

## Heath and Hampstead Society

*"The roof, detailed with minimalist verges and gutterline, is gabled not hipped as the existing house, and set at a different, lower pitch (about 30deg, as opposed to 45 deg)."*

The roof of the existing house has some gables and has roof pitches ranging from 21-39°. The other outbuildings also have gabled roofs and the new roof would have a similar pitch to the existing garage. The proposed simpler pitched roof form will tidy up the arrangement of an added flat roof on the side of a narrow pitched roof and also create a simpler aesthetic which is complimentary to the main house. The minimalist verges are keeping with detailing the outbuilding in a minimal, clean style that does not compete with the main house and helps indicate this as a separate and distinct phase of development.

*"The windows, designed to a larger scale and different proportions to the main house, with plainly C20 glazing bars (or none at all), also seem quite out of place."*

Proportions are vertical and simple. Given that the generally traditional material palette of the extension, the windows are another detail that indicate the extension as a distinct phase of development, ensuring the historic legibility of Vine House.

*"The extension is sited very close to the existing house and would clearly be seen as part of its overall setting."*

The extension is the same distance from the house as the existing garage as seen from the road.

*"The design is inappropriate: not because it does not attempt to imitate the C18/C19 style of Vine House, but because it takes insufficient account of its proportions and architectural image."*

Once again this is a deliberate design choice to make the building 'light on its feet'

## 9 Holford Road

*"It is too bulky and looks twice the size of the current building."*

The proposed ridge height is only 1.2m higher than the existing garage. It is quite a modest insertion when seen from both the road and the rear in its context adjacent to 9 Holford Road. In fact it is hardly visible from the streetscape as it is set so far back from the road compared with the adjacent 9 Holford Road. This contrasts with the much larger recent extensions at the objector's house which includes a vast underground garage and swimming pool.



Recent extensions at the objector's house only 5m from the listed building

*"The design is ill-considered and both detracts from the beauty of Vine House and has no notable features to help in blend in with the current architecture."*

The design replaces the current garage that has an awkward lean-to with flat roof side-extension and cleans up the existing carport whose structure almost crashes into the adjacent outhouse. Furthermore the very high retaining wall behind the present garage (built of dark red engineering bricks) which detracts from the setting of the listed building will be largely hidden by the added storey thus improving the aesthetic.