

## The Proposed Scheme

Below is an analysis of various aspects of the current scheme. These are contrasted with the present house.

### Site, Setting, and Front Garden Boundary

- The Existing House
  - The site plan and relationship to the street of the present property is inconsistent with the character and grain of the conservation area. The dominant feature of the house when viewed from the street is its garage door. No dedicated gateway is provided for pedestrian access and the entry door to the house is relatively hidden through its location and detailing.
  - The house is set back from the traditional building line. It is low, sprawling and suburban in style. The existing house does not acknowledge the more dense pre-war suburban character of the area or the unusual linear arrangement of 48 and 48A Netherhall Gardens.
  - Other than the use of London stock brick, the forms, materials and detailing of the existing house do not relate to or acknowledge the surrounding context.



50

48C

48B

48

48A

- The Proposed House
  - The new house has a dedicated entry gate for pedestrians through a newly rebuilt brick front garden wall. A metalwork arch over the entry gate supports climbing plants. The off-street parking is retained, but there is no longer a garage. The entry to the drive also has a metalwork arch over for climbers and the driveway is paved in granite setts. The impact and presence of the car and drive on both the street and garden is limited. The ground floor window to the kitchen has a diagonal view to the street over a hedge. This establishes a deliberate and controlled connection between the inside of the house and the street. The relationship of the new house to the street and adjacent properties reinforces the character of the conservation area.
  - The new house is built up to the historic building line. Its overall form is more compact and less sprawling. This relates to the denser suburban pattern of settlement in the conservation area, and the site plan of the new house acknowledges and responds to the unusual linear development (running back to back away from the street) of 48 and 48A Netherhall Gardens.
  - The forms and materials of the proposed building relate to those of adjacent buildings and the conservation area generally; Pitched roofs, hanging tile, timber windows, and zinc flashings and coverings are all traditional and common materials in the local neighborhood.

### Landscaping

- The Existing House
  - The existing house has extensive planting. The use of quarry tile on the front drive and concrete pavers over a large portion of the front garden is unfortunate. In the back garden the later, half-extension compromises the size and shape of the garden and causes overshadowing both at 48B and adjoining properties.
- The Proposed House
  - In the proposed scheme the area under the lime trees in the front garden is planted and not paved. This should improve the soil conditions for the trees. Porous granite and yorkstone paving to the drive and walkways is both more appropriate to the conservation area and will also reduce run off and help to maintain moisture levels in the soil.



