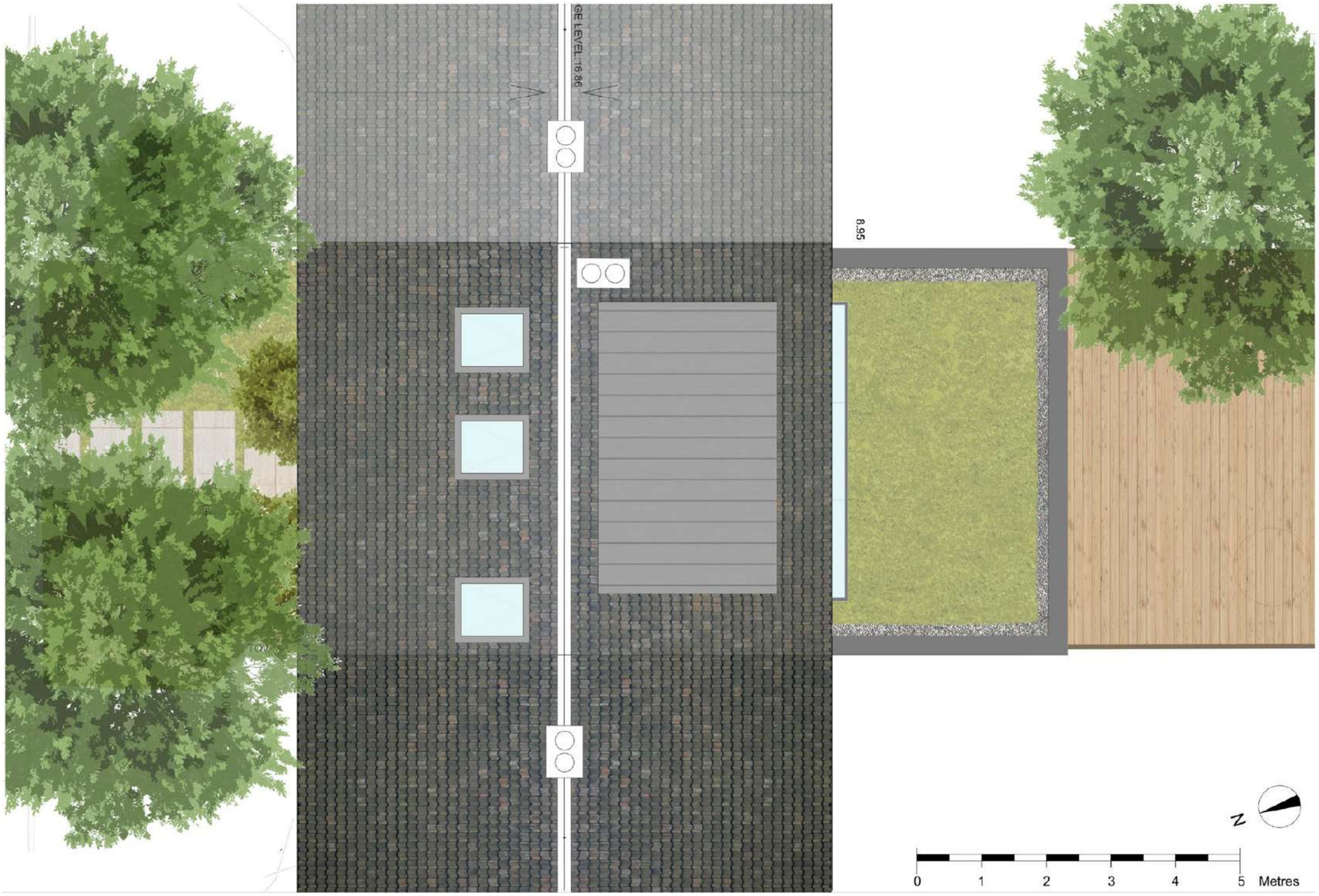
4.4 Proposed Roof Plan

The roof plan reveals the extent of the dormer window, the 3 sky lights as well as the ground floor single storey extension and the patio.

