

EMIL EVE

25a Tanza Road, NW3 2UA

Design and Access Statement + Heritage Statement - Rev P2
July 2024



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0.1 Introduction

Dear Camden Council Planning Officer,

This application seeks full planning permission to 25a Tanza Road, London NW3 2UA.

The proposals include the replacement of the existing rear conservatory extension with a single storey rear extension and upgrading of the existing side extension.

25a Tanza Road is a ground floor and lower-ground floor maisonette in a late-Victorian mansion block. The building is not listed but the street is located within the South Hill Park Estate Conservation Area.

25a Tanza Road has undergone many changes over the years, with a rear extension documented on plans dated 1946 – establishing this volume as part of the 'existing' building with regards to development policy. A large glazed conservatory, built in 2009, currently extends the property – the need to replace this poorly constructed and thermally inadequate living space being the key driver of the homeowners desire to develop and improve their home. The proposed extension is set within the same approximate footprint as the existing conservatory extension. The proposed massing enhances the historic bay form and benefits from an optimised solar orientation.

The designs for the proposed extension have been developed with careful consideration for the local context and conservation area. The impact on the existing character of the buildings and the setting, including the Heath to the rear, has been an important consideration in the development of the designs. As a RIBA registered Conservation Architect (RIBA CA Level accredited), I specialise in the sensitive repair and re-use of historic buildings and I also sit on the Hackney Society Planning Group. With these proposals we sought to find a proposal that would not detract from the scale, character and appearance of the house, its neighbours and the wider context of the conservation area.

Furthermore, the proposed external alterations are of a similar, or lesser, scale compared to approved planning applications and other precedents to neighbouring properties. For example, no. 3, 17, 21, 27 and 29 Tanza Road have all been granted planning permission for similar and higher impact modifications – including full width extensions. Many other properties have also been extended with large conservatories and brick volumes as documented in this report.

The proposals will complement the character and scale of the existing residential dwelling and are supported by local and national planning policy. Whilst the modifications aim to upgrade both the general standard and sustainability of the existing accommodation, consideration for the surroundings has been taken in order to minimise any potential impact upon adjacent buildings, the streetscape and the Heath through a sensitive approach to scale, design and materiality.

We feel strongly that our high-quality design will make a positive contribution to the building and setting as set out below. The key considerations are:

- **Policy and design:** The design has been developed with careful consideration of the existing context, local and national planning policies and the conservation area appraisal.
- **Materials:** The proposed external materials have been carefully selected for their quality and to complement the material palette of the main house and setting.
- **Massing:** The alterations add massing without detriment to the character of the property, the bay-form of the extension responds to the existing bay window at upper levels.
- **Amenity:** The proposal by reason of its design, scale and layout, adheres to Policy AI of the Camden Local Plan, safeguarding the amenities of neighbouring residents and adjoining land users (refer to 45degree rule studies in this document).
- **Planning precedents:** There are many examples of approved planning precedents for alterations of a similar/larger scale in the immediate vicinity as set out below. These include full width rear extensions.

Please refer to the following pages along with the submitted planning drawings to explain the proposal in context. **We would be very happy to discuss any further information that you require** (please phone 07815453778).

Yours sincerely,



Ross Perkin, Director, Emil Eve Architects
(Registered Architect (ARB) and Conservation Architect (RIBA CR), SPAB 2013)

1.1 Location

Overview

Tanza Road is a residential street located in the Hampstead Town Ward of the London Borough of Camden and is within the South Hill Park Estate Conservation Area.

25a, Tanza Road is a late Victorian flat in a mansion block on the eastern side of the street close to Hampstead Heath Overground station. The property overlooks Hampstead Heath to the east.

The property sits amongst a series of similar buildings, being up to five storeys in height, and characterised by steeply pitched roofs, red brick walls and ornate mouldings. The area saw a period of heavy development during the latter part of the 19th century.

Designations:

The property is not listed or locally listed.

The property is not in the curtilage of a listed building.

The property is within a conservation area.

The property is not covered by an Article 4 Direction.



↑ Aerial view of Tanza Road looking north to Hampstead Heath. No.25 highlighted red.



↑ Houses along Tanza Road



↑ Houses along Tanza Road

1.2 Street Character

Side Extensions

Owing to the topography, the buildings on Tanza Road have lowered ground floors, with the main entrances located on the upper ground floors, accessed by a flight of steps.

Each of the buildings are set back around 2.5m from the street, creating narrow front yards and light wells, enclosed with garden walls.

25a occupies the lower and upper ground floors of no. 25 Tanza Road. Its main entrance is via the side passage, where a small porch extension has been added to the house over a decade ago.

The side extension at no. 25a is typical of the street where many properties have extended into their associated side passage - either to extend a lower flat where the property has been divided or to claim additional internal space connected to a secondary entrance if a single home.

These side passage extensions are highly visible from the street and of a variety of heights and forms - see photographs.

The extension at 25a is a poorly constructed uninsulated timber volume. The proposal is to upgrade the envelop of the extension to bring it up to current performance standards. The volume of the extension will remain significantly less impactful than many of the neighbouring precedents.



↑ A selection of existing Tanza Road side extensions

1.2 Street Character

Variation of rear volumes

Tanza Road is a steeply-sloped street, characterised by pairs of red-brick semi-detached villas

From the street the appearance is of a consistency of form, materials and ornamentation, however **to the rear, the roofs and often the side, the majority of properties have been adapted and extended in a wide variety of forms.**



↑ Aerial view of the rear of east side of Tanza Road (1-39) showing various additions and alterations in green. The existing extension at 25a is highlighted red.

1.2 Street Character



↑ No. 21 Tanza Road - large rear extension



↑ No. 3 Tanza Road - full width rear extension



↑ No. 3 Tanza Road - large outbuilding - highly visible from the Heath



↑ No. 17 Tanza Road - large rear extension and alterations to existing bay fenestration



↑ Full width extensions at no. 1 and no. 3 Tanza Road



↑ No. 29 Tanza Road - extensive lower ground floor excavation and full width terrace extension at ground floor

The eastern side of Tanza Road backs onto Hampstead Heath. Many of the properties have rear extensions and outbuildings. These are partially obscured by high brick garden walls and mature trees but many are visible from the Heath defining a character of variation to the rear of these properties.

1.3 Heritage Context

Historic Context

Tanza Road is in the South Hill Park Estate Conservation Area (Sub Area Two).

Developed by Thomas Rhodes from 1871 onwards, the South Hill Park estate provided housing for a growing class population, and its close proximity to Hampstead Heath is of particular importance in its setting.

The buildings are large villas, several of which have been subdivided into flats more recently.

'This part of the conservation area is also characterised by substantial semi-detached houses, overwhelmingly in the Victorian Gothic Revival style. Influenced by Ruskin's 'The Stones of Venice', this style is typified by elaborately carved foliage in artificial stone, as well as various combinations of steeply pitched roofs, Tudor chimneys and rustic porches. Sashes are more elaborately detailed with glazing bars sub-dividing the upper panes and/or stained glass decoration.'

