

4.0 Proposal

4.1 Scale and Massing

In determining the scale of the proposed design, both the neighbourhood context and the relevant planning policies have been considered, including Camden Planning Policy.

An infill extension is proposed to the rear at lower ground floor level. It will infill the space between the existing rear addition and the boundary with No.34 Gloucester Crescent in order to echo the vertical proportion of the existing rear extension, whilst offering expansive views of the rear garden. The asymmetric facade composition is driven by the retained ground floor window in order to offer an unobstructed view from the ground floor living room and improve the presence of the garden internally (-->).

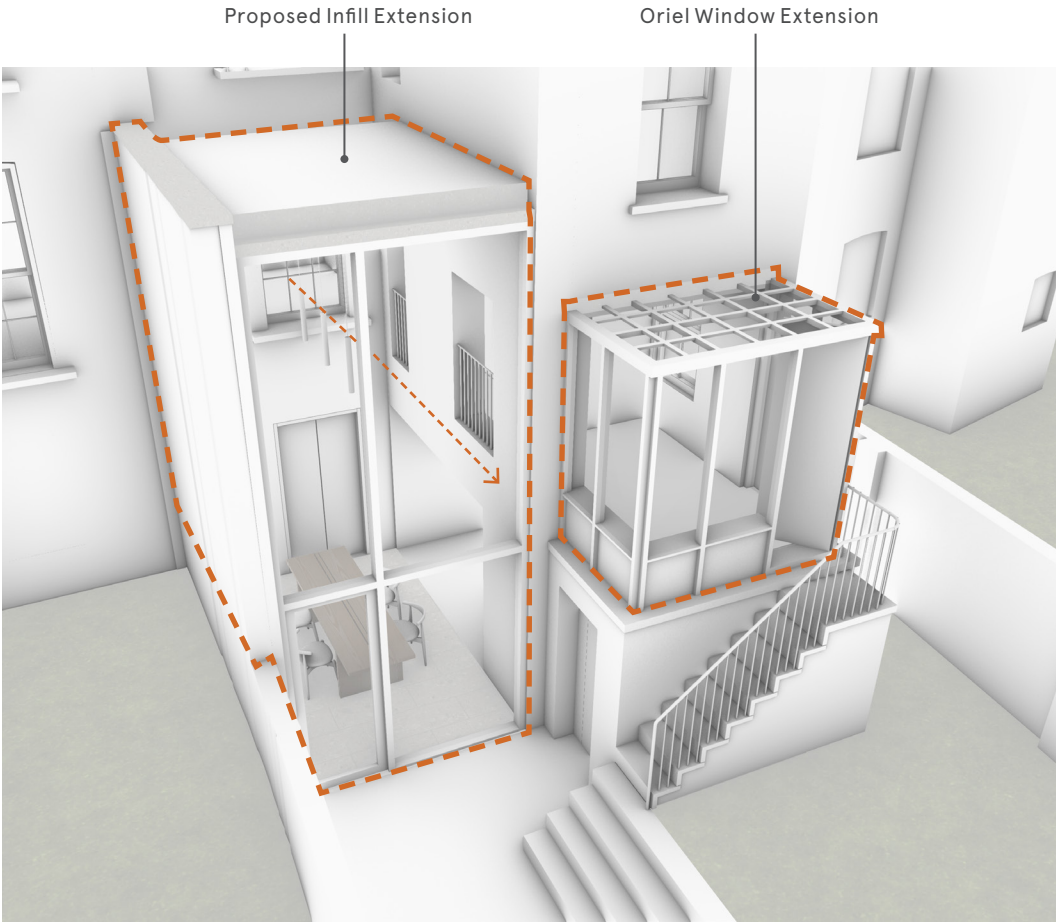
The adjacent oriel window on the ground floor will reflect the contemporary design of the proposed infill extension in order to achieve visual and architectural coherence. It will be hardly visible from its surroundings due to the curve of Gloucester Crescent, trees and soft landscaping.

Both rear extensions will offer a well considered composition with the existing rear extension, whilst being subservient in height to the existing five storey house. To emphasise this effect, the infill extension will be slightly set back from the existing rear extension. Those additions will also change positively the relationship and experience between the garden and the house which is at the moment is non-existent, austere and plain.

