

**DESIGN PHILOSOPHY/STATEMENT FOR PROPOSED 2-STOREY REAR EXTENSION AND
INTERNAL ALTERATIONS AT 267 EVERSOLT STREET, LONDON, NW1 1BA.****1.0 General description of existing building**

- 1.1 267 Eversholt Street is a 5-storey mid-terraced building with a basement comprising of mixed retail and residential occupancy. A small retail shop/convenient store was located at ground floor, whilst the upper 4 floors, including loft space, presumably used for residential purposes. The basement was used as office/storage for the retail shop.
- 1.2 The building appeared to be of Victorian construction, standing on basement, ground, first, second, third and loft floors. The basement extended further below the pavement fronting Eversholt Street, accessed through a small light well housing a metal staircase. At the rear of the building was a small staircase that lead up to the rear garden about 1.70m above basement level. The rear garden bordered with a courtyard at the back, which appeared to be about 900mm above the garden level.
- 1.3 Currently the building is divided into 3 No. self-contained flats, where the third and loft floor formed one unit whilst first and second floor comprised of 1-bedroom flats.

2.0 General description of structure of the existing building

- 2.1 The building is of traditional construction and can be summarised as follows:
(Note all floor level called up are based on current scheme)
- a) Solid masonry external walls, varying in thickness from 340mm in the lower levels to 225mm in upper levels.
 - b) Solid floor in the basement floor probably of ground bearing concrete slab.
 - c) Suspended timber floors from ground floor upwards with joists generally spanning front to back.
 - d) Internal partitions of timber studwork in-filled with brickwork in some locations.
 - e) A slated pitched and part flat roof, with small dormers to front and rear.
 - f) A timber staircase.

3.0 General description of the proposed structural works. (Note – all floor levels referred to have been based on current as-built condition and to be read in conjunction with Architect's drawings appropriately to suit & Engineer's details where applicable.

- 3.1 Basement Floor – removal of internal partitions to make way for open plan storage and office space.
- 3.2 Ground floor and upper floor refurbishment to modern standards.
- 3.3 To the rear new 2-storey building comprising of basement and ground floor extension separated by a light wells from the main building and the rear courtyard respectively.
- 3.4 Part mass concrete underpinning of the party wall with adjoining building extension at 265 Eversholt Street. New 300mm thick R.C. wall to front of mass concrete underpins and existing brick wall at basement level. To the rear and along the side boundary with no. 269 Eversholt Street, a new 600mm R.C. retaining wall at basement level.
- 3.5 400mm thick reinforced concrete base/floor slab connected each of the three sides of the retaining walls.
- 3.6 A light well together with reinforced concrete staircase was built between the main building and 2-storey rear extension.
- 3.7 On completion of the basement structure, (part of the 2-storey rear extension), ground floor extension in cavity wall construction was built on top of the left and right hand side r.c. retaining walls.
- 3.8 The main 5-storey building and the basement were refurbished to modern standards.