The roof dormer window is positioned as such to line up with the first floor windows and leave a generous space around it creating a decreasing sense of scale. Furthermore it is clad in zinc which is a very characteristic material for dormers.

The 3 sky lights are located at the north roof pitch and at a high level and are vital towards the creation of a naturally lit loft.

From the roof plan it can also be seen that the house is being protected from overlooking from the North due to 2 large trees one located at the front garden and one at the neighbours front garden and thus restrict the view from the houses situated opposite and blocks direct views to the Listed chapel.



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Job 2017-337
Date September 2017

4.5 Proposed South Elevation - Front

On the front elevation the only design changes are the placement of three skylights on the roof side facing Kemplay Road and a new high quality front door.
The right hand side skylight is intended to bring natural light to the new stairway.
The two left hand side skylights are intended to bring natural light to the proposed loft and will be vital towards the creation of a habitable room that benefits from natural light.
Direct views to these proposed skylights will be protected from the existing trees located on the front of the properties and specifically from Kemplay 17 and 15.
We have assessed the surrounding area of Kemplay road and have identified a wide range of roof skylights.

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4.6 Proposed North Elevation - Rear

The most significant design decisions towards the improvement of the existing house are located at the rear elevation of the property. These consist of a ground floor rear extension and a rear patio with timber deck and a rear loft dormer window.

The ground floor rear extension will drastically improve the ground floor space by providing more area that will allow for an open plan room that can accommodate kitchen, dining and living all within one functional space. The extension space is vital towards the modernisation of the house and the betterment of the quality of life within the house.
Furthermore the rear extension will include a green roof that will supply extra insulation to the property and the extension will match the bricks of the existing house.

The loft dormer window will follow the width of the first floor windows and will leave a generous space on the side of the roof as well as the top and bottom of the roof. It will be clad in zinc and include 4 window panels from which the left hand side panel will be frosted glass as it will accommodate internally a WC.
The loft dormer will allow for a habitable loft on the roof level and create a sense of openness within the space and also provide with the necessary natural light. The dormer window will have externally a protective glass balustrade.

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4.7 Proposed Section A-A

Section A-A demonstrates the rear single storey extension as well as the loft dormer window. From this drawing it can be seen that the suggested changes will have a significant impact on the living condition within the property and will improve the house functionality both internally and externally.

The proposed extension and dormer are located at the rear side of the property and thus do not alter the appearance of the street.
The rear extension extends to 4 metre distance and is approximately the same length with the extension that exists on 21 Kemplay road. The rear internal area and the patio will be lowered by 340 mm and will create a private rear patio and less intrusive to the surroundings.

The proposed loft dormer window will leave a generous space below the roof ridge and above the roof eaves to ensure a reduced massing impact.

4.8 Proposed Section B-B

North external view of the frontage.

South external view of the rear side of the House.

Birds eye view of the rear South West side of the house.

Birds eye view of the rear South side of the house.

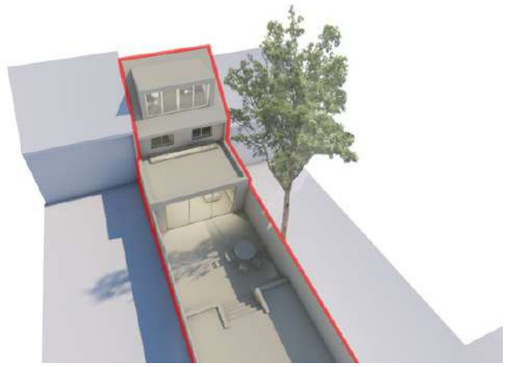
5.0 Detail Design

5.1 Sunpath Overshadowing

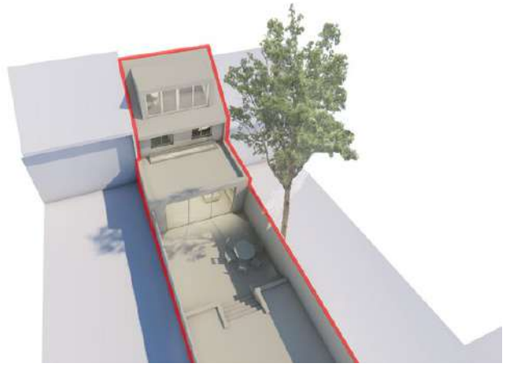
The diagrams on this page demonstrate the shadowing effect from the sun throughout the day. The proposal's frontage is orientated towards the North and the rear towards the South. The Sun follows a curved path from East to South to West and providing with a constant natural sunlight to the rear elevations of the dwellings from 06:30 to 19:30.