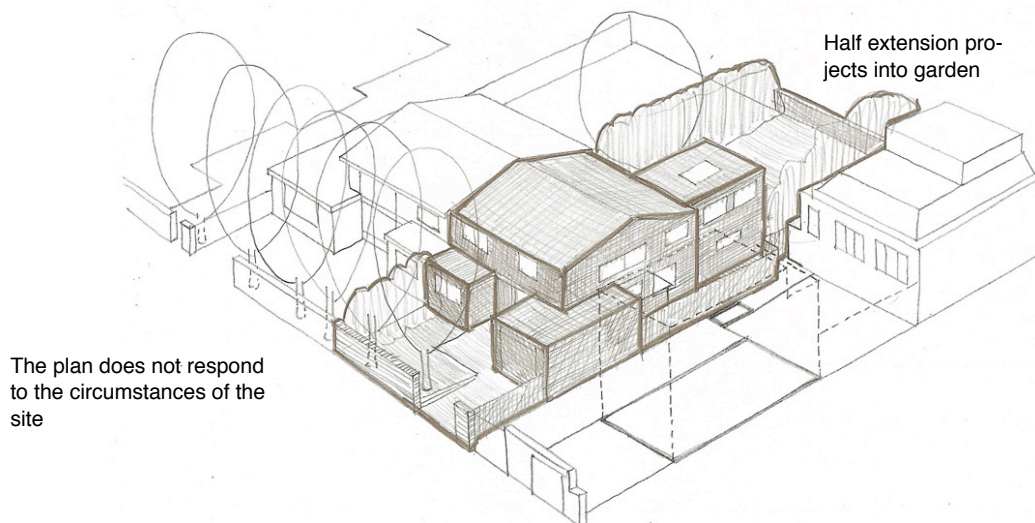
*View of the Proposed New House at 48B*



### Form, Height, Bulk and Scale

- The Existing House

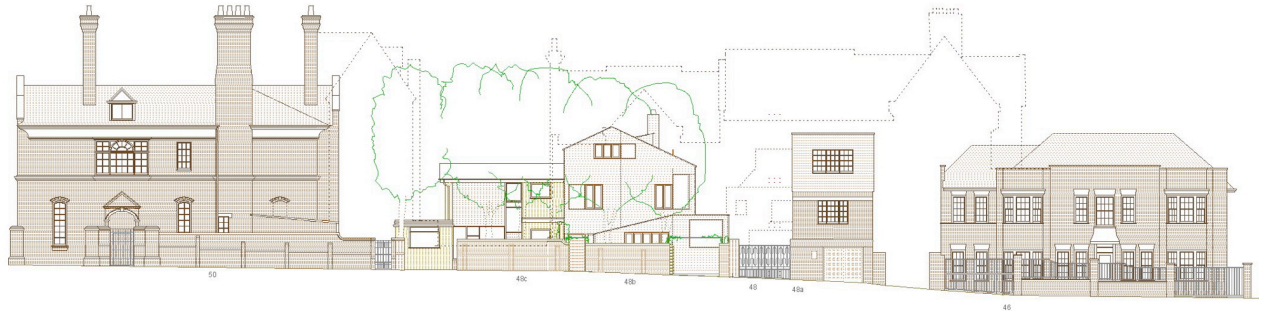
- The present house is long and low and set back from the street. This is an advantage to the extent that its form, materials and detailing are inappropriate to the conservation area and the set back makes the house less visible. The set back however also results in an unnecessary break in the continuity of the built fabric of the conservation area.
- The front elevation of the house does not establish a relatively clear front plane on the building line with a distinct ridge or parapet line as is common in the conservation area. Instead the house actively breaks down and hides the front plane of the house behind a single storey garage and a small front extension.
- Emphasis on the front facade is further reduced by the very shallow slope of the roof and the displacement of the gable end to the side elevation. Although the adjacent houses at 48A, 46 and 44 Netherhall Gardens are lower than most buildings in the conservation area, 48B is even lower and its massing further reduces its apparent size. The present house is inappropriate in part because it lacks sufficient scale.



*Sketch Axonometric of the existing house at 48B*

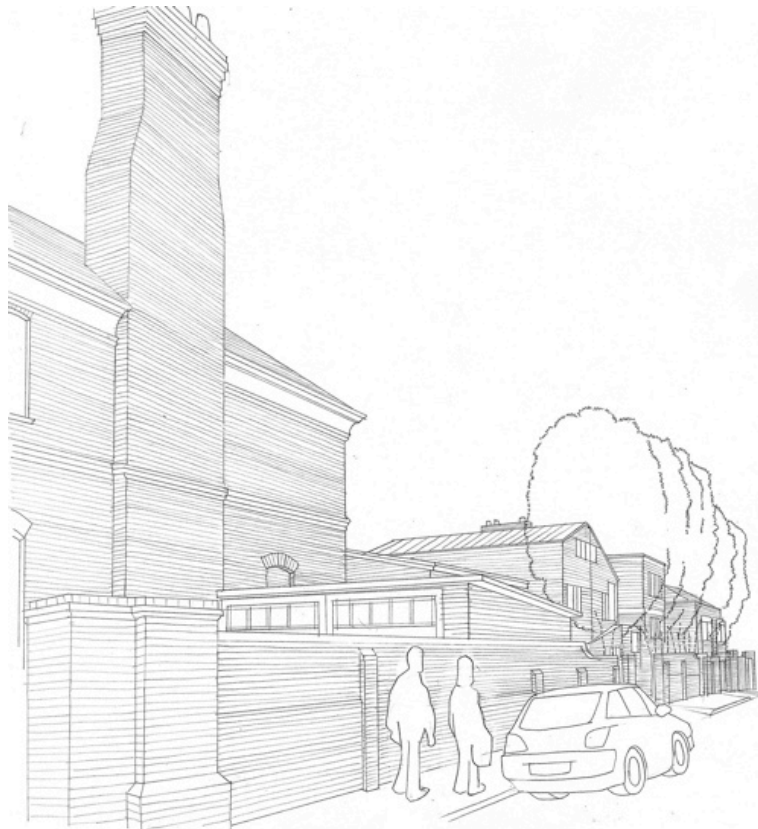
- The set back of 48B is not a necessary gesture of deference to the listed building at 50 Netherhall Gardens; The two buildings are separated by 48C Netherhall Gardens. 50 Netherhall Gardens is over 17 metres away from 48B. This distance is more than enough to establish an appropriate visual separation from the listed building.
- The present deference is only necessary because 48B is an inappropriate building to the conservation area. Even at this however the house does poorly: The most prominent portion of the front of the building, and the only element which is set on the traditional building line, is the garage and the garage door.
- The adjacent house at 48A Netherhall Gardens is a slightly odd building with awkward and narrow proportions, but these shortcomings are only foregrounded and made worse by the lack of a neighboring building volume arranged along the building line at 48B. A well proportioned house at 48B built in line with the traditional building line would visually “ground” 48A and would help to embed it in the fabric of the larger street and the conservation area.
- The set back from the street and the sprawling plan of 48B has other effects. The present front garden is relatively large and the back garden small for the site. The set backs and extensions to the front, side and back create a series of small and fragmented outdoor spaces which are often paved and overshadowed. This broken and sprawling plan form also results in disparate windows facing in disparate directions. Overlooking and a loss of privacy are inherent in this building form.

