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Proposed Front Elevation	PA 201	1:100@A3
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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. The property is located in the Highgate Conservation Area and forms part of a sextuplet of houses of the same original design; two on the south side and four on the north side of the street. No 33 and 31 are in Camden on the south side of the lane whilst the other four houses are in Haringey.

These six houses of the same typology as no. 33 are all built in a distinct pale London stock brick, with slate pitched roofs. They have a dominant protruding 3 storey gabled face on each elevation, which define the particular character of these houses. Features on the fronts are highlighted with ornamented painted render. The rear elevations are built in a darker stock brick than that of the front and side elevations, with the paler stock brick used to highlight window openings and decorative bands.

The neighbourhood generally is a collection of mid-to-late 19th-century houses with some 20th-century infill. The nearby properties are generally three or four storeys in height with pitched roofs, with some two-storey properties interspersed between them. There is significant variation of typology, style and materiality to these houses, with pitched or flat roofs, painted render and different types of brickwork all featuring. Many of the houses have been significantly extended at all levels, including side infill extensions of 1 to 4 storeys height, full mansard storeys and large rear extensions. The adjoining property at no. 31 had a large sideways 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.

There is no consistent building line to the street on either side of the street at front or rear. (see fig.) This, along with the variation in material and house type helps to create the village-like atmosphere of the street, despite the scale of the majority of properties

No. 33 has existing off-street parking in front of the house and in the single storey stand-alone garage located in the large sideways to the west of the property. To the rear there is a large garden which backs on to the extensive service buildings of the mansion 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.

No 33 was at some point poorly converted into two maisonettes, which created many of the problems which are now in need of attention. Externally, this conversion is currently manifest through external access and fire-escape stairs in the sideways, and a badly re-built main bay on the rear elevation.

A recent application (2020/0484/P) has been granted on number 33 for a new side entrance and front and rear dormers to the Upper Maisonette. This has addressed the deficiencies and problems with this flat. The consented proposal drawings are included in this application for information purposes.

The proposals following are for the Lower Maisonette only.





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 property and stucco villas at no 35 and 37





i) Satellite view of variegated building lines



j) view of rear extensions at no 35 and 37



k) gap to no 35 from eye-level on street with garage obscuring views to rear



l) Map of existing context and nominal building lines

■ - indicates houses of the same typology



The proposal

The owner wishes to remain in the property long term and this proposal is for renovations and alterations to the Lower Maisonette.

Both existing maisonettes are non-compliant with building regulations, suffer from years of general wear & tear and lack of renovation. This has left them tired and dingy, and falling far below current thermal and environmental standards. Both the rear main and secondary bays are in need of significant work, with the secondary bay showing signs of ongoing subsidence.

The alterations will upgrade the existing accommodation, improve the amount of natural light within the property, create generous access to the garden, and complete the works to properly separate the two maisonettes. They will bring the property up to modern living and regulatory and environmental standards.

- The alterations envisage;
- alterations to doors and fenestration on the side elevation at ground and lower ground floor levels,
  - cleaning up the rear elevation and re-constructing the main bay
  - creating access from the lower ground and ground floors to the garden,
  - a new garden extension.

There are no alterations proposed to the front of the house.

Overall, the design strategy has been to clean up and restore the main body of the house, removing substandard later alterations, and to make new high quality, elegant and distinct additions that compliment and do not compete or compete with the original Victorian building.



m) View of existing boiler and utility access to be removed



n) View of existing rear door and entrance steps to be removed.

Alterations to Doors and Fenestration on the Side Elevation.

The alterations to the side extension comprise the formation of three new low level windows and the removal of two redundant doors along with their access steps.

Currently access to the boiler and utility room is from the outside descending via an external access door and steps (see fig m). This lack of direct access is both inconvenient and creates safety issues. The proposal provides a new internal access to the room to remedy this. The redundant external door and steps will be removed and infilled with brick matching the existing. A new window will be created to allow light into the utility room, immediately below and aligned with the window above using existing brick lintols, and stone cills salvaged from the redundant door.

The internal layout has returned the main stairs to their original position, which means that a non-original door on the rear face of the side extension is now redundant (see fig n). The concrete steps to this door will be removed and the opening will partially infilled with brick and partially used as a new window opening. This window will allow light into the internal stairwell from the south as well as allowing ventilation to the central area of the flat.

