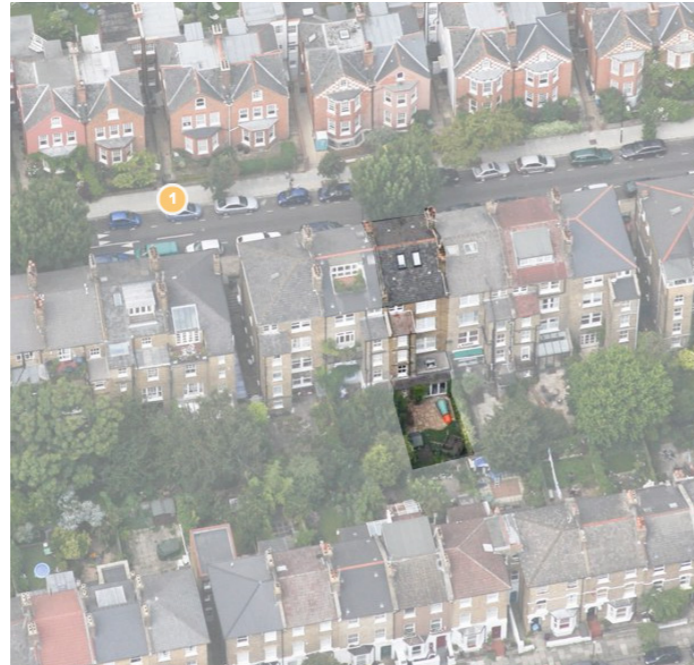
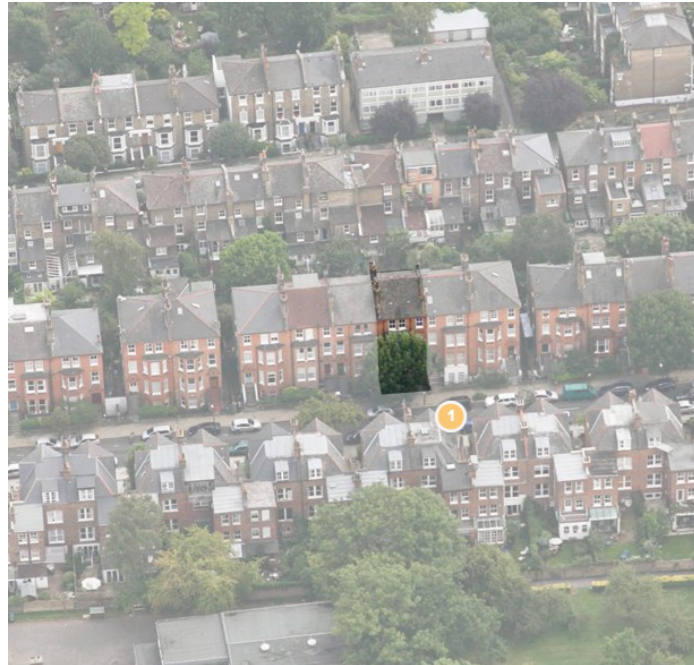




42 Croftdown Road  
NW5 1EN





### Site context

The property is situated on 42 Croftdown Road. The front façade of the building is facing northwest. The street is predominantly residential and sits within the Dartmouth Park Conservation Area. The building forms part of a row of Victorian terrace houses. It conforms to the typology of this building on the street, with red brick facades, bay windows and slate roof. The back facade brick is London Stock and it faces a small rectangular garden typical of this type of London house.

The building has four floors one of which is at lower ground level and can be accessed independently from the lower front garden as well as from the main entrance. There are two velux windows on the roof that provide light and ventilation to the top loft conversion. The buildings around are the same typology and show very similar qualities.



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

## Scope of Works

This application is concerned with the replacement of an existing rear extension which includes:

- Demolition of existing rear extension at lower ground floor level.
- Building a new extension also at lower ground floor on the same exact footprint where the old one stood.



VIEW OF PROPOSED REAR EXTENSION

## Design statement

On this project we are using two different architectural languages on the rear extension due to the site/building constraints. The design works with these and expresses the different internal conditions onto the back elevation.