The proposed rear ground floor extension will have a very minimum impact in terms of shadowing to the neighbour N.19 as the applicant's house is 590mm lower and there is currently a boundary fence at approximately the same height as our proposed extension.

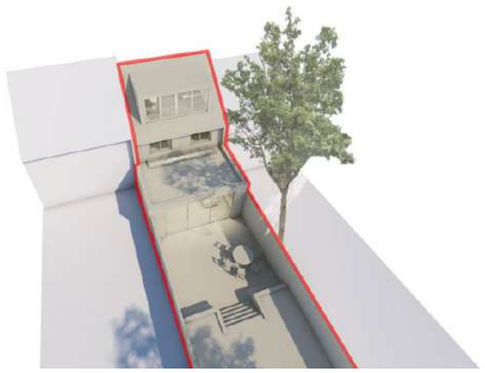
06:30 Sun Rise



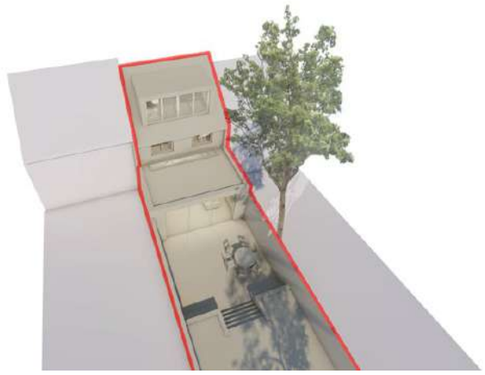
08:00



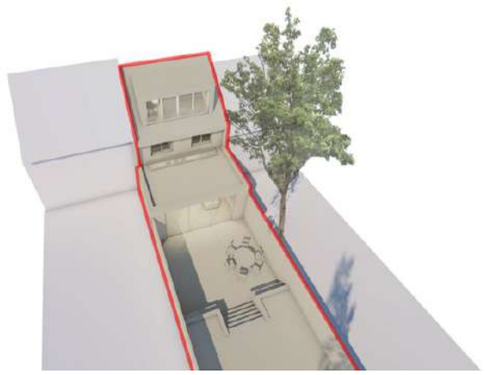
10:00



12:00



14:00



16:00

18:00

19:30 Sun Set

5.2 Materials

The materials proposed externally have been chosen according to their suitability to the character of the building and are intended to be sympathetic to the existing building and to their surroundings.
We understand that the building is located within a conservation area and we aim, through our proposed materials, to improve and enhance the current appearance and character of the house whilst being sensitive to the surroundings.

Ground Floor

1. On the ground floor rear extension we propose to match the existing fair-faced red bricks of the elevations which will blend in with the rear facade but also to the overall development.

2. On the flat roof of the extension we propose a green roof that is intended to further insulate the building during summer and winter and also provide an aesthetical purpose to the house and its surroundings.

3. The extension will include a linear skylight intended to bring light to the heart of the ground floor area.

4. A new close boarded boundary timber fence.
The rear patio with timber deck flooring.
A front garden tiled pathway.

5. On the ground floor rear extension, sky framed aluminium windows are proposed, that will meet high sound and thermal control requirements.

