

Planning Precedents

Pennington Phillips Architects

49 Denning Road, NW3 1ST

No. 49 Denning Road is a single family house arranged over 5 floors. It replaced a sixties built town house.

Designed with the aim of creating an imaginative contemporary family house of high quality, this dwelling shows extensive use of glass, metal cladding and plain rendered walls.

The design incorporates a pre-patinated copper curved and a number of interlocking rendered volumes

“A contemporary family house within the heart of Hampstead Village replacing half of a 1960’s pair of semi detached houses. Utilising the topography of the site, basement areas were excavated and split level design formed extensive living accommodation and private garden spaces to the rear.

The house is defined by the use of glass, resin and a sculptural staircase linking the many floor areas.”

Pennington Phillips Architects
<http://penningtonphillips.co.uk/portfolio/denning-road/>



Planning Reference	2007/4102/P
Decision Date	13/11/2007
Approved	Garden

Planning Precedents

Eldrige Smerin

48-50 Pilgrim’s Lane

“The practice was appointed by an eminent rare books dealer to convert and extend a Victorian house in Hampstead, North London, an area famous for its tradition of experimental 20th century residential architecture. Not far from this house in Pilgrims Lane is Erno Goldfinger’s Willow Road development and the steel-framed glass Hopkins house.

The Pilgrims Lane property included the site of an existing single storey garage. This enabled the practice to obtain planning consent to build a two-storey extension with an additional lower ground level, doubling the size of the existing house.

Each floor is linked to the refurbished Victorian house producing unusually generous living space at ground floor level.

The design marks the first of a series of abstract street facades by architect Nick Eldridge.

The cedar clad wall and translucent glass of the extension provide few clues to the space behind which then opens up to the garden with an entirely glazed rear elevation with balconies. The transition between the 19th and 21st century structures is expressed by a one metre wide space between the two containing glass staircase, glass floors and with a glazed roof flooding the interior with natural light. The family’s overriding experience of life in the house is of calm created by the natural palette of materials and spatial quality of the design. The project won an award from the Civic Trust and the 2003 Camden Building Quality Award.”

Eldridge Smerin
<http://eldridgelondon.com/work/house-in-hampstead-village/>

Planning Reference	PWX0002352/R3
Decision Date	26/03/2001
Approved with conditions	



Planning Precedents

Guard Tillman Pollock Architects

44 Wiloghby Road, NW3 1RU

“...This new four-storey house in Hampstead incorporates an extensive glass facade. In order to prevent overlooking by neighbouring properties and to help control solar gain, external PVC mesh screens form an integral element of the facade and provide enclosure for external garden terraces.

The open-plan living spaces unfold as a sequence of interlocking elements opening onto private courtyards at the front and back.

The living spaces are arranged to take advantage of longer diagonal views looking over the garden landscape at the rear and along the street at the front.

External gardens at first- and second-floor level are maintained by an automatic watering system fed by a rainwater collection tank at second-floor level.

The galleried first floor and double-height reception room evoke the traditional London studio house, while the architectural detailing continues the strong tradition of modernist design in Hampstead.”

Guard Tillman Pollock Architects
<http://www.guardtillmanpollock.com/hampstead/>



Planning Reference	2007/5851/P
Decision Date	05/02/2008
Approved	

Planning Precedents

Carmody Groarke

63 Lanchester Rd, London N6

“The architecture is given physical consistency and presence throughout by the sculptural use of brick as the predominant material. This provides coherence with the surrounding detached houses of the North London suburb, and although manifestly abstract in its use (covering all surfaces inside and out), the brick retains association of traditional craft embedded in the eclectic architecture of the neighbourhood.

A clear language of public and private realms is defined spatially and by the elevations of the house. The treatment of thresholds between interior and exterior space varies greatly in scale and proportion according to each room’s physical and visual connection to the street, the gardens and Highgate Wood beyond. ”

Carmody Groarke Architects
http://www.carmodygroarke.com/Highgate_House/index.html



Planning Reference	HGY/2012/0706
Decision Date	29/01/2013
Approved	

Historical Precedents

Erno Goldfinger

1-3 Willow Road

“...Hampstead has long been associated with artists, especially from the 19th century onwards. The opportunity for some peace and quiet away from the nearby urban sprawl of London, and the beauty of Hampstead Heath, drew many artists to the area...”