– The present half extension into the back garden of 48B was approved in 1964. The projecting volume was perhaps justified in planning terms by the adjacent volumes of 48A and 48 Netherhall Gardens which run back into the site. This extension however overshadows and fragments the scale of the garden to 48. It also looms over and overshadows the garden and terrace at 48C and 48 respectively.



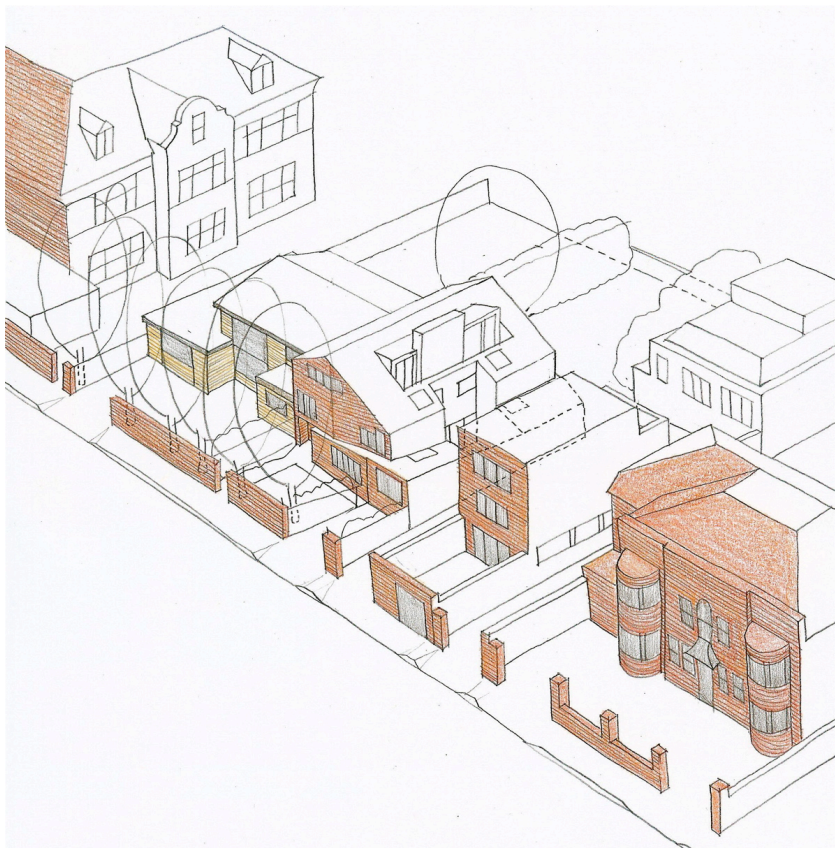
*Elevation of the Proposed New House at 48B within the larger context of Netherhall Gardens*

