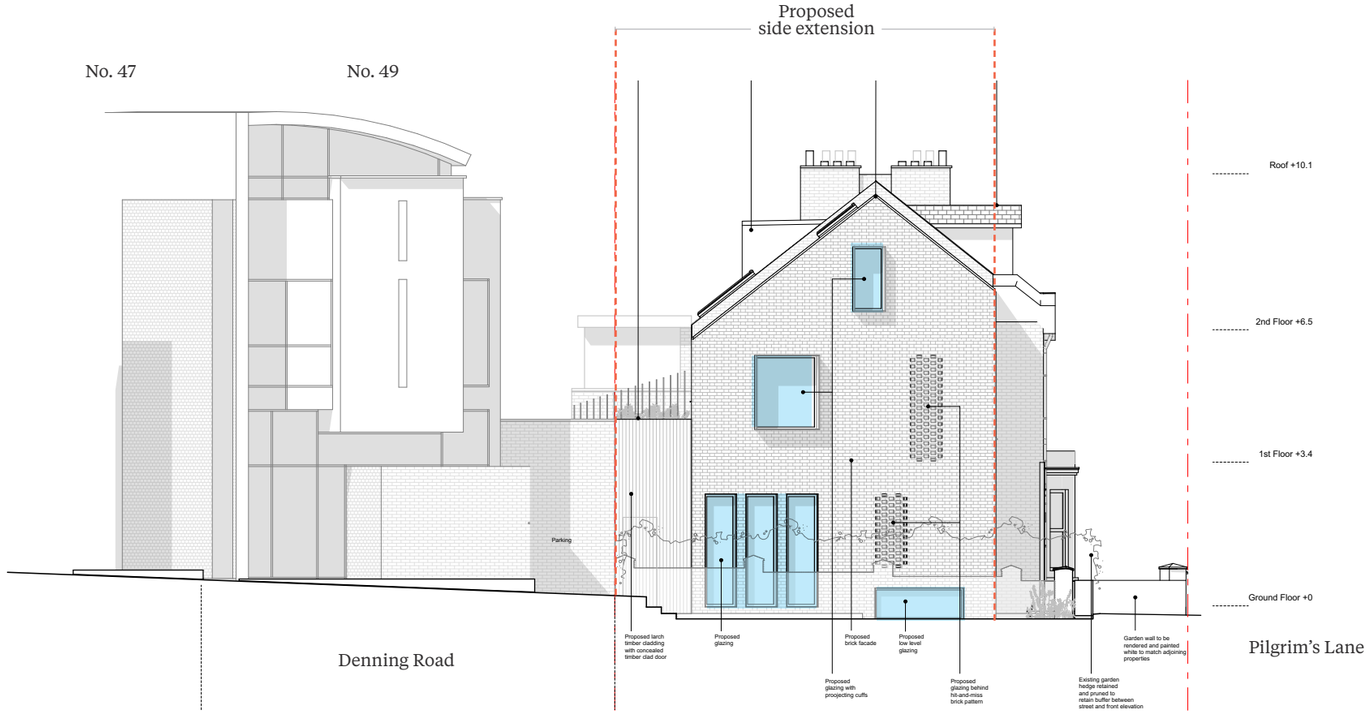
Appearance
Street Elevation Analysis

In direct response to Camden's pre-application advice (2017/6712/PRE), the proposed side extension would have a simple form and lowered roof ridge to emphasise its subordinate nature in respect to the host building.

The proposed brick material both subtly contrasts and complements the property's existing brick.

The front facade would include a hit and miss brickwork at ground floor level and a wide clear window at the first floor, referencing the openings on the host building. On the side elevation facing Denning Road, the extension references to the existing bay window at ground floor level, by retaining the window openings and pillar dimensions. The corresponding windows at ground and first floor levels would also include the hit and miss brickwork to conceal the proposed bathroom areas of the extension. The upper levels also include glazing with white powder coated window cuffs which reference the existing white painted timber windows. As outlined in the pre-application report, the proposed set out and materiality would be welcomed.

