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Existing Cellar Plan	EX 001	1:100@A3
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Existing Front Elevation	EX 201	1:100@A3
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Proposed Cellar Floor Plan	PA 001	1:100@A3
Proposed Ground Floor Plan	PA 002	1:100@A3
Proposed First Floor Plan	PA 003	1:100@A3
Proposed Loft Plan	PA 004	1:100@A3
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Proposed Front Elevation	PA 201	1:100@A3
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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 Introduction

This Planning Application is being made on behalf of the home owners, who are local residents, downsizing to make a family home in Twisden Road. They are seeking permission to upgrade, modernise and extend their new family home.

The property forms the end of a row of terraced houses that step down the slope towards the South East end of Twisden Road. To the west there is an urban back lot with a car park, this is of poor quality and constitutes as residual space. The rear elevation of these properties are characterised by chimneys on the main and rear closet wings. The roofs are historically finished in natural slate, several are now replaced with artificial slate, whereas no.16 has a poor quality cement tile roof on the main house and rear-closet wing.

The terrace at the rear has a number of side conservatories and garden infill extensions of different sizes and designs creating a varied physical context. No.16 also has a wider rear and flank garden. This is mostly hidden from Stephenson House by the York Rise Estate garages against the rear garden wall, and from Denyer House by the flank boundary wall and high security fence above it.



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 is in very poor condition due to historic lack of maintenance, neglect and ill-chosen replacement of fabric.

The house has bowing and distortion of the upper level brickwork due to additional load from the cement tiles on the rear-closet and main roof.

The boundary walls and garden are similarly neglected and are in urgent need of repair and reburishment.



Fig.4 Area of residual space between rear closet and boundary wall



Fig.5 Photo of cement tiles on both roofs

**2.3 Previous Extensions in Twisden Road (South East Terrace)**

A number of neighbouring properties on Twisden Road have been granted consent and or have since built single-storey side return extensions. (see 4.1 and Fig.3)



Fig.3 Diagram of Twisden Road Rear Terraces

Key

■ Houses with consent or erected side-return extensions

### 3.0 Description of Proposed Development

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

- Ground floor side-return extension which seeks to utilise the residual space adjacent to the rear-closet wing up to the flank-wall line of the main house, retaining a sideway from the front to the rear garden.
- Conversion of ancillary loft space into habitable space providing one additional bedroom.
- Minor revisions to rear fenestration.

#### 3.2 Scale and Appearance of Proposed Development

The proposed side-return extension will not project beyond the line of the flank wall of the main house and therefore will not be visible from Twisden Road nor impact the streetscape.

It's scale is subservient and carefully integrated alongside the existing rear-closet wing which together with the existing garden wall mean that its NOT visible from no.18 Twisden Road.

The proposal increases the access of the house to the garden and as such it will NOT reduce the rear garden amenity space. The proposed extension will be difficult to see from the public realm due to the York Rise Estate garages built against the rear garden wall, and the flank garden wall with attached high-level fencing obscures the views from the flank public walkway and carpark below (see Figure 6).

#### 3.3 Materiality of Proposed Development

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

- Timber painted windows
- Re-used from site together with locally sourced second-hand bricks
- Double glazed roof and rear garden sliding doors, typical of the rear infill extensions in Twisden Road facing York Rise Estate
- Artificial slate fascia (see Fig 8)
- Artificial slate roof tiles

Figures 7 and 8 show two local precedent projects by Robert Dye Architects (RDA) that use artificial slate fascia for rear extensions. Both lie within Conservation Area's; Figures 7 is particularly relevant as the project is in the neighbouring Chetwynd Road, within the Dartmouth Park Conservation Area and was granted consent in May 2015.