One further window will be added at lower ground floor on the main gable face. This will allow additional light into the rear library/study room. It will be the same as the existing small window to this room and positioned symmetrically about the chimney breast of this face.

Any brick infill will match the building in type, bond and mortar. Window frames will be painted to match the existing windows.



p) View of existing re-built main rear bay, redundant platform, un-orderly soil pipes and satellite dishes

Cleaning up the rear elevation and re-constructing the main bay.

At some point in the past, the two storey main rear bay was modified and poorly rebuilt. This has resulted in a bay which is still built in the original geometry at lower ground floor, but with a different geometry at ground floor. The windows are different on each floor and do not match each other, in type or configuration (see fig p). This modified bay also has a side access onto a raised, unguarded platform, which presumably formally had steps down to the garden.

During the conversion to maisonettes, various soil pipes and rainwater pipes, along with satellite dishes have been added to the gable façade element.

The proposal will remove the satellite dishes and move the soil and rain pipes to a concealed return reveal. The glazed elements of the bay will be re-built at both levels on the lines and geometry of the original bay, and the raised redundant platform removed. The glazing at both levels will feature casements with fanlights above and be in the same construction, to form a cohesive and current elevation to the bay.

The re-constructed bay along with the other alterations will re-instate the prominence of the gabled face of the rear elevation.

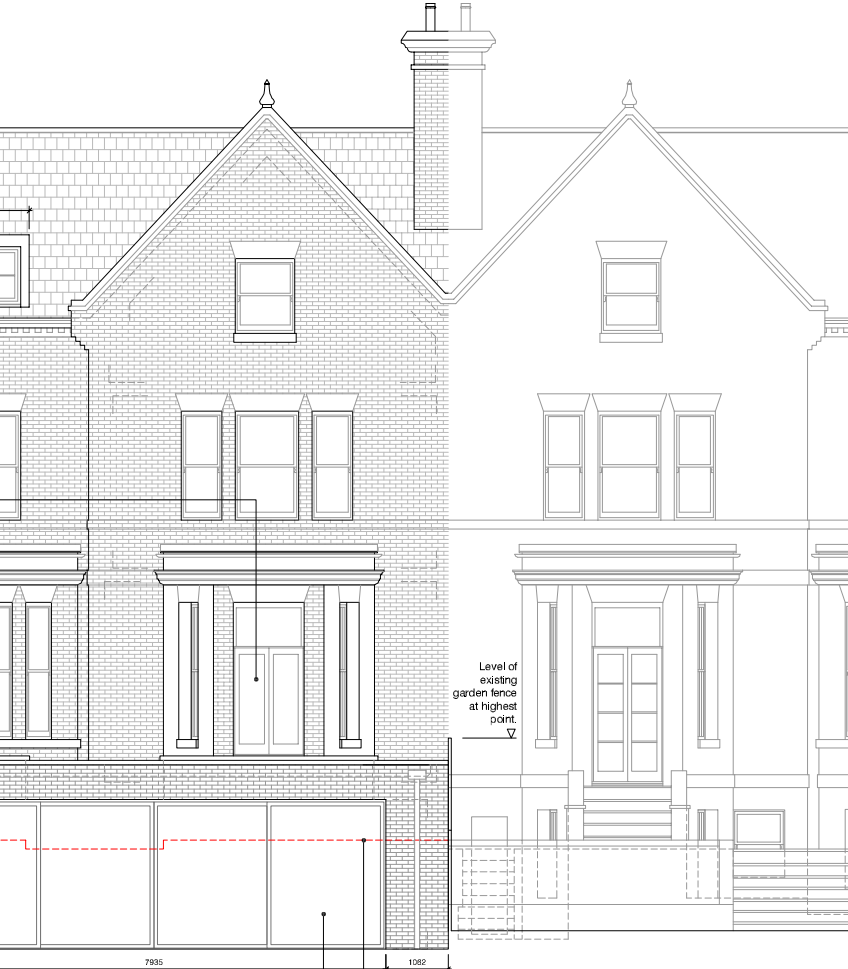


Access from the Ground and Lower Ground Floors.

There is currently no access from either the ground floor or lower ground floor to the garden at the rear, as this was moved into the sideways when the maisonettes were converted.