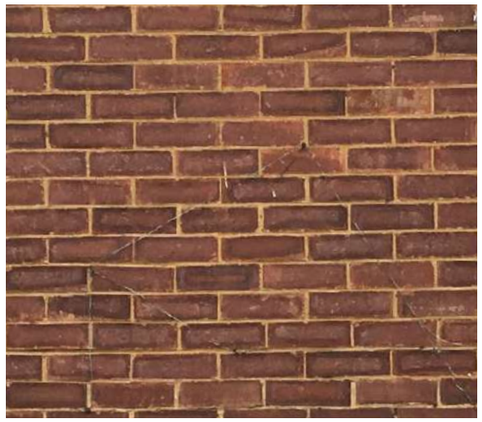
6. All existing Upvc windows are proposed to be re-painted in grey colour that will provide a contemporary appearance to the existing building.

7. At roof level, on the south facing slope, we propose a rear facing dormer that will be clad in zinc, a material that is very common to dormer type windows, particularly in Hampstead.

8. The dormer will consist of 4 glass panels one of which will be frosted glass and include a protective glass balustrade externally.

9. On the roof we propose three skylights with grey frames intended to bring natural light into the loft room.

1.



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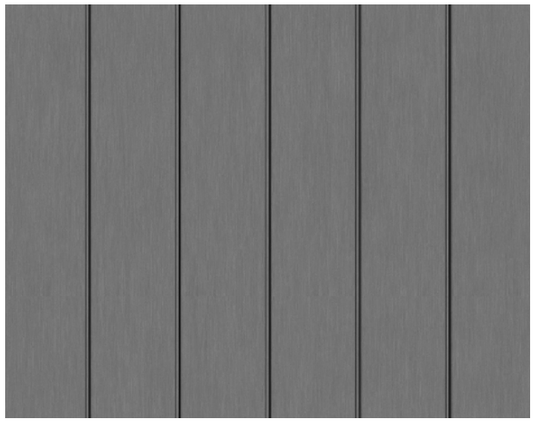

8.

9.

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6.0 Precedents

6.1 Examples of Rear Extensions in Hampstead.

1.

The extension shown below is on Kemplay 21 which is part of the same 5 house development that was granted permission on 1992 and has approximately the same depth as that proposed in our application.

2.

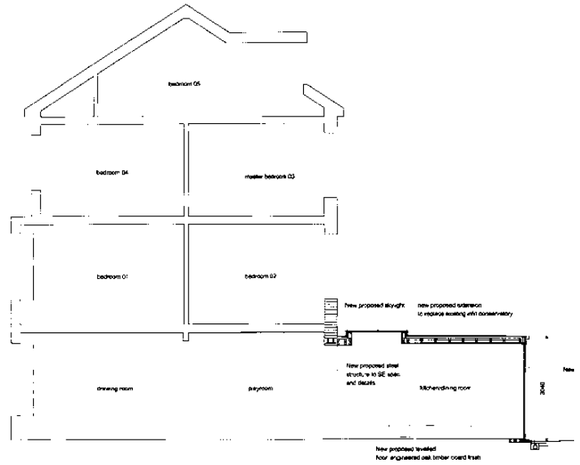
15 Kemplay rear brick garden shed. The pictures below are taken from the applicant's rear garden and show the rear brick garden shed located in 15 Kemplay road. The shed is at least 3 metres away from the house facade and has approximately the same height of the applicants proposed rear extension.

3.

20 Kemplay Rd rear ground floor extension. The drawings below present the ground floor rear extension on 20 Kemplay road that was granted planning permission on 18/10/2016.

