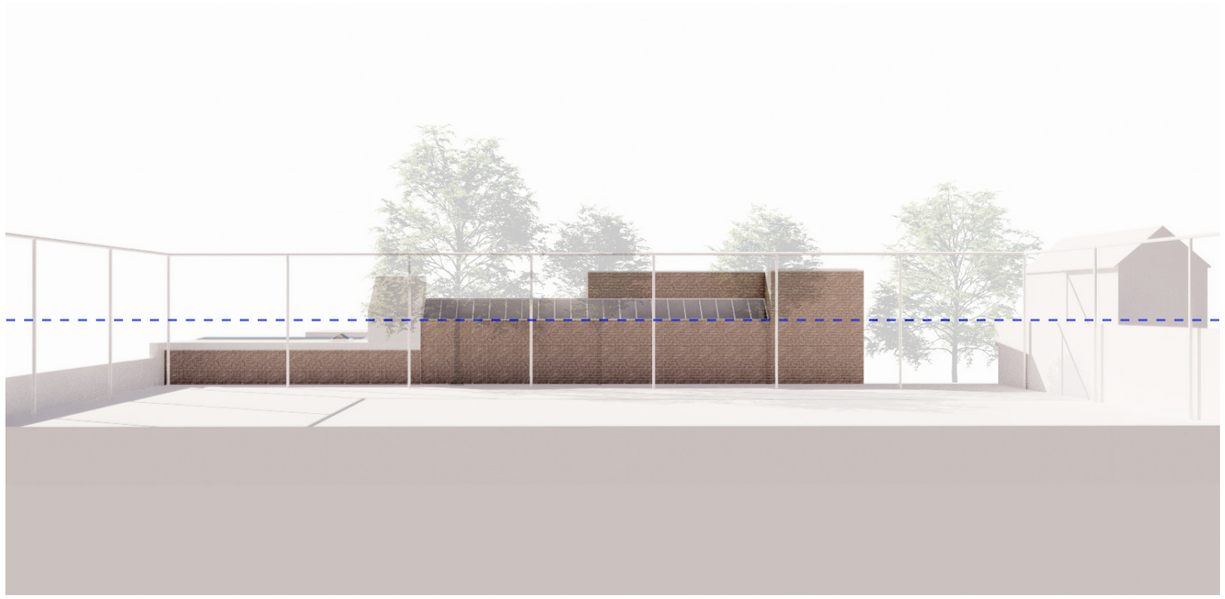
In-keeping with Georgie Wolton's unique response to skylights, the proposed designs look at ways in which the existing clerestory can be adapted while also helping to relate to the new wall.

The new first floor addition would be pushed away from the boundary and partially concealed by the height of the existing parapet.

Illustration showing the relationship of new extension on the context and the adjacent school. Now the mass sits back away from the street and is placed back from the boundary wall, partially concealed by the parapet and lower than the adjacent buildings to the north of the site.



Existing isometric with proposed first floor addition in blue dotted line.



North elevation as seen from the school.