Whilst the front facade of No.35 Pilgrims Lane is retained to maintain the rhythm of the existing terrace, the proposal includes the addition of a front dormer to match the existing dormers of the adjacent properties.



Proposed Glazing

Appearance
Rear Elevation Analysis

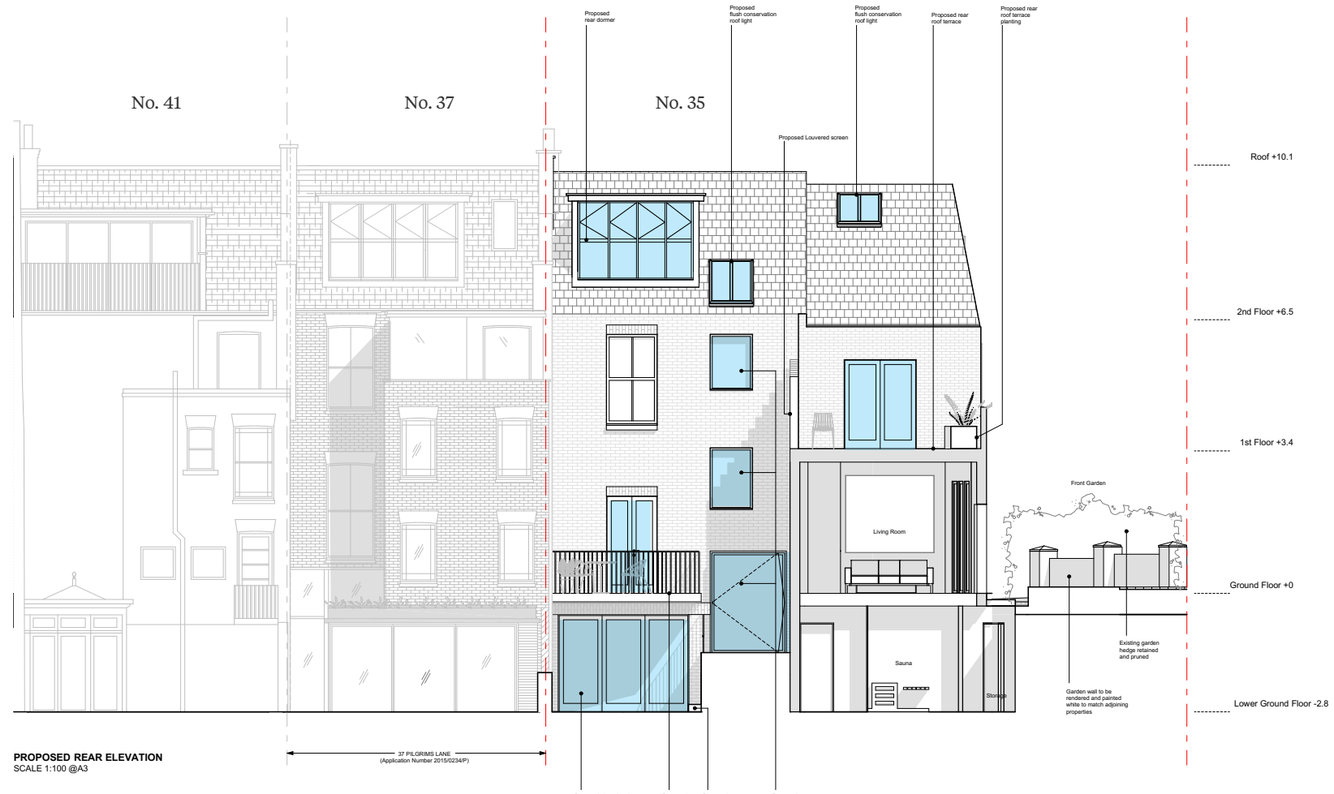
Following Camden's pre-application advice (2017/6712/PRE), the proposed lower ground floor glazing remains part of this application and references the approved lower ground floor windows on the neighbouring property at no. 37 Pilgrim's Lane. The proposed glazing maximises daylight to the centre of the plan and provides open access to the rear garden.

