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**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.



Views up and down North terrace of Baptist Gardens



View showing front Facade of North terrace at Baptist Gardens, and dormer windows on adjacent roof extensions



Rear elevation of no.8 Baptist Gardens



View from second floor of no.8, showing front Facade of South terrace at Baptist Gardens

**Planning application for change of use from two residential maisonettes to single residential dwelling, installation of a pair of dormer windows to existing roof, and installation of skylight to existing roof**

This design statement has been prepared on behalf of Ms. Rosie Alison in support of an application for a development proposal at no. 8 Baptist Gardens, NW5 4ET

### 1. Context

No. 8 Baptist Gardens lies within the London Borough of Camden. The cul de sac street is lined on both sides with Victorian terraced houses rendered and painted in a range of pastel shades, which characterises the street and provides a clear identity.

The terraces were originally constructed with three storeys and flat roofs. Gradually, additional loft floors have been added to all but three of twelve properties on the street.

No. 8 is located on the North side of Baptist Gardens.

All the houses on the North side of the street have had an additional storey added, with permission for the latest one granted in 2012. Permission for no 8 to gain the storey was granted in 1981, at the same time as the change of use to maisonettes. Since then, the lower ground floor has been extended, and the internal layout of this floor changed.

No 8 is the only house to not have two dormers on it's additional roof storey. Instead it has a single central skylight on the front pitch. Replacement of the single skylight with a pair of dormer windows will continue the established rhythm of roofscapes on the street.

### 2. Proposal

#### *Use*

The owner wishes to recombine the maisonettes into a single dwelling; reinstating the original use of the terrace. The internal layout will be updated to reflect the change of use.

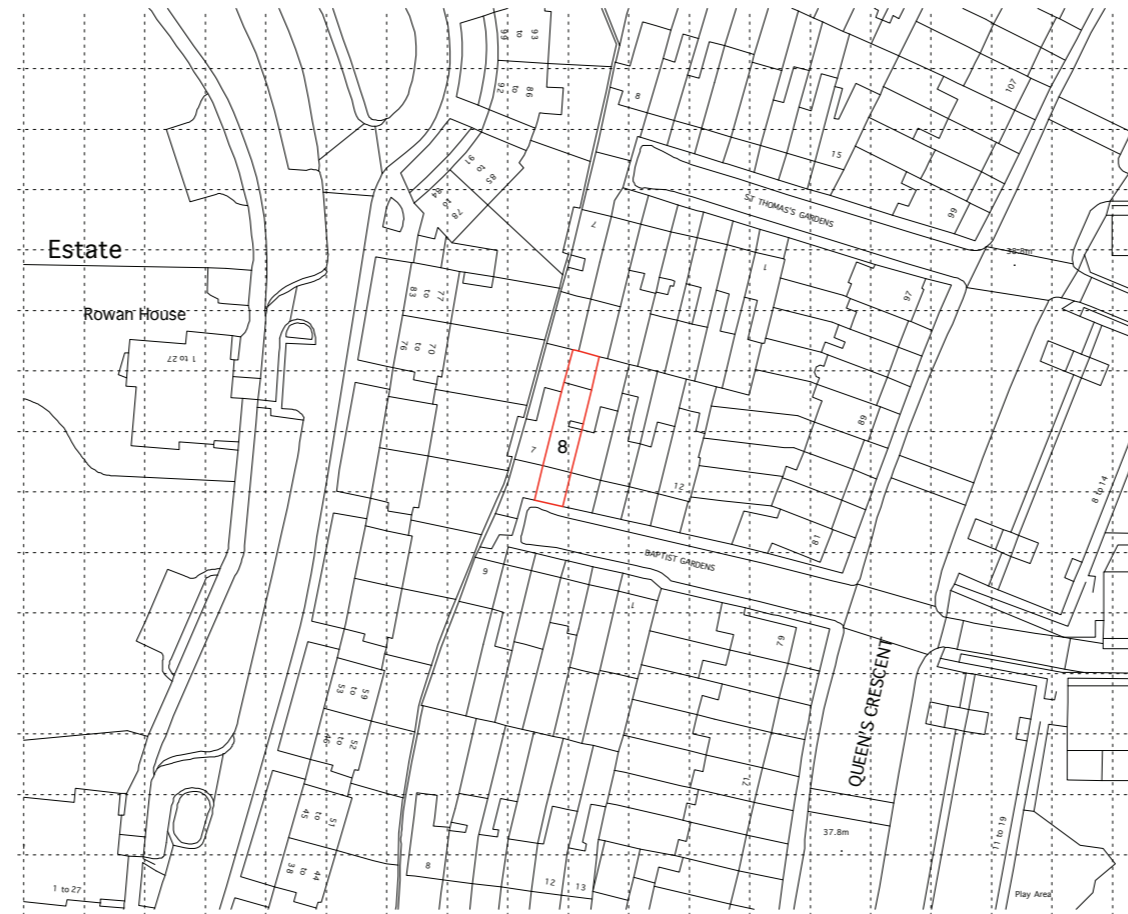
#### *Appearance*

A skylight will be added to the flat area of the roof, above the top staircase to bring light into the centre of the first floor plan. The skylight will conform to the Camden Planning Guidance therefore it will not be visible from street level.

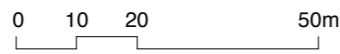
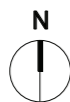
Dormers will be added which are consistent in scale with the neighbouring properties and with the windows on the existing front facade of no. 8.

### 3. Pre-planning application advice

In May 2015 the owner received pre-planning application advice (ref no. 2015/2213/PRE) from the Camden Planning Solutions Team. This stated that the proposed works would be supported providing they comply with the Residential Development Standards and the Camden Planning Guidance. Lifetime Homes Standard cannot be met in this case, due to the number of steps from street level to both primary and secondary entrances. In addition to this, the circulation spaces within the existing terrace are very narrow, and there is not adequate space for lift provision within the property.