At lower ground floor there is no compliant means of escape from either of the rooms at the rear, with escape though windows leading only into a trapped condition in the rear areaway. The proposal places three small steps within the well, to allow access up to garden level. Thus escape through the windows from both the relevant rooms will become compliant. The light-well walls will be repaired re-instating them as straight true and level, with missing coping stones replaced. The later brick wall and cap that presently forms a vented void (see fig r) will be removed to reveal the full width of the rear areaway.

Historically the house had access from the ground floor to the garden through a set of French doors and stairs in the middle of the main bay. These doors are still present on number 31 next door and across the road on nos 18 and 20 (see fig q) It is proposed that when the main bay is re-built to the original geometry, central french doors with fanlights above are re-instated. These will then lead down to the garden via an elegant and lightweight steel and glass stair. The stair will be of contemporary and minimal design so as to be a pastiche or compete with the Victorian architecture of the main elevation.



q) Rear elevations of no 18 and no 20 Hampstead Lane showing central access from main bay (from Haringey planning consent for no 10)



r) vented void infill to rear areaway to be removed



s) Rear secondary bay showing subsidence of both sides.

New Garden Extension

A small extension is proposed as a garden room on the rear of the property. It is positioned on the secondary face of the elevation so that the main projecting gable face and primary bay of the elevation are unobstructed and can be seen full height from garden to roof. This position places it away from the neighbours on both sides preventing any impact on neighbours in terms of light, enclosure or amenity. It is set a garden ground level, to allow direct access to the garden, but also to reduce its height. In length it will not extend further than the notional rear building line established on this side of the street. The overall dimensions of the extension are such that it is a clearly subordinate element on the rear elevation. The volume of the extension also means that it will not be visible from the street through the gap between no 33 and 35. (see fig k)

The design strategy is to create a clear and distinct garden extension that compliments the main house, and deliberately does not seek to imitate the Victorian construction. The existing, subsiding bay (see fig s) will be replaced by a glass skylight atrium slot. This slot will detach the extension from the original house and re-enforce its distinct construction.

The extension itself will be of lightweight and elegant construction, primarily of glass, with metal cladding to fascias. The glass will be full height on two sides, with sliding doors opening at the rear to the garden. The west wall will be a solid wall, that is envisaged as green element of the garden. This configuration will allow the extension to feel open to the garden, whilst preventing a sense of overlooking to no 35 Hampstead Lane which sits at a distance, but downhill of no 33.

A slight projecting overhang is envisaged on the south side to mitigate solar gain to the extension. This overhang extends down the west wall forming a 'blinker', further protecting views to the property at no 35.

The west wall will be masonry with a perforated metal trellis rainscreen cladding as the surface treatment. This will allow for the wall to be covered in green by fast growing plants in the summer, whilst reading as a sharp and refined box element at times when there is no coverage. The trellis along with the fascias will all be painted in a lead grey so that the extension box as a whole reads as a single coherent volume.



Landscape and Trees

The existing rear garden layout will be retained as a lawn with border planting and is not affected by these proposals. Along the sideways, oversite concrete will be removed and the current compacted gravel paths extended to create a water permeable covering to the ground.

There are 2 on-site trees and two in neighbouring properties. All of these trees have been assessed by an arboriculturalist ACS (Trees) Consulting. They are distant to the proposals and not affected by them. A schedule of the tree types, category and condition is attached to this document (see fig t). The tree survey plan showing the BS root protection area along with the modified root area due to site obstructions follows (see fig v).

The on-site trees will be protected with exclusion zones and root protection as per the BS root protection areas during construction.

