



EXISTING FRONT AND REAR ELEVATIONS
IN CONTEXT



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23 Doughty Mews Bloomsbury London WC1N 2PF
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THE PROPOSAL

The proposal is to utilise the attic space and to maximise the useable floor area by the addition of a dormer. The dormer is to be set back almost 800mm from the parapet and by the rear edge by almost 600mm. The roof of the dormer is subservient to the roof but still gives a internal ceiling height of 2100mm. The addition of the dormer is similar to the adjacent property (as the photograph refers.)

This configuration has the benefit of being invisible from the public side, (Loveridge road.) For the front elevation of the house two velux windows will be added to the front of the attic space, and the existing two will be replaced at the back with the introduction of the dormer, allowing more sunlight to enter the room. This will not disturb the coherent pattern and design of the Victorian terraces, again similar to the adjacent property (as the photography refers.)

Access will be via the introduction of a new staircase directly above the existing staircase that runs through the 2 floors of the property.



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THE DESIGN

The practical approach is to make the floor space usable and to allow for a kitchen/ living room area in new floor.

The roof of the dormer will be covered in zinc or lead sheet and the external walls will be slated.

This will create a habitable space, and remodel the second floor introducing a new front door on the first floor, to separate flat 3 from the other properties and to permit the use of a private staircase to serve the new room.

ACCESS

The location of 48 Loveridge Road is well placed to benefit from good public transport and local services, with major interchange facilities being immediately accessible within a few hundred metres.

The proposal does not include any alterations to parking, street arrangements or pedestrian access to the dwelling house.

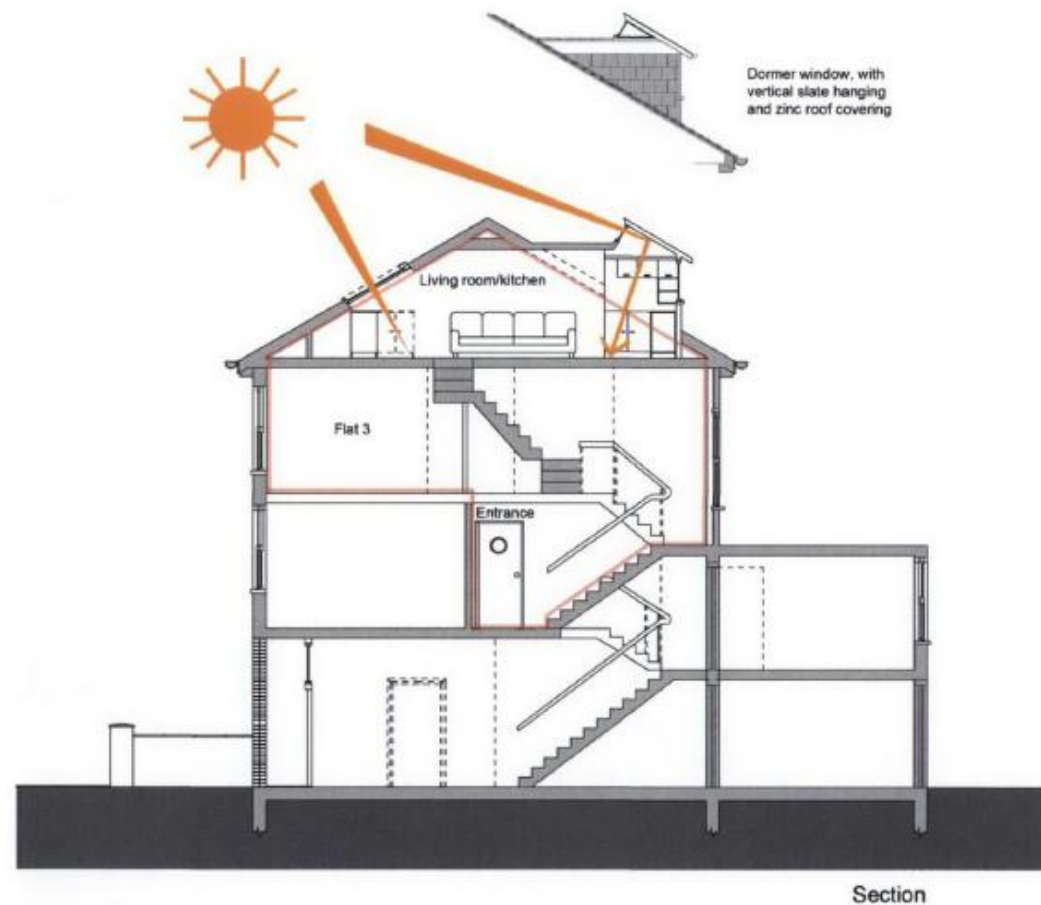
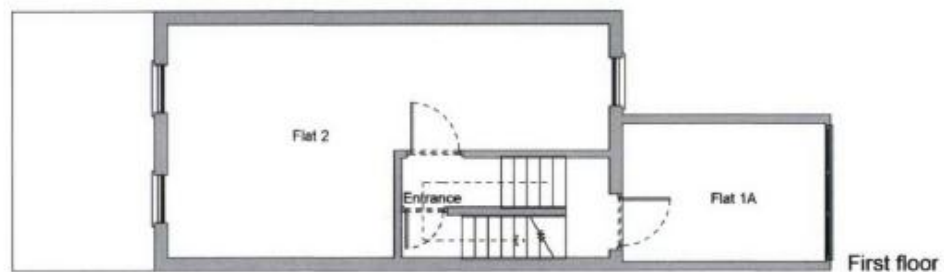
The ground floor access is step-free and remains unaltered.

Access to the refurbished apartment is substantially as existing and as far as possible will be in accordance with the relevant Building Regulations, allowing for level thresholds to doorways. The existing staircase will be refurbished and renovated and all the new doorways and landings will be constructed to appropriate widths.



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PROPOSAL SCALE 1:100
DRAWING NUMBER: 1002 / 001

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DRAWING NUMBER: 1002 / 002

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Princes Avenue Staircase



Princes Avenue bathroom



Princes Avenue new staircase



St Marys Grove Kitchen



St Marys Grove extension



St Marys Grove kitchen



St Marys Grove new roof room



St Marys Grove bedroom



Doughty Mews staircase

THE DESIGNERS: STUDIODARE ARCHITECTS

The design team from Studiodare is led by Ian Logan; an architect with 38 years practical experience, whose work has received 5 Civic Trust Awards ("for making a contribution to the quality and appearance of the environment"), as well as numerous other design awards, including short listing for the prestigious, televised, Stirling Prize for the regeneration of the historic area around Coventry Cathedral. The practice operates an Atelier system of work-teaching-co-operation in a studio environment.

Ian has lectured extensively in architecture and urban design; his work has frequently been published and he has been an external examiner for the RIBA in various schools of architecture countrywide.

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