Similarly, the proposal includes a rear dormer with similar bulk, scale and detailed design as the neighbouring ones within the terrace group. As per the pre-application advice, this would comply with the guidelines included in the CPG1.

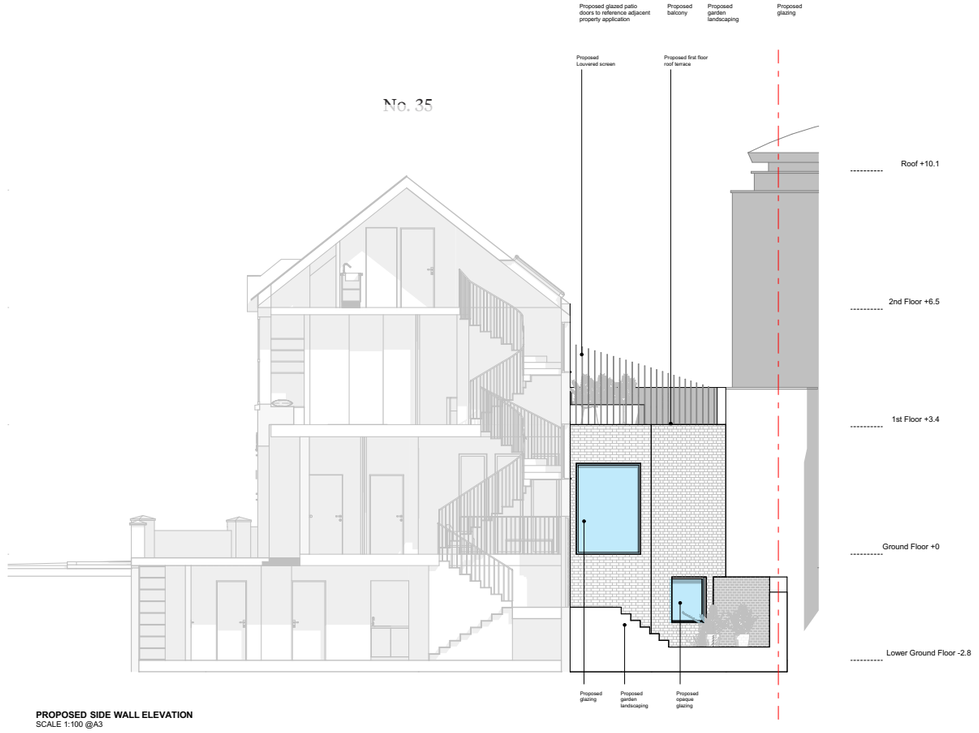
As outlined, the existing window openings on the rear elevation of the host building would be altered to include modern window openings.

The existing ground floor window would be replaced with doors of the same width, opening onto a proposed balcony. The corresponding window at first floor level would be retain to maintain the rhythm of the facade.

As shown on the proposed side wall elevation, the proposed first floor roof terrace would be screened using vertical panels to prevent overlooking/ obscure direct outlook onto adjacent gardens.