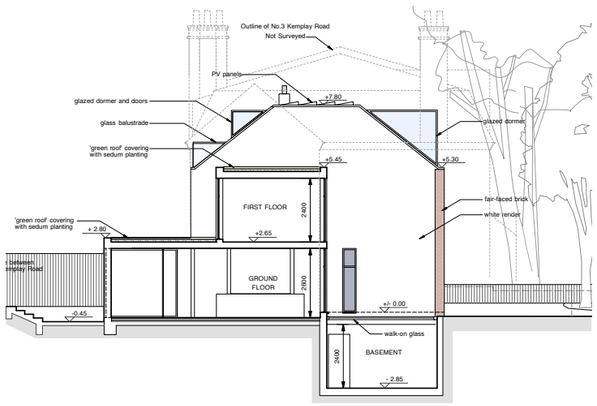
5

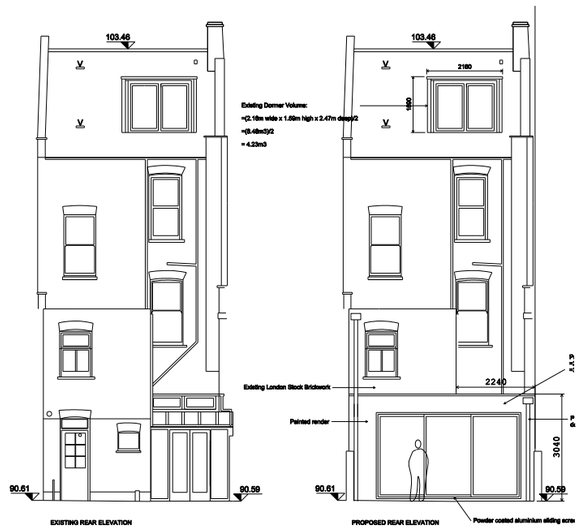
28 Kemplay Rd rear ground floor extension. The drawings below show the ground floor rear extension on 28 Kemplay road that was granted planning permission on 2009(2009/4336/P).



4.

20 Kemplay Rd rear ground floor extension. The drawings below show the ground floor rear extension on 20 Kemplay road that was granted planning permission on 2013.





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6.2 Roof Dormers in Hampstead and kemplay Road.

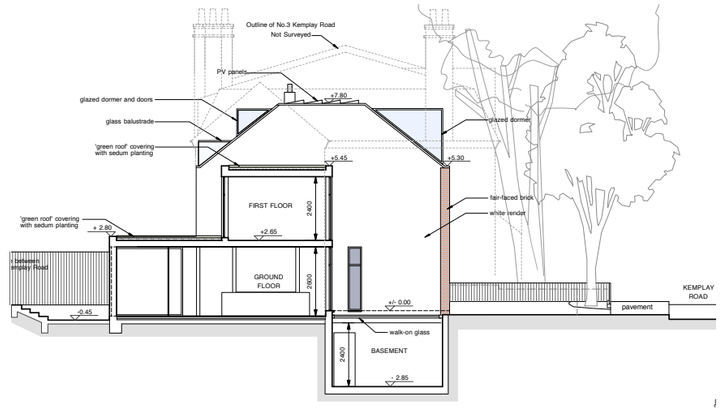
Front and rear roof dormers are a very common aspect of hampstead and especially the surrounding area of our given site. The satellite image above shows marked in red the roof dormers located in the immediate surroundings. From this it can be seen that there is a great variety in sizes and used in different buildings.

Satellite map of Hampstead

6.3 Roof Dormers on Kemplay Road.

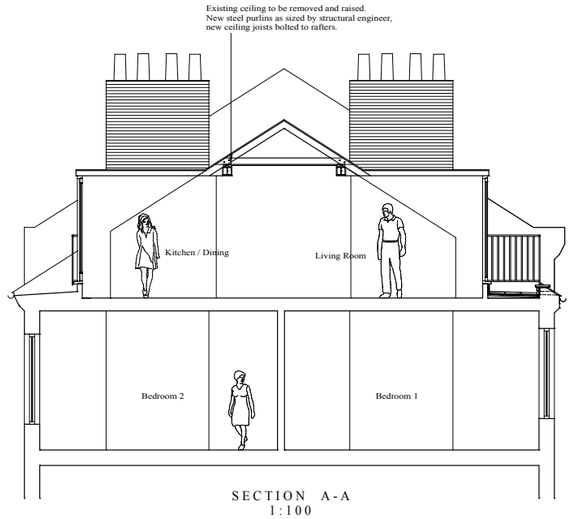
1.

Kemplay Road features an extensive amount of roof dormers many of which overlook the street and some properties include both front and rear dormers.
5 Kemplay Road is a relatively new development granted planning permission on 2013 and features 2 roof dormers one of large scale at the frontage facing the street and a subordinate dormer at the rear.



2.