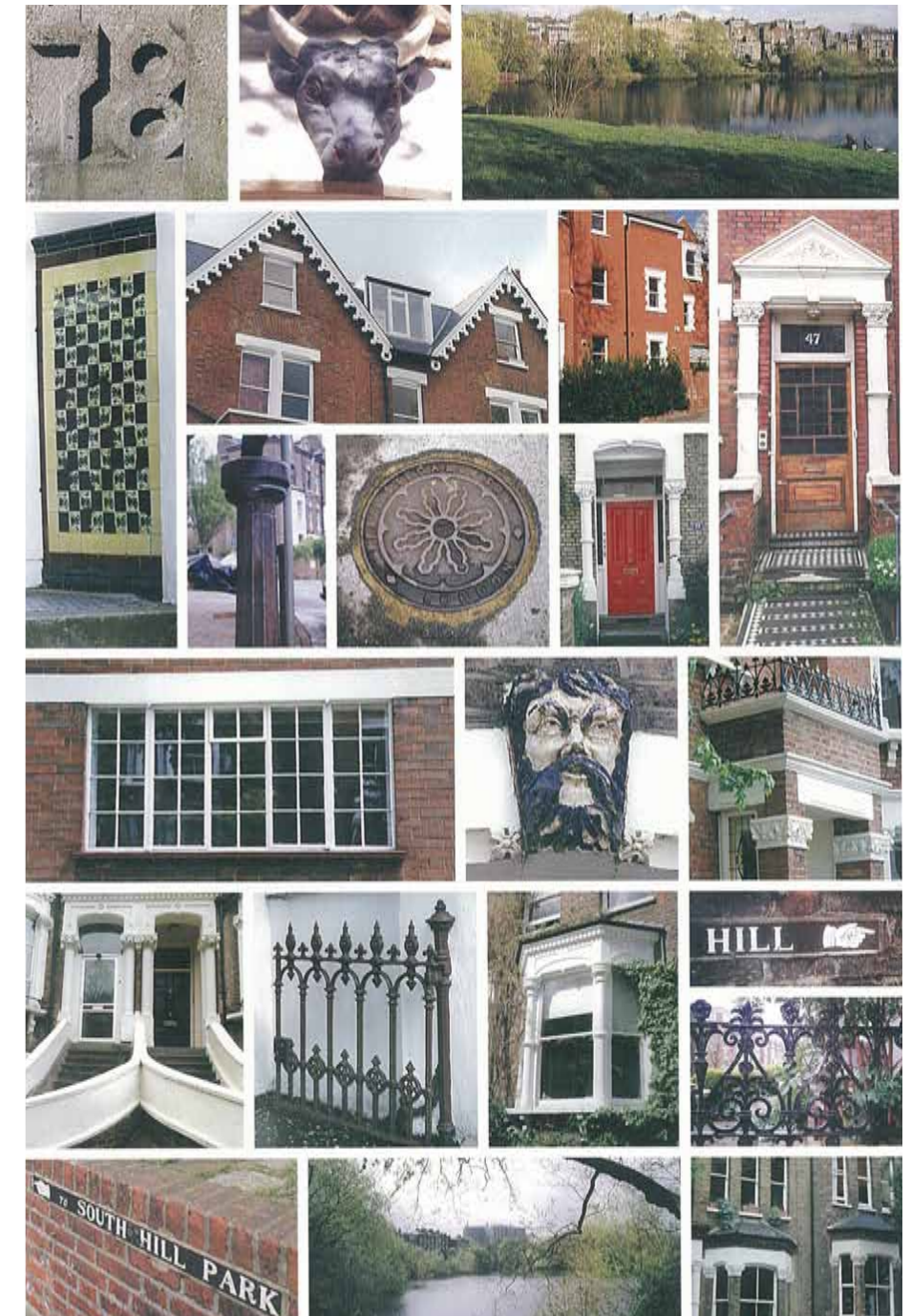
- South Hill Park Conservation Area Statement



↑ South Hill Park Conservation Area map showing Tanza Road to the east.



↑ South Hill Park Conservation Area aerial view



↑ Extract from South Hill Park Conservation Area statement showing various building details for the area.

1.4 Existing House

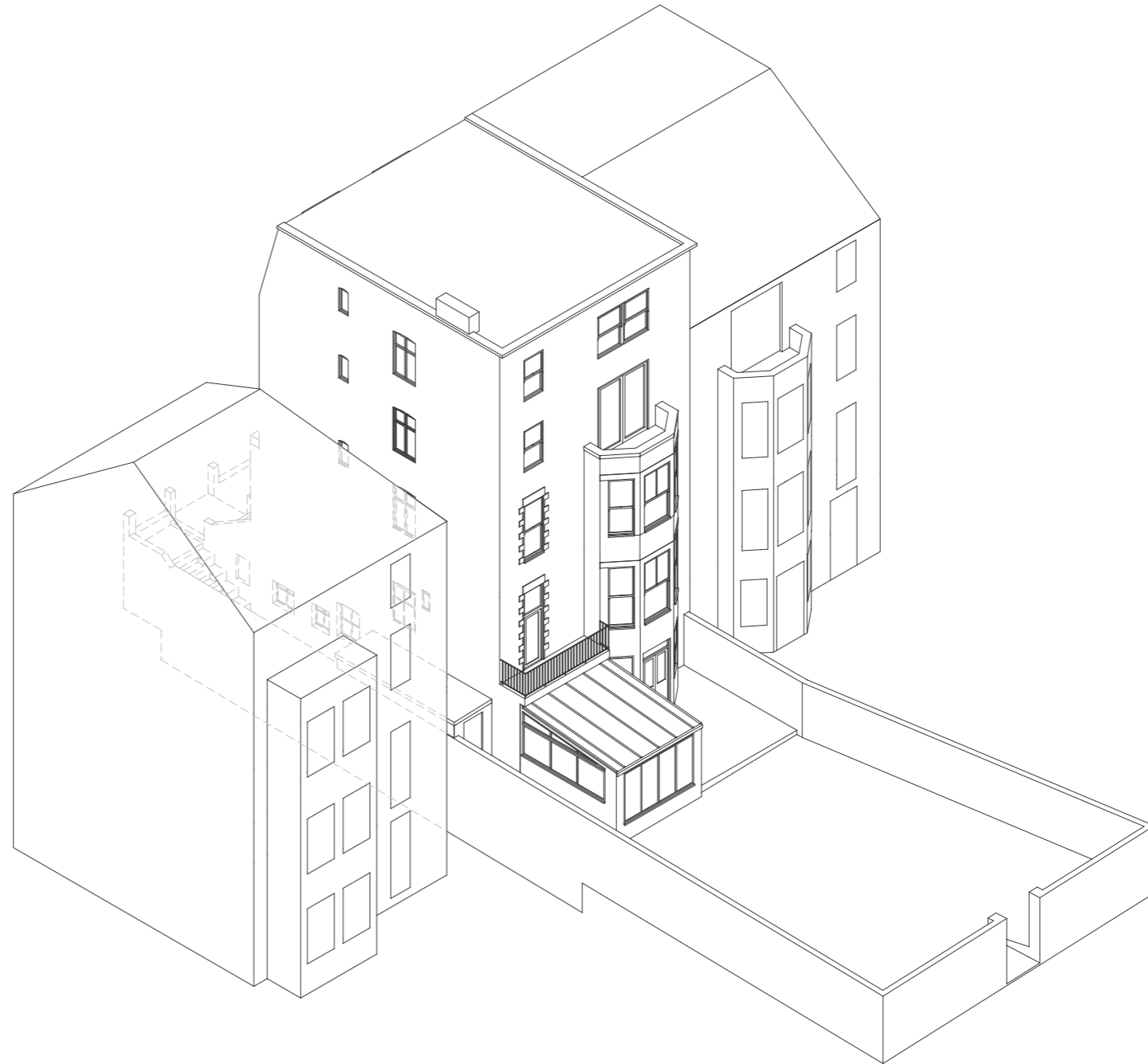
House & Setting

No. 25a Tanza Road is split across the two lowest storeys of the building and benefits from a large private garden.

The apartment was created as part of a conversion in 1947, with sleeping accommodation on the upper floor and living accommodation on the lower floor. Original bay windows are prominent on the front and rear elevations.

The property has two existing extensions: a conservatory extension to the rear (south east corner) and a single-storey porch extension within the side passage.

The extension to the rear comprises of brick walls and conservatory glazing. **Documentations demonstrates that the building has been extended to the rear in various forms since the late 1940s, with the current version having been constructed around 2009 by the previous owner.**



↑ Diagram showing rear of building and existing extensions. 25a occupies the two lowest storeys and owns the garden.

1.4 Existing House

Existing property alterations

The property has undergone a series of changes over the last century.

Notably, during a rebuild following bomb damage, an entire storey was added to the upper part of the building, giving it a truncated square appearance. This differentiates it from other buildings on the street, which generally have steeply pitched roofs synonymous with the Gothic revival era.

At ground level, various extensions have been built and demolished over time. These are summarised as follows:

Pre 1949:

Original extension believed to have existed as documented on drawing dated September 1946.