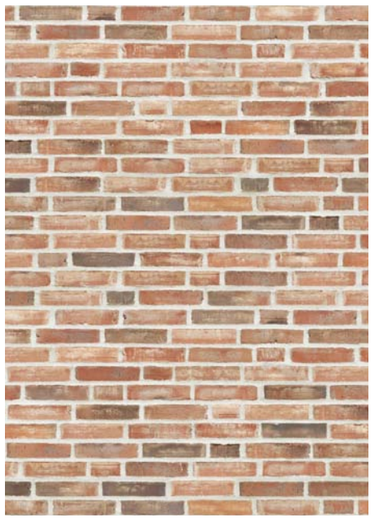
PROPOSED REAR ELEVATION
SCALE 1:100 @A3



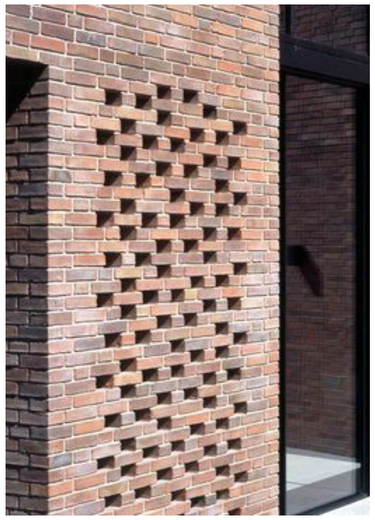
PROPOSED SIDE WALL ELEVATION
SCALE 1:100 @A3

Proposed Glazing

Materials
Proposed Palette



Red/ Pink tone brick to closely reflect the red brick of the existing property



Proposed glazing behind perforated brick pattern

Timber / aluminium window frames painted in white/ pale warm grey to closely reflect the white frames of the existing house

Projecting window cuff on first floor picture window and second floor window

Natural slate roof to match existing roof material

Proposed stained larch at ground floor level adjoining 49 Denning Road

Materials
Brick

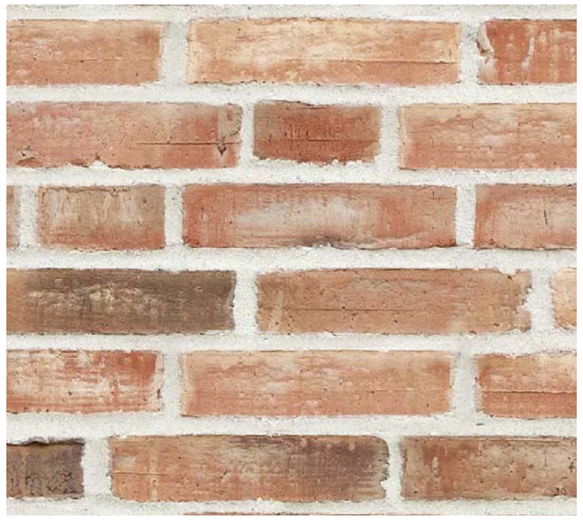
Brick will be the predominant building material for the entire external envelope of the proposed side extension. Brick has been chosen due to its prevalence elsewhere in the conservation area, as well as its robustness and longevity as a material. Through cladding the building in brick it should help it blend in to the surrounding context and compliment the character of the streetscape.

The exact brick has yet to be determined as the decision will be made on site where a selection of samples will be compared against the existing property and neighbouring buildings, with the aim to find a brick that compliments the existing without becoming a pastiche of it.

As the proposal is for a contemporary piece of architecture, we feel that the proposed brick should very subtly contrast against the brick of the existing property. Based on the extensive pre-application advice from Camden Council, we have selected a number of pink/grey brick options. The pink tones are present in the host building whilst, the de-saturated grey tones of london brick can be seen directly opposite on Denning Road. For this reason, we see a clear logic of bookending the terrace at Pilgrim's Lane with a pink/ grey material as a transition between the red and grey tones of the immediate context.

Our initial exploration has been centred on finding a brick which fulfils this criteria and some possible examples are shown here.

