



Practice Profile	page 3
Photographs of the Existing House	page 4
Neighbouring Properties - Site Photographs	page 6
Aerial View	page 7
Design and Access Statement	page 8
Daylight and Sunlight Impact Diagram	page 9

EXISTING PLANS, SECTIONS & ELEVATIONS	page 10
---------------------------------------	---------

Existing Lower Ground Floor Plan	EX 001	1:100@A3
Existing Upper Ground Floor Plan	EX 002	1:100@A3
Existing Section BB	EX 102	1:100@A3
Existing Front Elevation	EX 201	1:100@A3
Existing Rear Elevation	EX 202	1:100@A3
Existing Side Elevations	EX 203	1:100@A3

PROPOSED PLANS, SECTIONS & ELEVATIONS	page 17
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Proposed Lower Ground Floor Plan	PA 001	1:100@A3
Proposed Upper Ground Floor Plan	PA 002	1:100@A3
Proposed Section BB	PA 102	1:100@A3
Proposed Front Elevation	PA 201	1:100@A3
Proposed Rear Elevation	PA 202	1:100@A3
Proposed Side Elevations	PA 203	1:100@A3



### 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, NW8 - Extension & modernisation of grade II listed terrace house.

a)



a) Photograph of the existing front elevation of the property

b) Photograph of the existing bedroom 1 at lower ground floor

c) Photograph of the existing in bedroom 2 at lower ground floor

d) Photograph of the existing hallway at lower ground floor

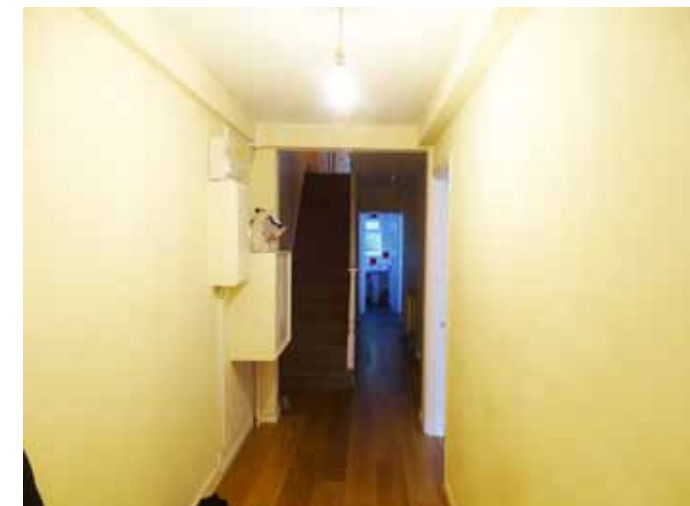
b)



c)



d)





e)



e) Photograph of the existing rear elevation of the property

f) Photograph of the existing kitchen at ground floor

g) Photograph of the existing reception at ground floor

f)



g)





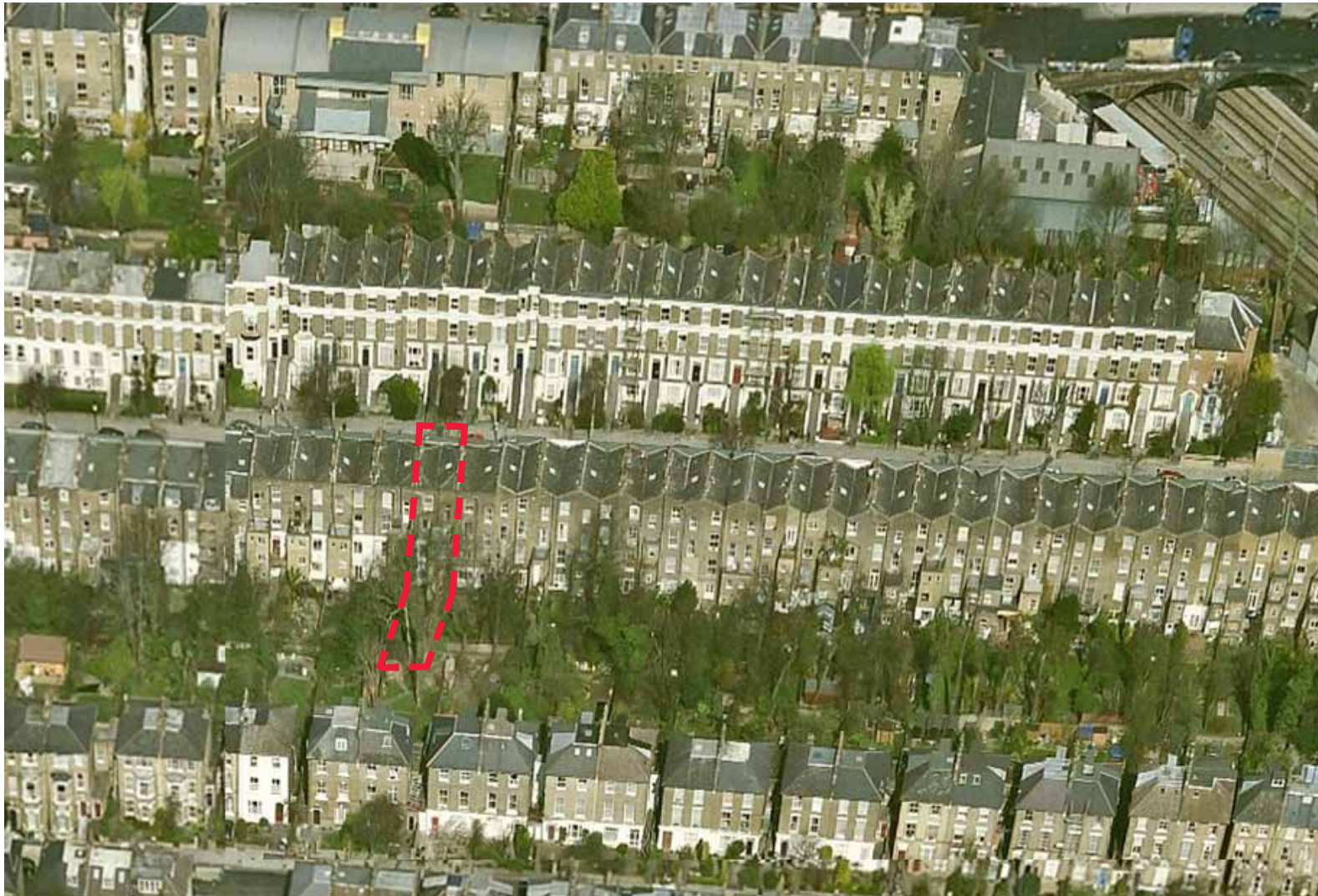


View of high brick wall between nos. 71 & 73 Gaisford Street



View of high brick wall between nos. 73 & 75 Gaisford Street (obscured by planting)





Aerial view of 73a Gaisford Street.

