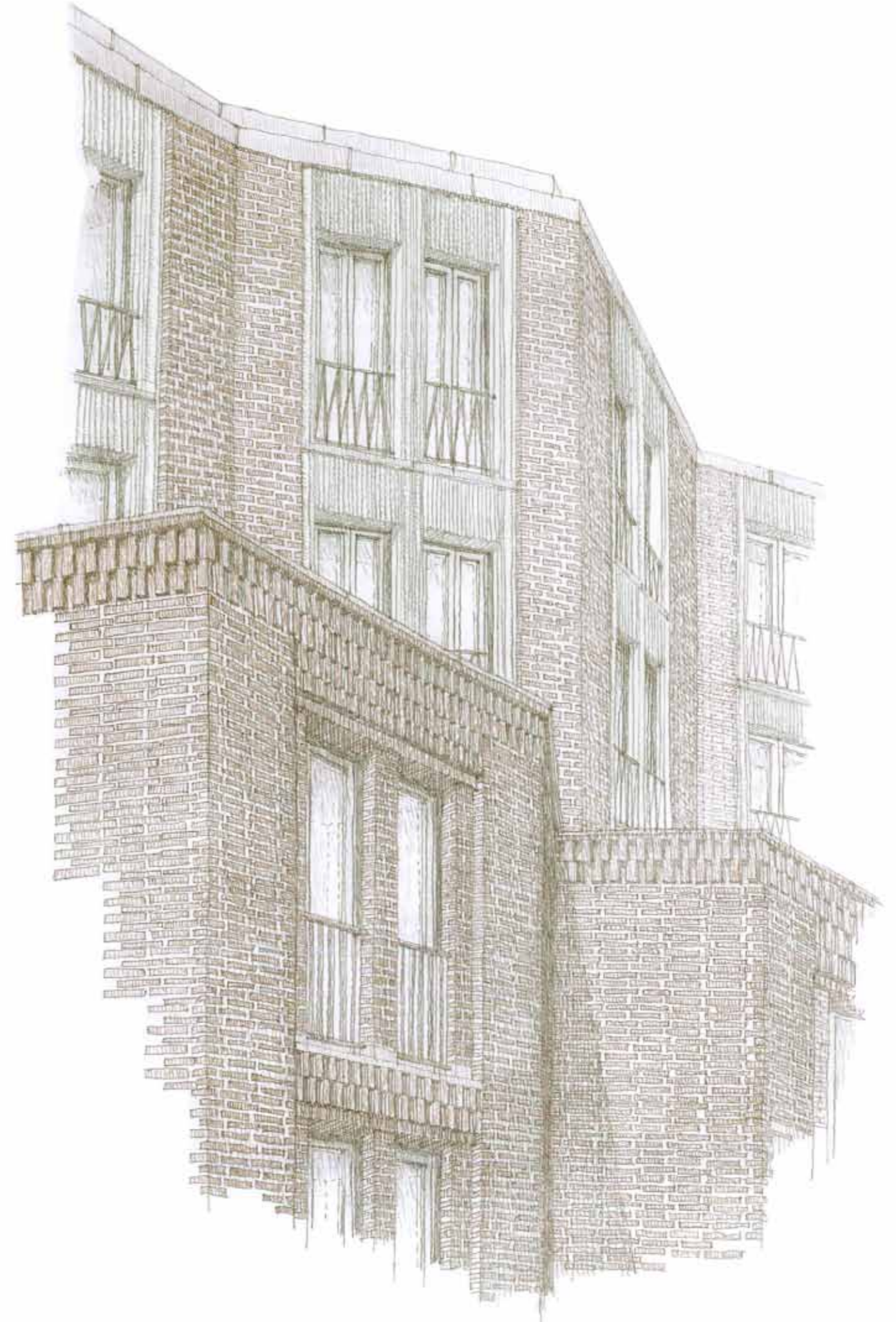


Fitzjohn's Avenue, NW3

Prepared for the London Borough of Camden
and Hampstead HCAAC, February 2017

Information to support s.73 and condition n.3



Hampstead as found: Lintels, pilasters and string courses

Within close proximity we can find a number of buildings, which are exemplary for the richness and inventive brickwork of the building fabric in the Hampstead area.

Brick string courses, plinths, cornices or pilasters are integrated to form a monolithic and fully tectonic facade while providing a human scale by the use of a variety of strategies: different bond and jointing types, colour variations or the detailing of the reveals.