ACS(Trees)Consulting  
E:info@acstrees.co.uk

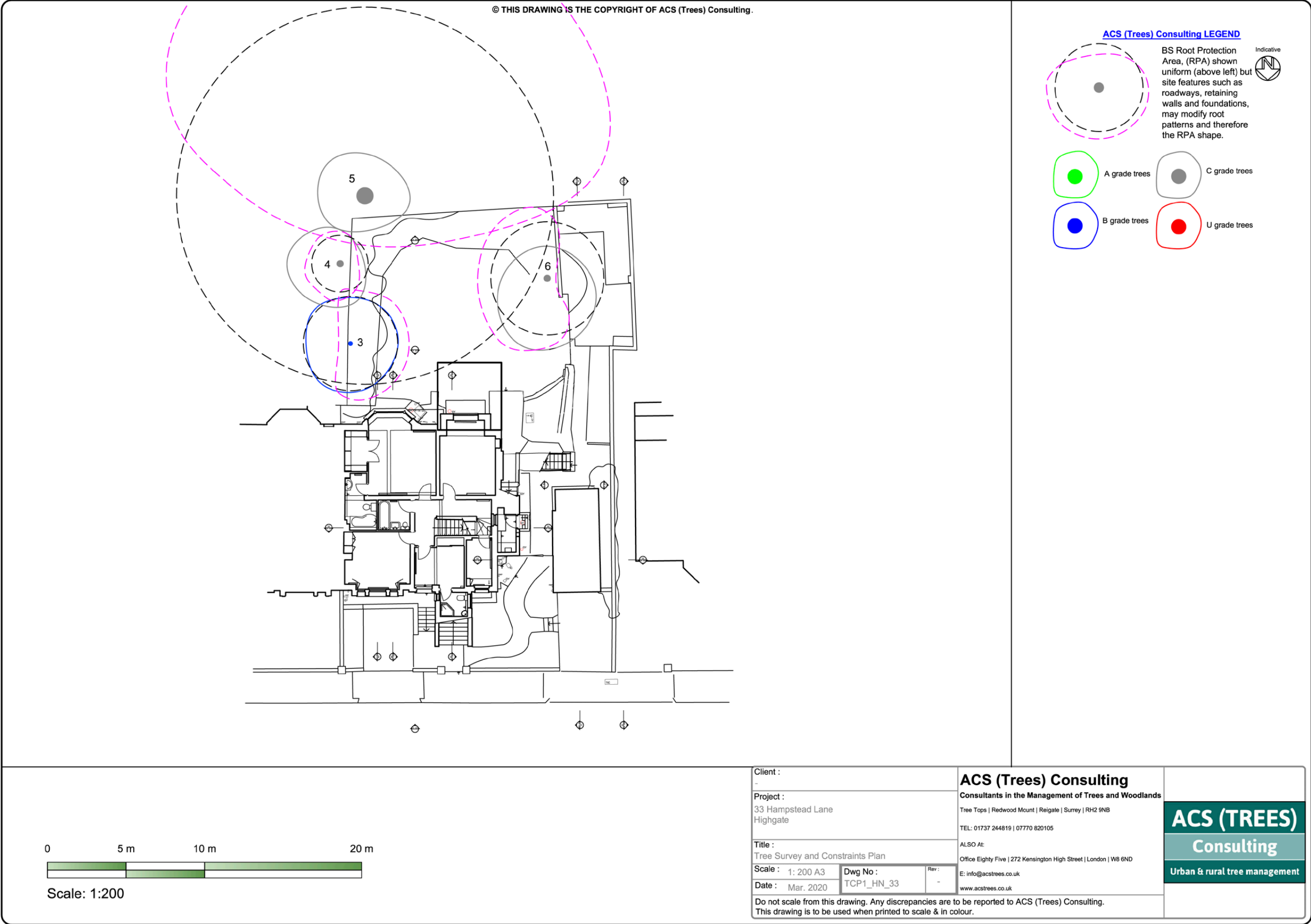
Site:33 Hampstead Lane, London N6

Surveyor: H. Appleyard  
Date:09.03.20

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Struct. Condition	Landscape Value	Est. Years	Category	Comments	RPA Radius	RPA m2
T3	Common Holly ( <i>Ilex aquifolium</i> )	9m	250	3m	1m	2m N	EM	Good	Fair	Low	20+	B (2)	Self sown tree growing out of boundary wall stone work; dense canopy with added ivy growth.	3.0m	28.3m²
T4	Silver birch ( <i>Betula pendula</i> )	9m	150(e)	N3m E3m S2m W2m	3m	3m N	EM	Fair	Good	Low	20+	C (2)	Off site tree; limited access to inspect.	1.8m	10.2m²
T5	Lombardy poplar ( <i>Populus nigra 'Italica'</i> )	13m	900(e)	4m	3m	3m W	M	Good	Fair	Low	20+	C (12)	Off site tree; heavily pollarded with re-growth; boundary wall likely to deflect root spread.	10.8m	366.4m²
T6	Apple ( <i>Malus sp.</i> )	6m	300	N5m E3m S2m W3m	1m	1m N	M	Good	Fair	Low	20+	C (12)	Wind blown and leaning north; reduced canopy; garden fruit tree.	3.6m	40.7m²

t) Tree Schedule





v) Tree Survey Plan



The proposal

This application is for alterations and extensions to the lower maisonette at no. 33 Hampstead Lane, a 4 storey property originally built as a house which has been converted 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 works to the lower maisonette.

