



16 New End Square, London, NW3
Design and Access Statement

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HUGH CULLUM
ARCHITECTS LTD
Bloomsbury Design
61b Judd Street
London WC1H 9QT
t 020 7383 7647
f 020 7387 7645
mail@hughcullum.com

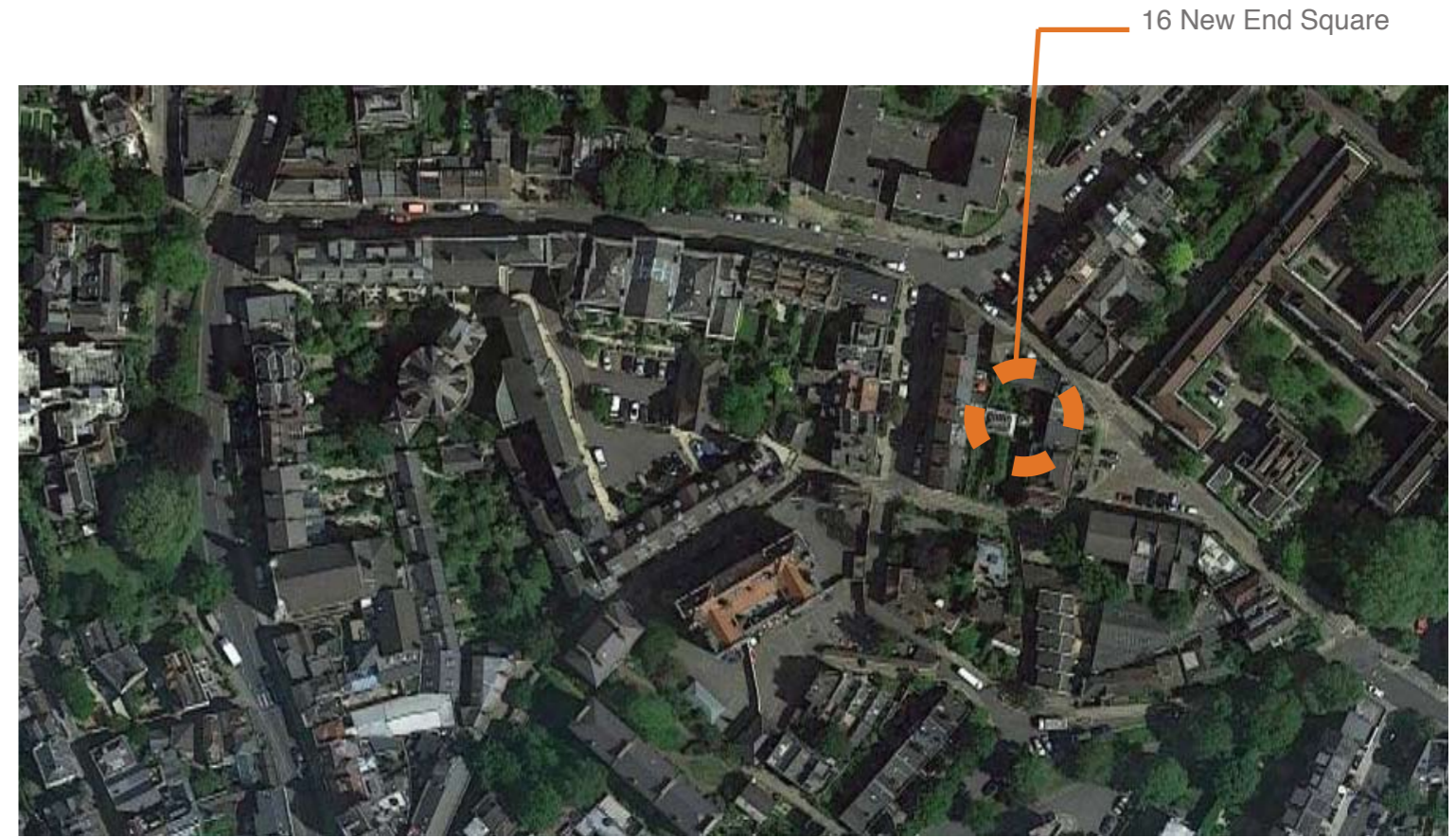
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1 SITE

1.1 IDENTIFICATION

Number 16 is a terraced house within a residential area of Hampstead. This application is for a glazed link between the house and the garden studio and a number of minor modifications to the interior arrangement and the fenestration to the rear.



