



01 Design Summary

The design challenge was to develop a proposal that retains a subservient position in terms of the building mass, whilst also developing an independent new standalone residence with its own character.

The technical constraints associated with adjacent properties such as the ground floor flank window to no10 and other matters including the impact of neighbouring daylighting levels and party wall matters are accounted for. *Figures 5.7 - 5.10* set out the adjacency parameters which have steered the overall massing which is largely driven by neighbouring windows and passive orientation. Alongside this, the distribution of building internal functions relative to the front and rear gardens take a logical position.

The design proposal takes heed of all of the presently known conditions associated with the site both in terms of planning policy and the materiality of the conservation area and is described in detail in *Chapter 6, 7 & 8*

02 Scale & Massing

The design of the new house accepts and works with the existing subservient scale of The Cottage within the street and relative to the neighbouring houses, no. 9 & no.10 Lyndhurst Road to which it is connected.

The main façade sits in the same position as The Cottage and relative to the main facade of no.10 Lyndhurst Road. The rear façade extends beyond the original footprint of The Cottage into the garden. The building elevates higher compared to The Cottage to achieve reasonable floor to ceiling heights internally, which are set at 2 metres and above. The volume achieved is that of a medium sized 3-bedroom house.

In terms of the streetscape, the presence of the large mansion typology is not affected by the proposal. This is largely due to the setback of the property from the street which is masked by the larger mansion houses. It is also obscured by large established trees.

03 Accommodation Description

The proposal in summary is a 3 storey split section dwelling with living located at ground level, 2 bedrooms on the lower level and 1 larger bedroom to the upper floor. The house is intended to be open plan including an open staircase with large windows flooding the space with light. A basement is necessary to achieve the volume required for a 3 bedroom house and references the guidance and parameters set by planning policy.

04 Accommodation Schedule

The full accommodation is set out in the schedule below

| Areas per room unless specified | SQM          |
|---------------------------------|--------------|
| <b>Ground Floor</b>             |              |
| Hallway                         | 4.9          |
| WC                              | 4.4          |
| Kitchen                         | 10.1         |
| Living/Dining Room              | 31.1         |
| <b>Lower Ground Floor</b>       |              |
| Hallway                         | 5.6          |
| Bedroom 1                       | 15.5         |
| Bedroom 2                       | 15.9         |
| Bathroom                        | 6.4          |
| Utility/Store                   | 12.6         |
| <b>First Floor</b>              |              |
| Landing/Study                   | 11.5         |
| Bathroom                        | 7.8          |
| Bedroom 3                       | 21.4         |
| <b>Garden Studio</b>            |              |
| Studio                          | 13.1         |
| Hall                            | 5            |
| WC/Shower                       | 2.7          |
| Sauna                           | 4.5          |
| GIA of accommodation            | 194.3        |
| GEA including all floors        | 257.6        |
| <b>External Areas</b>           |              |
| Front Garden                    | 74.6         |
| Rear Garden                     | 88.9         |
| Rear Lower Lightwell            | 6.2          |
| <b>Overall Site Area</b>        | <b>275.8</b> |

Design

As noted in Chapter 2, the Fitzjohn/Netherhall Conservation Area contains many beautiful and significant Arts & Crafts buildings as well as many high quality modern contemporary residential developments.

The proposals have taken reference from a number of domestic vernacular details; specifically entrance thresholds containing fanlights, sidelights and niches which have a human scale and give articulation to the facades. A number of examples are shown *Figures 6.1* which have informed the conceptual approach to the project in content and composition. The key drivers for the design are defined below.

Front Elevation

- 1) Define a new entrance to The Cottage that sits further away from the host house allowing the main entrance to The Cottage a secure and private space.
- 2) Respond to the prevalence and scale of the dominant motifs within the area to define the new domestic programme. Reference has been taken from the arched windows and loggias as well as oriel windows.
- 3) To retain the subservient position by retaining the building position and approximate height which is immersed within a newly planted front garden.

An early concept model defines these principles *Figure 6.1*.

Rear Elevation

The rear elevation adopts similar principles and also takes reference from bay windows to drive the form and orientation of the rear elevation.

The architectural model photographs and associated narrative *Figures 6.3-6.9* capture the principles described above.



01



Glenilla Road



Glenloch Road



Belsize Avenue



Lyndhurst Terrace

02

*Illustration 6.1*  
01. Initial conceptual model defining key features reminiscent of the prevalent domestic feature and motifs.  
02. Various details of entrance thresholds containing arched windows and loggias, niches and ornate surrounds.

**04 Plan Arrangement & Orientation**

The entrance is pushed to the far side of the plan to give some breathing space between no.10 Lyndhurst Road, it removes the entrance composition from the retained neighbouring cloakroom window and access stair to the basement. This gives the front door greater prominence and independence.

A split section arrangement is adopted for the ground floor which provides a clear programmatic separation between the kitchen and living area at whilst adopting an open plan strategy. A similar strategy of split level is applied on the first floor. The aim is to integrate the staircase into the plan dynamics so that it contributes spatially and programmatically.

From the entrance hallway, level access is gained to a kitchen and WC. Steps lead to the living area which faces onto the garden. A compact stair is set at 45 degrees within the plan to allow the stair to form part of the living area in an open plan arrangement. The split landing at first floor divides the master suite from a study area which looks over the front garden.

The basement is set at one level with a lofted ceiling over the garden-facing bedrooms. It is divided into 2 bedrooms with a zigzag wall which allows beds to be arranged spaciously and without narrow circulation. A sunken terrace provides light into the bedrooms and is set in an east-west orientation to achieve best light quality. At the front of the lower ground plan, a bathroom and utility room with storage sit under a lower ceiling due to the split section.

The garden studio provides a work from home space, WC/ shower room and garden storage space.

All rooms achieve above the Sqm area requirements set by the Mayor of London Housing Design Quality & Standards which sets a minimum size for a 3 storey 6 person dwelling at 95sqm. Furthermore the house provides:

- a) work from home space
- b) flexibility for a growing family
- c) high quality outdoor space
- d) the possibility to add internal platforms

A lightwell provides stack ventilation through the plan via an opening rooflight. Rooflights are distributed at both ground and first floor levels bringing light into the dining area and the bathroom at first floor level.