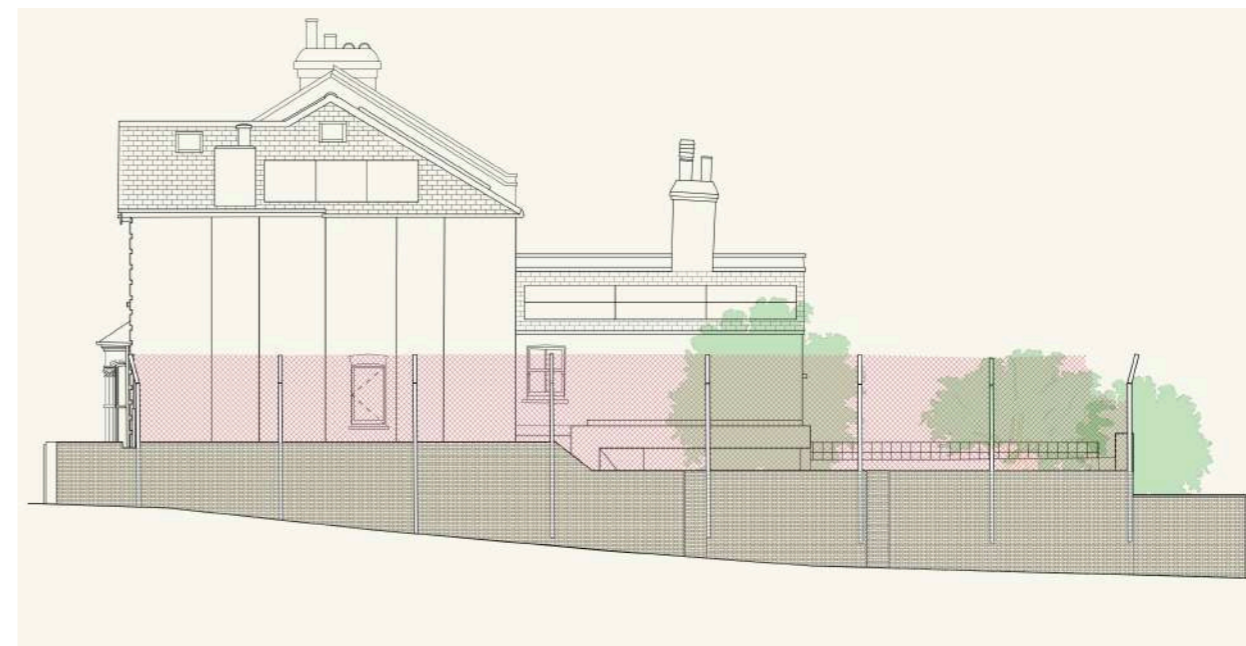


Fig.6 West Elevation from Public Pathway



Fig.7 Artificial slate fascia used at the rear of 93 Chetwynd Road



Fig.8 Artificial slate used at the rear of an RDA project in Kentish Town

### 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. The proposed rear ground floor flank extension is designed to match the similar consent for no.18 Twisden Road, granted in 2016

#### 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

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 (South East Terrace)

Applications which have been granted consent for an side-return extensions are:

- 2024/3469/P at no. 74 Twisden Road
- 2022/3270/P at no.44 Twisden Road
- 2020/5061/P at no. 22 Twisden Road
- 2014/0962/P at no.24 Twisden Road
- 2016/0643/P at no.18 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 – CPG1.4 - Extensions, Alterations and Conservatories
- Dartmouth Park Conservation Area Appraisal and Management Strategy.

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

#### 4.3 Reference to Previously Submitted Lawful Development Application

This proposal should be read in tandem with Lawful Development application reference: 2024/4596/P, which includes the following:

- The installation of five new skylights to the main roof
- Replacement of cement tiles with artificial slate roof
- Installation of new solar panels to main and rear-closet wing roof
- Replacement of sash windows and doors
- Insertion of window to flank walls

Note: these are not included in this application

### 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. Its not harmful, it doesn't detract from anyones amenity, its hidden from the street and difficult to see from any other public realm position, its sympathetic and contextual to the other rear extensions along the south-east terrace of Twisden Road and has consented precedents within Camden and particularly within the Dartmouth Park Conservation Area in terms of form and materiality. The proposal will positively contribute to the quality of life of the occupants and enable them to utilise a modernised and expanded house properly suited as a long-term family residence. We therefore believe that the proposal should be granted consent.

**END**