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INTRODUCTION

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

We have been instructed to develop a proposal for a roof extension to the house at no12 Quickwood, in line with other similar developments in the area. The following document contains an assessment of the site, precedent and a description of the proposal.



_Front facade of no.12 Quickwood

THE SITE

12 Quickwood, London NW3 3RT

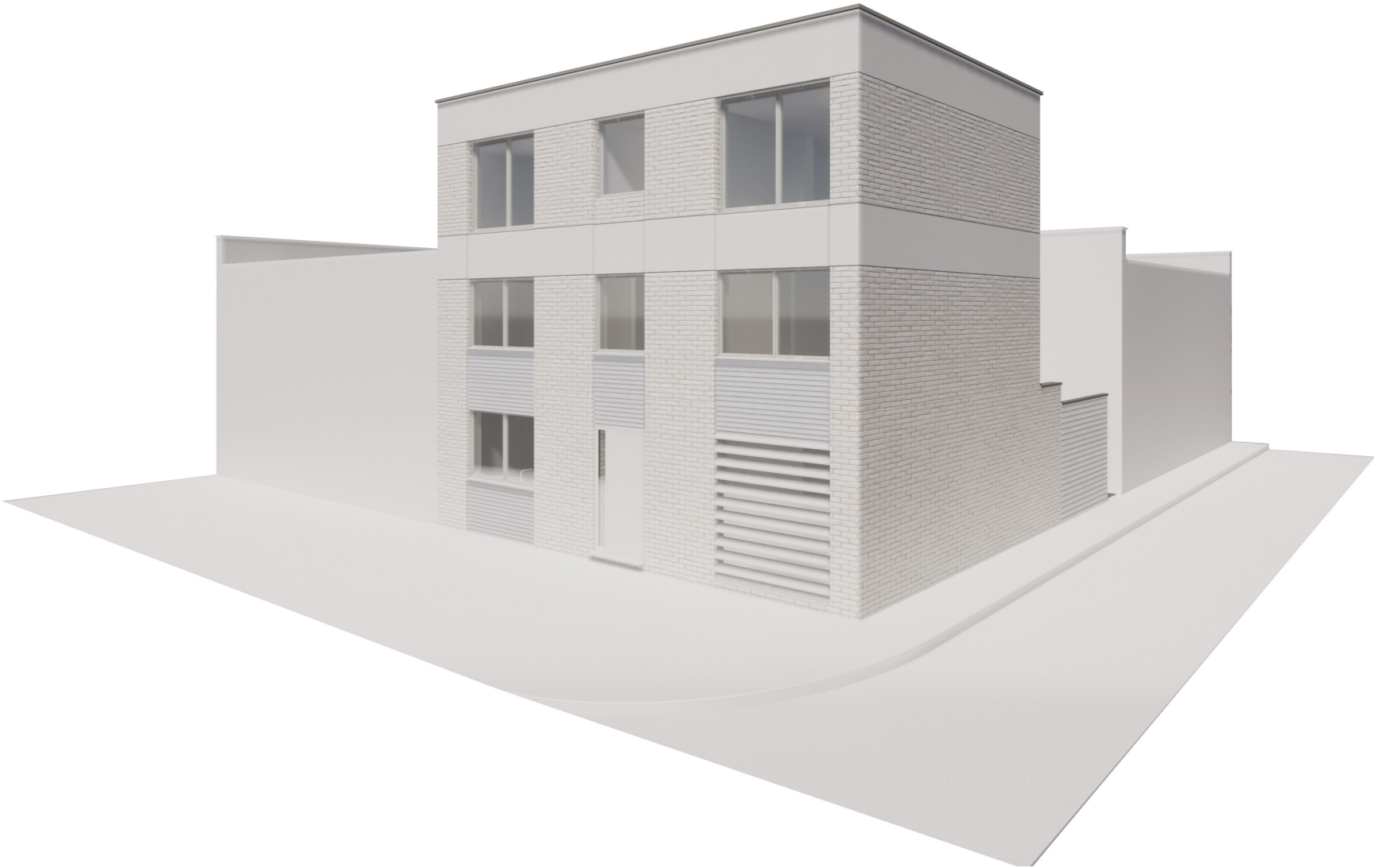


THE CONTEXT, THE BUILDING & BRIEF

Quickswood is one of the closes of the Chalcots Estate, formed by 67 houses of two typologies – split-level townhouses facing Adelaide Road, and two-storey L-shaped houses assembled in different arrangements as the prevalent type. Most of these lower houses are grouped in mirrored blocks, with private and communal gardens in between.

The houses are built in brick and concrete externally, painted white with black panelling between ground and first-floor windows. Most garages have been previously converted into internal space. The concrete deck roofs are flat, with parapets to some sides to reinforce the break between the units.

The brief for the project is to extend onto the roof to create additional accommodation, and thus allow the family who owns it to stay in the area, in line with current Permitted Development regulations. At ground level, a minor conservatory-style extension is proposed into the garden, with no visual effect from the communal exterior, to be able to link dining and reception areas, and to provide a transitional space between interior and the garden.