To the front, an extension above the entrance will run from the first to the third floor. It will match the front facade in its form, materiality and ornamentation providing an appropriate insertion and architectural hierarchy. The proposed extension will be set back significantly from the front building line of the house in a similar way to the extensions at No.36. and N.30. By also setting back from the portico the entrance remains defined and can still be read.



Proposed Side Extension



Proposed Rear Extensions

4.2 Proposed Lower Ground Floor

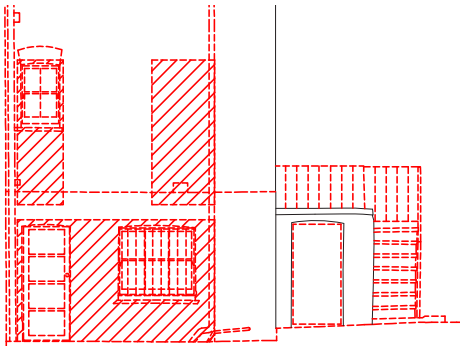
The infill extension proposal will provide an open plan kitchen/dining space at the rear of the building with good physical and visual connectivity with the private rear garden.

It will internalise a currently rather dark, unused and neglected area to the rear of the house, instead providing a

light filled, attractive and practical living space.

This improvement will be achieved with a minimal and well-considered flank openings at lower ground and ground level to the fabric of the existing extension (A). They have been positioned to use the existing window openings.

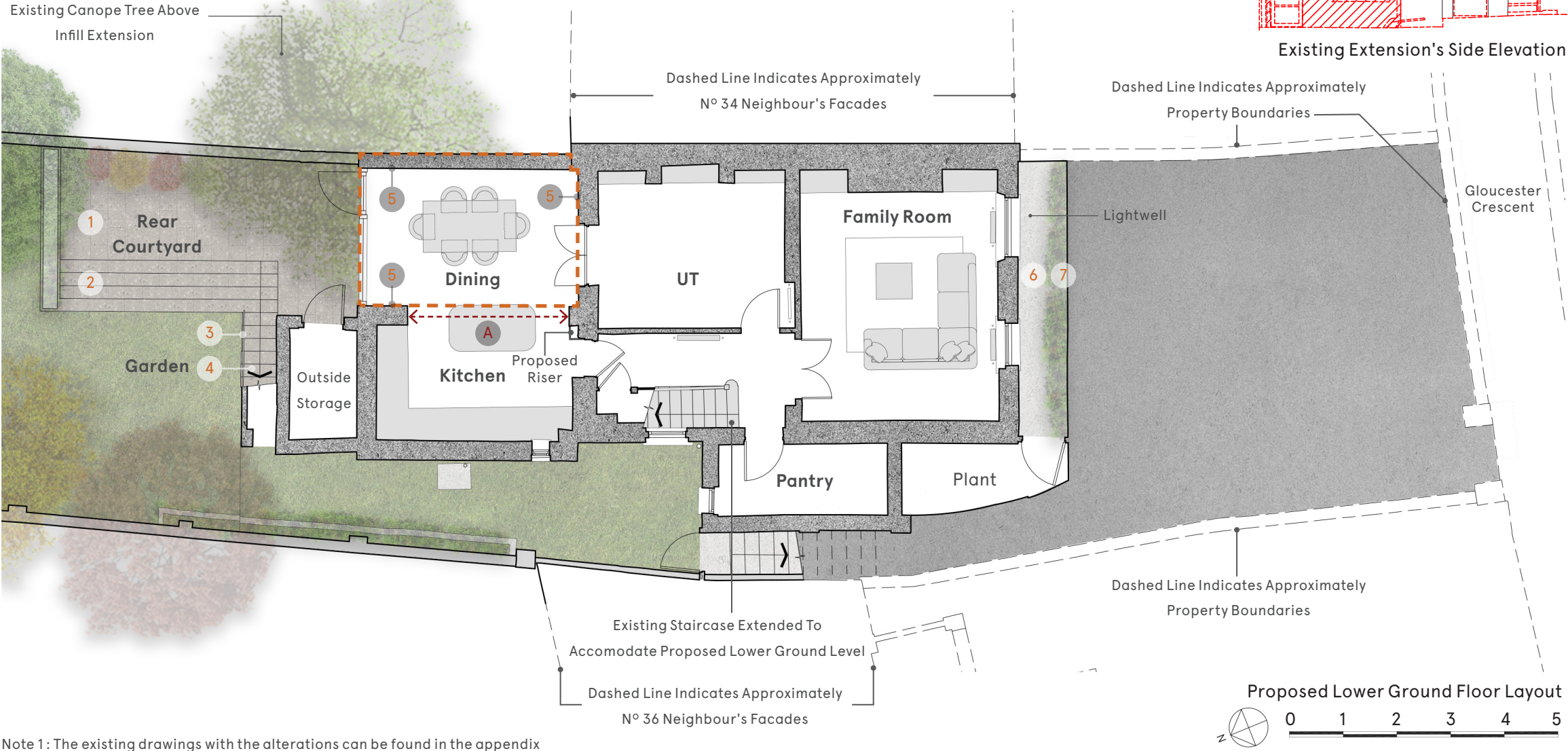
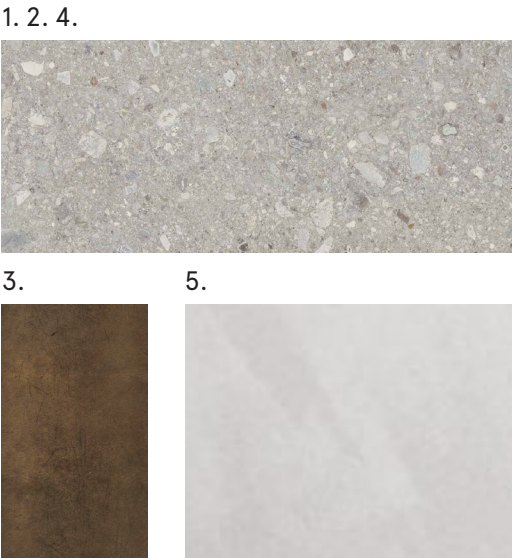
This removes the modern windows and reduces the amount of brickwork removed from the closet wing side elevation. The openings are illustrated on the adjacent side elevation of the existing extension (//).