1. Planning Context

73a Gaisford Street is located within the Bartholomew Conservation Area (adopted 2000). The building is a 4 storey brick built Victorian Terrace house. Our Clients own the lower maisonette, consisting of lower and upper ground floors. The application concerns only their demise.

The terrace in which 73a sits has a strong parapet line on the front elevation and a fairly uniform line of decorative stuccowork surrounds to the windows and doors including raised entrance porticos flanked by Doric columns. At the rear, both 73 & 71 have a 3 storey brick-built closet wing, while 75 has a modern, full width, single storey extension.

In the group no. 71–127 Gaisford Street only five properties (no. 79, 85, 103, 121 & 125) do not presently have a rear extension, meaning a majority of 82 % have rear extensions. Therefore rear extensions could be seen as a common feature of the buildings within the terrace, which is confirmed by the Delegated Report of Planning Application 2012/0620/P.

The rear elevation is quite varied along the length of the terrace. Several planning applications have been approved for rear additions and there is a general lack of coherence. In the last 7 years there have been 8 rear extensions granted along Gaisford Street, 7 for single storey extensions and 1 for a dual storey extension. These are listed below:

2016/3028/P 49A Gaisford Street – 30-06-2016;  
‘Erection of part single storey and part two storey rear extension at lower and upper ground floor levels’;  
Granted;  
Documentation available.

2016/4155/P 75A Gaisford Street – 03-08-2016;  
‘Erection of lower ground floor single storey rear extension’;  
Granted;  
Documentation available.

2015/2625/P 65A Gaisford Street – 01-06-2015;  
‘Erection of lower ground floor extension, enlargement of existing roof terrace and alterations to fenestration’;  
Granted;  
Documentation available.

2014/3361/P 107A Gaisford Street – 18-06-2014;  
‘The erection of an extension at rear lower ground floor level, including provision of rear ground floor terrace, installation of rear staircase, replacement of rear windows and doors, and replacement of front porch with cantilevered porch’;  
Granted;  
Documentation available.

2014/3009/P 80A Gaisford Street – 02-05-2014;  
‘Single storey ground rear extension including rear patio and replacing existing windows to street and rear elevations’;  
Granted;  
Documentation available.

2014/1014/P 123A Gaisford Street – 12-02-2014;  
‘Erection of a single storey rear extension at lower ground floor level’;  
Granted;  
Documentation available.

2012/2738/P 31A Gaisford Street – 26/06/2012;  
‘Amendments, involving an additional 0.9m depth to the lower ground floor rear extension, to planning permission date 02/04/2012 (ref. 2012/0620/) for the erection of a single storey rear extension with roof light above and replacement of window at lower ground floor level to residential flat (Class C3)’;  
Granted;  
Documentation available.

2012/0620/P 31A Gaisford Street – 02/04/2012;  
‘Erection of a single storey rear extension with roof light above and replacement of window at lower ground floor level to residential flat (Class C3)’;  
Granted;  
Documentation available.

2011/0259/P 71A Gaisford Street – 21/03/2011;  
‘Single storey rear extension to lower ground floor flat following demolition of existing extension (Class C3)’;  
Granted;  
Documentation available.

The proposal will not result in the loss of amenity to the neighbouring properties. The lowered Ground Floor extension and recessed First Floor extension in their nature, height and outlook will not increase a sense of enclosure, nor overlooking. Similarly there will be no worsening of the existing shadowing (see “Scale” section for further details.). There are no new windows or apertures created near boundaries that increase overlooking of neighbouring properties.

2. Proposal

Use

No.73a is an existing residential maisonette in need of repair and modernisation. Looking to move into the flat with their children, our clients wish to carry out renovations and rearward extensions to bring the house up to modern family living standards.

Layout & extension

The existing layout enters at the lower level to reach living spaces at the upper level. This inefficient layout will be reversed to provide living space at lower ground entry level to take advantage of the garden adjacency, and private sleeping / bathing spaces at upper ground floor level.

At upper ground floor a half-width infill glazed extension is proposed. This will be set back between the closet wings of nos. 71 and 73, allowing a new layout with bathroom and 3 bedrooms. To bring light as far as possible into the lower floor plan, this upper floor glazed extension will have a structural glass floor to bring natural light into the dining/kitchen below.

The existing lower ground floor is dark and warren-like, especially in the rear closet wing. To maximise light penetration and efficient modern living, it is proposed to extend towards the garden with full-width glazing, and generally to modernise with an open plan arrangement. The extension respects the building line approved at no. 123. Rear glazed doors will be set back and angled in plan back from the face of the rear extension canopy to provide natural shading from solar gain from high-angle sun.

Scale

The sunken yard at the rear of the house sits below the level of the garden area, allowing an extension to be built without overshadowing the neighbouring properties or creating a sense of enclosure. It is proposed to drop the level of the lower ground

floor by 1 step to achieve comfortable headroom beyond the existing rear wall of the dwelling. The height of the extension is less than that of both neighbouring properties.

The rear extension openings of no 71 & 75 Gaisford St. are already overshadowed by the existing garden walls, so where the proposed extension at 73 extends beyond those of 71 & 75 and the proposed single storey extension has no measurable impact in terms of overshadowing.

See fig. 1 on page 8 for a diagram illustrating the existing and proposed shadow conditions to the two neighbouring properties, shown in grey tone. Overlaid on the diagram are the criteria for the BRE guidance for daylight and sunlight, which show that the proposals are compliant with the guidance document. (Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice: P J Littlefair)

Landscape

Presently the garden and enclosure is unkempt and in poor condition.

The step up into the garden is close to the rear closet wing and is removed from the house by a cramped lower yard.

The proposal seeks to increase the proportion of sunken terrace to garden to better suit the new extension, while its culmination in full width glazing will bring the garden, metaphorically, into the house.

Trees : there are only immature trees on the site towards the rear of the garden, and are all at considerable distance to the proposed work, so root balls will not be affected.

Appearance

The rear ground floor extension materials will be the same as used successfully at no. 123: grey artificial slate cladding, minimal painted aluminium frames. These are durable and aesthetically pleasing, successful in several of our projects in Camden including 3 & 5 Kingstown St., which together were shortlisted for two Camden Design Awards. In part, the flank wall elevations of the extension exist as London Stock brick (garden) walls. The flat roof will be a green roof to encourage local biodiversity, attenuate rainwater run-off and to add to the verdant rear garden environment.