National Trust, Hampstead in the 1930's

Built in 1939 to invest some of Ursula's wealth in a home, and to give Ernő a chance to demonstrate his skill and vision as an architect, 2 Willow Road was always intended to be a family home. Managed by the National Trust since 1993 it was one of the first Modernist buildings acquired by the Trust, giving rise to some controversy.

1-3 Willow Road was constructed using concrete and a facing of red brick. A number of cottages were demolished to allow for the construction, which was

strongly opposed by a number of local residents. Supported by a number of local residents and explaining that very little concrete would be exposed to view, tuning the house with the surroundings and tradition of Georgian building in London, the houses were completed in the summer of 1939, shortly before the outbreak of the Second World War

The building is supported by a concrete frame, part of which is external, leaving room for a spacious uncluttered interior, perhaps inspired by the Raumplan ideas of modernist architect Adolf Loos.



Heritage Statement

Assets, Policy and Guidance

As part of the design development we have engaged with a heritage design specialist in order to gain their feedback on the design proposal and amend according to their guidance.

The commentary on this page and the following page have been prepared by Iain Rhind of Lichfields Planning Consultants, London.

Heritage Assets

Designated Heritage Assets

Hampstead Conservation Area
The application sits within the Hampstead Conservation Area. This was first designated in 1968 with many subsequent extensions. The conservation area covers an extended area and includes a large number of listed buildings as well as unlisted buildings which make a positive contribution to the conservation area.

Listed Buildings

There are no statutory listed buildings in the immediate vicinity of the application site and those further afield (for example 1-3 Willow Road by Erno Goldfinger (1938)) do not have any visual interrelationship with 35 Pilgrim’s Lane. Consequently there would be no effects on their setting and no further consideration is required as part of this assessment.

Undesignated heritage assets

Most of the C19 and some later buildings in this part of the conservation area are identified as making a positive contribution to the conservation area. For the purposes of assessment, these should be treated as undesignated heritage assets.

No.35 Pilgrim’s Lane is a four storey house, comprising two principal storeys with lower ground and attic level accommodation. It was built in the 1880s as part the urbanisation of land east of Hampstead Heath, this area following from the development of Downshire Hill to the south. It is an end of terrace property and forms part of a group of three of the same period and design.

Legislation and Policy

Statute

The Planning Listed Buildings and Conservation Areas Act (1990) requires that special regard should be paid to the desirability of preserving or enhancing the character and appearance of conservation areas when determining, inter alia, planning application (s72(1)). This duty therefore must be given considerable importance and weight in decision-making and constitutes, in effect, a presumption against development which causes harm to a conservation area.

National Policy

The National Planning Policy Framework (2012) sets out the government’s policies for the historic environment at paragraphs 126-141. The Courts have determined that these policies are consistent with the statutory duties in the Act. The policies are based on ensuring that the significance of heritage assets is understood before making proposals to make changes which would directly or indirectly (setting) affect them. Where development would cause less than substantial harm to heritage assets, this should be balanced by public benefits (134). Heritage assessments should be proportionate to the significance of heritage assets which may be affected and the nature of the development proposed (128).

Development Plan

The development plan comprises the London Plan (2016) and Camden’s Local Plan (2017). The policies in the development plan (London Plan 7.6 and Local Plan D2) are consistent with statutory and national requirements and policy. In essence, they seek to ensure the preservation or enhancement of heritage assets and the avoidance of harm to significance.

Other policies and guidance

The Hampstead Conservation Area Statement (2001) sets out the history, character and significance of the area. The Statement divides the conservation area into a number of sub areas. The application lies to the northern edge of Sub-Area Three: Willoughby Road/ Downshire Hill and this is further divided into five character zones. Pilgrim’s Lane is within the Willoughby Road zone.

The sub-area is described as being one of the most dense and homogenous parts of Hampstead with houses mainly in red or gault brick. The statement notes that few of the houses “...are of high architectural quality..” (p27). The varied topography is noted with terraces stepping up and down streets.

Pilgrim’s Lane is stated to be mainly 1880s, as confirmed by the historic map analysis elsewhere in this Statement. Properties are generally two or three storeys with varied detailing. While no specific mention is made of no.35 and the terrace which it book ends, they are identified as buildings which make a positive contribution to the area.

The Conservation Statement is now 16 years old and therefore does not include reference to recent interventions in the area. The most relevant change in context is the prominent, new dwelling of contemporary design at 49 Denning Road, adjacent to the application site. In approving the implemented design of this building the officer’s delegated report indicated that the proposal “...would not harm the streetscape and character of the conservation area at this point”.

