

Design Statement



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a. Existing

2 Charles Place is a first floor 1/2 bedroom flat, in a Victorian two storey building which is accessed on the ground floor with its own entrance door off Charles Place. The flat is a historic horizontal conversion of two houses with a level change internally on the original party wall. The ground floor of the building is a commercial space, a kitchen attached to the rear of 114 Drummond Street, which is an Indian Sweet shop. The opposite end of the building has a single storey garage space attached.

The two buildings which form 2 Charles Place have rendered front facades with UPVC windows, the side elevations are yellow London Stock brick and the rear facade which steps at the junction of the two original houses also is of yellow London Stock brick, with UVPC windows. The left hand part of the building has a butterfly roof set behind brick parapet walls. The right hand part of the building has a slate pitched roof with black plastic gutters front and back. The rear of the building overlooks Exmouth Mews and has several single storey buildings attached including Camden Council bin stores,

The building opposite 2 Charles Place number 3-5 is a two storey 1960's grey brick commercial building with a flat roof behind a parapet wall and is occupied by a Design Agency.

The terrace facing the end elevation -the rear of Drummond Street, consists of three storey brick terraced houses with ground floor shops.

There is a development of modern 1980's Camden Council houses and flats on Exmouth Mews and also on Starcross Street three storey brick flats with a fourth floor mansard roof, the rear of which overlooks Charles Place.

Charles Place has a single access road off Drummond Street. The property is not within a Conservation Area.



Front of 2 Charles Place



2 Charles Place side elevation at first floor



Charles Place looking south east



Charles Place looking north west



3-5 Charles Place



Rear of 2 Charles Place from Exmouth Mews



Rear of 2 Charles Place from Exmouth Mews



Rear of 2 Charles Place from Exmouth Mews



Rear of 2 Charles Place from Exmouth Mews



Modern three storey houses & flats on Exmouth Mews



Rear facade of modern flats on Starcross Street from Charles Place

b. Proposal

It is proposed to replace the existing roof to the left hand part of the property over the master bedroom and bathroom and add an additional storey at second floor level to the left hand building with the roof set behind a raised parapet wall.

The existing upper courses of brickwork parapet walls and roof of the left hand building are in poor condition and require rebuild in the near future and therefore it is proposed that rather than undertake this work on its own an additional storey could be added and a new roof installed behind the raised parapet walls.

Having studied the existing fabric of the building and roof we have designed an additional storey at second floor level by raising the existing external brick walls 1.6 metres. The second storey for an additional bedroom and bathroom, accessible from the existing first floor landing.

Due to the nature of 2 Charles Place having historically been two buildings sharing a party wall the proposal to raise the left hand building parapet walls is relatively easy to undertake without causing harm to the existing buildings and visually balances the two buildings, with the slate pitched roof of the right hand building sitting against the new raised brick parapet wall. The proposed extra storey does not dominate the existing right hand building and forms a balanced single entity.

It is proposed to match the existing yellow London Stock brick walls with reclaimed ones and to render the front facade to match the existing. The new windows are to match existing in white UPVC. The existing yellow London Stock brick chimneys are to be raised and finished to match the existing.

There is an existing metal ventilation duct from the ground floor commercial kitchen space, this will be raised to match the existing installation.

Charles Place is overlooked on all sides by two and three storey buildings some with mansard roofs and roof terraces, with a mix of residential and commercial occupancy. The rear of Drummond Street which 2 Charles Place attaches has a very eclectic mix of roof and rear development from Victorian style mansard to modern mansard interpretations. Also a mix of materials: brick, slate, glass, grey aluminium windows and glass external terrace ballustrading. Due to this urban mix of scale and development over time the proposal for 2 Charles Place is in keeping with this form of development and does not overwhelm any of its neighbouring properties.