

David Glasgow  
Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

27 March 2014

## **71 Sumatra Road, West Hampstead**

Dear David

Further to our recent discussions please find attached our planning application for works to the above property.

### **Previous Permission**

In January 2012 a Certificate of Lawfulness (re. 2011/6021/P) was granted for works to the roof and rear extension at 71 Sumatra Road in West Hampstead.

The subsequent works were not completely in accordance with the permission and you have since been in discussion with the property owners as to a resolution to the discrepancies.

Hugh Strange Architects were not the architects for the original submission nor for the works on site, but have since been approached by the property owners to submit an application for works to the rear of the building that incorporates the key features they are hoping to retain whilst responding to your concerns.

As we understand it the elements to be resolved are:

1. The end gable wall to the rear where the pitched brickwork has been levelled to form a solid balustrade. It is understood that this may impact on the sunlight/daylight to the neighbouring property at no. 69 Sumatra Road.
2. The pitched roof to the rear was replaced by a flat roof, with balustrading to the side, providing an external terrace. It is understood that there are concerns that this creates overlooking to the neighbouring property at no. 69 Sumatra Road.
3. You suggested on the telephone that any solution should be in keeping with the architectural character of the local area.

We have studied the local area and believe there is a solution to the client's requirements that is in keeping with its architectural character and is not detrimental to the privacy and rights to light of the neighbouring property.

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## 71 Sumatra Road, West Hampstead / 2

### Local Architectural Character - Fronts & Backs



Left : Front of 71 Sumatra Road



Top Right : Neighbouring properties to the rear of 71 Sumatra Road - View to North showing nearby roof terraces



Bottom Right : Neighbouring properties to the rear of 71 Sumatra Road - View to South showing nearby flattened end gables.

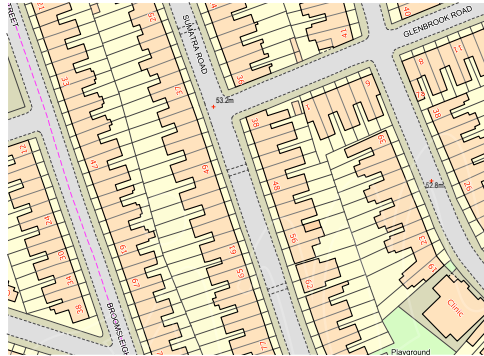
The streets around Sumatra Road are characterised by a clear contrast between the fronts and backs of the buildings. The fronts present formal and repetitive facades to the public realm and are relatively unchanged since their original construction in the late Nineteenth and early Twentieth Centuries. In contrast the rears of the houses present a shared private realm of gardens and terraces that has changed over time. Many of the houses to the rear have been extended, there is a greater variety of materials and a number have had roof terraces added.

We think that retaining the flat roof that provides a terrace area has a number of local precedents and is in keeping with the idea of the back garden areas as spaces where leisure and privacy are negotiated by the residents. However, we feel that although there are a number of precedents for flattening the end gables these are gradually eroding the architectural character of the original buildings and that re-constructing the original end gable with a balustrade of painted metal rails constructed behind it would allow guarding whilst retaining this original feature. In addition this would allow light to the neighbouring property at no.69.

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## 71 Sumatra Road, West Hampstead / 3

### Local Architectural Character - Overlooking



Left : View of side of no. 69 from bedrooms of no. 71

Top Right : Site plan of neighbouring streets showing stepped grain

Bottom Right : View of Juliette balcony at high level on no. 69

The difference between fronts and backs is perhaps most visible in the contrast between the flat fronts and the stepped rear in plan. Generally the part-width build to the rear accommodates kitchens at ground floor, and bedrooms and bathrooms above. The distances between these rooms is 2.7m. The result in the case of no.'s 69 & 71 and throughout the area is a semi-private condition where privacy is managed by blinds and curtains. The overlooking from the new terrace of no. 71 is therefore nothing new, the rooms from no.69 and 71 already face each other and the roof extension to no.69, though contained within the front section of the house, overlooks the bedrooms and bathrooms of no.71.

We think that there is already a strong precedent for overlooking both within the local area and specifically between no.'s 69 and 71. However, a screen to the terrace would stop any additional overlooking and we have therefore looked into sourcing a screening material that gives privacy, allows natural light to pass through and is in keeping with the neighbouring area.

