



Design and Access Statement

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LOCATION

116 Drummond Street
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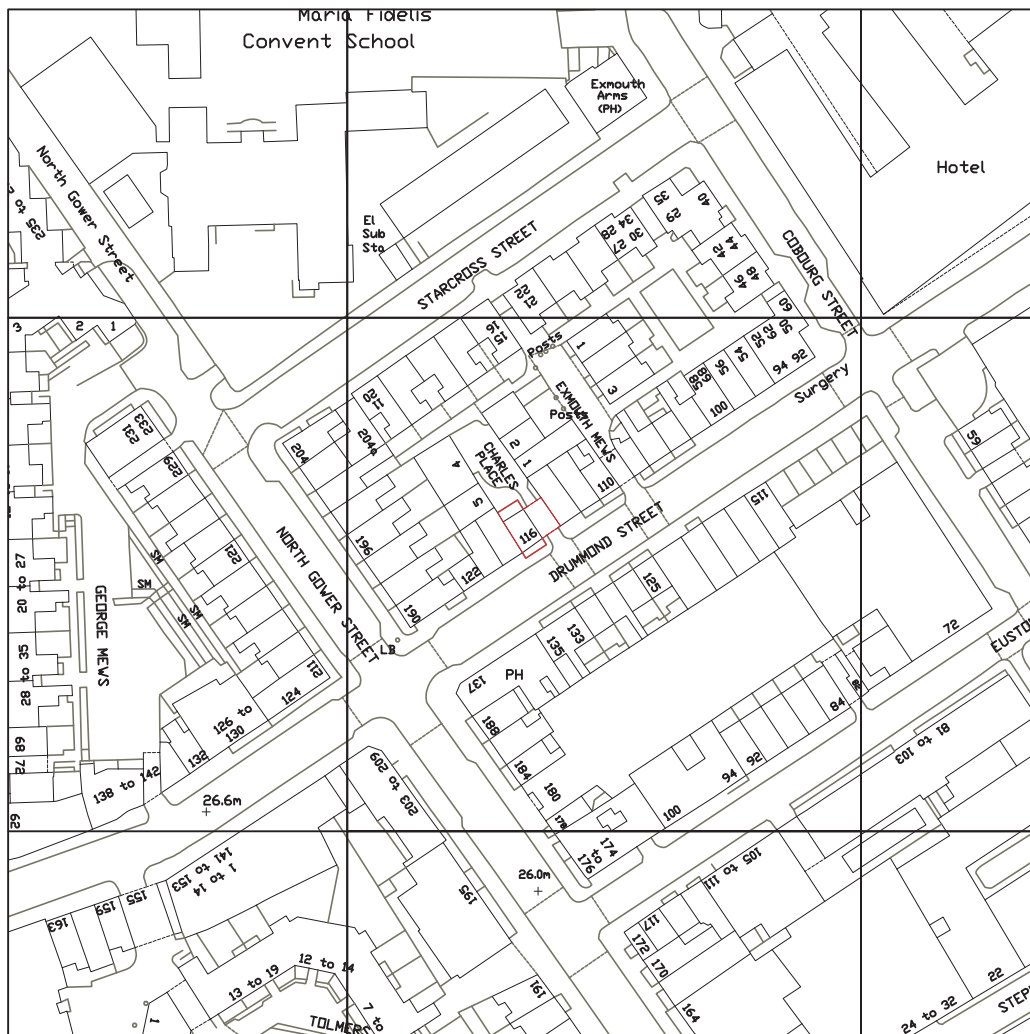


fig 1. Location plan (not to scale, see 396-100-E)

INTRODUCTION / CONTEXT

No. 116 Drummond Street is a Grade II listed single family dwelling on the north side of Drummond Street. It is located to the north of Euston Square outside a conservation area.

It is a 3 storey terrace house with one bay spanning over the vehicle entrance to Charles Place, dated c1820-25, and although its immediate neighbours are not listed it forms part of a reasonably uniform terrace on this side of the street.