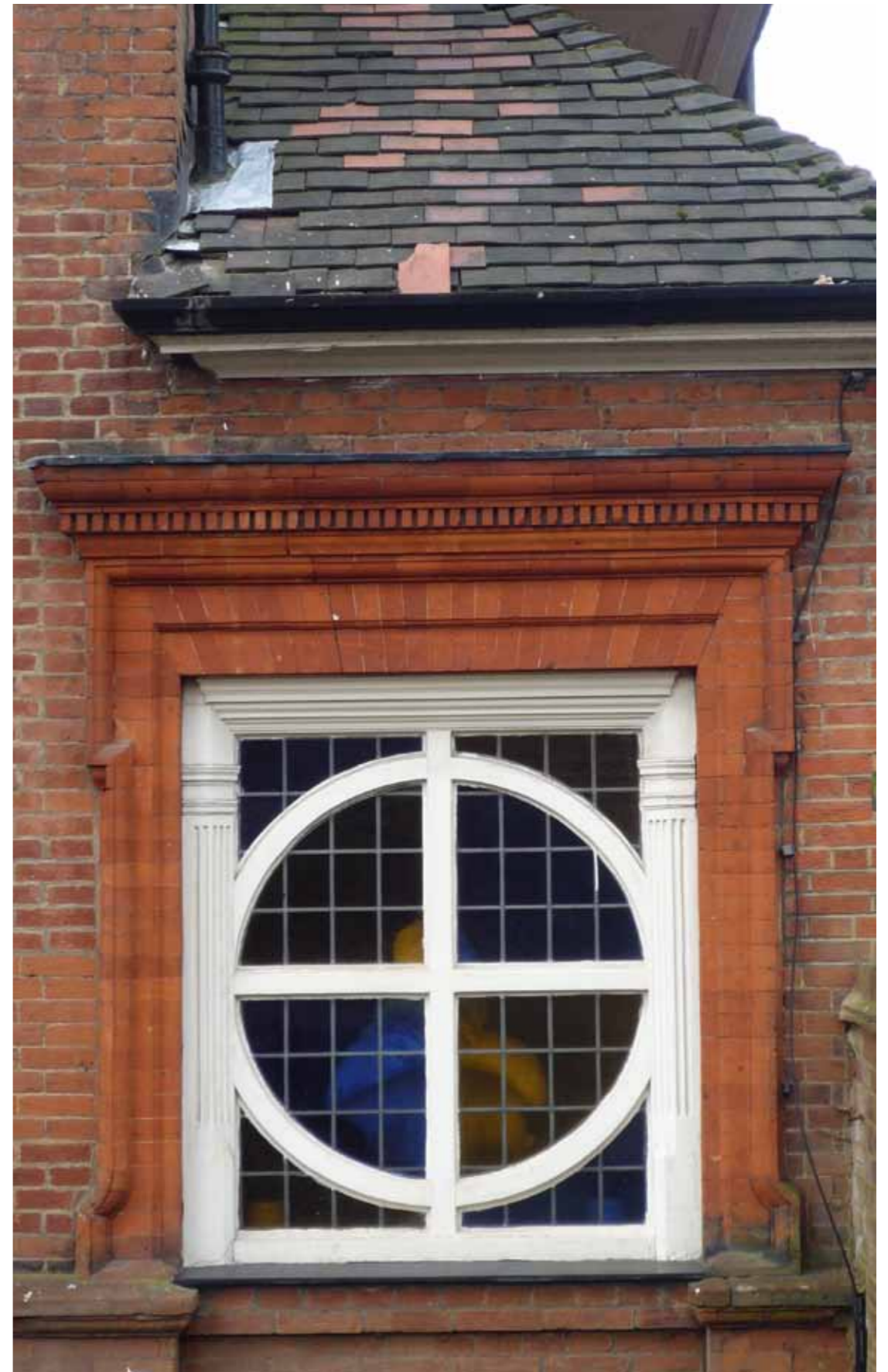
Hampstead as found: Brick and ceramic

The elaborated detailing of brickwork is enhanced by the integration of other materials, which give the houses an ornamental quality while bringing emphasis to key moments in the buildings.

The use of terracotta and ceramic as a material to detail window reveals, architraves and mouldings is very present in the surroundings. The image on the top right of this page illustrates one of the windows of number 6 Ellerdale Road, design by Richard Norman Shaw, a building which has been a strong reference to the project from its beginnings.

We enjoy the way in which there is a strong relationship of tone and colour made to unify the disparate materials.