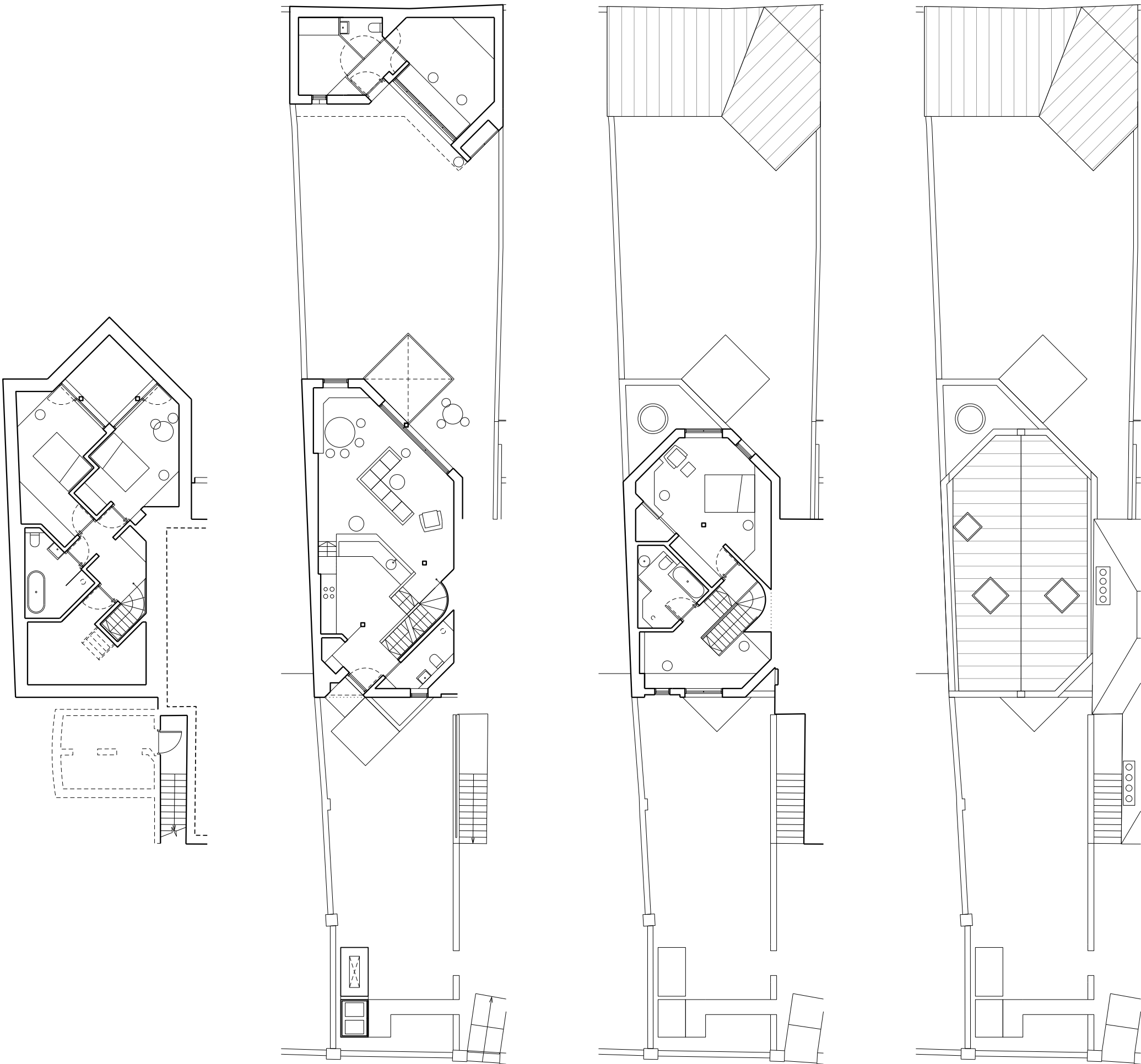
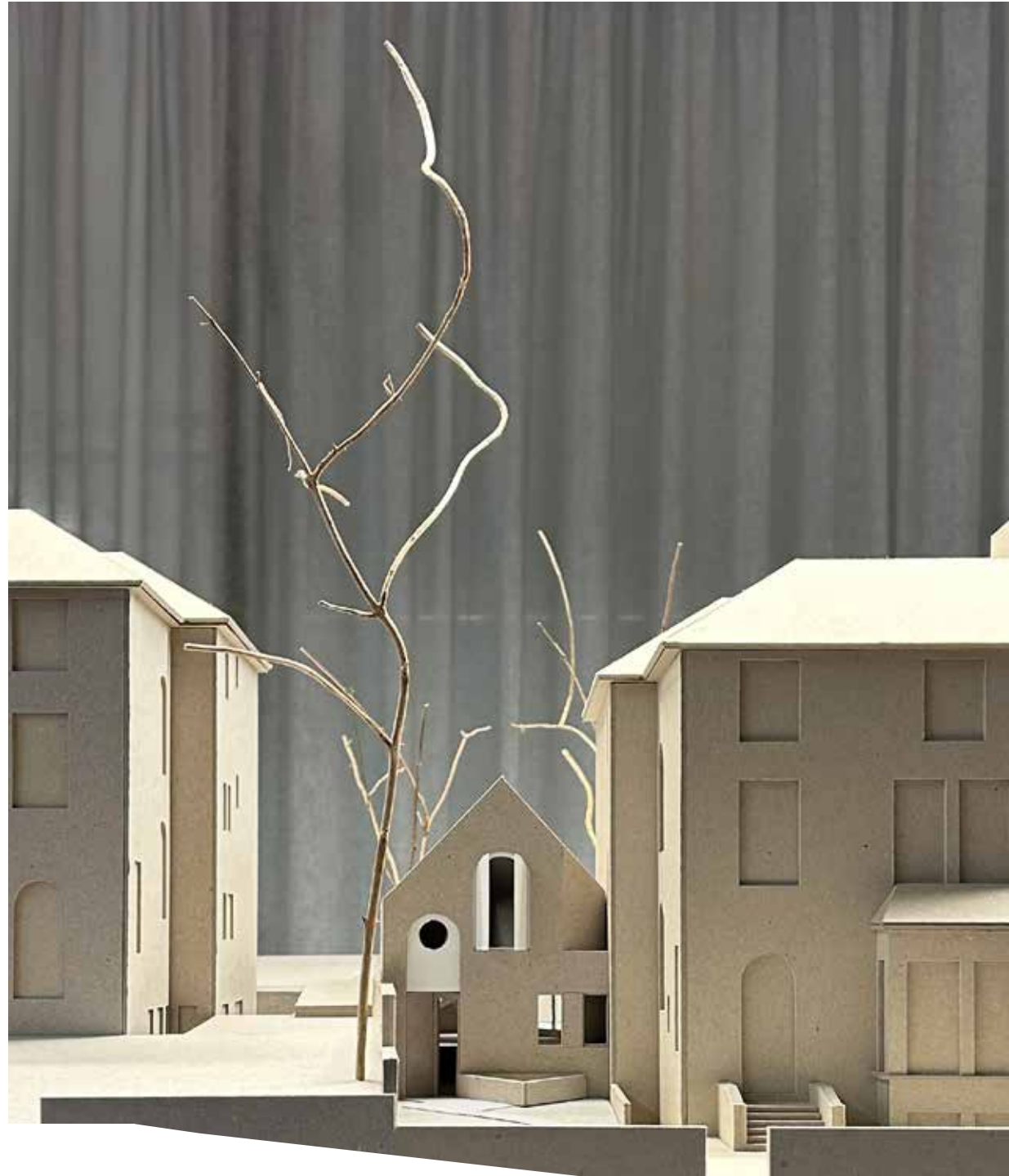


