

Job Ref: 700  
August 2016  
Rev: /

**59 Solent Road**

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West Hampstead  
London  
NW6 1TY

London Borough of  
Camden



Rear of property

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### 1.0 Introduction:

This document has been produced by Paul Archer Design on behalf of our clients Joanne & Mahesh Varia.

This report aims to describe the scheme design for the proposed alterations to 59 Solent Road in support of the planning application made to the local planning authority – London Borough of Camden – for those alterations.

Full Address:

59 Solent Road,  
West Hampstead  
London  
NW6 1TY

Agent: Paul Archer Design Ltd on behalf of Joanne & Mahesh Varia,

Architects:

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## **59 Solent Road**

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West Hampstead  
London  
NW6 1TY

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## 2.0 Analysis of building and context

### 2.1 Location

59 Solent Road is a three-story mid-terrace, late Victorian, property with an ornately decorated façade. The upper part of the street consists of predominantly residential properties all sharing the same Victorian style and decorative features. An exception is a more contemporary residential block situated at the end of the street – at Mill Ln – this development predominantly features red brick in an attempt to in keep with the materials which feature on the Victorian terrace.



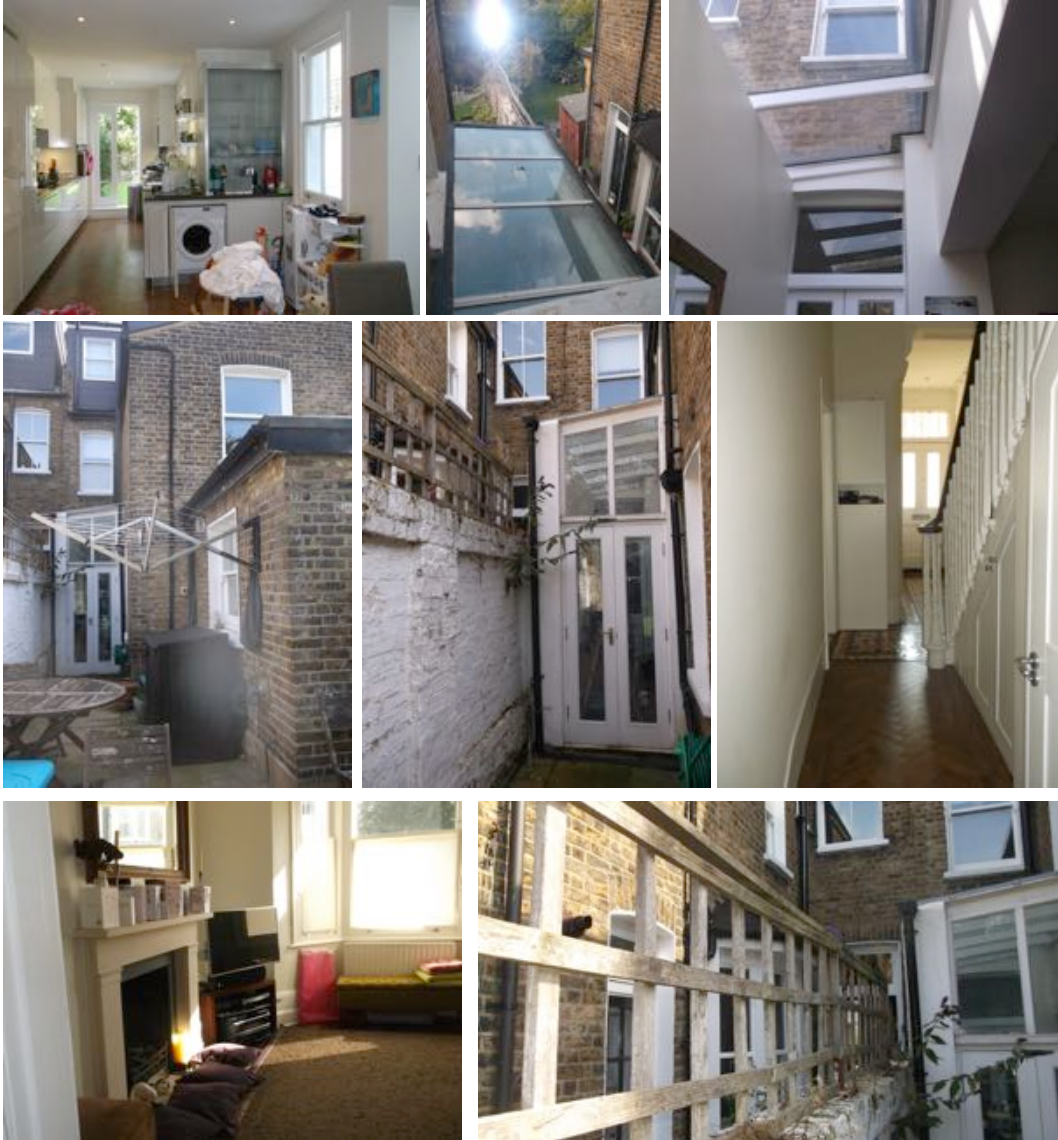
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2.0 Analysis of building and context (cont.)