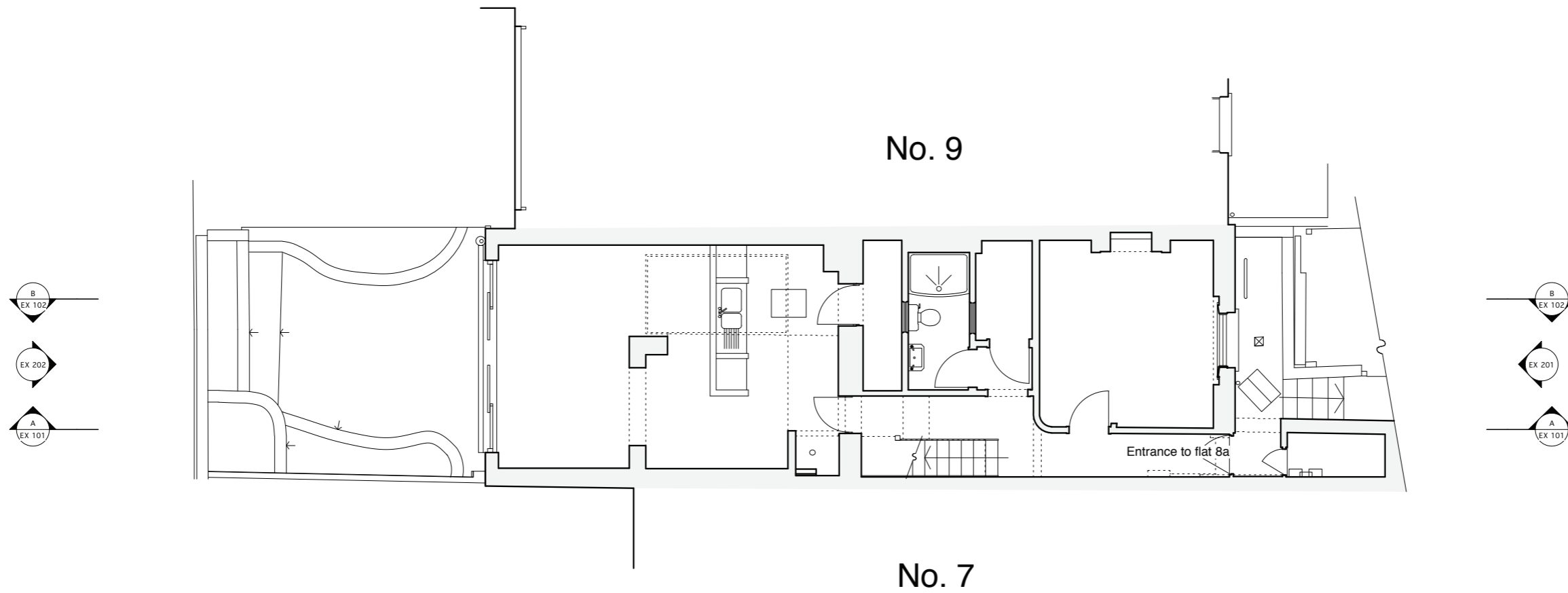


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project <b>8 Baptist Gardens</b>		project no <b>258</b>	
drawing <b>Site Location Plan</b>		scale 1:1250@A3 drawn by ZM	
drawing no <b>EX 000</b>		date Sept 2015 dwg status Planning	



**Notes**

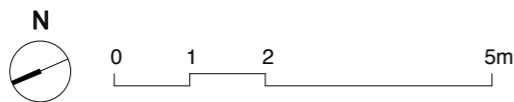
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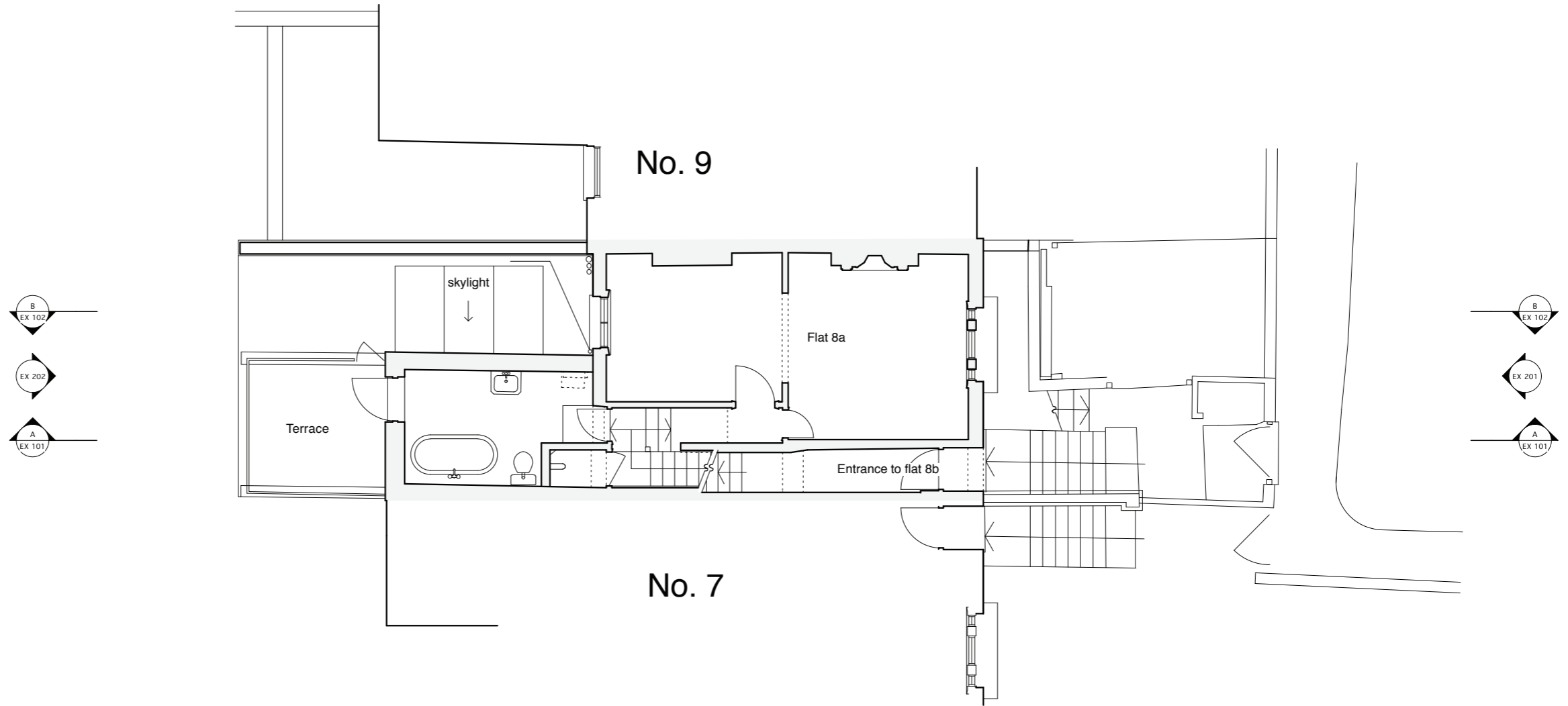
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<b>8 Baptist Gardens</b>	<b>258</b>
drawing	scale
<b>Existing Lower Ground</b>	1:100@A3
	drawn by
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drawing no	rev
<b>EX 001</b>	date
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	dwg status
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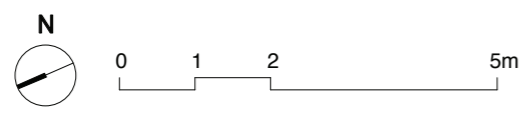
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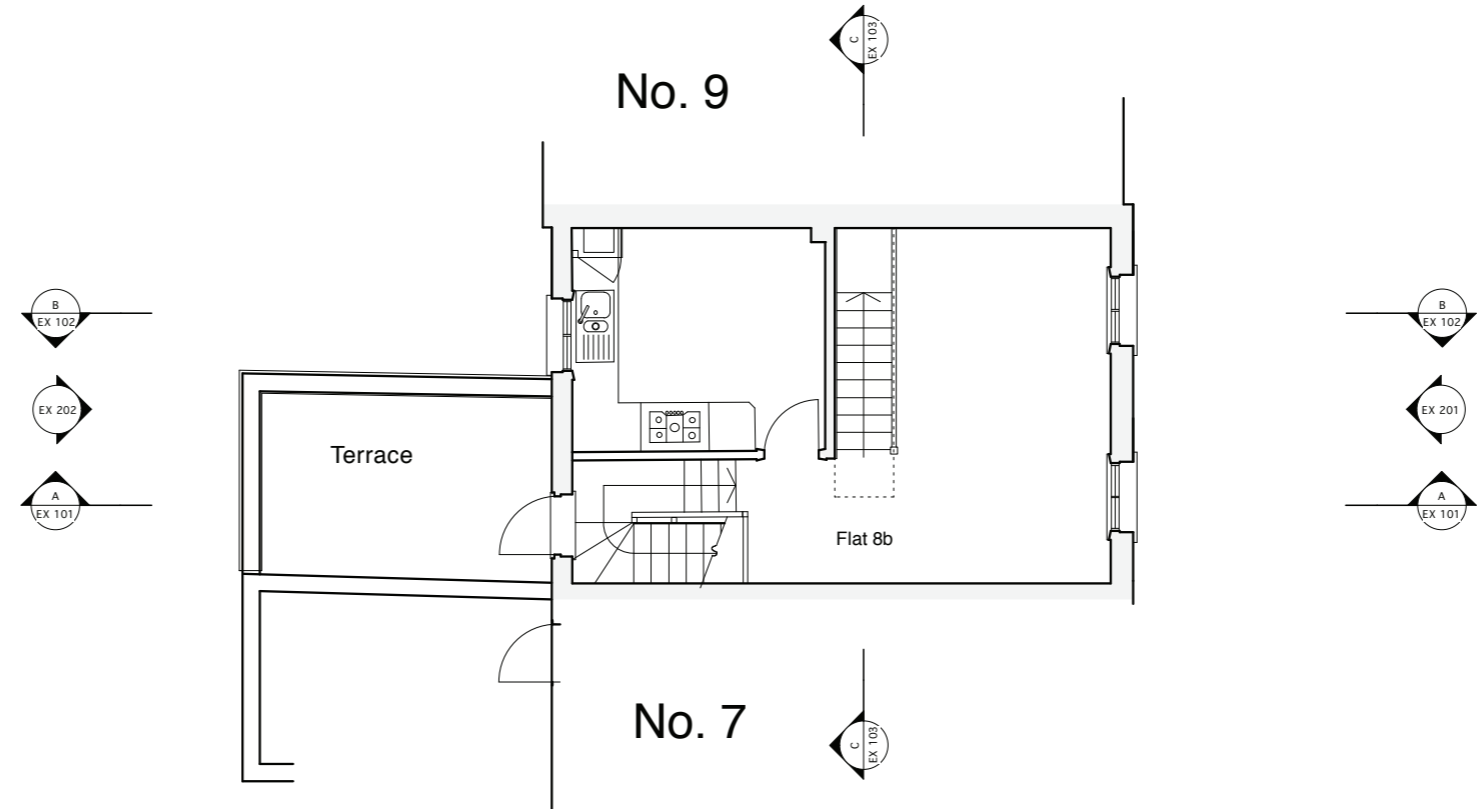
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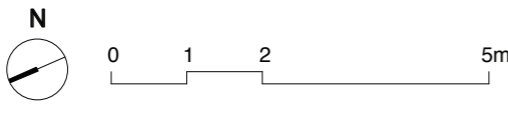