_Front facade of No.12
_Diagram section

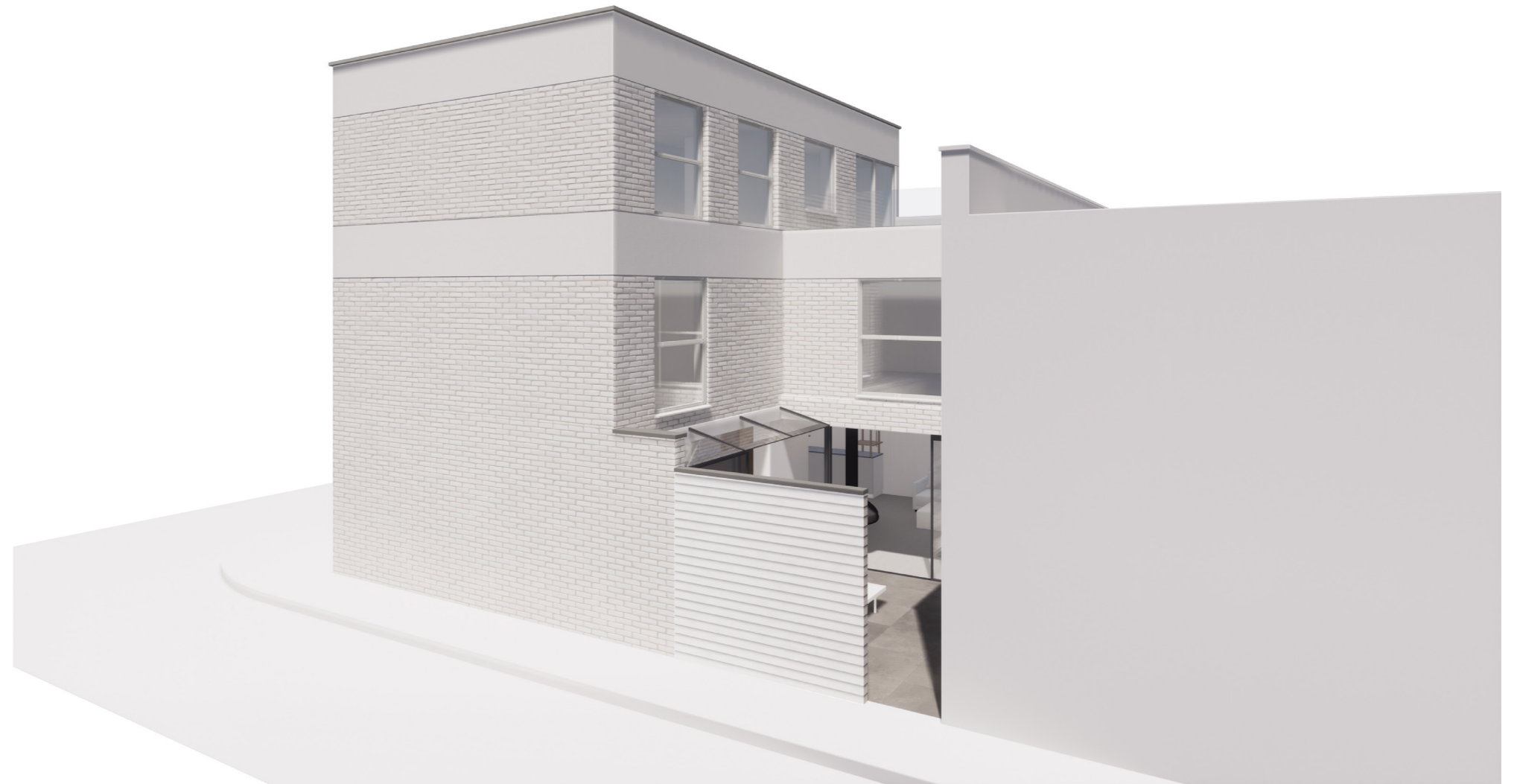
DESIGN PROPOSAL

The design, in line with Permitted Development rights, proposes an extension using the same materials and compositional principles of the existing house and estate. In order to keep a sense of subservience to the host building, the proposed roof extension only occupies two of the three segments forming the L-shape, leaving the remaining third unbuilt and thus reducing the massing at the top of the new composition. The proposed extension, however, is lower than the roof datum of the split-level townhouses facing Adelaide Road, retaining the existing hierarchy of the Estate (not forgetting that these houses might also be extended in the future).

The proposal is respectful in its design and aims at extending in harmony and congruence with the house itself but also with the close. New and replacement external components (windows, doors, guttering) will be a material and design improvement on the existing and the extension works will include integral external decoration and homogenisation of previous sundry interventions.

The conservatory will be all glazed, avoiding a heavy aspect on the site, even if it will not be apparent from the street.

There are no negative daylight/sunlight implications of the additional storey as outlined in the attached report.



MATERIAL PALETTE

Our proposal works with materials and construction techniques in order to closely match to the existing aesthetic. The render presents a very subtle textural shift as an architectural statement. All existing windows will be replaced with alluminium frames in white.

The brick work will be painted white and laid in stretcher bond, with the vertical joints flush with the brick face.



- From top left
- _Stretcher bond brick painted white, vertically flush pointing
 - _Wood clad painted white to match existing
 - _White textured render
 - _Black aluminium sliding patio doors
 - _Black framed sky lights
 - _White aluminium window frames
 - _Concrete coping stones

DOCUMENT LIST

Existing drawings:

179-(00)001_P1	Location plan
179-(00)002_P1	Block plan
179-(00)100_P1	Ground floor plan
179-(00)101_P1	First floor plan
179-(00)104_P1	Roof plan
179-(00)250_P1	Front elevation
179-(00)251_P1	Rear elevation
179-(00)201_P1	Section A

Proposed drawings:

179-(01)100_P1	Ground floor plan
179-(01)101_P1	First floor plan
179-(01)102_P1	Second floor plan
179-(01)104_P1	Roof plan
179-(01)250_P1	Front elevation
179-(01)251_P1	Rear elevation
179-(01)201_P1	Section A