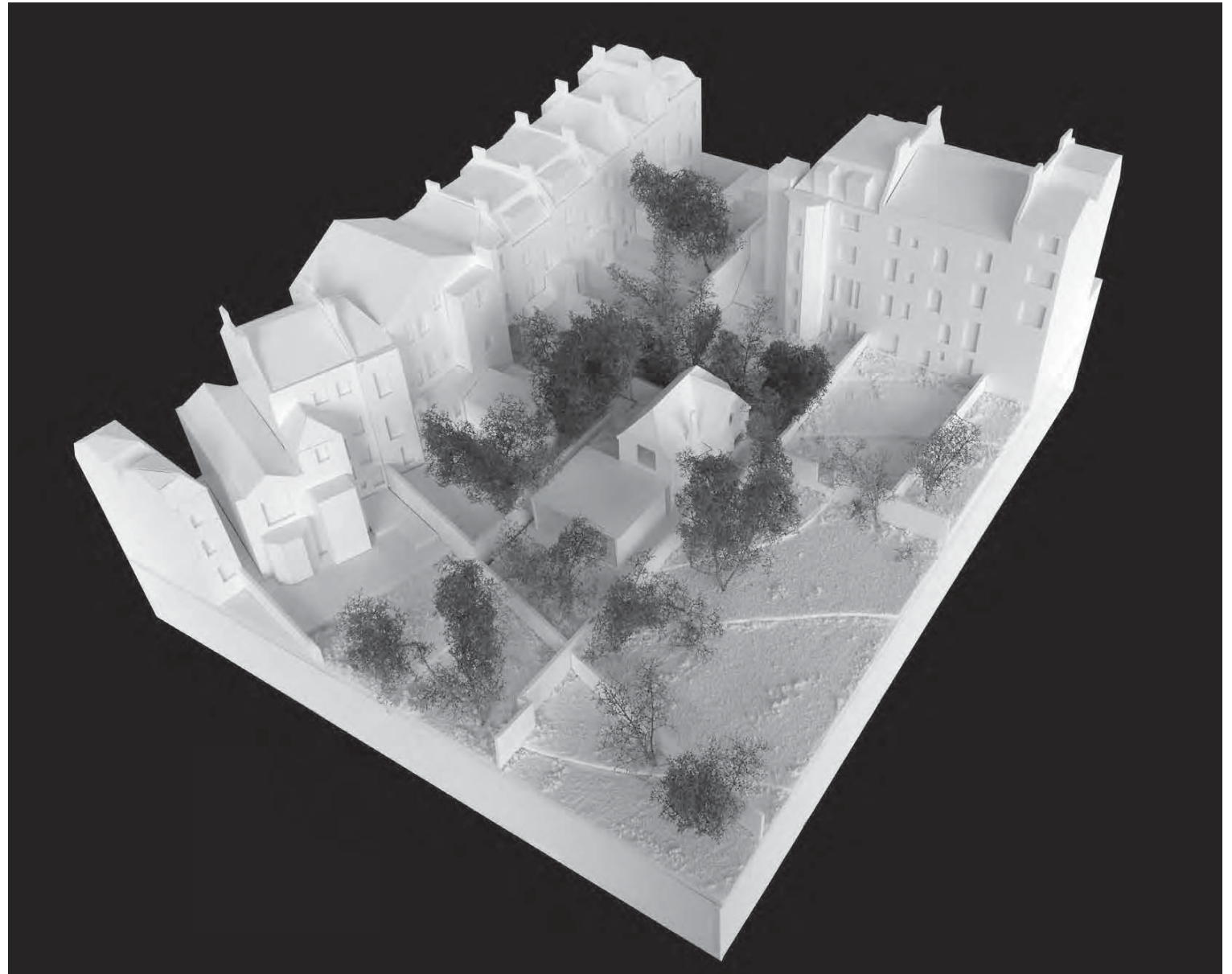


Design Process

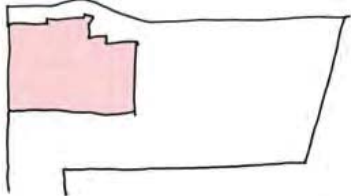
Site Model with Existing Building



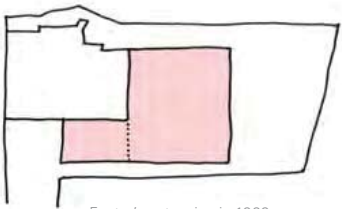
Design Process

Existing Building

The existing house is composed of two distinct elements. One is the original brick (now largely rendered) "cottage", and the other is a contemporary extension to the cottage made of concrete blocks and a light weight steel and glass structure.



Original cottage



Foster's extension in 1969



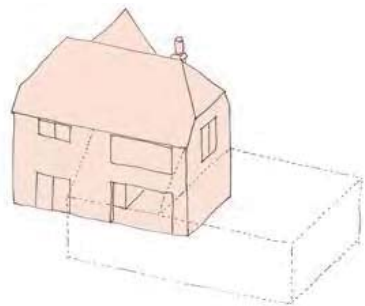
Model photo of the existing building and context

Design Process

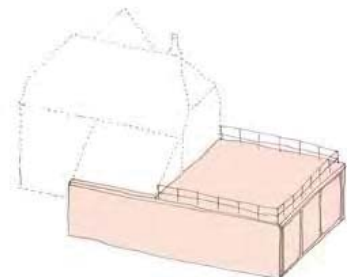
Existing Building

In 1969 Foster Associates obtained planning permission for the extension of the former stable and cottage. The resulting single storey extension wraps round two sides of the Victorian building with a partly flat roof (doubling up as a first floor terrace) and a glazed lean-to entrance lobby approached from Pond Street. It is well concealed in a backland area surrounded by walls and trees and by the gardens of neighbouring properties.

Norman Foster (b.1935) is now Lord Foster of Thames Bank. He and his firm Foster + Partners have an international reputation as designers of landmark buildings including the Willis Faber & Dumas headquarters in Ipswich, 30 St Mary Axe in London, and Wembley Stadium. It is axiomatic that the 1969 extension to 13A Pond Street has some intrinsic architectural and historic interest as an early work by Foster, and it is by far the most important part of the building described in the present submission.