1949:

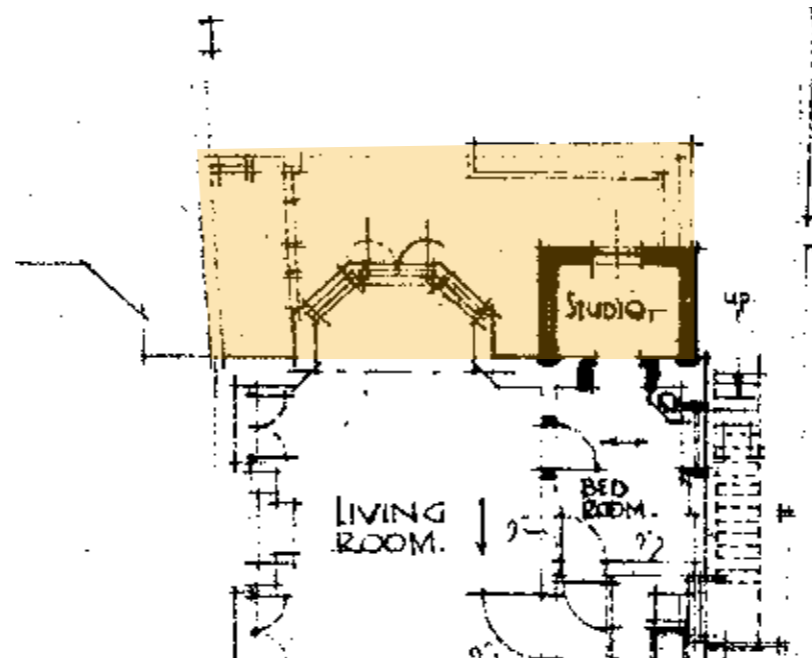
Building subdivided into flats. (TP/36356/413).

1986:

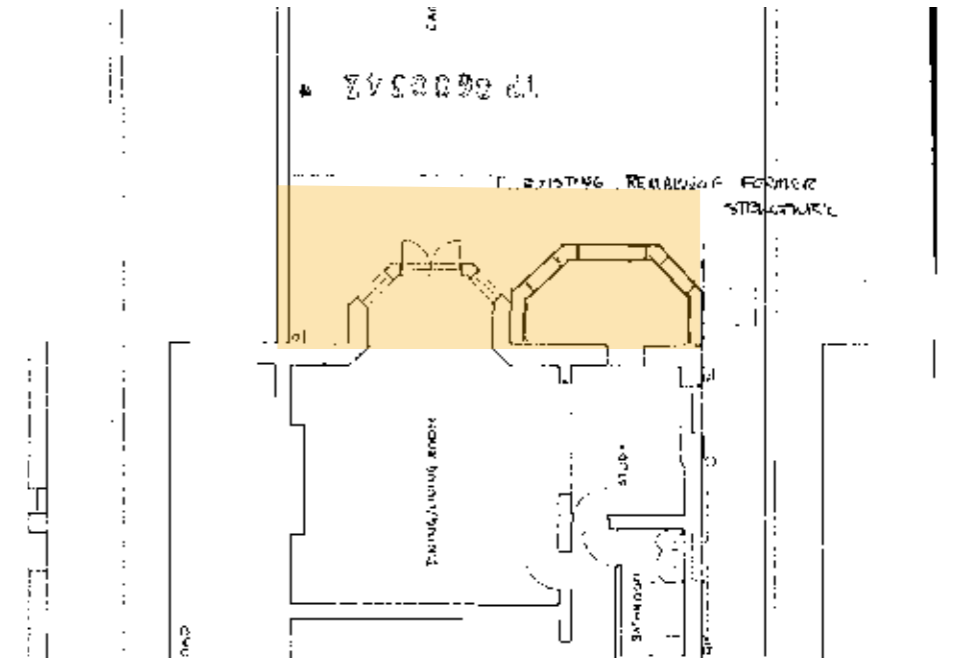
An application is made (8600342) and is approved for a replacement conservatory extension. The application drawings show existence of a previous larger extension (as also shown in 1946 drawings).

2009:

Conservatory extension re-built on the extant footprint. Hard landscaping still exists across the full width of the rear of the house.



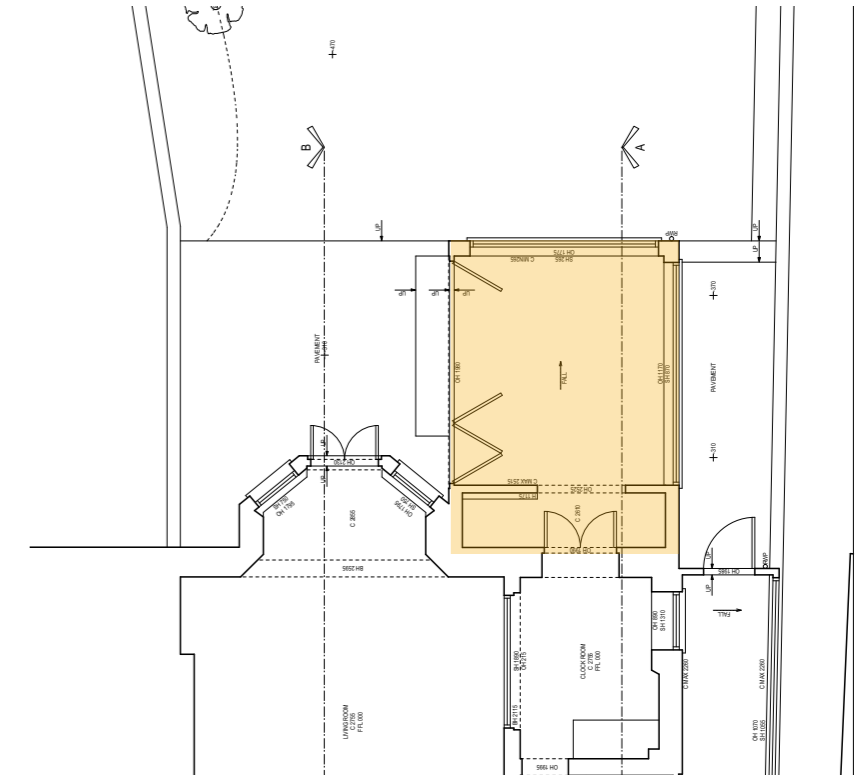
↑ Drawing dated Sept 1946, showing existence of rear additions to the building. Submitted with the 1949 application to subdivide the building into flats.



↑ 1986 planning application drawing for conservatory, showing outline of former extension.



↑ 2006 Satellite image showing presence of conservatory extension.



↑ Existing extension, built in circa 2009

1.5 Heath Setting

Existing property alterations

The Eastern side of Tanza Road backs onto Hampstead Heath with a public footpath running behind the gardens.

The existing garden walls are mismatched in height and material. The rear garden wall of no. 25a is one of the lowest which means that the existing conservatory extension is visible from the path at points, although during the summer the leaves of the mature trees aid in obscuring the volume.



1.6 Existing House

Current Condition

The existing house is currently occupied by the applicant. It is in a reasonable state or repair in some areas and in poor condition in others.

The side extension is a poorly constructed and uninsulated timber volume. The roofing membrane is at the end of its life and requires replacement.

The rear conservatory extension also has a very poor thermal performance - being very hot in summer and cold in winter, rendering it usable for only around half of the year. Furthermore it suffers from damp and subsidence, and is due for replacement.

The internal arrangements have a very deep floor plan, resulting in a lack of natural light to the internal spaces.

On the lower floor, privacy is also an issue due to the low front walls and the main kitchen and dining space being situated at the front of the property.

Addressing these issues are primary objectives for the proposals.



↑ Deep floor plans result in dark rooms



↑ Existing conservatory extension and rear of building



↑ Existing conservatory extension seen from existing patio



↑ The existing kitchen is overlooked by the street



↑ Existing side extension seen from rear



↑ Existing side extension seen from street

2.1 Relevant Planning Policy

Overview

1. National Guidance

The National Planning Policy Framework 2012
Planning Policy Guidance (PPG)

2. Development Plan

The Development Plan is comprised of the London Plan 2016 and the Camden Local Plan. The Camden local plan was adopted in 2017. The following policies of the development plan are considered relevant to this application:

A) The London Plan 2016 - Spatial Development Strategy for Greater London

Policy 7.4 Local Character
Policy 7.6 Architecture

B) Camden Local Plan Core Strategic Policies

- Policy A1 Managing the impact of development
- Policy A3 Biodiversity
- Policy CC2 Adapting to Climate Change
- Policy D1 Design
- Policy D2 Heritage

Camden Supplementary Guidance

- CPG – Design (2021)
- CPG – Home improvements (2021)
- CPG – Amenity (2021)
- CPG – Energy efficiency and adaptation (2021)
- CPG – Biodiversity (2018)

3. SPD/SPGS

South Hill Park Conservation Area Statement
SHP18, 19, 20 and 21.

4. Neighbourhood Plan

Hampstead Neighbourhood Plan 2018-2033

Policy DH1 Design

Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by:

A. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges.