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<b>8 Baptist Gardens</b>	<b>258</b>
drawing	scale
<b>Existing Ground Floor</b>	1:100@A3
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drawing no	rev
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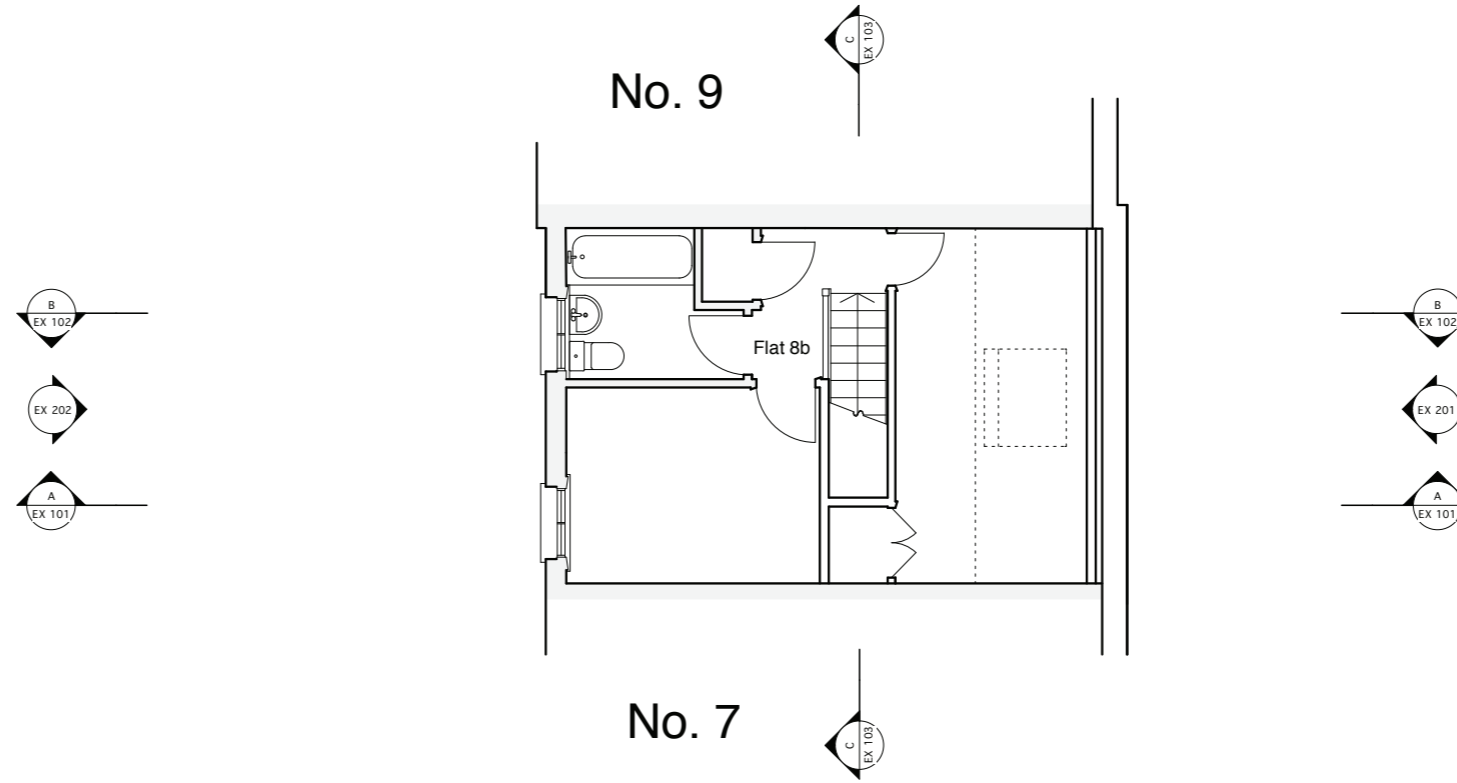
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project	8 Baptist Gardens	project no	258
drawing	Existing First Floor	scale	1:100@A3
		drawn by	ZM
drawing no	EX 003	date	Sept 2015
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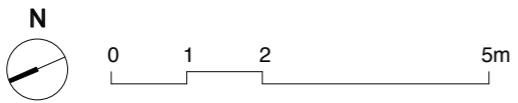
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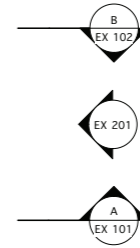
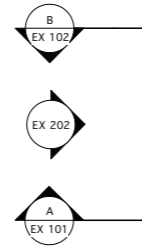
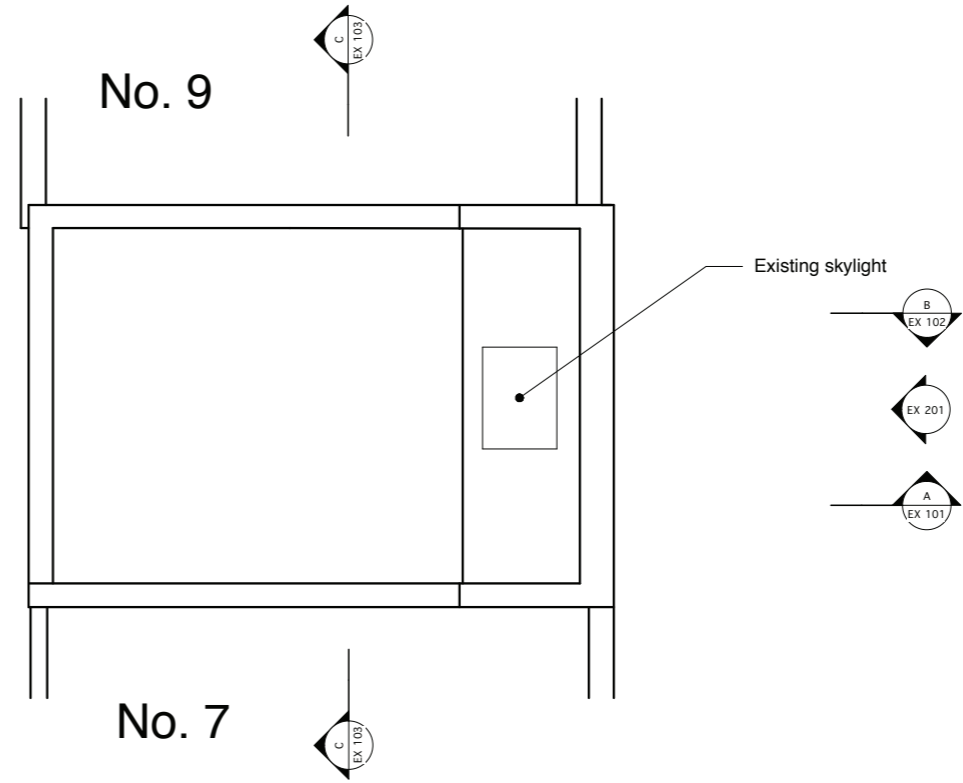
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project	project no
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drawing	scale
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drawing no	rev
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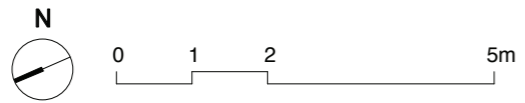