- The proposed development comprises the following works:
- Re-construction of the rear bay window and construction of steps into garden area;
  - Opening and renovation of existing lightwell to provide safe exit from lower ground floors;
  - Construction of glazed, light weight extension at the rear elevation; and
  - Alterations to doors and fenestration on the side elevation at ground and lower ground floor levels.

All of the proposed works are to the rear of the property at the ground and lower ground floor levels. This application should be read in accordance with recently consented changes for works across the upper maisonette at 33 Hampstead Lane (2020/0484/P).

Design and heritage Policy position

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’ CPG adopted in March 2019 provides guidance to residents about how best to make changes to their dwelling house.

As the site is located within the Highgate Conservation Area, it is necessary to review the relevant heritage and conservation area policies. Policy D2 of the Local Plan outlines the Council’s approach to protecting heritage assets in the borough. For conservation areas, the council will require that development within conservation areas where possible, enhances the character or appearance of the area, resists the substantial or total demolition of a building within the conservation area. The Council will also resist development outside of the conservation area which causes harm to the character and appearance of the area. Furthermore, development which causes substantial harm to the conservation area where no public benefit can be demonstrated will not be permitted. In general the Council will resist applications which cause less than substantial harm to heritage assets unless the public benefits convincingly outweigh the harm.

The proposed development has been assessed against these policies in the following sections. For clarity, the proposals are dealt with item by item.

Proposed extension

Principle of rear extension

As outlined above, the council has a number of policies and guidance documents which provide guidance on development within the borough. For rear extensions, the adopted CPG document states that such extensions should be designed to ensure they don’t negatively impact the appearance of the property or group of properties surrounding it, they should be secondary to the host building in terms of form, scale and proportions, should respect the existing character and materials which comprise the host property, not cause any amenity issues to surrounding properties and should allow for the retention of reasonable sized gardens.

Several properties in the immediate context including number 31 Hampstead Lane have rear extensions. The principle of contemporary rear extensions is therefore firmly established. A search of comparable applications has also been undertaken to confirm the acceptability of the proposals in principle.

Some examples are included in the table below:

31 Highwood Lodge Hampstead Lane London N6 4RT  
2017/6416/P  
Erection of a single storey rear extension on the existing terrace, new infill extension, installation of privacy screens for an enlarged roof terrace to the rear elevation all at first floor level and extension of the pitched roof all associated with the use a residential dwelling (Class C3).  
Granted, June 2018

13 Hampstead Lane Hornsey London N6 4RT  
2016/0324/P  
Erection of roof extension with dormers and 2-storey rear extension at upper ground and first floor levels and associated alterations.  
Granted, March 2016

Flat A 23 Hampstead Lane London N6 4RT  
2016/0064/P  
Single storey rear extension to include green roof, 4x roof lights and lightwell with associated landscaping at rear garden to lower ground floor flat  
Granted, March 2016

37 Hampstead Lane Haringey London N6 4RT  
2006/5754/P  
Conversion of two maisonettes to create a single family dwelling house, and the erection of a single storey rear extension, extension to existing side entrance, changes to the rear terrace and replacement of windows.  
Granted, February 2007

The number of consented rear extensions within the surrounding area shows that the principle of rear extensions is accepted, subject to compliance with other policy requirements.

Design of extension

As is demonstrated through the plans and this design statement, the proposed extension is contemporary in its design and comprises a light weight architectural style. The rationale behind this style is to ensure that the extension remains subservient to the main house and respects the original features and proportions, which addresses the principles of policy D1 in relation to alterations and extensions. The glazed section between the host building and the proposed extension allows for a visual separation between new and old fabric and highlights the extended section. The lightweight nature of the extension does not detract from the existing building or the conservation area.