Heritage Statement

Significance and Assessment

Statement of Significance

The Hampstead Conservation is large and multi-faceted so its overall significance is not something which requires detailed consideration having regard to the scale and location of the proposals at 35 Pilgrim’s Lane. The sub-area and zonal approach is more relevant. In the case of the Sub-Area the conservation has significance as an example of late c19 suburban housing development of a modest but good quality and with a degree of consistency in materiality and scale. The style and character of the short terrace of three houses consistent design at 35-41 Pilgrim’s Lane is not repeated elsewhere within the Willoughby Road zone and there is no known architect, rather these are more likely to be examples of Victorian pattern book architecture delivered by builders as a form of speculative development during the rapid expansion of London’s northern suburbs in this period.

Turning to No.35 specifically, its contribution to the significance of the conservation area and as a non-designated heritage asset is somewhat diminished by appearance of the side extensions. As noted earlier in the Statement, the plot at no.35 was originally sub-divided with evidence from historic mapping suggesting that the plot was combined in the interwar period, including the addition of a bay window, the details of which differ in some respects from the bays on Pilgrim’s Lane.

Overall the positive contribution made by no.35 to the significance of the conservation area is modest.

Assessment

The proposals are for the demolition of the existing side extensions and internal reconfigurations together with the addition of front and rear dormers and roof lights. The main elements of side extensions once formed part of a separate plot and were added to the ownership of No.35 and altered, probably in the inter-war period. They are flat roofed with a roof level terrace and trellising. The proposal seeks to develop a new contemporary wing to NO.35 which acts as a more appropriate transition between the Pilgrim’s Road elevation of the main house and Denning Road, where the neighbouring building is a recently constructed contemporary house. The scale and materiality of the proposal is consistent with the character of the conservation area; finely detailed brickwork of high specification and natural slate roofing, and clay ridge tiles facing Pilgrim’s Lane. The dormer to Pilgrim’s Lane is of traditional design and will match those at nos. 37/39 and 41.

On Denning Road, the extension comprises a series of intersecting volumes with the retention of terracing at first and second floor levels but with integrated safety walls and railings, in contrast to the existing roof terraces.

The scheme would result in an improvement to the appearance of the host building the junction of Pilgrim’s Lane with Denning Road in comparison with the existing extension. While the footprint of the extension is modestly increased, overall the scale, massing and detailed design of the proposals would modestly enhance the character and appearance of this zone in Sub Area Three of the Hampstead Conservation Area. It would therefore at least meet the statutory and policy threshold tests to preserve the significance of the conservation area as a designated heritage asset. Having regard to paragraph 135 of the NPPF, there would be no harm to the significance of 35 Pilgrim’s Lane as a non-designated heritage asset.

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Policy

Design Guidance:

Advice and best practice for proposals that involve extensions and alterations to a dwelling are extensively outlined by the Camden planning design guide 2015.

In developing this proposal we have closely followed the Camden planning design guide. Alma-nac have experience of designing within the constraints of a conservation area and have endeavoured to use that experience to design an extension that complements the existing character of the street whilst positively adding to the architecture of the local area.

Materials

The proposed alterations take into account the colour and texture of the existing building as well as the material palette from the wider built context. The proposed brick facade treatment is designed to harmoniously contrast the proposed extension whilst tying it in with the existing property.

As noted in Camden's design guidance, the proposed material palettes of brick and natural slate are considered to weather well, so their ageing process contributes positively to the character of the existing building and the visible end of terrace site.

Privacy

The design guidance for extensions encourages consideration of the home as a place of retreat, and residential uses have particular need for privacy and quiet. In accordance with this the extension has been designed to avoid loss of privacy and outlook while considering its impact on the neighbouring properties.

Balconies & Roof terraces

In order to maintain valuable amenity space, the proposal comprises a new roof terrace at first floor level which replaces the existing terrace at second floor level. The proposed terrace is set back using planting to prevent overlooking of habitable rooms on Denning road and Pilgrim's Lane.

The orientation and form of the proposed terrace and balcony's respond to the constraints of overlooking to neighbouring sites and the lack of daylight to the North facing garden at the rear of the property.

Rooflights & Dormers.

As outlined in the design guidance, the addition of roof lights and dormers should be sensitive and maintain the structure of the existing roof form and should be proportioned to be significantly subordinate.