Aerial photograph of New End Square and the context of its neighbouring streets

1.2 SITE PHOTOGRAPHS



Front Elevation



Rear Elevation



Current rear garden area looking towards garden room



Current rear garden area, looking towards garden studio



Current rear garden area looking towards boundary wall to the west

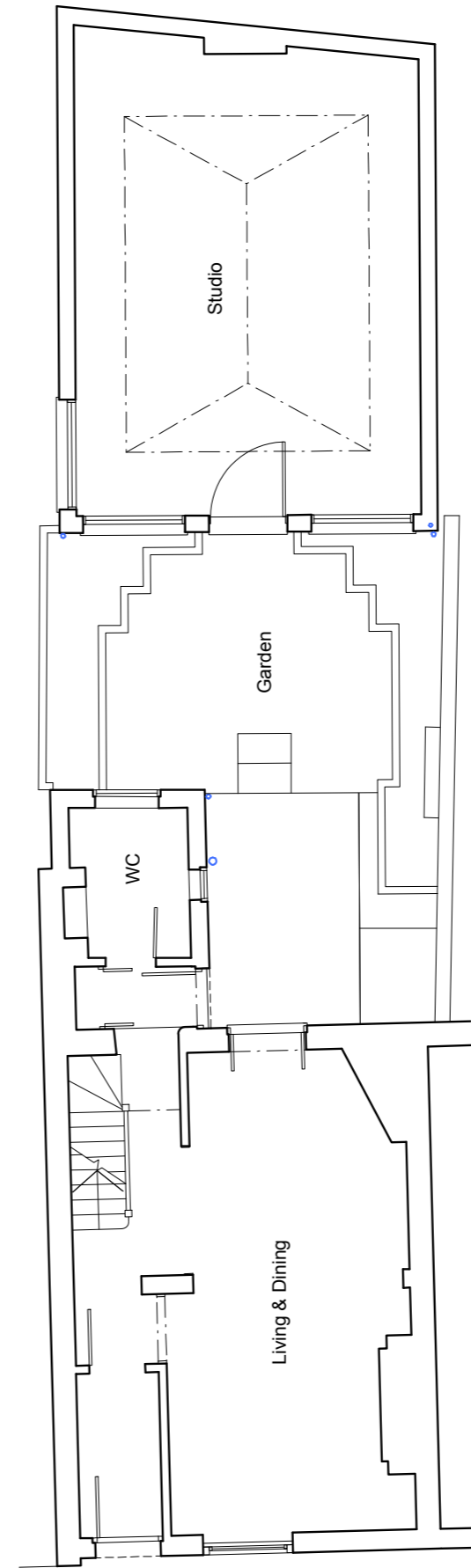
1.3 EXISTING DRAWINGS



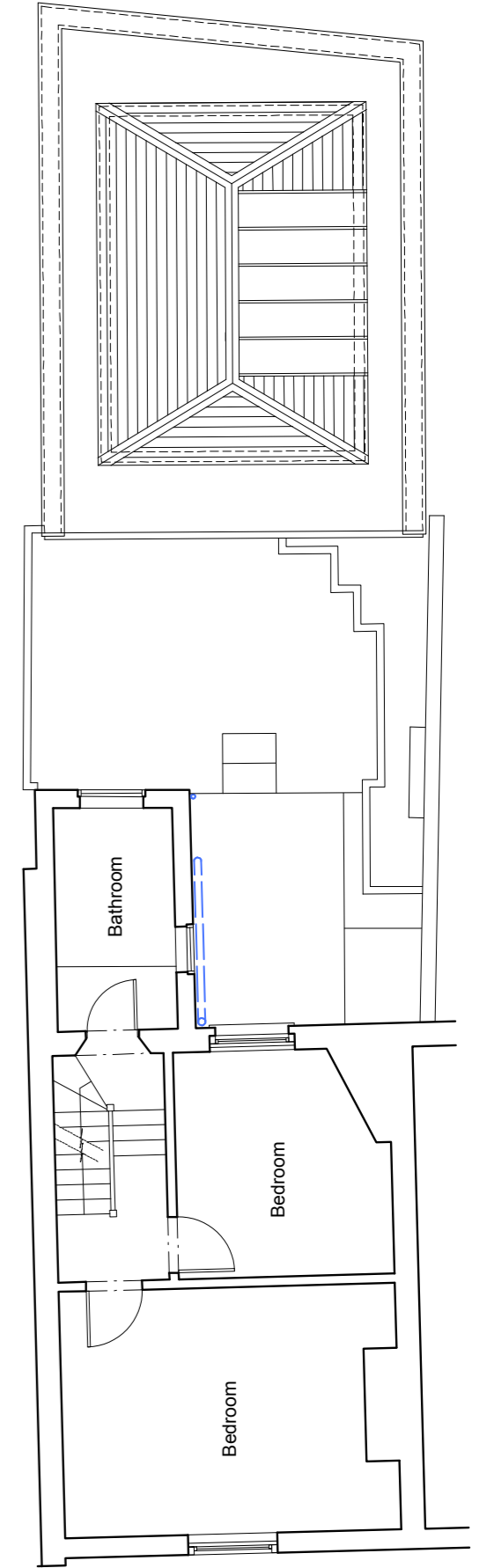
Existing rear elevation



Existing garden studio elevation



Existing ground floor plan



Existing first floor plan



Existing long section, looking west

2 LISTED BUILDING

2.1 LISTED ENVIRONMENT

16 New End Square is a Grade II listed terraced house which comprises of lower ground floor, upper floor, first and second floor. It is built in brick with a flat roof finished in bituminous felt.

The front facade is in red brick.

Terraced house. C18, refaced in C19, top storey added C20. Multi-coloured stock brick, patched. 3 storeys 1 window. Gauged red brick round arch with impost bands to entrance with radial fanlight and panelled door. Ground and 1st floor sashes with gauged red brick flat arches and flush framed sashes having exposed boxing. 2nd floor has tripartite flush framed sash; plain brick band at window head level. Parapet. INTERIOR: not inspected.