- The Proposed House
  - Pitched roofs are common throughout the conservation area and it is the dominant form of the new house. The gable end wall faces the street and the form and plane of the front of the house and its relation to the street are clearly established.
  - The proposed roof runs up to the face of the gable end. It is not hipped as at 50 and 46 Netherhall Gardens. This difference works to establish formal connections with both the surrounding pitched roofs and with the level parapeted gable end wall at 48A.



*Sketch View of the proposed new house in the context of Netherhall Gardens*

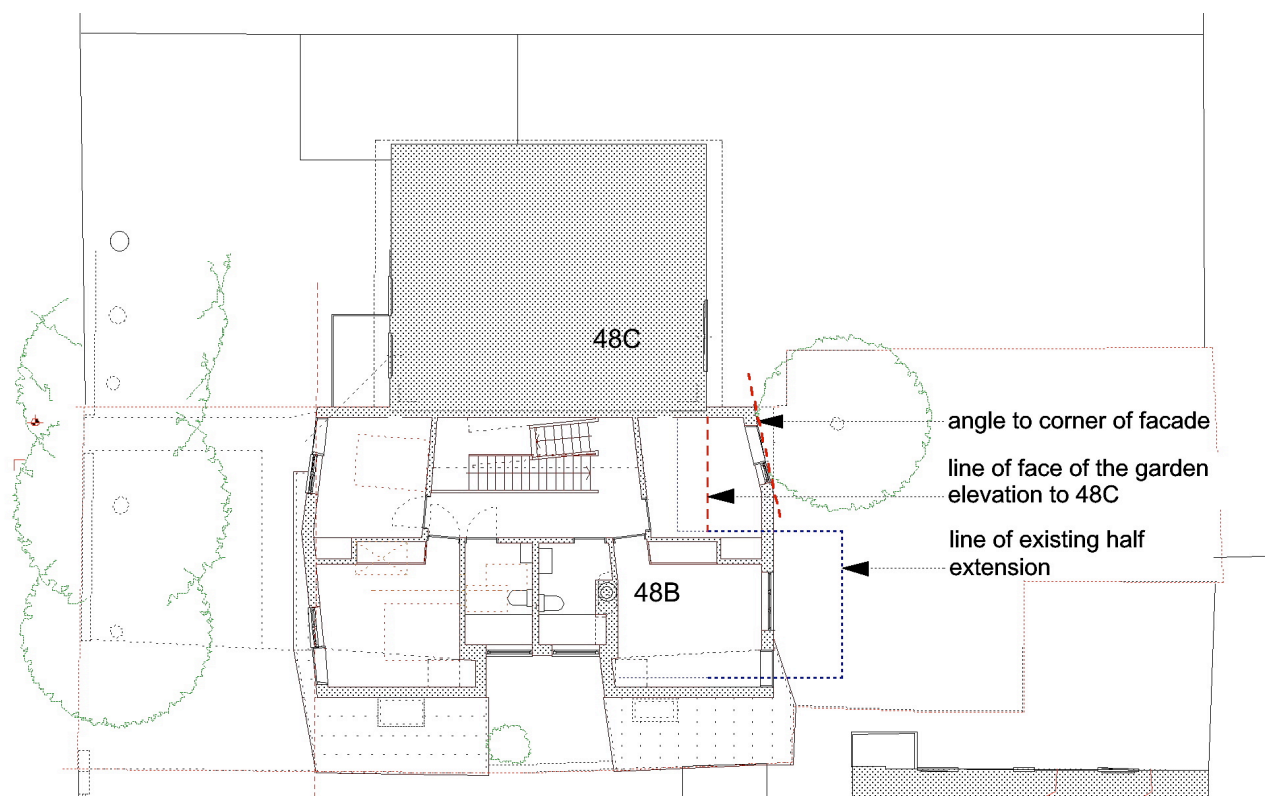
- The asymmetrical roof profile is uncommon within the conservation area, although it is a feature of vernacular architecture. While appropriating the forms and materials of the neighborhood this asymmetry is a subtle mark of the houses difference. The profile also follows and acknowledges the natural topography across the site and the street. This acknowledgment of a feature of the natural surroundings is consistent with the very deliberate way in which the building makes use of the natural environment through light, micro-climatic external spaces, passive stack-effect driven ventilation, and solar heating and electricity
- A very slight angle has been introduced into the plane of the front elevation. This bevel maintains the visual connection of the house to the adjacent elevation at 48C and to the building line, but, like a traditional bay window, it breaks up the larger area of the front elevation.
- The proposed new house at 48B is built up to the traditional building line. Although the building is three storeys the scale of this volume is limited by setting the top floor within a pitched roof and placing the gable end on the street elevation. The overall bulk of the new building is further reduced by the lowering of the ground floor level of the new house in accordance with the level access requirements of the Lifetime Homes Standards.
- The conservation area statement notes that the group of buildings from 42 to 48 Netherhall Gardens form a lower group within the conservation area and that this should be maintained. The proposed new building volume is larger than the present house but is still very much within the scale of the the adjacent houses in the group. More generally it remains a relatively low building for the conservation area.
- The scale of a building is not simply a measure of its height as various factors affect the perception of its relative size. For instance, the height of the flat parapet to 48A cannot be compared directly to the height of the ridge of 48B: The parapet height is constant, but the ridge height varies. The visual bulk of 48B is better understood as the average height across the gable end. By this measure the volume of 48B is over half a metre lower than 48A. This calculation does not take account of the sloping topography of the street.
- The topography slopes across the site. The change of level between the centre of the site to 48A and 48B is over 400 mm. The scale of the buildings is understood in relation to the level of the street in front of the site. Measured from ground level, the peak of the proposed new house at 48B is 100 mm lower than the parapet to 48A, and it is almost a metre lower than the top of 44 Netherhall Gardens.



