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4.0 Design Response

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Planning Policy Matrix

Planning Policy Matrix		
Planning Category	**Planning Policy**	**Applicant's Proposal**
Camden Local Plan: 2017	Policy A1: Managing the impact of development The factors we will consider include: e. visual privacy, outlook; f. sunlight, daylight and overshadowing; g. artificial lighting levels; h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans; i. impacts of the construction phase, including the use of Construction Management Plans; j. noise and vibration levels; k. odour, fumes and dust; l. microclimate; m. contaminated land; and n. impact upon water and wastewater infrastructure.	We are proposing small changes to the massing above ground replacing an existing side extension with a form similar in terms of size and with a flat roof. On the LHS, we are proposing a new side extension symmetrical to the other one, but wider. A single story to the rear will not extend further than the existing off-center outrigger. The impacts to neighbouring properties in terms of privacy, outlook, sunlight, daylight and overshadowing will be very minor.
	Policy A2: Open space In order to protect the Council's open spaces, we will: a. protect all designated public and private open spaces as shown on the Policies Map and in the accompanying schedule unless equivalent or better provision of open space in terms of quality and quantity is provided within the local catchment area;	The proposal includes improvement to the amount of soft landscaping to the front garden. The proposed side extensions (replacement of existing) will have a minimal impact on the existing private open space.
	Policy A4: Noise and vibration The Council will seek to ensure that noise and vibration is controlled and managed.	We provide an acoustic report to accompany the application to demonstrate that any noise and vibration is controlled and managed.
	Policy A5: Basements The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should: f. not comprise of more than one storey; g. not be built under an existing basement; h. not exceed 50% of each garden within the property; i. be less than 1.5 times the footprint of the host building in area; j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; k. not extend into or underneath the garden further than 50% of the depth of the garden; l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and m. avoid the loss of garden space or trees of townscape or amenity value. Exceptions to f. to k. above may be made on large comprehensively planned sites. The Council will require applicants to demonstrate that proposals for basements: n. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment	We are proposing small excavation works to the South of the house, which is away from the boundary line, it is less than 1.5 times the footprint of the host building and it is not to be built under an existing basement.
	Policy D1 Design The Council will seek to secure high quality design in development. The Council will require that the development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; d. is of sustainable and durable construction and adaptable to different activities and land uses; e. comprises details and materials that are of high quality and complement the local character; f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage; g. is inclusive and accessible for all; h. promotes health; i. is secure and designed to minimise crime and antisocial behaviour; j. responds to natural features and preserves gardens and other open space; k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping, l. incorporates outdoor amenity space; m. preserves strategic and local views; n. for housing, provides a high standard of accommodation; and o. carefully integrates building services equipment.	We are proposing replacement side extensions to both sides of the building, as well as a rear extension, which all are subservient to the main building. The extensions respect the materiality of the conservation area. The proposed side extension towards 11 Daleham Gardens reinstates a gap between the two buildings. Towards 15 Daleham Gardens, the side extension retains the existing width, but is shorter than the existing, so that it is set back from main facades both to front and rear. The proposal is fundamentally sustainable as we are refurbishing the existing building and proposing a number of sustainable improvements to the property such as the installation of heat pumps, additional insulation and double glazing within high performing framework and services.
	Policy D2 Heritage The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.	The proposal has been designed to preserve Camden's rich and diverse heritage assets, particularly in respect of the conservation area Fitzjohns and Netherhall. Please refer to the design response section of this document.

Planning Policy Matrix		
Planning Category	**Planning Policy**	**Applicant's Proposal**
Camden Planning Guidance Basements January 2021	Basement development must not cause harm to: - neighbouring properties; - the structural, ground, or water conditions of the area; - the character and amenity of the area; and - the architectural character and heritage significance of the building and area. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development must be no more than one storey deep and must not exceed 50% of the garden of the property. Applicants will be required to submit information relating to the above within a Basement Impact Assessment (BIA) which is specific to the site and particular proposed development.	The proposed excavation works will not affect the neighbouring buildings, and it will not be visible from ground level. A Basement Impact Assessment has been submitted as part of the planning application.
	The basement must be less than 1.5 times the footprint of the host building in area	The basement is less than 1.5 times the footprint of the host building.
	The basement should be set back from neighbouring property boundaries where it extends beyond the footprint of the host building	The basement is set back from the neighbouring building and will be fully within the footprint of the proposed scheme.
	Where a basement extension under part of the front or rear garden is considered acceptable, the inclusion of skylights designed within the landscaping of a garden will not usually be acceptable, as illumination and light spill from a skylight can harm the appearance of a garden setting.	The proposed basement will not have any skylights.
	In plots where the depth of a front garden is quite long, basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street. In these situations new lightwells that are sensitively designed to maintain the integrity of the existing building may be acceptable, subject to other design requirements and environmental considerations.	There are existing lightwells to the front of the property which we are proposing to retain. The front garden is wide, and has a rich vegetaion, which will be improved to provide privacy and shading to the lower ground floor rooms facing the street.
	Tree Protection Zone: The area around the base or roots of the tree that needs to be protected from development and compaction during construction to ensure the survival of the tree.	As part of the application we are submitting an Arboricultural Report outlining a Tree Protection Zone.
Home Improvements: Camden Planning Guidance January 2021	Sustainability There are certain measures that you can introduce along with the proposed changes to your home to make it more resilient, increase its energy efficiency, reduce your bills and carbon footprint. You should consider these along with the other key principles.	We are proposing a number of sustainable features including: - Roof insulation - Wall Insulation - Replacing all windows with high performance double glazing - LED lighting throughout - Installing heat pumps - Specifying dual flush toilets for reduced water consumption - Green roof to new side extensions
	Neighbours When designing your home improvement you need to consider the impact that this will have on your adjoining neighbours in relation to the following key considerations: - Daylight & Sunlight - Outlook - Overlooking/Privacy - Noise	Our proposal does not extend above ground floor level and has been designed not to impact on sunlight and daylight. The single storey proposed extensions will not infringe on the neighbours outlook. The proposal has been designed to minimise overlooking. It is envisaged that the extension will not create any additional light pollution. Plant equipment will be housed in an acoustic enclosure.
	Materials Materials are integral to the architectural design, appearance and character of a building. The choice and use of materials and finishes therefore plays a crucial role in any alteration and extension given their impact on the appearance and character of a home (and Conservation Area if applicable).	We have selected common local materials.
	Side Extensions When designing a side extension be aware that given its likely visible location in relation to the street scene, it could have a greater impact on the host building, group of buildings and wider area. Gaps between buildings could help to soften the urban grain and provide visual interest and it is important you consider existing trees and vegetation within the design of the proposed extension.	Our side extensions are replacing existing ones, with an improved aesthetic and relationship to the original building. The side extensions are set back from the main elevations. The extensions are secondary in scale to the host building. The materials have been selected to be sympathetic to the host building and conservation area. The single storey side extension to the South reinstates the gap between 11 & 13 Daleham Gardens.
	Gardens The gardens of Camden's urban townscape provide an extremely important asset to the Borough's attractiveness and character. They also contribute to the setting of individual buildings and Conservation Areas. There are many positive health outcomes both from taking part in gardening activities and from seeing trees and landscaping as a pleasant and healthier environment.	We are proposing to increase the amount of soft landscaping to the front garden. The majority of trees will be retained.

