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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.

Shortlisted for two 2013 Camden Design Awards 'Enhancing Context Award' and 'Don't Move, Improve Award'



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



Photograph key

- a) Photograph of the existing living room leading onto the garden
- b) Photograph of the existing rear elevation of the property
- c) Photograph of the existing crawlspace at basement level
- d) Photograph of the existing kitchen and the ground floor spacial arrangement
- e) Photograph of the existing garden taken from the patio to the rear of the house
- f) Photograph of the existing neighbouring extension at No. 13 Platt's Lane.



Existing Context and History

No.15 Platt’s Lane lies on the Northwest boundary of Redington / Frogнал Conservation Area. The Conservation Area was designated in 1985 and RFCA was added in June 1992

Redington / Frogнал Conservation Area

Situated on the slopes of West Hampstead as they fall towards Finchley Road, the Conservation Area is defined by the relationship of the streets and houses to the contours of the hills. This sub-area is of modest scale incorporating predominantly two and three storey semi-detached or terraced houses.

Planning History

A lawful development certificate (ref: 2015/6600/P) was granted on 10 February 2016 for:

“Erection of single-storey rear extension & detached pool house. Alternations to windows and roof of main dwelling”.

This lawful extension has not yet been implemented but there is no reason to consider it could not be implemented in the immediate future. It is a significant material consideration in the determination of the current application, which is for a single-storey rear extension of a similar scale and footprint, and is also full-width.

Adjacent properties have various dormers and rear extensions, though is not possible to find online records for all of these alterations.

There is a precedent for ground floor extensions that have been added to dwellings on Platt’s Lane and the addition of a rear extension on No.15 would be in keeping with similar properties on the street and are a characteristic of the local area.

Ground floor extensions have been granted on properties:

2007/3373/P 13 Platt’s Lane (Granted) – the property neighbouring 15 Platt’s Lane
No.13 has been extended with a full width rear extension pursuant to this permission

2011/4654/P 45 Platt’s Lane (Granted)
Work was implemented.

Description of the Property

No.15 Platt’s Lane was built in the early 1910’s and comprises one single-fronted house within a terrace descending down Platt’s Lane. In its materials and detailing it is typical of many suburban turn of the 20th Century family homes.

15 Platts Lane comprises part of a red-brick terrace of 8 houses extending downhill along Platts Lane from the junction with Clorane Gardens. These houses are generally 3 storeys with an additional basement storey, and are similar in appearance to each other but not identical. The character of the houses is largely late Victorian/Edwardian and they are of red brick construction.

The terrace steps down Platt’s Lane towards the Finchley Road to the West. The gardens generally slope down towards the rear of the properties.

There are no trees within the property curtilage or neighbours gardens that will be affected by this application.

The arrangement of the house plan is a partial split level with the rear and downhill quadrant of the property set several steps below the main entrance level. There is a full basement at the front of the property with half height storage crawl space under both the upper and lower levels of the split at the rear of the property.

Design and Proposal

At present, due to the disposition of ground floor rooms and the split-level arrangement, there is both poor accommodation at the rear of the property and lacks a sense of connection between the main house and the garden. It is the client’s wish to improve both the physical connection and the spatial connection so that the garden becomes a focal point for their living. The new extension will help them to achieve these ends, providing sufficient living area at the rear of the house to allow the main family activities to occur next to the garden. The extension will also serve to re-orientate the house so that it directly addresses the linear direction of the garden, which is at an angle to the house.

The design intent of the proposal is to create a simple elegant structure that will not be read as a box extending from the rear elevation, but rather as a light structure placed in front of the existing rear elevation. This will allow for the rear elevation to remain the dominant architectural feature of the property, whilst the extension will have the feeling of being a transition space between the house and garden. Two new brick walls set along the property boundaries at approximately garden wall height will run from the interior to the exterior, emphasising this transition. They will have a green roof detached from the main house spanning between them. The gap between the roof and the main house will be a glass skylight and the rear wall will be glazed and set back from the roof edge, the overall effect being that one looks through the extension and sees the existing volume of the main house.

The design is based upon the extension that formed part of CLD 2015/6600/P and is in all main aspects remains identical to that application. The proposal in this application adjusts the Northeast wall so that it runs along the property line, rather than perpendicular to the house, and extends the room to the extent of the neighbour’s extension, to create a sheltered external area to the garden. Nevertheless the approved LDC presents a significant material consideration in the determination of this application, and establishes that the principle of a full-width extension that should be accepted here.

In plan, the volume of the extension will extend out only as far as the neighbouring extension at no 13, and the roof will end in a line parallel to the main house. The sliding doors to the living accommodation will be angled against the main house and the fascia of the extension, but will be perpendicular to the geometry of the garden.

In Section, the house is currently mainly raised above the land on the uphill side and the only direct connection to the rear garden is via narrow door from the downhill side of the split-level. To simplify the ground floor level within the house and improve the relationship with and access to the garden, the proposal lowers the floors at the rear of the property to a single level, taking the existing basement crawl spaces into the volume of the ground floor rear rooms.

This new level allows for the extension to be kept very low in respect to the neighbouring properties with the top of the planted roof being approximately 2.3 metres above the uphill neighbours (17) land level. This will avoid creating any detrimental impact of the proposal on the neighbour at No. 17 as; it will be a standard height brick garden wall, topped with planting. From above, the planted roof (not sedum) will extend the garden visually back to the house. The extension will generally be well below the height of the existing extension to no 13, meaning that there will be no effect on this property. An access to light study has been undertaken and the results are recorded in drawing PA 205, showing that there is no affect on the neighbours windows at either no 13 or 17 due to the proposal.

Between the house and the green roof of the extension there will be a narrow skylight, which will allow for views out across the green roof and garden from the house and let light into the plan of the main living spaces. This skylight will form a ‘moat’ to along the rear of the building. This allows the flat-backed nature of the original house to continue to be read from the garden with the roof of the extension seeming to float in front of it suspended between the garden walls.

The design of the extension is, in this regard, clearly contemporary rather than trying to ape the existing historic character in the area. However policy DP25 seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality contemporary design will be welcomed.

The new garden walls that are proposed to project from the extension (see PA 201/2) provide an upgrade to the current boundary treatment of wooden fencing and trellising; with the introduction of materiality that matches the surrounding houses. The walls would be completed in a soft red Swanage brick that matches the existing bricks of the house. The walls due to the levels of the adjacent gardens would be below 2m in neighbouring gardens and therefore not be an imposing addition. And at the same height as allowable under permitted development rights. They are included in this application as they are continuous with the internal walls of the extension, which would also be in brick.

In summary, the proposed extension complies with policy DP24 (Securing high quality design). The policy text emphasises that development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings, and the development doesn’t. The proposed extension is not overly large and would not disfigure the host building or upset its proportions. The proposed extension is subordinate to the original building in terms of scale and situation.

The supporting text to DP24 also underlines the importance of rear gardens. Extensions and new developments should not cause the loss of any existing natural habitats, including private gardens (paragraph 24.19). Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. Gardens help shape their local area, provide a setting for buildings and can be important visually. Therefore they can be an important element in the character and identity of an area (its ‘sense of place’). Camden will resist development that occupies an excessive part of a garden, and where there is a loss of garden space that contributes to the character of the townscape (paragraph 24.20). The proposed development does not conflict with any of these policy imperatives.