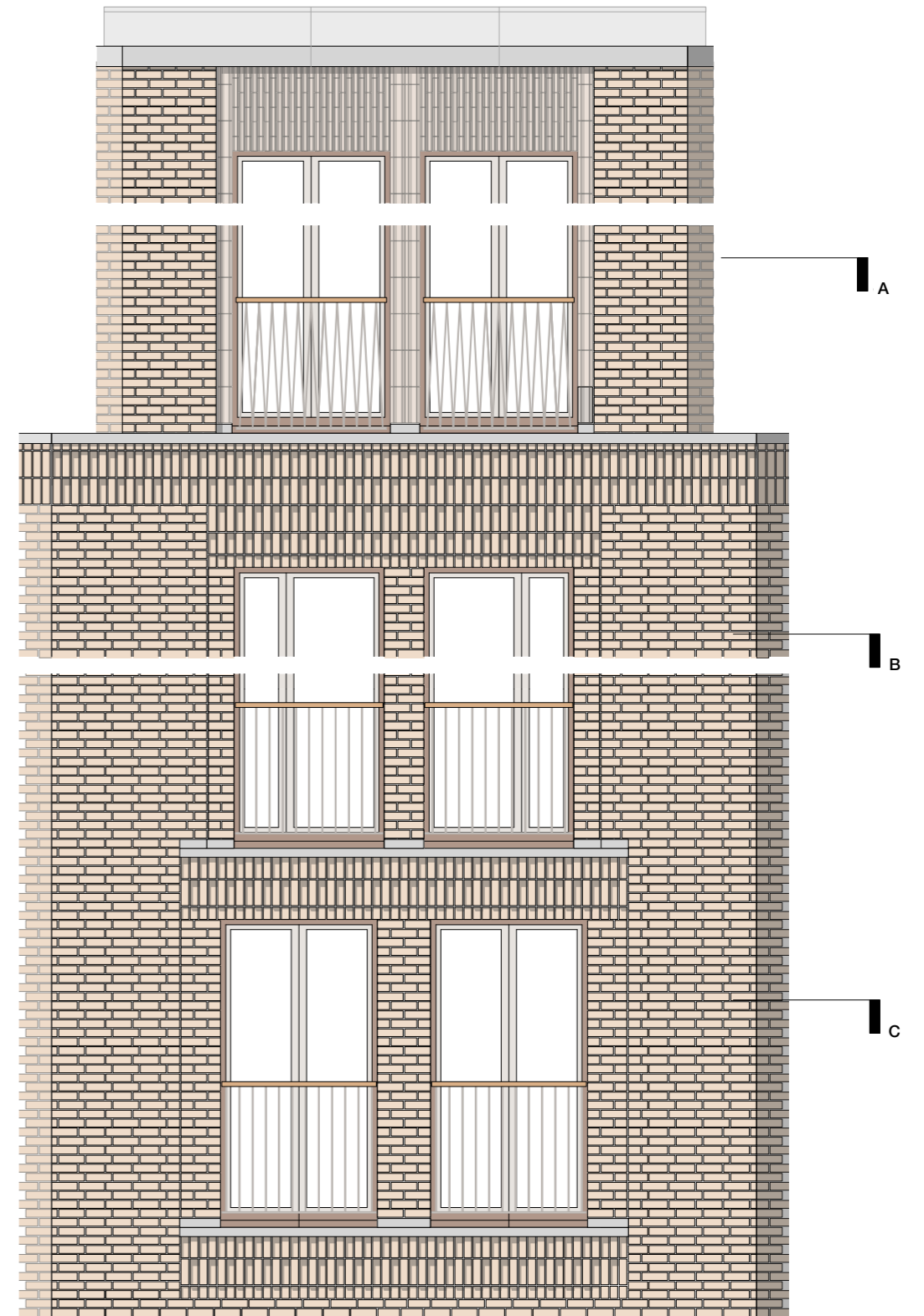


Facade comparison
Detailing and proportion

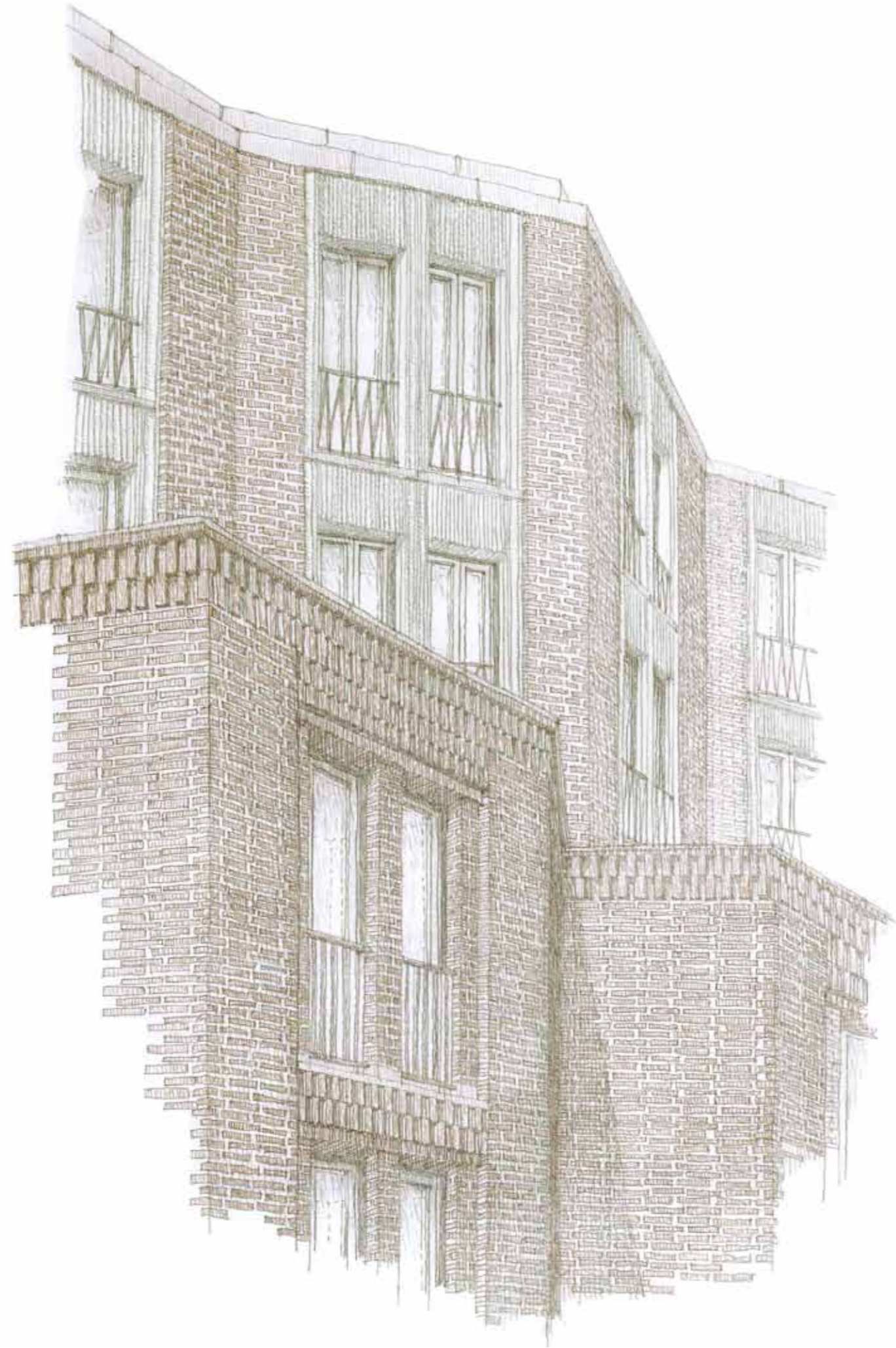
