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INTRODUCTION

DFN +DC Architects have been appointed to develop proposals for refurbishing, extending and reconfiguring the layout of the house at 31 Elliott Square, London NW3 3SU.

The clients acquired the property which has deteriorated over time and the proposed works are intended to rehabilitate it as their primary family dwelling.

DFN +DC Architects work in the residential and housing sectors and their portfolio include several approved and completed projects in London and the home counties.

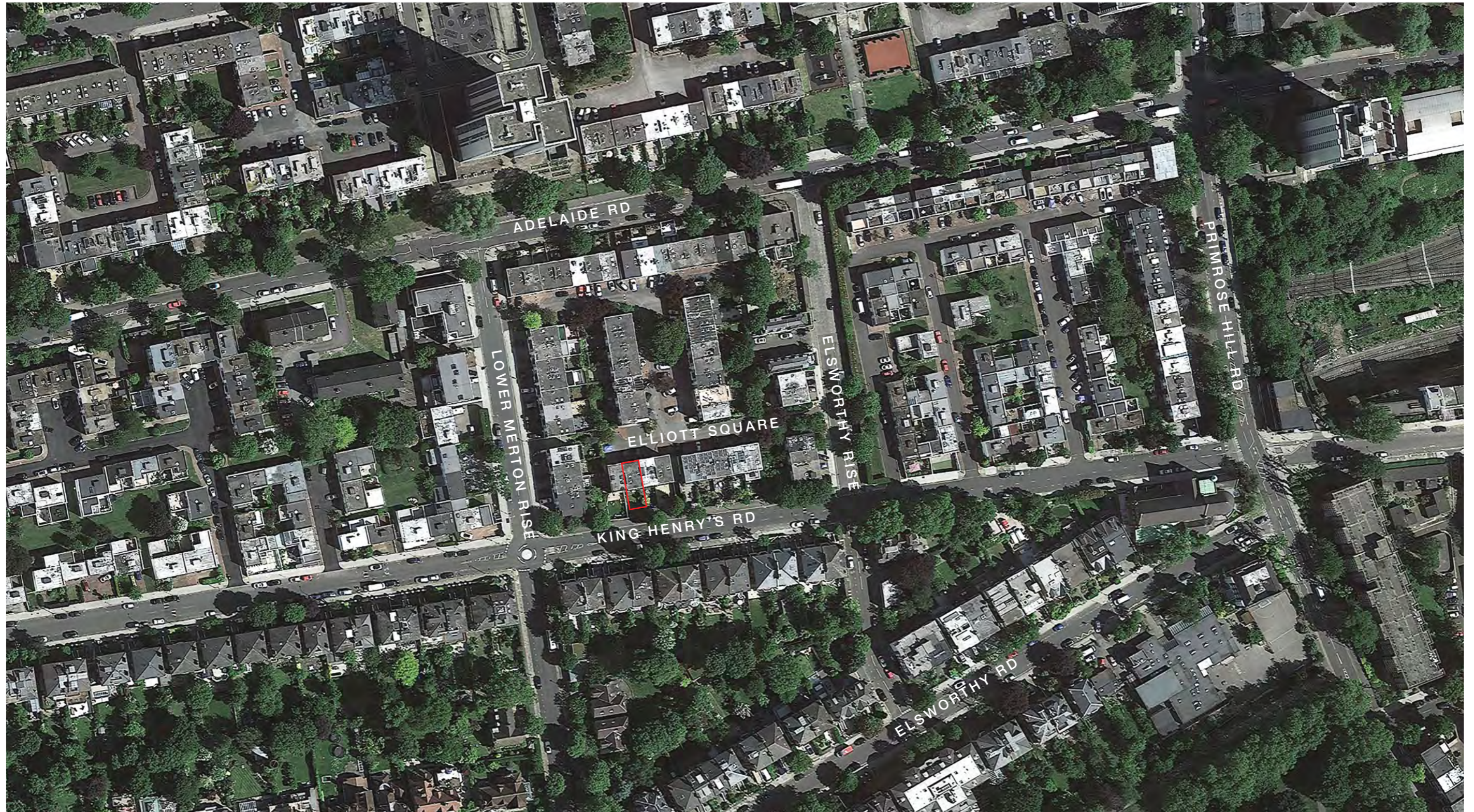
This document presents an analysis of the context followed by a description of the outline proposals resulting from it.