*Images of the property's current condition.*



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## 2.2 House & Boundary

The property at 59 Solent Road is a Victorian mid terrace dwelling. The house is not listed, nor is it in a conservation area. It is bound to the rear by properties facing onto Sumatra Road. The property has been altered including a loft conversion and the construction of a small extension to the rear featuring a large skylight.



site  
59 Solent Road  
front of property



site  
59 Solent Road  
rear of property

## 2.3 Use

This property is a private house in single occupation.

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### **3.0 Proposed Alterations**

#### 3.1 Front Elevation

The front elevation will not be majorly altered, with the exception of a light well allowing natural light into a proposed basement. However, this light-well will not be visible from the pavement therefore having minimal impact on the streetscape.

#### 3.2 Rear Elevation

To the rear of the property, the existing structures will be removed and replaced with a single story extension. This extension will maintain the existing building line and aims to be sympathetic to the immediate context and further character of the street. The new extension will be simplistic and will not detract from the Victorian character of the original house. The rear of the property will predominantly feature modern, sleek bi-folding doors which will allow plenty of natural light to enter the newly established family living & kitchen area.

#### 3.3 Lower Ground Floor

A basement level will be created with the inclusion of a new family living space, double bedroom and various service/storage areas. This will be naturally lit by the inclusion of a walk over roof light spanning the full width at the rear of the property and a newly established light well at the front of the property.

#### 3.4 Ground Floor

The ground floor of the property will be renovated with many of the existing partition walls removed and realigned resulting in a new general arrangement of spaces. The gross internal area of the ground floor will, however, only marginally increase due to existing extensions being demolished and replaced.

#### 3.5 Upper Floors

The upper floors will not be altered.

#### 3.6 Access

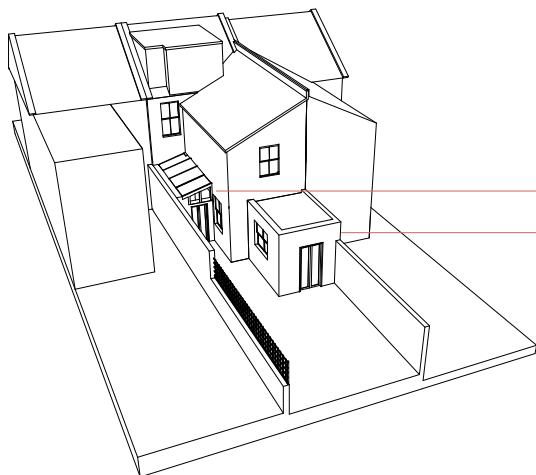
No proposed changes are being made to the existing means of access.