Original cottage



Foster's extension in 1969



View from the shared driveway



Large sliding glass panels of the extension on east side



Internal view of the extension towards kitchen



Internal view of the extension towards the garden



Internal view of the kitchen towards the entrance

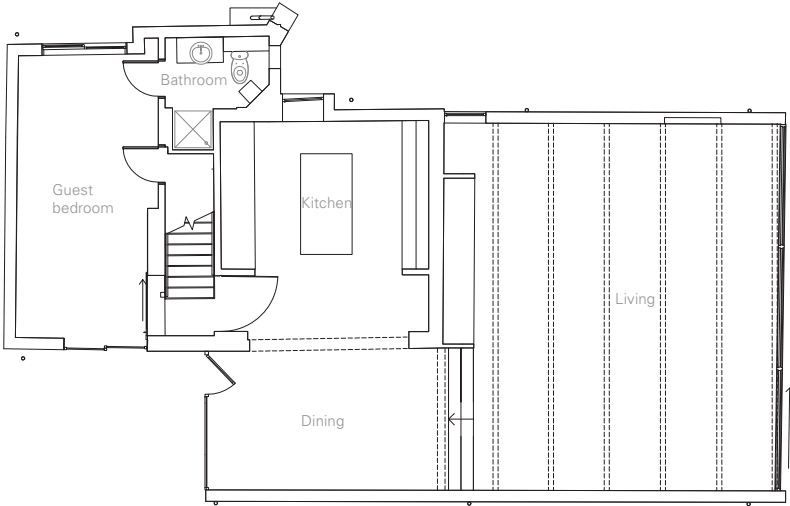
Design Process

Existing Building

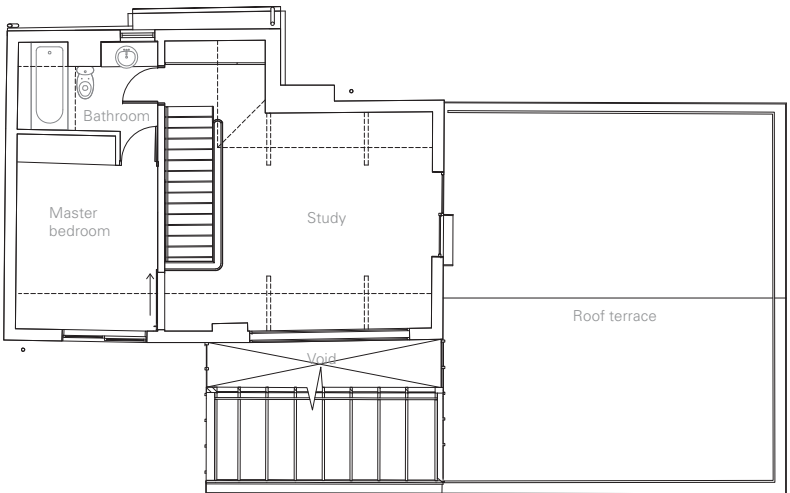
The existing house was designed for a couple for entertaining, and contains a large living space and dining space in the extension, and a kitchen, two bedrooms, two bathrooms and a study in the original cottage. It has been lived in by the couple for the last 50 years, and it is now in need of reinvention, refurbishment and updating to current standards.

Our client has recently purchased the property, and requires more space for his growing family with a minimum requirement of three bedrooms and additional studio and play spaces, as well as good access to an improved garden and updated roof terrace.

Whilst the Foster extension has merit and works well for our client, the spaces and distribution of rooms in the existing cottage are both cramped, tired, have little light and need extensive refurbishment or replacement.



Ground Floor Plan



First Floor Plan

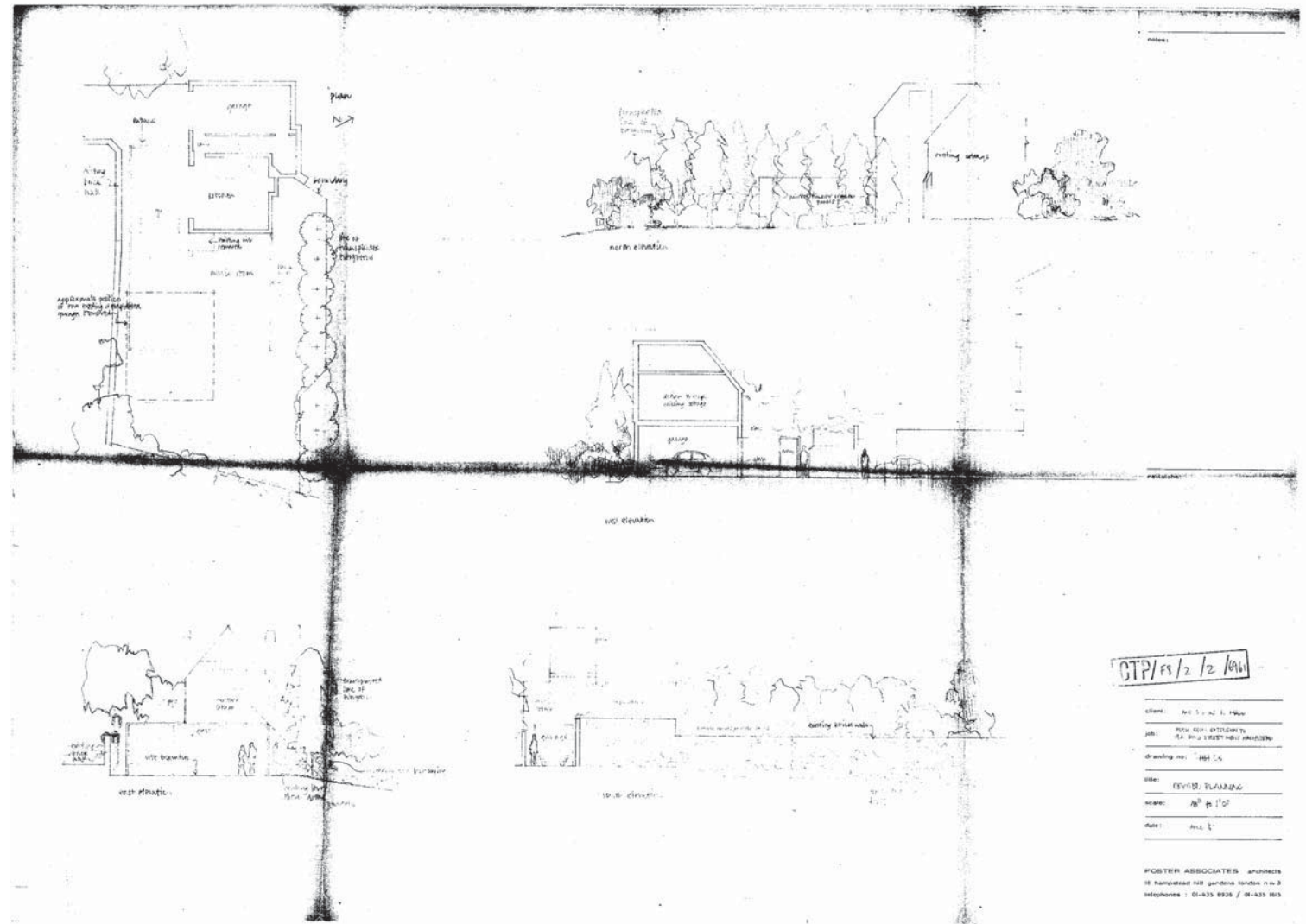
Design Process

Planning History

A planning application registered on the 14th April 1969 (ref: 6961), shows the erection of a single storey extension and alterations to the existing building.

Since the construction of this scheme was completed, there has been no further planning history.

This is a scanned copy of the planning application drawing.



Drawings submitted for the planning permission in 1969 (ref: 6961)

Design Process

Materials of the Existing Building



1: Terracotta roof tile



2: Rendered and painted walls with aluminum framed windows



3: Glass door and patent glazed roof



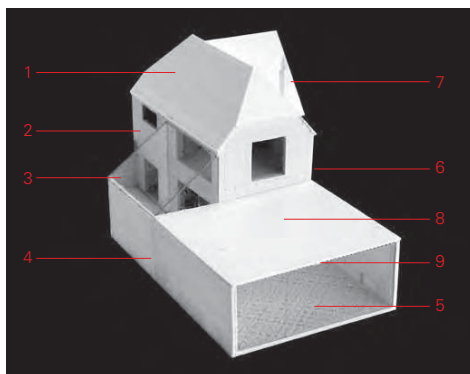
4: Exposed concrete block wall



5: Steel framed glass sliding door



6: Brick wall



13A Pond Street
Gianni Botsford Architects



7: Terracotta roof tiles



8: Roof terrace with plastic tiles



9: Ceiling of living room with steel structure and corrugated aluminium

Design Process

Summary of Site Analysis

In summary, the site has various issues to be considered.

