16 Nassington Road

Beasley Dickson Architects

16 Nassington Road, NW3 2UD, London
Design and Access Statement
16 December 2024

0.0

Contents

Design Team
Architect: Beasley Dickson Architects
Planning Consultant: NTA Planning
Heritage Consultant: Heloise Palin
Garden Design: Ula Maria Studio
Arboriculturalist: Forbes Tree Care

This Design and Access Statement has been prepared by Beasley Dickson Architects.
Please consider it in conjunction with the submitted drawings and documents set out in the Drawing Issue Sheet.

Additional supporting documents:
- An assessment of the heritage asset is set out in the accompanying Heritage Statement by Heloise Palin, Heritage Consultant.
- A Planning Statement is set out in the accompanying document prepared by NTA Planning

1.0

Introduction

This Design and Access Statement has been prepared in support of a full planning application for the refurbishment and extension of 16 Nassington Road, Hampstead, London NW3 2UD. The proposal makes minor alterations and heritage improvements to the historic house. A replacement extension is proposed to the rear.

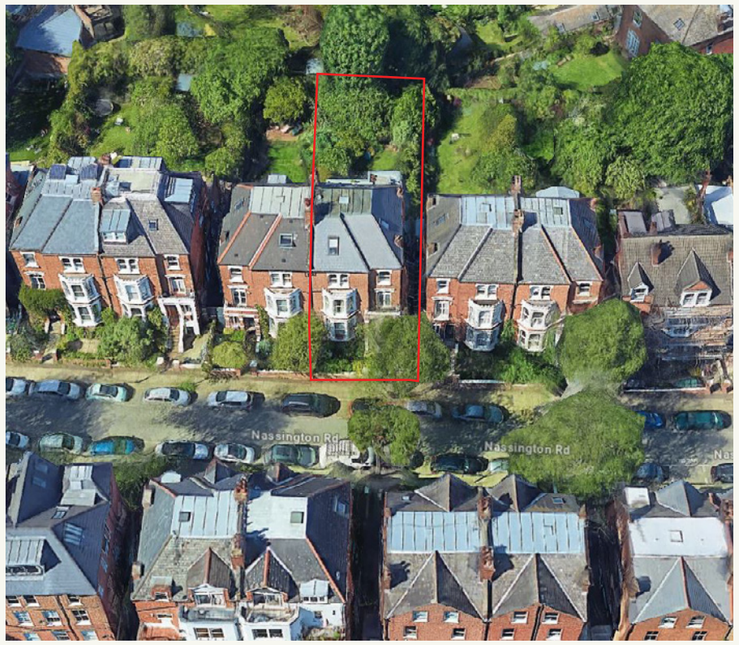
Beasley Dickson Architects were appointed to fully revive an elegant but worn semi-detached Victorian house as a home for the applicant's family. This document establishes the principles and rationale behind the design which aims to achieve a warm and lasting family home. These high quality appropriate additions enhance the historic house and positively contribute to its place in the South Hill Park Conservation Area.

1.1 Amount

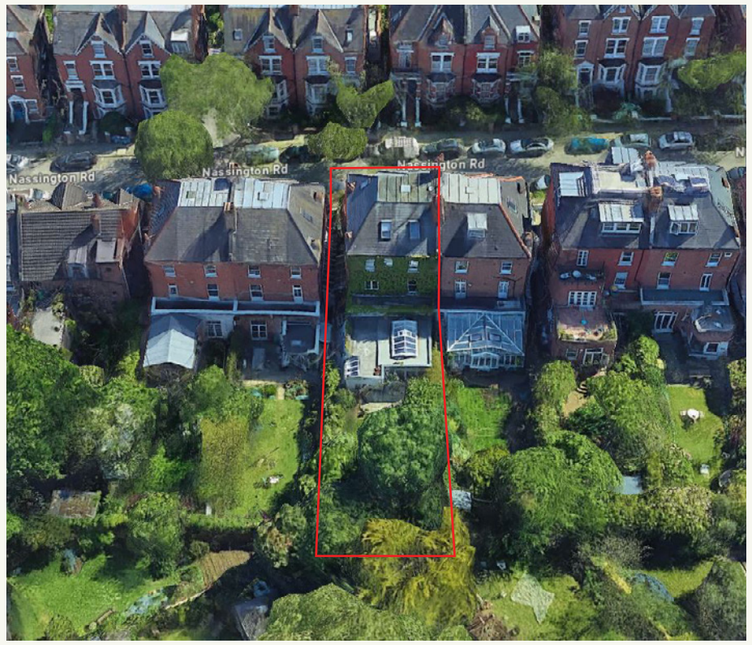
Approval is sought for the following:

- Remodelled window at basement level to front bay
- Construction of a replacement single storey extension to the rear
- Remodelling of existing ground floor windows to side elevation
- New obscured windows at ground floor to side elevation
- Remodelling of existing 1st floor windows as French doors over existing terrace
- New railings and insertion of low profile flat rooflights to existing terrace
- New obscured window at 1st floor to side elevation
- Remodelling of existing 2nd floor window to rear elevation
- Insertion of a new dormer to rear elevation of main roof
- Insertion of low profile sloping rooflight to side elevation of main roof
- Insertion of low profile flat rooflights to lead flats on top of main roof

1. Location plan with site highlighted in red



2. Aerial view of the front of the house, with boundary shown in red



3. Aerial view of the rear garden, with boundary shown in red

2.0

Existing House

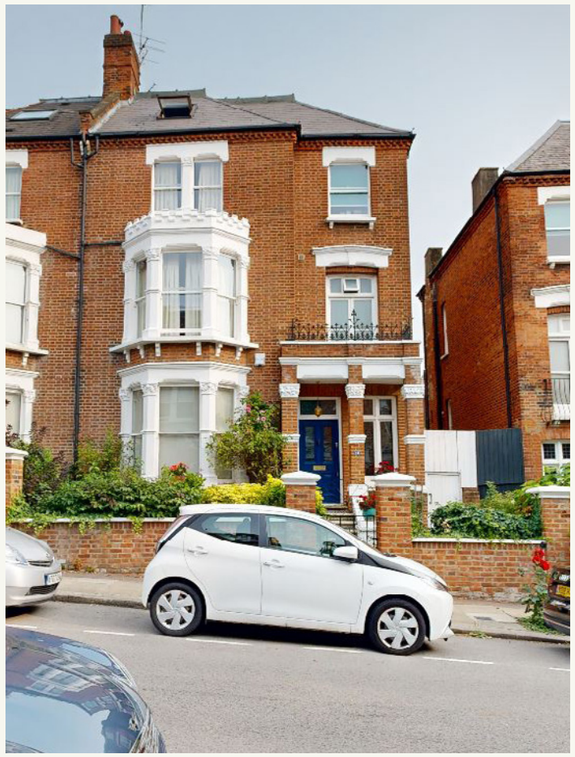
2.1 Exterior

16 Nassington Road is a red brick semi-detached villa in the London Borough of Camden. The road stretches from Hampstead Heath towards the village centre. The house is within the South Hill Park Conservation Area. It is not listed, however it is noted as a building making a positive contribution within the Conservation Area Statement.

The existing house is a large red brick semi-detached, late Victorian Gothic Revival villa with white stucco detailing built between 1879-1892. It is arranged as a single family dwelling over four floors with a part basement. The house is set back from the street, with several steps rising to the front door under a projecting portico balcony. The slate roof is hipped with existing sloping roof lights to the front, side and rear, stepping forwards above a two storey bay window.

