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## 1.0 The Practice

### 1.1 The Practice

National award-winning practice Robert Dye Associates is based in NW London, and has more than 20 years experience in the design and management of domestic/residential architecture. Architectural project experience ranges from new-build houses, careful restoration and conversion of existing buildings for residential and commercial use, to international museum and university buildings.

Following RIBA regional success in London, the practice received the profession's highest award for residential architecture in 2005, winning the RIBA Manser Medal for a sustainable modern house in a sensitive conservation area context in Southwark.

The practice has a burgeoning reputation for delivered projects that have sustainability at their core, and has well-established contacts with structural and environmental engineers, quantity surveyors, and landscape/arboricultural consultants who are sympathetic to the studio's particular approach within new and existing contexts.

Typically the studio manages projects from inception through all stages to completion; it has extensive experience of preparing construction documentation and administering building contracts on site, from one-off residential to large-scale public works. The practice is particularly experienced in London's complex urban and suburban context, whether building new or modernising and extending historic residential buildings.

The work of Robert Dye Associates has been televised in the UK and Japan, the subject of various exhibitions in London over the two last decades, and is regularly published in the architectural press worldwide.

### 1.2 Principal, Robert Dye BA Hons Dip Arch RIBA

Robert won the annual RIBA student prize before graduating with honours in 1977. He has practised architecture both in England and abroad. Working for Sir James Stirling, his major projects included the Clore Gallery at the Tate, London, and as project architect a new-build expansion of the Fogg Art Museum for Harvard, and a new Performing arts Centre for Cornell University.

Since establishing his own practice in 1989, he has continued the successful pursuit of design quality in more fine-grain, predominantly residential work. The practice's (timber-framed/recycled materials) new-build Stealth House was a finalist for a RIBA sustainability prize, then for the European Conference of Leading Architects annual Putz prize, and picked up the prestigious Manser Medal for 2005's best contemporary house at the Stirling Prize ceremony.

Robert has taught sustainability, architecture and urban design at various universities in the UK and America for more than 20 years, and was previously a lecturer on sustainable cities for the Urban Design Masters course at the Bartlett School, University College London.

He has received several awards, contributed to a BBC2 programme on the future of London's architecture, was a member of the LDDC Urban Design Advisory Group shaping the future of Docklands, and is active in judging architecture awards for the RIBA.



Stealth House, Grove Lane, SE4 - Manser Medal winning semi-detached house, adjoining Conservation Area.



Ardleigh Road N1 - Side and rear extensions to semi-detached house in a Conservation Area



Kingstown Street, NW1 - Two neighbouring projects, both including partial rebuilds, modernisation & extensions to article 4 conservation area mews houses.

Shortlisted for two 2013 Camden Design Awards 'Enhancing Context Award' and 'Don't Move, Improve Award'



Hamilton Terrace, NW8 - Extension & modernisation of grade II listed terrace house.



## 2.0 Existing Property and Site

### 2.1 Key Features, Character of the Area

The property sits within a row of terraced houses that step down the slope towards the South East end of Twisden Road. The front of these properties are built with stock brick and rusticated red brick quoins with black slate roof tiles and plain grey ridge tiles. The rear elevation of these properties are characterised by imposing chimneys on both the rear slope and on the flat roof of the rear additions. These aspects create a strong rhythm and defining reference to the terrace. The roofscape is visible from the top of Spencer Rise, Chetwynd Road and York Rise Estate.

The terrace, of which this is the end property, has a number of roof and rear closet-wing alterations at the rear consisting of roof skylights, dormer windows and garden extensions of different sizes and designs creating a varied physical context. No.16 also has a wider rear and flank garden, partly hidden from Stephenson House by the row of garages against the rear garden wall.

Overall the varied roof additions, parapets and chimney stacks interrupt the roof line to the rear of the Twisden Road terrace (see Fig.3).



Fig.1 Aerial view of 16 Twisden Road from front



Fig.2 Aerial view of 16 Twisden Road from rear



2.0 Existing Property and Site

2.2 Description of Existing Property

The house and its roof are in very poor condition. This is partly due to an historic lack of maintenance but the removal of the rearward chimney stack, and the replacement of the slate roof with cement tiles, has added weight to the roof and caused distortion of supporting masonry. It also, as a replacement roof, is of poor configuration, failing to take account of the plan form of the main flank wall with subsequent and incurable water ingress.



Fig.3 Side Elevation of 16 Twisden Road showing state of roof

2.3 Previous Roof Alterations in the Twisden Road

A number of neighbouring properties on Twisden Road have been granted consent and have since built out single-storey roof extensions and rear dormer windows. (see 4.1)



Fig.4 rear view of Twisden Road's southerly terrace roofscape with roof extensions and rear-dormer windows



Fig.5 Diagram of Twisden Road Rear Terraces

Key

- Houses with erected dormers
- Houses with erected roof extensions



### 3.0 Description of Proposed Development

#### 3.1 Explanation of Design and Concepts Behind Proposed Development

The proposal consists of:

##### A. Loft Conversion

The conversion of ancillary loft space into habitable space providing one additional bedroom.

##### B. Alterations to the Main Rear Roof

The erection of a new lead-clad rear dormer with a south facing window. The dormer window to the rear of the property provides light to the stairwell and headroom for the new access stair to the loft.