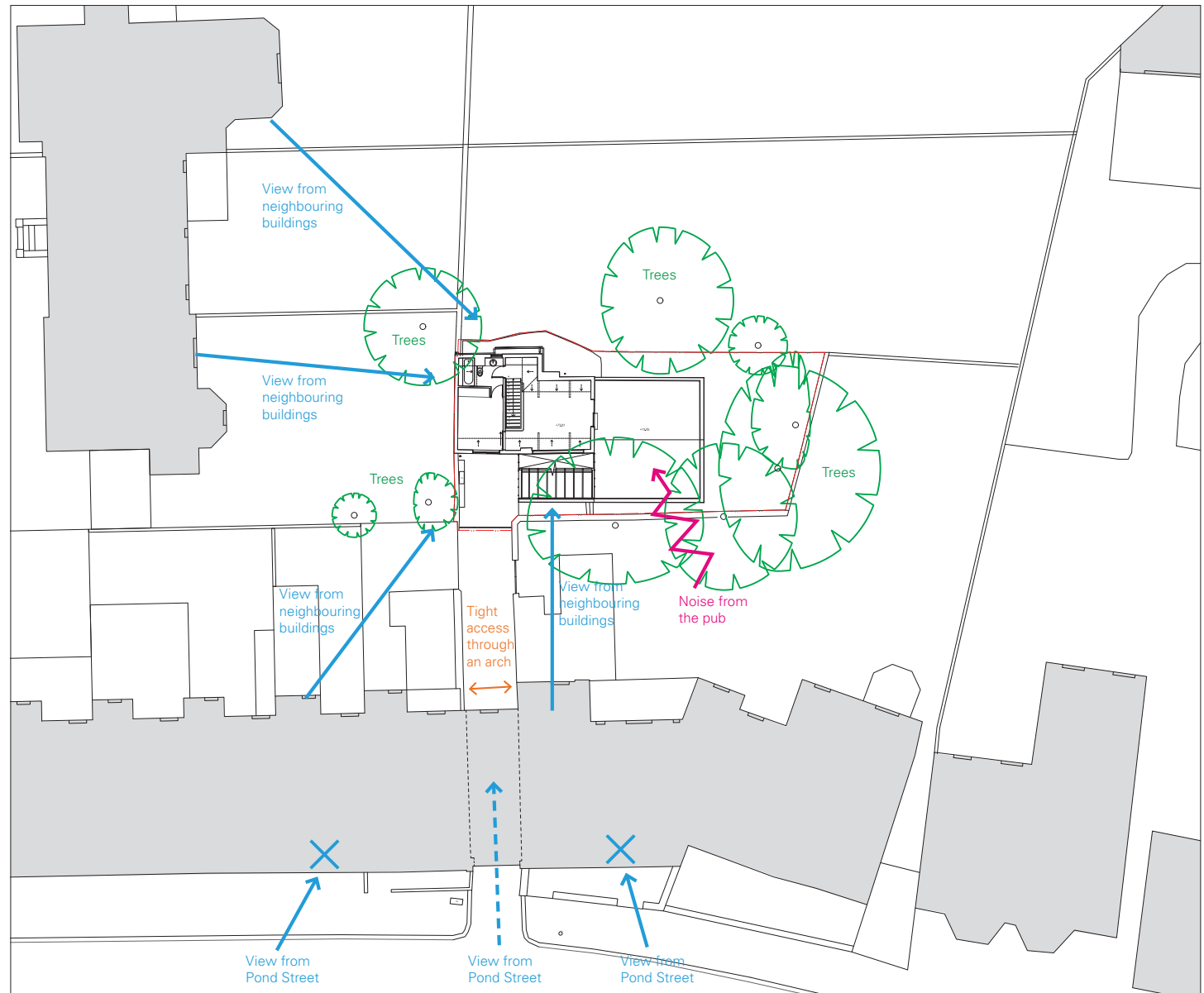
As the site is a backland site accessed through an arch on Pond St, it is not seen from the surrounding streets with the exception of a very narrow view through the driveway between 13 and 15 Pond St.

It faces Pond Street buildings to the south and Hampstead Hill Gardens to the west. The views from/to these buildings should be considered.

The north and east sides are gardens of the neighbouring properties.

The ground floor and basement of 15 Pond Street is a pub with adjoining garden which creates significant noise during opening hours.

The site is surrounded by mature trees both within the site and in neighbouring gardens. They provide a large amount of screening to improve the privacy but it constrains the size of development. The volume of the proposal and location of the basement should take this into account.



Design Process

Study Models



Design Process

Design Process

A number of sketches and study models were developed to investigate form, orientation and site relationships for optimal daylight, site usage and views.

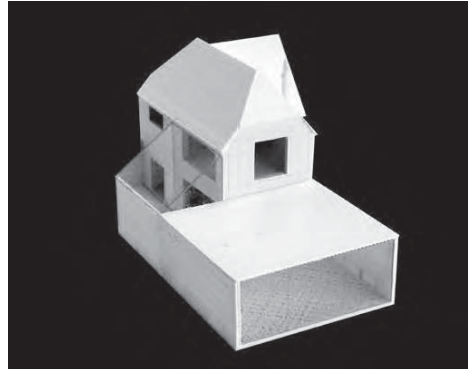
We started investigating the option of retaining the existing coach house with internal alterations, however we had difficulty in achieving the arrangement of rooms and spatial qualities the client is aiming for.

Options to extend on top of the existing extension felt that it would reduce the clarity of the existing composition between old and new.

The conclusion we came up with was to replace the original brick and render coach house with a highly contemporary building whilst retaining the Foster extension.

This is based on the concept of updating the distinction between old and new which the existing building already has, but now referencing Foster's building as the "old" and the proposed building as the "new".

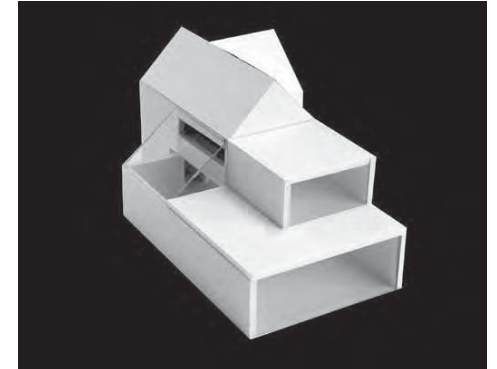
The form of new building was gradually modified to adapt with the context, to reduce the visual and physical impact on neighbouring properties, whilst clearly delineating the language of old and new.