The proposed rooflights at the rear of the property align with the corresponding windows in the elevation below and will be fitted flush with the roof surface.

The proposed front and rear dormer will be introduced to match the existing dormers at the adjoining properties on Pilgrim's Lane.

Landscaping and Biodiversity

The existing vegetation at the rear of the property will be preserved where possible with the proposed roof terrace's providing the opportunity for localised planting.

At the front of the property, the existing vegetation will be cut back to allow additional light into the lower ground level. Low level planting as per the adjoining property at No.37 Pilgrim's Lane will offer privacy from the street without blocking natural light.

The existing vegetation to the side of the property will be preserved in order to maintain privacy to the living areas from the Denning Road.

Amenity

The proposed alterations will be providing an additional 12 sqm of external amenity space spread across all storeys.

Access

The primary access to the ground floor will remain at the existing level from the Pilgrim's Lane. Separate access to the lower ground floor will be retained via the existing steps from street level. Additional access is proposed in the side elevation adjacent to the existing parking provision

Parking

The current dropped kerb on Denning Road will continue to serve the existing single parking bay to the side of the property.

Sustainability

The proposed extension and re-configuration of the existing house incorporates numerous sustainable design features. High performance glazing will be used throughout the proposed extension, with highly insulated walls, floor and roof reducing energy bills and the carbon footprint of the house itself.

Pre-application Advice

2017/6712/PRE

Alma-nac sought pre-application advice from Camden Council and engaged with Nora Constantinescu and Charles Rose during the development of the proposed scheme. This culminated in a full Pre-application report issued on 30/01/2018 (2017/6712/PRE)

The report concludes that the proposed scheme at 35 Pilgrim’s Lane would be supported for full planning approval subject to a number of outlined conditions.

Firstly, the report outlines the requirement for a BIA to demonstrate that the proposed ground works will have no impact to adjacent properties. The attached BIA specifies the full extent of the proposed excavation works and should be read in conjunction with the architects drawings. As indicated in the proposed drawings, the full basement level has since been omitted from the scheme, subsequently reducing the extent of excavation to the rear of property.

In respect to the proposed three-storey side extension, the report outlines the councils support for the clean and simple form. The extension is designed to appear subservient to the host building whilst remaining distinctive through the use of quality detailing and materials.

Alma-nac have revised the proposed scheme to incorporate the additional conditions set out in the pre-application report as follows:

Proposed Side Extension

6.19 - Proposed rear rooflight should be in conservation style and not projecting

The proposed rear rooflight has been amended to a conservation style rooflight

6.20 - Proposed larch cladding should be detailed in the full planning application

Additional details are provided in the material section of the design and access statement

Rear Elevation Alterations

6.25 - It is suggested that the lower ground floor glazing (treatment room) is uncharacteristic and should be reduced in width.

As shown in the proposed rear elevation drawing, the proposed lower ground floor glazing references the approved lower ground floor windows on the neighbouring property at no. 37 Pilgrim’s Lane. (2015/0234/P) The proposed glazing maximises daylight to the centre of the plan and provides open access to the rear garden.

6.28 - A side elevation is required in order to better understand the timber louvered screens at first floor balcony level.

The proposed side elevation is included included in the attached drawings which calls out proposed glazing and louvered screens at first floor level.

Roof alterations

6.30 - Proposed front rooflight is deemed uncharacteristic and should be removed in the full planning app.

The proposed front rooflight has been omitted from the design and relocated the rear roof pitch of the side extension. This is proposed as a conservation style rooflight

6.31 - Proposed rear rooflight should be in conservation style and not projecting

The proposed rear rooflight has been changed to a conservation style rooflight

Boundary Wall

6.32 - Boundary wall details adjacent to the pavement should be provided in full planning application.

Additional details on the front boundary wall has been called out on the attached drawings

Amenity

6.36 - Proposed first floor terrace should include planting for additional screening and to contribute positively to streetscene

As shown in the proposed drawings, the first floor roof terrace includes provision for planting to provide additional screening from Denning Road

Design Brief

Alma-nac were approached by the clients, Nori and Ghila Bali, who had a very clear brief in mind.

The core idea was the creation of a modern and robust but comfortable house with enough space for the client’s large family to visit and stay.

Internal spatial re-organization was a key point in order to make the kitchen and living room the main focal points of the house to entertain guest.

Connection to the rear garden/outdoor spaces from the living area was one of the client’s main objectives.