Figure 6.2: Basement

Ground Floor (Entrance Level)

First Floor

Roof Plan



01

*Illustration 6.3*  
01. Card model illustrating the view of the South-facing facade taken from Lyndhurst Road demonstrating the window proportions relative to no.9 and 10 adjacent properties.





02

*Illustration 6.4*  
 02. Card model illustrating the view of the North-facing facade, taken from an elevated position, demonstrating the proportions with reference to the bay window form of no.9 Lyndhurst Road.



03

*Illustration 6.5*  
03. Card model illustrating the view of the North-facing facade, taken from an elevated position, demonstrating the proportions with reference to the bay window form of no.9 Lyndhurst Road.



04

*Illustration 6.6*  
04. Card model illustrating the view of the North-facing bay form.

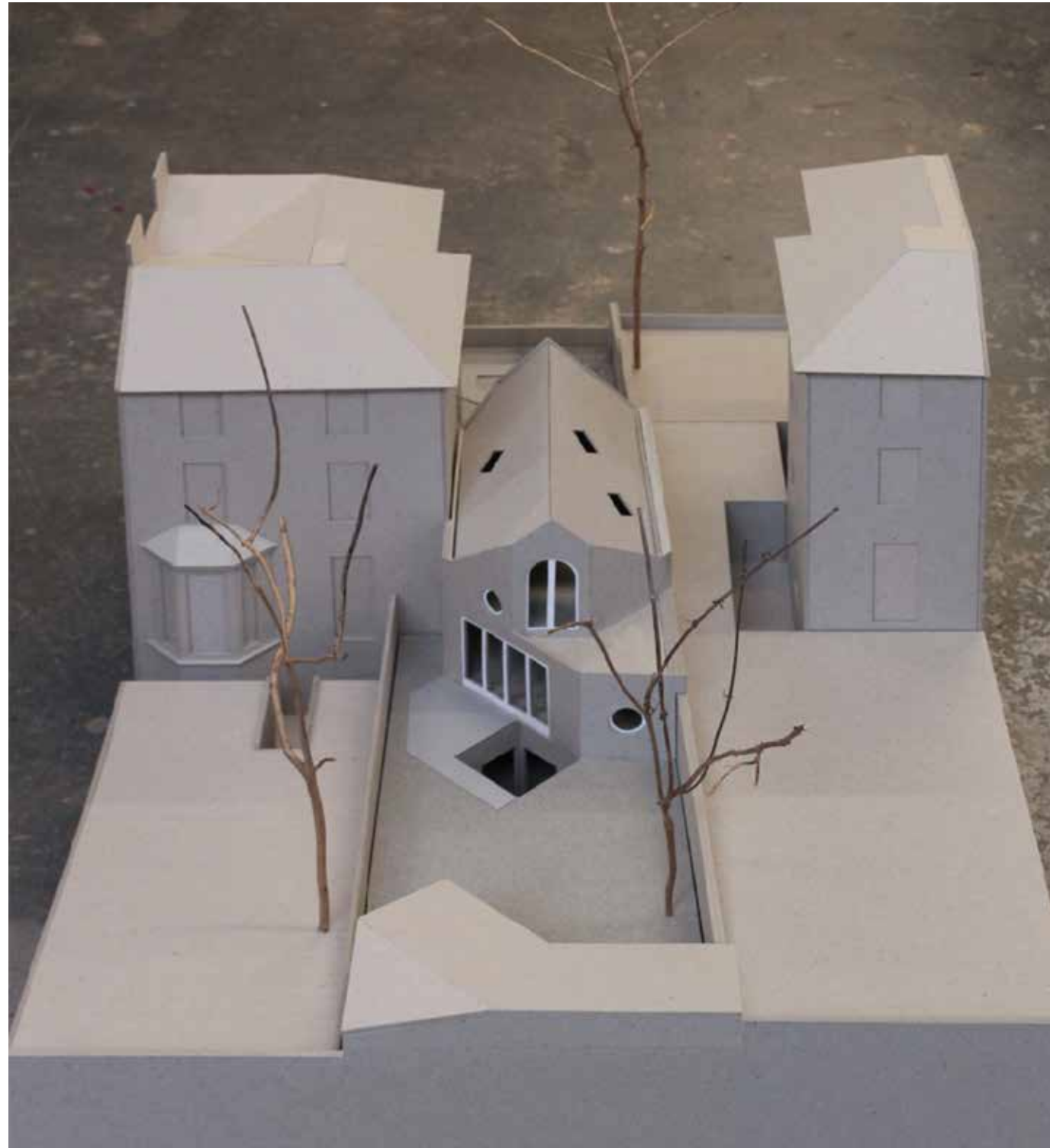






06

*Illustration 6.8*  
*Card model illustrating an elevated view from the*  
*South along Lyndhurst Road.*



07

*Illustration 6.9*  
*Card model illustrating an elevated view from the North.*



05 Façade Design

With reference to the Arts & Crafts precedents *Figure 6.1*, the facades contain high quality natural materials and bespoke details. They make use of simple forms with reference to the local vernacular and motifs, and conscious of each piece within the overall facade composition.

