

Rear ground floor extension at 23 Shirlock Rd NW3 2HR

Design statement

Introduction

23 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 sideways. The property is in London Borough of Camden within the Mansfield Conservation Area designated in December 2008. The property is not listed.

At present the ground floor kitchen area is narrow, limited and not very well lit. It is a result of earlier alterations to the ground floor rear closet wing in 1967. It is this area that the occupier now wishes to expand sympathetically to make a cohesive rear ground floor suited to modern family life, and similar to many Grd Floor extensions on both sides of Shirlock Road.

Existing materials

The house is brick-built in London Stock. At the Ground Floor rear wing, the roof on original closet wing extensions is slate, with lead flashings into the brick.

Trees

There are three semi-mature trees on the property to be retained, two of which are more than 6 metres distant from the proposed extension. The magnolia, closer to the property, is an ornamental plant but is near enough to potentially be affected by this proposal (T1 / EX.301).

It has impermeable paving within 1 metre, across the rear garden with a manhole and the closet-wing footings within 3 metres. This tree will be protected with a solid hoarding during the construction period. The extension line does not project beyond the existing paving line.

The solid paving will be replaced with a permeable surface, the structure is designed to clear span from edge to edge of the extension, and the existing roots will benefit from a new permeable decking/substrate replacing the adjacent impermeable area .

This proposal aims to protect and enhance the growing conditions for this tree.

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Proposal

The ambition of the proposal is to expand and re-configure the ground floor area 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 the existing kitchen/dining area by adding a side return extension that could accommodate a contemporary, well-lit, highly insulated and sustainable space for the future.

The proposal is discreet in appearance without major loss of original fabric and without visual disturbance for the area and neighbours. It will not increase the sense of enclosure, nor create additional overlooking for either adjacent neighbour.

This will be achieved by:

- Matching the height of the original side bay
- Keeping within the building line of the existing main house flank wall
- Using materials to match the existing house and its neighbours – London Stock brick and lead roof with lead flashings and man-made slate panels similar to slates on the existing surrounding roofs.
- Where (3 no) glazed openings are created, using frameless double-glazed construction.
- Providing to the rear elevation a canopy protecting new thin-frame sliding glass doors from rain, and undue reflection to rear neighbours.