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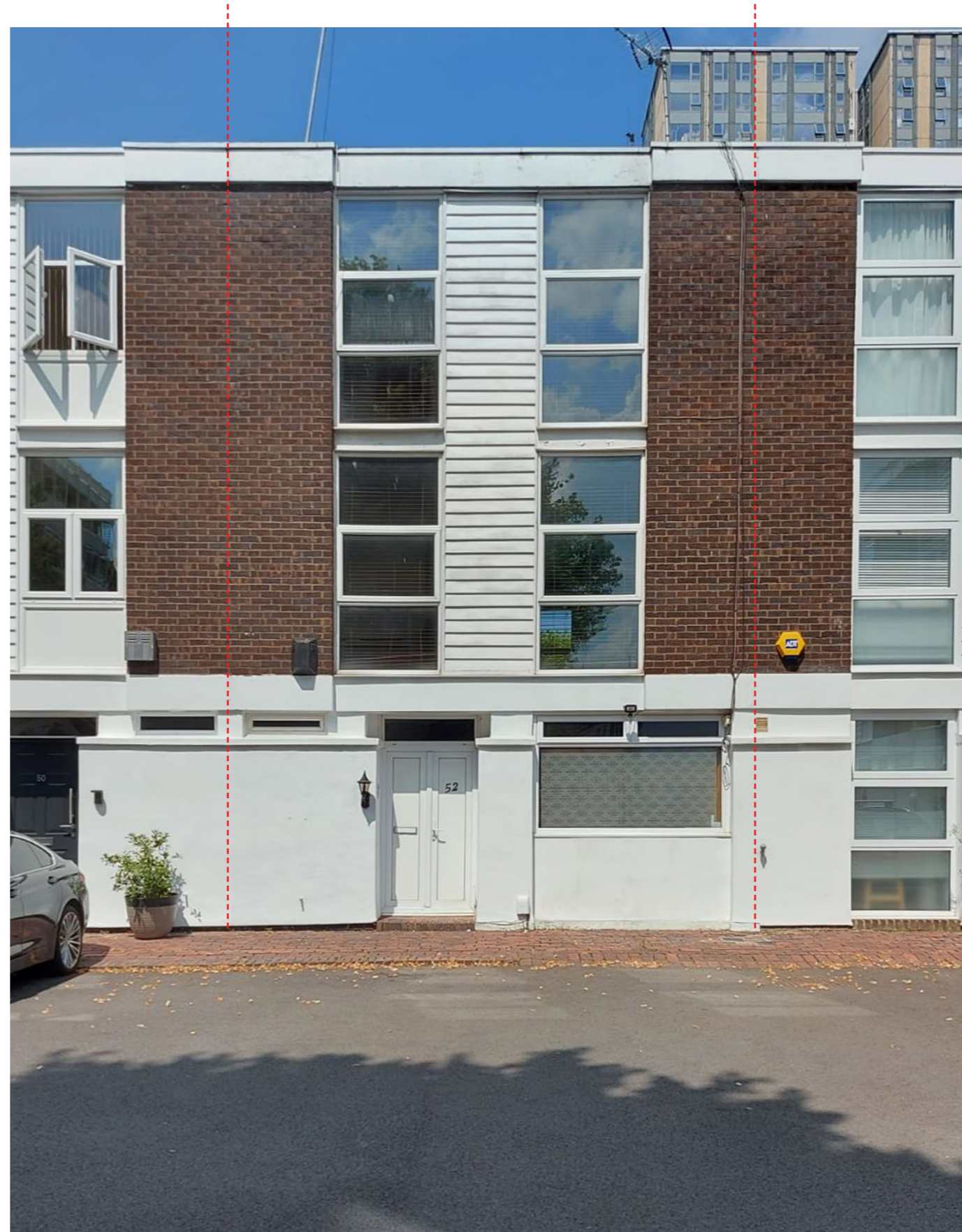
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## INTRODUCTION

DF\_DC is an architecture and urban design office concerned with the project of space as an interdisciplinary practice.

As a group, we are interested in how scales - from the patterns of the urban to the craftsmanship of detail - interconnect and inform each other. In our work, the investigation of human-scale atmospheres is crucial. To achieve this, we collaborate with a talented network of artists, designers and makers, relying on their individual abilities and flexibility towards greater endeavors.