The existing drains are to be reformed in part below the new extension, and will in other respects remain the same, with the same inlet connections including those from the existing roofs and rear yard gullies.

The upper extension is a glazed box, minimally framed and detailed to reduce visual impact and to keep the infill as a lightweight element not competing with the solid masonry closet wings that enclose it on both sides.

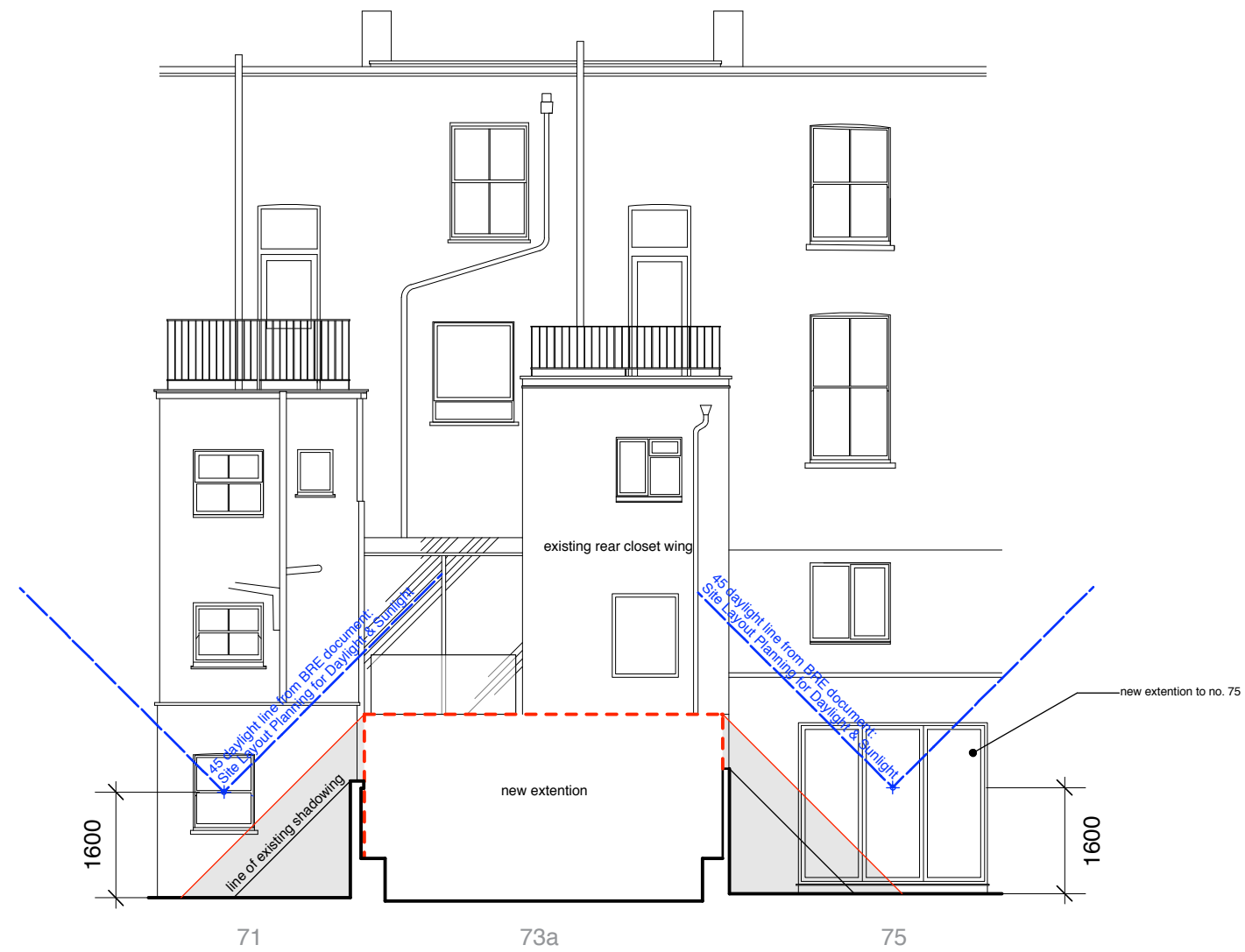
Access

There is no change proposed to the front garden access. Level access will be provided to the rear yard / garden.

Conclusixon

The proposals will have no street impact. They are in line with or lower than rear extensions that have previously gained Planning consent in Gaisford Street. They will have negligible impact on the neighbours at the rear. They will enhance both the living environment of the owner-occupiers, improve the immediate and long-term sustainability of this building, and enhance the private garden realm within the local Conservation Area.