Existing Building



Existing Building with internal alterations



Existing Building with an extension



Replacement of the cottage with a box shaped building



Covering the whole building with a continuous roof



Covering the whole building with angled roofs



Replacement of the cottage while keeping the existing character



Angled volume referencing angled roofs of the existing building

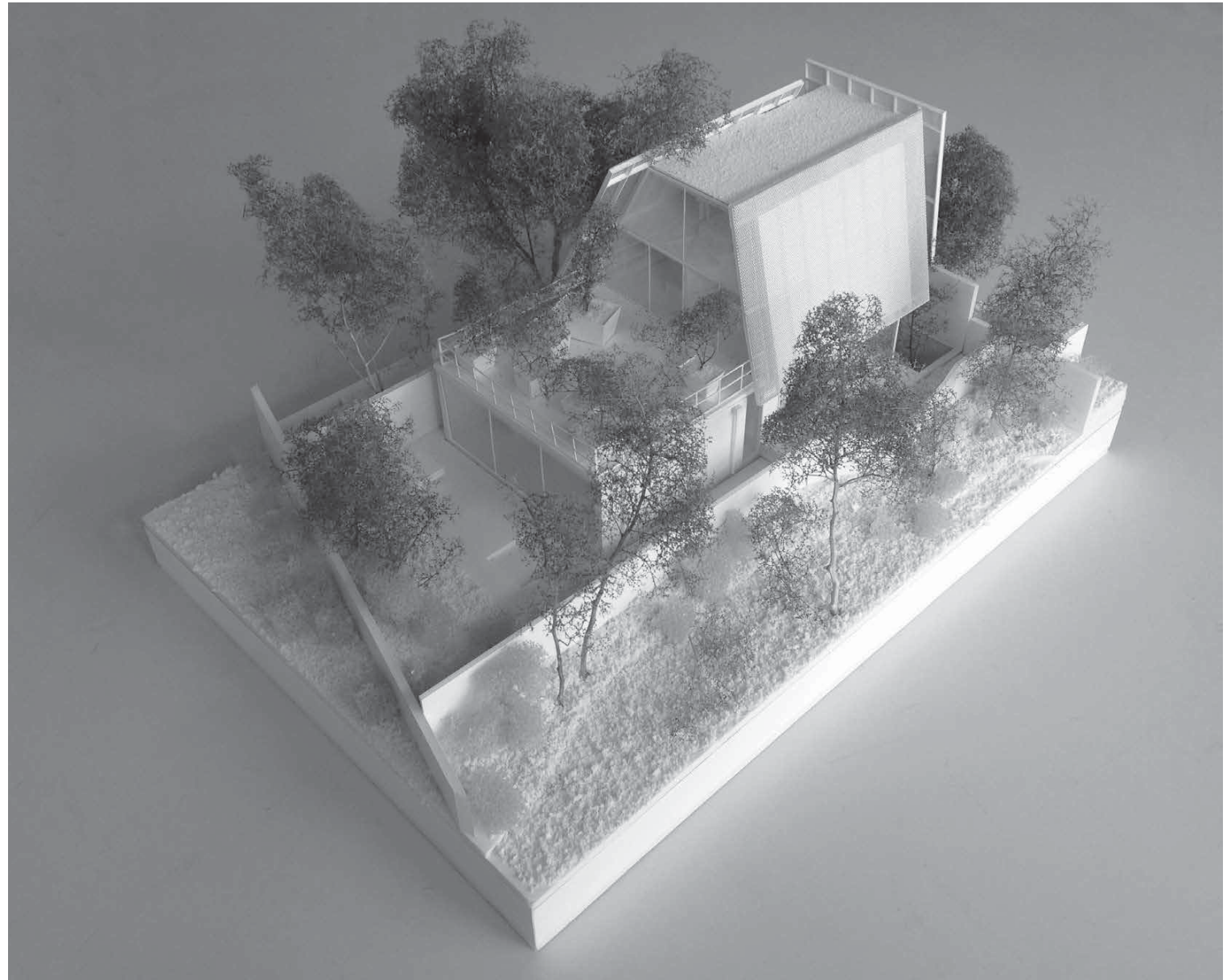


Angled roofs forming the new building

Design Process

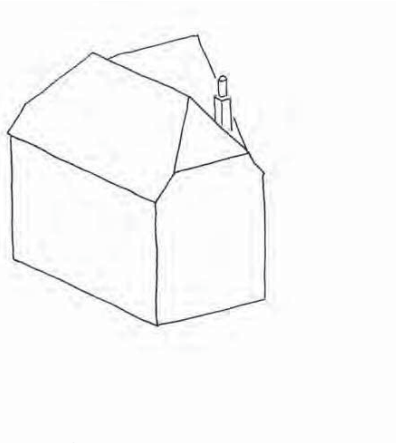
Model Photograph

The proposed extension nestles in between the trees that surrounds the back land site on all sides screening it from view from the neighbouring properties.

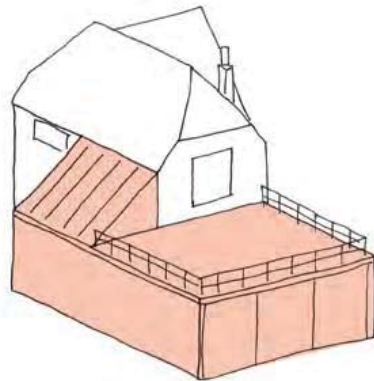


Design Process

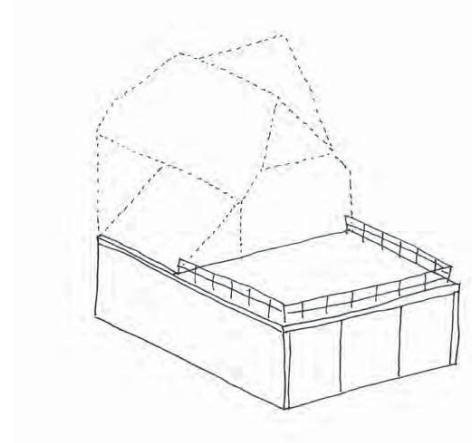
Design Concept



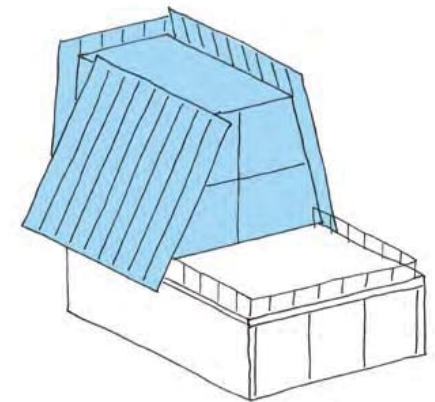
- Original cottage (pre 1969)



- Alterations to the cottage
- Erection of the extension (1969)
- Clearly distinct from the cottage



- Alteration to the building
- Preservation of the extension



- Erection of an "extension of the extension"
- Clearly distinct from Foster's extension

Design Process

Contemporary Cottage

The design objectives are to be implemented in a sensitive way with the least impact on the adjoining neighbours.

The response to the context is not through mimicking what is around it, but by careful analysis to determine ways of providing privacy for the occupants of the house, long views out, sunlight and daylight access, acoustic separation, and security. A series of veil like roof screens act as enclosure whilst simultaneously evoking the memory of the glass and tiled roofs of the current house.

The Foster extension is retained and a contemporary building replaces the existing coach house.