Existing Extension's Side Elevation

Plan Key

- 1 Stone Flooring
- 2 Stone Steps
- 3 Bronze' Finish Metal Railing and Balustrade
- 4 Stone Steps Overcladded On Existing Steps
- 5 Polished Plaster
- 6 Gravel
- 7 Green Wall
- - - Proposed Extension
- - - Proposed Opening



Note 1: The existing drawings with the alterations can be found in the appendix

4.4 Proposed First Floor

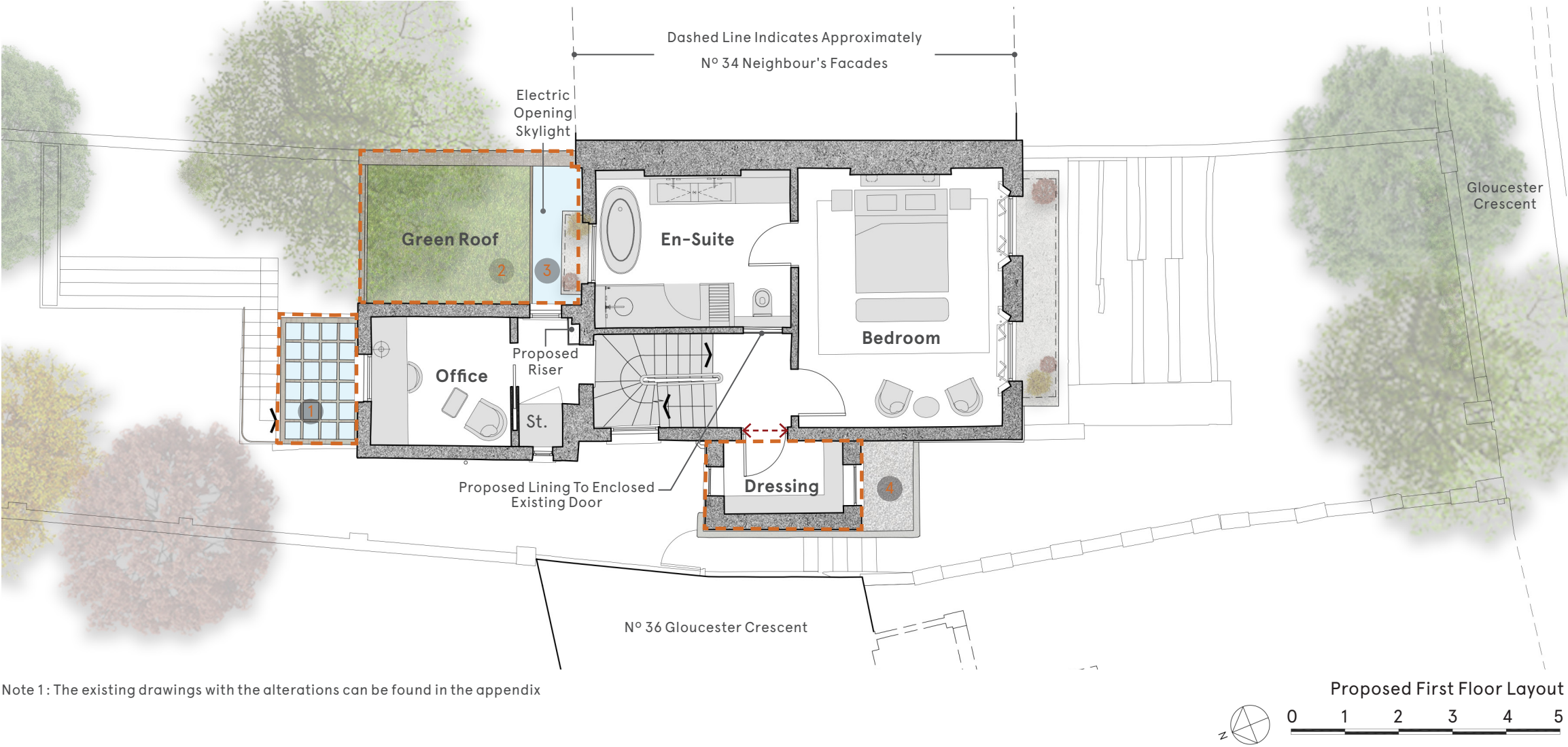
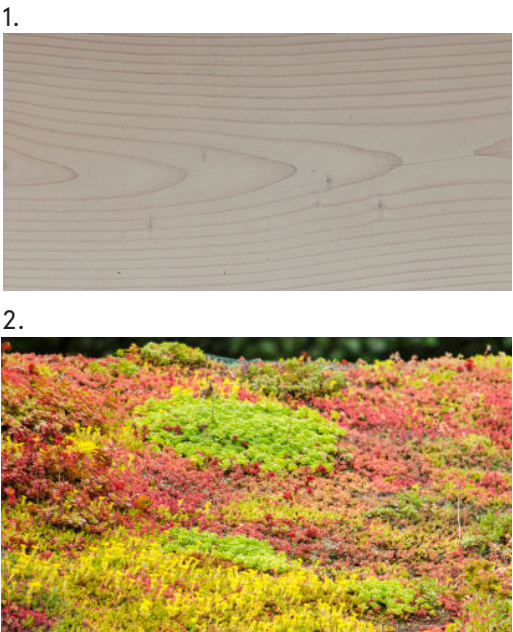
Both extensions will have generous skylights revealing the solid architecture of the existing house with abundant natural daylight. A wildflower green roof provides wildlife diversity, enhanced insulation and protection to roof finishes, and modulates stormwater run off. Local ecology and biodiversity are dramatically improved by the landscaping proposals integral to the design.

A side extension is proposed above the existing side entrance porch from the first floor to the third floor. On this floor, it will allow the addition of a dressing without the need to change the original layout of the listed building.

A partition will be installed within the rear addition room to create a lobby with a storage which will act as a buffer before entering the office.

Plan Key

- 1 Timber Roof Structure With Infill Skylights
- 2 Green Roof
- 3 Clear Low Iron Glazing
- 4 Gravel Ballasted Roof
- Proposed Extension
- Proposed Opening



4.5 Proposed Second Floor

The side extension on this floor will provide a bathroom for the guest bedrooms without the need to change the original layout of the listed building.