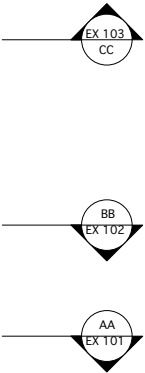
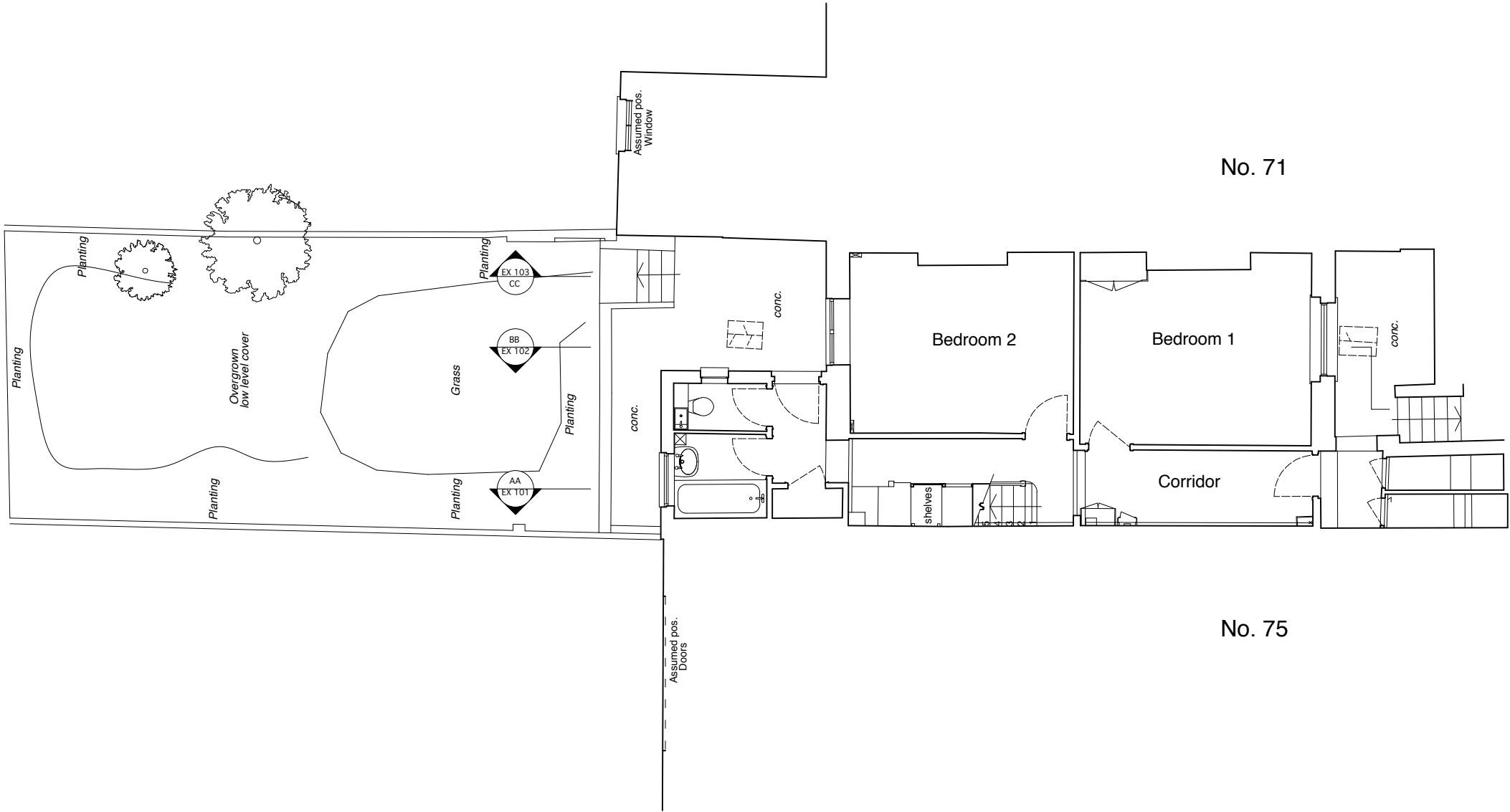




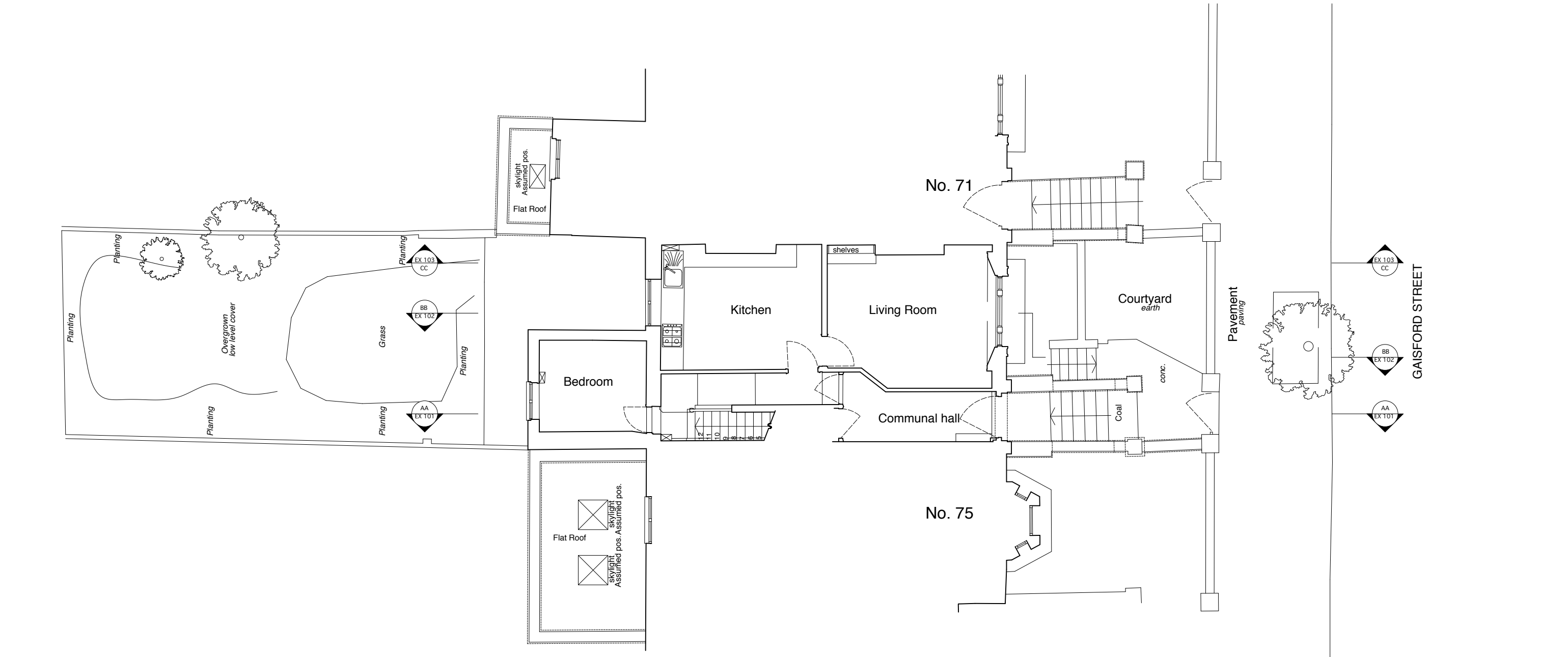
Daylight & Sunlight Diagram prepared with reference to *Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice: P J Littlefair, BRE*