Response: The proposals do not change prevailing building lines and boundary walls to the front of the property.

B. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.

Response: The proposals respect the rhythm proportion and scale of the rear of the buildings on Tanza road and do not exceed that of existing precedent for other similar proposals.

C. Protecting the amenity and privacy of neighbouring properties.

Response: the proposals do not adversely impact the existing amenity for neighbours owing to the scale and height. The proposals are of a similar scale to the existing extension being replaced.

Policy DH2 Conservation Areas and Listed Buildings

3.16 Development should maintain and enhance the historic street character of the immediate context through choice of façade materials, provision of setbacks, boundary conditions, building entrances and plantings (e.g. building to the edge of the plot line on a street where buildings are set behind walls or railings will not comply with this policy).

Response: The proposals are for a carefully considered extension to the property and demonstrate high-quality design which is cognisant of the local conservation area, the appearance from the public realm, and the impact on the existing buildings.

3.1 Design Proposals Overview

Summary

The proposed extension and alterations to 25a Tanza Road have been carefully considered with respect to the surrounding Conservation Area.

The proposals include the replacement of the existing rear conservatory extension with a single storey rear extension and upgrading of the existing side extension. The proposals will occupy the same position.

Whilst the modifications aim to upgrade both the general standard and sustainability of the existing accommodation, consideration for the surroundings has been taken to minimise any potential impact upon adjacent buildings and their occupants through a sensitive approach to scale, design and materiality.

Summary of the key planning considerations:

The following are discussed in further detail in the pages herein.

Policy and design

The design has been developed with careful consideration of the existing context and local and national planning policies.

Massing

The proposed additional massing has been developed to respond to the existing extension, the original house and its setting.

Materials

The proposed external materials have been carefully selected for their quality and to complement the material palette of the main house and setting.

Amenity

By reason of their design and layout, would safeguard the amenities of neighbouring residents. (refer to 45degree rule studies in this document).

Planning precedents

There are many examples of approved planning precedents for alterations of a similar/larger scale in the immediate vicinity as set out below. These include side extensions, rear extensions and full width rear extensions.

3.1 Design Proposals Overview

Use

The extension is to improve the configuration and quality of the existing dwelling only, and would not create, or be capable of creating, a separate dwelling.

The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by:

- a. Resisting development that would involve a net loss of residential floorspace, including any residential floorspace provided;*
- Within hostels or other housing with shared facilities; or*
- As an ancillary element of another use, wherever the development involves changing the main use or separating the housing floorspace from the main use.*

-Camden Local Plan Policy H3

As per Policy H3, the proposed extension creates additional space which rationalises the current rooms within the house.

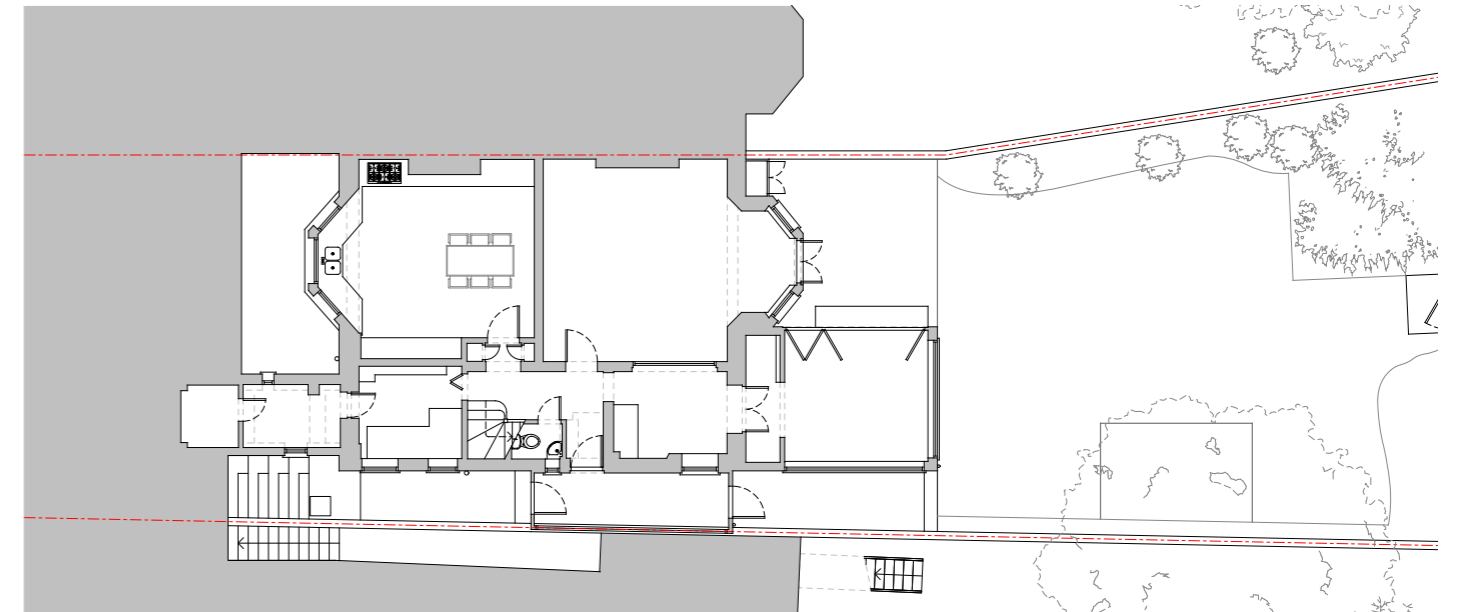
Overall, the proposal creates a more usable home, and does not change the property's existing use as a single family home - use class C3(a).

Amount & Scale

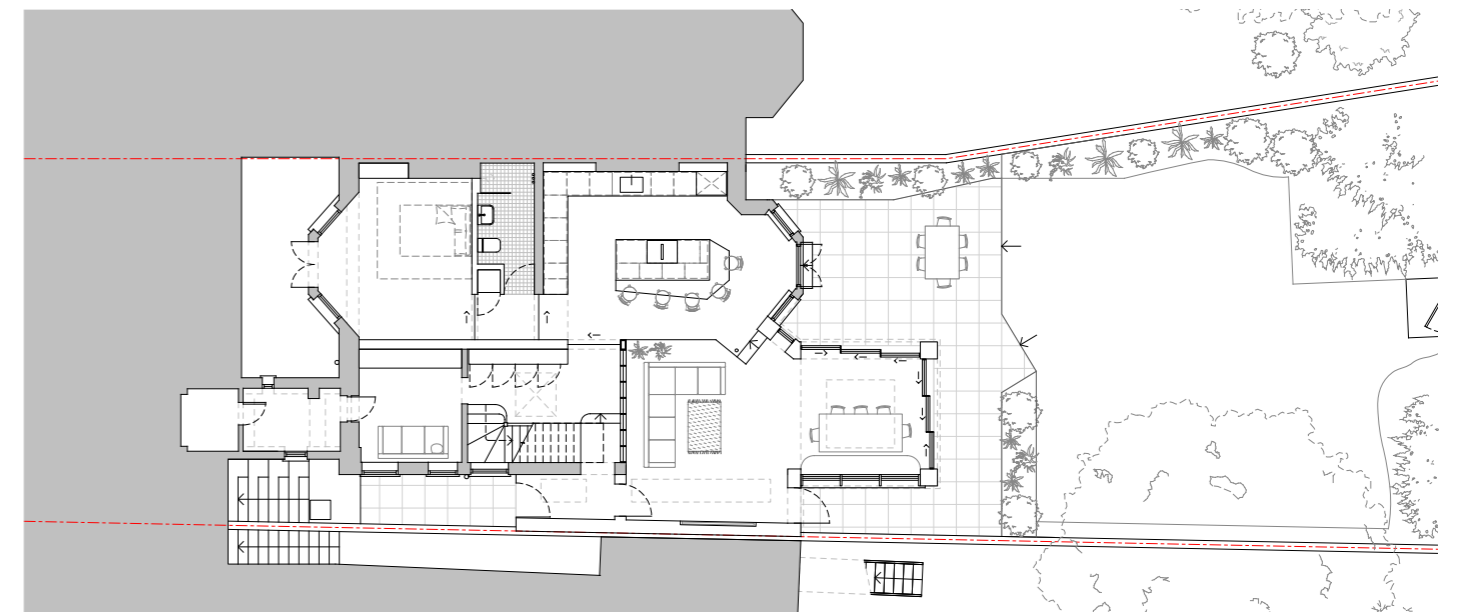
The proposed rear extension adheres to Policy D1 which requires 'all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- Character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building, where alterations and extensions are proposed;
- The proposals replace the existing extension to the building, which occupies the south east corner, with a similar sized extension. The size of the extension is based on the footprint of the existing extension.
- The proposals have been developed with careful consideration for the host building so as to ensure that the extension remains subservient in its scale and form.