In terms of scale the proposed rear extension is subordinate in size to the host building and thus complies with Policy D1 and the CPG. The lightweight design of the extension ensures the subservience whilst adding additional habitable space in a sensitive way. Currently, the host building benefits from a generous garden and the proposed extension would retain substantial garden space in accordance with the CPG guidance. Given the siting and design of the extension, there are no amenity impacts to surrounding neighbours caused as a result of the proposed extension. It is therefore considered that the proposed extension is in accordance with the CPG.

The high quality design of the proposed extension ensures the development is in accordance with the requirements of Policy D1, and the relevant CPG guidance and should be considered acceptable.

Heritage considerations

The rear extension would stand in place of one of the former bay windows which are currently dilapidated and in need of repair. Whilst the extension would remove part of the existing building fabric (bay window) it is not considered that this removal would cause any harm to the host building or the conservation area. The proposed extension would improve the structural integrity of the existing building. The works are not considered to have any impact on the existing building or the conservation area and are in accordance with Policy H2 of the Local Plan.

Reconstruction to main bay window

The proposals will re-construct the main bay window at the rear of the property. It is acknowledged through the design statement that the existing bay windows are in a poor state of repair and suffering from subsidence. As such, the secondary bay will be removed and replaced by the proposed extension as discussed above. The main bay window will be rebuilt and rear access steps to the garden will be provided.

Through the preparation of this application, substantial research has been undertaken to understand the existing building. It is understood that the main bay to the rear is not original. The existing bay is a recreation of the original fabric which has been poorly constructed and demonstrates different proportions to the original structure.



The works associated with this application would replicate the original proportions in terms of window ratios and sizes as well as the angles of the bay-window. The proposed bay-window will also incorporate steps to the garden from the centre of the bay. The details of the rear elevation are provided in drawing number PA-203. The works to the rear bay demonstrate high quality design in accordance with the requirements of Policy D1 of the Local Plan. As the proposals are reinstating the original proportions of the bay, the proposals would enhance the conservation area. The bay and associated steps have been designed sensitively and use comparable materials to ensure that the replacement reads well with the existing building. This replacement would reinstate traditional building characteristics which is encouraged by Policy D2 of the Local Plan

It is considered that the works to replace the bay window would reinstate traditional proportions of the building and would demonstrate a conservation gain. The proposals would cause no harm to the conservation area, as such, in accordance with Policy D2 and chapter 16 of the NPPF is acceptable in policy terms.

Opening and renovation of existing lightwell

The proposals seek to rationalise and repair the existing lightwell to allow for safe, building regulation compliant access to the lower ground floors of the property. The works are minor and are detailed in drawings EX-102 (existing section) and PA-102 (proposed section). The works will allow for safe access from the property into the garden which will be aided by 3 small steps. Further details are provided in the design statement.

For clarity, the works would not incorporate any excavation works, and as such the proposals do not need to be assessed against the adopted Policy A5 (basements).