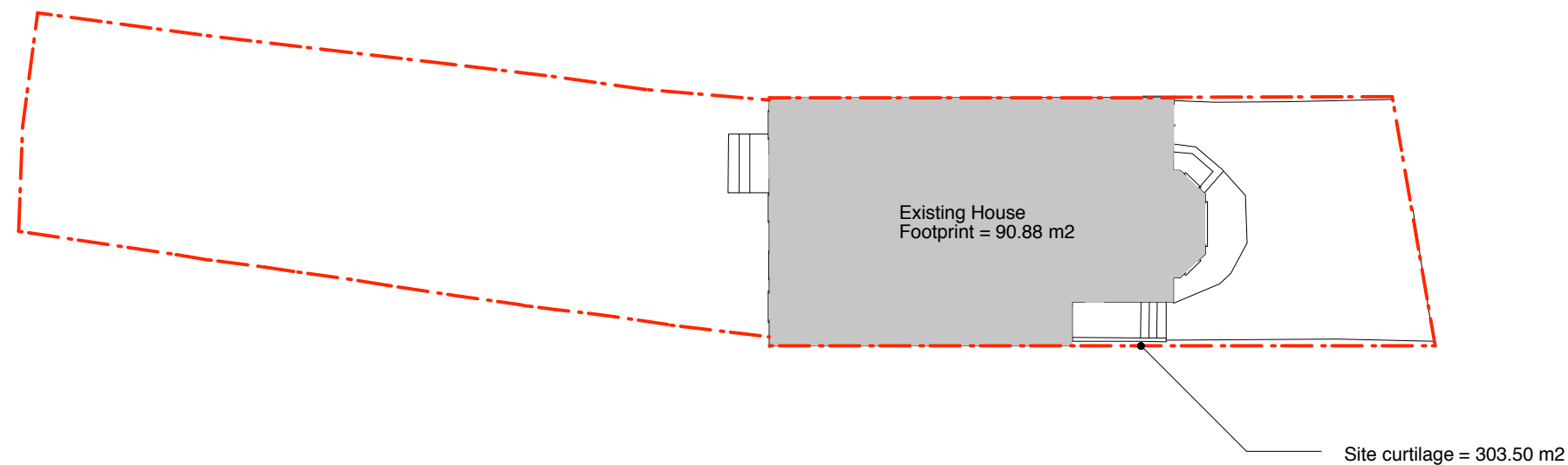
Setting in the Conservation Area

Due to its height and scale, the design will not cause any harm to the conservation area, as there are few vantage points where it can be seen from, and it will generally be read as subservient to the main volume of the property and the existing extension at no 13.

The green roof of the extension will ensure that the dominant green garden characteristic of the rear of the property, is maintained and further blend the project into the existing context when seen at a distance or from neighbouring properties. It is an asset which will enhance the conservation area, as well as increasing the sustainability of the project by mitigating rainwater run-off.

The materials of the extension will be in handmade Swanage red brick to match the existing building, and any fascias will be in a slate panel so that the overall material palette sits comfortably within that of the host and adjacent properties.

There are no trees affected by this proposal.



Site Curtilage - Existing House = 212.62 m2

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Rev	Date	Notes

robertdye

Robert Dye Architects LLP
4 Ella Mews, Cressy Road London NW3 2NH

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fax: 020 7267 9345

www.robertdye.com

email: info@robertdye.com

project	project no	
15 Platts Lane	255	
drawing	scale	
Existing Site Plan	1:200@A3	
	drawn by	
	ES	
drawing no	rev	date
EX 000	/	March 2016
		dwg status
		Planning

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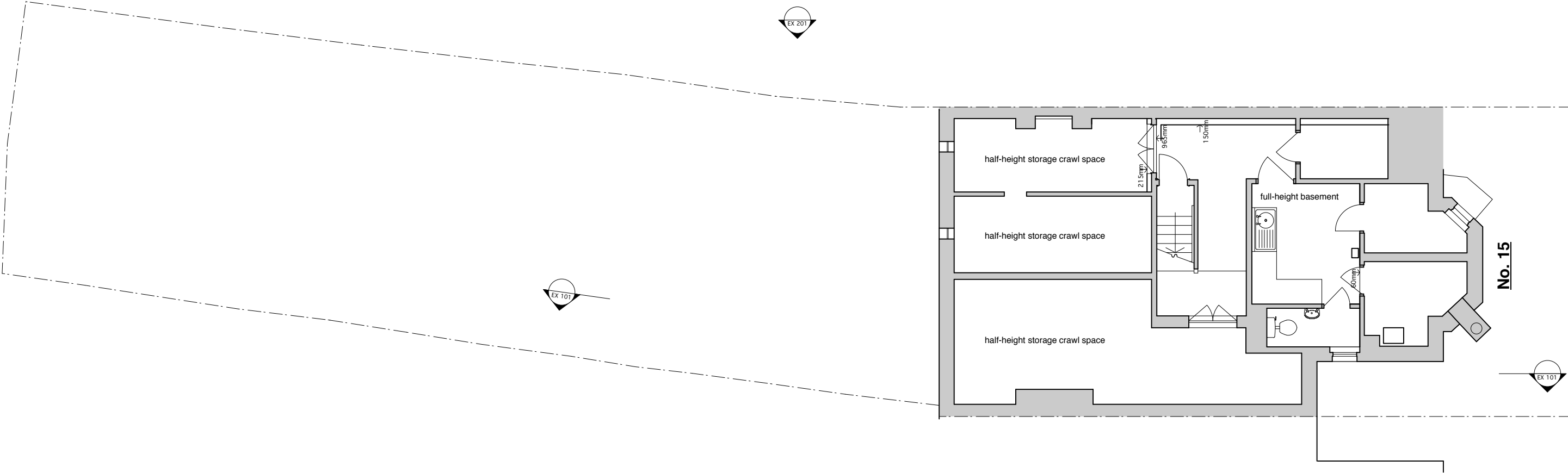
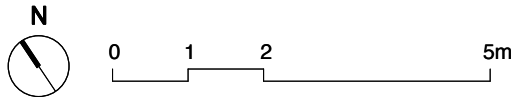
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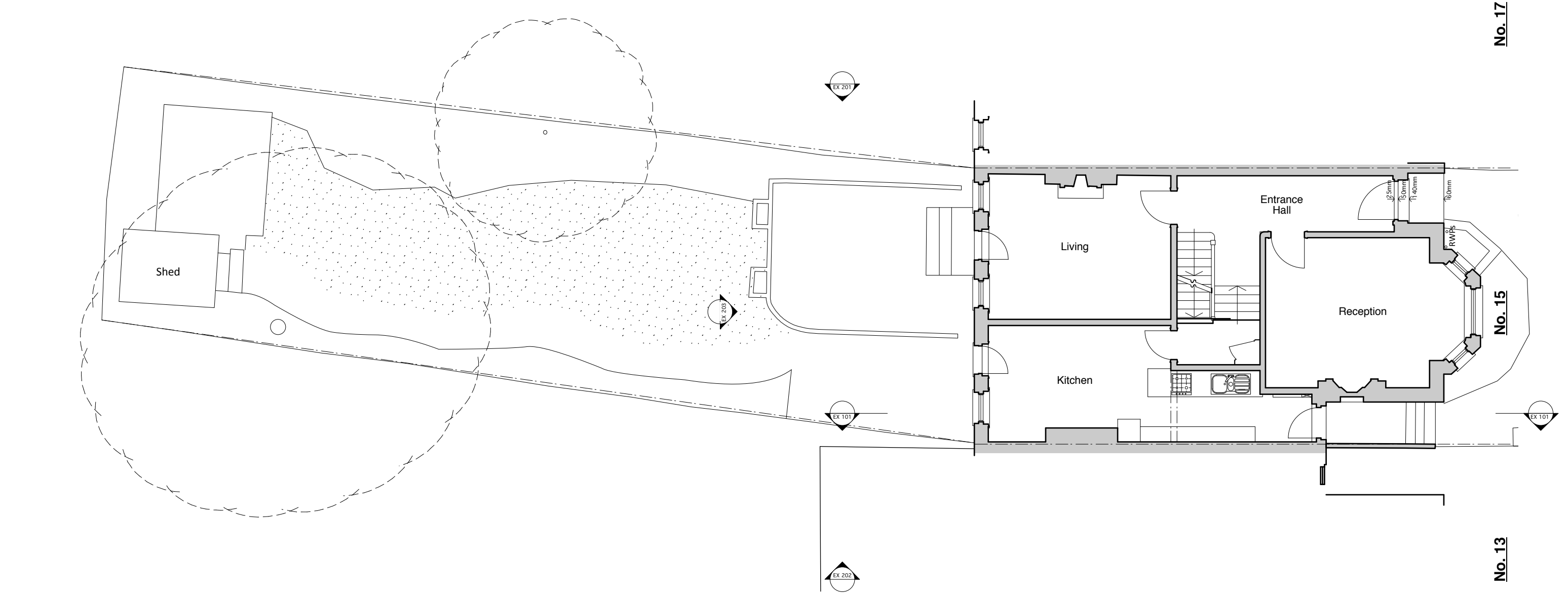