*Proposed House & Context:  
Sketch Axonometric*



- The proposed western flank wall of the new house is in the same plane as the existing wall and this is set well back from the boundary ( $\pm 2000$  mm). The related new eaves level is slightly higher (225 mm) than the average height across the present gable end verge, but remains significantly lower than the parapet level to 48A and is also set back from the boundary.
- The eaves level of the proposed new house at 48B will be 1750 mm above the eaves of 48C Netherhall Gardens. This change of level is the corollary to the change in plane associated with placing the new house on the historic building line, and it figures 48C more clearly as an infill or gap building. This is consistent with the recent (not yet unexecuted) planning permissions granted at 48C. These permissions have approved new, two storey elevation treatments in materials such as timber and structural glass. These materials and forms are unusual in the conservation area, but such freedom is appropriate because 48C is a set back from the building line, and because its presence within the streetscape is lessened by the scale and dominance of 50 Netherhall Gardens. The scale and form of the proposed new house at 48B will reinforce this structure to the streetscape by giving a stronger and clearer frame to 48C.
- It is notable that the recent permissions granted for unusual timber and structural glass alterations to the front elevation of 48C would be unlikely to receive approval at 48B. This is because despite its setback from the street 48B does not enjoy the same separation from the streetscape. Such alterations to the front elevation in wood and glass at 48B would be inappropriate to the conservation area because they would be visible as part of the larger streetscape.
- The increased scale of 48B gives a more deliberate frame to 48C. The junction between the two buildings has been carefully considered. The roof forms of the two buildings are set perpendicular to one another. The roof to 48C neatly mounds up to the roof of 48B. The eye travels up the roof of 48C from eaves to ridge and they again up the roof of 48B from eaves to ridge.