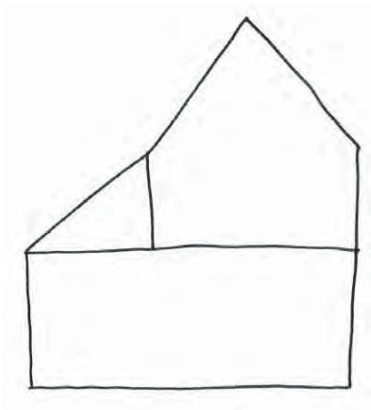
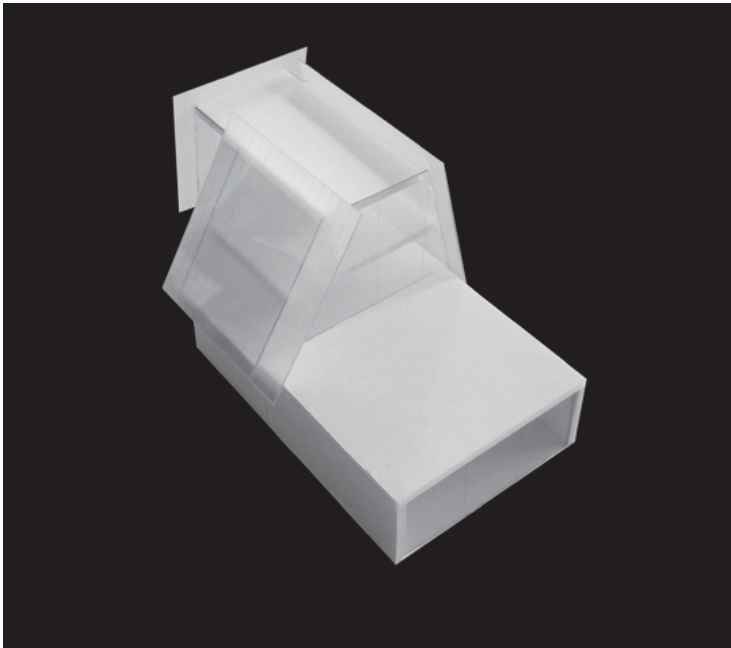
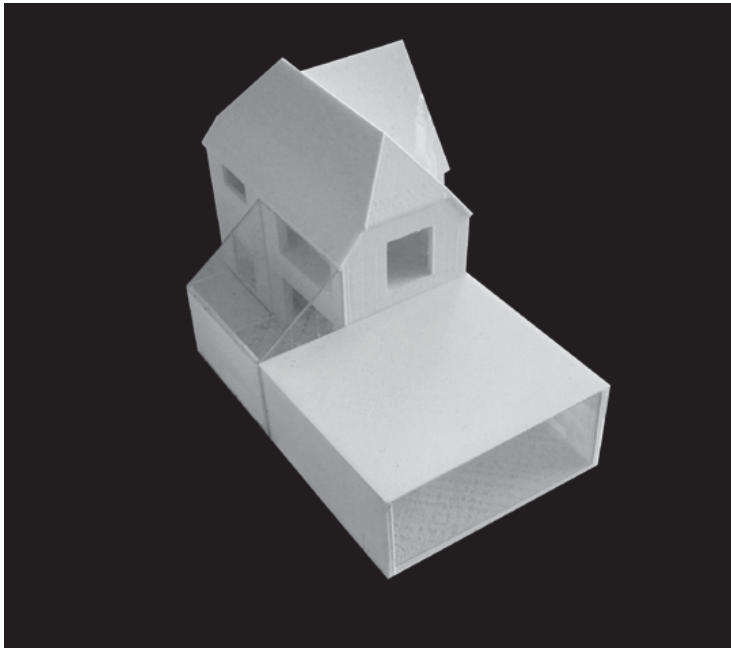


Diagram of the existing building

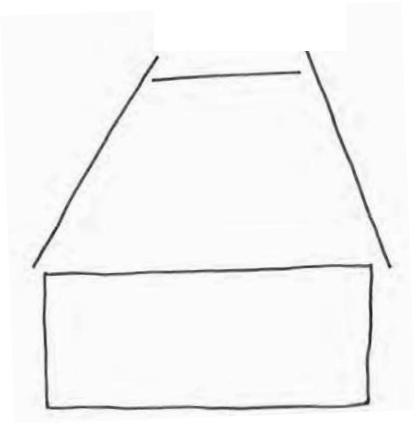


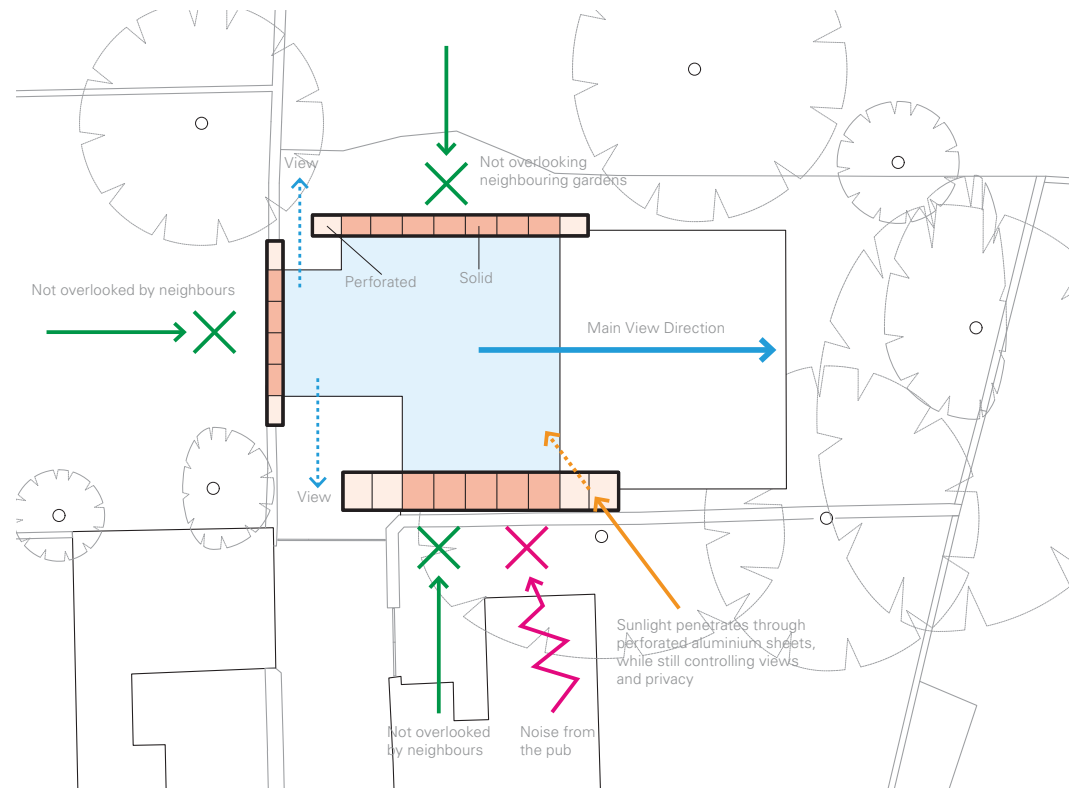
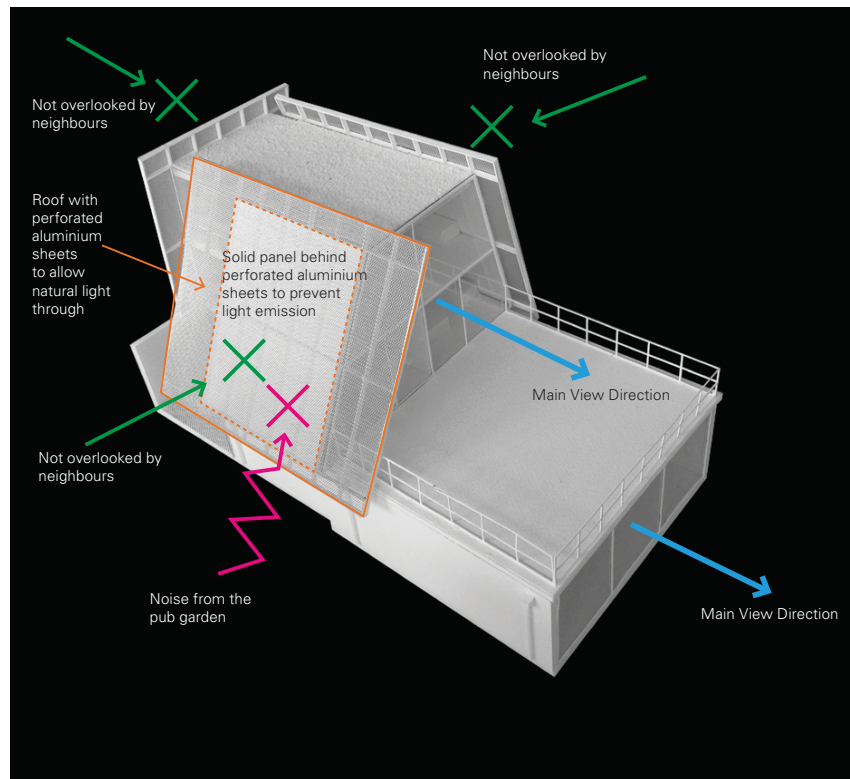
Diagram of the proposed building