No. 17

No. 15

No. 13

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			www.robertdye.com email: info@robertdye.com	
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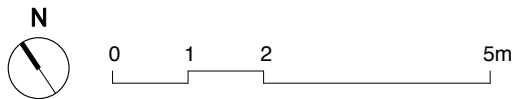
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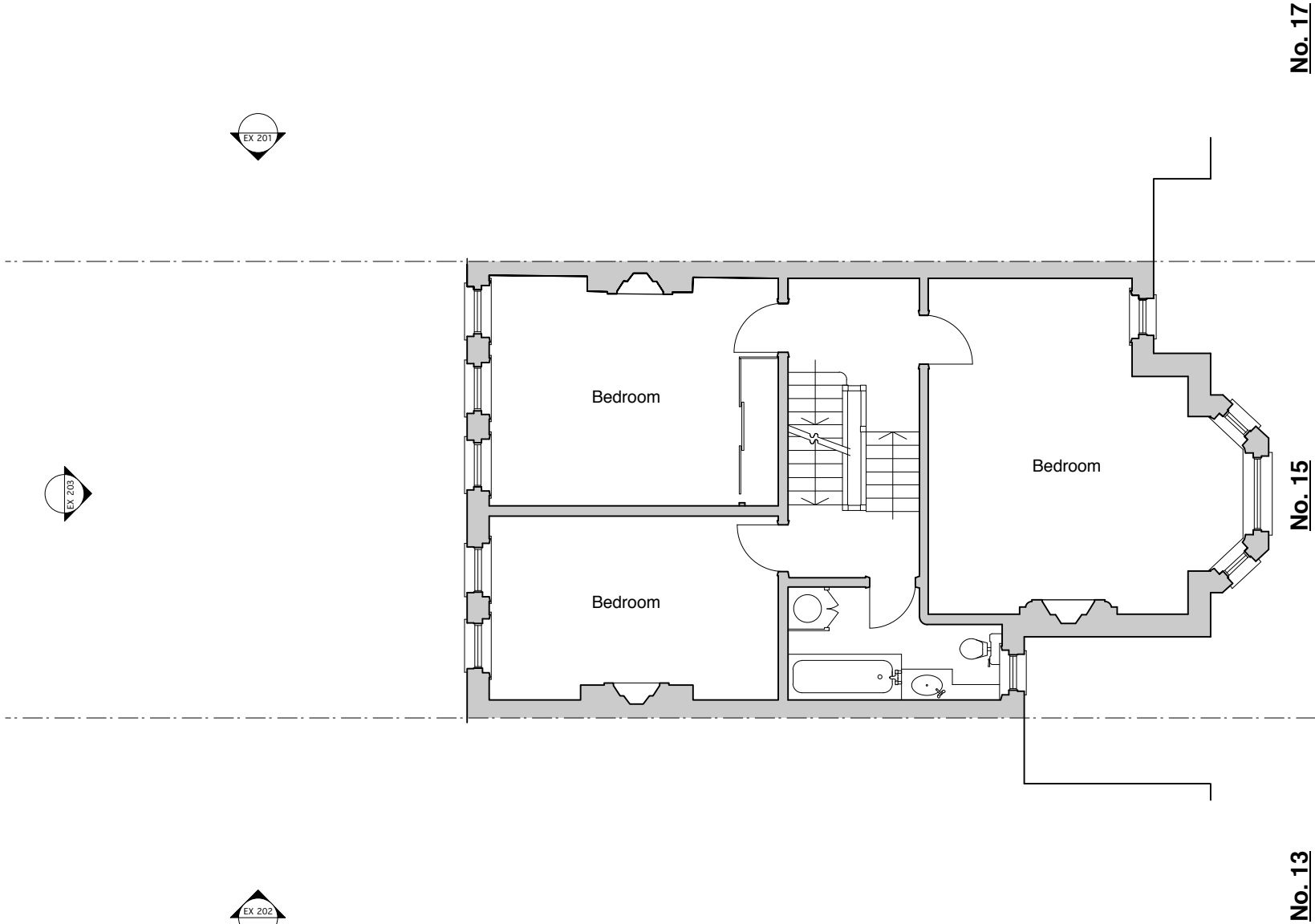
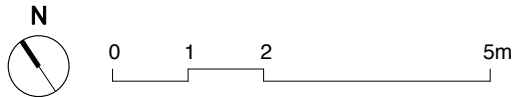
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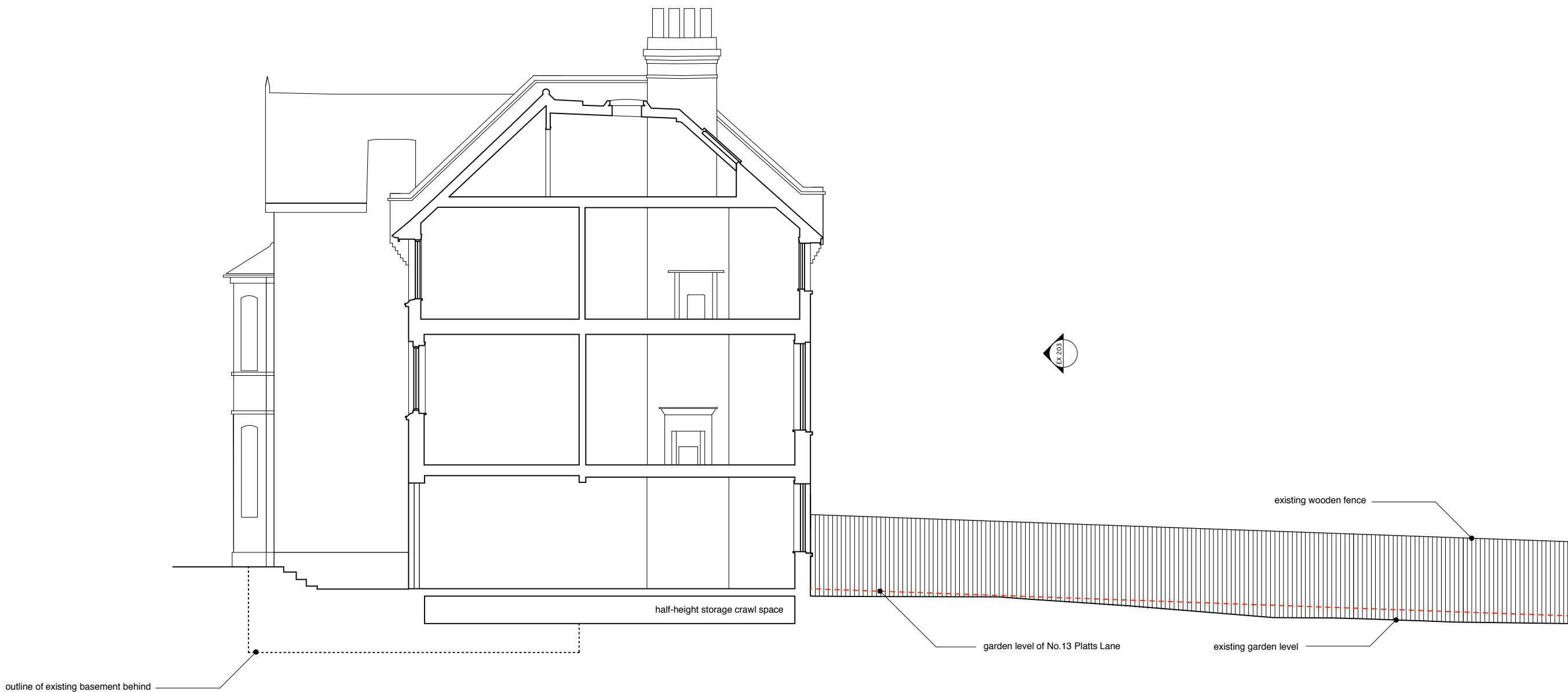
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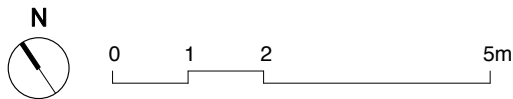
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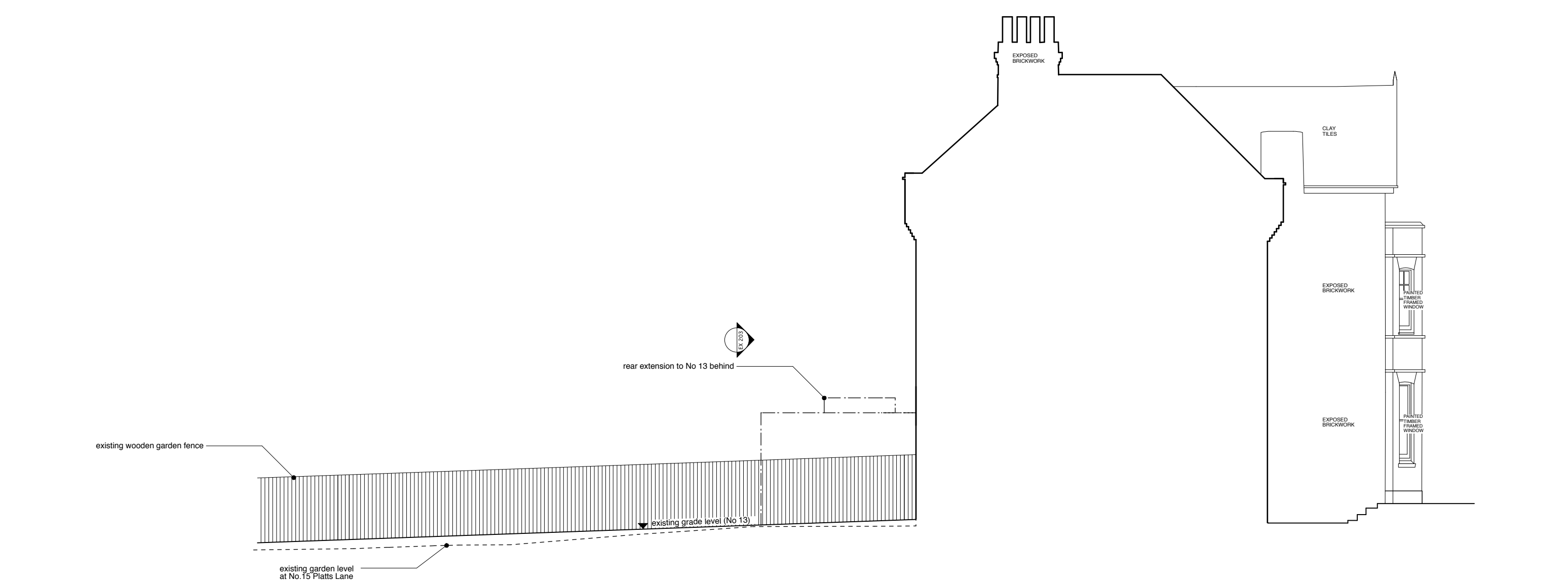