The main façade which faces the street has an elevated entrance portal which encompasses a circular study window and a small seat (niche) adjacent to the door. The front door is set back providing overhead cover at the threshold. The door is glazed to provide extra light to the hallway and to allow the planting silhouettes from the front garden to cast dappled light internally. At first floor level a tall arched window fits neatly into the pitched roof form providing light into the study and open plan staircase. These arched windows reference the predominant architectural figure within the area and the playful distribution of windows plays on the Arts & Crafts character of dancing fenestration which is driven by views inside to out from designated internal spaces - landings, thresholds and niches.

The facade is constructed with stone bricks set at a 45 degree angle much like a herringbone brick pattern. This is complemented by a series of stone lintels, cills and copings which unify the facade through the use of a single material and consistent colour. Key details are highlighted with green stone and brass fixings.



Key

- 01 Stone coping with decorative finial
- 02 Facade constructed of stone bricks
- 03 Stone surround to arched window
- 04 Arched bi-parting framed white window
- 05 Set back to facade (preserving light to adjacent window)
- 06 Stone cill
- 07 Stone parapet / Lintel
- 08 Stone mullion / Stone cill
- 09 Retained window to no.10B
- 10 Planter
- 11 Stone surround and inset to entrance
- 12 Oriel window to study
- 13 Fully glazed entrance door
- 14 Recessed porch with niche
- 15 Bespoke metal doors (colour matched)
- 16 Hoppers and downpipes (colour matched)
- 17 Stone surround to circular window
- 18 Circular opening window
- 19 Sliding/folding white glazed screen
- 20 Reclaimed brick to match garden wall

Illustration 6.10  
Proposed South-facing facade materials.



## 05 Façade Design Continued

The rear façade imitates the geometry of a large bay window referencing the articulation of the neighbouring properties, *Figure 5.8*. The form is exploited to orientate the living area north-eastwards with a series of folding windows fronting onto a terrace. The bay window form is complete at the upper level with another arched window sitting centrally and aligned with the south facade. Small circular windows are positioned in ergonomic positions: at ground level a circular window sits adjacent to the dining area, and at first floor level another circular portal aligns with the bed head or a seated position in an armchair.

Each bespoke stone piece is crafted to fit each condition - lintel, capping or cill with a connecting detail to the stone brick.

The colour of the stone has been selected to give subtle contrast to the main host building emphasising the pinker tone evident within the historic garden walls and subservient elements.