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## 71 Sumatra Road, West Hampstead / 4

### Local Architectural Character - Terrace Materials



Left : Rear of house at the junction of Sumatra Road & Pandora Road showing elegantly detailed black painted metal and obscured glass screen.

Top Right : Rear of house at the junction of Holmdale Road & Pandora Road showing variety of terrace solutions

Bottom Right : SGG Master-Carre obscured glazing

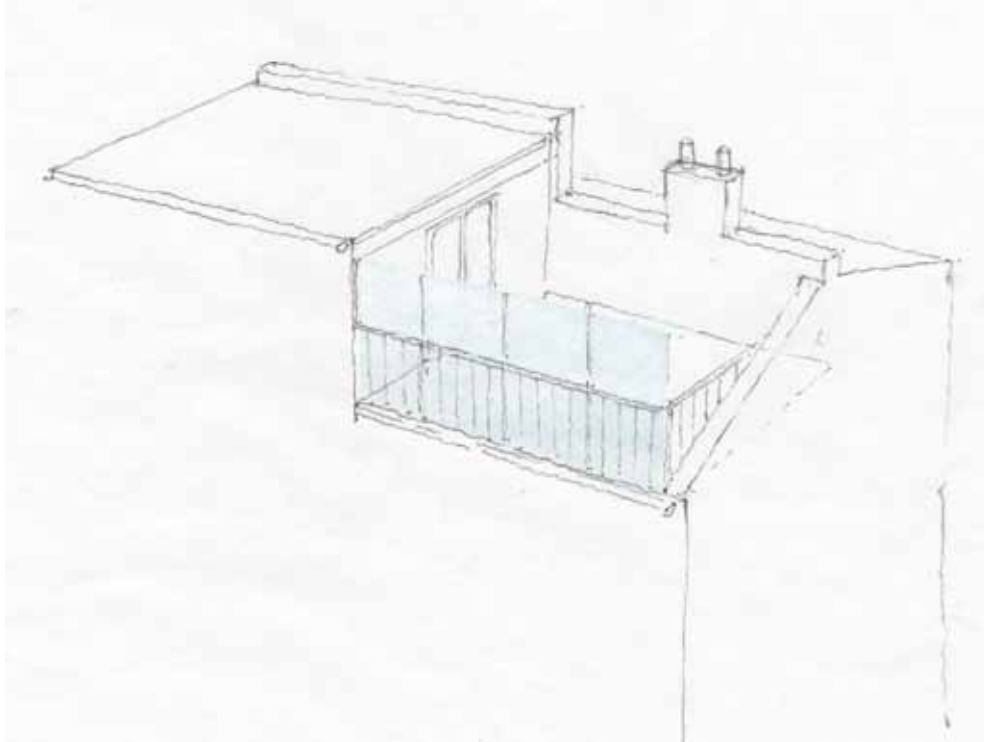
Whilst there is a consistency to the brick frontages in the area, the material variety of the rears is also evident in the construction of the various balconies and terraces that inhabit the garden spaces. The materials of the structural elements include painted metal, galvanised steel and timber. Screening elements tend to be either of reed mats or obscured or etched glass.

Of the guarding devices the simple black painted railings seem to be the most sympathetic to the character of the local area. Of the screening devices the reed screens seem to weather poorly whereas the obscured glass screens, when simply detailed and framed by black metal similar to the railings, are sympathetic to the overall material palette of brick and slate. For the screen we have sourced a glass supplied by Saint-Gobain (SGG) called Master-Glass (product ref. Master-Carre) that is manufactured by casting and rolling glass between two moulded cylinders producing a patterned effect to one side of the glass. As the surface is disrupted rather than coated the resultant translucency provides privacy while maintaining maximum light.

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### **Proposed Works**



Above : Sketch view of terrace proposal

Our proposal resolves the key elements of the scheme as follows:

1. We propose re-instating the pitch to the end gable wall allowing daylight/sunlight to the neighbours at no.69.
2. We propose retaining the new roof terrace but adding a screen constructed of obscured glass that gives privacy to the neighbours at no.69 while allowing daylight/sunlight through.
3. By re-instating the end gable and using appropriate materials we are respecting the architectural character of the area.

The attached drawings incorporate these design considerations. If you have any queries or wish to discuss any items in detail please do not hesitate to contact me.

Yours sincerely,

Hugh Strange