The alterations we propose in this application are to maximise current internal space through the addition of a small scale infill extension to the lower ground floor. This will provide an additional bathroom and make use of an uninhabited, derelict and unusable portion of the house that is prone to rat infestation. It will also preserve its fabric from further decay and make the space safe and secure.

It is both our intention and the client's desire to maximise the potential of the existing building and improve its livability without impacting or distracting from the historic fabric of the building.

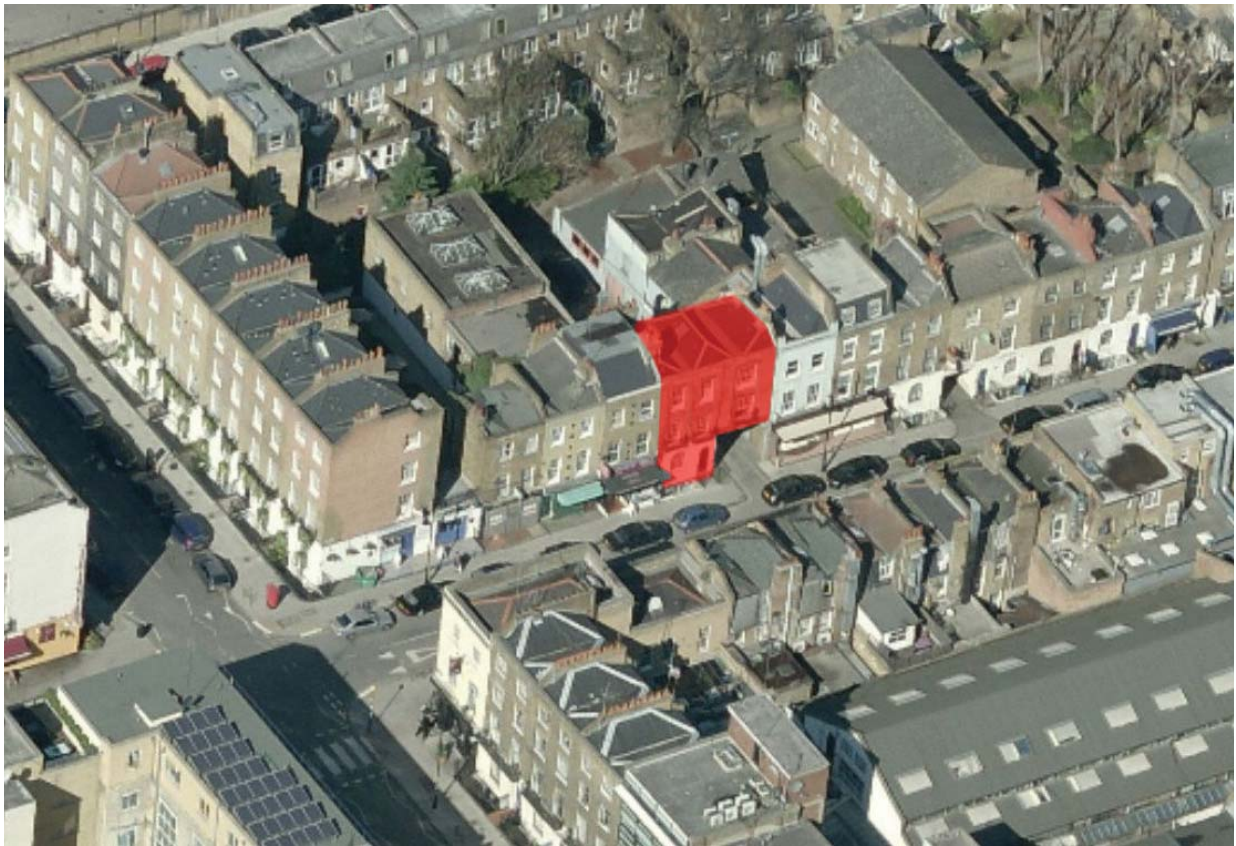


fig 2. Aerial view

The site is a grade II listed single family dwelling situated on the north-west side of Drummond Street, outside a conservation area.