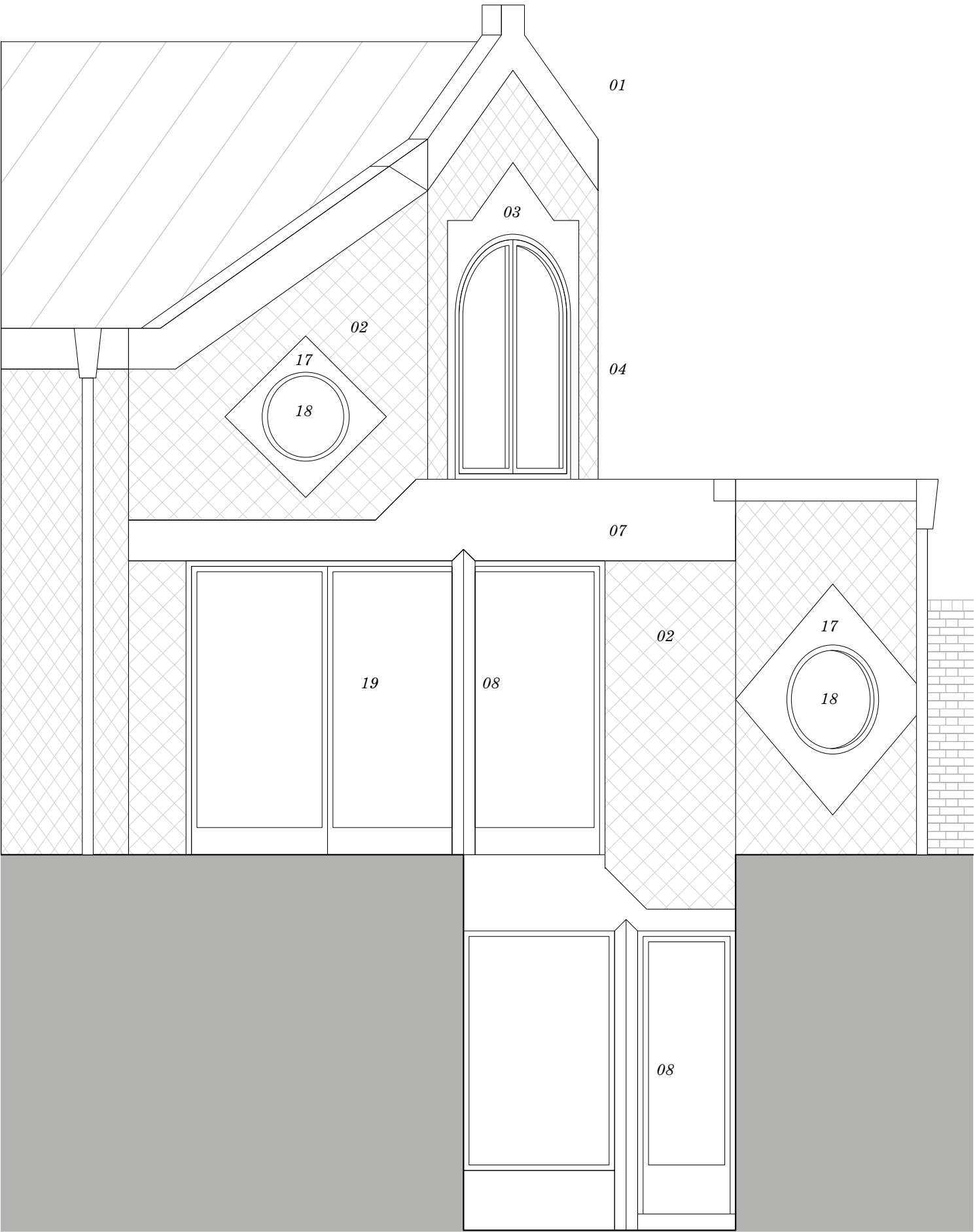


*Key*

- 01 Stone coping with decorative finial
- 02 Facade constructed of stone bricks
- 03 Stone surround to arched window
- 04 Arched bi-parting framed white window
- 05 Set back to facade (preserving light to adjacent window)
- 06 Stone cill
- 07 Stone parapet / Lintel
- 08 Stone mullion / Stone cill
- 09 Retained window to no.10B
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- 13 Fully glazed entrance door
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- 15 Bespoke metal doors (colour matched)
- 16 Hoppers and downpipes (colour matched)
- 17 Stone surround to circular window
- 18 Circular opening window
- 19 Sliding / folding white glazed screen
- 20 Reclaimed brick to match garden wall

*Illustration 6.11*  
*Proposed North-facing facade materials.*

05 Façade Design Continued.



- Key
- 01 Stone coping with decorative finial
  - 02 Facade constructed of stone bricks
  - 03 Stone surround to arched window
  - 04 Arched bi-parting framed white window
  - 05 Set back to facade (preserving light to adjacent window)
  - 06 Stone cill
  - 07 Stone parapet / Lintel
  - 08 Stone mullion / Stone cill
  - 09 Retained window to no.10B
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  - 11 Stone surround and inset to entrance
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  - 13 Fully glazed entrance door
  - 14 Recessed porch with niche
  - 15 Bespoke metal doors (colour matched)
  - 16 Hoppers and downpipes (colour matched)
  - 17 Stone surround to circular window
  - 18 Circular opening window
  - 19 Sliding / folding white glazed screen
  - 20 Reclaimed brick to match garden wall

Illustration 6.12  
Proposed North-East-facing facade materials.





Brick Sample  
10 Lyndhurst Road

Illustration 6.13  
Facades referencing adjacent facade motifs and materials.



Illustration 6.14  
West-facing facade illustrating approach to flank



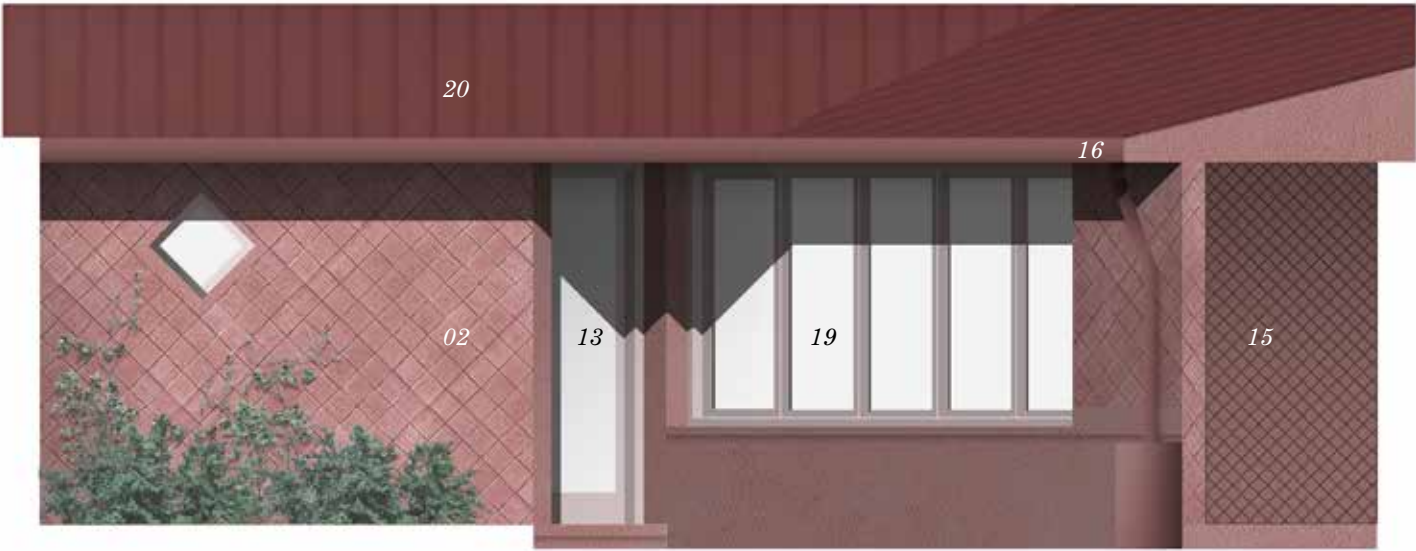
06 Garden Studio

The studio contains one main façade fronting onto the garden which is made up of the same materials as the main house. The east and west bounding walls rest against the adjacent refurbished garden walls to no. 9 and no.10A-D Lyndhurst Road with outer facing brick flush to the refurbished garden walls. The rear wall is a retaining structure to no 27 & 28 Thurlow Road gardens, which sit at a higher level than the site, also with the outer facing brick flush to the garden walls.

The studio contains one main façade fronting onto the garden which is made up of the same materials as the main house as recommended in the Conservation Area guidance *Chapter 2 and Chapter 5.11.*

A garden store is recessed into the east side of the structure and contained by metal powder coated doors.

The materials are illustrated in the adjacent drawing and are all from the same palette as the main building.



Key

- 01 Stone coping with decorative finial
- 02 Facade constructed of stone bricks
- 03 Stone surround to arched window
- 04 Arched bi-parting framed white window
- 05 Set back to facade (preserving light to adjacent window)
- 06 Stone cill
- 07 Stone parapet / Lintel
- 08 Stone mullion / Stone cill
- 09 Retained window to no.10B
- 10 Planter
- 11 Stone surround and inset to entrance
- 12 Oriel window to study
- 13 Fully glazed entrance door
- 14 Recessed porch with niche
- 15 Bespoke metal doors (colour matched)
- 16 Hoppers and downpipes (colour matched)
- 17 Stone surround to circular window
- 18 Circular opening window
- 19 Sliding / folding white glazed screen
- 20 Bronze copper standing seam roof

Illustration 6.15  
Proposed South-facing facade materials.