Gross Internal Area (m2)		
	Existing	Proposed
Lower Ground Floor	116.7	117.7
Ground Floor	78.0	78.0
TOTAL	194.7	195.8
Difference to Existing		1.1



↑ Existing lower ground floor plan



↑ Proposed lower ground floor plan

3.2 Proposed Extension

Proposed Alterations - Rear Extension

25a Tanza Road is a generously sized apartment with sleeping accommodation on the upper ground floor and living accommodation on the lower ground floor. However, due to the deep floor plan, cellular layouts and low ceilings, the property suffers from poor daylighting and ineffective configurations resulting in poor privacy and compromised living arrangements.

The proposals seek to vastly improve the internal layouts by introducing open plan living, whilst consolidating the external additions with a single storey rear extension, occupying a similar footprint to that of the existing extension.

The proposed addition has been carefully considered in terms of its scale, proportion and construction ambitions to minimise impact on the existing house and its neighbours, whilst achieving the objectives of the brief.

The original house, as with all houses on Tanza Road, are characterised by bay windows front and rear, and extending to the upper storeys. Various ornate mouldings decorate the façades throughout.

The designs are cognisant of these attributes and the proposals seek to respond with considered application of architectural form and materials.

The extension comprises of a single storey volume occupying the same footprint as the existing extension, built in 2009. It is designed with brickwork piers, high quality stone work forming the parapets and garden terraces, and slender glazing.

The form of the extension is articulated to respect the existing bay window form - which is present on all buildings on Tanza Road.

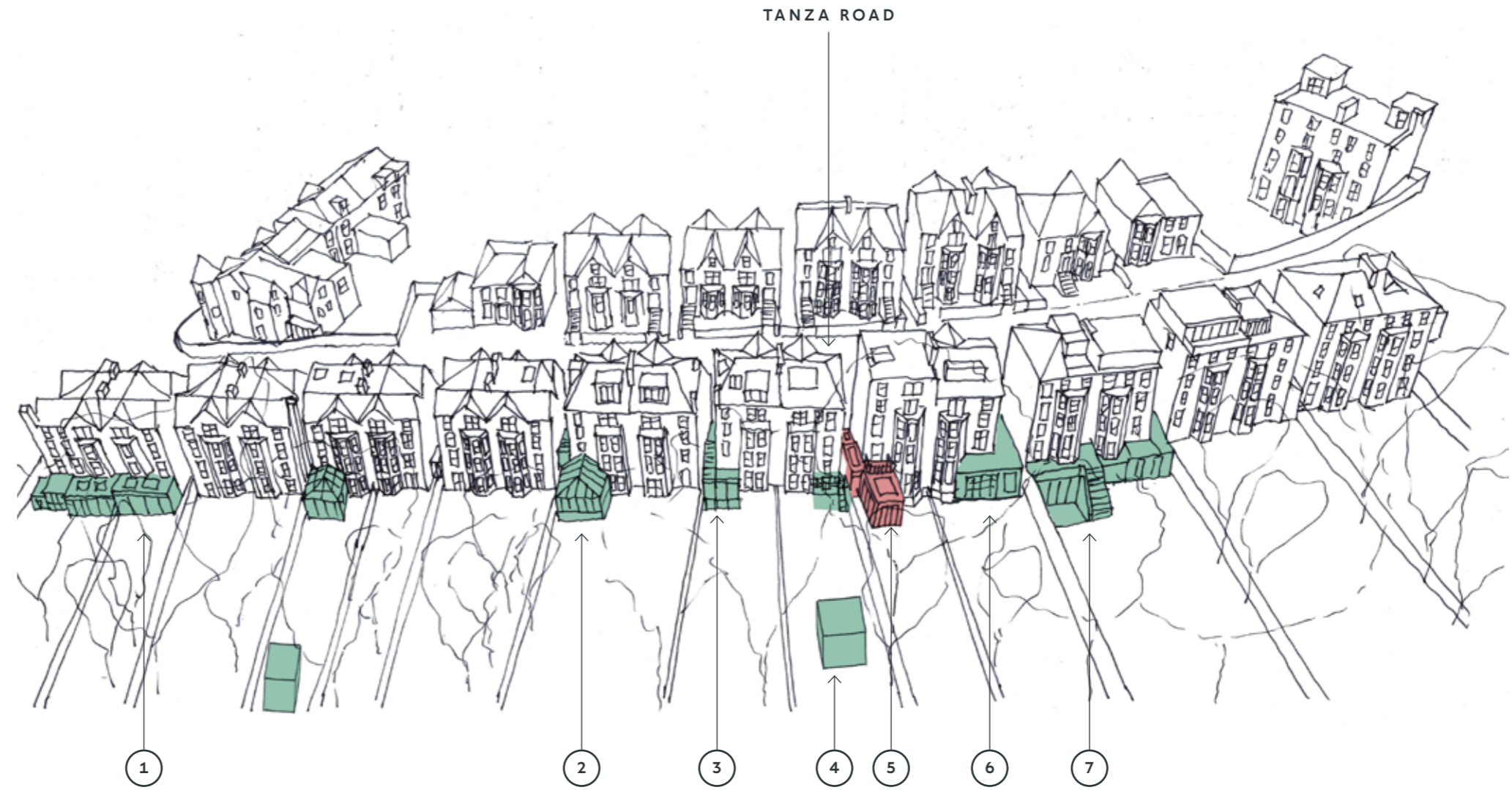


↑ Proposed rear elevation

3.3 Planning Precedent

Planning precedents - Rear Extension

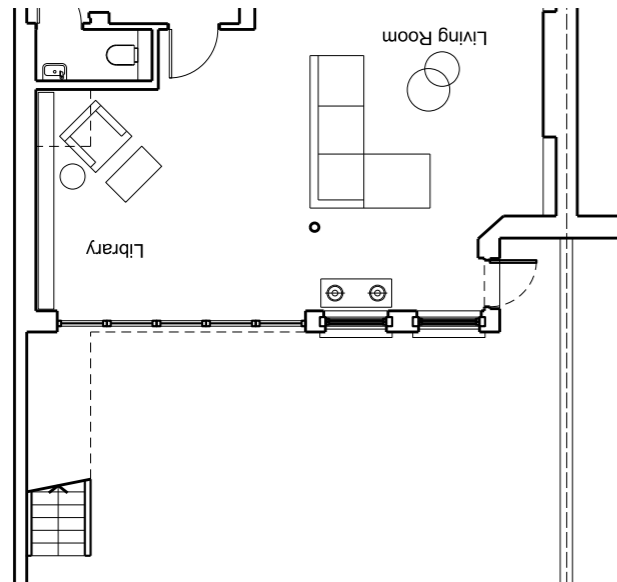
- ① No. 3 - Full width rear extension.
Application: 2005/4417/P
- ② No.17 - Single storey rear extension abutting bay window.
Application: E9/3/13/31727
- ③ No.21 - Single storey rear extension abutting bay window.
Application: 2019/0342/P
- ④ No.23 - Erection of single storey outbuilding in rear garden for ancillary residential purposes and alterations to rear balcony and stairs.
Application: 2020/1341/P
- ⑤ No.25 - Proposed rear extension
- ⑥ No.27 - Single storey rear and side extension.
Application: 2012/6136/P
- ⑦ No.29 - Extension and additional excavation to the existing basement cellar level to provide additional living accommodation.
Application: 2012/6136/P



↑ Aerial view of the rear of east side of Tanza Road (1-39)