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Fitzjohns/Netherhall Conservation Area Character Analysis:
Local vernacular

The conservation area is architecturally diverse, based on an eclectic mix of styles.

An extract from Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan about the local vernacular is included below:

> *"The buildings in the area are primarily polite architecture, in terms of using the compositional principles and features of different formal architectural styles.*
>
> *A local vernacular is represented mainly by the materials being used, in particular use of red or yellow brick and plain clay tiles. The Arts and Crafts movement, which is a clear influence, also drew on vernacular influences, through as part of a more formal style."*
>
> - p.17, Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan

The dominant influences in the conservation area consist of the Queen Anne and Arts and Crafts style. Other influences reflect the styles of Classical, Goth Revivalism, inter/post-war and modern architecture.

A character assessment of the local vernacular within the conservation area and its surroundings is shown opposite.

Key

Listed Building Map

(p.29, Fitzjohns Netherhall Conservation Area Audit)

- Denotes Site Boundary
- Fitzjohns Netherhall Conservation Area Boundary
- Listed buildings
- Buildings which make a positive contribution

01 13 Daleham Gardens (The site)

02 15 Daleham Gardens

03 4 Daleham Gardens

04 48 Maresfield Gardens - Grade II Listed
Architect: Hermann Zweigenthal, 1939

05 28 Belsize Lane
Architect: Alison Brooks Architects, 2019

06 22 Thurlow Road
Architect: Barnaby Gunning Architects, 2019

07 14 Netherhall Gardens
Architect: Squire & Partners, 2018

08 14 Netherhall Gardens
Architect: Sergison Bates, 2022

09 28 Ellerdale Road
Architect: Richard Mitzman Architects, 2006

10 Institute of St Marcellina - Grade I Listed
Architect: Richard Norman Shaw, 1876

11 31 Daleham Gardens
Architect: Mole Architects, consent Granted

12 32b Daleham Gardens
Architect: Pank Goss Associates (Philip Pank)

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Fitzjohns/Netherhall Conservation Area & surroundings character analysis:

Local Materials

The rich collection of detail and materials present in Fitzjohns / Netherall gives the Conservation Area its distinct characteristics and special qualities.

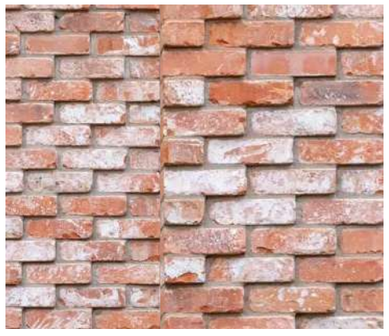
Daleham Gardens is characterised by mostly two to three storey detached houses, each with side extensions to one or both sides. The height of the side extensions are generally Upper and Lower Ground floor only, this results in views between buildings into the rear gardens.

An extract from Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan about the local materiality is shown below:

> *"Among the most prevalent walling materials are red brick and London yellow bricks, with occasional use of brown brick. The predominant roofing materials for pitched roof houses is plain clay tiles (dark grey or red). Some properties have terracotta detailing. Stone dressings are also widely used in some streets. Some properties use decorated plaster work (pargetting).*
>
> *Windows are mainly timber, but there are also metal framed windows in some of the inter-war and post-war 20th century buildings. Windows are often in recessed openings, though also sometimes flush, for example in some interwar and later properties."*
>
> - p.20, Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan

A character assessment of the local materials within the conservation area and its surroundings is shown opposite.

Tonal Red Brickwork



Belle Vue, Hampstead
Architect: Morris + Company, 2019

11 Daleham Gardens

Fitz John's Avenue, Hampstead
Architect: Sergison Bates, 2022

Terracotta Tiles

Aldous Huxley's Former Residence, Hampstead
Architect: Marek Wojciechowski Architects, 2021

2 Daleham Gardens

Hampstead Station
Architect: Leslie Green, 1907

Crafted Details

7 Daleham Gardens

11 Daleham Gardens

Fitz John's Avenue, Hampstead
Architect: Sergison Bates, 2022

Tonal Red Clay Tiles

27 Daleham Gardens

15 Daleham Gardens

22 Lyndhurst Road

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Application Site:
13 Daleham Gardens front facade features

The existing building is in a poor state of repair and has been subject to many unsympathetic alterations over the years. Our proposal is to reinstate a number of original features, which include:

- Decorative plasterwork under the bay window at first floor
- Expose brickwork around main entrance and reinstate canopy with matching gallows brackets.
- Metal railing to entrance level window to side
- Expose brickwork to pillars either side of pedestrian entrance
- Reinstate brick piers either side of vehicular entrance
- Investigate if floral keystones to windows are still in place and if so, exposing them

Remaining Features

Bay window with gallows brackets.

Clay tiles to bay window in need of repair and clean.

Arts & Crafts chimney flues, in good shape, with flaunching and leadwork needing to be redone.

Gauged brick lintels over windows.
Timber shutters to sash windows.

Roof clay ridge tiles and decorative finials.

Lost Features

Plaster work to 1F bay window missing, assumed to be covered by modern render.

Modern canopy over entrance, to replace feature portico. Brickwalls rendered over, hiding brick lintel.

Original brick lintel above window by entrance replaced with modern concrete lintel.

Floral key stone to window lintels missing - assumed either covered in modern render or replaced with modern material.

Both pilasters either side of pedestrian entrance have been rendered over with modern material, hiding feature brickwork.

Metal railing for planter above window cill missing. This is visible at No 7, 9, 11, 15, 17, 21 Dalehm Gardens.

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15 Daleham Gardens

15 Daleham Gardens (Positive Contributions)

21 Daleham Gardens

21 Daleham Gardens (Positive Contributions)

23 Daleham Gardens

23 Daleham Gardens (Positive Contributions)

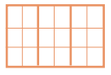
23 Daleham Gardens (Positive Contributions)

The Facade:
Fenestration Detailing along Daleham Gardens

We have undertaken a study of three houses along Daleham Gardens (15, 21 and 23) to ascertain the original fenestration pattern on the front facade.