07 Material Palette

The façade is predominantly formed of a pink/brown square stone brick laid in a diagonal format reminiscent of a herringbone brick pattern which is common in the area. Capping, lintels, cills and recessed niches are cast in single or jointed stones pieces in a combination of stones and marble which will be sourced and/or salvaged locally. In entirety the whole assembly is a composition of carefully crafted pieces.

The flank west elevation will be formed of salvaged brick to match the existing garden wall.

The roof to the main house will be a standing seam zinc with in-line rooflights sitting in plane with the finish. The roof to the studio will be a standing seam system in bronze copper. Visible hoppers and rainwater downpipes will be aluminium powder coated to match the stone colour.

The fenestration will be powder-coated matt white and will be fitted with a variety of mechanisms to fit the ergonomic requirements and opening requirements - sliding/folding or pivoting.

Materials will be selected locally and salvaged where possible with essential criteria met in respect of the embodied carbon.

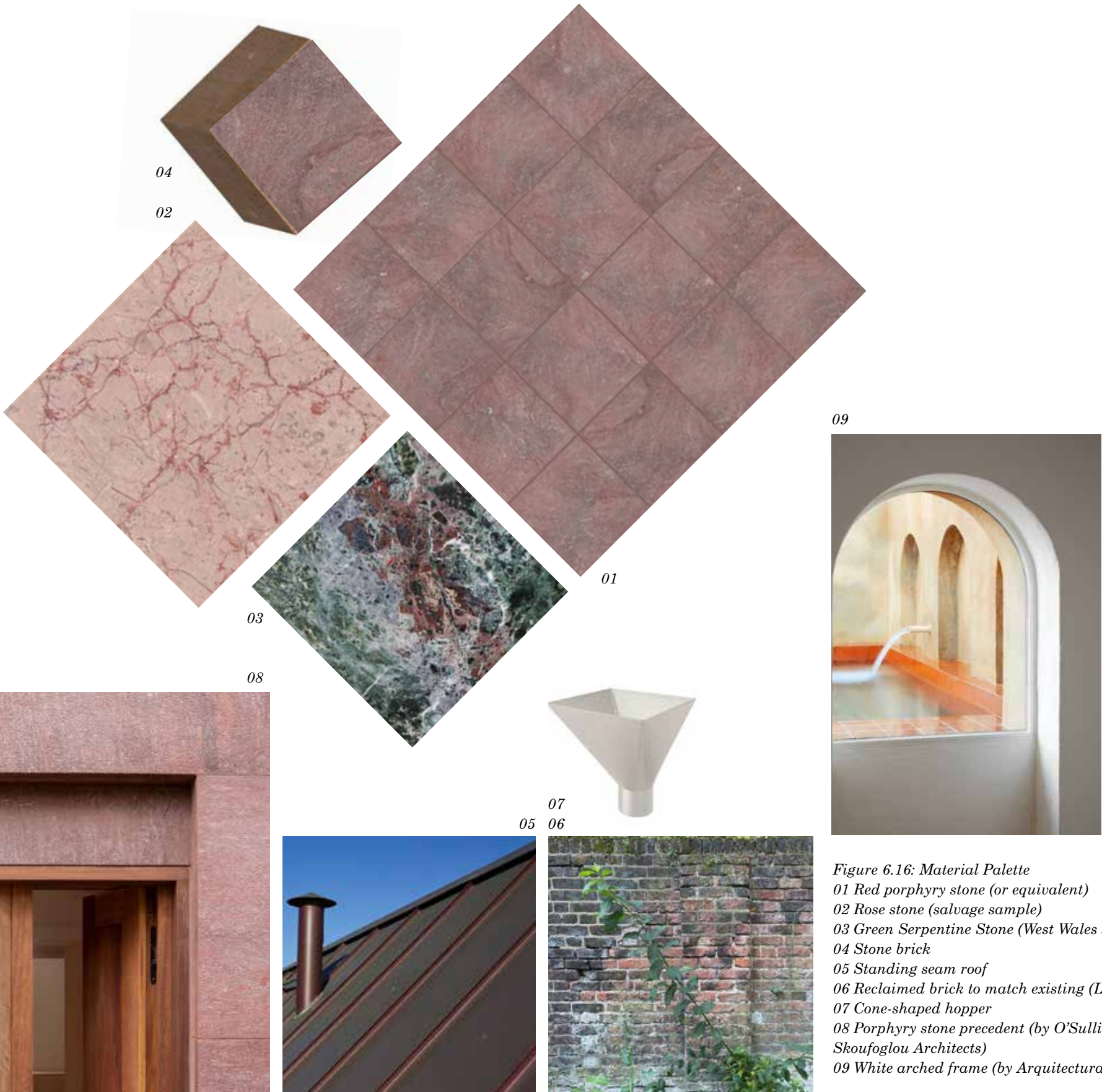
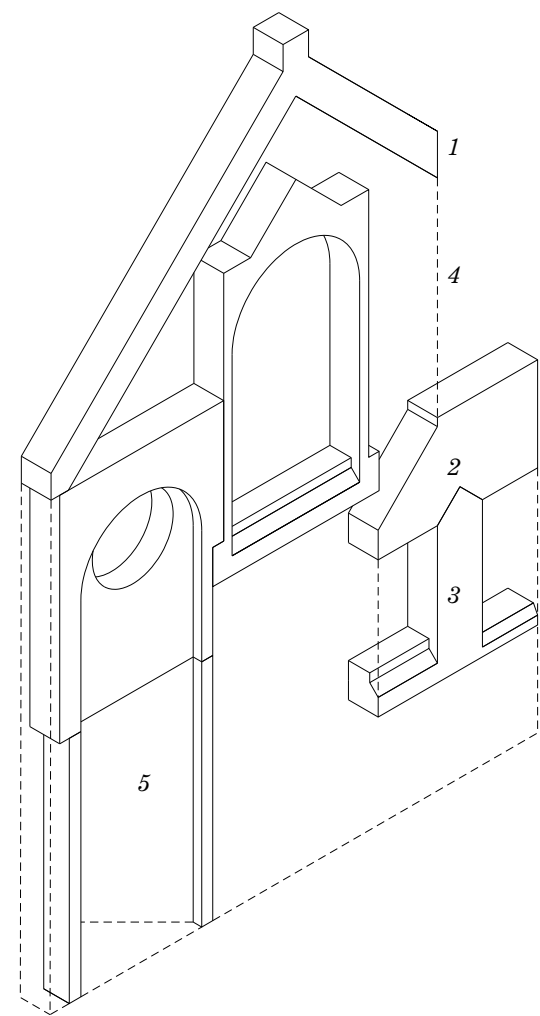
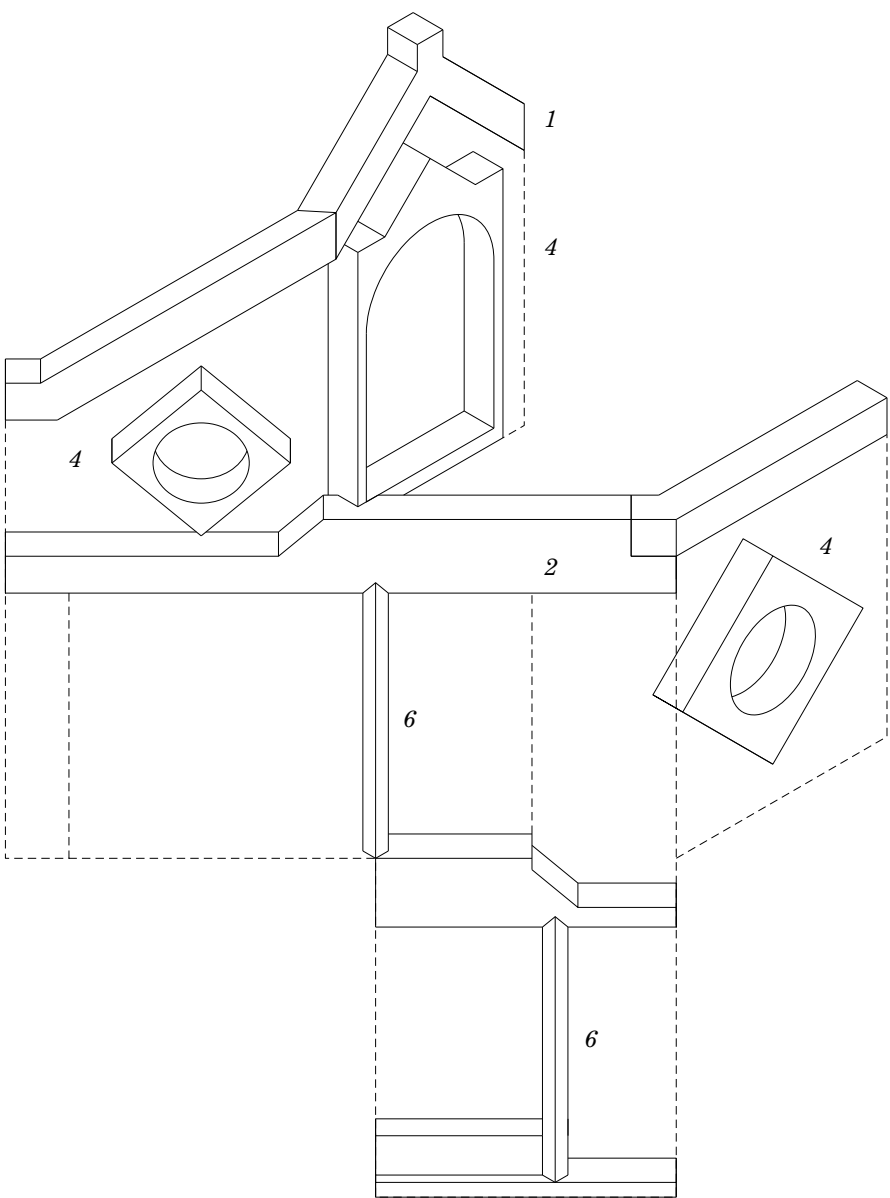