2.2 HISTORICAL RESEARCH AND ENGAGEMENT

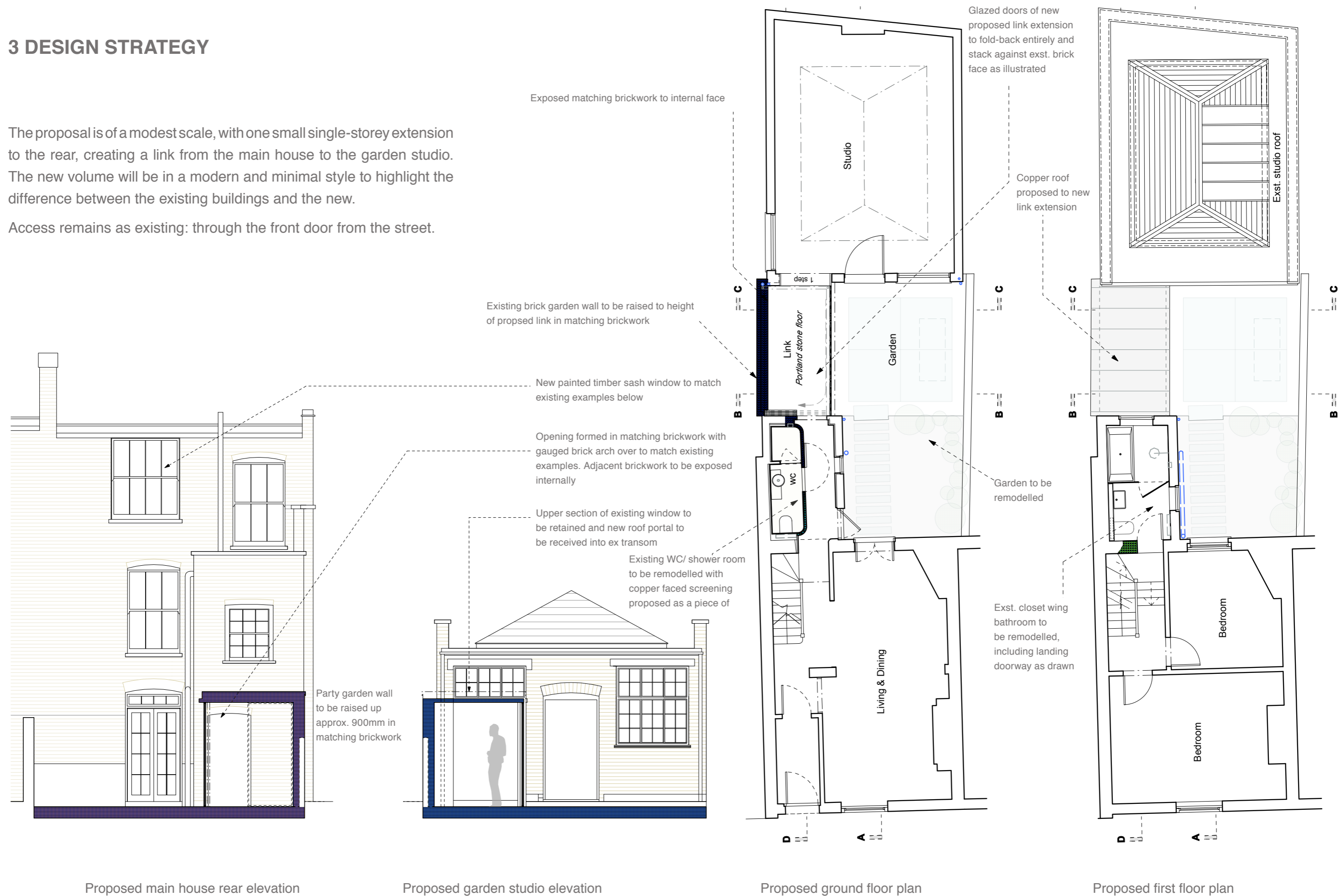
Hugh Cullum Architects has asked Heritage Collective to advise on the design strategy of this listed building to ensure the best historic building outcome while achieving pleasant living conditions to modern standards.

A Heritage Statement has been produced by Heritage Collective and is included as part of this application.

3 DESIGN STRATEGY

The proposal is of a modest scale, with one small single-storey extension to the rear, creating a link from the main house to the garden studio. The new volume will be in a modern and minimal style to highlight the difference between the existing buildings and the new.

Access remains as existing: through the front door from the street.



Proposed main house rear elevation

Proposed garden studio elevation

Proposed ground floor plan

Proposed first floor plan



Proposed long section looking west

4 RESTORATION AND MATERIALS

The proposed link between the garden studio and the existing house is designed to have minimal impact. The rear wall of the link is to be only 300mm higher than the existing trellis, which it replaces. The glazed facade to the garden will fold back fully so it can be completely open in the summer.

The connection to the studio is to be located where there is an existing steel window and the roof of the link is designed to meet this at the mid-height mullion so as to leave remaining panes above. The connection to the closet wing of the main house is to be via the existing bathroom, which will be reconfigured to allow a passage beside it. The roof of the link is to be copper and the back wall will be lime pointed un-plastered second-hand brickwork to match as closely as possible that of the existing garden walling.