No.35 Pilgrim's Lane



Peterson Bricks - D46 - Light

Floren Bricks - Poggio

No.44 Denning Road

Michelmersh - Freshfield Lane - Selected Dark

Peterson Bricks - D36

Brick Details:
Method Statement

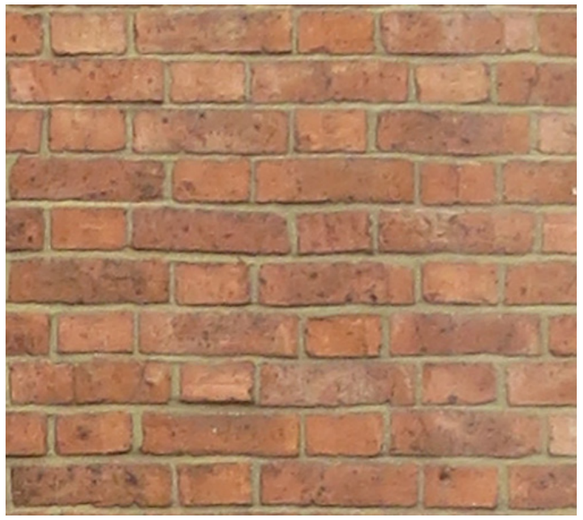
Based on discussions through the pre-application meeting, we have carefully selected a range of proposed bricks on the basis of how it will compliment the sensitive surrounding context. The existing building at no.35 Pilgrim's Lane is constructed with a red brick which has weathered over time. We have therefore selected a range of a soft pink/grey brick with subtle tonal variation that we feel will work well within this context.

As directed through the planning process we have endeavoured to select a brick that will weather well to relate to the local context. With the nature of brick manufacture it is difficult to find reliable information on brick and how they age on specific projects due to new technologies and renaming/re-branding of products. However, we have carefully selected bricks from the Floren and Peterson ranges on the basis of their experience of working within similar contexts.

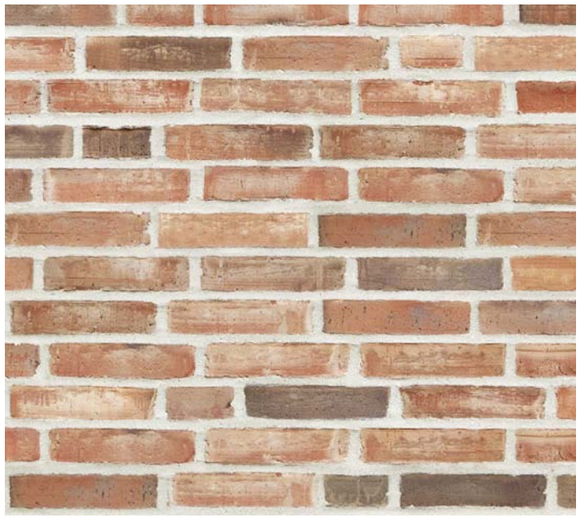
Batch Selection
The bricks will be delivered to site on palettes of 1000 bricks. In construction the bricklayers will ensure that they select the bricks evenly from 3 different palettes. This will ensure that an even and varied tonal pattern is created across the facades to tie in with the even pattern of the existing red brick.

Brick Bond
The brick bond that is in evidence at No. 35 Pilgrim's Lane is a 'Flemmish' bond. This was a typical construction method on Victorian houses as the inner and outer faces of brick are tied together with the brick modules and you read the brick header on the outer brick skin. In this instance as we are creating a cavity brick construction (single skin). In order to create a 'Flemmish' bond it will require cutting every other brick to form a similar pattern and tie into the existing brick pattern.

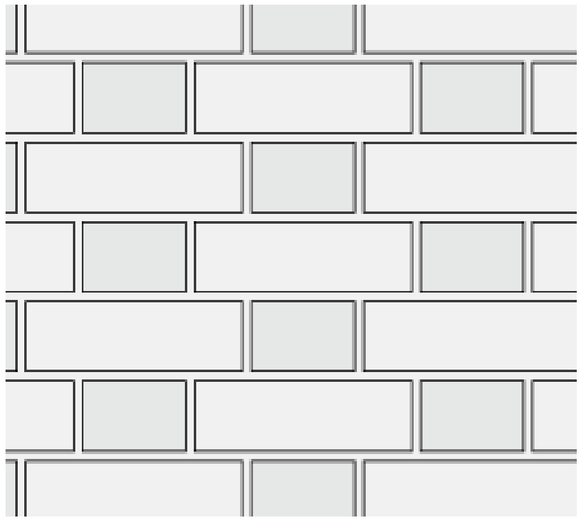
Mortar Profile
When reviewing the mortar details on the brickwork in detail it was evident that a concave technique had been employed. This is fairly typical of Victorian properties of this type. There are localised areas where the pointing projects marginally in a weathered form. In order to stay true to the original context and more common appearance we are proposing to match the concave pointing for the proposed brick surfaces. This helps create an even and homogenous appearance to the brickwork.