The existing property is served by large well proportioned rooms within the main body of the house, but a poorly arranged set of rooms to the rear. A single storey rear extension was added to the property in 1972, and further extended in 2011. The extensions are formed of painted brick with varied fenestration, a large pitched roof lantern and sloping glass roof above. The additions dominate the rear elevation, their materiality conflicting with the original red brick facade. The resulting house is disjointed with little connection with the garden. The extensions are of low architectural merit, not in keeping with the elegance of the main house. In addition, the roof of the rear extensions do not offer an attractive view from the upper floors of the house and neighbouring properties.

The property has not had any substantial upgrade for many years and is in need of refurbishment to suit modern family living.



1. Front facade

2. Rear facade

3. View of roof of existing extensions

4. View of front window to basement

2.0

Existing House

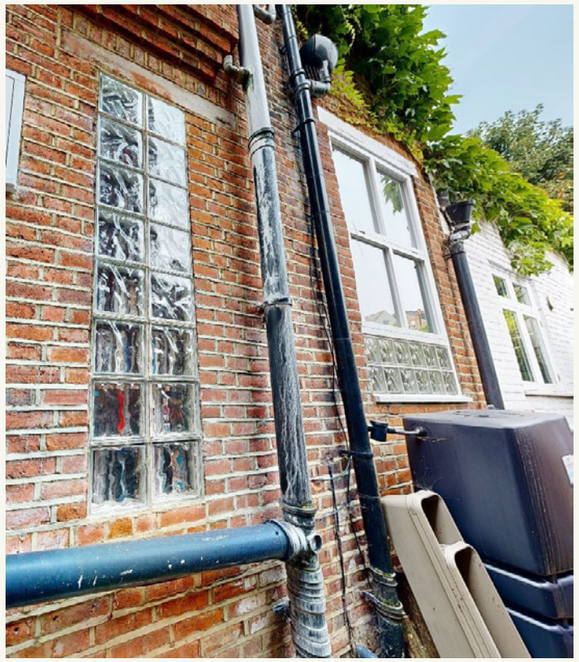
2.2 Interior

The interior of the building has suffered from ad-hoc alterations and additions. Some remodelling is required to suit modern living standards to provide larger social spaces with improved levels of natural light, ventilation, outlook and energy efficiency. In addition the current configuration does not lend itself to enjoy the mature garden and amenity space due to limited sight lines and poorly configured apertures.

The ambition is to thoroughly restore the house in a way that ensures it is comfortable and functional for modern family life, but where possible respectful of the original Victorian character and detail that can be conserved.

1. View to existing extension

2. View into house from extension with limited natural light



3. Glass block insertions to side elevation windows

3.0

Proposal

3.1 Design Approach, form and massing

The principal ambition for the proposed works is to unite the closet wing with the main volume of the house to create a functional and flexible family home with an improved relationship to the garden. The layout has been carefully devised to adapt the house to suit the owners' present and future requirements.

To the rear, the existing additions are to be demolished and replaced with a ground floor extension within the same width as the existing, expanding modestly towards the garden: the north facing elevations are gently angled to harness varying sightlines, and to capture easterly and westerly sunlight. The parapet of the outermost part of the extension sits at the same height as the existing, with the remainder of the extension sitting below the height of the existing. The extension is set back from the boundaries shared with the adjacent properties, the mass of the new volume reading as subordinate to the main house, and allowing for additional landscape screening along the boundaries.

Various modifications are proposed to the windows on the side elevation of the house at ground floor. The 1970s glass brick panels are stripped away, replaced with timber framed casement windows. At 1st floor the two windows over the original projecting flat roof of the main house are remodelled as French doors to access the existing balcony, with metal railings installed to protect from falling.