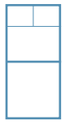
We are proposing to replace all the windows of 13 Daleham Gardens with double glazed units. The windows that are unoriginal will be replaced with a window type following the original fenestration pattern.

Fenestration Typologies



Type: Casement Windows
Detail: Full georgian

Type: Casement Windows
Detail: Small fanlights



Type: Sash Windows
Detail: Georgian variant

Type: Sash Windows
Detail: Non bar

13 Daleham Gardens

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As Existing

Design Proposals:
Improvements to the street facad, Front (East) Elevation

As outlined on the previous pages we are proposing the following improvements to the front facade:

1. Replace any unoriginal windows with fenestration matching the original design.
2. Reinstate the plasterwork under the bay window at 1st Floor
3. Expose brickwork around main entrance and reinstate canopy with matching gallows brackets.
4. Remove render and expose brickwork to piers either side of pedestrian entrance
5. Reinstate brick piers either side of vehicular entrance
6. Remove the unsightly side extension and replace with a more sympathetic design lower than existing
7. Demolish the existing dilapidated garage and replace with a new garage in keeping with the architectural vernacular.
8. Replace entrance door with new timber door with fanlight over.

Key

Elevations (not to scale)

Denotes Site Boundary

As Proposed

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Daleham Gardens:
Development across 100 years

The maps opposite highlight the extent of development into the rear and side gardens along Daleham Gardens. A number of these developments are sympathetic to the original design and materiality. This demonstrates that such extensions can be successful in positively contributing to the local character, while also adapting the houses to modern standards.

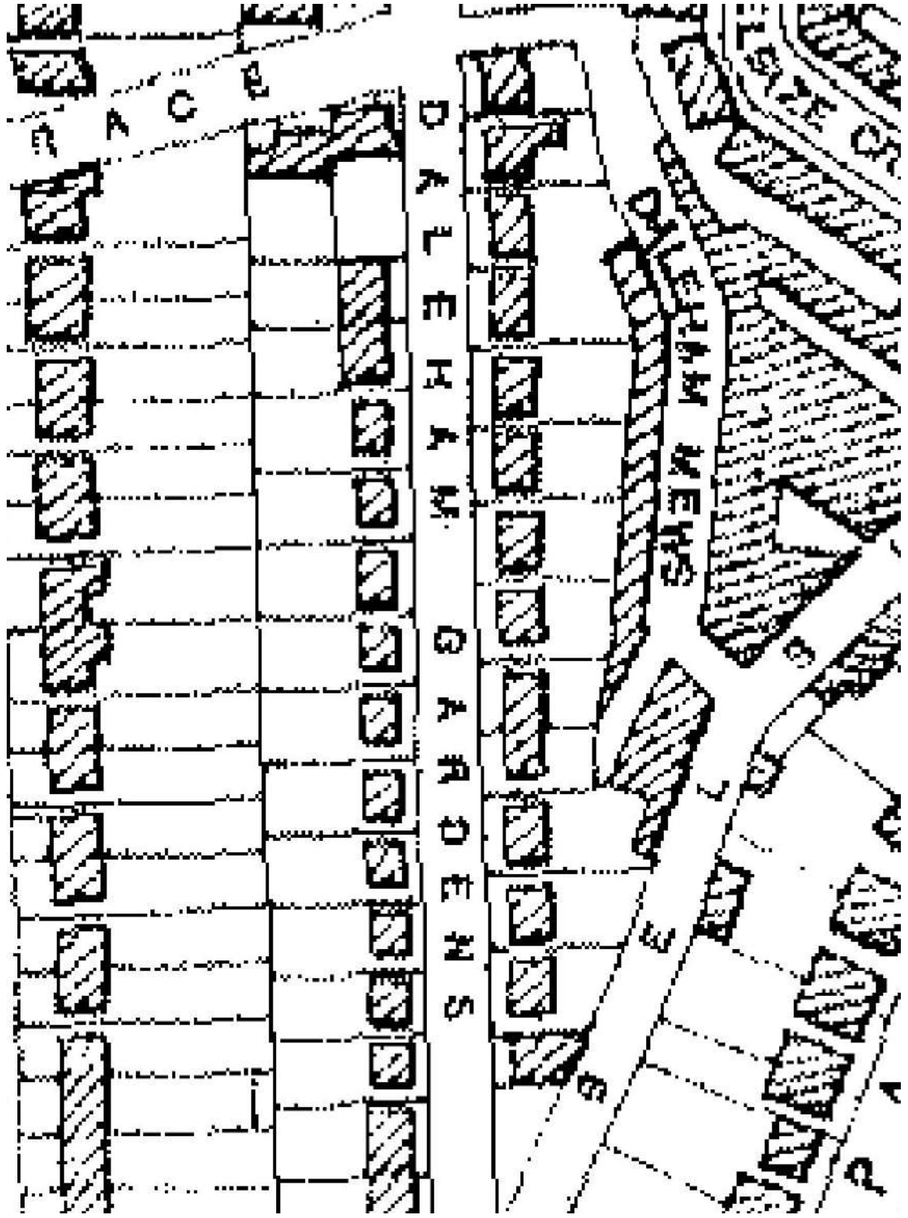
We are proposing to demolish the unsympathetic "wrap around" side extension and dilapidated garage. In their place we are proposing side extensions and a rear extension subservient to the host building.