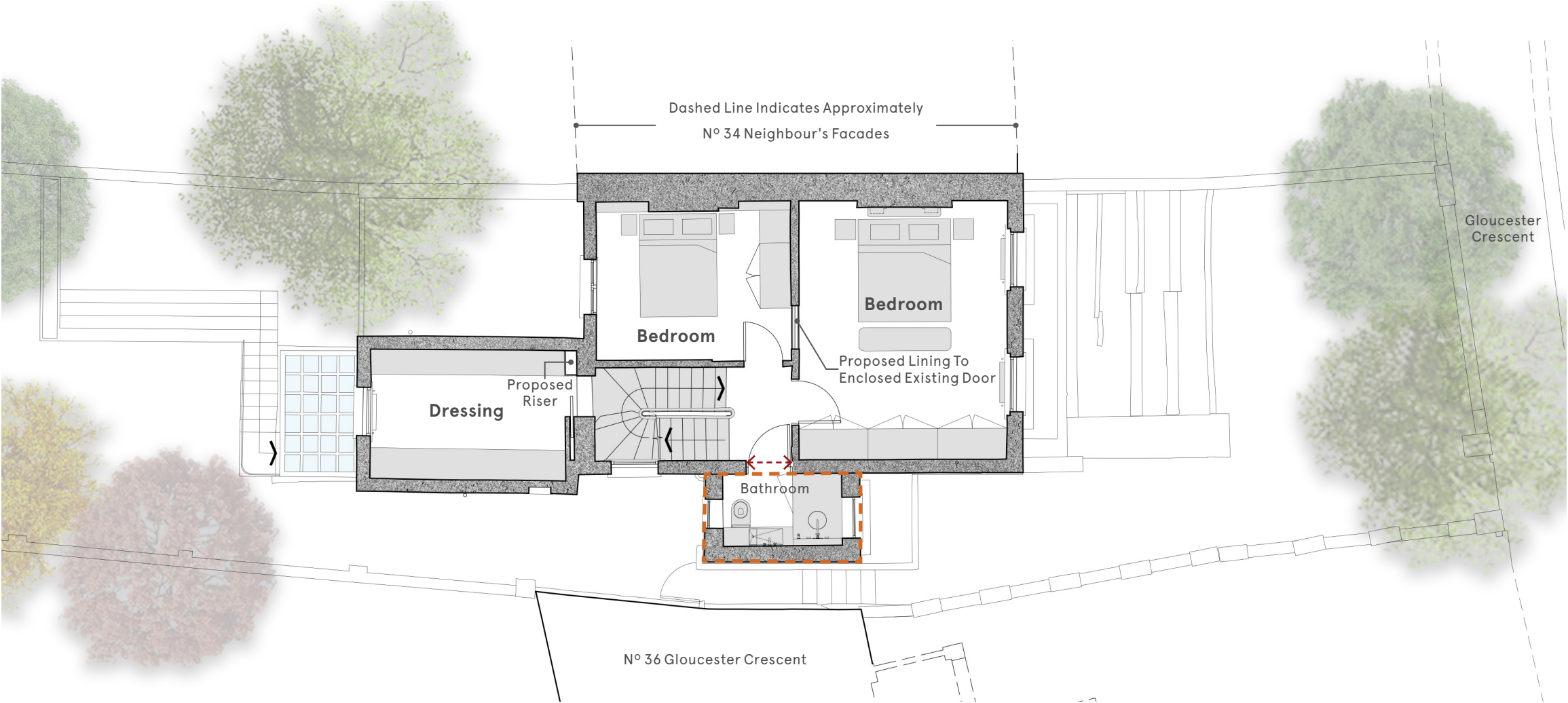
Existing partitions will be stripped out from the rear room currently divided

to form a bathroom, dressing and lobby. It will allow reverting back to the original layout which is a significant benefit to the listed building.

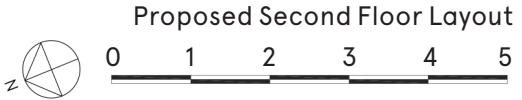
The door opening to the front room will be slightly moved to allow the installation of wardrobes.

