

# eldridge smerin

Design and Access Statement 2

27 Carlingford Road London NW3

Eldridge Smerin have been appointed by the owners of 27 Carlingford Road to act as Architects for some minor refurbishment and alteration works. The house, which is a single family dwelling, is one of a terrace dating from the late 1800's arranged over four main floors with a similar terrace opposite northwards to the front and southwards to the rear. The style of the adjoining properties either side to the front is similar with the remainder of the terrace going eastwards having a slightly different architectural treatment. Each house is L shaped in plan with a wing projecting beyond the line of the terrace to the rear where the terraces are separated by walled gardens with mature planting and a number of trees. Although the rear of the terraces have generic similarities the arrangement of each has been adapted over time to suit the needs of individual owners with the resulting variety of massing, roof form and material treatment typical of these sorts of property.

The proposed work involves rebuilding an existing rear extension located at lower ground floor level in the area between the main body of the terrace and projecting wing. The structure, which was added a number of years ago, provides conservatory type accommodation off the living space at lower ground floor level beyond. Whilst making the original external well more usable, the structure is of a poor standard constructionally with limited thermal performance. The proposed replacement structure would be of framed construction and would generally be clad with Western Red Cedar strip cladding on a breather membrane over thermal insulation. The majority of the roof would be raised slightly above the apex of the existing pitched roof so as to allow an existing window in the adjacent projecting wing to connect directly into the new internal volume. The roof would drop to a lower level in front of the rear of the terrace line to allow light into the rear room at ground floor level beyond. Both roof areas would have timber strip rainscreen cladding to match the vertical elevations. The upper area of roof incorporates a glazed rooflight set flush with the roof finish. This would allow daylight into the space below to supplement that from the glazed screen and door at lower ground floor level that give onto the external well. The rebuilding would allow additional thermal insulation to be added to the walls making the space more usable and dealing with a major source of heat loss to the house. The cladding strips, approximately 50mm high x 30mm deep, would be square edged and run horizontally with concealed fixings and narrow open joints between each strip. The timber would have a smooth planed finish with a natural oil sealer. The cladding would form a continuous surface of attractive high quality material the colour of which would be sympathetic to the buff coloured stock and yellow facing brickwork of the surrounding properties. Rainwater guttering and downpipes, which are currently exposed, would be concealed.

Access arrangements to the property and its overall area remain as existing with no changes as a result of the proposals.

Whilst continuing to acknowledge this part of the rear extension of the property as a later element, the timber would provide an appropriate and more reticent external treatment to the space than the current pastiche Victorian conservatory type construction and would significantly improve the environmental performance of the house. The rebuilt structure would have negligible impact on light levels or the outlook from neighbouring properties.