Key

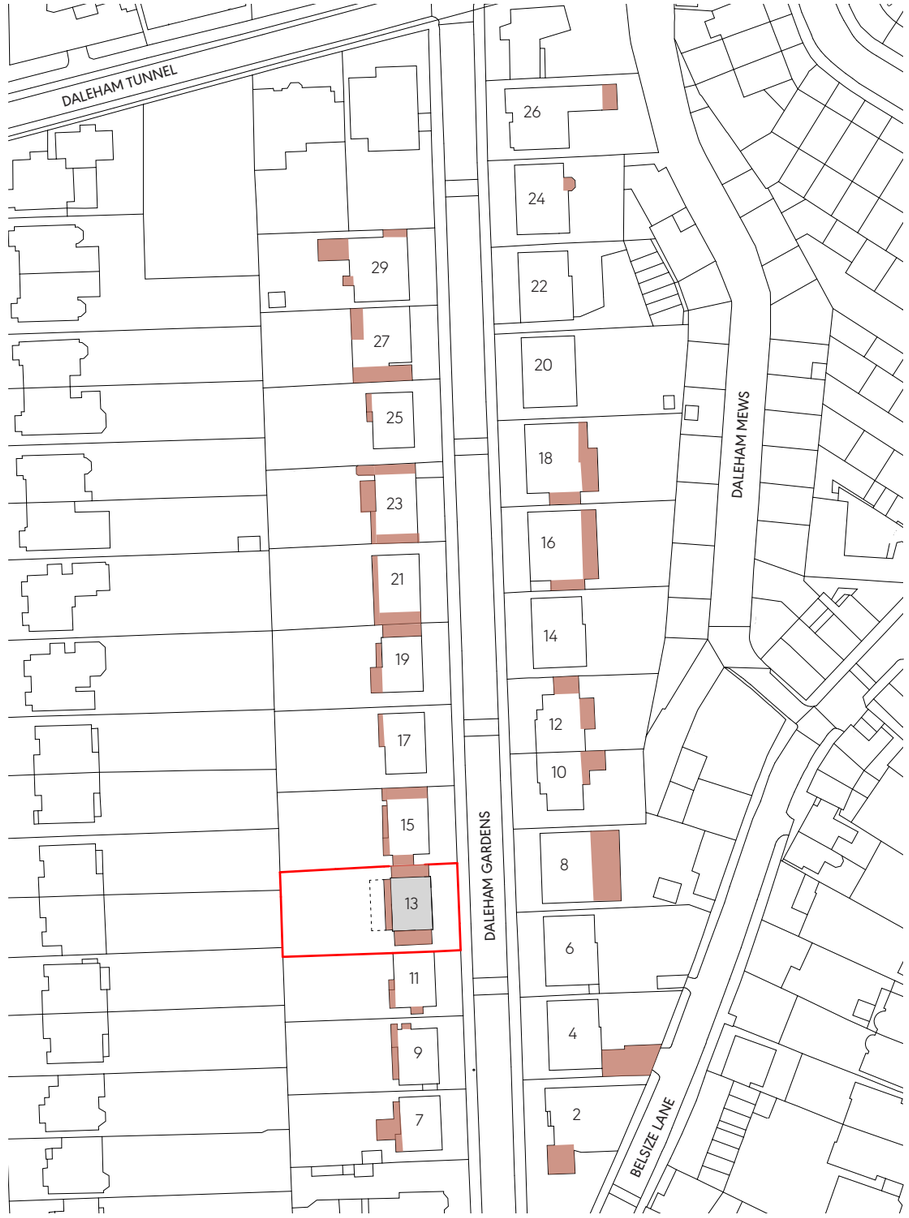
Site Plan (not to scale)

Denotes Site Boundary

Denotes extension of original properties



1920



2024 (with proposal illustrated)

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As Existing

The Concept:
Principles of massing
Rear (West) Elevation

The existing fenestration on the 1960s extension is offset to one side of the house, and has introduced a set of stairs going down to the garden.

Our proposed side extensions are set back from the rear facade of the building. This makes them subordinate to the host building and also set back from the neighbouring rear façades.

The proposed rear extension sits in line with the neighbouring rear extension at no 15 Daleham Gardens.

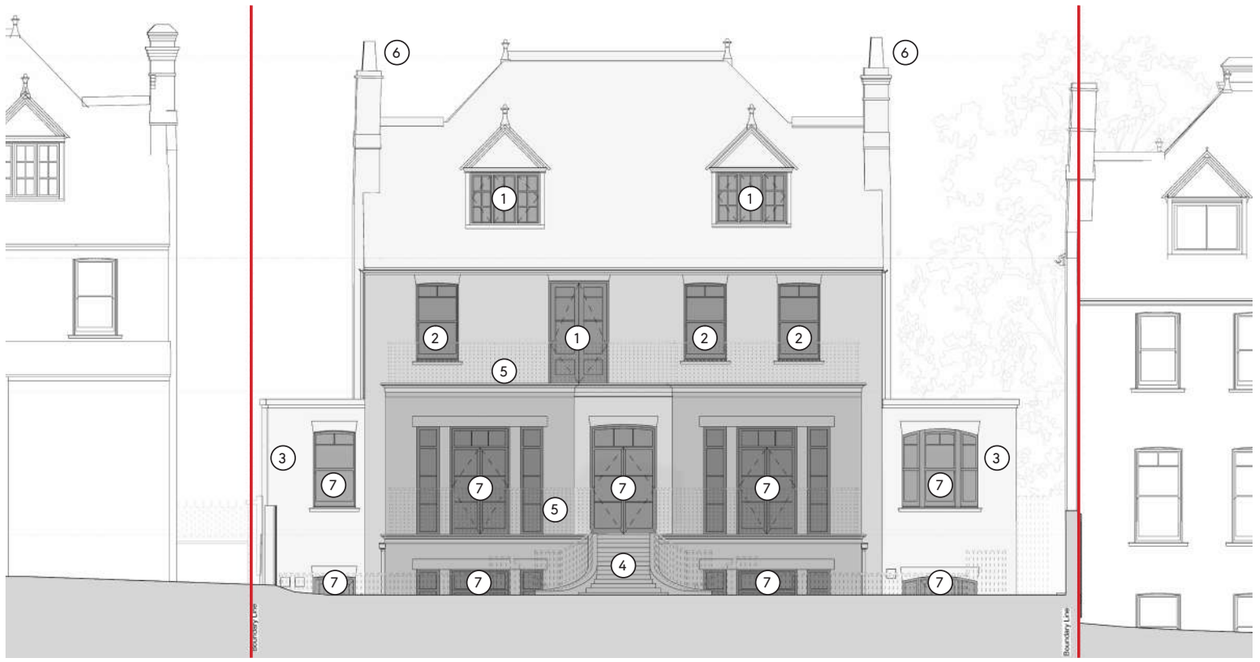
The existing dormer windows have been replaced in the 1960s with aluminium sliding windows. The proposal seeks to reinstate a more sympathetic and appropriate design.

1. Replace any unoriginal windows with fenestration matching the original design.
2. Existing windows & doors replaced with new timber joinery
3. Proposed side extensions in brick to match existing detailing
4. New stone stair to connect terrace to garden
5. Metal railing
6. New chimney pots to existing chimney stacks
7. New double glazing to extensions

Key

Elevations (not to scale)