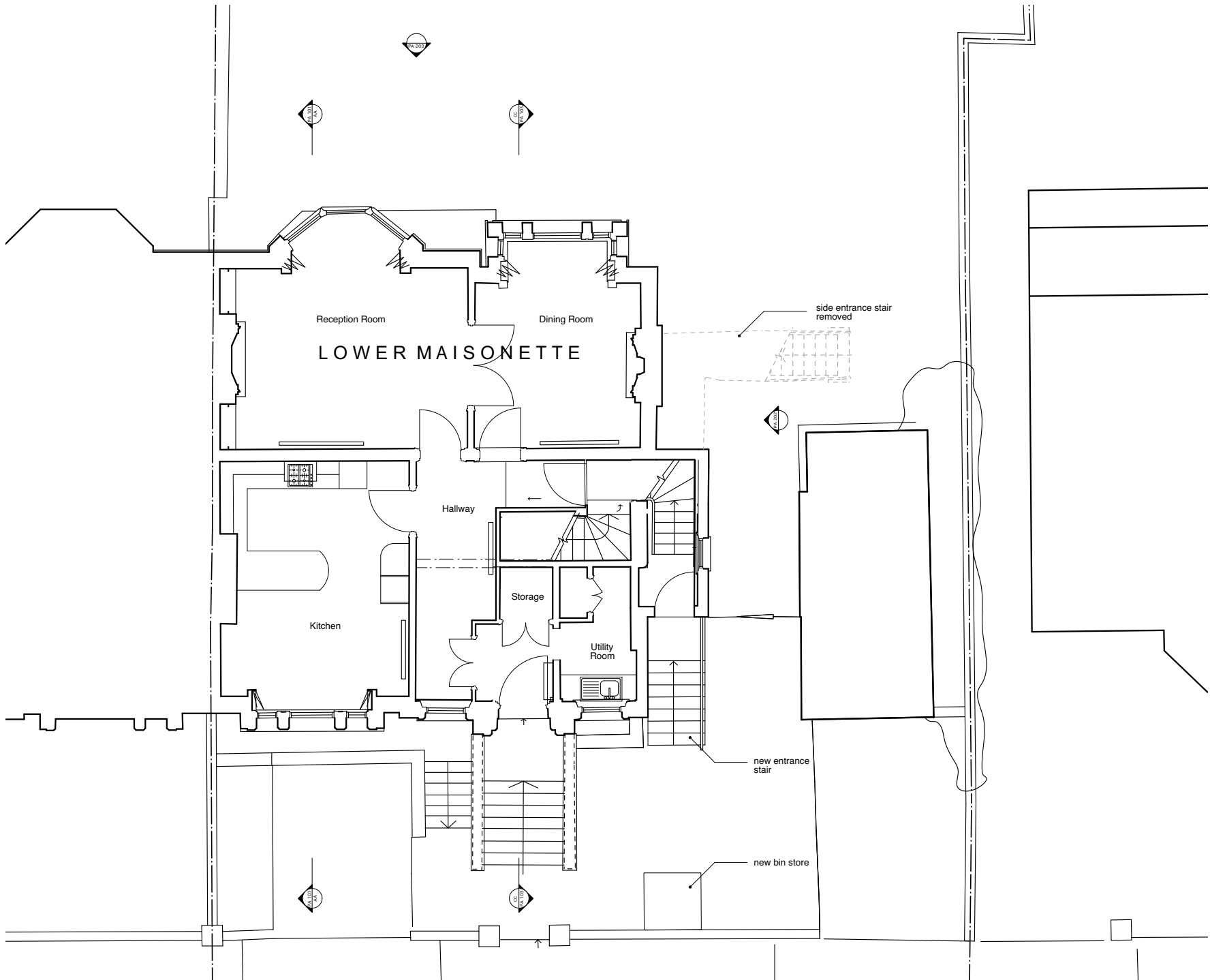
Façade works

The proposals would seek to rationalise and refurbish the facades of the building. This would incorporate the removal of redundant pipe work, satellites dishes and other paraphernalia which has accumulated on the building over the years. These works would accord with the aspirations of Policy H2 and would improve the appearance of the building within the Conservation Area.

Summary and conclusions

This submission seeks to make changes to the rear elevation of the lower maisonette at 33 Hampstead Lane. The proposals will incorporate the construction of a lightweight glazed extension; rebuilding of the existing bay window and provision of steps into the garden; minor widening of the existing lightwell and rationalisation of the fixtures and fittings on the façade. All proposals are of high quality design and incorporate appropriate materials for the existing building. The extension is contemporary in its style. The use of glazing allows for the extended section to stand apart from the existing building, this design treatment is considered appropriate for the existing building. The scale of the proposal remains subservient to the existing building. The proposed rear extension accords with Policies D1 and D2 of the Local Plan as well as the guidance of the adopted CPG. The re-constructed bay window will reference the original proportions and the materiality of this section is in line with the existing building. The proposals will be of benefit to the conservation area as it will accord with the original proportions of the building. All works demonstrate high quality design in line with the requirements of Policy D1. There will be no impact to the Highgate Conservation area as a result of the proposals thus complying with the requirements of Policy H2. The development is therefore in accordance with the requirements of the Local Plan and the NPPF.