The building is constructed from stock brick with a channeled stucco ground floor. It comprises three storeys raised on a basement, and topped by a parapet.

The width of the house contains two windows, with one window over the vehicle entrance.

The property is entered at ground floor level via a round-arched entrance with a panelled door and fanlight.

The sashes in the windows are unhorned, the ground floor windows are round-arched, and the upper floor windows have gauged brick heads.

The first-floor windows have cast-iron balconies. Above the vehicle entrance, the windows are wider with 4 x 4 sashes set in shallow segmental-arched recesses.

The property is fronted by cast-iron railings with spearhead finials to the basement area. At the back of the house there is a small back yard which is surrounded by a historic brick wall, behind which there is a car park belonging to the properties in Charles Place.

This application relates to the small back yard only.

No. 116 was Grade II listed in 1999. The listing description only covers the front elevation and the cast-iron railing. The interior of the house was not inspected when the house was listed.

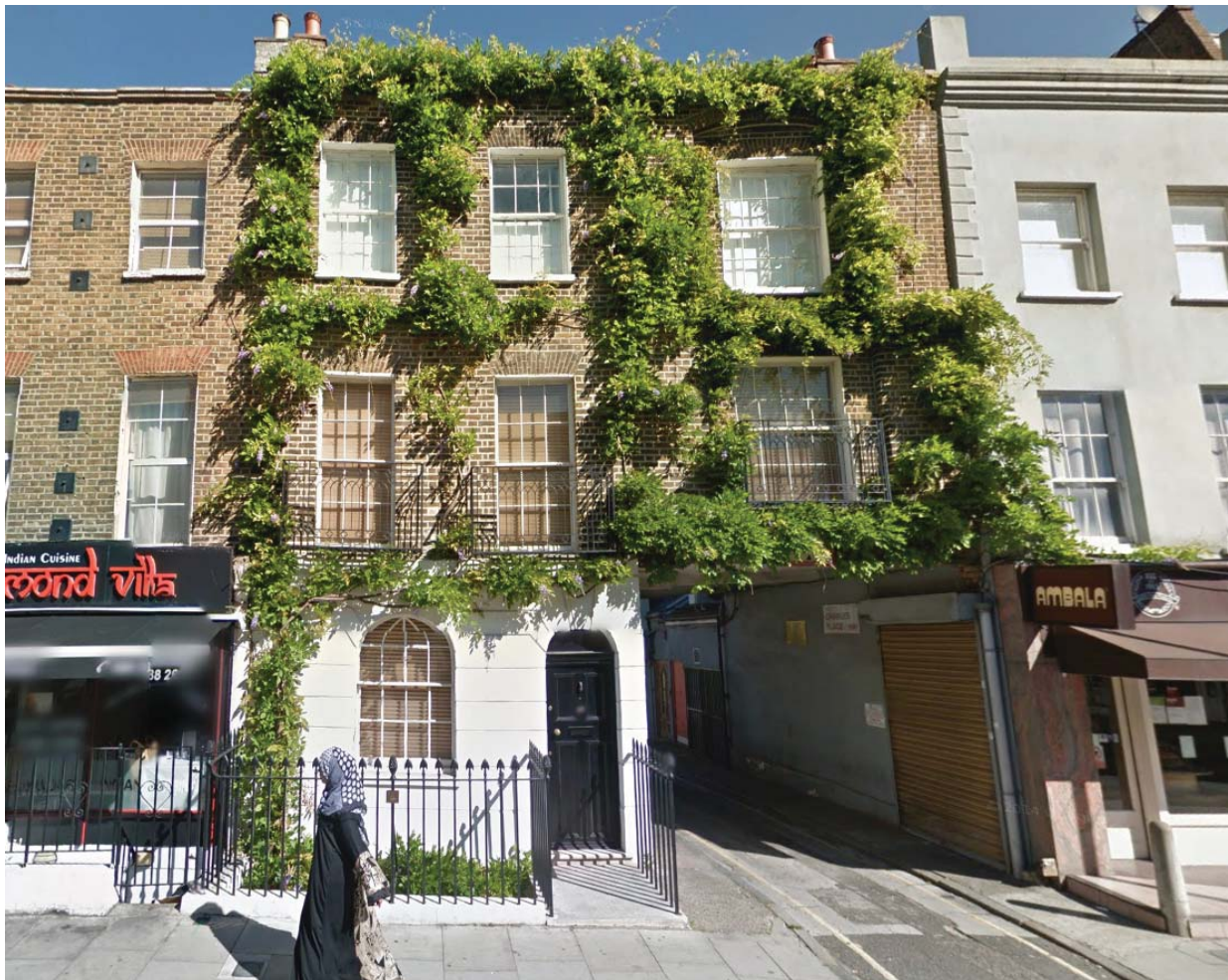


fig 3. Street view

DESIGN PROPOSAL

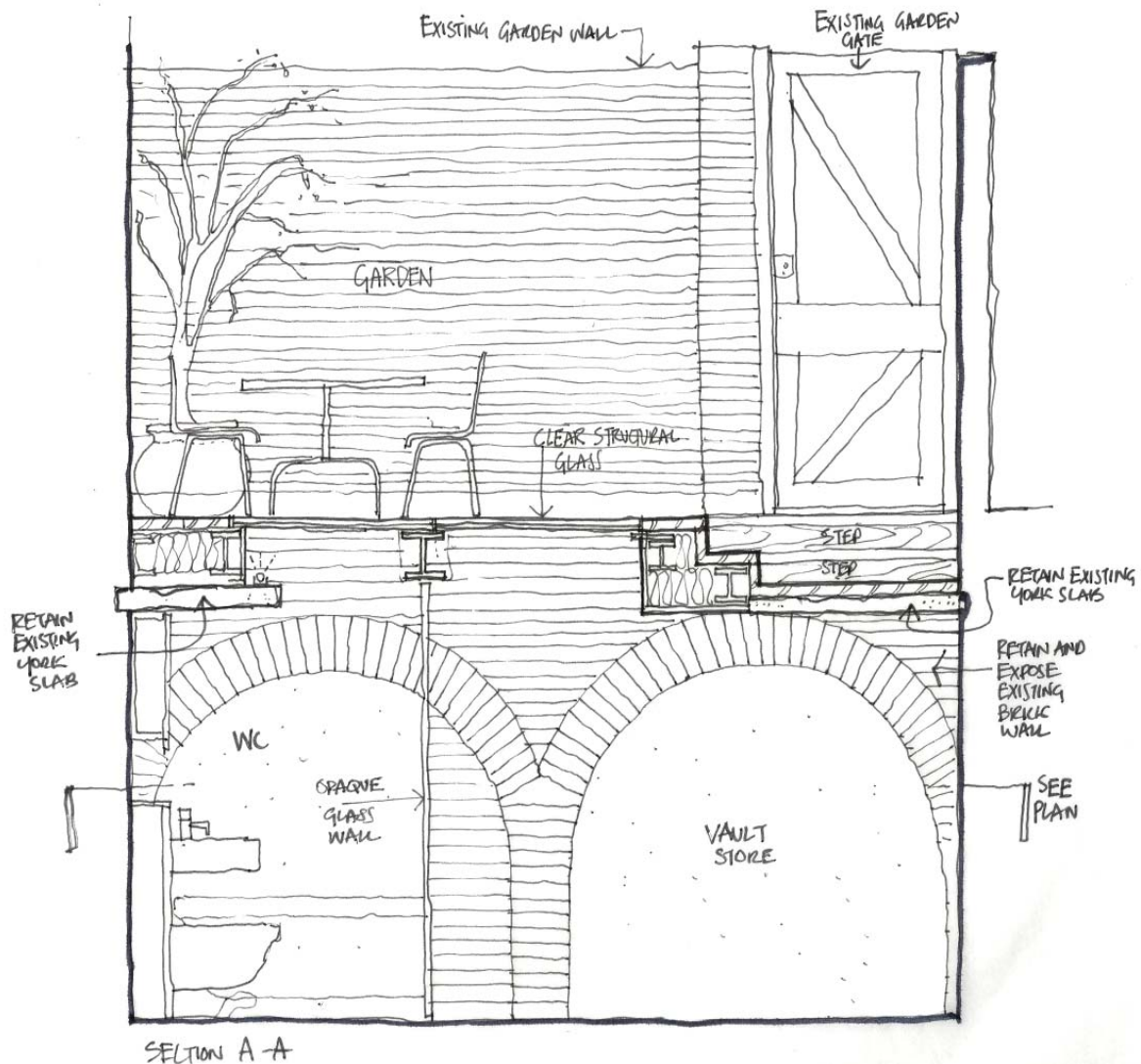


fig 4. proposed section A-A (not to scale, see 396-300-P)

The proposal is for a small scale rear infill extension to lower ground floor level of the house providing an additional bathroom.

Overall the proposal aims to create a more coherent design; maximising the existing space and with the help of a small extension meet the demands of a growing family. The proposal will increase both usability and the house's livability for the future as well as protecting the building from future dilapidation.

In the current layout the only lavatory facilities are on the top floor. The applicant's elderly parents are finding the stairs between the basement kitchen and the top floor increasingly difficult.

The proposed bathroom on the lower ground floor level will improve this situation and provide an alternative, more accessible solution.

Lower Ground Floor:

- Extend into the currently redundant rear lower ground area to provide additional bathroom and storage.

Ground Floor:

- Reinstate a small courtyard garden and make the rear structurally sound.

