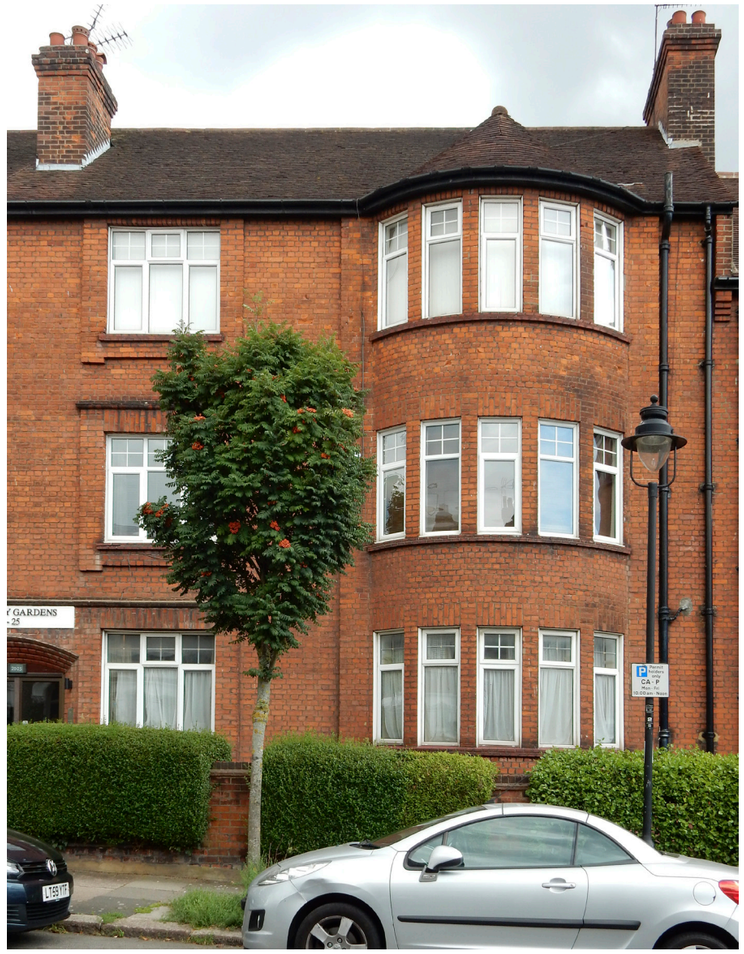
March 2019



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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.

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a) Aerial view of 20 Cholmley Gardens from front.

b) Aerial view of 20 Cholmley Gardens from rear, showing toothed back extensions and dark courtyards.

This application is for alterations to Flat 20 on the ground floor of Chomley Gardens. The owner wishes to remain in the property long term, and this proposal is for minor renovations and alterations to the flat to allow this. This is part of an overall ambition to bring the property up to modern family living and environmental standards, to remedy deficiencies of the original design and ones that have occurred due to the flat being neglected and un-modernised over an extended period of time. The alterations envisage; replacement of existing uPVC windows with high quality triple glazed windows; modifications to window cills, alterations to the opening to the rear garden and repair work to the external railings.

Existing Context

Cholmley Gardens is an estate of 1920s purpose built flats occupying the entire block bounded by Fortune Green Road, Cavendish Mansions, Aldred Road, and Hillfield Road. It comprises a series of mansion blocks of 3 to 4 storeys height. Flat 20 is located on Aldred Road, towards the southern end. The block on Aldred road is red-brick with a flat front, with periodic entrances serving 6 flats each time. This stretch of the front elevation is articulated with full height bowed bays. At the rear, the block is toothed in plan, with a projecting rear extension from the main block to each flat, defined by a shared courtyard on each side. This extension terminates in a private garden at ground floor, with full width, projecting, cantilevered concrete balconies at first and second storeys. The windows were likely originally painted timber, with some remaining on the estate, but for the most part have been largely replaced, nearly exclusively in uPVC. A few better quality windows on some flats are either in painted aluminium or painted timber. All window frames are white.