3.3 Planning Precedent

Planning precedents - Rear Extension

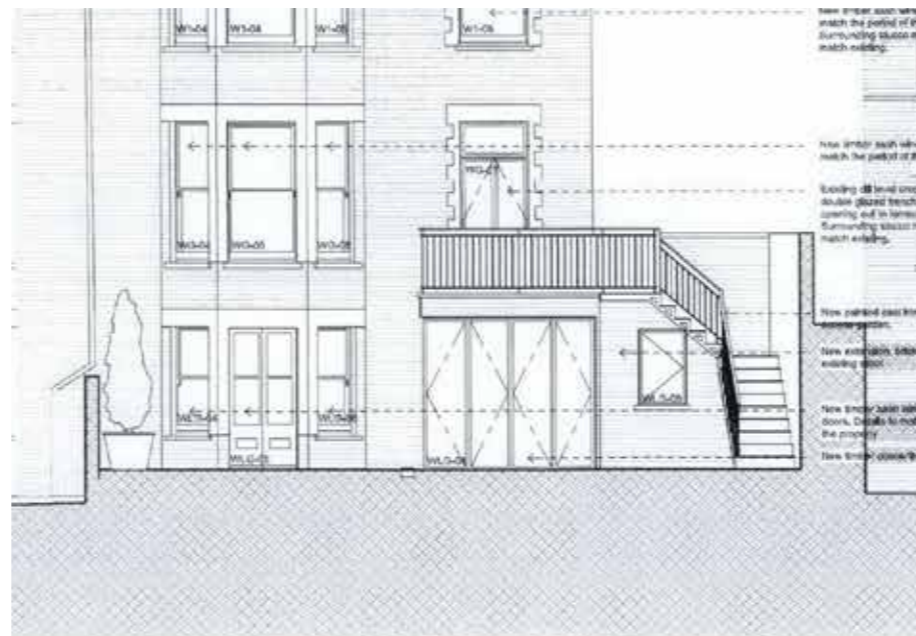
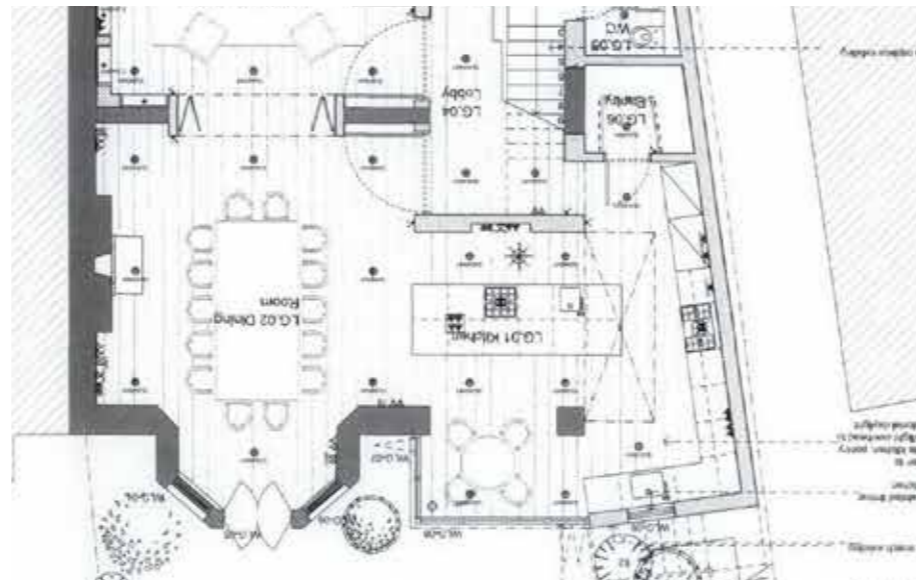


Application: 2019/0342/P

Single storey rear extension abutting bay window.

Location: 21 Tanza Road

Outcome: Permission granted

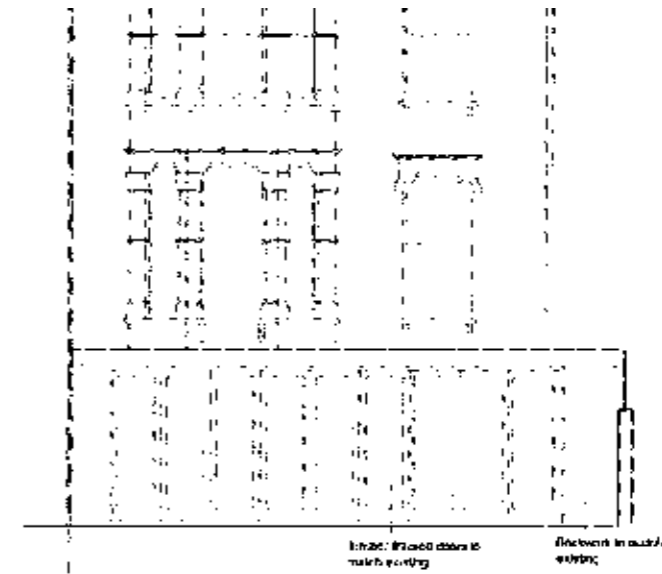
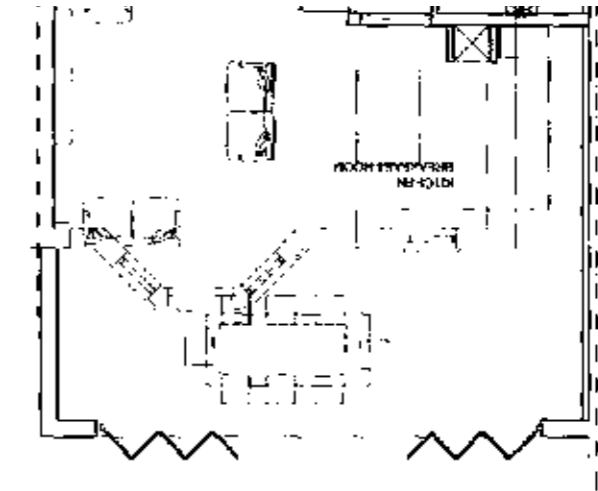


Application: 2012/6136/P

Single storey rear and side extension.

Location: 27 Tanza Road

Outcome: Permission granted



Application: 2005/4417/P

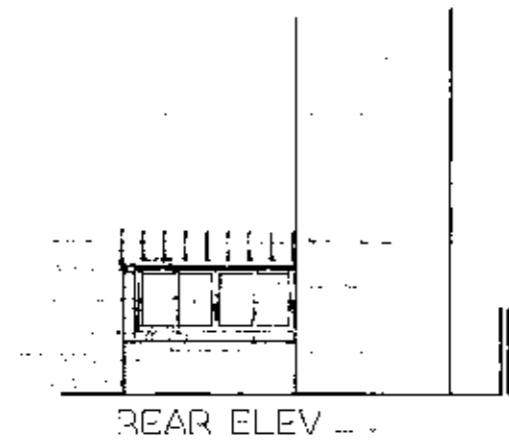
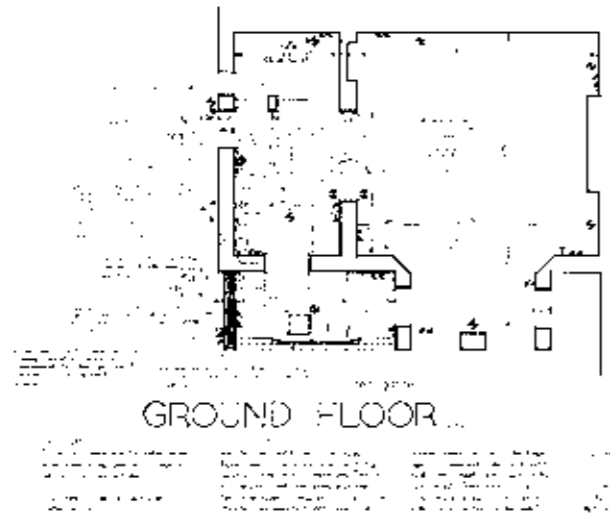
Full width rear extension.

Location: 3 Tanza Road

Outcome: Permission granted

3.3 Planning Precedent

Planning precedents - Rear Extension



Application: E9/3/13/31727

Single storey rear extension abutting bay window.

Location: 17 Tanza Road

Outcome: Permission granted



Application: 2011/1692/P

Extension and additional excavation to the existing basement cellar level to provide additional living accommodation

Location: 29 Tanza Road

Outcome: Permission Granted



Application: 2020/1341/P

Erection of single storey outbuilding in rear garden for ancillary residential purposes and alterations to rear balcony and stairs.

Location: 23 Tanza Road

Outcome: Permission Granted

3.3 Planning Precedent

Planning precedents - Rear Extension



↑ Rear of No.3, showing full width rear extension



↑ Rear of No.17, showing large conservatory extension and alterations to the bay window at ground floor.



