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## INTRODUCTION

DF\_DC have been instructed to prepare and submit proposals for creating a third floor roof extension at 34 Elliott Square. This report describes the nature of the proposal, design considerations and materials definition, complementing the drawing package. As a practice, we have previously been involved in several projects in the neighbouring houses.



\_Front facade of no.34 Elliott Square

## THE SITE

34 Elliot Square, NW3 3SU



SITE PLAN

34 Elliot Square, NW3 3SU





## THE CONTEXT, THE BUILDING &amp; BRIEF

The house is part of the Elliott Square sector, one of the areas of the Chalcot Estate which extends to the north and south of Adelaide Rd. It was developed in the 1960s as a sort of modern terrace type with an internal road from which the houses are accessed, 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 seven-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 to secure a cohesive urban image.

Windows on the upper two stories are aligned to both sides of a panelled pier, grouping vertical features in a modern key. Our proposal respects these alignments, but at the same time is clearly distinguishable by virtue of its setback and material quality. The proposal will be clad in zinc panelling to the front and rear elevations and brick slips to match existing on the side elevations, in line with the previous roof extensions that were completed last year.



MATERIAL PALETTE

The material palette mirrors the extensions previously consented and built as a full row, dominated by powder-coated dark grey zinc, anthracite thin frame aluminium doors and powder-coated steel railings. The proposed extension's flanks are clad on brick slips to match the existing masonry, which are to be removed in the case one or both of the adjacent houses decide to extend accordingly.



- From top left
- \_Holbrook Sandfaced dark brick slips
  - \_Pre-weathered zinc standing seam cladding
  - \_Fixed roof light, Anthracite
  - \_Aluminium framed double glazed sliding doors
  - \_Black metal railings
  - \_Cortizo square edge sash window aluminum PPC white

DOCUMENT LIST

Existing drawings:

182-(00)000_P1	Location plan
182-(00)100_P1	Ground floor plan
182-(00)101_P1	First floor plan
182-(00)102_P1	Second floor plan
182-(00)103_P1	Roof Plan
182-(00)250_P1	Front elevation
182-(00)251_P1	Rear elevation
182-(00)201_P1	Section A

Proposed drawings:

182-(01)100_P1	Ground floor plan
182-(00)101_P1	First floor plan
182-(00)102_P1	Second floor plan
182-(00)103_P1	Third floor plan
182-(00)104_P1	Roof plan
182-(01)250_P1	Front elevation
182-(01)251_P1	Rear elevation
182-(01)252_P1	Side Elevation
182-(01)253_P1	Side Elevation
182-(01)201_P1	Section A