*Proposed First Floor*

- The proposed new back elevation deliberately rearranges the sprawling volumes of the existing house. The projection of the house into the garden is reduced by 1750 mm. This represents the halfway point between the projection of the present half extension and the face of the back elevation to 48C. Although the pitched roof to the back elevation is taller than the present eaves level,

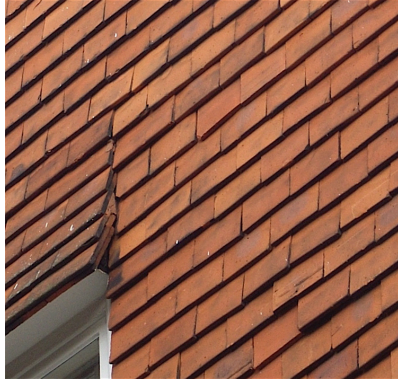
the rearrangement of the volumes produces a tighter volume with significantly less wall area. The resulting form will reduce overlooking, and overshadowing to 48B and adjacent houses. The outlook from the gardens of 48 and 48C will also be improved.

- The volume of the southeastern corner of the back elevation is angled back at first and attic floor level. This reduces the volume and bulk of the building adjacent to 48C and improves light angles to the adjacent windows to significantly beyond the requirements of the BRE guidance. The outlook from the windows is also improved.

### Quality and Appropriateness of Materials and Detailing

- Hanging Tile Walls

- The proposed new house is clad in handmade soft, red clay tiles. This is a very familiar material in the conservation area which is commonly used alongside and relates well to red brick locally. Both are made of the same clay. Hanging tile has a warm, soft appearance and texture. This texture is enhanced by weathering over time.



*Hanging tile detail from a house within the conservation area*

- The hanging tile relates directly to both 50 Netherhall Gardens where it is used both on the roof and walls, and to 48A Netherhall Gardens where it is used extensively on the front and side elevations. The use of hanging tile to 48B will help to tie both it and 48A into the fabric of the conservation area.

- Hanging tile is more commonly used at upper floor levels, although even in vernacular architecture it is sometimes carried down to low level. The proposed use of hanging tile over the whole building is deliberate. It acknowledges the contemporary period and construction of the house; The hanging tile will cover high-tech, light-weight quilted and rigid insulation.

- Zinc Flashings and Roof

- Zinc and lead are traditional roof materials commonly found in the conservation area. Their visual appearance is quite similar. Neat, raw zinc flashing details will be used around windows and doors, eaves, and at external corners. The zinc will quickly patina to a dull, mottled light-grey. These thin, crisp lines of zinc will give a tailored edge to the larger and more textured wall areas of hanging tile.

- The proposed house has a zinc roof with standing seams on timber rolls. The material and form of the roof resonates with the character of the conservation area, but it also gives subtle acknowledgment of the contemporary period of the building.



*Example of zinc used within the conservation area*



– The external walls of the building through their scale and orientation have a more direct impact on the conservation area. The hanging tile will ground the new building firmly in this existing context. The level and angle of the roof make it more a discrete element, and it is therefore an appropriate place to make subtle acknowledgment of the contemporary period of the building.

- Windows

– Timber framed windows and doors in unpainted iroko timber are proposed generally. These will weather to a light grey which is similar to the zinc. Together the grey weathered timber and zinc will flatter the soft red of the hanging tile. The use of dark timber frames is less common within the conservation area, but is traditional. The window and door frames to 50 Netherhall Gardens for instance are black.

– A limited number of fixed glass windows are also proposed. These are generally paired with timber windows but are frame-less with small zinc flashings and a nominal hidden frame in mill finish aluminium. The shape and scale of these windows is consistent with the conservation area, but the detailing acknowledges the contemporary period and construction of the building.

- Front Garden Wall

– The existing front garden wall will be rebuilt in a soft red brick. This will establish visual continuity with the adjacent front walls.

