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Existing and Proposed Plans and Elevations

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|----------------------------------|--------|-----------|
| Existing OS Map | EX 000 | 1:1250@A3 |
| Existing Lower Ground Floor Plan | EX 001 | 1:100@A3 |
| Existing Upper Ground Floor Plan | EX 002 | 1:100@A3 |
| Existing First Floor Plan | EX 003 | 1:100@A3 |
| Existing Second Floor Plan | EX 004 | 1:100@A3 |
| Existing Roof Plan | EX 005 | 1:100@A3 |
| | | |
| Existing Section AA | EX 101 | 1:100@A3 |
| Existing Section CC | EX 103 | 1:100@A3 |
| | | |
| Existing Front Elevation | EX 201 | 1:100@A3 |
| Existing Flank Elevation | EX 202 | 1:100@A3 |
| Existing Rear Elevation | EX 203 | 1:100@A3 |
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| Proposed Lower Ground Floor Pl | PA 001 | 1:100@A3 |
| Proposed Upper Ground Floor Plan | PA 002 | 1:100@A3 |
| Proposed First Floor Plan | PA 003 | 1:100@A3 |
| Proposed Second Floor Plan | PA 004 | 1:100@A3 |
| Proposed Roof Plan | PA 005 | 1:100@A3 |
| | | |
| Proposed Section AA | PA 101 | 1:100@A3 |
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| Proposed Front Elevation | PA 201 | 1:100@A3 |
| Proposed Flank Elevation | PA 202 | 1:100@A3 |
| Proposed Rear Elevation | PA 203 | 1:100@A3 |

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.



a) Aerial view of 33 Hampstead Lane from front showing garage site to west of property.



b) Aerial view of 33 Hampstead Lane from rear showing garden and garage site to west of property.

Existing Context

33 Hampstead Lane is a 4 storey semi-detached Victorian house in the London Borough of Camden on the south side of the street which forms the borough boundary with Haringey. The property is located in the Highgate Conservation Area and forms part of a sextuplet of houses in the immediate vicinity which are of the same original design. The neighbourhood comprises a range of mid to late 19th-century houses and some 20th-century infill. All the nearby properties are generally three or four storeys in height with pitched roofs. To the street, there are 6 no. houses of the same typology, including no. 33. All use London stock brick with painted mouldings, pitched roofs, bay windows and entrance steps to the front doors. The rear elevations of no. 31 & 33 use a different, darker brick than that of the front facade and flank elevation. There is a lot of variation in style and materiality to those houses which are of a different typology, including 2, 3 and 4 storey properties with pitched or flat roofs, painted render or brickwork, exposed brickwork & some with bay windows. Many of the houses have been significantly extended from ground to roof level, including side in-fill extensions of 1 to 4 storeys high, full mansard storey and rear extensions.

No. 33 has existing off-street parking in front of the house and in the single storey stand-alone garage located in the large sideway to the west of the property. To the rear there is a large garden which backs on to the extensive service buildings of the large property beyond. The extent of the neighbouring garden, along with the geometry of the local street layout, means that there are no houses facing the rear of the property. The rear adjoining property is a vast distance from the boundary and is completely hidden from view by existing trees, fences and hedges.

The adjoining property at no. 31 also had a large sideway area, which has been developed into a 4 storey side extension to the main house as well as a detached 2 storey new-build property, Highwood Lodge.

Of the 6 no. semi-detached houses of the same typology, no. 33 is the only one not to have extended the roof to create additional habitable space and accommodation. Street-facing dormers are present on the adjoining neighbour (no. 31) and the 4 no. houses directly opposite (no. 14, 16, 18 & 20). All these properties also have smaller dormers to the rearward roof slopes and many have skylights on street facing roof slopes and / or the area of flat roof over the main house.

There is no record of any major alterations to no. 33 Hampstead Lane, aside from the installation of 2 no. roof lights in 2000.