#### 3.2 Scale and Appearance Proposed Development

The proposed dormer sits below the ridgeline, above the eaves and away from the party-wall parapet and is therefore subservient within the existing pitched roof and general roofscape of Twisden Road terrace. The dormer will have an appropriately sized, double glazed window to match the existing. New lead-cladding will also be used to match that of the neighbouring houses and adhere to the policy D2. Features such as chimney stacks and any parapet walls will remain unaffected to preserve the characteristics of the property and the Conservation Area.

The dormer aims to provide amenity by respecting and enhancing the scale and appearance of the property and its immediate context. Figures 8 and 9 show the similarity in scale of the proposed dormer to No. 58's built dormer. It should be noted that the length of roof above the dormer to the ridgeline is roughly 1 metre, which exceeds the suggested dimension of 500mm that Camden Council provided for no.58's dormer as guidance.

#### 3.3 Materiality of Proposed Development

The materials used in the proposed development aim to maintain or enhance the character of the existing property. The materials used will emulate the materiality of existing neighbouring properties:

- Lead-clad rear dormer similar to existing dormers along Twisden Road (see Fig. 4)
- Timber painted window.



Fig.6 Outline of Proposed Dormer



Fig.7 58 Twisden Road Dormer



Fig.8 16 Twisden Road Proposed Dormer

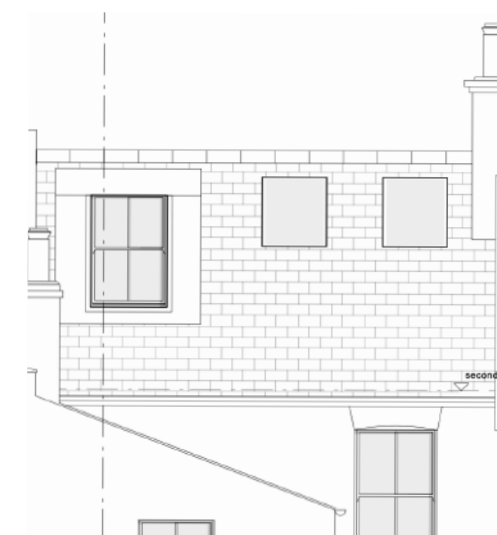


Fig.9 58 Twisden Road Dormer (rear elevation from Planning Application 2020/4939/P)

3.0 Description of Proposed Development

3.4 Explanation of how Context has Influenced Design

The proposed development has been designed with careful consideration of materials, scale, and construction relating to the historic context of the building and Conservation Area.

3.5 Proposed Access to Development Site

The existing access to the property remains unaltered.

3.6 Description of Intended Use of Proposed Development

The development proposes to continue the use of the property for private domestic purposes: Dwellinghouse - C3

3.7 Amenity to Neighbours

The proposed rear dormer is set back at the rear to mitigate any overshadowing to no.18 and is of a scale and proportion to nearby dormers such as no. 58, and no.70 Twisden Road. There will be no substantive or adverse effect on the amenity of surrounding properties in relation to outlook, privacy or light.

4.0 Planning

4.1 Precedents of Previous Planning Applications

Applications which have been granted consent to alter the roof are:

- 2012/0852/P at no. 70 Twisden Road
- 2020/4939/P at no.58 Twisden Road
- 2022/4483/P at Flat 1<sup>st</sup> Floor, no.2 Twisden Road
- 2015/1279/P at no.66C Twisden Road
- 2014/5582/P at no.68C Twisden Road

4.2 Adherence to Policy Documents

The proposal seeks to adhere to the relevant policies of the Camden Local Plan:

- D1 (development to respect the local context and character and policy)
- D2 (requires development within conservation areas to preserve or where possible enhance the character of appearance of the area).
- Camden Planning Guidance – Roof alterations and extensions – general principles
- Dartmouth Park Conservation Area Appraisal and Management Strategy.

It should be noted that point 3.36 of the Dartmouth Park Neighbourhood Forum Plan (2 March 2020), (Justification for Policy DC4) refers to expansion in situ ‘as the only affordable way fo staying in the area.’ In addition, ‘residents of Spencer Rise signed a petition highlighting that: “There are many residents on this road who need the extra space that could affordably by provided through a loft conversion.”

All the above policies have been analysed, and the design has been sculpted from its guidance

4.3 Summary of Previously Submitted Lawful Development Application

The Lawful Development application reference: PP-13503869 includesthese alterations to the main roof:

- The installation of four new conservation skylights on the main roof
- Replacement of cement tiles with artificial roof slate
- Addition of solar panels

5.0 Conclusion

The proposal for no.16 Twisden Road has been carefully considered to create a design that is of high quality and in keeping with the existing character of the terrace and the general Dartmouth Park Conservation Area. The design correlates directly to the comments provided by the Council and DP CAAC for the application of 2020/4939/P at no.58 Twisden Road in providing a dormer that is subservient to the existing roof-scape of Twisden Road. The proposal will positively contribute to the quality of life of the occupants and enable them to utilise a modernised and upgraded house properly suited as a long-term family residence. We therefore believe that the proposal should be granted consent.

END