Figure 6.16: Material Palette  
01 Red porphyry stone (or equivalent)  
02 Rose stone (salvage sample)  
03 Green Serpentine Stone (West Wales sample)  
04 Stone brick  
05 Standing seam roof  
06 Reclaimed brick to match existing (London)  
07 Cone-shaped hopper  
08 Porphyry stone precedent (by O'Sullivan Skoufoglou Architects)  
09 White arched frame (by Arquitectura-G)





01



02

- Key
- 1 Capping
  - 2 Lintel/parapet
  - 3 Mullion/cill
  - 4 Window portal
  - 5 Portico & niche
  - 6 Mullion



03

Figure 6.17

01 Constituent parts of the front facades

02 Constituent parts of the rear facades

03 Illustration of stone to front South-facing facade

a) Red porphyry stone (or equivalent)

b) Rose stone (salvage sample)





01 Garden Design – Hard Landscape

The front garden contains a serpentine pathway leading towards the main front door and terminating with a tiled hardstanding. The garden will be upgraded with soft planting following significant reduction of the hard material. A planter is positioned adjacent to the entrance and will contain special climber plants on wire trellis work to add texture to the facade.

The rear garden contains a series of tiled terraces extending from the living area alongside the lightwell. A further tiled area is provided at the entrance to the garden studio. The garden will be newly planted. A balustrade at ground floor level contains the sunken courtyard and provides an armature for climbing plants.

The lower ground bedroom terrace is tiled on all surfaces with reflective material, both ground and wall, to provide reflected light into the bedrooms.

02 Access & Use

Level access is provided from the garden path to the front door. A cloakroom is provided at entrance level. Internal steps to the living area are set to comply with Approved Document M: Access and use of buildings. The existing gated entrance to the front garden from the pavement sits outside of the site ownership and includes three steps.

03 Garden Design – Soft Landscape

Soft Landscape will be designed by others. Indicative layouts are shown. These include a rear garden lawn surrounded by planted borders. The front garden will be extensively planted.

04 Garden Walls

The existing brick garden walls to no. 9 will be carefully restored. A new brick garden wall will be built along the boundary of no.10. This will provide a solid enclosure to the house and give greater definition to the plot. This new wall will be lined with trellis for climbing plants.

05 Refuse & Recycling Storage & Collection

A small storage structure is located behind the front brick wall will contain a refuse store designed in accordance with Section 8 of Camdens Design Guidance providing. Space for 2 x 240 litre bins is provided to account for future expansion and mindful that Camden's waste storage collection per household is 120 litres general waste, 140 litres of mixed dry recycling, 23 litres of food waste. The structure will be timber and will sit behind the brick wall in perpendicular orientation to Lyndhurst Road. A narrow pathway will provide access for removal.