_Front facade of no.31 Elliott Square

THE SITE

31 Elliott Square, London NW3 3SU



THE CONTEXT, THE BUILDING & BRIEF

The family dwelling which is the object of this application is next to two other houses, divided by two internal party walls. This three-bedroomed house develops over three main levels. The terrace building is part of a 1960s residential estate. The building presents a loadbearing spine-wall structure with a brick and timber panels facade, and is covered by a flat roof. Some of the buildings within the estate were recently granted permission for adding an extra-floor extension.

The brief asks for a reconfiguration of the whole dwelling area as its poorly finished present condition is inappropriate. In addition to the refurbishment of the existing dwelling, the clients ask for an extension on the rear side of the house; this ground floor extension would increase the reception area, allowing to reconfigure and optimise accommodation across the dwelling area.



THE PROPOSAL

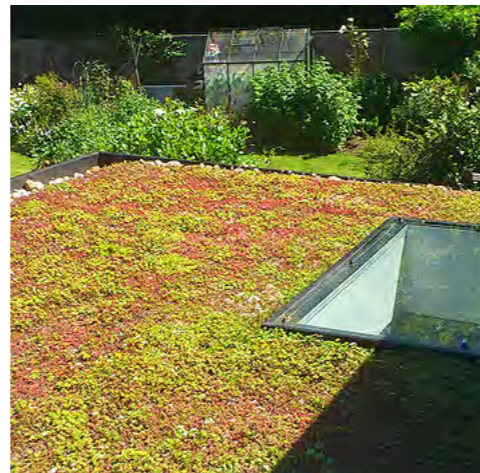
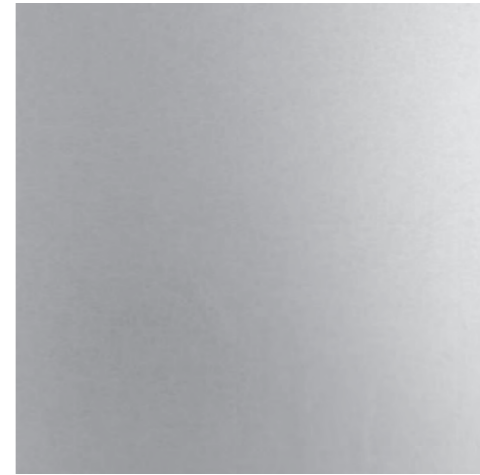
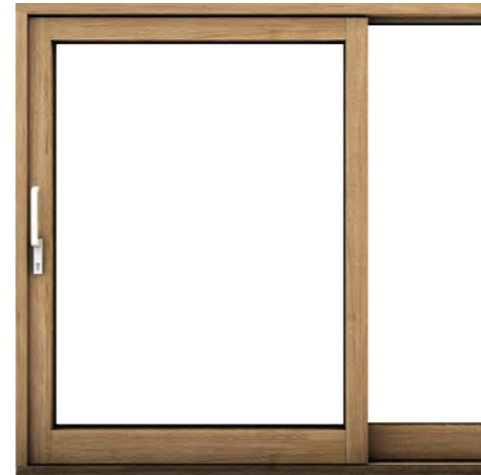
The following illustrations show the proposed extension and its relationship to the existing house composition. The extension openings are timber full-height sliding doors. The first and second floor openings are replaced with new timber frame windows. The extension composition is a classical-modern composition : the facade and cheeks are in brick with pillars on the sides and a special brick display on the central lintel above the sliding doors, and a pressed aluminium coping on the roof edge. A flat green roof covers the extension.



THE PROPOSAL > MATERIAL SCHEME

The proposed extension facade is in brick and pressed aluminium coping on the roof edge. The openings are ensured by timber frame sliding windows. These materials of current use will be detailed in a simple way, with discreet joins and carried out by specialists.

The brick extension will be of a slightly different tone than the existing facade, echoing to the existing material tones while keeping a subtle difference in acknowledgement of its subservience to the existing building. No further material amendments are proposed for the house.



From top left
_Pale red-grey bricks
_Timber sliding window frames
_Pressed aluminium coping
_Extensive green roof with black aluminium velux window