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			www.robertdye.com email: info@robertdye.com	
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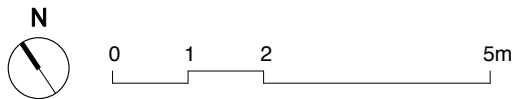
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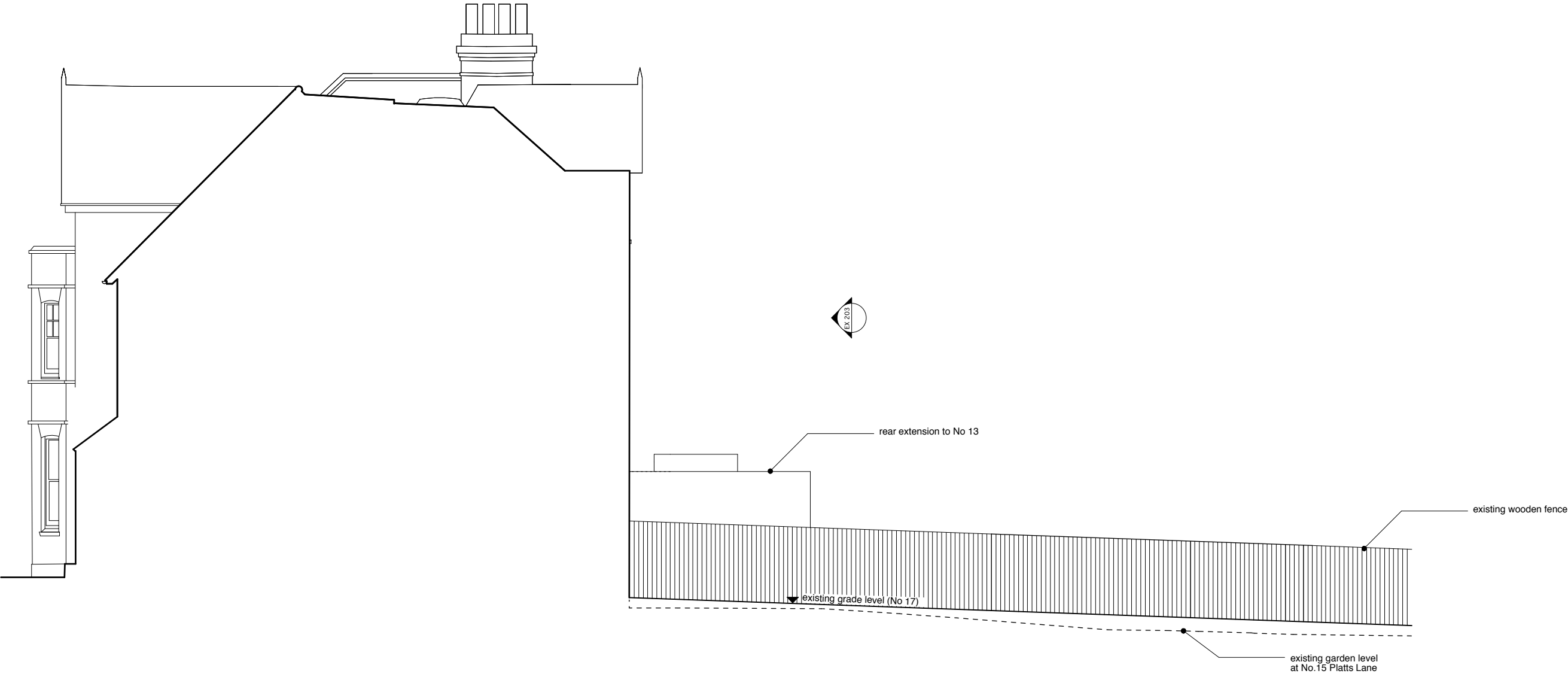
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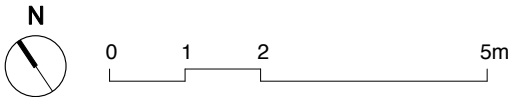
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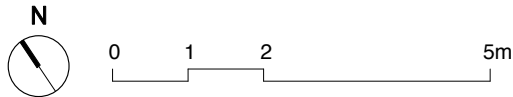
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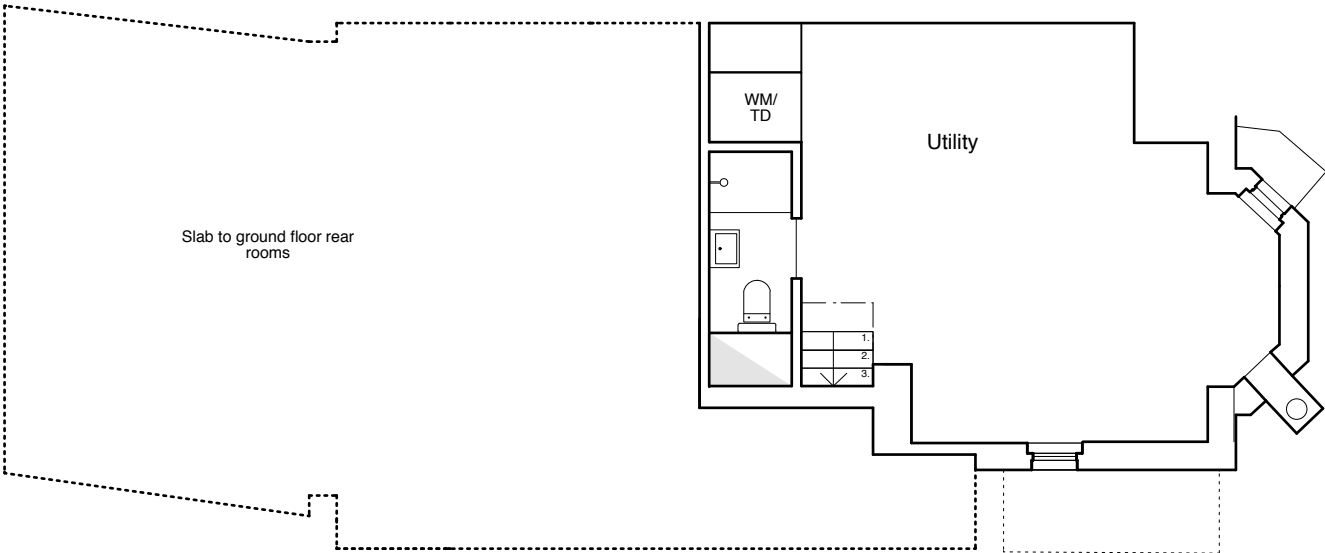
