

04 Design Proposal

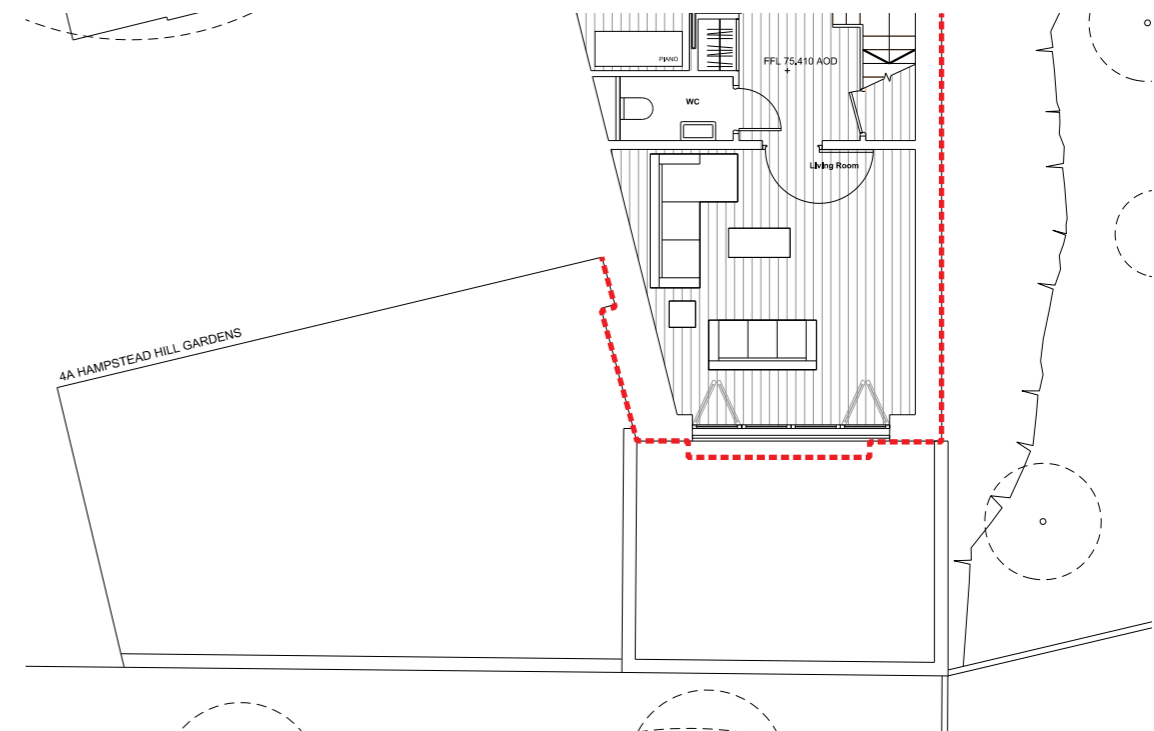
LANDSCAPE AND GARDEN

It is proposed that the existing building line adjacent to rear garden of 4a be maintained up to level 01.

Furthermore the existing garden walls are to be retained on all 3 sides to help encapsulate the works / site during the construction



Existing boundary condition between 4a & 4b



Proposed plan (with existing building line denoted in red)

KEY

— — Existing building line

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PRECEDENT IMAGES



Roof intersecting a carved brick form. Bloomsbury Conservation Area, London. RIBA National Award 2015. Jamie Fobert Architects



Sculptural brick form. Highgate, London. RIBA London Award 2017. Carmody Grooke.



Private residence clad in metal shingles. Fitzjohns / Netherhall Conservation Area, Hampstead, London. Alison Brooks Architects.



Red brick facade to reflect context. Church Road. Belfast. Hall McKnight.

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MATERIALS



1. Timber to entrance



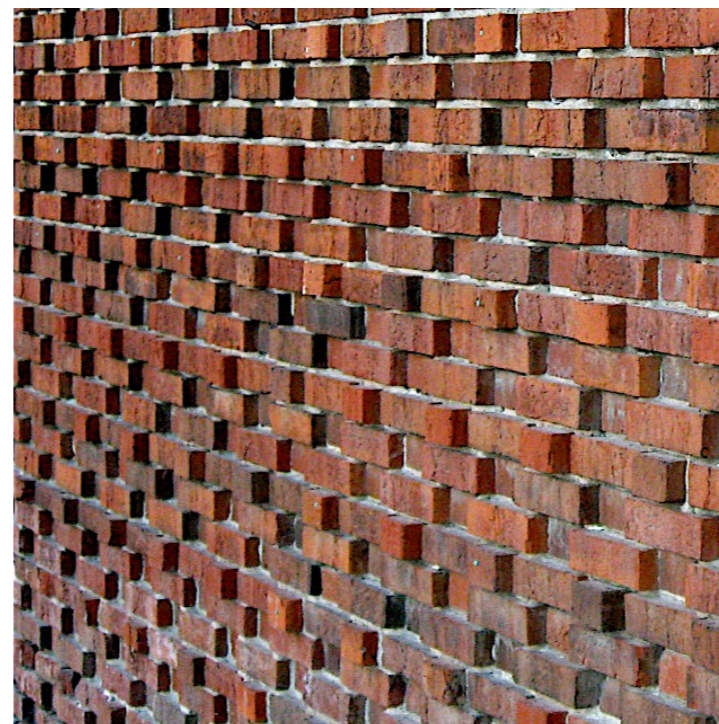
2. Non-ferrous metal cladding



Illustrative Image - View 01



3. English bond red brick to reflect context



4. Brick detailing provides animation



Illustrative image - View 02

Throughout January to April 2019 the Applicant and GRID Architects met with the owners of the neighbouring properties to present the emerging design proposal to them in order to understand their views and concerns so that these could be addressed.