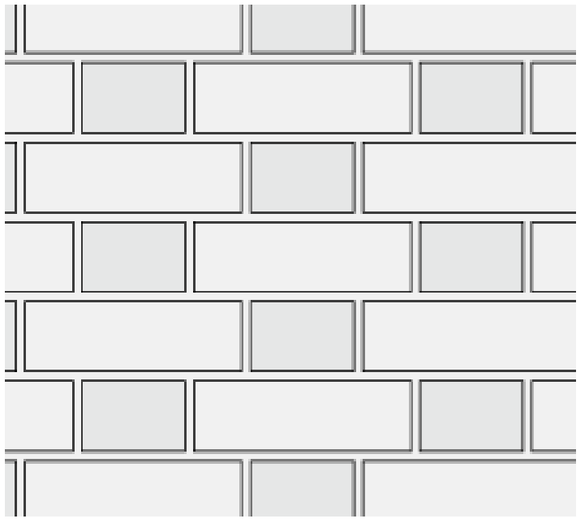
35 Pilgrims Lane - Existing Brick



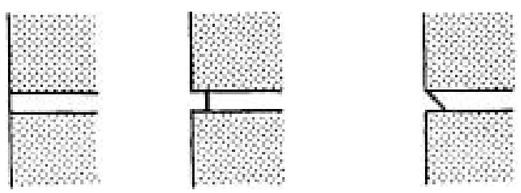
35 Pilgrims Lane - Proposed Pink/ Red brick

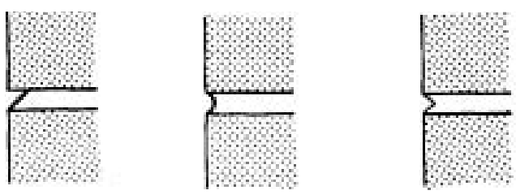


'Flemmish' bond brickwork (solid brick construction)



'Flemish' bond brickwork (cavity brick construction)





Materials
Larch cladding

In order to emphasise the simple and contemporary form of the proposed three storey brick element, the rear section of the side of the extension is proposed to be treated externally with a larch cladding. This also helps create a material 'bridge' between the existing property at No.35 Pilgrim's Lane and No.49 Denning Road. The contemporary extension at No.48-50 Pilgrim's Lane demonstrates the use of a similar silver timber cladding treatment.

As requested in the pre-application report, full details of the proposed cladding material should be submitted in support of the planning application. The following information outlines the details of the proposed larch cladding:

Product Information

Distribution
The natural habitat of larch is the mountainous areas ascending to great elevations, generally from the Bavarian to Swiss Alps, through western Poland and the Moravian Heights to the Carpathians. It has also been extensively planted elsewhere in Europe including the UK where it was introduced early in the seventeenth century.

The tree
Larch attains a height of 30m to 45m and a diameter of 1m or slightly more. and in favourable situations with a long, clean, cylindrical bole for two-thirds of its length. Essentially a natural tree of the mountains, it requires long, really cold winters for its best development; it is deciduous, and appears to depend upon a long winter rest for the ripening of its wood. In the UK the winters are either short or mild, and neither provide ideal growth conditions. For this reason, English larch is generally inferior to that grown naturally in the mountains.

The timber
The heartwood is pale reddish-brown to brick-red in colour, sharply defined from the narrow, lighter-coloured sapwood. It is a very resinous wood, with clearly marked annual rings, a straight grain, and a fine, uniform texture. It is rather heavy, weighing 590 kg/m³ when dried

Drying
Dries fairly rapidly with an inclination to distort and for knots to split and loosen.