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					project no
					276
					drawing
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					scale
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					date
					October 2017
					dwg status
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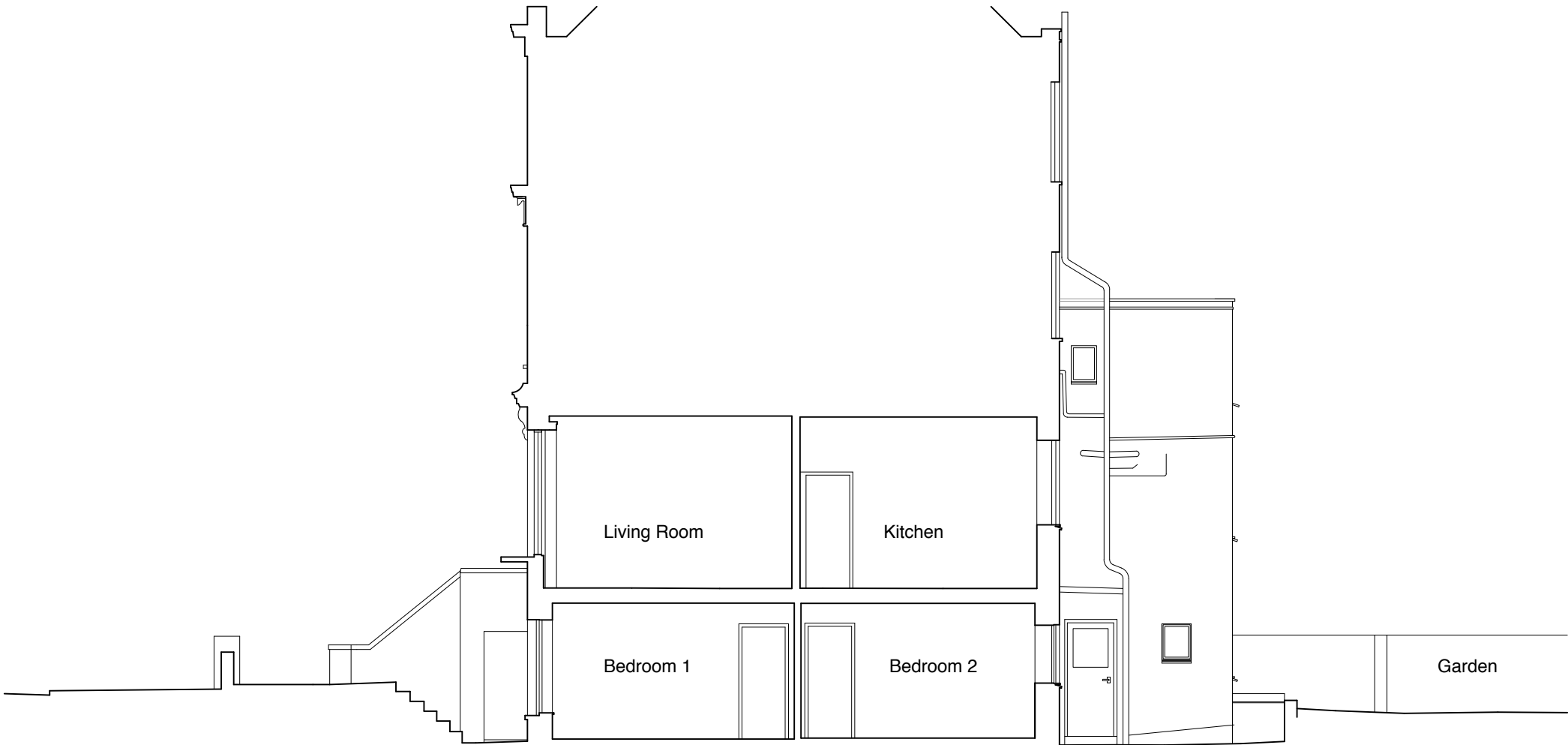
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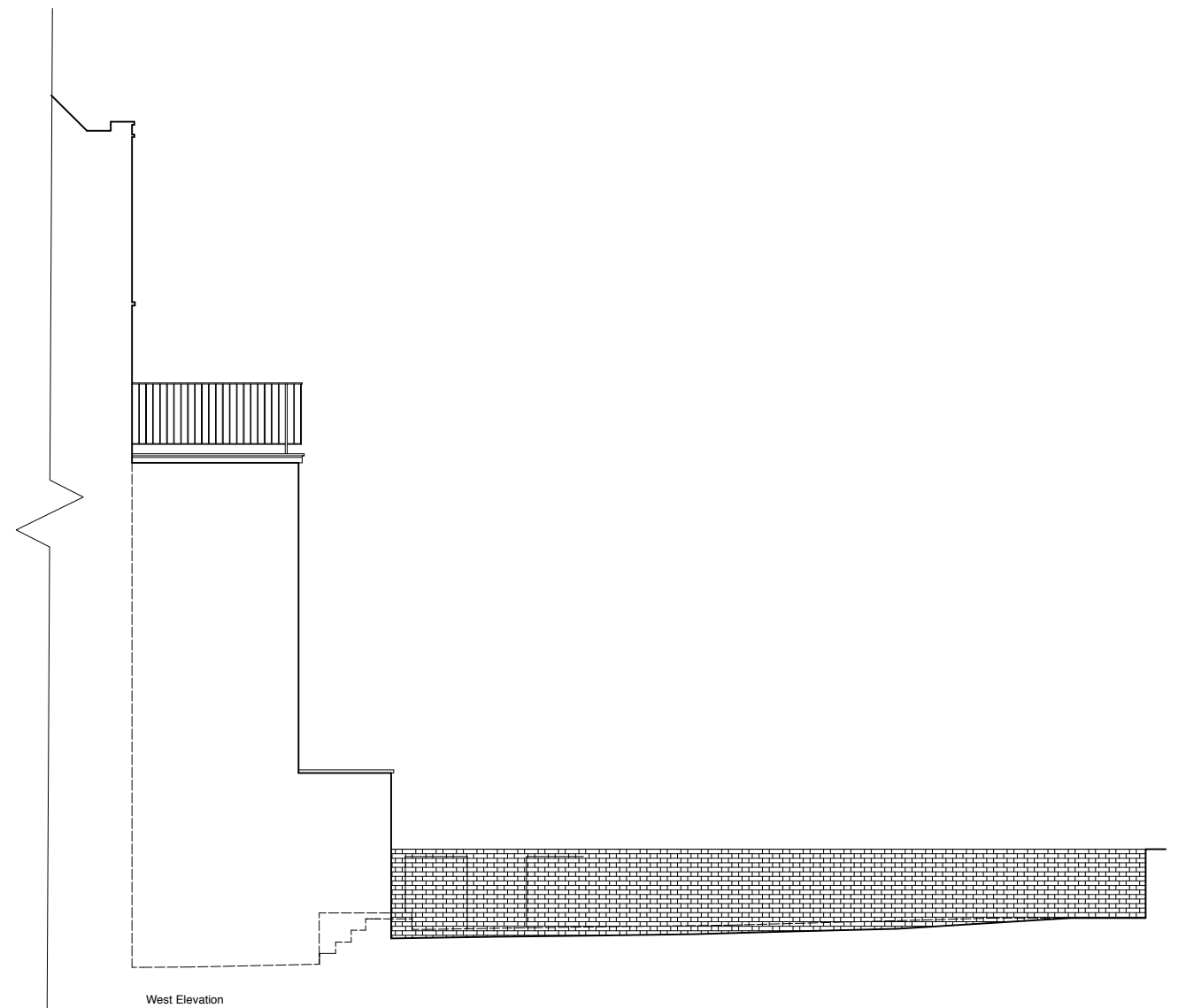
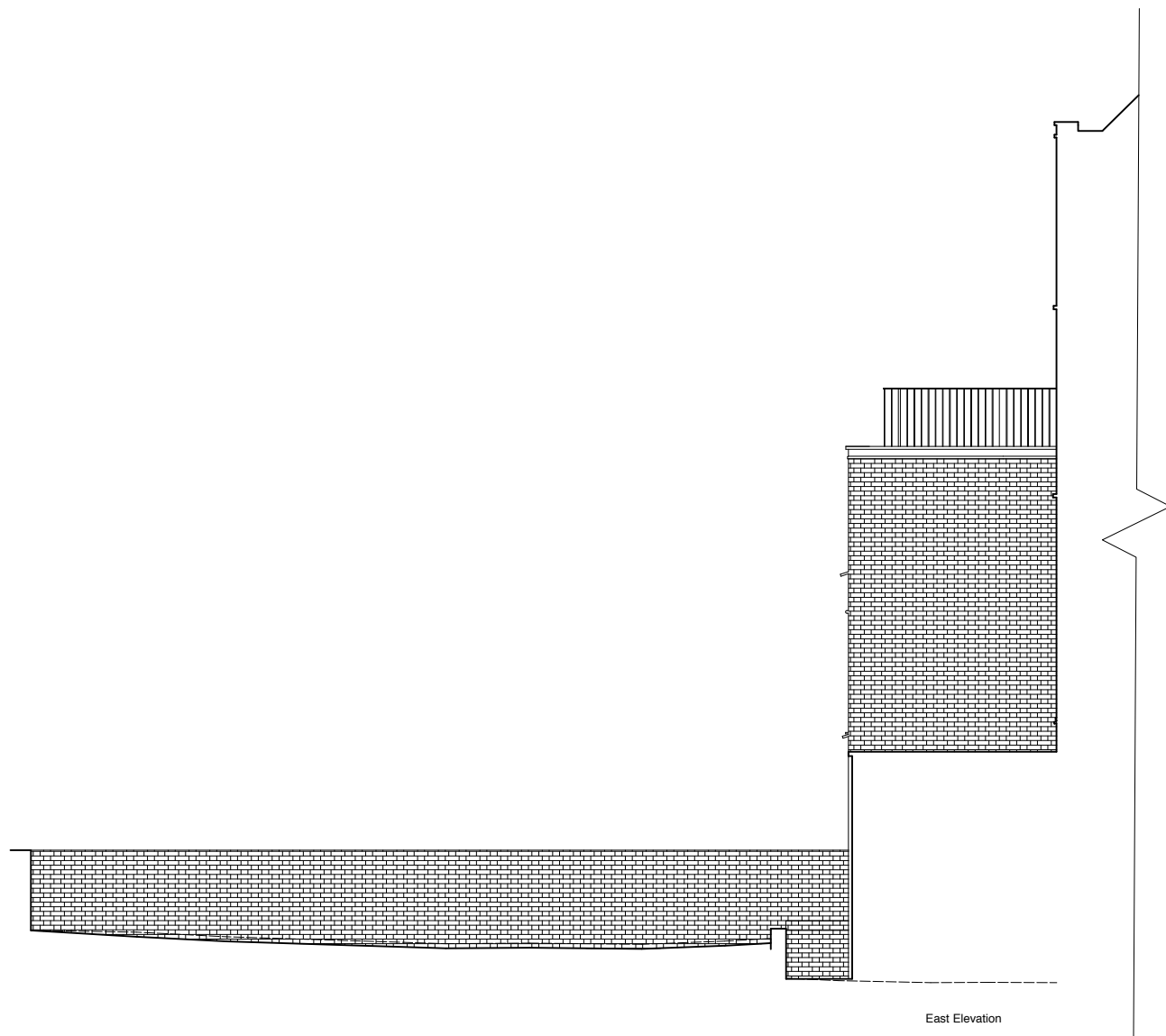
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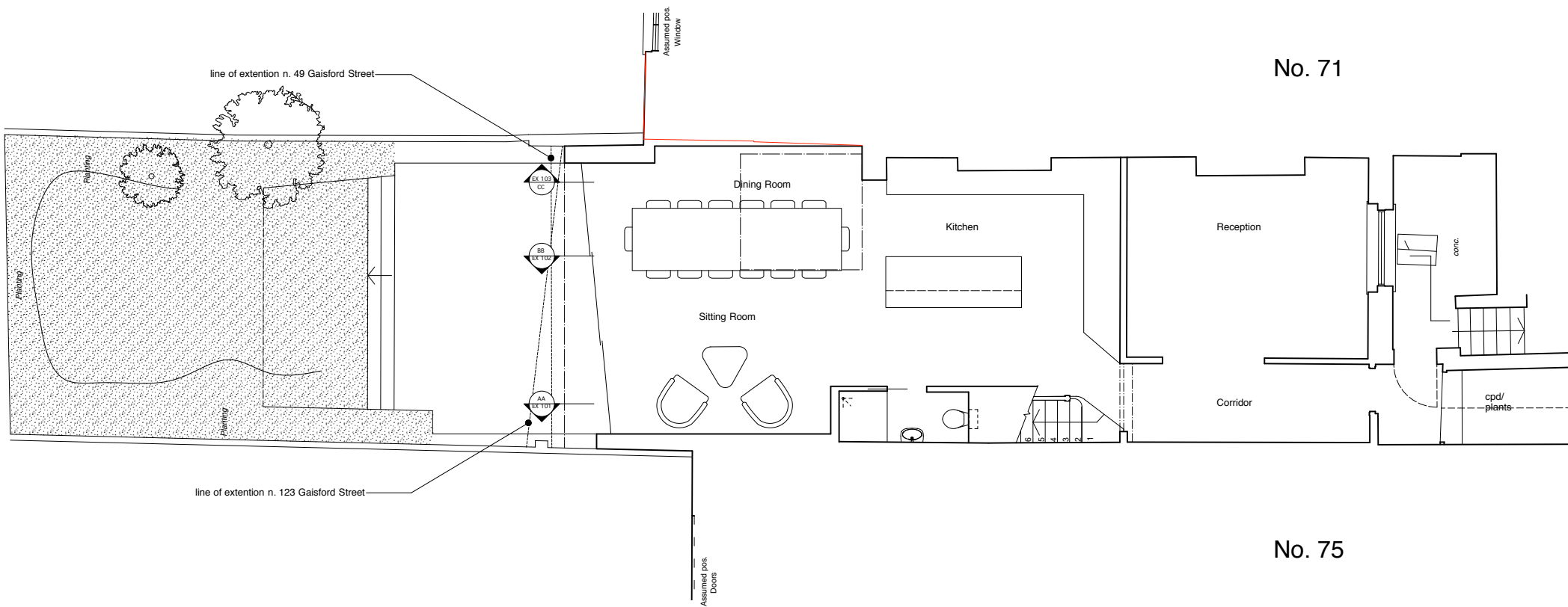
