

138 Fordwych Road

Single storey back extension

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1.0 Existing Situation

Site pictures



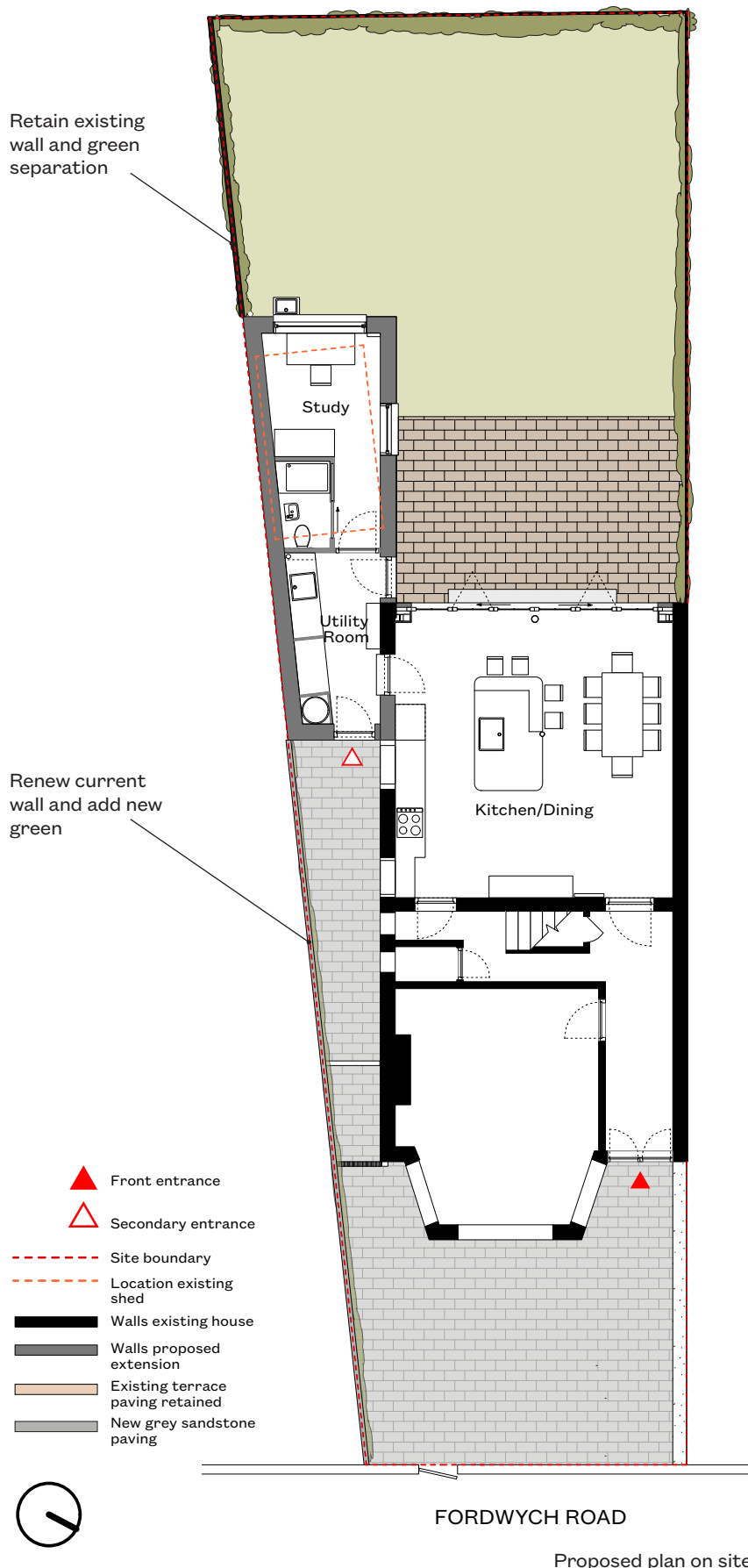
2.0 Description of the proposal

Design Development

138 Fordwych Road is located in a residential street in the borough of Camden. It is an end of terraced dwelling house, dating from the Edwardian period, with accommodation originally over two storeys, but now extending into the roof with a recent loft conversion. It is separated from the neighbouring plot with a small gangway leading up to the current shed and garden of the property.

The design for the extension takes as its starting point the footprint of the existing brick shed in the garden. The volume of the extension is kept to a minimum in order to maximize the size of the garden and not impose on the view from the main house. Compared to the current shed the extension is pulled further towards the street, creating with its entrance also a new back door to the house. The new extension houses a utility room and additional study/guestroom. The garden can be reached through the utility area. The gross internal area of the extension is 18.6 m², with 7 m² for the utility room and 11 m² for the study and small bathroom.

The study has a large window on Southwest looking onto the back of the garden. A smaller sash window to the side of the extensions ensures enough natural light through the space and provides natural ventilation. This window arrangement ensures privacy to both the main house and the neighbours. No windows are located in the southeast wall to the neighbours.



2.0 Description of the proposal



3D impression; view from garden back to the extension

The brick boundary wall on the south side of the passage between the front of the current shed and the adjacent plot leans noticeably towards 138 Fordwych Road, caused by the raised level of the neighbouring garden. This wall will be rebuilt following the recommendation of Ivan Coffey Associates Ltd surveyors (report of 14th March 2013 drawn up after visual inspection of the property)

The extension makes it possible to remove the current utility room from the main house and expand the existing kitchen into a spacious kitchen/dining area that can fully open towards the garden through large bi-folding doors.

Green and trees

The current green in the garden is kept as is as much as possible. Some of the ivy at the back of the current shed has to be trimmed back to make space for the slightly larger extension. Part of the ivy that is currently on the separation wall between the property and the neighbours on the south side has to be removed when this wall is replaced, but will grow back quickly after the work is finished.



Boundary wall leaning towards 138 Fordwych Road

3.0 Materials

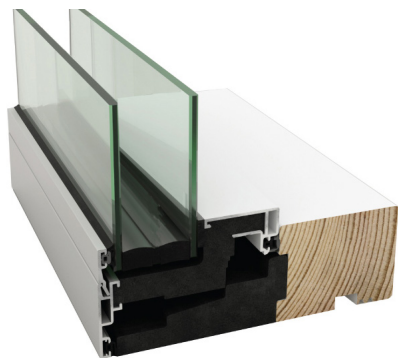
External materials



External cladding extension: match existing brick of main house. Reuse bricks of demolition as much as possible.



Masonry segmental arch above windows, doors and bi-folding doors to match existing.



New windows: aluminium timber composite window frames with timber internally and aluminium externally (white or anthracite anodized or PCC).

New external doors: anthracite painted timber. A solid door for the secondary entrance and with a glass pane to garden.



Roof is covered with a modified bitumen, single ply roofing system. The roof pitch is 5 degrees.



Grey sandstone paving to the front and side of the house.



Precedent of bi-folding doors to kitchen. With white frame and anthracite grid.