Denotes Site Boundary



As Proposed

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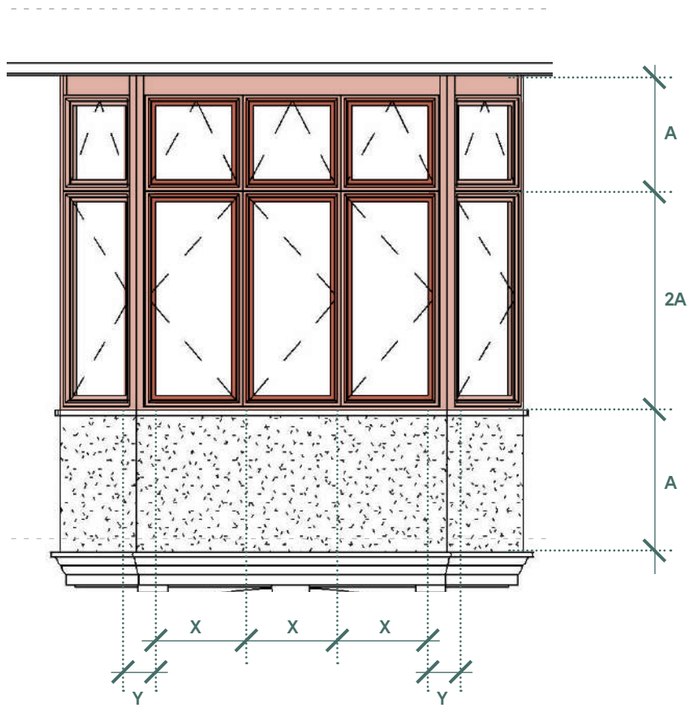
The Concept:
Proportions and details

As Proposed

Studies of the original proportions and details from the front elevation have been conducted, particularly the timber bay windows and their detailing, as this is a key feature of these types of houses.

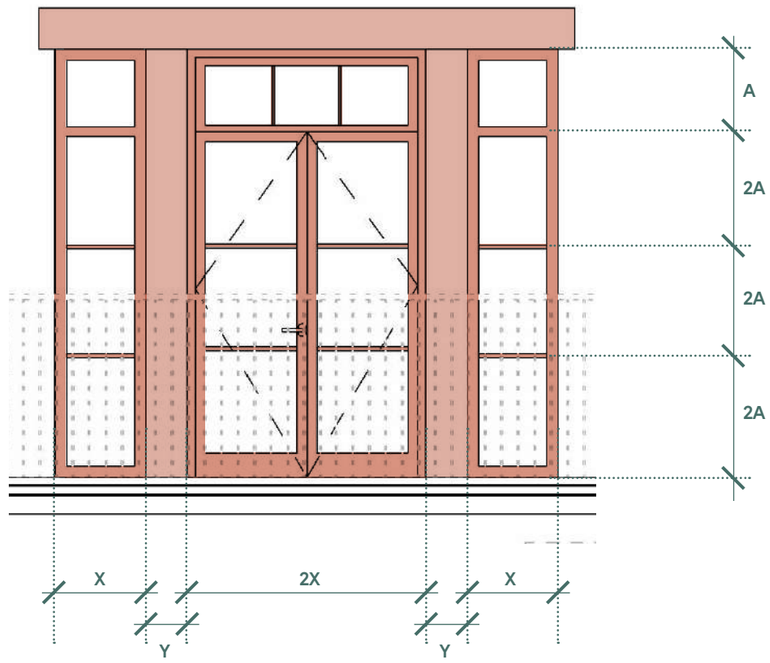
As Proposed Front Elevation (with original window detailing)



As Proposed

The proportions and details of the proposed rear extension make reference to the original fenestration with a contemporary design. In addition to this, the proposed materiality and detailing is inspired from the wider context.

As Proposed Rear Elevation



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Initial Arboricultural Input: Design Considerations

The information on this page was obtained from a report prepared by John Cromar's Arboricultural Company Ltd.

The image to the right provides an initial overview of the proposed footprint of the house overlaid with the root protection areas (RPAs), as illustrated in orange.

The proposal will include planting schemes to both front and rear gardens. We propose to remove the below trees. Replacement planting is proposed as detailed in the Tree Report as submitted with this application.

T2. Common Holy

G3. Lawson cypress

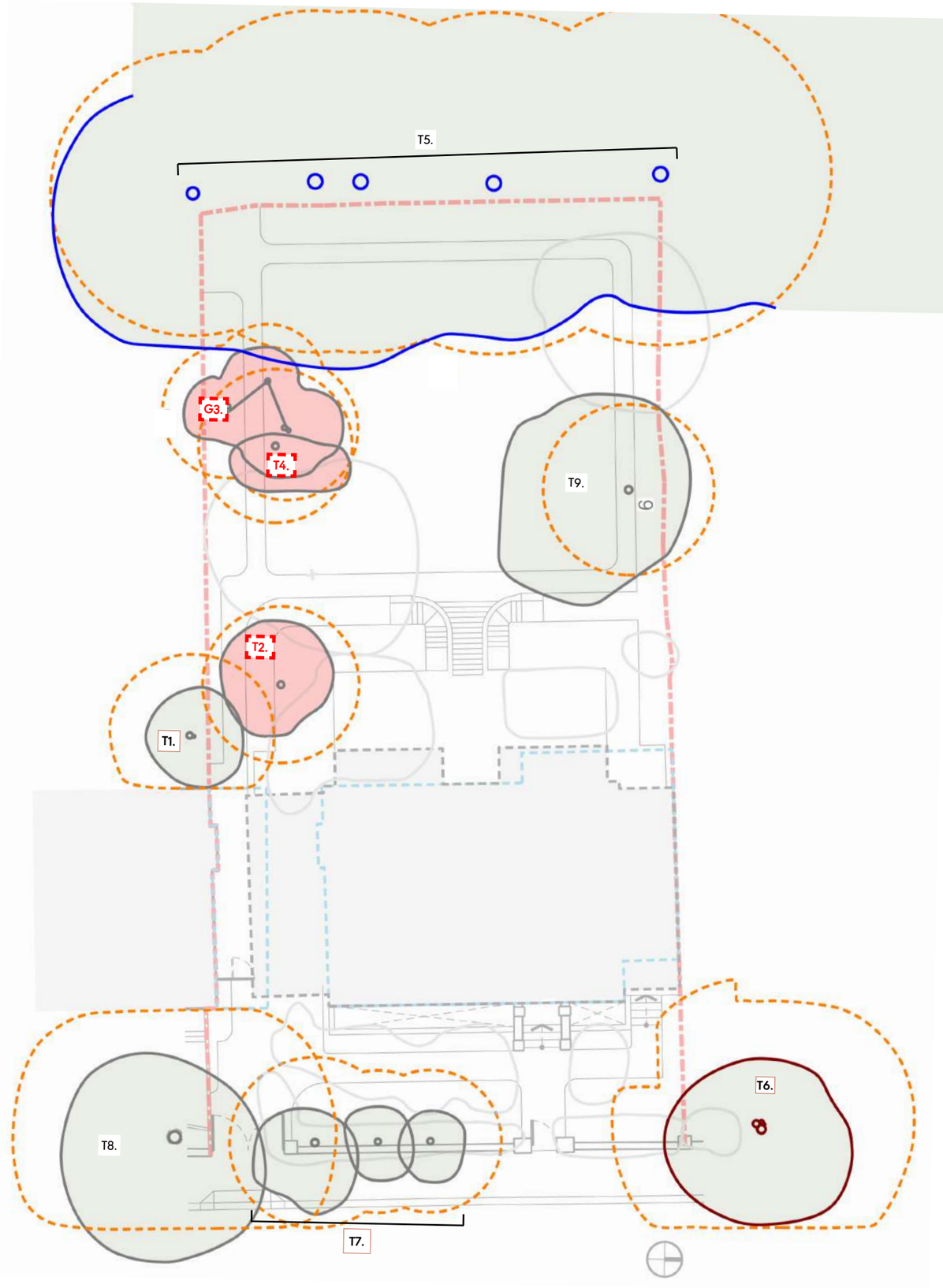
T4. Weeping birch

See John Cromar's report for commentry on these trees

Key

- Tree to be removed
- Tree Spread: High Value
- Tree Spread: Moderate Value
- Tree Spread: Low Value
- Root Protection Areas (RPA)
- Existing house footprint (above ground)
- Proposed house footprint (above ground)
- Site boundary