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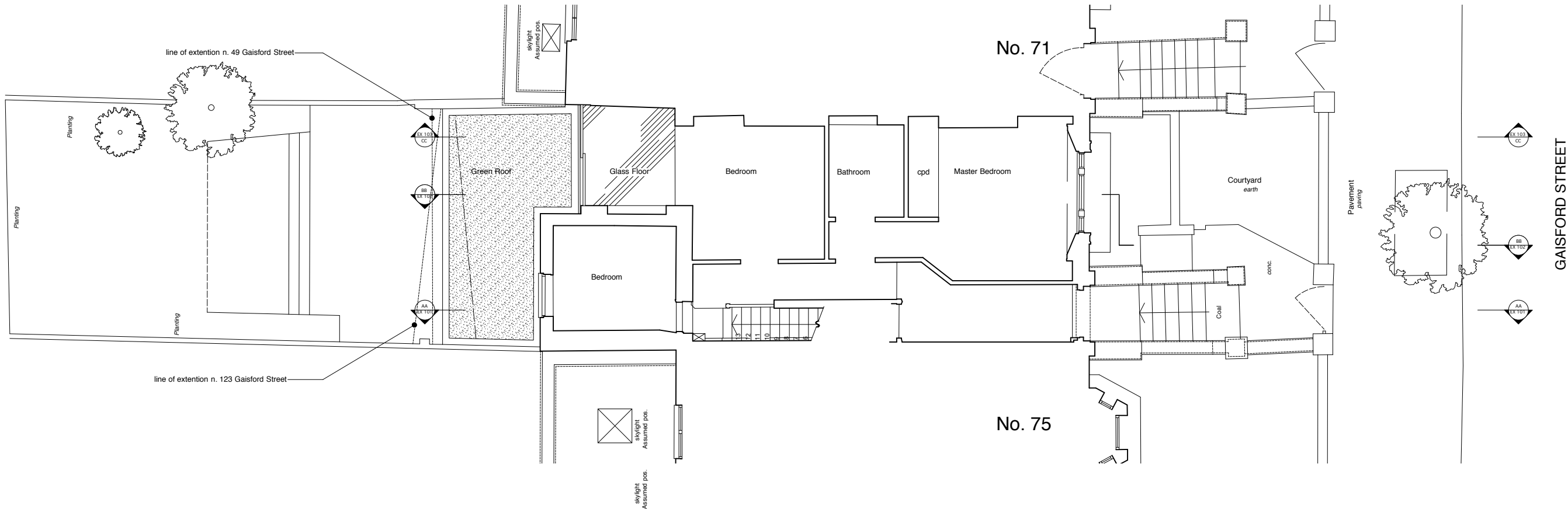
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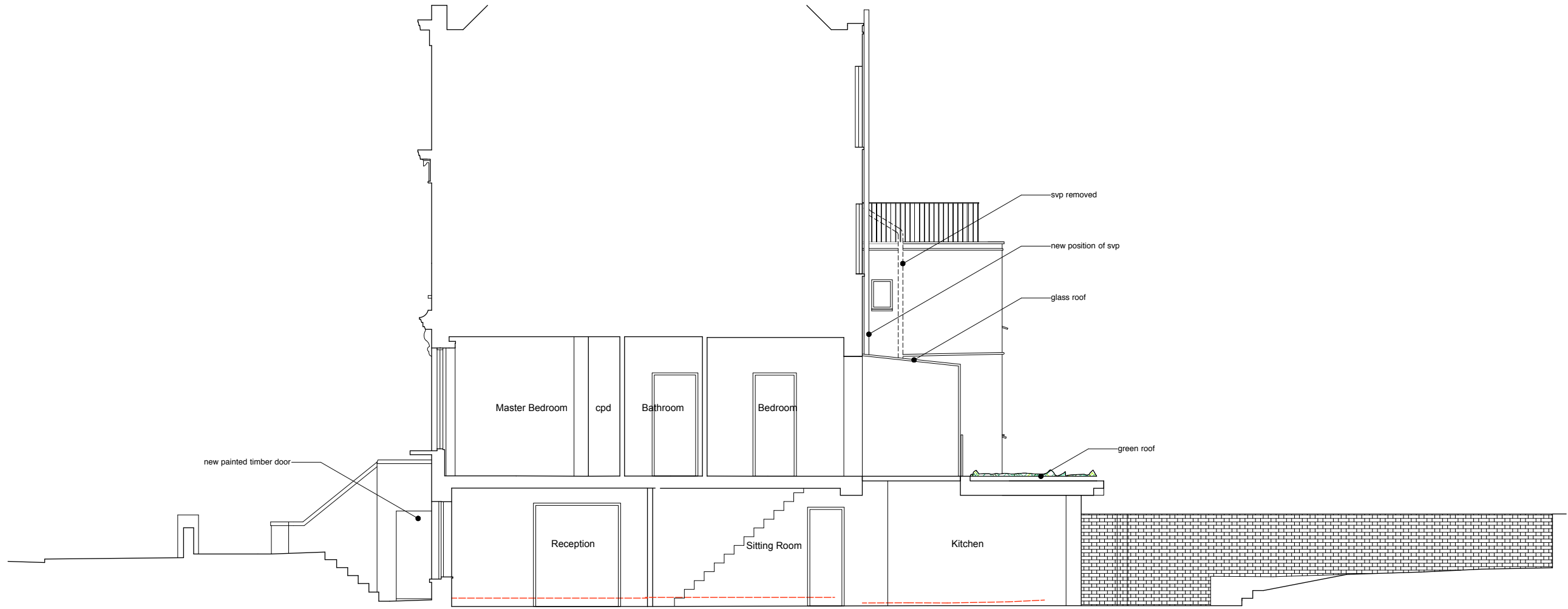
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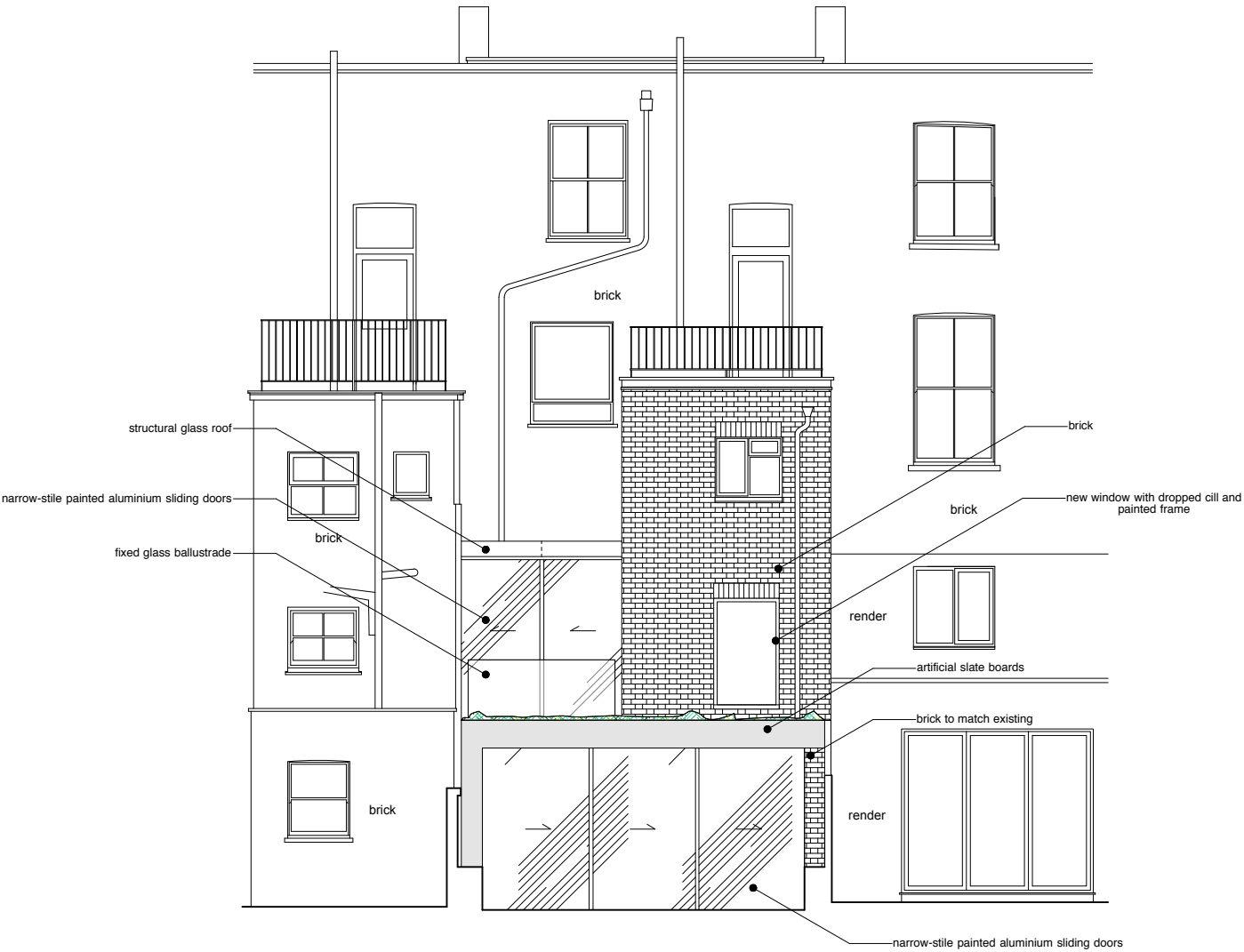