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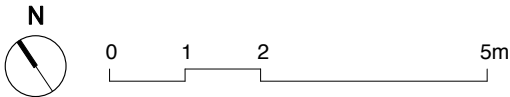
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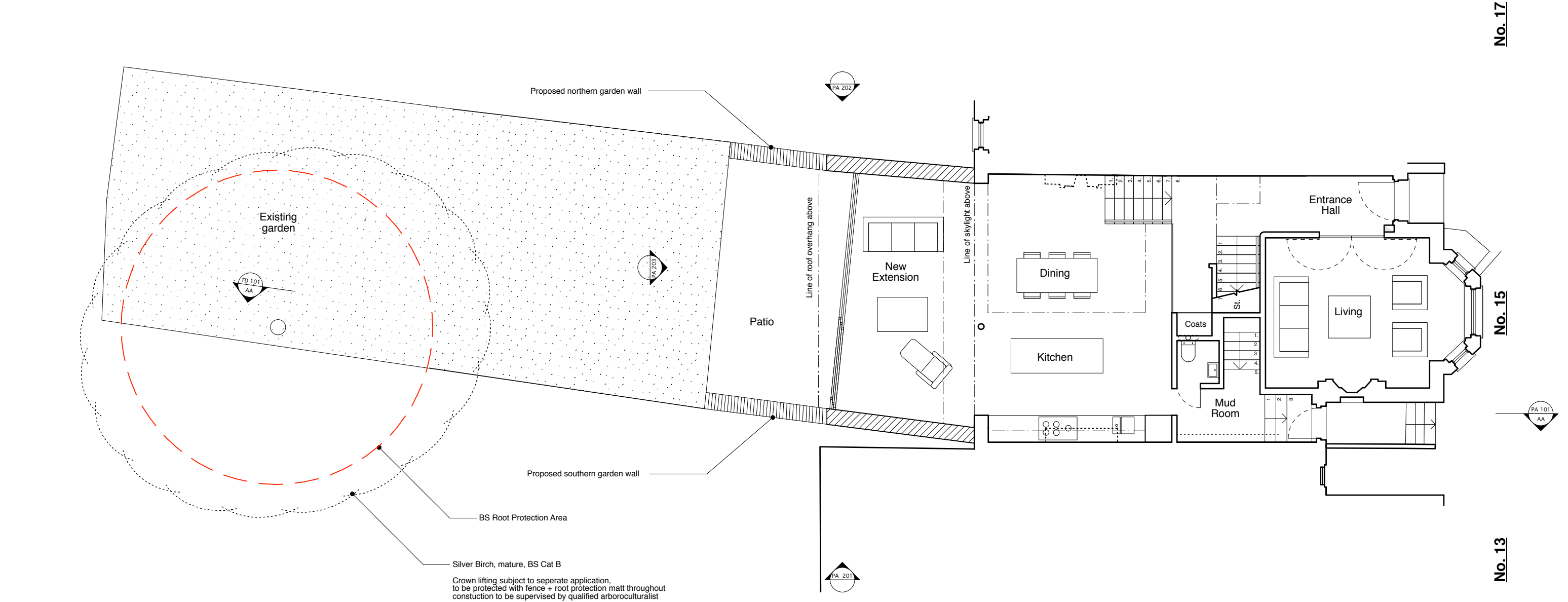
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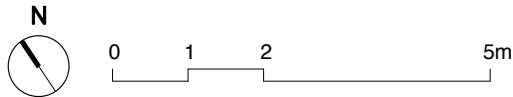
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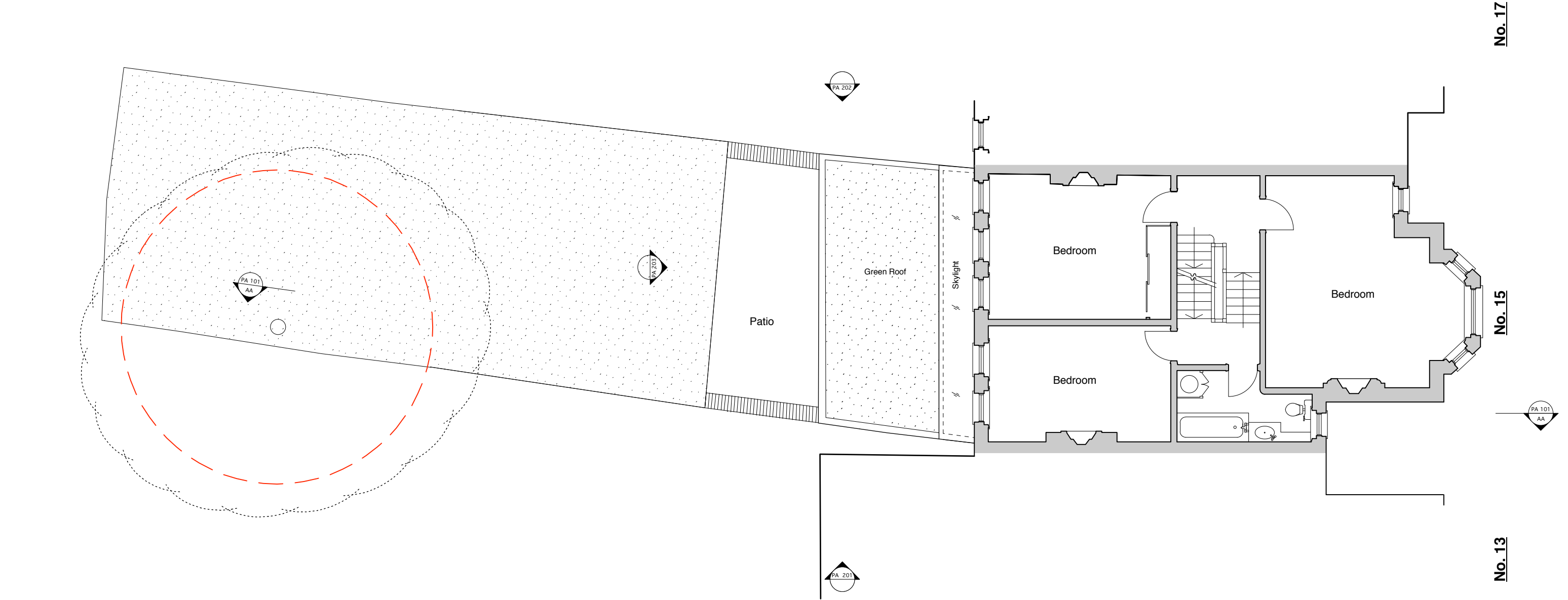
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			www.robertdye.com email: info@robertdye.com	
			project	project no
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				ES
			drawing no	date
			PA 001	May 2016
			rev	dwg status
			/	Planning