Plan Key

- Proposed Extension
- <---> Proposed Opening



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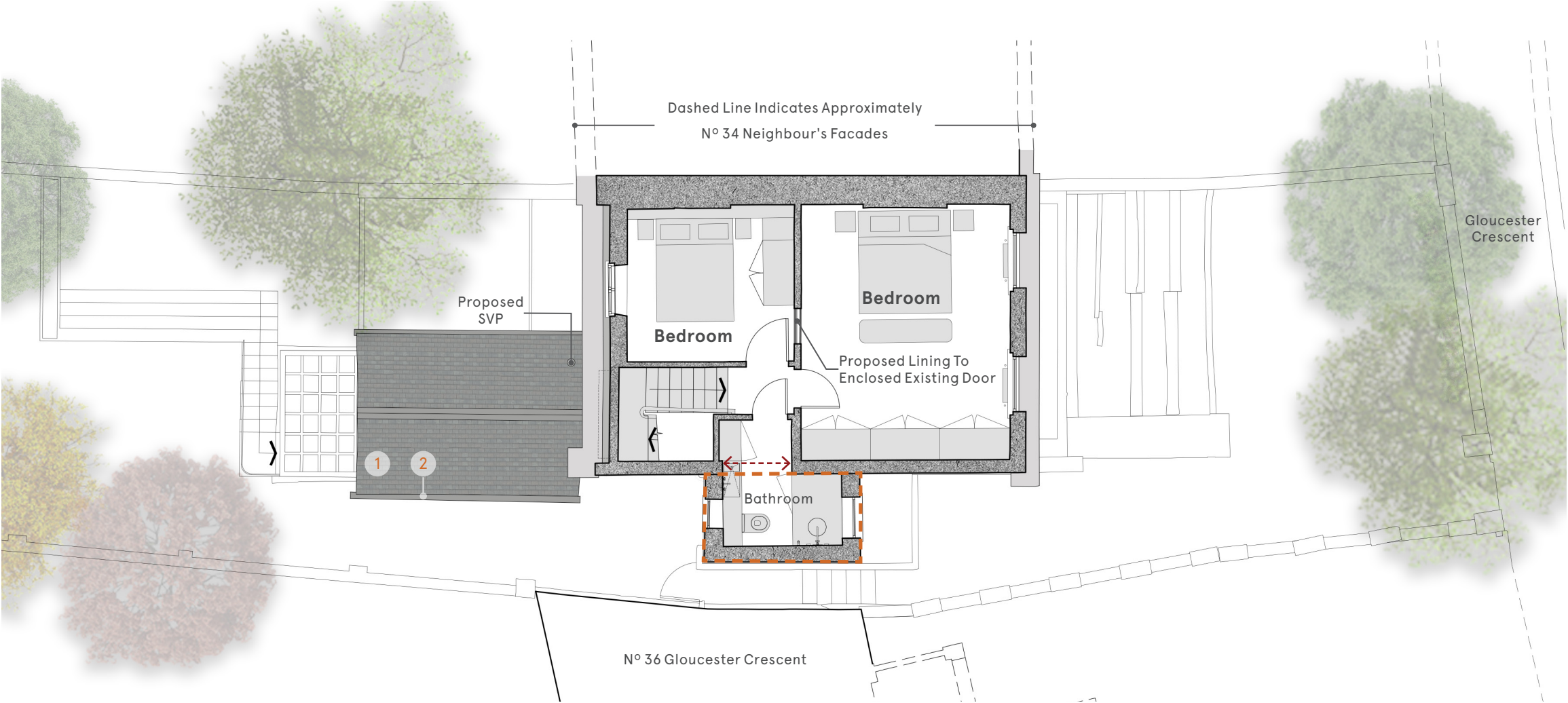


4.6 Proposed Third Floor

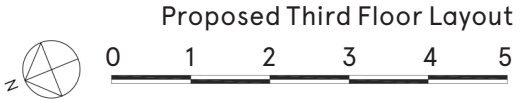
The side extension on this floor will provide a bathroom for the children bedrooms without the need to change the original layout of the listed building.

Plan Key

- 1 Photovoltaic Roof Tiles With Natural Blue-Grey Effect
- 2 Cast Iron Gutter
- Proposed Extension
- <---> Proposed Opening