06 Air Source Heat Pump

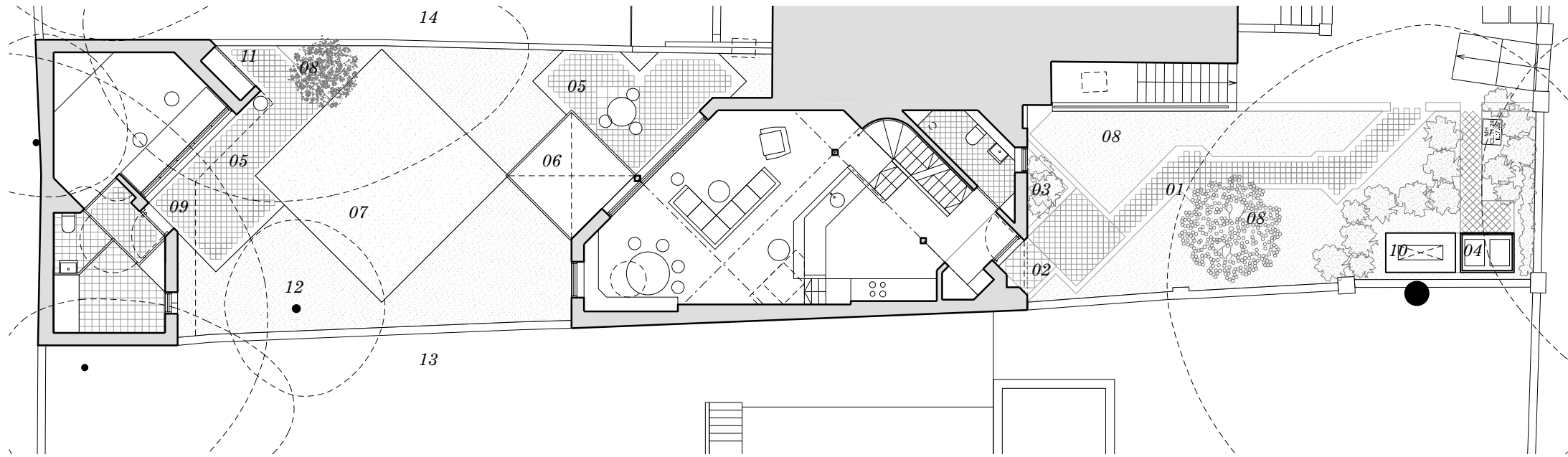
An air source heat pump will be located adjacent to the bin store in a discrete position perpendicular to Lyndhurst Road which will provide sufficient air space around the unit and will include a dark green acoustic cover.

07 Garden Storage

External storage has been integrated into the garden studio structure on the east to keep the garden free of ad hoc standalone units.

08 Parking & Cycle Storage

Currently there is no parking within the existing site and no changes are proposed to this. The proposals include designated space for bicycles to be stored within the basement utility room.



- Key
- 01 Serpentine pathway
  - 02 Main Entrance
  - 03 Planter
  - 04 Bin store
  - 05 Garden terrace
  - 06 Sunken terrace
  - 07 Lawn (indicative)
  - 08 Planting (indicative)
  - 09 Studio Entrance
  - 10 Air source heat storage space
  - 11 Garden storage
  - 12 Existing retained tree
  - 13 Brick garden wall retained/refurbished
  - 14 New brick garden wall bounding no.10A-D

Illustration 7.1  
Proposed Garden & Storage



01 Construction Strategy

The site is set within a residential area and as such it is anticipated that working hours will have constraints governed by planning policy.

In consideration of the access to the site, and the fact that the building is set back from the street, the construction proposals will take into consideration both the size of the building components specified and the speed at which the building can be assembled. The basement structure will be formed of concrete with a fully warranted tanking system inclusive of sump pump. All of the necessary ground investigations have been undertaken to ensure standards are met.

02 Infrastructure & Ground Conditions

The position of all existing drainage infrastructure has been surveyed along with the geological ground conditions and will be carefully integrated into the proposals as they develop.

03 Removal of Existing Building

The reasons for the removal of the existing structure are explained in the preceding Chapters and are necessary to achieve a new high performing family home.

04 Substructures & Garden Walls

As the development progresses, the conditions of the boundary wall to no.9 will be further investigated both to ensure tree roots are protected and also to ascertain the best possible method for constructing against the boundary line. Both the construction detail and sequencing will be considered along with the requirement for underpinning.

All existing brickwork both above and below ground will be recovered and retained for reuse.

05 Proximity to Trees

Trees within the site will be protected. Any roots exposed will be covered, protected and reported to London Borough of Camden's tree officers. The Structural Statement Appendix includes a strategy to build the studio and outlines the mitigation measures designed to ensure any tree roots will not be detrimentally impacted buy the construction.

06 ASHP & Acoustic Enclosure

The air source heat pump will be designed to prevent noise pollution in accordance to the appropriate regulations.

07 Building Regulations & Fire Regulations

The design of the unit will be subject to Building Regulations compliance and applications will be submitted in due course. To achieve the open plan arrangements, a sprinkler system (in part or full) is anticipated if other strategic escape measures cannot be accommodated to meet the requirement of the Fire Authority.

08 Building Regulations - Part L & Energy Provision

An energy statement is provided by Integration Engineers and is contained in the Appendix in which the ambitions to achieve high levels of thermal performance are stated.

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*Supporting Information & Appendices*

- A: Planning Application Drawings \_ Mary Duggan Architects*
- B: Condition Survey\_Anderson Wilde & Harris*
- C: Daylight & Sunlight Report\_Waterslade*
- D: Basement Impact Assessment \_ & Ground Movement\_ Ground & Water*
- E: Structural Statement\_Momentum*
- F: Environmental Statement\_Integration*
- G: Environment Agency Evidence of Flood Zone*
- F: Arboricultural Report\_Crown Tree Consultancy*





# Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
526794/185361

Created  
13 Dec 2023 9:50

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



## Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
526794/185361

Scale  
1:2500

Created  
13 Dec 2023 9:50

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m