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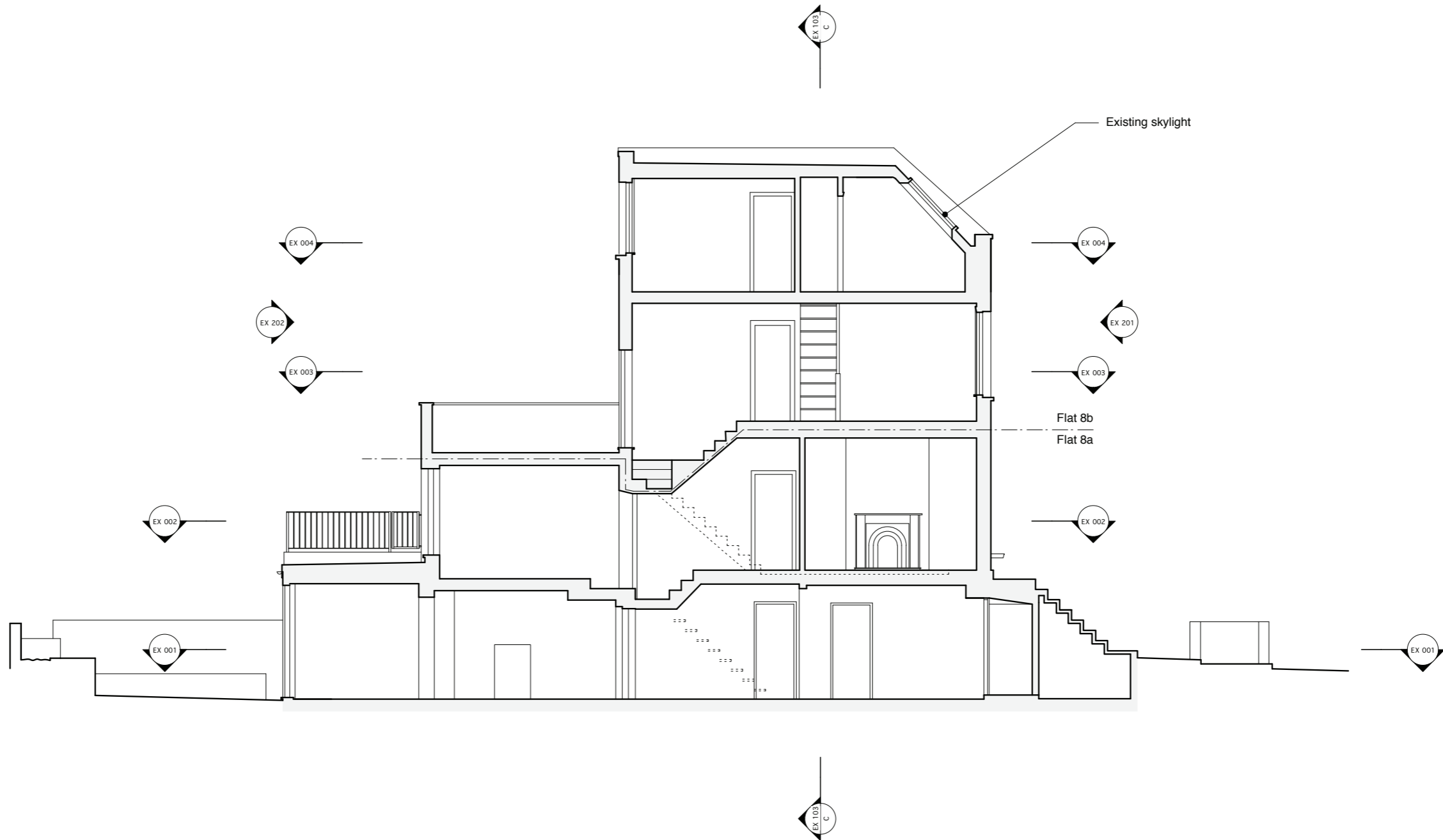
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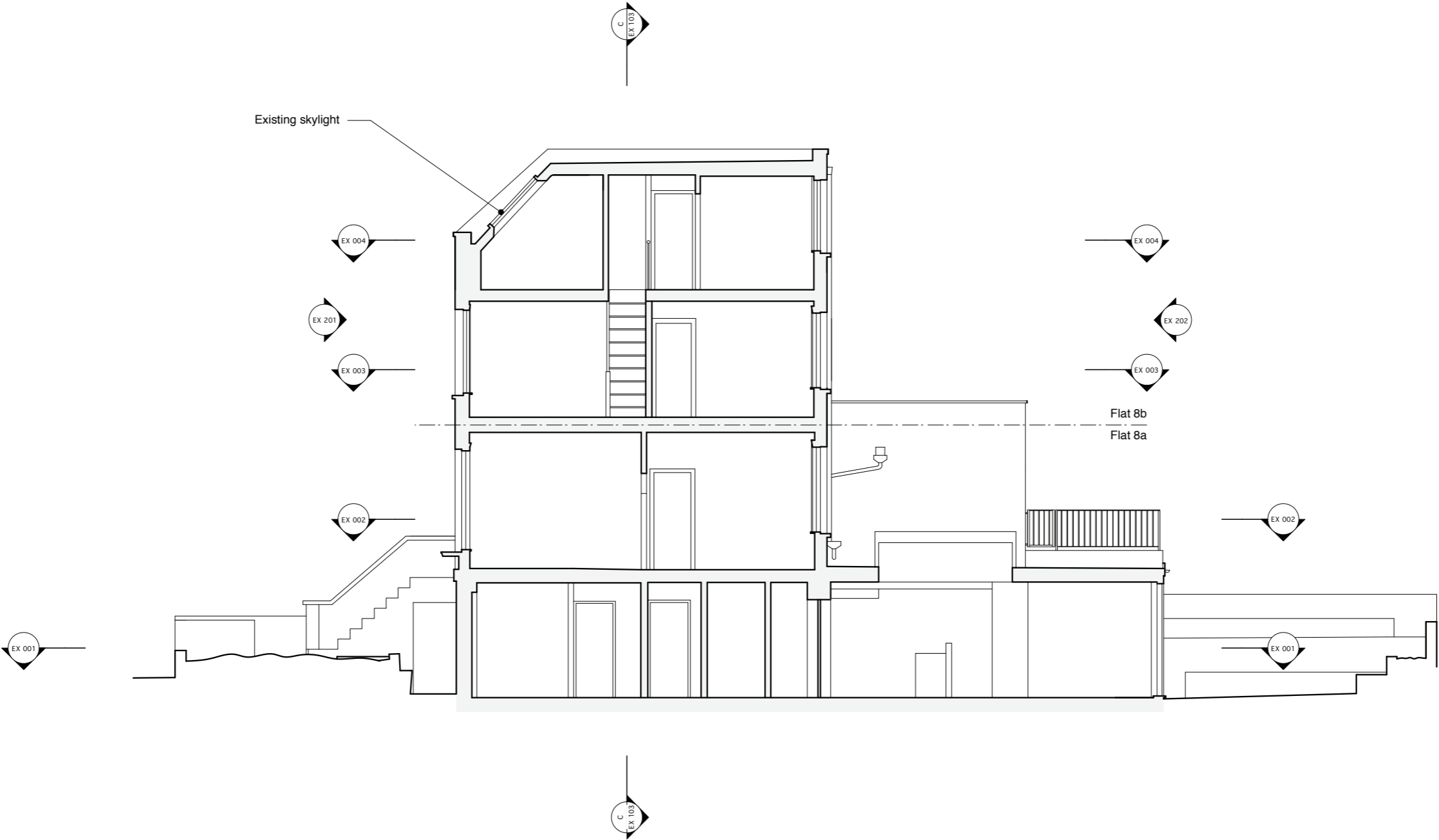
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drawing	scale
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drawing	scale
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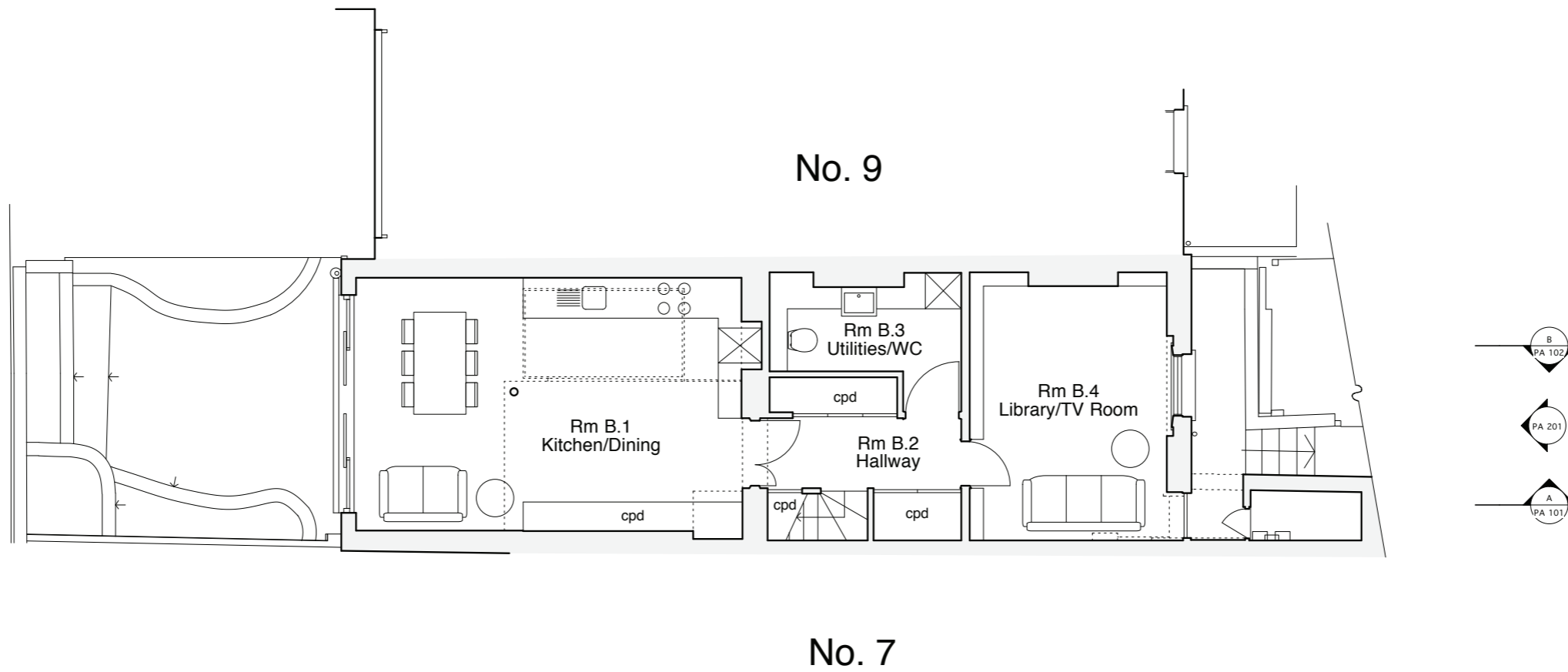
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project	project no
<b>8 Baptist Gardens</b>	<b>258</b>
drawing	scale
<b>Existing Front Elevation</b>	1:100@A3
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	ZM
drawing no	rev
<b>EX 201</b>	date
	Sept 2015
	dwg status
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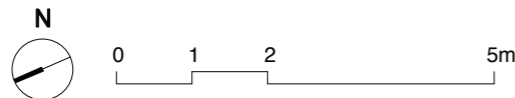
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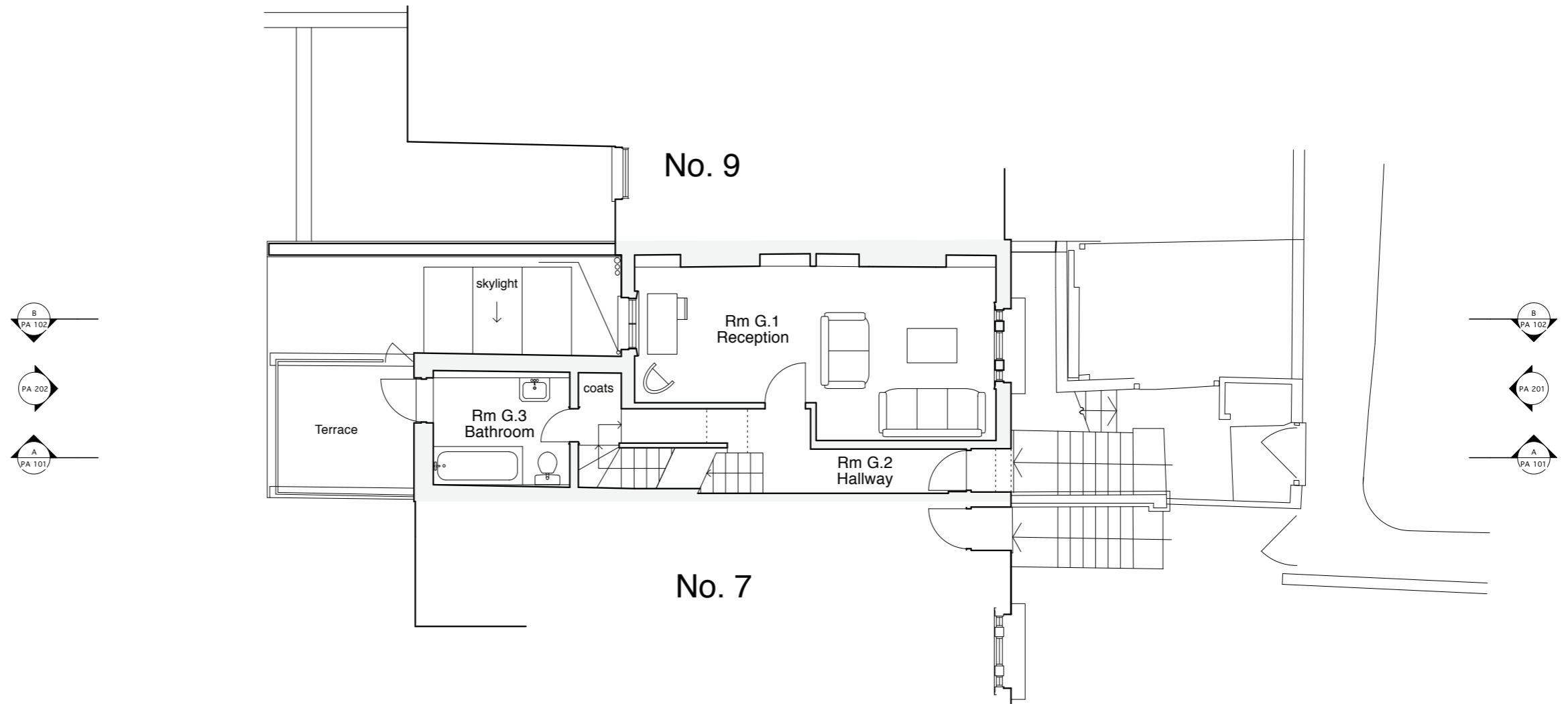
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project	<b>8 Baptist Gardens</b>	project no <b>258</b>
drawing	<b>Proposed Lower Ground</b>	scale 1:100@A3 drawn by ZM
drawing no <b>PA 001</b>	rev	date Sept 2015 dwg status Planning