The blocks of the estate surround a larger communal garden that accommodates play areas, tennis courts, planting and storage for the development. The small private gardens to the ground floor flats separate the communal gardens from the blocks. There are narrow open sided courtyards formed between the toothed extensions, alternating between one providing access to the flats from the garden side and a second only serving as a lightwell. Both courtyards are deep, narrow and dark, particularly at ground floor level. The narrowness of both courtyards versus their heights and their orientation means that sunlight cannot reach the ground level in either. The access courtyard is additionally infilled with an external steel fire escape to the flats at 1st and 2nd floor levels, which further contributes to the lack of light.

No 20 is a 3 bedroom ground floor flat with a rear garden oriented towards the north-east. It suffers from very low light levels at the rear, due to its reliance on the courtyards to provide light to many of the habitable rooms, and the projecting first floor balcony overshadowing the openings of the reception room to the rear garden. It currently has uPVC windows, in poor condition, and nearing the end of their serviceable life. It enjoys a garden which is currently overgrown, and is remote from the house, due to the narrow openings which connect it to the main living spaces. The garden is slightly raised from the paths of the communal gardens and is separated from them by substantial communal garden sheds.

c) view of existing rear elevation (Flat 20) at ground floor level.

d) View of existing rear elevation at first and second floor level.

The proposal

The proposal is for alterations to the fenestration of the property to increase the light levels, generally upgrade the thermal performance of the property, and to create a better sense of connection to the garden. It also included replacement of an existing railing to an escape stair which is corroded and unsafe.

The windows will all be replaced with new high quality triple glazed timber/alu combi windows. The configuration of the existing windows will be maintained, with the existing window patterns determining the pattern of the replacement windows. At the front, there will be no alterations other than the material replacement of the windows. At the rear, there are currently 2 different standard cill heights for the windows facing onto the two courtyards. The proposal allows for 3 of the currently higher cills (to the proposed kitchen, dining and study) to be extended downwards to the lower standard cill height during the course of the window replacement. In each case, the lower section of casement window will be increased in length to accommodate this adjustment. This will allow more light into the flat whilst maintaining a consistent historical window cill height across the property in the two courtyards. The only window that will remain at the higher height is the bathroom, which will be retained as existing for privacy reasons. The new windows will be triple glazed to increase both the thermal and acoustic efficiency of the flat.

Internally, the plan of the flat will altered to create a more open plan arrangement at the rear. This larger main living area will open to the rear wall which is the only location where it is possible to make alterations which are capable of substantially increasing the area of natural light within the flat. The central rear opening will be widened to allow for increased levels of light to enter the rear of the property and at the same time open views towards the garden. The two flanking windows to either side of the opening will retain their existing width, but will have their cills lowered, again to let more light into this room and increase the sense of garden connection. The existing lintol height will be maintained, with a new fascia surround to the windows to ensure weathering details at lintol height and at the side reveals. This fascia will align with the window lintols to the flats above maintaining the symmetrical composition of the rear elevation. All of these alterations are covered by the exisiting projecting balcony above and screened from the inner communal courtyard by both the existing planting and the raised communal sheds, meaning that the alterations are not visible within the larger development

New glazing elements will be triple glazed, with the typical white framing on the casement windows maintained.

The original railing to the courtyard steps is no longer fixed in a stable manner to the steps due to corrosion at the point where the rails meet the concrete of the steps. The railing will be replaced with one similar in appearance, using similar metal profiles to that of the existing. As the railings are not compliant with contemporary building regulations, steel balusters will be added between the uprights to guard this falling hazard.

All of the alterations are minor in nature and will not cause harm to the existing building or the conservation area. They will make a significant improvement for the inhabitation of Flat 20.

e) View showing existing fire escape stair rail, kitchen door, and kitchen and bedroom window to be replaced, in access courtyard

f) View showing existing study window and dining area windows to be replaced, in lightwell courtyard

g) View of existing bedroom window and bedroom bow window to be replaced, front facade