Design and Access Statement

116 DRUMMOND STREET
LONDON
NW1 2HN

BRIAN
O'REILLY
ARCHITECTS
The Studio, 31 Oval Road
London NW1 7EA
t.02072671184 **e.**mail@brianoreillyarchitects.com

LOCATION

116 Drummond Street
Greater London
NW1 2HN

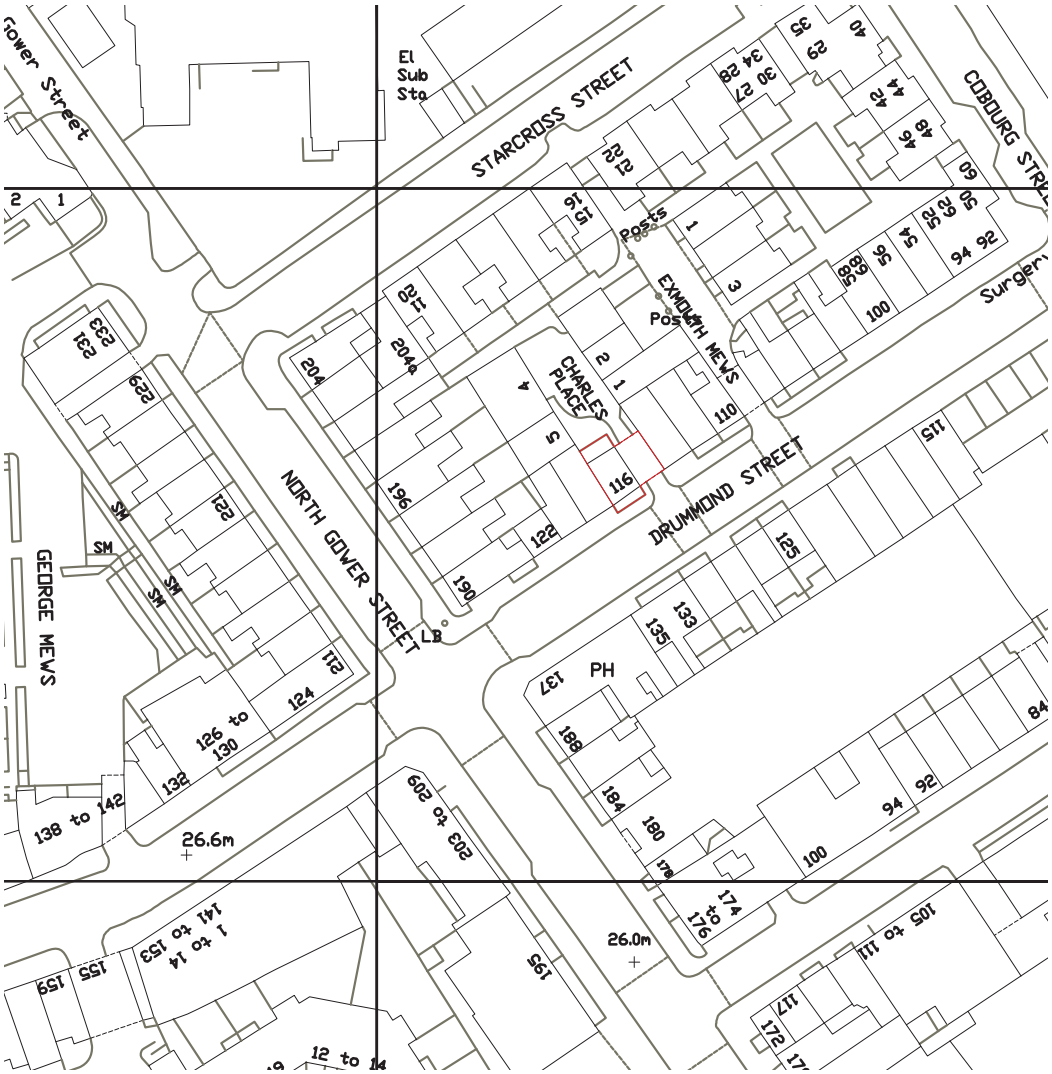

fig 1. Location plan (not to scale, see 396N-100-E)

INTRODUCTION / CONTEXT

No. 116 Drummond Street is a Grade II listed building 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 terraced 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 alteration we propose in this application is to increase the height of part of the approved glazed winter garden (REF. 2015/6950/P & 2015/6999/L) to improve the natural daylight.

The recently approved 1st floor rear extension at 118 Drummond Street will overshadow the winter garden, eliminating all remaining direct sunlight to the floor and considerably reducing its use throughout the year.

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.