- West Wall

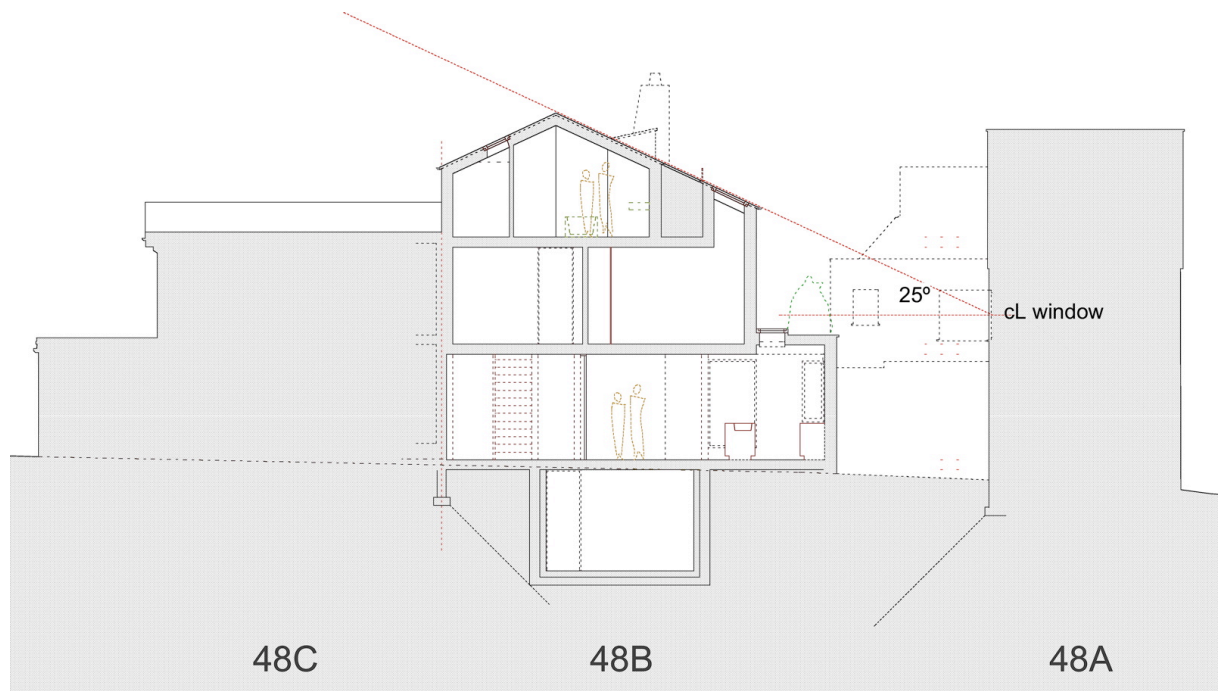
– The existing yellow brick to the present building is to be cleaned off and reused to construct the new west boundary wall. This wall is quite visually discrete from the rest of the house, so the change of material will not be inappropriate. Brick is more robust along the party wall at low level and the warm yellow colour of the brick is appropriate to the garden area. The reuse of the brick may also facilitate the retention of a portion of the existing boundary wall to the garage.

## Daylight and Sunlight

The scheme maintains good daylight levels to all habitable rooms in adjacent properties in accordance with BRE "Site Layout Planning For Daylight and Sunlight: A Guide to Good Practice." There are several instances where the potential issue of a loss of daylight and sunlight might arise as a result of the scheme. These are considered below in relation to adjoining properties:

### 48A Netherhall Gardens

- First Floor Level Bedroom Window, East Elevation:
  - The 25° approach for testing the light levels to the room was taken.
  - A line drawn at 25° from the centerline of the front bedroom window is not obstructed, and the window otherwise has an excellent view of the sky.
  - The bedroom window in question is near the front of both 48A and 48B. Only a small portion of the 48B sits directly opposite the window. The window's view of the sky at a slight diagonal towards the street is not interrupted by a building.
  - The bedroom is relatively small and there is a very large window on the front elevation of 48A which serves the same room. The windows are perpendicular and immediately adjacent to one another. The bedroom is therefore very well lit generally.