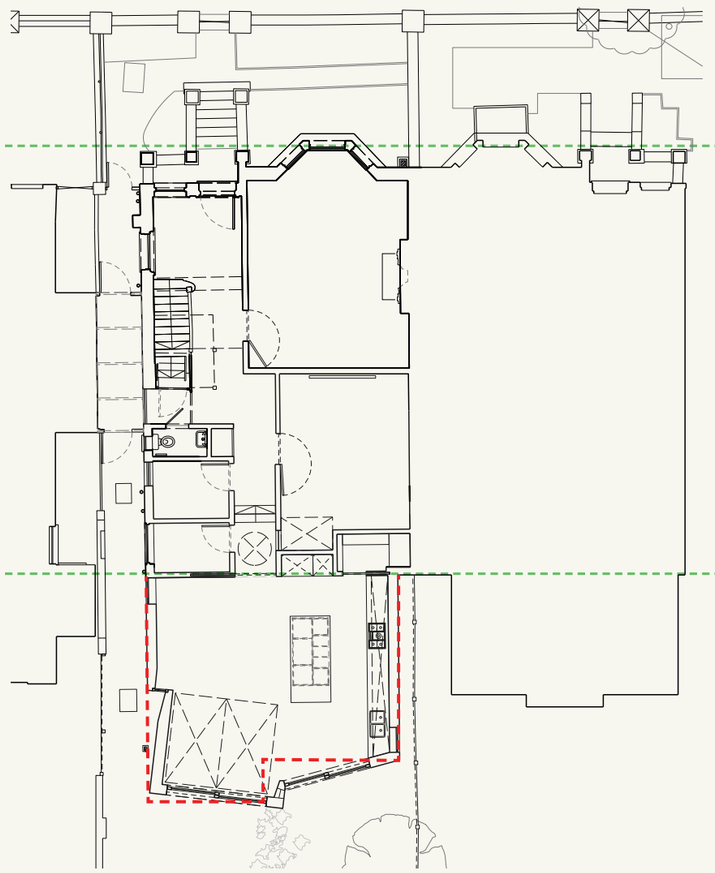
The existing bay window to the basement will be slightly enlarged and remain barely visible from Nassington Road.

A small obscured window is installed to the side elevation at 1st floor. The inelegant bathroom window to the rear at 2nd floor is remodelled with a concealed brick lintel, and reduced window aperture.

A lead dormer window is inserted to the rear pitched roof slope at 3rd floor, to make better use of the large attic room. The dormer is set well down from the ridge and inbounds of the roof slope, aligning with the windows below. An obscured sloping rooflight is installed to the side elevation bringing daylight to the stair hall below. Low profile flat rooflights are installed on the lead flats of the main roof, one replacing the existing access hatch.

The proposed work sits comfortably in its surroundings, as a restored historic villa with elegant high quality contemporary additions in keeping with the original house.

1. Proposed rear elevation with red dotted line indicating existing extensions



2. Proposed ground floor plan with red dotted line indicating existing extensions

3.0

Proposal

3.2 Appearance and Materials

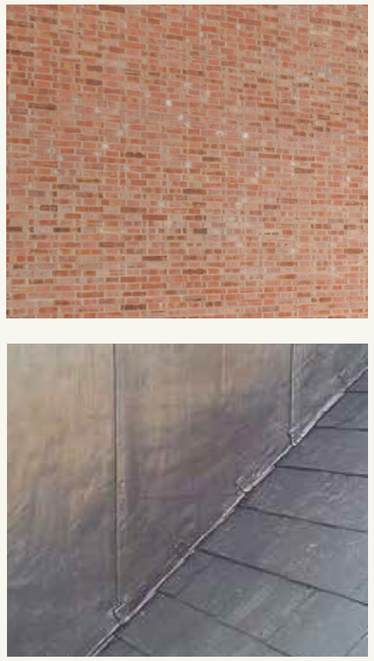
The extension will be formed from a handmade clay brick with a lime mortar. The material will express the rear extension as a distinct contemporary from, whilst remaining sympathetic to the original house. Sliding doors to the garden are in oiled timber, with composite timber and aluminium windows. The EPDM roof will be covered in with low profile flat rooflights surrounded by species rich green roof planting.