A summary of the neighbours particular concerns / comments and how these have been addressed has been outlined the adjacent table.

CONSULTATION WITH NEIGHBOURS	
COMMENTS / QUERIES	FEEDBACK
Will the introduction of the basement affect neighbouring properties?	This has been addressed in the Basement Impact Assessment (BIA) prepared by RPS (including Ground Movement Analysis) and the structural design prepared by MNP. The BIA states that <i>"the assessment of the results of the detailed ground movement analysis and displacement profiles indicate that the predicted movements are expected to give rise to a damage category within 'Category 1' (Very Slight – fine cracks that can easily be treated during normal decoration that are <1mm wide) in relation to the immediate neighbouring properties of 4A and 6 Hampstead Hill Gardens. A robust temporary works strategy is proposed where the head of the wall is propped in both the temporary and permanent condition, thus ensuring lateral movements are controlled. This is within the limits outlined within London Borough of Camden's Planning Guidance on Basements published in March 2018"</i> . No further impact is expected.
Will the introduction of the basement affect the structural, ground, or water conditions of the area?	This has been addressed in the Basement Impact Assessment prepared by RPS, which states that <i>"Based on the findings of the assessment undertaken it is considered that the proposed basement development will have a negligible effect on groundwater flow, surface water and flooding at this site."</i>
Will the introduction of the basement affect arboriculture?	This has been addressed in the Arboricultural Impact Assessment prepared by Lockhart Garratt (Appendix D), which states that <i>"Overall the proposal, including the basement on the periphery of the root protection area, will not have a detrimental impact on trees including the prominent beech tree"</i>
Will construction be managed to minimise disruption to the surrounding properties given the constraints to the site boundary? Key items; dust, solvents and noise.	The approach to construction will be very considerate and will endeavour to absolute control over dust and smells. The build will be contained where possible to limit dust. Containment of dust during the demolition will be further enhanced, as required, by using of Monarflex sheeting as well as dampening areas being demolished. The use of solvents and their resulting smells is not anticipated. Detail has been set out within the Construction Management Plan prepared by Knightbuild; this includes a Risk Assessment for the project which will form the basis for proactively managing and mitigating the impact of the works.
Will security be a problem given there will tradesmen working in close proximity to the neighbouring properties?	Concerns regarding security during construction have been noted and will be taken seriously and managed.
Will on street parking be affected during construction?	The approach to construction will be very considerate and will endeavour minimise disruption to on street parking. See Construction Management Plan prepared by Knightbuild. It is anticipated that 1 parking space will be suspended for the majority of the works. This space is directly adjacent to the site.

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NEIGHBOUR CONSULTATION - CONTINUED

CONSULTATION WITH NEIGHBOURS	
COMMENTS / QUERIES	FEEDBACK
How long is construction anticipated to take?	It is anticipated that demolition and construction will be carried out over a period of 55-weeks. See Construction Management Plan prepared by Knightbuild.
Will the additional storey affect the daylight / sunlight / RoL to the surrounding properties?	This has been addressed in the sunlight / daylight analysis prepared by Point2 (Appendix B), which states that <i>"With the exception of one very minor breach in VSC guidance to one window, the proposed development at 4b Hampstead Hill Gardens demonstrates full compliance with BRE Guidance and thus will not materially affect the daylight and sunlight amenity of the neighbouring properties."</i>
How can the gables walls be treated to 'soften' their appearance?	Brick work detailing has been introduced to the east and west elevations, which echoes the architectural detailing / form of the surrounding buildings while providing animation/intrigue the appearance of the brick.
How will the building relate to the materiality of 4a as well as the surrounding context.	The non-ferrous metal shingles clad to the roof element allude to the tiled format of the roofs of neighbouring buildings whilst being of a material that relates to 4a.

Appendices

A Appendices

Appendix A - Basement Impact Assessment

A Basement Impact Assessment prepared in support of the Planning Application.

Please refer to Basement Impact Assessment by RPS.

Appendix B - Structural Design Information

Structural design information prepared in support of the Planning Application.

Please refer to Structural design information by Mason Navarro Pledge.

Appendix C - Daylight & Sunlight Assessment

A Daylight & Sunlight Assessment prepared in support of the Planning Application.

Please refer to the Daylight & Sunlight Assessment by Point2 Surveyors.

Appendix D - Heritage Statement

A Heritage Statement prepared in support of the Planning Application.

Please refer to the Heritage Statement by Prentice Moore.

Appendix E - Arboricultural Impact Assessment

An Arboricultural Impact Assessment prepared in support of the Planning Application.

Please refer to the Arboricultural Impact Assessment by Lockhart Garratt

While every effort has been made to check the accuracy and quality of the information in this document, the author cannot accept and responsibility for the subsequent use of the information for any errors or emission that it may contain or for any misunderstanding arising from extracts used in a different context.

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