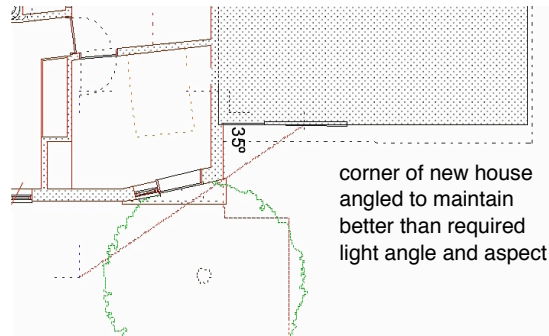
*Section: Light Angle to Bedroom Window at 48A*

- First Floor Level Stair and Bathroom Windows, East Elevation
  - The stair and bathroom are not habitable rooms so the stricter guidance regarding light levels detailed in the BRE guide to not apply.
  - Nonetheless the proposed development will have a very limited impact on the light to these windows which will retain a good view of the sky.
  - It is also noteworthy that the first floor, west flank wall of 48B is set over 1800 mm back from the boundary, and the house terminates in a 25° roof slope. Conversely, the three storey form and flat roof of 48A is almost 2000 mm taller than the eaves level of 48B and is built hard up against the building line. By retaining the set back from the boundary 48B will maintain good light levels to the adjacent garden area.

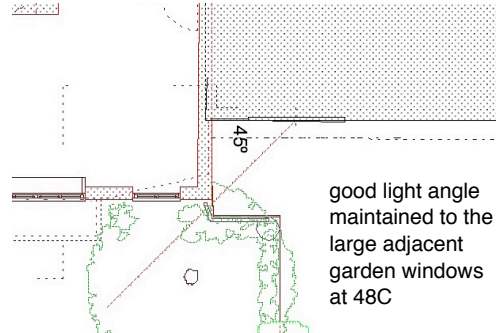
## 48C Netherhall Gardens

- Ground & First Floor Level Windows, South (Garden) Elevation, Adjacent to 48B
  - Light levels to these windows were tested using the 45° approach as detailed in the BRE guide. A 45° line drawn from the centre line of the window in plan is not obstructed by the proposed new building.
  - The corner of the proposed rear elevation of 48B is angled at first and second floor level. This improves the angle of light and views to the windows at 48C to 35°. This is significantly beyond the 45° requirement of the BRE guidance. The location of the present half extension to 48B was taken as a design parameter and it is shown dotted in plan and elevation on the drawings.
  - These windows to 48C are in any case very large have an excellent view of the southern sky.

First Floor:



Ground Floor:



Garden (South) Elevation:



*Light Angle to Adjacent Windows at 48C Netherhall Gardens*



- Ground Floor Windows, North (Front) Elevation, Adjacent to 48B
  - Light levels to this window was tested using the 45° approach as detailed in the BRE guide. A 45° line drawn from the centre line of the window in plan is not obstructed by the proposed new house. The window also has a good view of the sky generally. The only other building obstructions are across the street.
- First Floor Windows, North (Front) Elevation, Adjacent to 48B
  - This window is to a bathroom and the BRE guidance does not apply, but like the window below it has a good view of the sky with no other building obstructions. This is further improved by the windows higher position on the first floor level.
- Garden
  - The removal of the half extension to 48B and the reduction of the furthest projection of the back elevation by 1750 mm will improve the westerly aspect of the garden to 48C.

#### 48 Netherhall Gardens

##### Garden Terrace

- The present flank wall to the back extension of 48B blocks entirely the eastern aspect of the terrace garden of 48 Netherhall Gardens. This is the primary and most important external space at 48 and it is located directly off their main living room.
- The proposed demolition of the half extension to 48B and the reduction of the furthest projection of the back elevation by 1750 mm will improve the easterly aspect of the terrace garden to 48 and will lessen overshadowing of their garden terrace. With the new scheme almost half of the terrace will enjoy an uninterrupted eastern aspect.

##### Linear Entry Garden Between 48A and 48B

- The proposed demolition of the existing garden extension will reduce overshadowing to this garden.
- The ridge of the present house runs perpendicular to the west elevation and this results in a verge that rises and falls from front to back with the roof slope. The ridge to the proposed house runs perpendicular to the west elevation and is nominally (225 mm) higher than the average height of the previous verge. As the actual line of the flank wall to 48B faces west/southwest the effect on light levels of this small change in height will be negligible.
- The linear garden runs approximately north to south. This orientation of the garden results in a good view of the southern sky and good light levels generally.
- Note: The proposed flank wall to 48B will remain significantly lower (over 1900 mm) than the existing flank wall to 48A.