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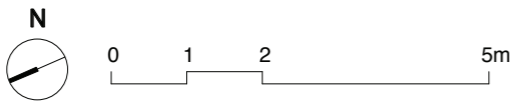
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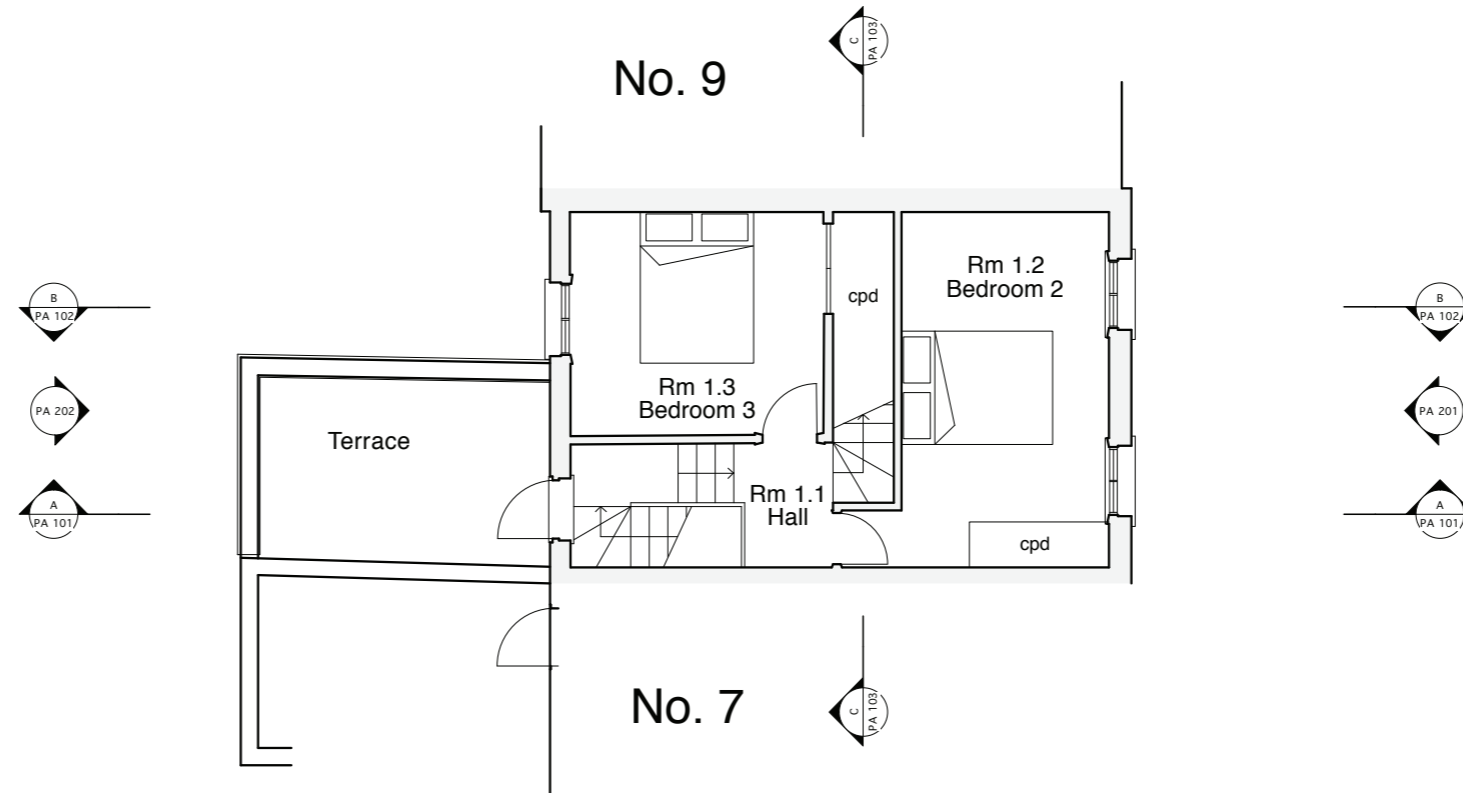
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project	8 Baptist Gardens	project no	258
drawing	Proposed Ground Floor	scale	1:100@A3
drawing no	PA 002	drawn by	ZM
rev		date	Sept 2015
		dwg status	Planning