Not to Scale



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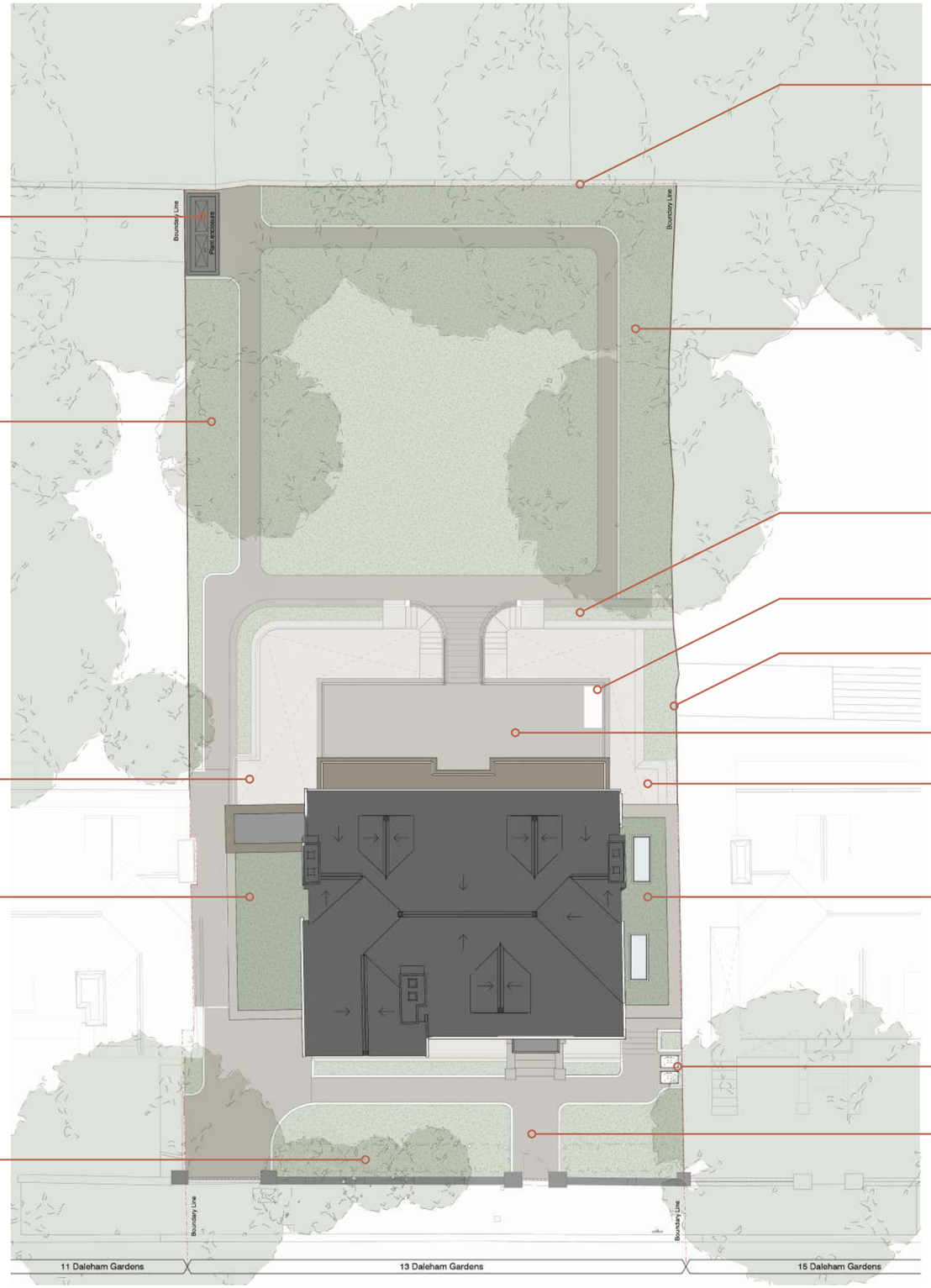
Landscape Plan:
Concept Scheme



Acoustic enclosure on supporting slab construction as per John Cromar's Tree Report

Proposed replanting: variegated holly or condition consented vegetation

Lower ground lightwell

Green Roof

Front curtiledge trees retained

Existing brick boundary wall to rear to be repaired and made good throughout entire length.

Footpath

Soft landscaping around lightwell

External BBQ

Existing boundary brick wall retained, repaired and extended to complete boundary wall.