Alterations to the existing façades will be undertaken carefully to reflect the heritage of the buildings. The new dormer window will be leaded with timber framed windows. New and remodelled windows to the main house will be in timber.

Modifications to the existing Victorian building are minimal and sensitive to the historic fabric and will help enhance and preserve the house and the wider Conservation Area.

The landscaping strategy will be integral to the overall design vision, engaging with the proposed development and enabling the extension to sit effortlessly within its context.

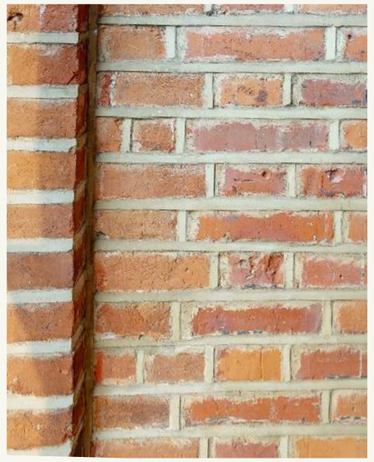
1.



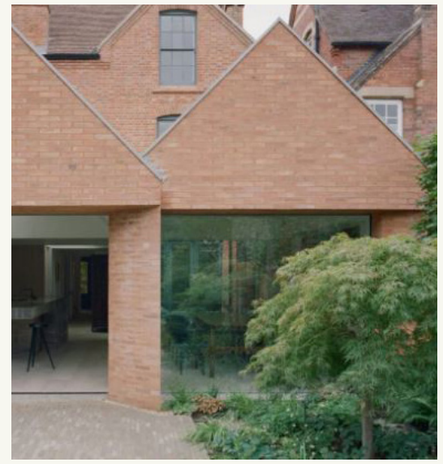
2, 3.

4.

Existing red brick and stucco



Existing red brick



5.

Material precedents: 1. timber doors, 2. red bricks with lime mortar, 3. leaded dormer, 4. red brick, 5. w brick

1. Riversdale Road, O'Sullivan Skoufoglou Architects 4. Underwood, Mclaren Excell 6. Henley House, Mclaren Excell

4.0

Access & Landscaping

4.1 Accessibility

Access to the building will remain unchanged. Pedestrian access to the property is gained from Nassington Road.

Access to the garden from the ground floor level will be improved through a flush threshold.

4.2 Refuse / Recycling

The refuse strategy remains unchanged. Household waste and recycling will continue to be carried out in line with current policy.

4.3 Landscape Design Approach

The mature gardens to the front and rear will be enhanced working with Landscape Designer Ula Maria Studio.

Species rich green roofs added to the extensions will provide enhanced biodiversity and natural habitat alongside rainwater mitigation. The green roofs will also offer an attractive outlook from the upper windows of the house and from neighbouring buildings, helping further merge the building into the garden.

A planning application for trees works at the site, reference number 2024/4933/T, was submitted on 08.11.2024 by Forbes Tree Care for the maintenance of the trees of the mature rear garden.

4.4 Sustainability Strategy

The proposed development aims to adopt sustainable measures to reduce the energy, water and materials used in design, construction and operation. The house has been designed to meet and exceed the requirements of Camden Council, and where technically, functionally and economically viable, it will exceed Building Regulations requirements.

In addition to the passive fabric first approach to construction the design team will investigate the viability of introducing additional renewable technologies to further improve the energy efficiency. This will include the installation of an Air Source Heat Pump.

Construction materials with a low environmental impact over the full life cycle of the building will be specified, where possible, for the new build extensions. Responsibly sourced materials for the new build extensions, including thermal insulation materials, and finishing elements, will be specified, wherever feasible. Additionally, any timber used in these elements will be legally sourced (eg FSC certified).

4.5 Flood risk

The property is located entirely in Flood Zone 1 with little or no risk of flooding.

The potential impact posed by local rivers and watercourses has been taken into consideration. A desktop study through the Environment Agency has concluded that there is no risk posed by nearby tributaries.