Notes

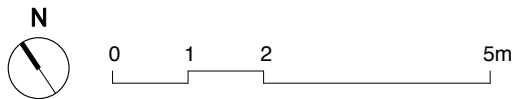
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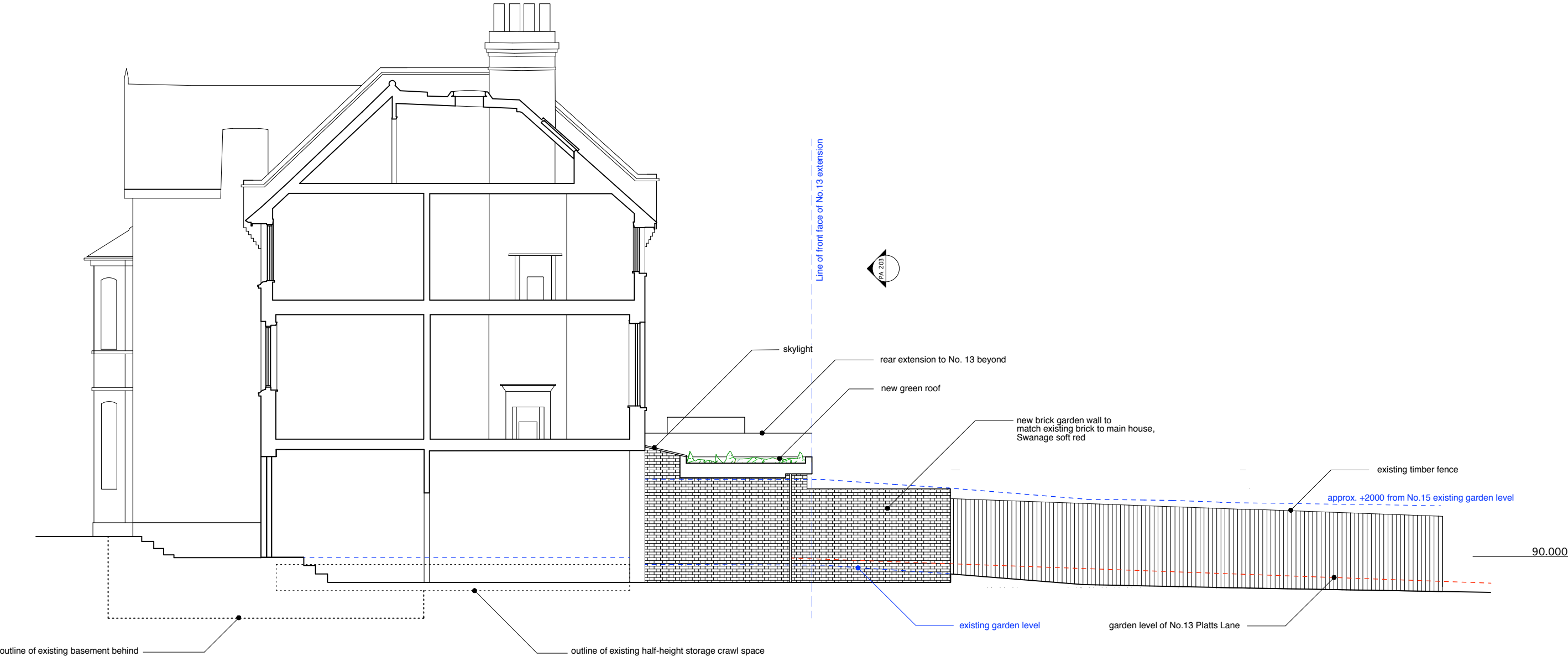
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Rev	Date	Notes	robertdye	
			Robert Dye Architects LLP 4 Ella Mews, Cressy Road London NW3 2NH	
			tel: 020 7267 9388 fax: 020 7267 9345	
			www.robertdye.com email: info@robertdye.com	
			project	project no
			15 Platts Lane	255
			drawing	scale
			Proposed First Floor	1:100@A3
				drawn by
				ES
			drawing no	date
			PA 002	May 2016
			rev	dwg status
			/	Planning