Ground level terrace and steps down

Lower ground lightwell

Green Roof

Enclosed area for waste bin storage

Permeable hardstanding

Key

- Hardstanding
- Lawn, Soft Landscaping
- Trees
- Green roof

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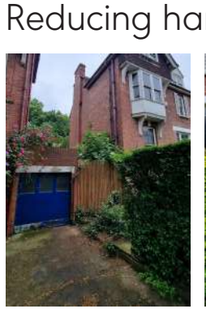
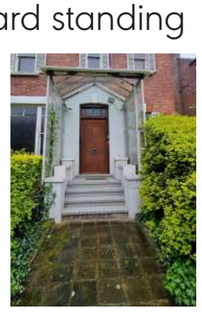
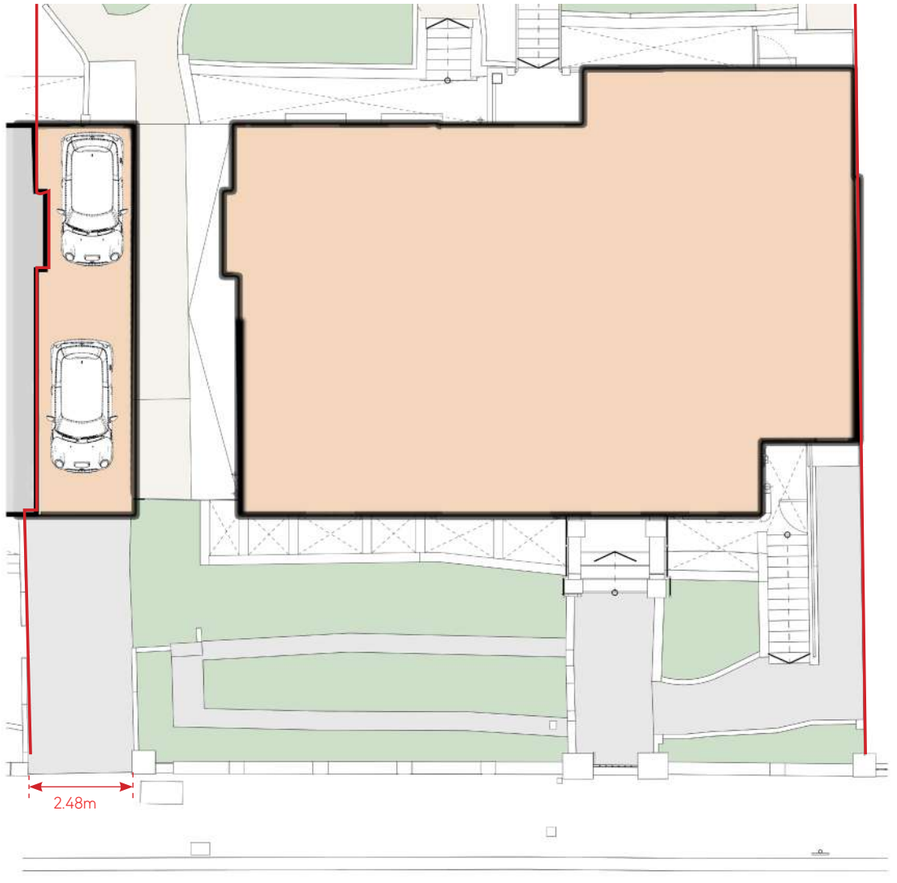
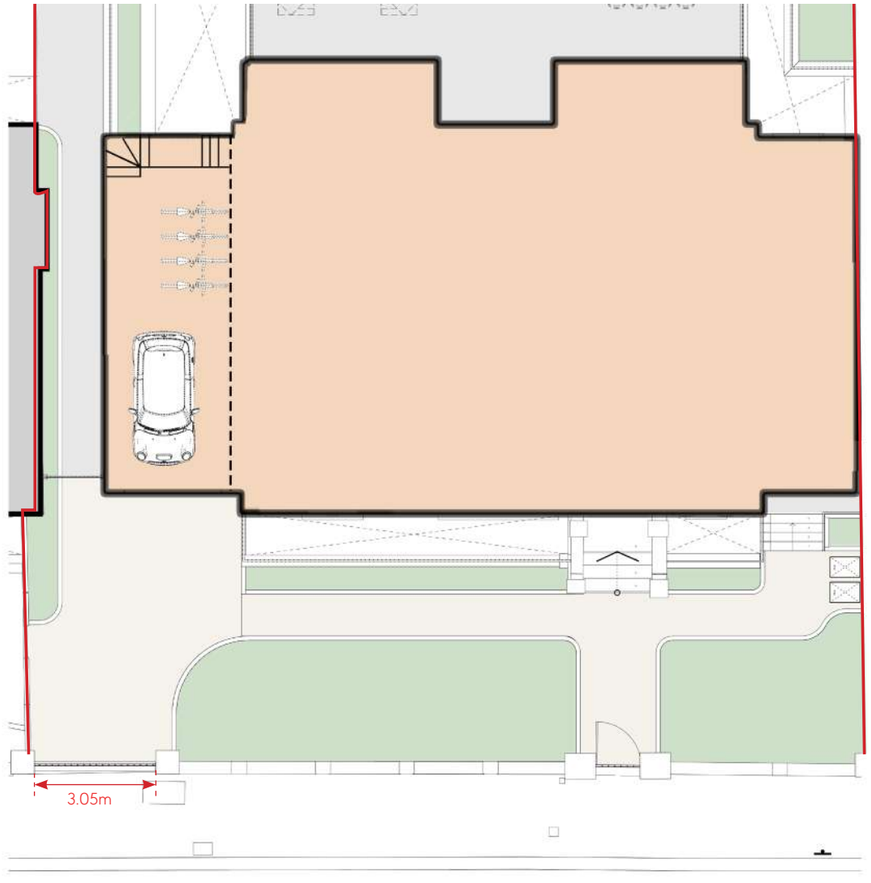
The Site:

Front garden plan:
Reducing hard standing









Key

- Boundary Line
- Built Footprint
- Non-permeable landscaping
- Soft Landscaping
- Permeable landscaping

Existing front garden condition

The existing front garden is comprised of 51% hard standing and 49% soft landscaping. The pedestrian gate is aligned on the main entrance door of the house. The vehicular entrance is located to the edge of the site, next to the boundary line with 11 Daleham Gardens. The vehicular access has no gate, but a fold down parking barrier.

NON-PERMEABLE LANDSCAPING:	**51%**
SOFT LANDSCAPING:	**49%**
PERMEABLE LANDSCAPING:	**N/A**

Proposed front garden condition

The proposed front garden comprises of 46% permeable landscaping and 49% soft landscaping. This provides a improvement in the permeable area.
The driveway is accessed via an enlarged vehicular gate in the existing location. The pedestrian gate is retained in its existing location. All the existing trees to the front garden will be retained.

NON-PERMEABLE LANDSCAPING:	**8%**	▼ 43%
SOFT LANDSCAPING:	**49%**	
PERMEABLE LANDSCAPING:	**46%**	▲ 46%

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External Railing:
Surrounding Character Analysis

Daleham Gardens Context

7 Daleham Gardens

Modern Gate with Queen Anne influences, in design. The Gate is wrought iron and painted black.

8 Daleham Gardens

Modern Gate with Queen Anne influences, in design. The Gate is wrought iron and painted black.

17 Daleham Gardens

This gate to No17 is a modern addition, with a simplified design, but referencing Edwardian style where the railing is denser at the bottom. Elaborate finials at the top add decoration.

12 Daleham Gardens

Edwardian railing for cast iron stair leading to no 12b. The railing is painted black.

