

Rear ground floor extension at 41 Shirlock Rd NW3 2HR

Design statement

Introduction

41 Shirlock Road is a semi-detached, 4-storey (with small cellar), brick-built Victorian house built c.1888 with private front and rear gardens and sideway. The property is in London Borough of Camden within the Mansfield Conservation Area designated in December 2008. The property is not listed.

The house returned to single family occupancy many years ago but has recently been regularised via a CLD for the current use.

At present the ground floor space is fragmented as a result of earlier alterations/additions to the ground floor rear closet wing. It is this area that the occupier now wishes to expand sympathetically to make a cohesive rear ground floor.

Existing materials

The house is brick-built in yellow London Stock. At the Ground Floor rear wing, the roofs on original side and later rear extensions are lead-clad, with lead flashings into the brick.

Design/proposal

The overall ambition of the proposal is to re-configure the ground floor area and rework the house to create an up-to-date living space for modern family needs.

The scope of the proposed works is to enlarge and unify the space of existing kitchen/dining area by adding a side return extension that could accommodate a contemporary, well-lit and generous space for the family.

The proposal is discreet in appearance without any significant loss of original fabric and without visual disturbance for the area and neighbours.

This will be achieved by:

- Matching the height of the original side bay and the 1998 bay extensions
- Keeping within the building line of the existing main house flank wall
- Using materials to match the existing house and its neighbours – yellow London Stock brick and lead roof with lead flashings.
- Where (3 no) glazed openings are created, to keep these to thin-framed metal or frameless double-glazed construction