↑ Rear of No.21, showing rear extension.



↑ Rear of No.29, showing full width rear extension

3.4 Amenity impact

Neighbour's amenity

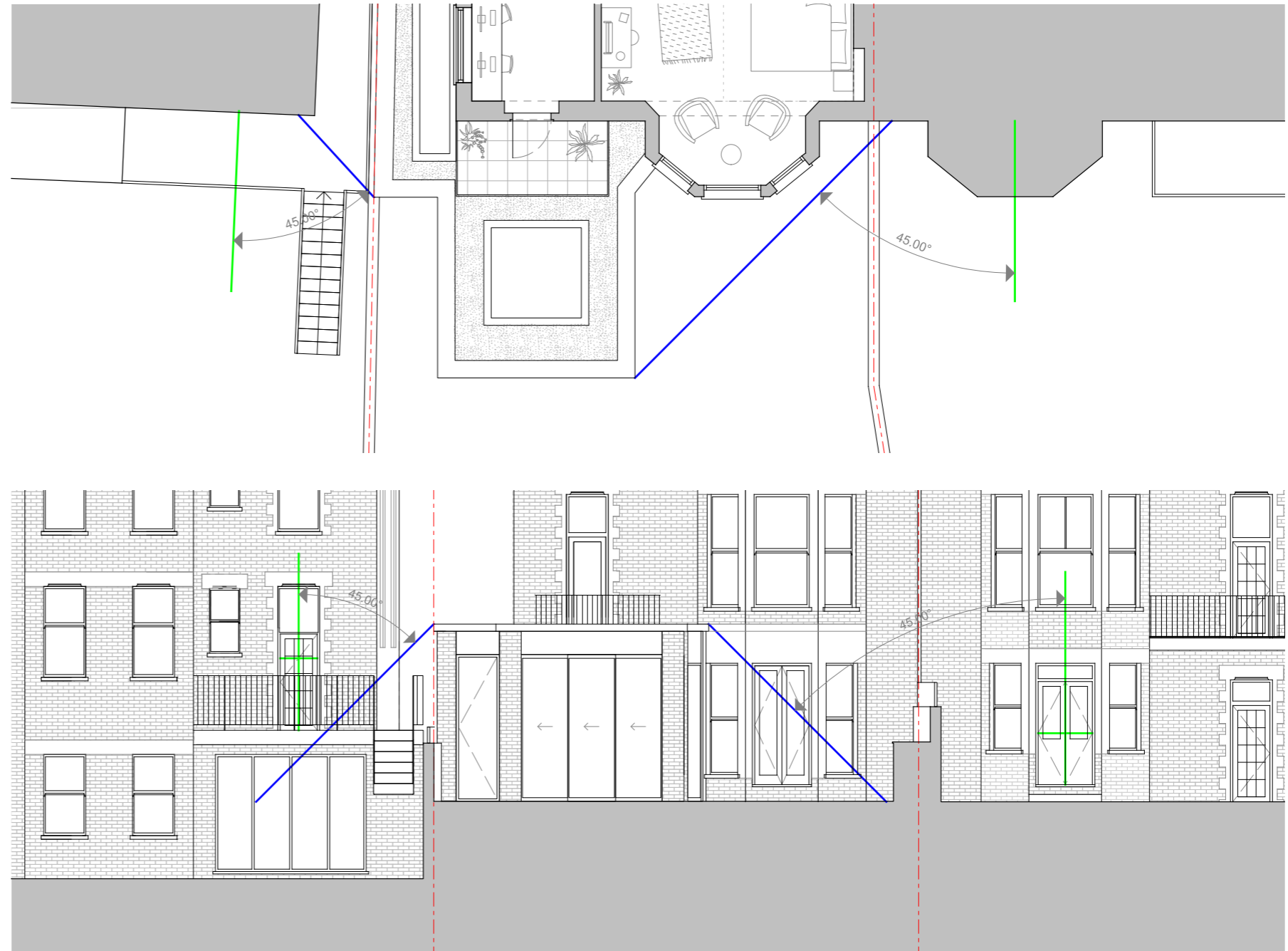
The proposal by reason of its design, scale and layout, adheres to Policy A1 of the Camden Local Plan, safeguarding the amenities of neighbouring residents and adjoining land users.

'The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.'

The views, privacy and daylight of the neighbouring property will not be adversely affected by the proposed rear extension.

'The Council will expect that these elements are considered at the design stage of a scheme to prevent potential harmful effects of the development on occupiers and neighbours. Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity.'

The diagrams shown illustrates that the proposed rear extension adheres to the 45 degree rule, as stipulated by BRE Guidance. The designs have taken into consideration the Camden Planning Guidance (CPG) on Amenity.



↑ Plan (top) and elevation (bottom) diagrams showing 45 degree line relative to neighbour's window/door (in line with BRE guidance).

3.5 Materials

Materials

The proposed materials have been carefully considered to complement the material palette of the existing building and its important setting in the South Hill Park Conservation Area:

Rear Extension: The extension is proposed with 3 primary elements and materials. Brick piers, similar to the existing brickwork, make up the majority of the building envelope. A parapet level pre-cast stone elements make up the parapets and spandrels over the external openings, with a nod to the existing moulding and detailing on the original villas throughout Tanza Road.

The glazing is proposed as slimline aluminium throughout, with very narrow sight lines so as to keep the impact of the frames to a minimum. This not only benefits the internal spaces but also allows for a minimal approach to contemporary glazing, avoiding competition with much of the existing timber sash windows and doors.

Garden and Landscaping: The proposed materials in the garden include stone paving to the terraces immediately outside the extension, with sustainable surface drainage. Hard landscaping is surrounded by already verdant flower beds, with pollinator friendly shrubs and bushes being added where needed.



Aluminium framed glazing



Soft toned brick and mortar



Soft toned pre-cast stone details



Perennial planting



Outdoor kitchen/dining area



Garden with ferns and wild flowers

3.6 Access and Servicing

Access

There will be no reduction to the existing (street) parking provision or change to the existing access to the property.

The proposals make reconfigurations to the layout and extend to the rear, and do not effect the overall access to the property from both the street and from Hampstead Heath (shown in green on the plan, right).

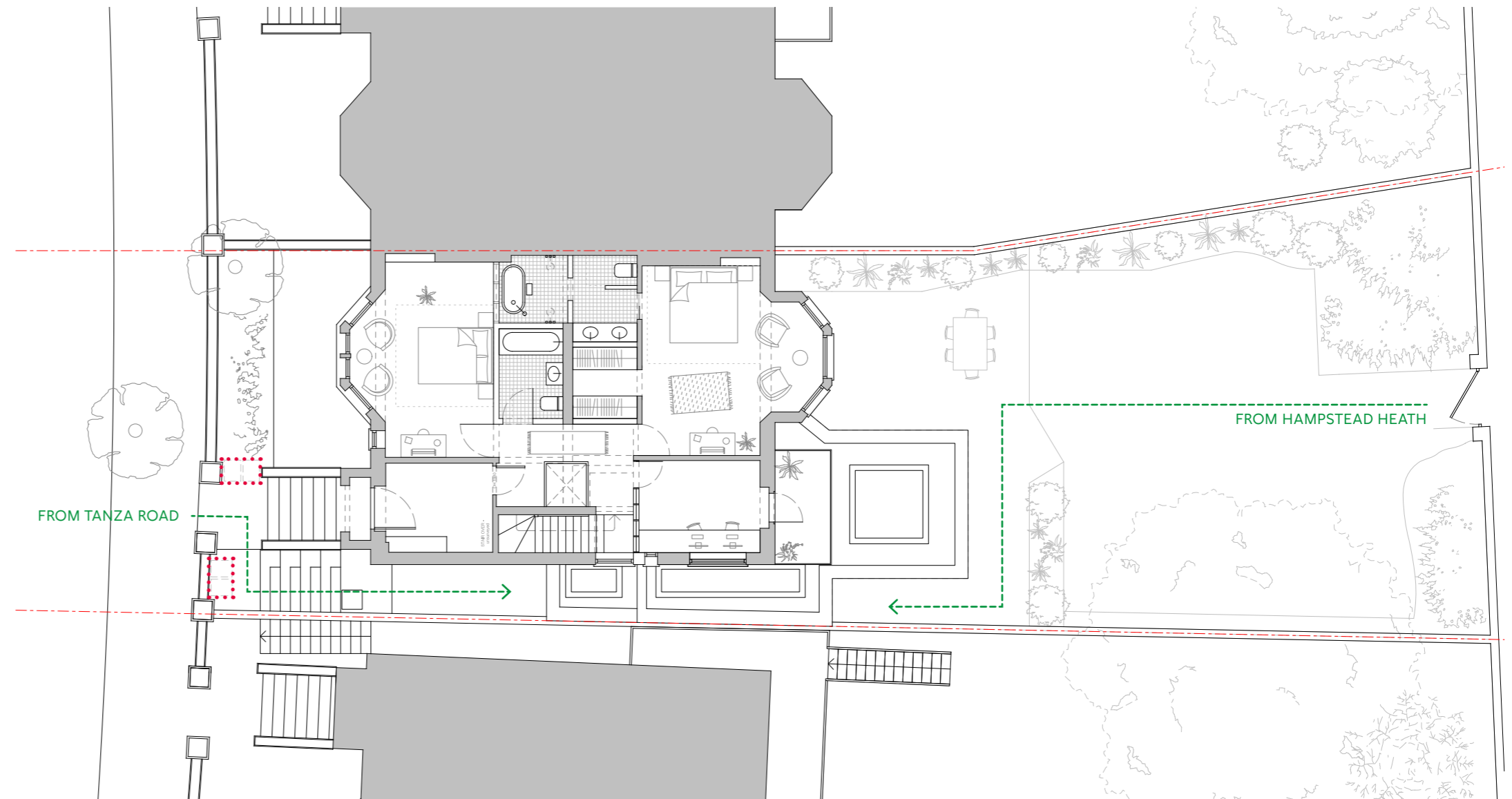
All internal level changes are in line with statutory regulations.