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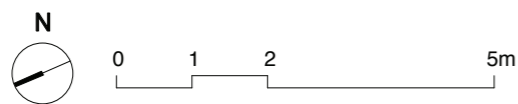
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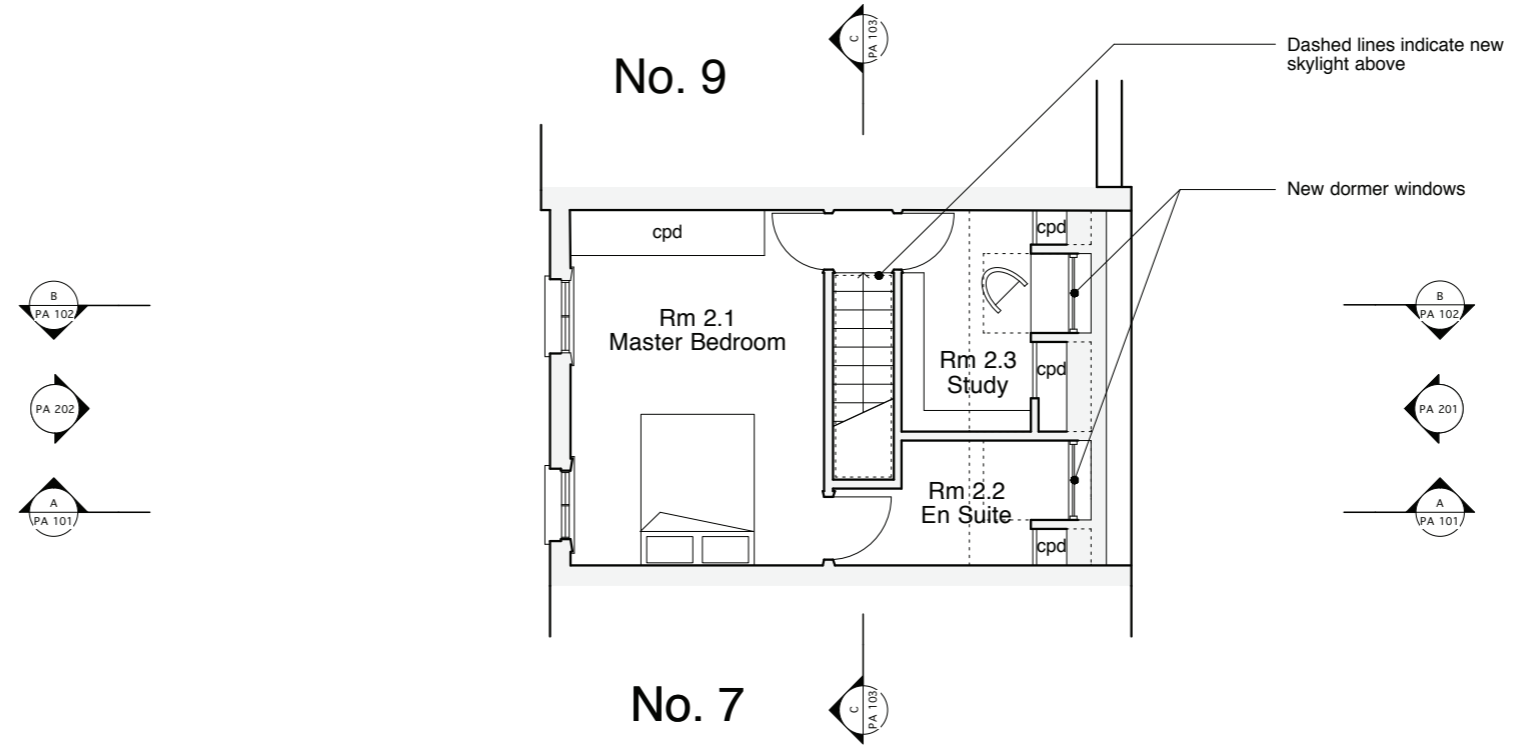
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project	project no
<b>8 Baptist Gardens</b>	<b>258</b>
drawing	scale
<b>Proposed First Floor</b>	1:100@A3
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drawing no	rev
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	Sept 2015
	dwg status
	Planning