Facade comparison
Elevation



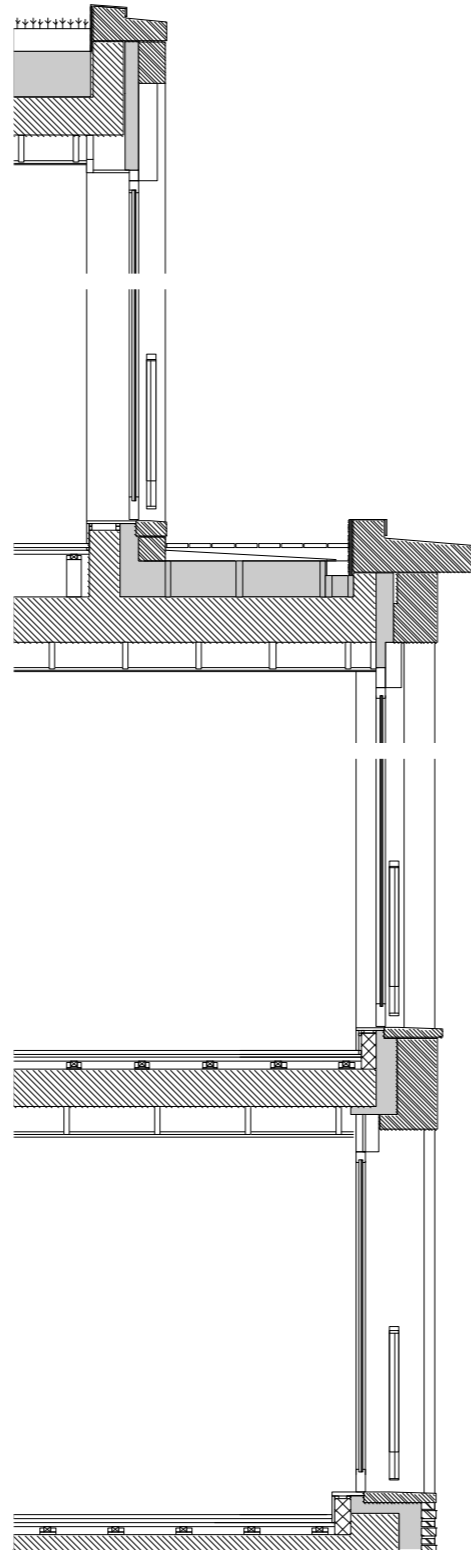
Approved planning scheme