We have been appointed to develop proposals for refurbishing and extending the house at 52 Hawtrey Road, London (NW3 3SU), for a family to use as their main home. The application centres on a rear extension at ground floor, in line with the ones carried out in several houses across the estate. This document describes the site, context and design process, concluding with the proposal.



\_Front facade of no.52 Hawtrey Road



THE SITE





## THE CONTEXT, THE BUILDING &amp; BRIEF

The house is part of the Hawtrey Rd Close, one of the areas of the Chalcot Estate which extends to north and south of Adelaide Rd. It was developed in the 1970s as a sort of modern terrace with an internal road providing access, originally comprising ground floor plus two upper levels. The rear gardens face the main roads surrounding the block along north and south, setting back the building line from the public realm.

The house is part of a six-house row, with unified fronts and with a looser rear condition, with some of the houses having been extended. The local community association imposes a series of design guidelines on the form and aspect of rear extensions, which have been observed in our proposal.

The row is built on a dark brown/reddish brick and white over a white rendered ground floor with the front doors and old garages (most of which have been converted to internal space). Windows on the upper two stories are aligned to both sides of a paneled pier, grouping vertical features in a modern key.

Our proposal extends the ground floor three meters into the rear garden, in line with the approved and built extensions across the Estate. The other internal reconfigurations proposed do not affect the external aspect or the massing of the house.



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## DESIGN PROPOSAL

Our proposal sticks to the local design guidelines (Elliott Square Residents' Association) under which the houses can be extended, which is 3 metres from the original rear building line, and with a height that does not interfere with the narrow balcony railings at first floor. The original structural opening has been previously consolidated and we propose to keep a wide glazed opening with sliding doors to allow in as much daylight as possible.

Our proposal respects the material consistency mentioned in the guidelines, by using a brick to match the existing for the new flank walls, in order to give the extension an architectural value in a contemporary key. The massing will be in keeping with the rest of the approved extensions in the area. The first row of trees will be felled as they are too close to the existing and new foundations.

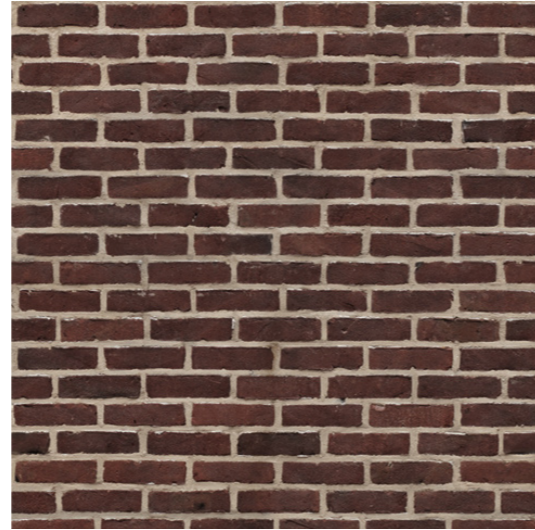
No changes are proposed to the rest of the exterior, besides replacing the original windows, which are in a bad condition, for new aluminum frames in white, as other houses in the same area. The rear boundary as seen from King Henry's Rd remains unchanged. Railings to the first floor balcony will be temporarily dismantled, repaired and reinstalled once the flat roof is in place.



## MATERIAL PALETTE

Our proposal works with materials from different sorts that are very closely matched in tone (brick, reconstituted stone fascia) and just present a very subtle textural shift as an architectural statement. The brick will match the original one in the house, laid on lime mortar.

The existing upper storeys windows will be replaced for a double-glazed, aluminum version in white. A light ballast will be used on the flat roof to cover the waterproofing layer as advised in the Alteration Guidelines by the Residents' Association.



From top left  
 \_Holbrook Sandfaced dark  
 \_Softwood Fence  
 \_Fixed roof light, Anthracite  
 \_Cortizo Thin frame patio door PPC in Anthracite  
 \_Single ply membrane slate grey  
 \_Cortizo square edge sash window aluminum PPC white

## DOCUMENT LIST

## Existing drawings:

180-(00)000_P1	Location plan
180-(00)001_P1	Block plan
180-(00)100_P1	Ground floor plan
180-(00)103_P1	Roof plan
180-(00)250_P1	Front elevation
180-(00)251_P1	Rear elevation
180-(00)201_P1	Section A

## Proposed drawings:

180-(01)100_P1	Ground floor plan
180-(01)103_P1	Roof plan
180-(01)250_P1	Front elevation
180-(01)251_P1	Rear elevation
180-(01)201_P1	Section A