



Practice Profile	page 3
Photographs of the Existing House	page 4
Design Statement	page 7
Street Visibility of Side Extension	page 8
Sketch View of Proposed Changes	page 9
Precedents for Side Wing Extension	page 10



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 last decade, and is regularly published in the architectural press worldwide.

Principal, Robert Dye BA Hons Dip Arch RIBA

Robert won the annual RIBA student prize before graduating with honors 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 is currently 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



Hamilton Terrace, NW6 - Extension & modernisation of grade II listed terrace house.





93 Chetwynd Road - Front Façade



93 Chetwynd Road - Rear Elevation





Existing Side Wing Extension - Front View



Existing Side Wing Extension - Top View



Existing Side Wing Extension - Rear View





View looking East showing neighbours' extensions



View looking South - East showing existing rear extension



View looking East showing existing rear extension and neighbours' extensions



This statement has been prepared on behalf of Mr J and Mrs E Harris.

Introduction

93 Chetwynd Road is a 3-storey end-of-terrace house with private front and rear gardens in the London Borough of Camden. The property is within the Dartmouth Park Conservation Area (designated in 1992), and lies within sub-area 3, Dartmouth East.

No 93 originally formed the matching book-end to no 99 as part of a four house Victorian terrace. The pitched roof to no 93 (evident in historic photos) was removed at some point in the past, making this composition less apparent. Due to the slope of Chetwynd Road it sits considerably lower than no 99. The site also slopes from South to North, meaning that the rear gardens are a half storey above the ground floor.

Both 93 and no 99 originally had an unusual entry condition, via a sideways and through the flank wall. Number 93 had a floor-and-a-half high timber and glass side extension added in the sideways, probably in the late-1970s. No 99 has similarly had a side extension added though in this case in brick and much larger at three storeys in height.

The rear facades in this section of the north side of Chetwynd Road have a variety of rear extrusions / extension types, ranging from 1 to 3 storeys, from original to recent; they extend from the main rear facades to a variety of depths, with adjacent neighbours to no. 93 being deeper than the original main houses themselves.

The existing rear extension at no 93 was most likely (based on older OS maps) a re-building/enlargement of an original rear ‘wing’ which protruded approximately 2.4m into the garden.

The side and rear extensions to no 93 are low quality, predominantly built of timber, glass, with a partial man-made slate roof and some minor amounts of brickwork and render at the rear.

Our Clients have recently purchased no 93 and wish to carry out alterations to bring the house up to modern family living requirements. The two main changes that they are seeking planning consent for are:

- A re-working of the existing rear extension, allowing them to reconfigure the rear of the ground floor.
- A re- working of the side extension, to allow for additional bedroom and sanitary accommodation which is currently lacking in the property.

Design

The overall ambition of the proposal is to re-configure the house as a modern home, catering for the needs of an expanding family for the present and long term future.

Side extension:

The sideways addition to the house is tired and unattractive (referred to by locals as ‘the Sauna’).

The proposal replaces this with a taller element but one that makes a positive architectural contribution to the Conservation Area: light, transparent and subservient: its simple form and treatment clearly articulate the gap in the terrace but does not compete with either no. 91 or no. 93; it is still well set back from the street facades; the additional height is justified by the transparent top retaining views from the street of sky and trees beyond (see illus. pp 8 - 9 and the entire extension sits within the containing profile of the flank elevation of no. 91 (see section no. PA.101).

To provide level access at the front door, the proposal removes the steps in the sideways and lowers the entrance / rear ground floor level. A small overhang shelters the entrance and provides architectural definition to the main entrance door. Existing internal walls will be removed from the side entrance, opening up clear views from the front entrance path to the rear garden that are blocked by the current configuration.

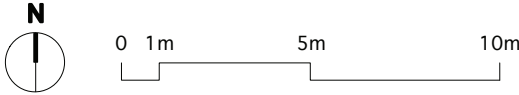
Rear Extension(s):



The rear Ground Floor will be reconfigured as a large open plan space with improved access to the garden via large sliding doors, and angled slightly to turn this northern exposure slightly towards the west, but protected from summer sun (and reflective nuisance) by a deep overhanging roof.

There will be no loss of amenity to adjoining neighbours: the Ground Floor extension stays behind the existing built line on the western flank; the east flank sits into the hill, and due to the garden levels, the overall height would be less than 0.5m taller than the existing garden wall. The planted roof will form an upper ‘green’ level to the rear gardens, improving rainwater run-off, and will not be accessible from no. 93 (except from the ground for occasional maintenance).

The first floor of the side extension will contain a new Study/Bedroom onto the rear, with a roof lower and shorter than the flank wall of no. 91

The materials at the rear will consist of factory-painted metal-framed glazing, with the fascias and cladding in man-made slate. These materials are either present on the existing building or on new extensions on neighbouring properties within a few houses either side, and as such the rear extension will blend in with the existing built context and garden landscape(s).



-  outline of proposed side extension
-  visibility cone, side extension partially to fully visible from street level





Existing View of Side Extension



Proposed View of Side Extension





Existing 3 storey extension to 99 Chetwynd Road