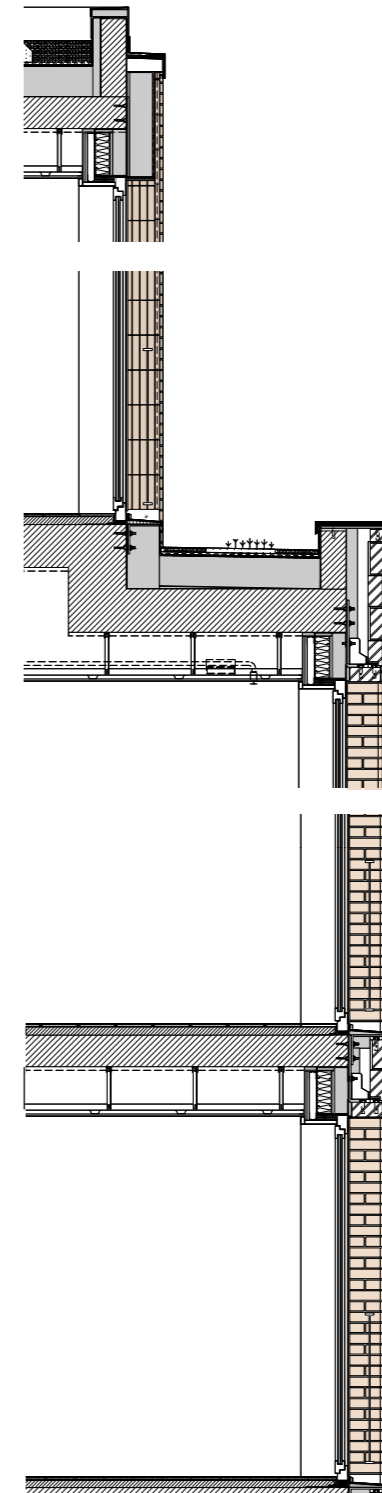
Current revised scheme



Facade comparison
Section