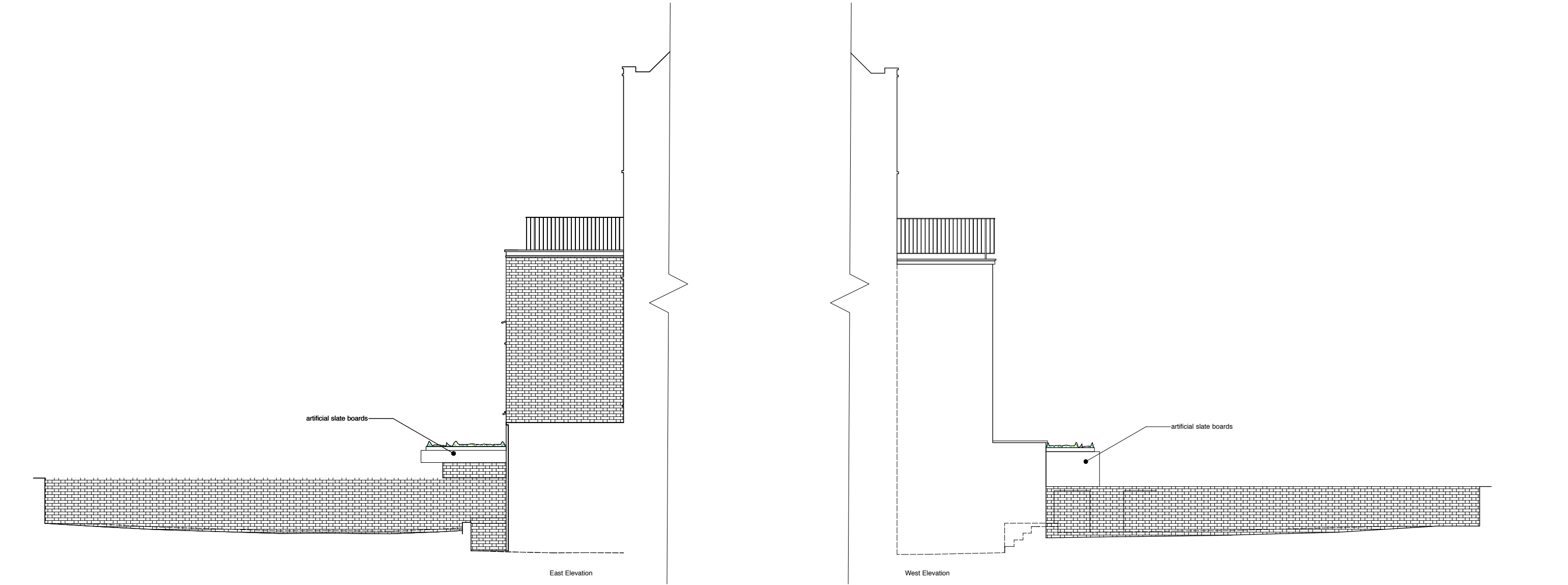
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						Planning



Notes

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All dimensions shown are indicative and must be double checked on site by the contractor. Any inconsistencies found must be reported to Robert Dye Architects LLP.

DO NOT SCALE FROM THE DRAWING

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Rev	Date	Notes