Design Process

Control of views, light and noise

The proposals feature a number of angled roof screens clad with perforated aluminium sheets. They are carefully located to control the views, privacy, light and noise from the adjacent properties.

Each of the roof screens has solid panels behind them where they accommodate internal spaces to prevent internal light from being emitted, but become perforated at the projected parts to allow natural light to penetrate throughout the building, whilst at the same time controlling views and privacy.



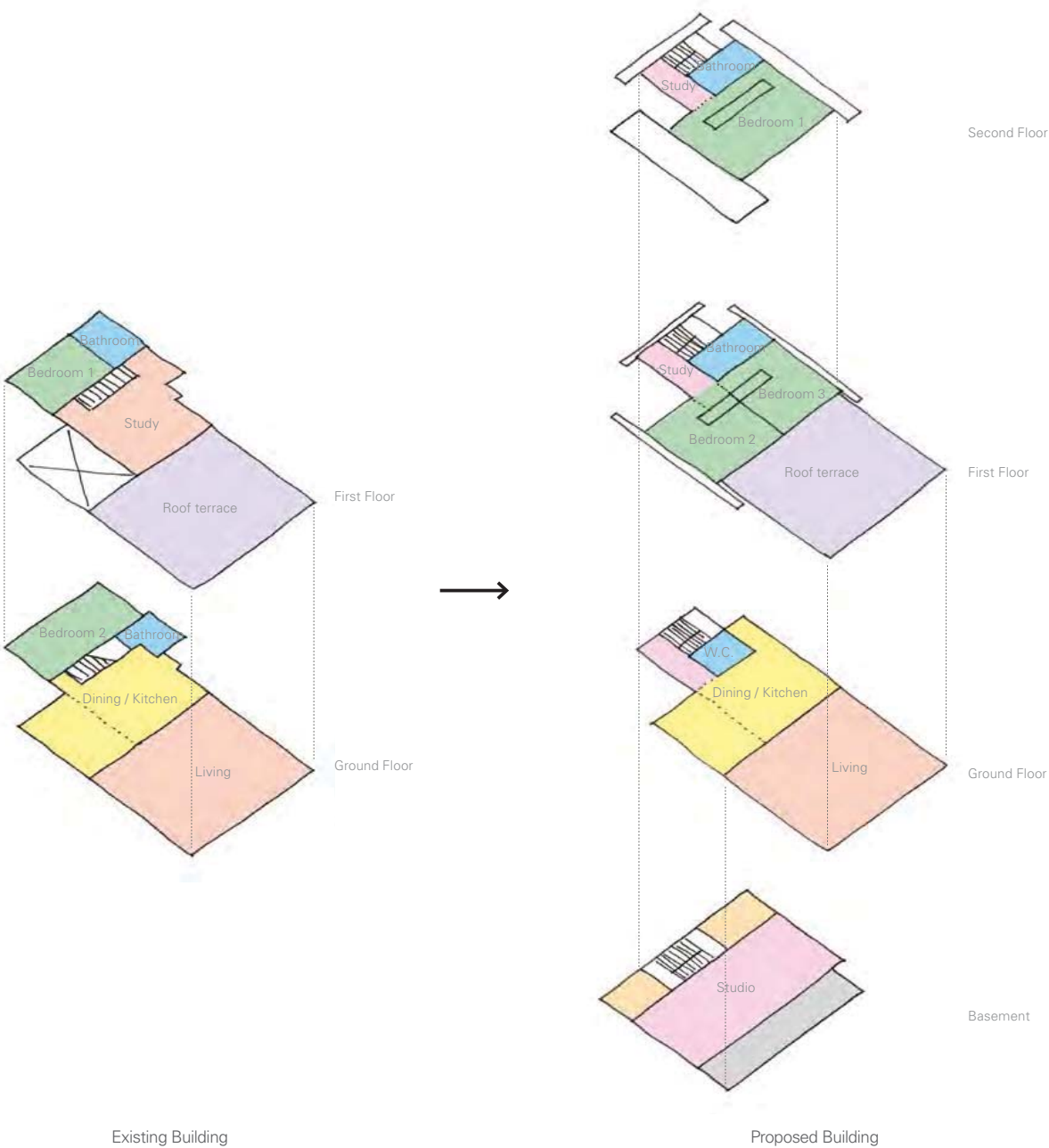
Use

Proposed Plan

The use of building is a family house, (same as existing).

The building occupies a similar (but slightly smaller) footprint to the existing house. The main internal differences between the existing building and the proposal are:

- Increase of bedrooms from two to three, and locating them on the upper floors for a greater sense of security.
- All rooms are facing the garden to the east and north on the ground floor and to the east on the upper floors for increased privacy.
- A studio is added at the basement (under the new structure only) as a multi functional room, with plant, utility and storage.



Amount of Development

Comparison of the Floor Areas and Footprints

The footprint of the building is reduced on the north side to create a new garden to provide light and a pleasant view to the kitchen/dining area. The proposal reduces the site coverage by 5%.