Kemplay Road was granted permission for the enlargement of 2 dormers, one facing the street that features a Juliette balcony and a rear dormer leading to a roof terrace.
Below is the section that was part of the approved submitted drawings.



7.0 Arboricultural Evaluation

7.1 Arboricultural Report

Middlemarch Environmental Ltd.
17 Kemplay Road, Hampstead
Pre-Development
Arboricultural Survey
Report No: RT-MME-126117 Rev A
Date: September 2017

5.3.4 Building Foundations
Any structures built on the site should comply with the foundation depths for buildings near or adjacent to trees and allow for the potential size of the trees at maturity. The soil types throughout the site will need investigating and appropriate measures taken.
If trees are removed across the site the potential for soil heave should be assessed and foundations designed accordingly (see NHBC Chapter 4.2, 2014).
It is understood that the proposed building extension will be laid on foundations approximately 1000 mm deep. Tree Numbers 3 and 4 are located directly adjacent to this extension in the neighbouring garden of 19 Kemplay Road. During the arboricultural survey it was noted that ground levels are higher within the study area compared to the adjacent property and the retained trees. This difference was later confirmed to be 650mm. Despite the difference in ground level between the two properties, it is considered that significant root activity within the study area associated with Tree Numbers 3 and 4 is likely. The proposed extension, which will measure 4.0 m in length, is therefore expected to have significant impacts on the long-term health of the retained trees. In order to mitigate these impacts, it is recommended that foundations either be laid on mini-piles or cantilevered to prevent soil compaction and consequent harm to existing roots.
Further details of mini-piling or cantilevering methods of construction should be provided within an Arboricultural Impact Assessment report for this site.

6. RECOMMENDATIONS
The following site-specific recommendations are made:
• No works to any trees within the Hampstead Conservation Area (i.e. any trees within the study area) are to be carried out without prior submission of a Section 211 notice to the Local Planning Authority (LPA) giving six weeks' notice of the proposed works.
• In order to determine the extent of root activity associated with Tree Numbers 3 and 4, it is recommended that trial pits are excavated within the footprint of the proposed building extension prior to the commencement of construction works. Trial pits should be dug by hand at numerous locations to be determined by the Project Arboriculturist.***(see page 29)**
• Upon completion of the trial pits and the report stating what was present, an Arboricultural Impact Assessment should be commissioned. This report is to support the proposed development on this site.
• The retention of the Category B trees across the site should be considered as a priority as these specimens are likely to make a contribution to the continued landscape character of the site.
• The retention of the Category C trees should be considered where possible though it must be noted that these specimens have a low retention value and are likely to only offer a temporary contribution to the landscape character of the site.
• In general all new development shall be located outside of the RPA or canopy spread of any retained tree.
• Where any new development is proposed within the RPA or canopy spread of a retained tree it must be constructed in such a way that damage of the trees root system or crown can be avoided.
• Should new development require works within the RPA of any retained tree an Arboricultural Method Statement should be prepared to set out what steps are to be taken to protect the trees during the course of development.
• Any proposed new planting should consist of native and wildlife attracting species with a robust five year management plan to assist with the development proposal and to offer mitigation for any tree loss.
• This Arboricultural Survey is valid for a period of 12 months. If works are not commenced within this time period then it is advised that the trees are re-inspected to ensure no significant defects have developed since the original survey.
The following generic guidance should also be taken into account during the construction phase of any development, or significant engineering:
• Any trees that are to be retained should be adequately protected by Heras fencing, in line with BS5837:2012, extending at least to the Root Protection Radius, to prevent accidental damage by vehicles or contractors (see Table 3.4, pages 8-9, for RPA data for each tree).
• All tree works are to be carried out by a competent and qualified arborist to BS3998:2010 standards.
• Tree protection should be included in the induction and/or briefing sessions by the contractors to site personnel.
• Soil compaction, from the storage of large quantities of materials and plant tracking, may result in changes to soil permeability and local drainage. This may lead to waterlogging or loss of soil crumb structure. These effects may in turn lead to root asphyxiation and root death, a cause of instability and or mortality in trees. For this reason, heavy machinery and the storage of materials should be excluded from the crown and Root Protection Radius of all trees.
• The recommendations of BS5837:2012 and National Joint Utilities Group Volume 4 (Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees) (as appropriate to operations) should be followed when working close to trees.
• If works take place during the bird breeding season, usually from March to September inclusive, trees and hedgerows should be checked for nesting birds. If any trees are to be removed this should be done outside the breeding season or in the presence of a suitably qualified ecologist.
• Mature trees often contain cavities, hollows, peeling bark or woodpecker holes which provide potential roosting locations for bats. Bats and the places they use for shelter or protection (i.e. roosts) receive European protection under The Conservation of Habitats and Species Regulations 2010, as amended (Habitats Regulations 2010, as amended). They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. Consequently causing damage to a bat roost constitutes an offence. As such prior to undertaking works to trees a check to see if they are being used for bat roosting should be undertaken by a suitably qualified and experienced ecologist.

