



Design & Access Statement For:

**16 Colville Place,
London, W1T 2BN**

prepared for:

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Design Statement

1.0 Purpose:

This proposal is for a minor ground floor rear extension and an extension at roof level to an existing Grade 2 listed Georgian building in the Charlotte Street Conservation Area.

The proposal to the rear ground floor is to create a new access point to the existing extension in order to make maximum use of the existing floor areas in the living room and extension. This is to be achieved by using the existing stairwell to the basement to take you down to extension floor level. From this level, access to the existing extension will be achieved by adapting the existing window opening to the courtyard off the stair into a door opening and from there into a new glass link, taking you into the existing extension.

The proposal at roof level is to make an infill between the raised party walls to create a dining/kitchen area.

The client brief for the ground is floor to make maximum use of the existing layout, to open up the connection between spaces and to the rear courtyard, to increase the amount of natural light and to create a studio space in the rear extension by moving the kitchen.

At basement level, the brief is to make a study with a direct connection to the studio/living room above and to bring down to basement level a maximum amount of natural light.

At second floor level the brief is to create an open-plan master bedroom/dressing room/bathroom.

At third floor level the brief is to create a new dining/kitchen area.

2.0 Design and Massing:

The design intent of the small, 0.7 sq.m. ground floor extension is to create with the new rooflight a single, modern insert into the existing building fabric that is clearly legible as a contemporary addition to the existing building, creating a clear break between the original building and the more modern existing extension. It carries in one gesture the triple function of bringing in the desired natural light to ground and basement floors, circulatory link, and exit to the courtyard, with the minimum impact on the external courtyard space.

By utilising the existing stairwell and thereby enabling the removal of the existing steps leading to the extension away from the living room, it enables the living room to regain more of its original spatial character, maximising the use of the floor area also. It also allows a well-placed enlarged void in the existing extension floor to allow light and air down to basement level. In addition, by moving the point of exit to the courtyard into the new glass link and changing the double doors in the existing extension into windows, it gives additional wall space in the existing extension to create a restful and more useable space.

The design intent of the roof extension is to create an infill between the raised party walls that reflects the characteristics and heights of the neighbouring roofs to Colville Place. The dormer window positions incorporate the internal requirement for headroom and that of keeping cill heights constant externally. A slate roof finish to match existing roofs is proposed.

A general description of the scope of works is as follows:

Roof Level

- 1- Strip existing roof finish and remove existing roof structure using intermediate structural supports to party walls, make additional stair, retaining as much material as possible for re-use or recycling. Add any necessary structural reinforcements at 2nd floor level. Strip raised ceiling lining to existing 2nd floor bedroom.
- 2- Establish new roof structure at higher level and clad with slate.
- 3- Install dormer windows to 3rd floor and make top floor watertight.
- 4- Internal detail design and finishes to 3rd floor to reflect modern nature of the extension. Stair to be enclosed by fire-rated, clear glass screen, floor to ceiling with appropriately sealed timber frame surrounds.

Second Floor

- 1- Remove existing bathroom and partition wall, relocate boiler to 3rd floor.
- 2- Add new white goods within existing bathroom area with free-standing bath, all on ceramic tiled floor.
- 3- Floor finish to bedroom area to use reclaimed timber floorboards. Restore all cornicing details. General decorative work.

First Floor

- 1- General redecoration

Ground floor

- 1- Make enlarged opening and appropriate structural reinforcement to existing back wall and kitchen extension window opening, including support to chimney breast to back wall of main building.
- 2- Strip out existing kitchen and install new sink/work bench and bookcases to back wall.
- 3- Make enlarged cut-out in existing extension floor and into basement to match width of existing opening in wall above. Install balustrade around floor opening and within existing wall opening.
- 4- Make new landing and stair treads with open risers within existing stairwell between basement and ground floor.
- 5- Make enlarged cut-out in existing extension roof for rooflight.
- 6- Install aluminium framed rooflight/extension structure. Build up sill level to dining room window. Install new timber framed casement windows. Make back section watertight.
- 7- Restore original ceiling heights and all original cornice details. Re-open chimney to living room, install fireplace/range.
- 8- Floor finish to be timber throughout.

Basement

- 1- Remove portion of basement stair and enclosing wall not required. Add necessary structural support to basement level.
- 2- Strip existing floor and install under-floor heating system. Floor finish to be ceramic tiles.
- 3- Install staircase with open timber treads.
- 4- Make good ceiling and complete decorations throughout.

3.0 Environmental Impact

As stated above, we believe the proposal will have little impact on the amenity of the neighbouring properties.

It will be detailed to a high standard and will use high quality materials to create a positive contribution to its environment.

Where possible, sustainable materials will be specified.

Increased ambient light levels in the new and adjacent spaces will decrease the need for artificial lighting and be beneficial to the well being of its occupants.

The proposal will need to pass Building Regulations Requirements for part L, conservation of fuel and power. To compensate for the heat losses through the extended areas of glass, the existing building will have its levels of insulation upgraded. This will be subject to a SAP rating.

Access Statement

The new extension will not alter the existing pedestrian or vehicular access to the property.

The proposal does not hinder the use of the building by its current or future inhabitants.