The rear of the building is entirely surrounded by two storey and higher buildings on Charles Place, as can be seen below:

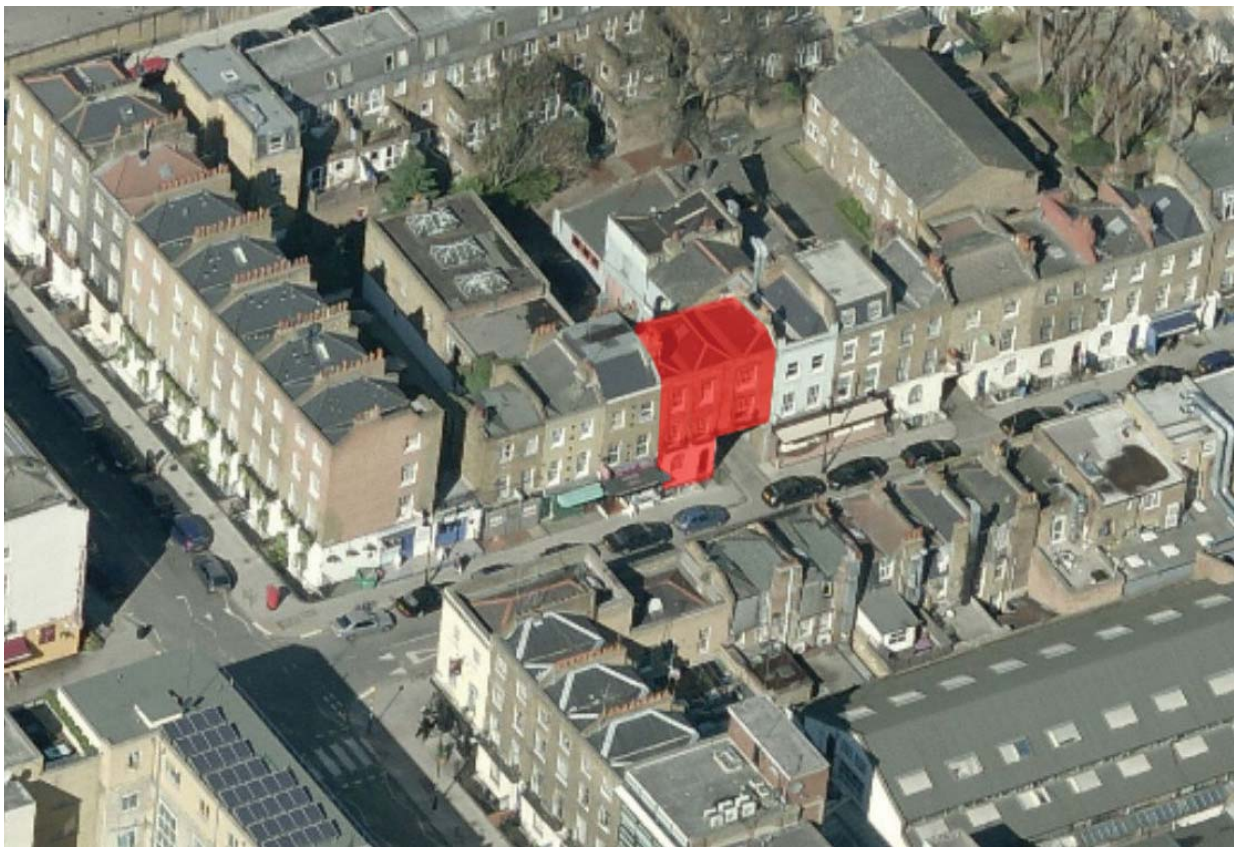

fig 2. Aerial view

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

The width of the house at the ground floor contains two windows, with an additional window at each floor 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 is the location for the proposed extension.

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.