Refuse + Recycling

The proposals do no change the current waste collection strategy.

Bins for the whole building are currently stored at the front of the property (outlined in red on the plan, right).

The proposals include a small timber bin store to the front of the property to conceal unsightly bins, but this will have no material affect on the collection of waste.



↑ Upper ground floor plan showing access and refuse storage.

3.7 Sustainability Measures

Sustainability Measures

The modifications aim to upgrade the thermal performance and carbon footprint of the property.

Measures will include:

- Upgrading of existing windows to high performing double-glazed - draughts will be sealed
- Upgrading existing walls to include insulation.
- Upgrading of heating system to incorporate efficient under-floor heating and pipe insulation, and the use of advanced technology (ASHP)
- Upgrading of all lighting to LED fittings
- Addition of a green roof.

Sustainability Measures		
Measure	Considered Y/N	Included? Specification
Loft insulation	n/a	
Pipes/boiler tank insulation	Y	Will be incorporated with overall heating system upgrade
Draught proofing	Y	Will be incorporated - existing sash windows upgraded, new windows with high thermal performance
LED lighting	Y	Lighting upgraded throughout with LED fittings
Cavity wall insulation	Y	To new external walls
Room in roof insulation	n/a	
Internal wall insulation	Y	To existing external walls
Floor insulation	Y	Will be incorporated
Solar PV (electric)	N	Insufficient space
Upgrading windows/new windows (single to double glazing)	Y	Existing sash windows will be upgraded to double glazed
Ground source heat pump	N	Insufficient space
Air source heat pump	Y	To be considered at later date
External wall insulation	N	Would alter appearance of historic property

4.1 Heritage statement

As a RIBA registered conservation architect (RIBA CA Level accredited) we specialize in the sensitive repair and re-use of historic buildings. We feel strongly that these proposals will make a positive contribution to the immediate setting as well as the wider context.

Replacement of conservatory

The proposed extension is of the same floor area to the current conservatory volume and is set in the same position in relation to the heritage context. The proposed massing does not interfere with the historic bay form.

The existing conservatory extension is visible from

the Heath. During most of the year, when the trees have leaves, extensive foliage obscures the majority of the rear façades along Tanza Road. The replacement extension will have no greater impact on the heritage setting than that of the existing extension.

A high-quality renovation to the house is a positive enhancement to the building, in accordance with the principles of Camden's Core Strategies and SPG, and these enhancements will protect the building's long-term significance and use as a family home.

The proposals seek to preserve and enhance the

character and appearance of the host building, and other buildings on Tanza Road. The proposed works to replace the side extension will be of a similar scale as the existing extension, and others on the street. The proposed materials are also entirely consistent with the existing villa buildings.

The proposals will not disrupt the existing rhythm and unity in the terrace as the massing to the main house remains unchanged.

The proposal conforms to the local and national policy guidance as well as the local SPD/SPGs. These documents have strongly informed the

design proposals. The proposed works to sit comfortably alongside the existing building, existing alterations, and the adjacent neighbours.

The proposals also remain subservient to the host building. The material and detailing will complement the existing fabric and will therefore be contextually appropriate.



↑ Image showing that the proposed extension will have a positive impact on the conservation area setting



↑ Image showing the existing conservatory, viewed from Hampstead Heath. The existing extension is to be replaced with a high quality replacement extension, in the same position.

Emil Eve: Practice Profile

Emil Eve Architects is an award-winning East-London based studio. We create imaginative and inspiring buildings and spaces for people who love architecture - from design-focused home owners to creatively-driven developers and commercial clients.

Innovative, ambitious and pragmatic, we enjoy problem-solving and specialise in challenging briefs. A commitment to sustainability informs all of our work.



↑ Geldeston Road



↑ Waghorn Street

"From our very first meeting with Emil Eve, we knew they were the right architects for us. Ross and Emma spent a considerable amount of time understanding how we use our space and challenging us to consider how our needs may evolve in the future. They understood that we were not just asking them to design a house; we were asking them to help us create our home"

Sharon Lee, Waghorn Street

Emil Eve: Selected Projects



↑ Waghorn Street



↑ Blurton Road



↑ Farley Farmhouse



↑ St John Street



↑ Blurton Road

Emil Eve: Awards and Press



Awards

Shortlisted: RIBA East Awards 2023
Shortlisted: AJ Retrofit Awards 2023
Winner: Surface Design Awards 2023
Winner: RIBA London Awards 2022
Winner: Wood Awards 2021
Shortlisted: AJ Small Projects Awards 2021
Winner: AJ Specification Awards 2020
Shortlisted: Hackney Design Awards 2020
Winner: St Martins Church International Design Competition 2019
Winner: Hotel & Spa Awards 2019
Shortlisted: Hotel Designs Brit List 2019
Winner: AJ Small Projects Communities Award, 2010

Press

Our projects have been featured in publications nationally and internationally, online and in print, including the following:

- Wallpaper Magazine
- Elle Decoration
- The Guardian
- The Modern House
- Architects Journal
- Grand Designs Magazine
- Building Design
- AJ Small Projects Communities Award, 2010
- Dezeen
- The Evening Standard
- Remodelista
- Frame Magazine

Who We Are



Ross Perkin - Director

MA(hons) MArch ARB SPAB RIBA + RIBA Cons

Ross is director and co-founder of Emil Eve Architects, starting the practice in 2009 alongside Emma. Ross is an ARB qualified Architect with extensive experience in creative regeneration and contemporary architecture. As a SPAB scholar, Ross spent 12 months traveling around the UK, learning about the use of traditional building materials and the repair and re-use of historic buildings.

Ross has extensive experience overseeing complex construction projects and has recently completed work on The Weston visitor centre at the Yorkshire Sculpture Park. Before this he worked on a number of projects with RIBA Gold Medal winner David Chipperfield including acting as one of the Project Architects on the refurbishment of The Royal Academy of Arts.

Ross is a RIBA Conservation Architect and a member of the Hackney Society Planning Group.



Emma Perkin - Director

MA(hons) MArch ARB FHEA

Emma is director and co-founder of Emil Eve Architects, starting the practice in 2009 alongside Ross. With a background in architecture, interior, lighting and exhibition design Emma brings a diverse range of experience to the practice.

Emma qualified as an ARB qualified Architect 2012 and has overseen an extensive range of projects from inception to completion. Prior to founding Emil Eve, Emma worked for studios in London and Paris including leading the Interior Design Team on the multi-award winning National Museum of Estonia with DGT Architects and the refurbishment of Barrington Court, a Grade II Listed National Trust property with Levitate Architects.

Emma combines practice with teaching and is a design tutor at the University of Westminster where she has gained recognition as a Fellow of the Higher Education Authority.