c) view of existing front elevation of house



d) view of existing flank elevation of house



e) view of existing rear elevation of house



f) view of 31 Hampstead Lane



g) view of Highwood Lodge



h) view of 14 Hampstead Lane side entrance



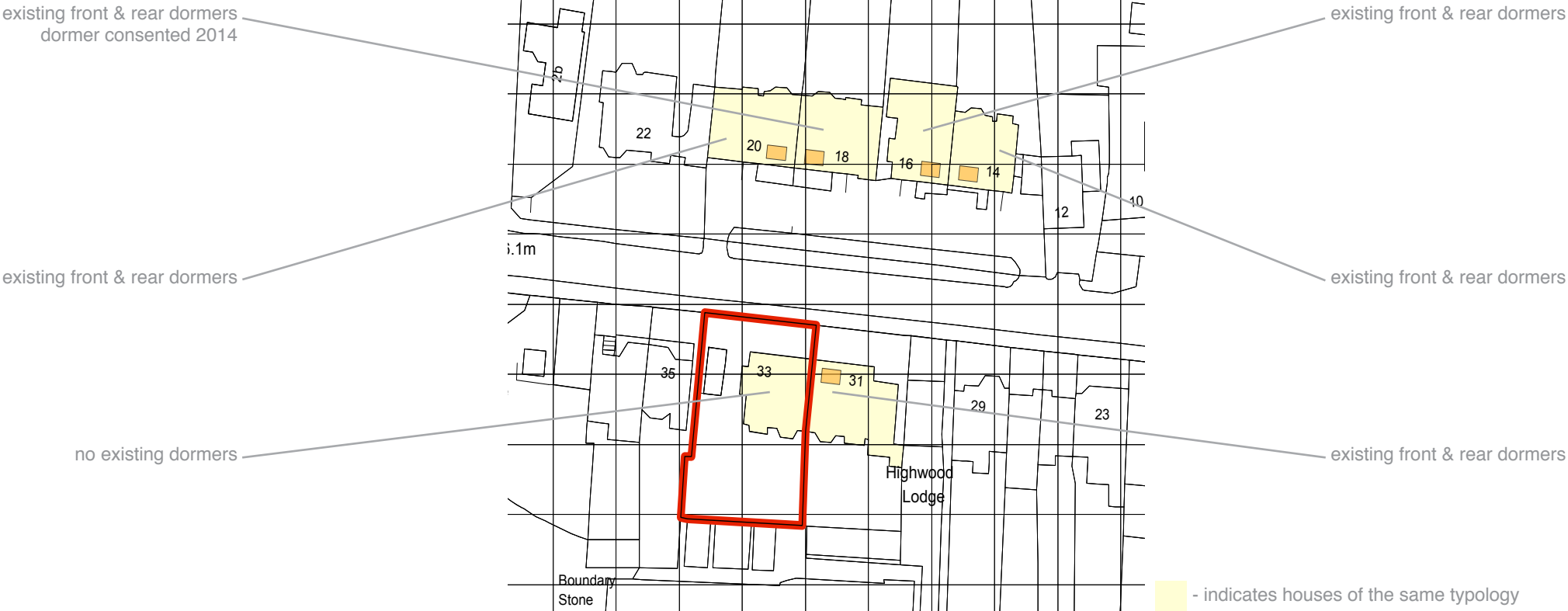
i) view of 14 & 16 Hampstead lane



j) View of 18 & 20 Hampstead Lane



k) View of 31 & 33 Hampstead Lane



l) Map of existing context

The proposal

This application is for alterations to no. 33 Hampstead Lane, a 4 storey house which has been split into 2 no. maisonettes. The existing maisonettes suffer from years of general wear & tear and lack of renovation, which has left them tired and dingy. The owner wishes to remain in the property long term and this proposal is for minor renovations and alterations to the existing access arrangements and loft floor of the upper maisonette. The alterations will upgrade the existing accommodation, improve the amount of natural light within the property and remedy existing deficiencies in the separation of dwellings. This is part of an overall ambition to bring the property up to modern living and environmental standards. The proposed development includes;

- the addition of a north facing dormer window;
- the addition of a smaller south facing dormer window;
- the addition of 2 no. skylights;
- reorganisation of the main entry access.

The Camden Local Plan, as with all levels of planning policy, emphasises the importance of good design. Policy D1 (design) states that the Council will secure high quality design in development which respects the local context and character, preserves and enhances the historic environment, is sustainable in design and construction and (among other things) integrates well with the surrounding streets. Furthermore, proposals must incorporate details which are of high quality and complement the local character. To further support the Local Plan, the council has adopted a number of supplementary planning documents to guide development in the borough. The ‘Altering and extending your home’ adopted in March 2019 provides guidance to residents about how best to make changes to their dwelling house. The proposed development has been designed in accordance with the relevant adopted planning policies and guidance.

Roof alterations

As outlined above, the proposed development comprises two dormers, at the front and rear elevation, as well as the addition of 2 no. skylights. The proposed works have been designed in line with the Council’s guidance and policies. Drawing numbers PA 201 and PA 203 show the positon of the proposed front and rear dormers. As is demonstrated on the accompanying plans, the proposed front dormer has been sensitively designed so as to acknowledge the surrounding context and character and to remain subservient to the existing building. The following section gives a comprehensive analysis of the surrounding area and explains the addition of the dormer in relation to the context.

The proposed front dormer mirrors what is already present at number 31 and therefore is suitable and appropriate for the existing site. The dormers accord with the guidance outlined in diagrams 3a and 3b of the CPG and is considered to comply with the necessary policies and guidance.