Notes

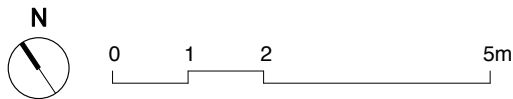
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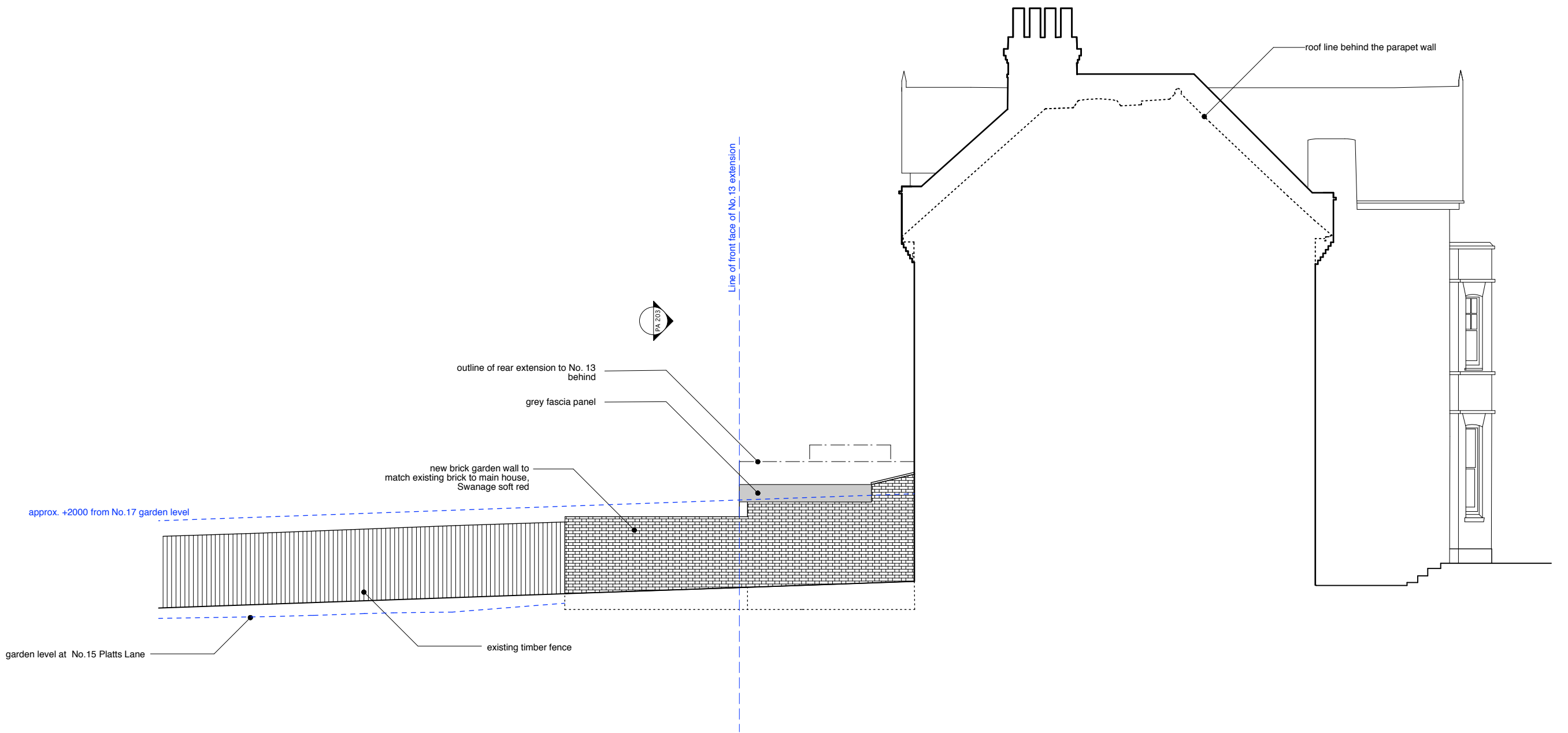
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			www.robertdye.com email: info@robertdye.com	
			project	project no
			15 Platts Lane	255
			drawing	scale
			Proposed Section AA	1:100@A3
				drawn by
				ES
			drawing no	date
			PA 101	May 2016
			rev	dwg status
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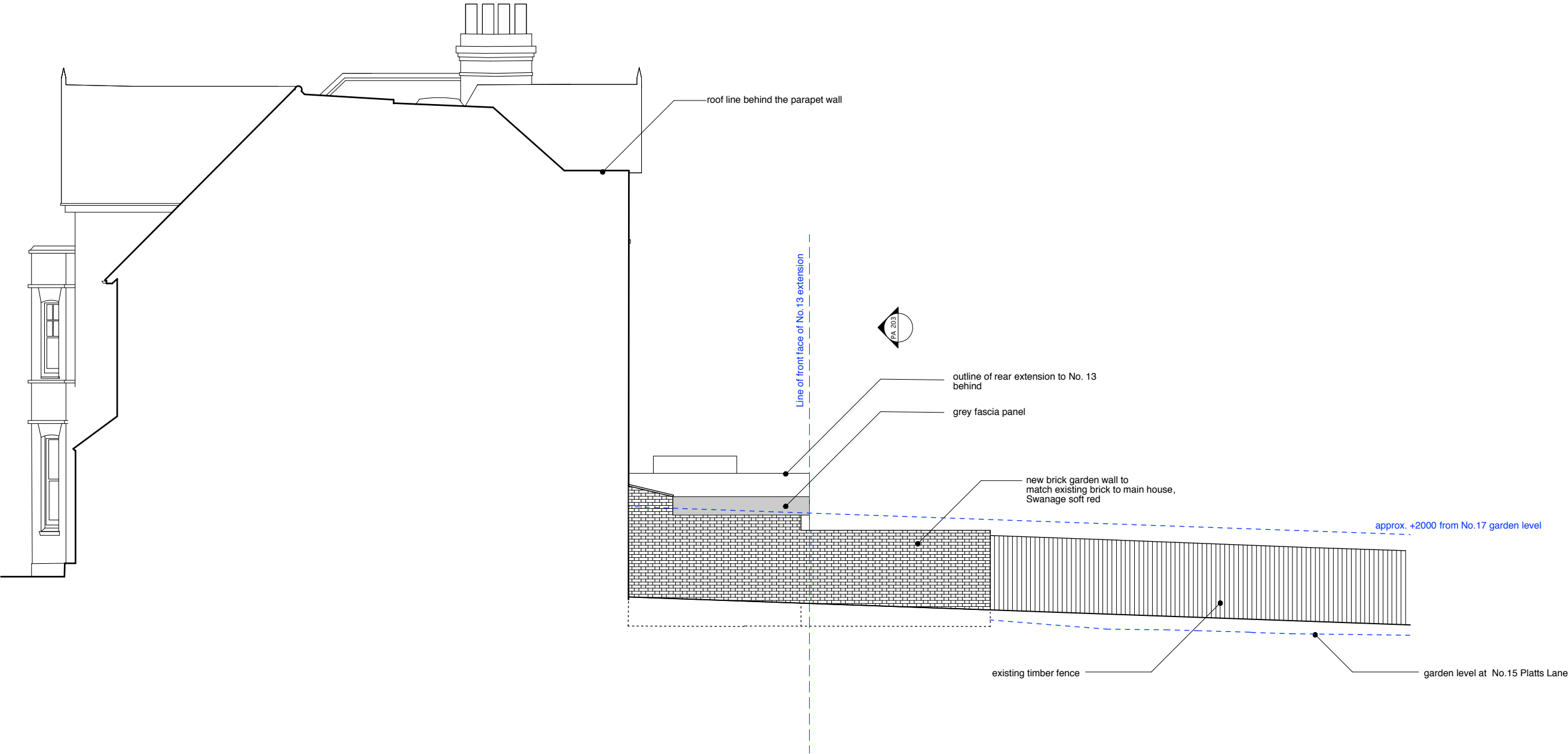
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			www.robertdye.com email: info@robertdye.com	
			project	project no
			15 Platts Lane	255
			drawing	scale
			Proposed North Elevation	1:100@A3
				drawn by
				ES
			drawing no	date
			PA 201	May 2016
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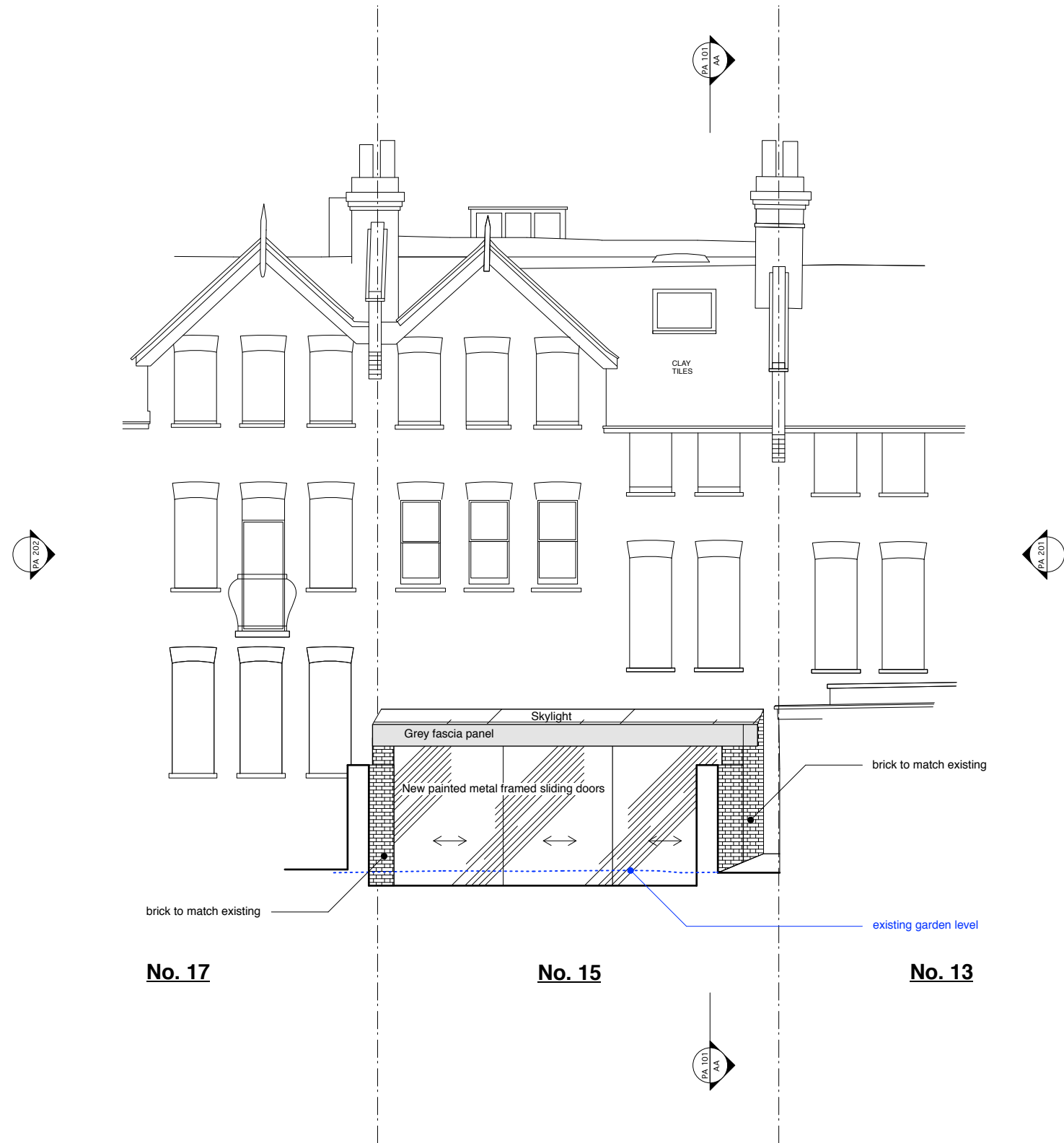
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0 1 2 5m

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			tel: 020 7267 9388 fax: 020 7267 9345	
			www.robertdye.com email: info@robertdye.com	
			project	project no
			15 Platts Lane	255
			drawing	scale
			Proposed South Elevation	1:100@A3
				drawn by
				ES
			drawing no	date
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0 1 2 5m