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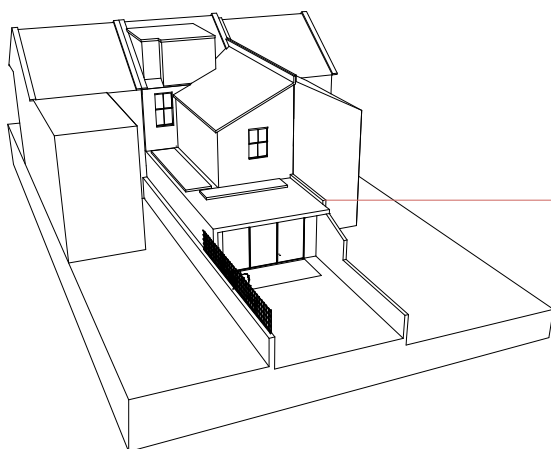
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London  
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Existing structures proposed  
for demolition



Proposed single story  
extension

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#### 4.0 Scale and Appearance

For details of scale and appearance of proposals please refer to proposed drawings (701. 210 series) which accompany this statement.

#### 5.0 Heritage Matters

59 Solent Road is not a listed property, nor does it lie in a conservation area. However, in all instances the overall design will aim to be sympathetic to its surrounding context with - choice of material and massing.

#### 6.0 Relevant Planning History

2012/2384/P 59 Solent Road London NW6 1TY

Extension at roof level including new rear dormers and new skylights to front roof slope to dwelling house (Class C3).

FINAL DECISION 10-05-2012 Granted

2010/3712/P 59 Solent Road London NW6 1TY

Roof extension in rear roofslope of dwelling house (Class C3)

FINAL DECISION 16-07-2010 Granted

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### 7.0 Practice Profile

Paul Archer Design is an architectural firm formed in 1999, specialising in bespoke architectural and interior design. Our focus is on high quality residential work with a commitment to innovative modern design and the highest level of professionalism and management. About 90% of our projects are refurbishments, alterations and extensions to historic, often listed buildings. Therefore we have been able to establish a good reputation in recognising historic fabric and integrating elegant contemporary design within this context.

Throughout the years we have been shortlisted for various awards. In 2005 we received a place on the Architects' Journal (AJ) 40 Under 40 awards, which celebrated the best of young architects in the UK. Wallace Road II, won the AJ Small Project of the Year (2007). Cross Street was the winner of Most Sustainable Award, Best Use of Glass Award, and second place overall in the NLA Don't Move Improve Awards (2009). The following year Cross Street further achieved 'Excellence in Architecture Award' at the Self Build Product Innovation Awards. In 2012 the practice were finalists in the Building Design (BD), Architect of the Year Award (small projects). Green Orchard, our first new build carbon neutral house was shortlisted for Best Contemporary Home in the Daily Telegraph's Home Building & Renovating Awards (2013). In 2014 Power House won the Blue Ribbon Award at the Ideal Home Show for Best Ideal Conversation/refurbishment of the Year – Solo, and Green Orchard received 2<sup>nd</sup> prize for Residential Build at the Green Dot Awards.

A great deal of our work has been published in various leading publications, these include: Elle Decoration, Guardian Weekend, Dwell (US), The Sunday Times, The New York Times, Architectural Review and the Architects Journal. In 2012 Grand Designs magazine listed Paul Archer Design among its, 'Top 10 Architects' for residential design. Early 2012, a monograph entitled Old to New: Houses by Paul Archer Design, was published which chronicles the first twelve years of the practice in twenty – six projects that illustrate Paul Archer's clear vision of forward – thinking strategies. Sept 2013, North London House, a new built home in Camden was featured as a case study on Channel 4's Grand Designs.



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### 8.0 Examples of Work



Extension to 212 Grove Road, Tower Hamlets, London, E3



Solent House extension  
Hampstead  
North London

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## 59 Solent Road

West Hampstead  
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Coity Road Extension  
Camden,  
London



Extension to 6 Mary Street, Islington,  
London, N1  
Conservation Area

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