At the rear of the main house the proposal also includes the replacement of existing plastic windows with more authentic timber windows to a similar pattern and the replacement of the top floor casement window with a traditional timber sash window.

The first floor closet wing bathroom is to be refurbished and the entrance off the staircase is to be reconfigured.

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5 COMPARISON WITH PREVIOUS APPLICATION

It is the aim of this application to describe the differences between the new proposal for a rear extension and the scheme submitted for the previous application 2014/4150/P & 2014/4340/L. It is also to identify the ways the new proposal responds to the Officer's Report provided as part of the determination documents for the previous application.

The Officer's Report refers to the Conservation Area Statement for guidance on rear extensions, stating that the infilling of yards and rear spaces between buildings will generally be unacceptable (paragraph H30). This application proposes the extent of 'infill' to be just less than 7 square metres, or one-fifth of the total garden amenity. In accordance with paragraph H29, the extension is to be small in scale, subordinate to the original building and at ground floor level only.

The Conservation Area Statement (paragraph H26) states that rear extensions should be as unobtrusive as possible and the design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

The Heritage report accompanying this application provides a assessment of the building and its setting in context of its historical value. It also includes the justification for the proposed garden structure, specifically in maintaining the ability to appreciate and recognise the form, scale and character of the original Georgian house.

In principle, the new proposal shares the same intended function as before: to link the closet wing of the main house to the studio building at the rear of the site.

There are however, a number of significant changes from the previous application.

Scale, Materials and Design

The drawings associated with the previous scheme show the extension to be approximately half a metre higher than the new proposal and indicate a new brick arch over an enlarged opening into the rear studio. The implication of its height is seen in the proposed connection to the rear studio, causing 'the loss of the existing window of the garden building' as stated in the Officer's Report.

The lower height of new proposal allows the upper section of the window to be retained along with the decorative lintel above. The loss of existing brickwork is limited to the courses only from floor to cill. In detail, a simple connection is proposed to the rear studio with the opening lined from beneath the window transom in a delicate cooper 'sleeve'.

The previous scheme shows the building line to be flush with the existing closet wing. The new proposal is to be set back a brick-and-a-half from the face of the closet wing so that the existing corner is clearly articulated and to be subservient to the adjacent buildings. In this way the scale of the new proposal is less of a visual obstruction to the appreciation of the existing garden amenity and the concatenation (in terms of scale, form, character and historical value) of the adjacent building forms. In warm, dry days from the Spring through to Autumn, it is intending the new glazed facade will fully open/ retract to create an open loggia and extension to the garden space.



Previous Proposed Scheme Ref. No. 2014/4150/P

The proposed materials have been carefully chosen in the new proposal to recreate or preserve the existing external character. The previous scheme indicates plaster interior surfaces to the rear wall of the closet wing and the flank wall - shown as an entirely new structure set inside the existing party boundary.

The new scheme proposes simply to raise the existing garden wall. Copper is proposed for the flat roof over and the four new glazed retractable doors are to have a slim metal frames. The previous scheme proposed a traditional timber door set far heavier in appearance. Reclaimed matching brickwork will be used to face the garden wall and to make the remodelled cambered arch opening to the closet wing. The new brickwork will be exposed to provide a visual relationship with the garden. For the same reason, the stone flooring will be matched for the garden sitting area to limit the visual contrast between internal and external spaces.



Drawings in this document are not to be scaled from. Drawings and images illustrative only. For scaled drawings please refer to a separate set of existing and proposed drawings submitted alongside this document.

This design and access statement for planning application and listed building consent was compiled by Hugh Cullum Architects LTD for the property at: 16 New End Square.

HUGH CULLUM
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Bloomsbury Design
61b Judd Street
London WC1H 9QT
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mail@hughcillum.com