One of the purposes of the new extension is to introduce more light into the deep plan of the lower ground floor where the kitchen/family room are located and also to strengthen the relationship to the garden and into everyday family life.

In order to achieve this we are creating a glazed volume which will have bifold aluminium framed doors onto the garden and a monopitch glass roof formed with polyester powder coated aluminium frame in a colour suited to it's surroundings, to Local Authority approval.

The adjacent section has a lower ceiling height due to the existing building above. We are treating this space as a more enclosed, cosy area which will enclose a flexible space which can function as a TV area or a study. It has a flat roof which we are proposing to clad with natural toned zinc with raised joint seams. This cladding continues down along the rear facade. We have formed a horizontal bay window which will frame a different perspective of the garden, when viewed from a seating position.

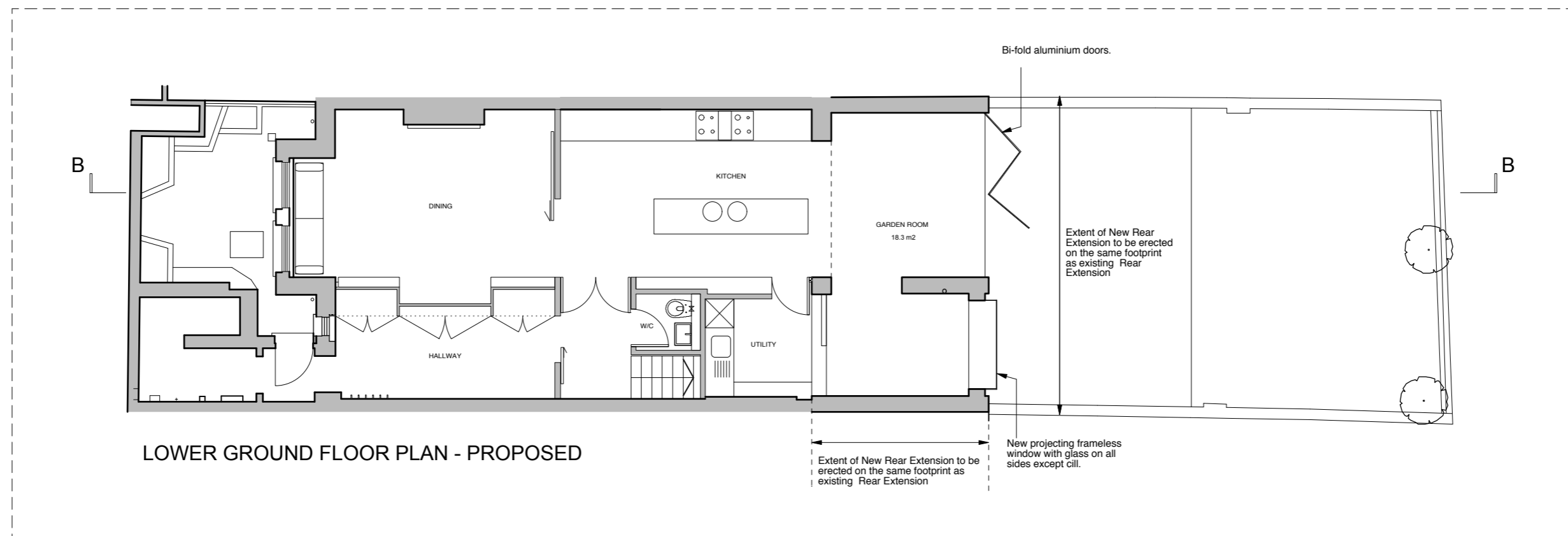
The boundary walls and central spine wall protrude slightly, defining these areas and making its differences palpable. These walls will be sand cement rendered with paint finish to compliment the colour of the zinc and aluminium frame of the rest of the extension.

## Access statement

The existing access condition will remain unchanged to the existing building.

1 - The floor level in the existing lower ground will be leveled to run continuously throughout and into the garden with a flush threshold.

2 - There are currently several steps up to the entrance as it is common in many houses of the same era and this would be maintained in the proposed scheme.





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