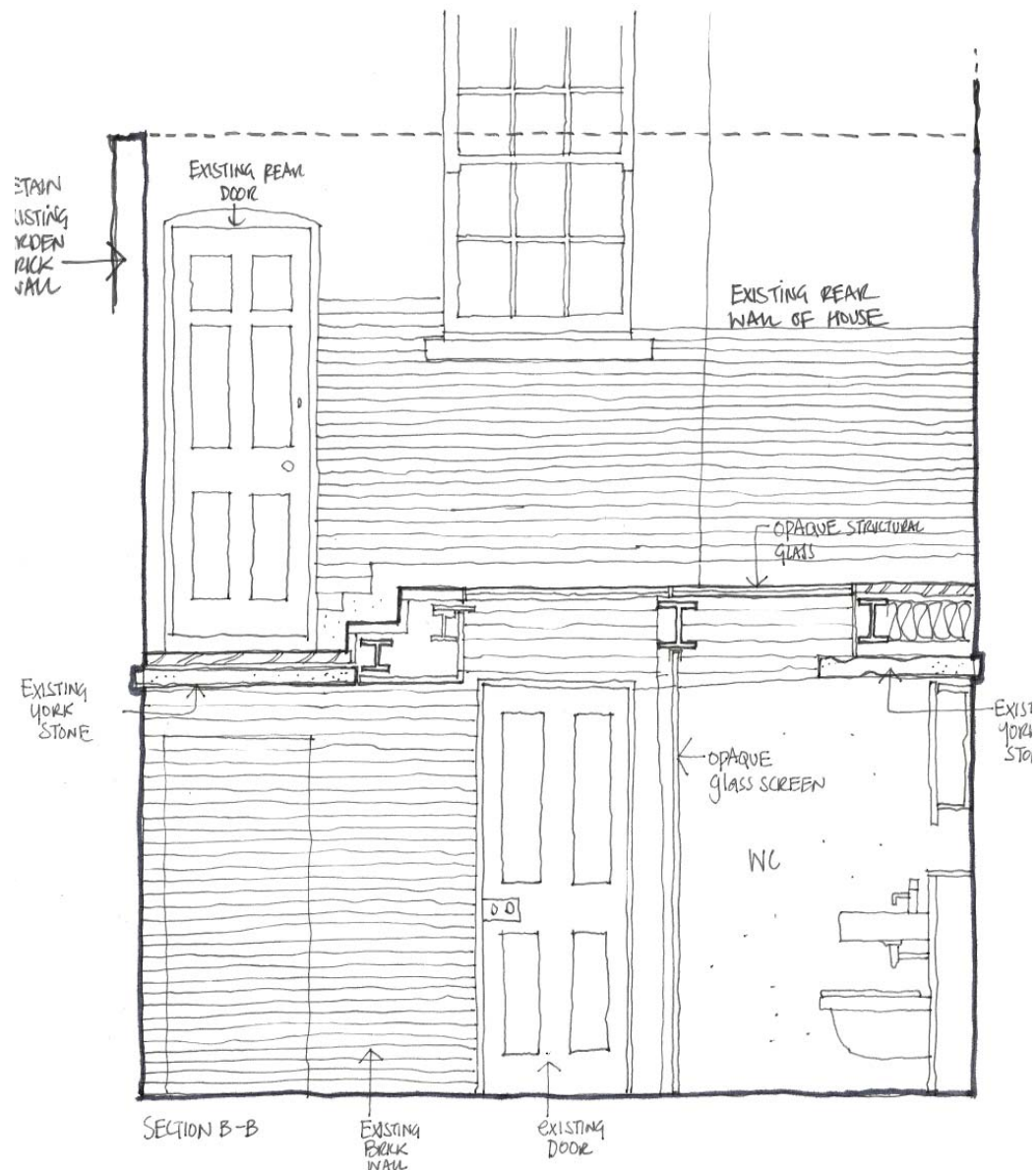


fig 5. proposed section B-B (not to scale, see 396-301-P)

AMENITY

Although there is a small loss of outside space to the rear vaults, this space is currently redundant and uninhabitable as it is. The use of structural glazed panels will create a bright and well lit lower ground space.

We have paid close attention to sections Rear Extensions in the CPG1 guidance, we believe the proposed extension will not detract from harmony or character of the existing terrace.

The proposed infill extension is set within existing walls and would create no overshadowing or loss of light to neighbouring dwellings. At lower ground floor level the proposed scheme maintains daylight levels by retaining the existing door opening and using structural glazed roof light.



fig 6. view into existing rear lower ground area



fig 7. view into existing rear courtyard

MATERIALS

We propose to build the extension using a limited palette of high quality, robust materials that will compliment the character and appearance of the existing building whilst increasing its livability.

The proposal will not include any demolition of the original building other than a brick wall to one of the vaults to emphasize the original arch.

The form and materiality of the lower ground space will be maintained and the original features retained. The use of glass will allow the user to connect the spaces visually and see the connection between lower ground and ground.

SUSTAINABILITY

It is our aim to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Use glazing with high thermal performance whilst maximising daylight potential.
- Utilise rainwater collection to water the garden
- Use low energy lighting solutions

ACCESSIBILITY

Access to the renovated house is unchanged from the existing.
Access from the rear ground level is unchanged from the existing.

HERITAGE STATEMENT

The Property's assets discussed in the Design Access Statement demonstrate relevant knowledge of heritage assets and local context.

We have been careful to leave unaltered as much of the original building fabric as possible.
Alterations to the external fabric of the building are limited to the provision of a new glazed patio above.

The new extension to the rear is proposed to be made from glass in order to offer the perception of a structure that sits lightly against the original building.

This minimal intervention prevents the original character and form of the property from being obscured.
The lightweight addition clearly distinguishes itself from the original building, allowing old and new elements to both be appreciated and to provide complimentary contrast.