Strength
A hard tough timber, it is about 50 per cent harder than Scots pine and slightly stronger in bending and toughness; in other strength categories it is about the same as for Scots pine.

Working qualities
Medium - Saws, machines and finishes fairly well, but loosened knots may be troublesome. The wood takes the usual finishing media quite well, but it tends to split in nailing.

Technical specification

Vastern Timber

Siberian larch cladding

Siberian larch is sourced from reputable sawmills in Northern Russia. Where possible the larch is independently certified, but in all cases it complies with EUTR.

Siberian larch is a different species to the larch that grows in western Europe. The wood is a similar colour to pine and the knots tend to stay sound even after drying and machining.

Being dry and dense, Siberian larch is ideal for machined profiles. The relatively low cost makes it an ideal alternative to more expensive species such as Canadian cedar.

Siberian larch grows very slowly and consequently the wood is extremely dense and strong. The high resin content makes the species naturally durable and hardwearing. However, it is important to understand that Siberian larch is unstable and will move considerably through the year.

riba product selector · NBS Plus · CPD Certified

Produced to comply with the harmonised standard for construction products regulation BSEN14915:2013 and to conform to BS8605-1:2014 External timber cladding: Method for specifying.

Trade Name	Siberian larch
Base timber	Siberian larch
Species	Larix siberica
Process	None
Origin	Legal and well-managed forests in Northern Russia
Intended use	External cladding
Other uses	Decking, joinery, structural timbers
Appearance	The wood is a golden yellow colour with a strong grain pattern, similar to pine. Depending on the grade, the boards may include some, or many, dark black knots.
Weathering	As the boards weather the colour will change to a silver-grey. Larch is quite consistent and is not reactive, and as such, will weather relatively evenly. Northerly elevations may weather to a darker grey than those facing South.
Profiles	Shiplap, halflap and splayed profiles. Not recommended with tongue and groove profiles (VTG) due to movement.
Dimensions	20 × 70, 20 × 95, 20 x 145mm
Lengths	Random 1.8 – 4.5mt+
Moisture content	Approx 16 – 18%
Natural durability (EN350-2)	Durable Class 3
Insect attack	Resistant
Desired service life:(BS8417)	Occasionally wet 30yrs Frequently wet 15yrs
Treatability class	Resistant
Movement class	Large (of our machined cladding timbers Siberian larch moves the most. A 145mm board can vary by 5mm through the year)
Resistance to impact	High
Resistance to fixing	Medium
Mean density	570 – 650 kg / M3 when dry
When to fix	Ideally Autumn / Winter months.
How to fix	Face fix with stainless steel ringshank nails. Secret fix not recommended. Pre-drilling advised.

Continued →

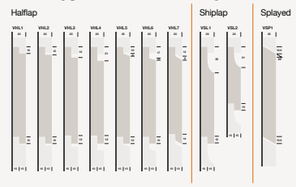
Siberian larch cladding

Weathered Siberian larch cladding

Grading	Grade A (confusingly known in the trade as Unsorted) BS1186-3 1990 Class 2. EN942:2007. J30. CE grade A. Clean with a few sound knots up to 30mm. Grade B (known in the trade as 4ths or Sawfalling). Too knotty to conform to any standard.
Working properties	Good workability. Takes fixings satisfactorily.
Extractives	Siberian larch contains resin rather than oil or tannin. The resin is fixed by kilning and does not tend to bleed. The resin is not reactive.
Emission of formaldehyde (EN14915)	E1 (Not significant)
Reaction to fire (EN14915)	Euroclass F (Untested). D-s2, d0
Fire treatment	Possible by impregnation
CE compliant	Yes

Cladding profiles – machined range

Halflap · Shiplap · Splayed



Visit our website for fixing details. Contact us for full technical drawings.