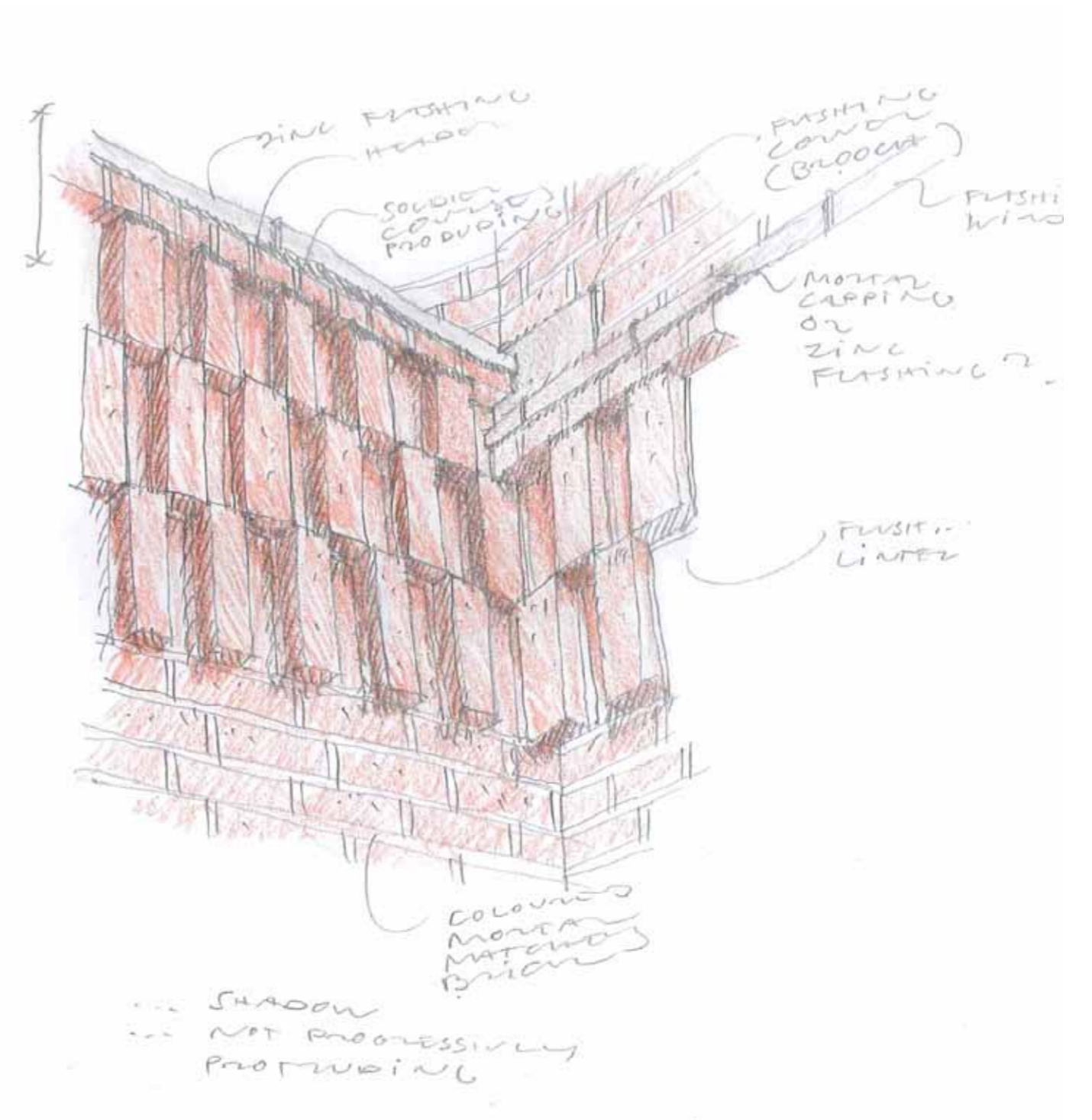
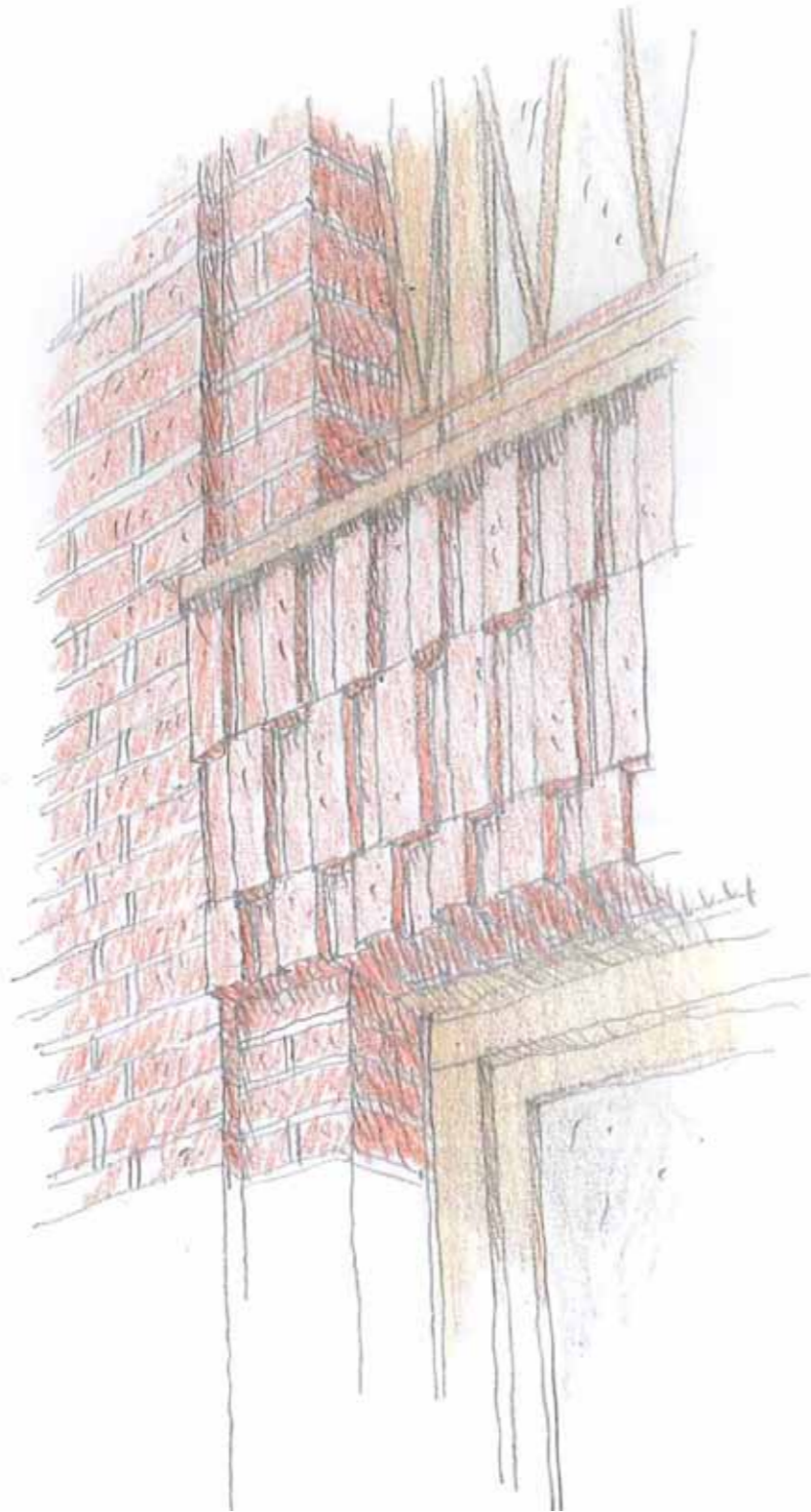
Approved planning scheme