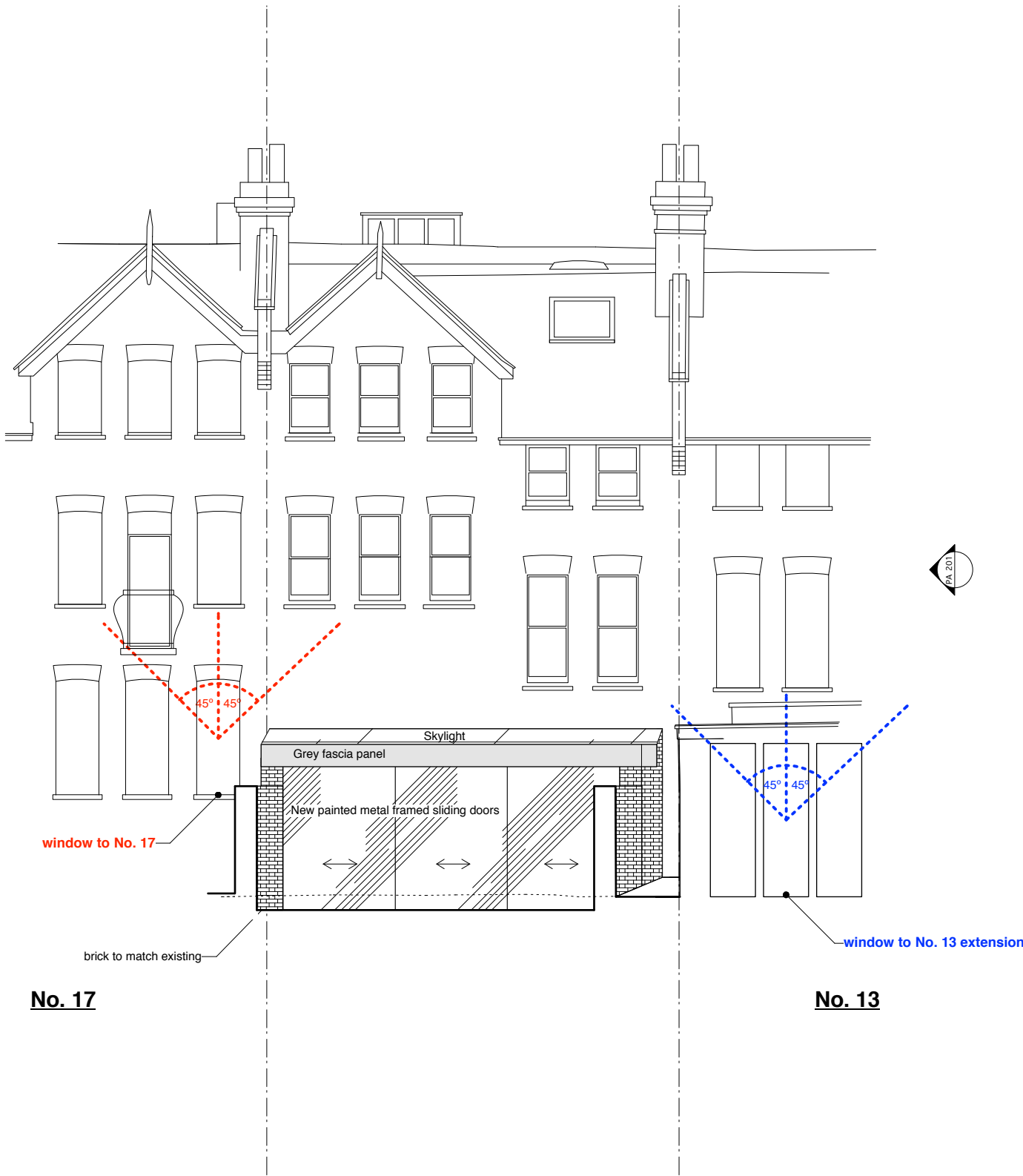
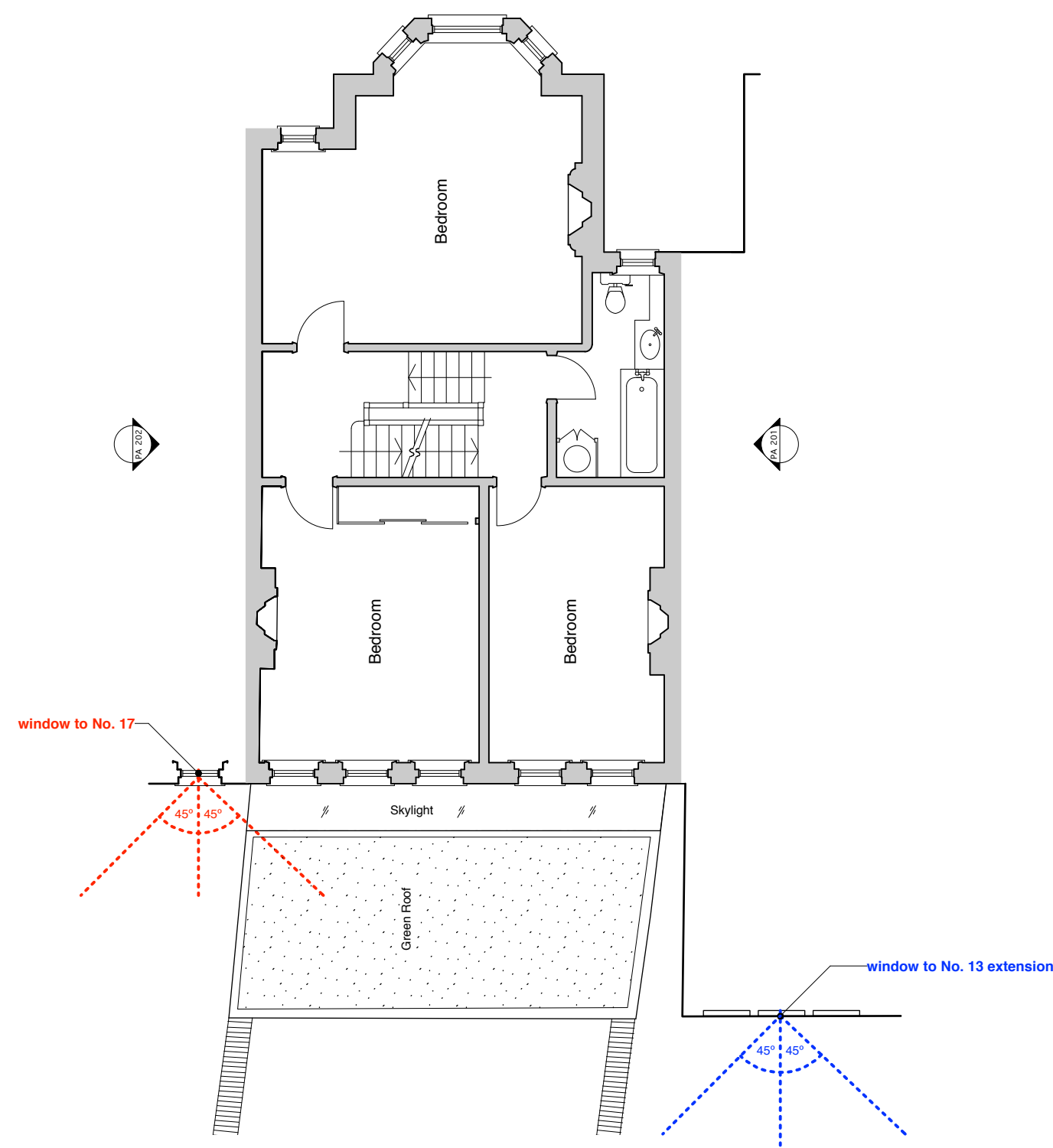
Rev	Date	Notes	robertdye	
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			www.robertdye.com email: info@robertdye.com	
			project	project no
			15 Platts Lane	255
			drawing	scale
			Proposed Rear Elevation	1:100@A3
				drawn by
				ES
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			PA 203	May 2016
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No. 17

No. 15

No. 13

No. 15



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Assessment of 'light from the sky' from 'Site Layout Planning for Daylight and Sunlight - a Guide to Good Practice', 2nd edition, Paul Littlefair Section 2.2

- windows to No. 13 lie entirely without angles using 45° approach

- window to No. 17 lies only slightly within 45° of plan and not in section therefore no significant loss of light.

N.B. this is also one of three windows to this room.

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			www.robertdye.com email: info@robertdye.com		
			project	15 Platts Lane	project no 255
			drawing	Access to Light	scale 1:100@A3
					drawn by ES
			drawing no	PA 204	date May 2016
				rev /	dwg status Planning