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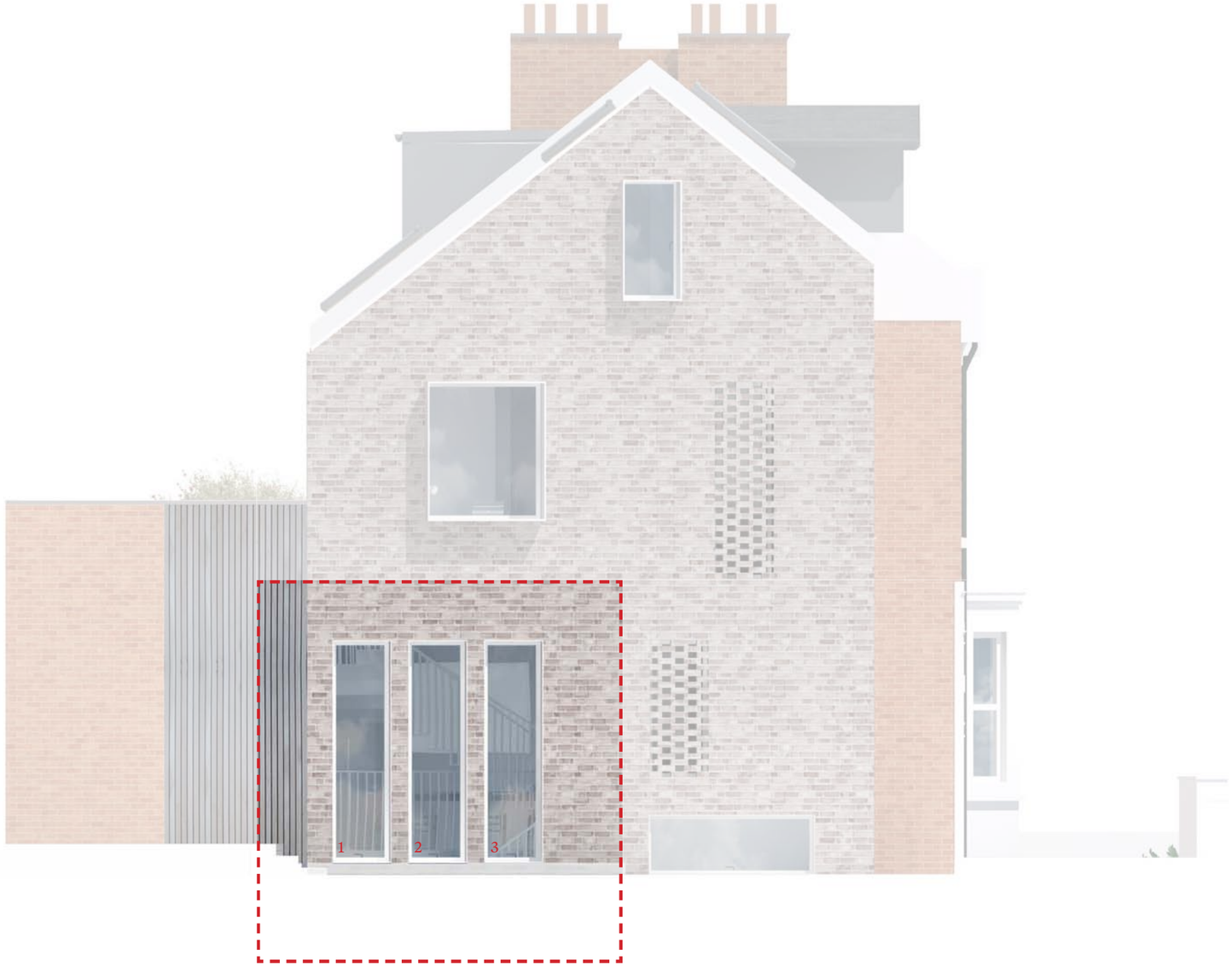
Material Details
Ground Floor Window Set-out



Proposed Side Elevation

As directed through the pre-application meeting, we have set out the large ground floor glazing to reflect the existing bay window (3 windows within a typical Victorian projecting bay). The proposed window layout is abstracted from the typical Victorian bay to be more in line with the contemporary style of the proposed extension