The existing upper maisonette is particularly cramped, with dark and gloomy spaces, so the purpose of alterations to the roof is to increase the existing full height space and create a lighter, more open living environment. A small dormer is proposed to the street facing roof slope, in line with those already present on the other 5 no. properties of the same type, including the adjoining neighbour - see figures i, j, k & l. It will be lead clad with painted casement windows, as are typical of dormers in this type of house in the street. The

dormer has been designed to match those already present in the immediate vicinity, bringing no. 33 in to keeping with the neighbouring properties, the established context and completing the character of the streetscape. This completes the pattern of dormer addition on this type of house, so that subsequent to the consent of 2014 for no. 18, all the roof forms are now again the same.

At the rear a smaller dormer is proposed, again similar to those already present on the other 5 no. properties of the same type but of more modest scale and without provision for a juliet balcony. As this is at the rear, it will not affect the character of the streetscape, or any other public space. Dormers of the same general description are present on the adjoining neighbour’s property, therefore their addition to no. 33 will help to balance the pair.

In summary the proposed dormer windows are subordinate to the host property and mirror other additions that have already been made within the site vicinity. The proposed dormers comply with the guidance outlined in the ‘Altering and extending your home’ CPG and will respect the host building. The dormers are appropriate in their size, siting and design and are not introduced on an otherwise unbroken roof slope. The additions are considered to comply with the relevant policies.

Further to the dormers, 2 no. skylights are proposed to the area of existing flat roof, positioned to allow light into the middle of the floor plan. The skylights will not be visible from the street and are similar to those present on the adjoining neighbour. The number of skylights and their extent are in keeping with those already present in the roof slopes of other properties of the same type in the street.

Access

Further to the proposed roof works, this application seeks to alter the existing access arrangements to the two maisonette flats. Both maisonettes are currently accessed through the main front door of the front facade. The proposals would give each flat an independent access which would enhance the identity of the dwellings

When the separate flats were created the access was created in an expedient, but architecturally illogical and uneconomic way. The shared entry lobby is cramped and awkward, and combined with the positioning of the stairs slices up the ground floor plan in a tortuous way. Any sense of the entrance and generous stairwell of the original house has been lost. The existing stairs have a distinct back of house feel, and the current separation does not comply with building regulation requirements for fire and acoustic separation. The upper maisonette is also accessed from an external steel access stair from the side and garden. This stair extends considerably and at height from the building.

It is proposed that the main front door be dedicated to provide entry to the Lower Maisonette only with the Upper Maisonette accessed by a new side entrance, created in the existing projecting side wing on the flank elevation. The new entrance door will be set in the secondary front elevation, which is set back from the main front facade. This has been done already at no. 14 Hampstead Lane, but through use of an unsightly metal escape stair to a first storey door. The proposal no 33 will be much more traditional. This design enhances the architectural hierarchy of the existing entrance and the proposed addition would

be subordinate to the existing fabric. It is considered that the proposed doorway is of high quality design and accords with the aspirations of Policy D1 of the Local Plan. The new front door will be at Upper Ground Floor level and will be similar to the main front door, but of lesser scale so that it appears clearly subordinate and secondary to the main front door. The stairs to this entrance will have a painted steel hand rail instead of a solid balustrade to make them less monumental, but otherwise similar in construction technique to the existing main front stair.

The flank of the adjoining property has been heavily developed with a 4 storey side extension, losing the original architectural language & diminishment of the property as it recedes from the street. The proposed side entrance to no. 33 would enhance the existing architectural language of the property by accentuating the existing side extension to bring it into better balance than the existing large side extension to the adjoining neighbour. In addition, the new access allows for removal of the existing external access / fire stair which is unsightly and currently used for access to the property, also allowing significant overlooking of the neighbouring properties. The associated existing rear fire door and concrete lintol would be replaced with a guaged brick lintol and a window in keeping with the existing openings in the side wing. The proposal also seeks to improve the existing front garden layout and allow for better organisation of refuse storage.

In terms of how the entrance impacts the internal areas, the proposals will result in a minor alteration to the floor plan of the lower floor flat. This alteration will not alter the function of this flat and will not impact the residential amenity or the quality of the accommodation.

In summary the proposed entrance way will enhance the legibility of the maisonettes and will give them more identity along the street. The proposed doorway respects the hierarchy of the existing entrance and incorporates high quality design which is in line with the aspirations of Policy D1. The removal of the existing fire stair will have no impact on the conservation area and will succeed in removing a non-original and unsightly addition to an otherwise handsome building. The proposals will not have any impact on the residential amenity of either flat and are considered acceptable.



m) View of existing entry stair & gloomy room to upper maisonette