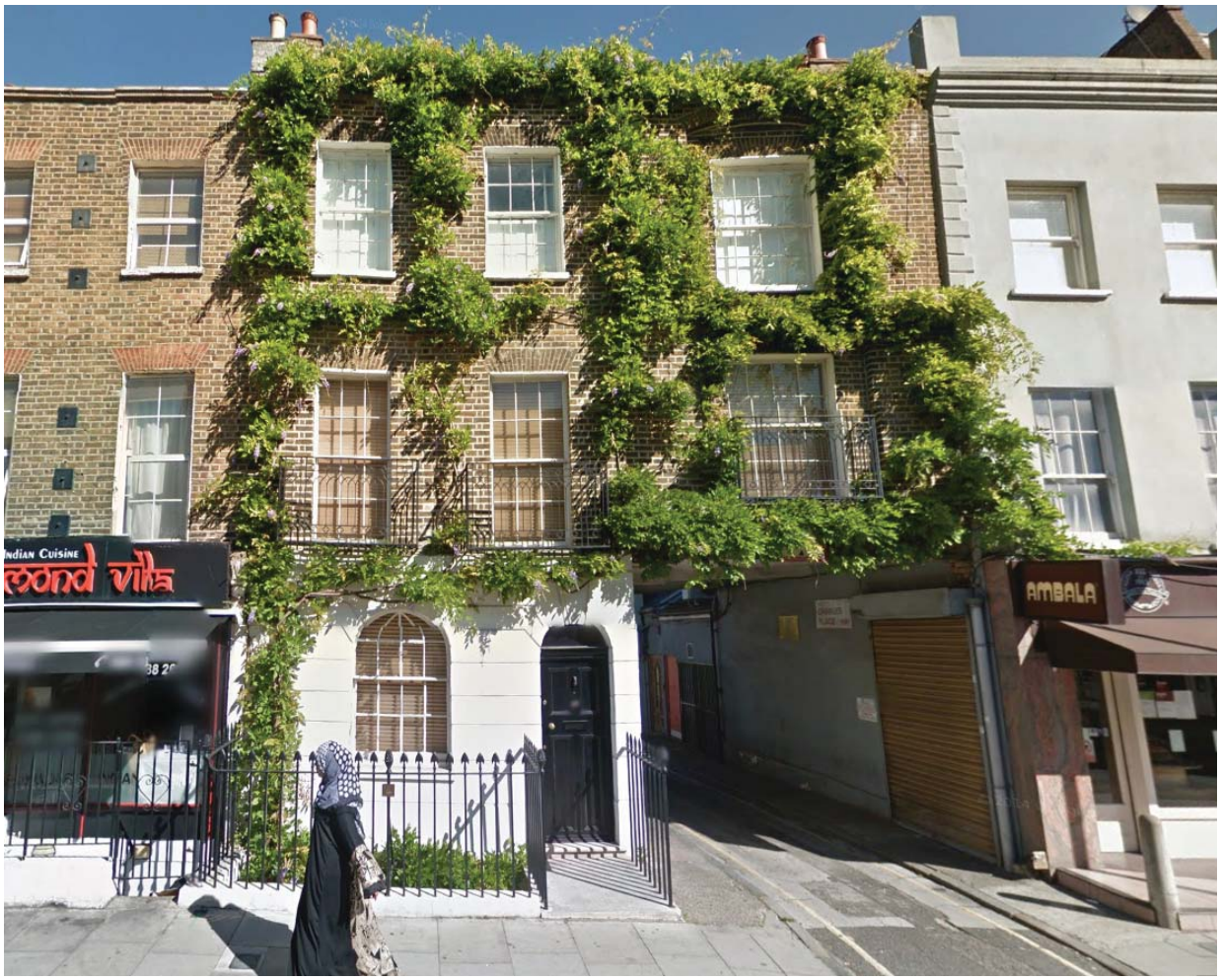

fig 3. Street view

DESIGN PROPOSAL

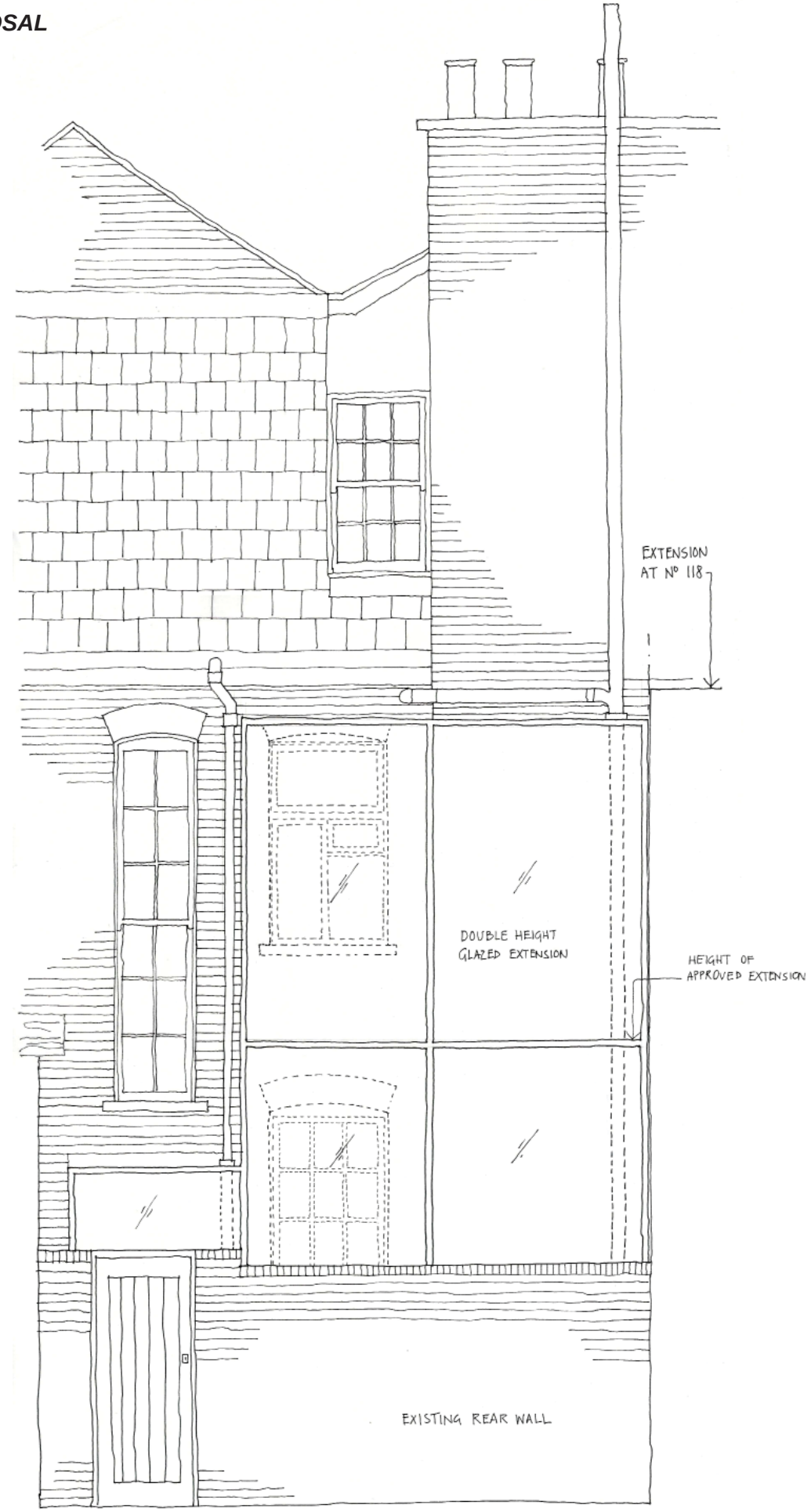

fig 4. proposed section B-B (not to scale, see 396N-300-P)

The proposal is to increase the height of part of the previously approved glazed rear extension forming a winter garden in the existing rear yard, giving part of the proposed winter garden a higher roof.

Examination of the effects on overshadowing of the recently approved 1st floor extension at the rear of 118 Drummond Street demonstrates that it will eliminate all remaining direct sunlight to the floor of the proposed winter garden.

The proposed design will extend the glass wall upwards to capture and reflect more sunlight down into the winter garden, making the garden substantially more usable. The proposed design will also reduce the gap in height between the two rear extensions and surrounding buildings, while deferring to the internal structure of the house by leaving the original staircase sash window with lambs tongue glazing bars and most of the rear of the house at first floor level fully visible. The only additional window to be enclosed by the proposed glass design is a non-original casement window at the first floor level as shown in drawing (396N-300-P).

The recently approved 1st floor extension at number 118 Drummond Street will completely infill the gap in the skyline to the rear of that property, which currently is the only source of direct sunlight to the base of the proposed winter garden as can be seen below:

fig 5. view from existing rear courtyard

Overall the proposal aims to create a more coherent design to ensure that the winter garden is usable after the total loss of direct sunlight to the floor of the winter garden due to the rear extension at number 118 while respecting the context in Charles Place.

The proposal will increase the house's livability for the future as well as protecting the building from future dilapidation.

The proposed winter garden on the ground floor level will improve the use of the space at the rear of the building and it will provide an alternative, more accessible and brighter space.

fig 6. view into existing rear courtyard

AMENITY

There is no loss of outside space to the rear beyond that approved in the previous proposal. The current proposal will allow the new space to be used throughout the entire year (unlike the current space, which is not used at all). The use of structural glazed panels and the proposed double height for part of the roof, allowing sunlight to reflect down from the glass wall, will create a bright and well lit ground floor space. The glazed floor will allow the light to penetrate in to the lower ground floor.

We have paid close attention to sections Rear Extensions in the CPG1 guidance and we believe the proposed extension will not detract from harmony or character of the existing terrace. The design is minimalist in its structure to allow the host building to dominate.

The proposed infill extension is set within existing walls and would create no overshadowing or loss of light to neighbouring dwellings.

The proposed ground floor scheme maintains daylight levels using structural glazing with slimline frame.

The proposed glazed extension is lower in height than the neighbouring existing rear extension.

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.

The form and materiality of the 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.

- 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 infill extension.

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.