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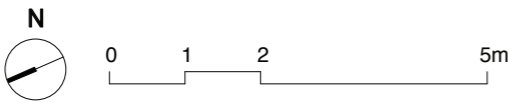
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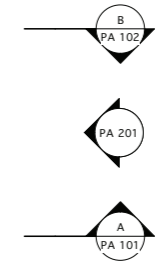
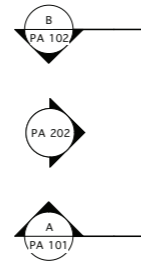
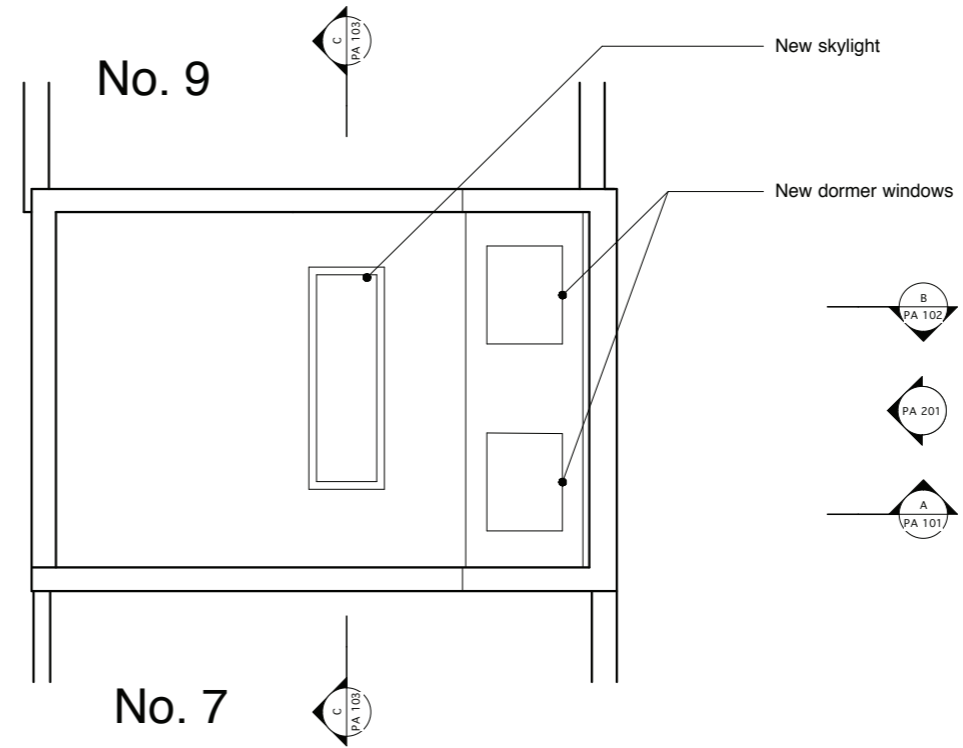
All dimensions shown are indicative and must be double checked on site by the contractor. Any inconsistencies found must be reported to Robert Dye Architects LLP.