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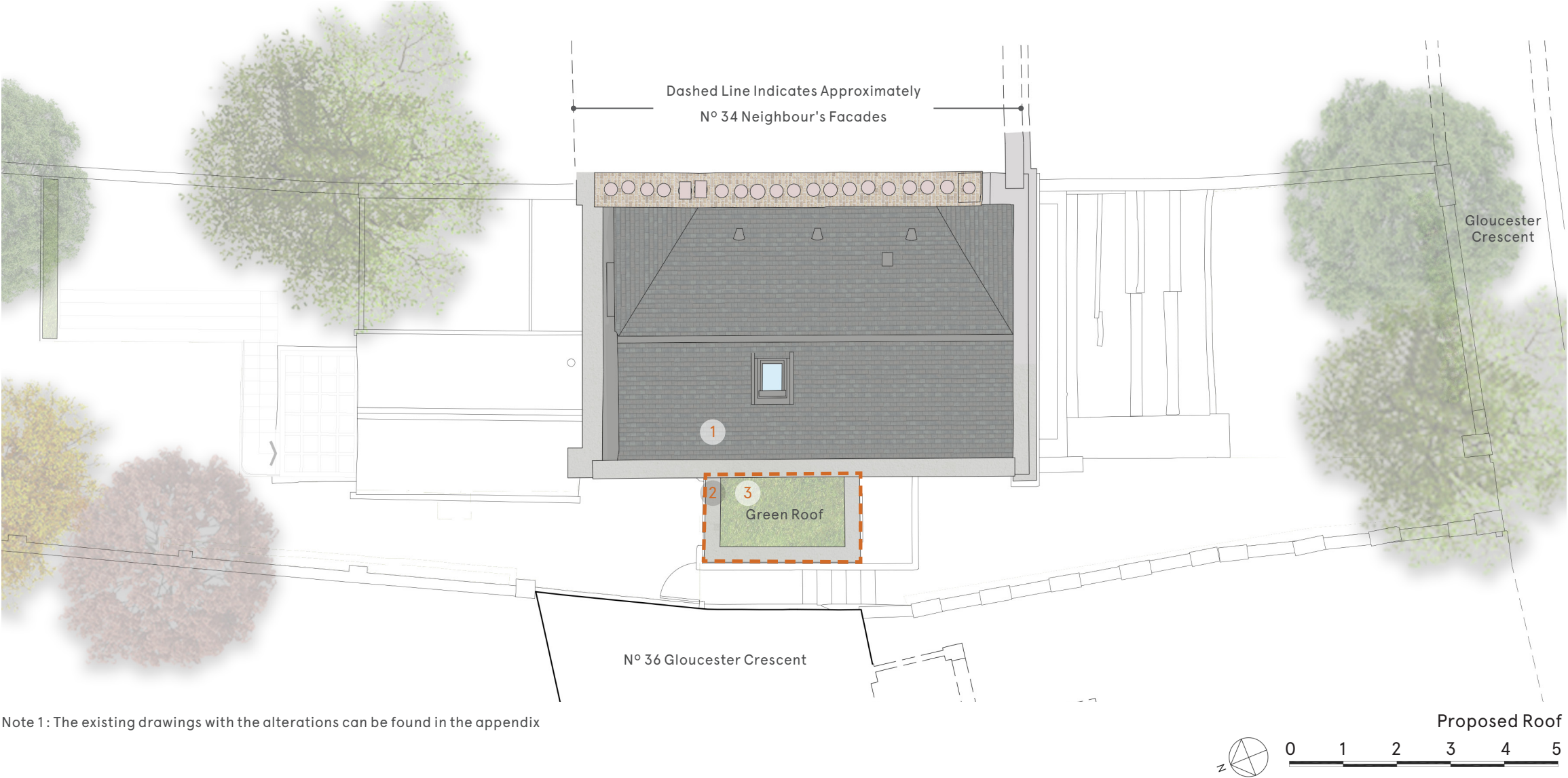
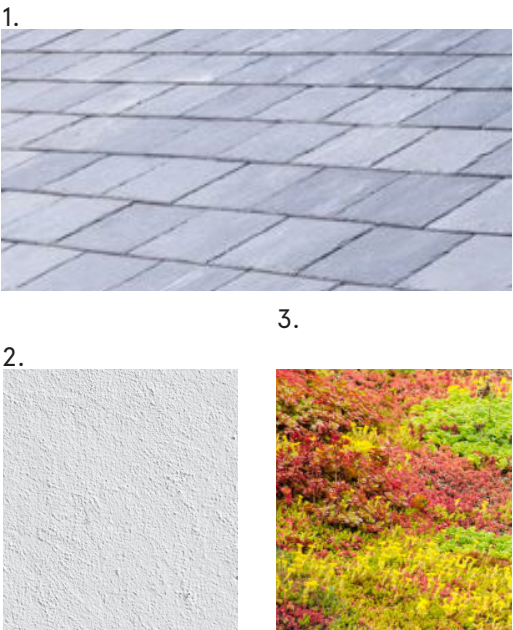


4.7 Proposed Roof

Photovoltaic tiles will be installed to the roof of the main house and existing extension, with a natural blue/grey finish to match the appearance of the existing slates and improve the sustianbility credits of the development.

Plan Key

- 1 Photovoltaic Roof Tiles With Natural Blue-Grey Effect
- 2 Concrete Coping, Finish To Match Existing Coping Along Front Facade
- 3 Green Roof
- Proposed Extension



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