7.2 Trial Pits

In order to determine the extent of root activity associated with Tree Numbers 3 and 4, it is recommended that trial pits are excavated within the footprint of the proposed building extension prior to the commencement of construction works. Trial pits should be dug by hand at numerous locations to be determined by the Project Arboriculturist.

Middlemarch Environmental Ltd.

As per the recommendations of the arboricultural report trial pits were excavated in order to determine if any roots at the area of the proposed extension were present.

The pits were excavated 4 metres from the rear elevation (the proposed length of the rear extension) and went 80 cm deep with a diameter of 50 cm. No signs of roots were present on this given depth and distance.

8.0 Crawford Partnership Architects

8.1 Design Precedents

The Crawford Partnership has successfully designed and built many houses which share similar site and design characteristics with this project. Often sites are relatively tight, urban in-fill plots which could benefit from a modest and open-plan type accommodation.

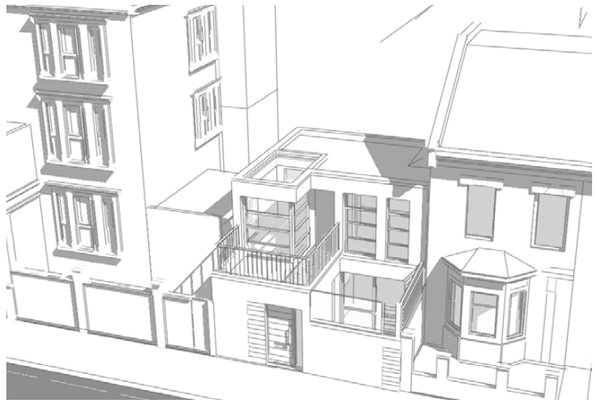
Provision of amenities is key in these kinds of developments which is why the design proposal integrates internal/external living to maximise the use of space.

This page shows some examples of our previous and current projects similar to the proposed.

We have successfully completed a number of houses which have conserved the local vernacular through translating existing features into a contemporary design.

Richmond Crescent, Hammersmith

Redmore House, Hammersmith



Shepherds Bush Road

Fairfield Road, Crouch End (Lightwell)

- Winner of Best Home at Haringey Design Awards 2012

Clifton Road, Crouch End

Snowdon House - Street View

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8.2 Interior Precedents

Crawford Partnership has successfully completed numerous one-off residential schemes throughout London during the last 15 years. We have used flexible design and innovative technology to make even the most difficult sites into wonderful new homes. These opportunities benefit both the end user and the wider context by creating new residential space from sites of very little architectural merit - helping to improve the street scene and encourage new use of derelict sites.

These kinds of properties have become part of our signature design ethos. Most of them come from land which would previously have been occupied by disused building stock, much like 189 Castelnau.

The transformation of these sites into modern family homes with plenty of natural light are key in utilising brownfield sites in London.

These images are from just 3 of our recently completed houses.

1-4 Lighthouse, Crouch End
Ground floor courtyard, bedroom, living space & staircase to basement

5-7 Snowdon House, Kensington
Lightwell with fountains, ground floor living space (6 & 7)

8-9 Kew Garden House, Kew
Kitchen/Living space, bedroom

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