DO NOT SCALE FROM THE DRAWING



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<b>robertdye</b>	
Robert Dye Architects LLP 4 Ella Mews, Cressy Road London NW3 2NH	
tel: 020 7267 9388	www.robertdye.com
fax: 020 7267 9345	email: info@robertdye.com
project	project no
<b>8 Baptist Gardens</b>	<b>258</b>
drawing	scale
<b>Proposed Second Floor</b>	1:100@A3
	drawn by
	ZM
drawing no	rev
<b>PA 004</b>	
	date
	Sept 2015
	dwg status
	Planning



**Notes**

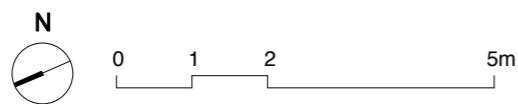
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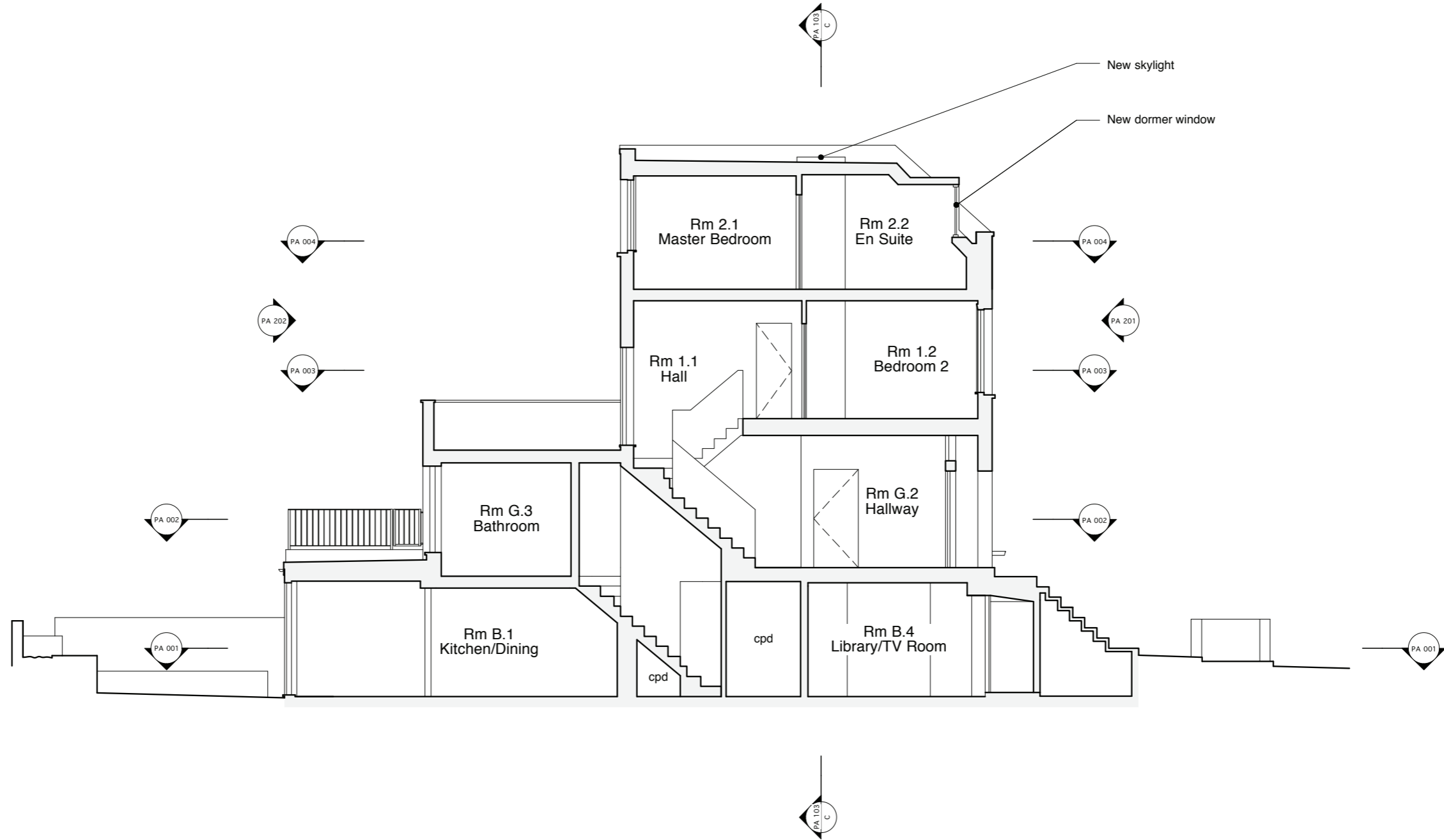
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tel: 020 7267 9388	www.robertdye.com
fax: 020 7267 9345	email: info@robertdye.com
project	project no
<b>8 Baptist Gardens</b>	<b>258</b>
drawing	scale
<b>Proposed Roof</b>	1:100@A3
	drawn by
	ZM
drawing no	rev
<b>PA 005</b>	
	date
	Sept 2015
	dwg status
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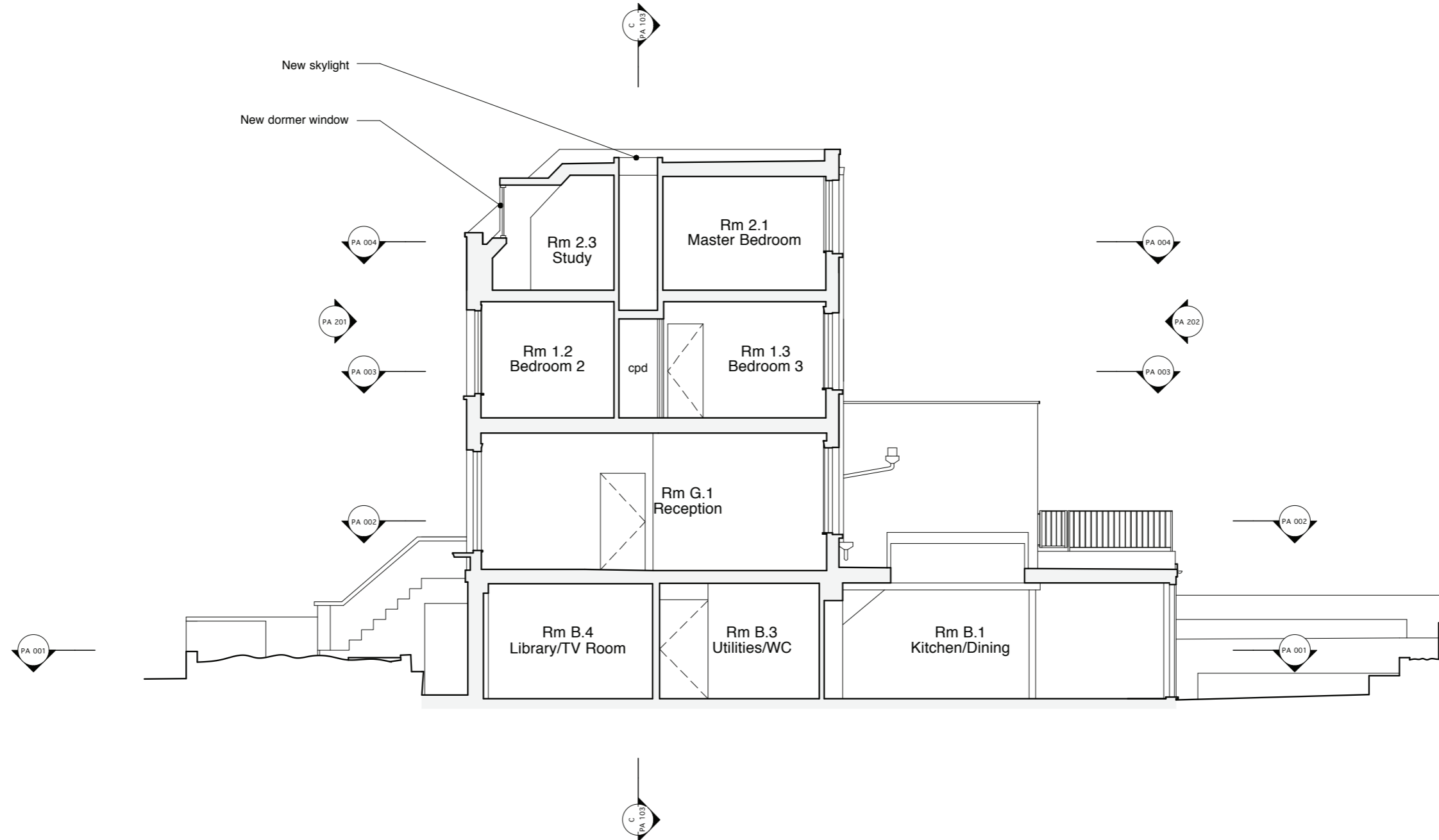
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 4 Ella Mews, Cressy Road London NW3 2NH  
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 www.robertdye.com  
 email: info@robertdye.com

project	8 Baptist Gardens	project no	258
drawing	Proposed Section AA	scale	1:100@A3
		drawn by	ZM
drawing no	PA 101	rev	date
			Sept 2015
		dwg status	Planning



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project	8 Baptist Gardens	project no	258
drawing	Proposed Section BB	scale	1:100@A3
		drawn by	ZM
drawing no	PA 102	rev	date Sept 2015
		dwg status	Planning



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project	8 Baptist Gardens	project no 258
drawing	Proposed Front Elevation	scale 1:100@A3 drawn by ZM
drawing no	PA 201	rev date Sept 2015 dwg status Planning