Edwardian Railings

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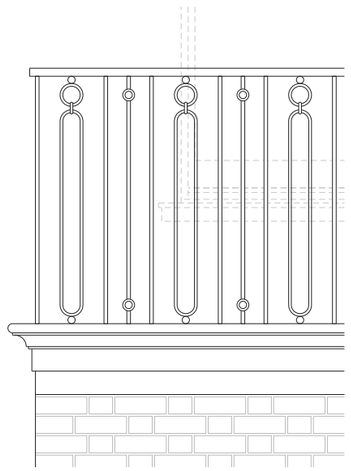
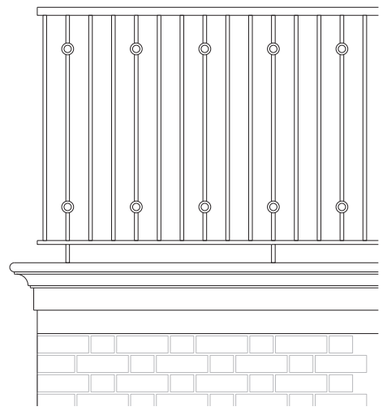
External Railing:
Proposed Design

Pre- application



Primary locations:
(GF terrace + 1F Balcony)



Secondary locations:
(GF railing around lightwells to front & rear)

Proposed Detail

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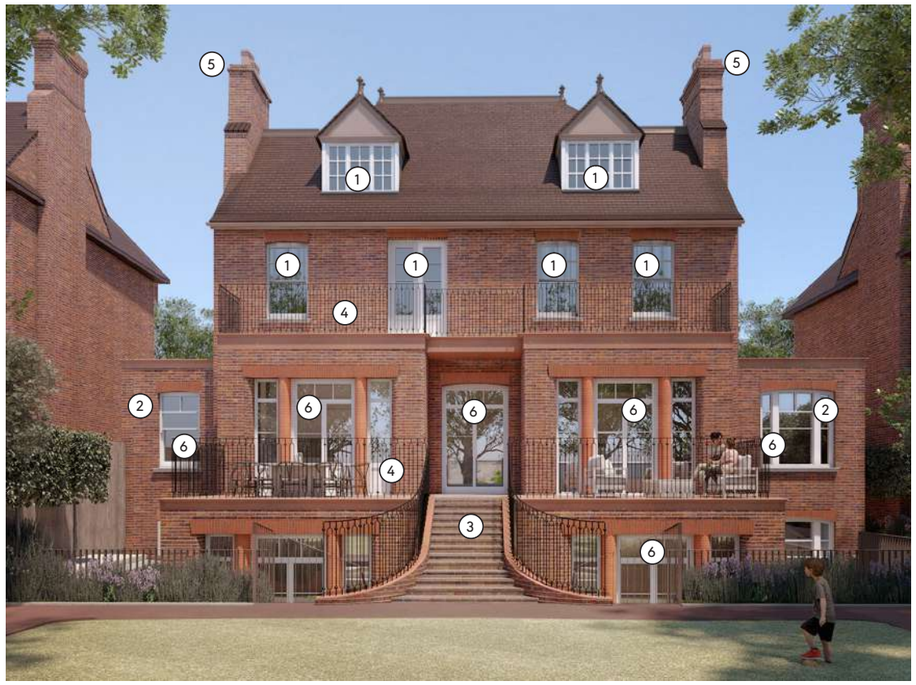
Design Proposals:
Rear Elevation Treatment

As Existing



As Proposed

1. Existing windows & doors replaced with new timber ones
2. Proposed side extensions in brick to match existing detailing
3. New stone stair to connect terrace to garden
4. Metal railing
5. New chimney pots to existing chimney stacks
6. New double glazing to extensions

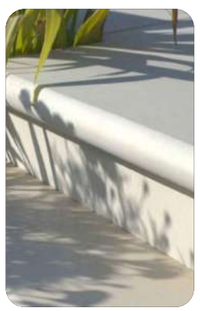
Material Palette

Red-toned brickwork in flemish bond

Curved brick reveal in same tonal colours as the rest of the extension.

Precast stone copings & details

Red rubber bricks with tuck pointing, to new brick lintels and rounded colums.



Portland stone steps

Metal railing inspired from traditional Edwardian styles.

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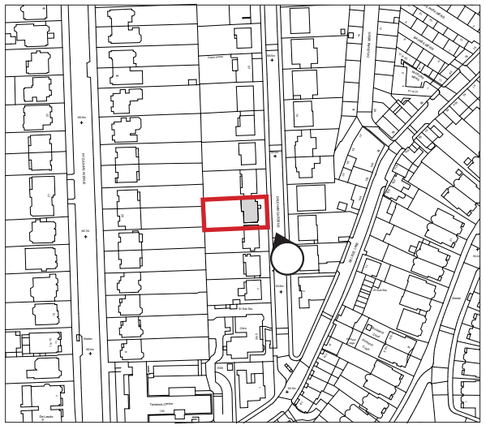
The Concept:
Public View 01

View from Daleham Gardens looking North

Key

Ordnance Survey Maps

Denotes Site Boundary



As Existing

As Proposed

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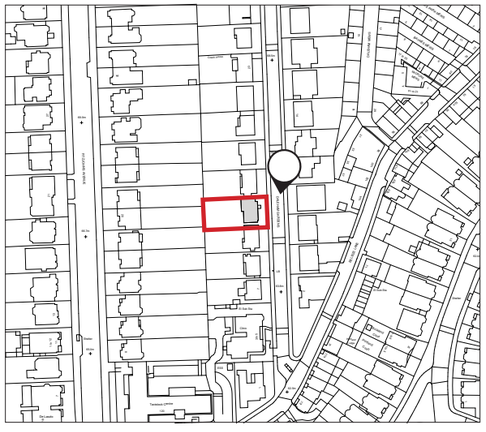
The Concept:
Public View 02

View from Daleham Gardens
looking South

Key

Ordnance Survey Maps

Denotes Site Boundary



As Existing

As Proposed

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5.0 Area Schedule: Existing and Proposed

	Existing GEA		Existing GIA	
	(sqm)	(sqft)	(sqm)	(sqft)
Lower Ground Floor	151.5	1,631	129.8	1,397
Ground Floor	163.4	1,759	141.9	1,527
First Floor	118.1	1,271	100.3	1,079
Second Floor	96.8	1,042	80.8	870
TOTAL	529.8	5,702	452.7	4,873

	Proposed GEA		Proposed GIA	
	(sqm)	(sqft)	(sqm)	(sqft)
Lower Ground Floor	226.6	2,439	200.2	2,155
Ground Floor	177.1	1,906	155	1,669
First Floor	118.1	1,271	99.6	1,072
Second Floor	96.8	1,042	81.9	881
TOTAL	618.6	6,658	536.7	5,777

* All areas are based on survey drawings provided by Michael Gallie & Partners.

** All measurements are approximate. They relate to the likely areas of the project at the current state of design and are based on the Gross Internal Area and Net Internal Area following the RICS Code of measuring Practice 6th Addition. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance and decreases inherent in the design developement and building processes.