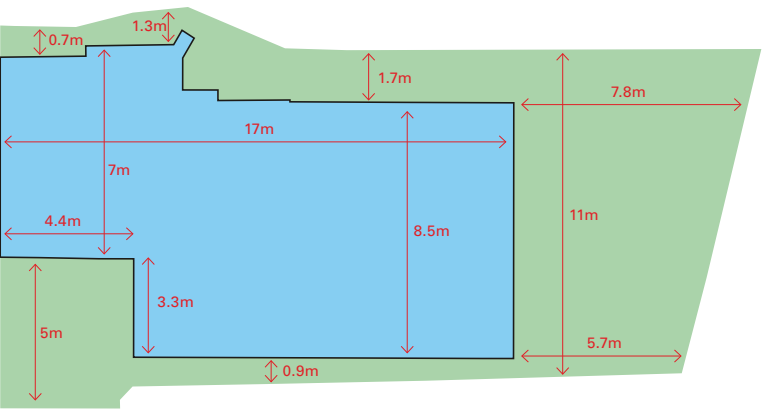
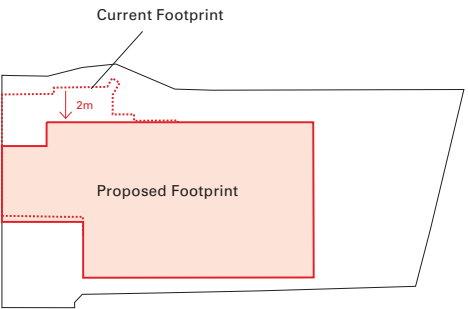
Although the total floor area of the proposed building is 276sqm, 66sqm is the basement. The floor area above ground is 210sqm, which is an 18% increase from the current 178sqm.

The gross internal area shown in this page is based on the UK government's Valuation Office Agency (VOA) Code of measuring practice: definitions for rating purposes, which suggests that gross internal area includes:

- Areas occupied by internal walls (whether structural or not) and partitions.
- Service accommodation such as WCs, showers, and changing rooms.
- Columns, piers, whether free standing or projecting inwards from an external wall, chimney breasts, lift wells, stairwells and so on.
- Lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level.
- Open-sided covered areas (should be stated separately).

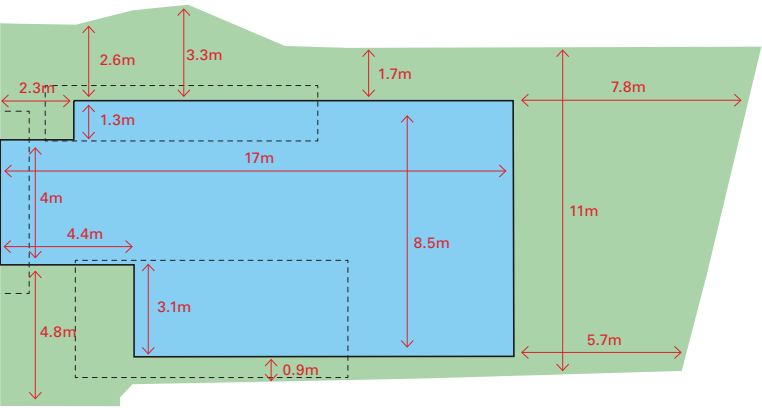
Gross internal area excludes:

- Open balconies.
- Open fire escapes.
- Open-sided covered ways.
- Open vehicle parking areas, terraces and so on.
- Minor canopies.
- Any area with a ceiling height of less than 1.5m (except under stairways).
- Any area under the control of service or other external authorities.



Site Area: 275 m² (2960 ft²)
Footprint: 140 m² (1506 ft²)

Current Site Coverage = 51 %



Site Area: 275 m² (2960 ft²)
Footprint: 126 m² (1356 ft²)

Proposed Site Coverage = 46 %

Site Area:	275 m ²	2960 ft ²
Existing gross internal area:		
Ground Floor:	127 m ²	1367 ft ²
First Floor:	51 m ²	549 ft ²
Total Floor Area:	178 m²	1915 ft²

Site Area:	275 m ²	2960 ft ²
Proposed gross internal area:		
Basement Floor:	66 m ²	730 ft ²
Ground Floor:	117 m ²	1259 ft ²
First Floor:	52 m ²	548 ft ²
Second Floor:	41 m ²	441 ft ²
Total Floor Area:	276 m²	2969 ft²

Landscape Design

Landscape Design Concept

The proposal forms various outside spaces with different characters.

All of the existing trees are kept.

The entrance court located to the south functions as a buffer zone between the public and private. There is space for a car to park, and bin storage.

The rear garden located to the east is kept very much the same as before with the exception of minor changes such as changing the stone pavement into lawn.

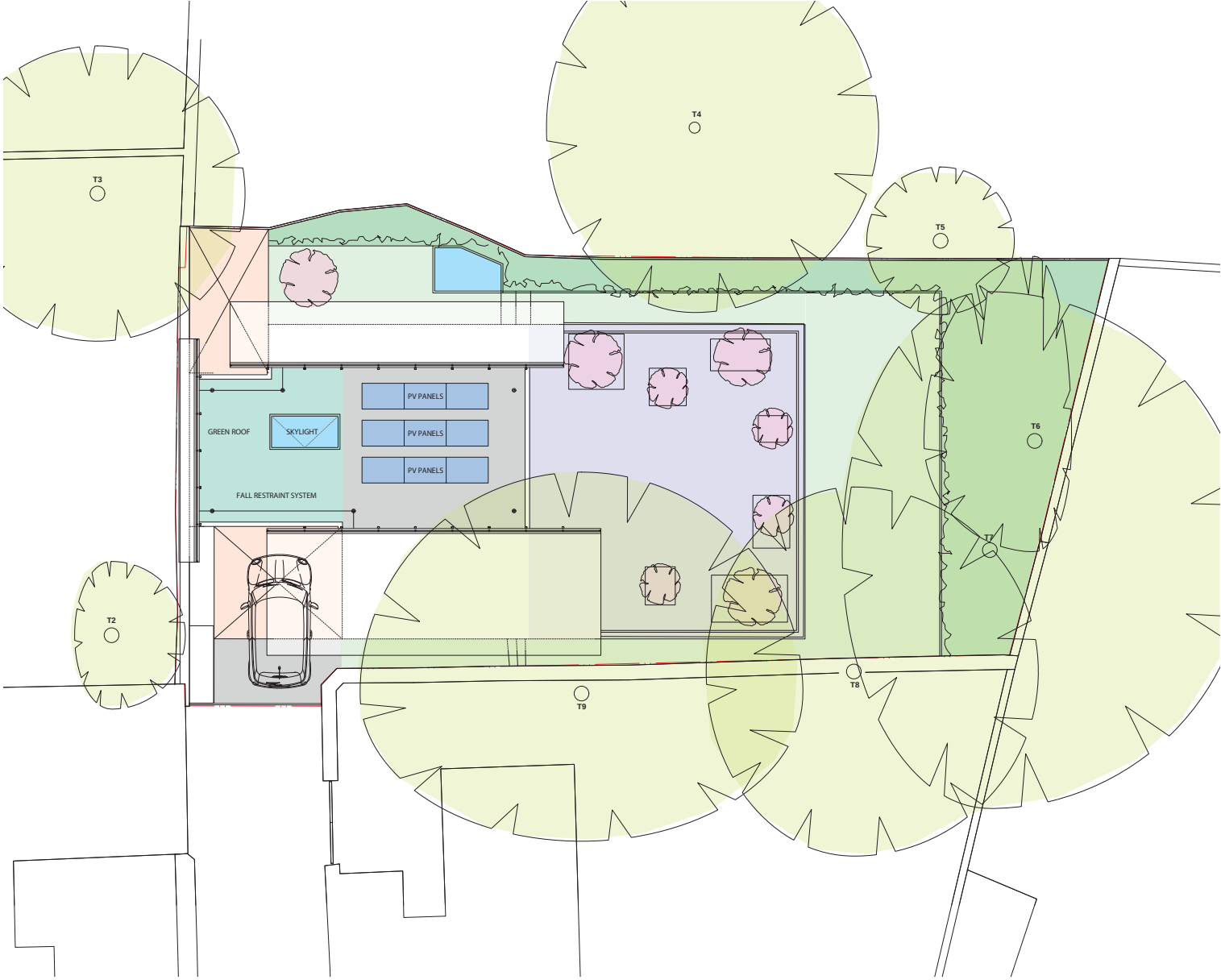
The north garden is a new private outside area created by the setback of the proposed building footprint. It functions as a new focal point of the kitchen and dining area.