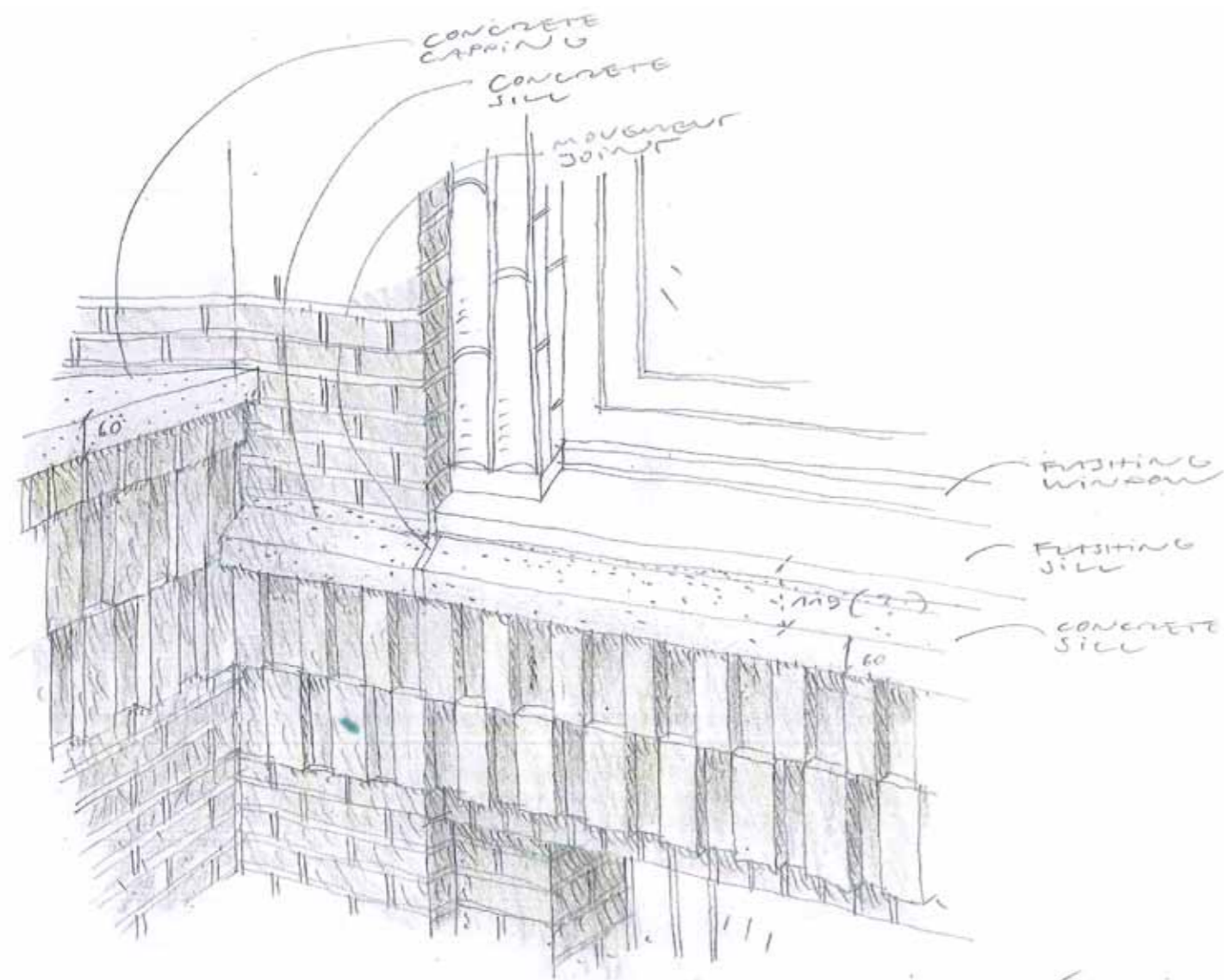


Current revised scheme

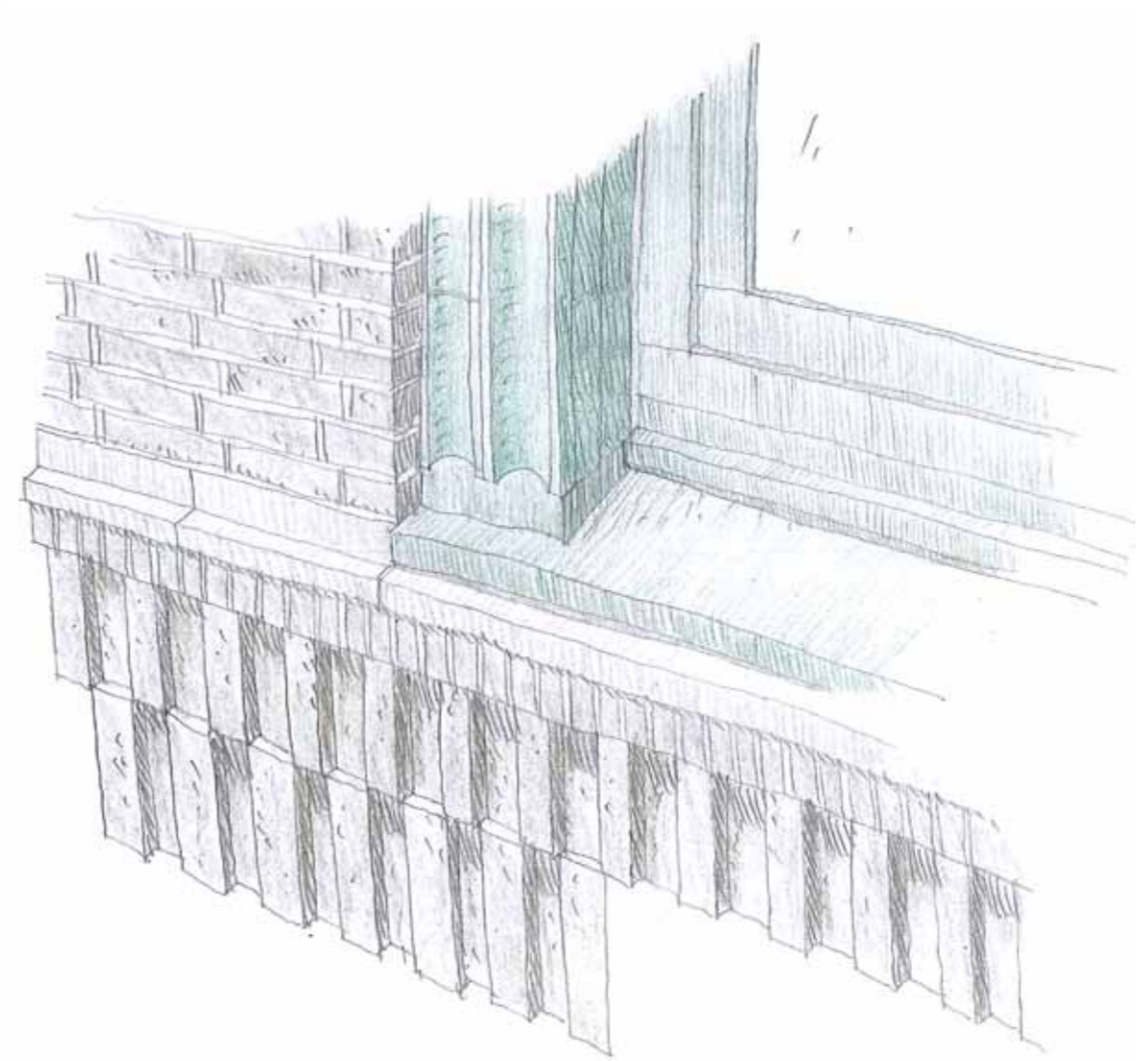


17, 40, 18
LOWER GROUND
FLOOR FINISH
ARTURAL ROOF /
DRY FLOOR

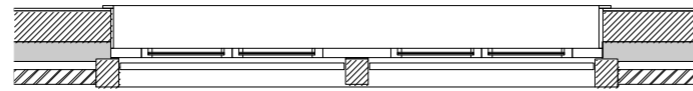




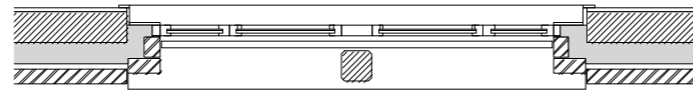
08.03.16
 DETAIL
 FINISH FACADE /
 CORNICE



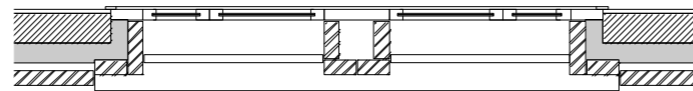
Facade comparison Plan



Plan window type A

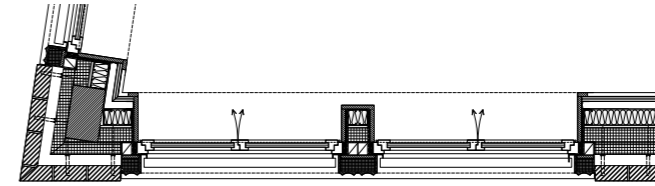


Plan window type B

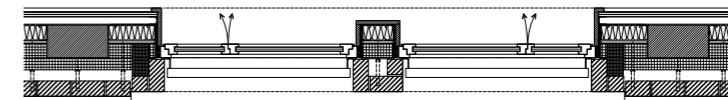


Plan type C

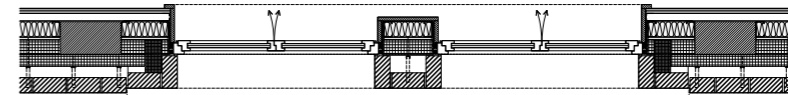
Approved planning scheme



Plan window type A



Plan window type B



Plan window type C

Current revised scheme

Material palette
Brick and ceramic







Fitzjohn's Avenue, NW3

Prepared for the London Borough of Camden
and Hampstead HCAAC, February 2017

Further information to support s.73 and condition n.3



Following HCAAC's latest email dated 31/01/17 we have further studied the brickwork specification and detailing.

In the original permission we proposed a pre-cast concrete string course that ran around the building at the junction between the main body of the building and the set-back top two floors.

We are aware that this visual line plays an important role in separating the building into two parts – hence the introduction of the staggered, corbelled brickwork string course.

Given the above, shared agreement on the inappropriateness of pre-cast concrete in the local scene, we do not think that reinstating a pre-cast concrete string course would be appropriate.

However, we are keen to engage with HCAAC's comment about the importance of this element. We propose therefore to change the brickwork for this element to something that more strongly contrasts with the rest of the brickwork. By making the string course element from a much lighter-coloured brick we are able to reinstate the clear differentiation between "body" and "top" of the building.

It is therefore proposed to use "Berit" brick from Vandersanden / Hoskins bricks (214 x 65 x 101mm) for the cornice detail comprising the string course and associated lintels.

We have discussed this further enhancement with Charles Rose, Camden's Heritage and Conservation Officer who supports this minor but important adjustment.