The roof terrace of the Foster's extension is covered by new aluminum decking and several plants are going to be installed.

There is a green roof on the top of the new building.

The voids for sunken gardens at the basement are covered by grating to provide better use of the ground floor.

-  Existing Tree
-  Proposed Tree/Plant
-  Hedge
-  Lawn
-  Stone Pavement
-  Aluminum Deck to Roof Terrace
-  Green Roof
-  Skylight
-  PV panels
-  Void with Grating



Landscape Design

Green Roof for Environmental Benefits

Development Policy DP22 states that schemes must incorporate green or brown roofs and green walls wherever suitable. Due to the number of environmental benefits provided by green and brown roofs and green walls, where they have not be designed into a development the Council will require developers to justify why the provision of a green or brown roof or green wall is not possible or suitable.

Following Camden Planning Guidance 3 (CPG3: Sustainability – section 10), a green roof is incorporated into this development on top of the new building.

The roof of Foster’s extension is kept as a roof terrace, not only to provide an outside space for the first floor but also to keep the character of the existing building.

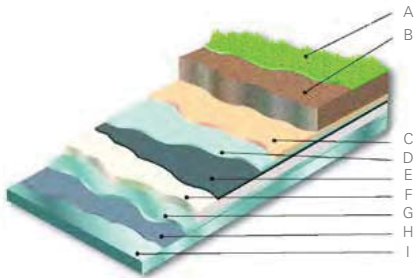
Diagrams in this page show an example of intended sedum roof.



Example of a green roof with sedum

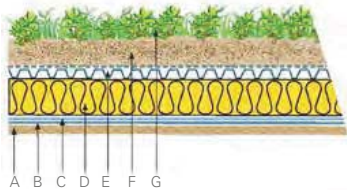


Example of a green roof with sedum



Typical build-up detail for Index Extensive low pitch green roof using either the Insta or HS planting systems over a lightweight deck

- A: Drought resistant regenerating varieties of sedum with a mature growth height of between 50-150mm.
- B: Substrate will be off a well balanced structure and be low in weight.
- C: Water retention/drainage mat. This non rotting fleece retains moisture and nutrients and provides mechanical protection to the root barrier/waterproofing membrane system below.
- D: Defend anti-roots H membrane. The anti-root properties are achieved by adding phenoxy fatty acid ester to the polymer bitumen mix during manufacture. This does not migrate neither can it be washed out by water.
- E: Proteaduo composite APP/SBS 5mm thick membrane. The top APP layer of this composite has a high resistance to heat whilst the lower SBS layer offers exceptional elasticity at temperatures down to minus 25 degrees C nearest to the roof deck the point of most stress and movement.
- F: Indexzone insulation. Thickness to suit U-value required.
- G: Prominent Alu membrane. This aluminium foil reinforced vapour barrier prevents thermal breakdown of the insulation caused by condensation.
- H: Indever quick drying bituminous primer.
- I: Lightweight roof deck



- A: Lightweight deck
- B: 5mm Proteaduo underlay
- C: 4mm Defend Anti-roots H
- D: Indexzone insulation
- E: Water retention/ drainage mat
- F: Substrate/rootzone
- G: Insta planting system

Detail for inverted roof build-up in Index Extensive Green Roof System

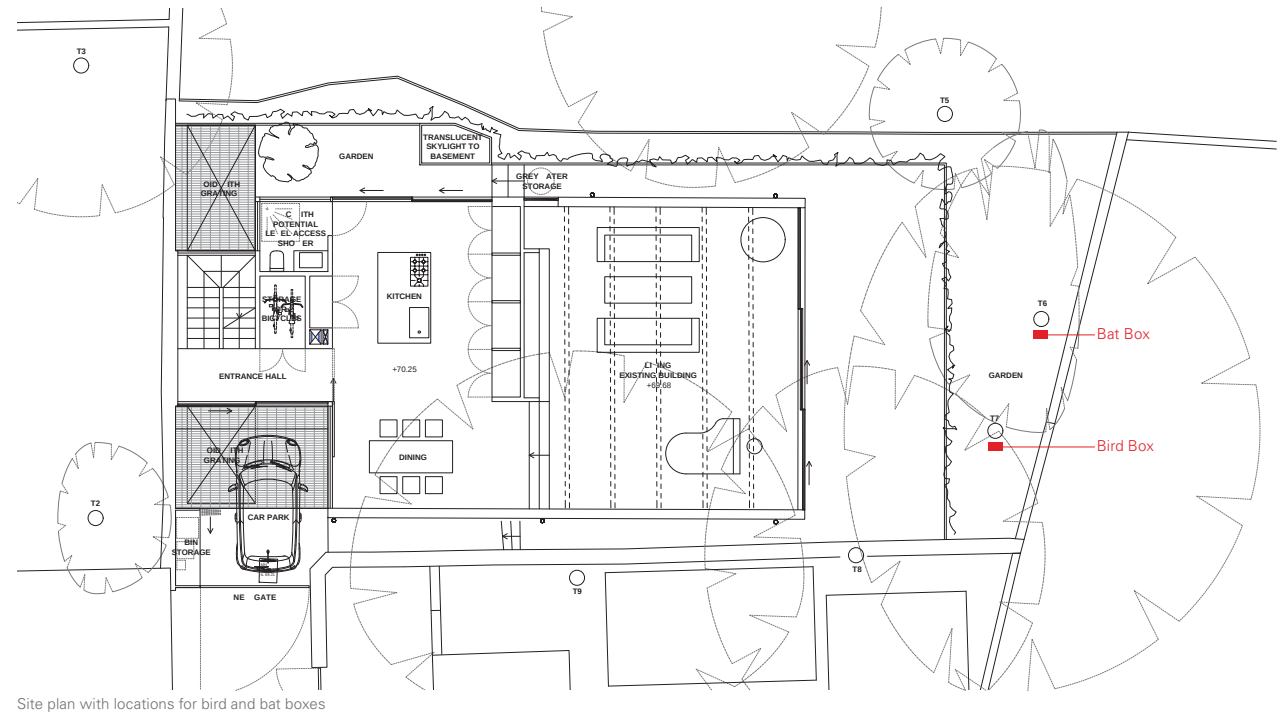
Landscape Design

Bird and Bat Boxes

In line with policy and guidance, opportunities should be sought for the incorporation of biodiversity into developments and for habitat creation or enhancing existing habitats in any development proposal.

In order to contribute to ecology and biodiversity in the borough, we proposed to place a series of bird and bat boxes installed on the existing trees in the garden.

The site plan and images in this page show the proposed location and examples of boxes.



Example of a bat box on a tree



Example of a bird box on a tree