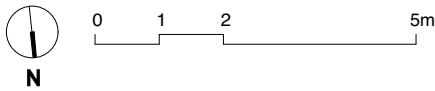
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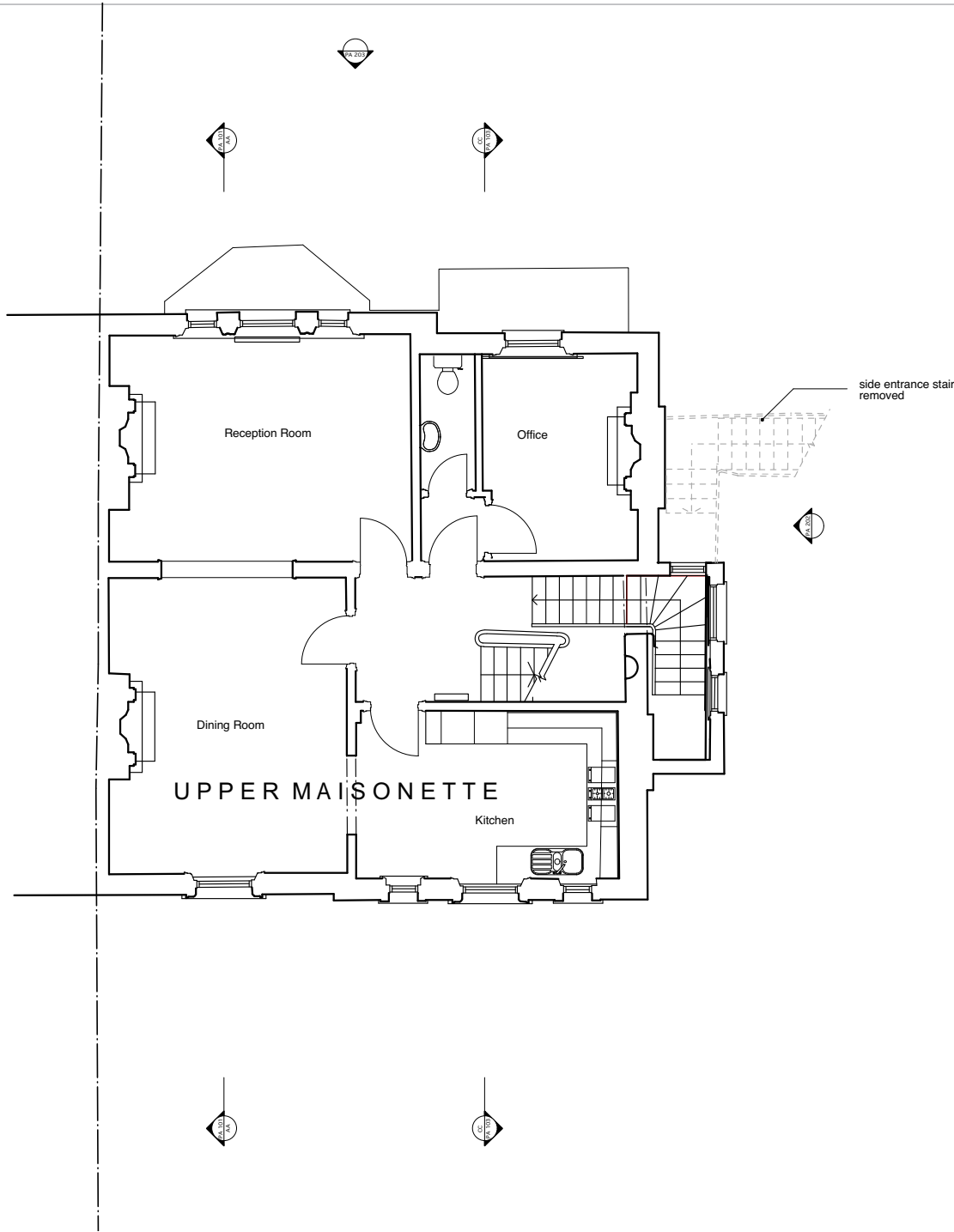
All dimensions shown are indicative and must be double checked on site by the contractor. Any inconsistencies found must be reported to Robert Dye Architects LLP.



PROPOSAL DRAWING FROM CONSENT 2020/0484/P  
FOR INFORMATION PURPOSES ONLY

Rev	Date	Notes	robertdye	
			Robert Dye Architects LLP 4 Ella Mews, Cressy Road London NW3 2NH	
			tel: 020 7267 9388 fax: 020 7267 9345	
			www.robertdye.com email: info@robertdye.com	
			project	project no
			33 Hampstead Lane	291
			drawing	scale
			Proposed Upper Ground Floor plan	1:100 @ A3
				drawn by
				GA
			drawing no	rev
			PA 002	/
				date
				Jan 2020
				dwg status
				Planning





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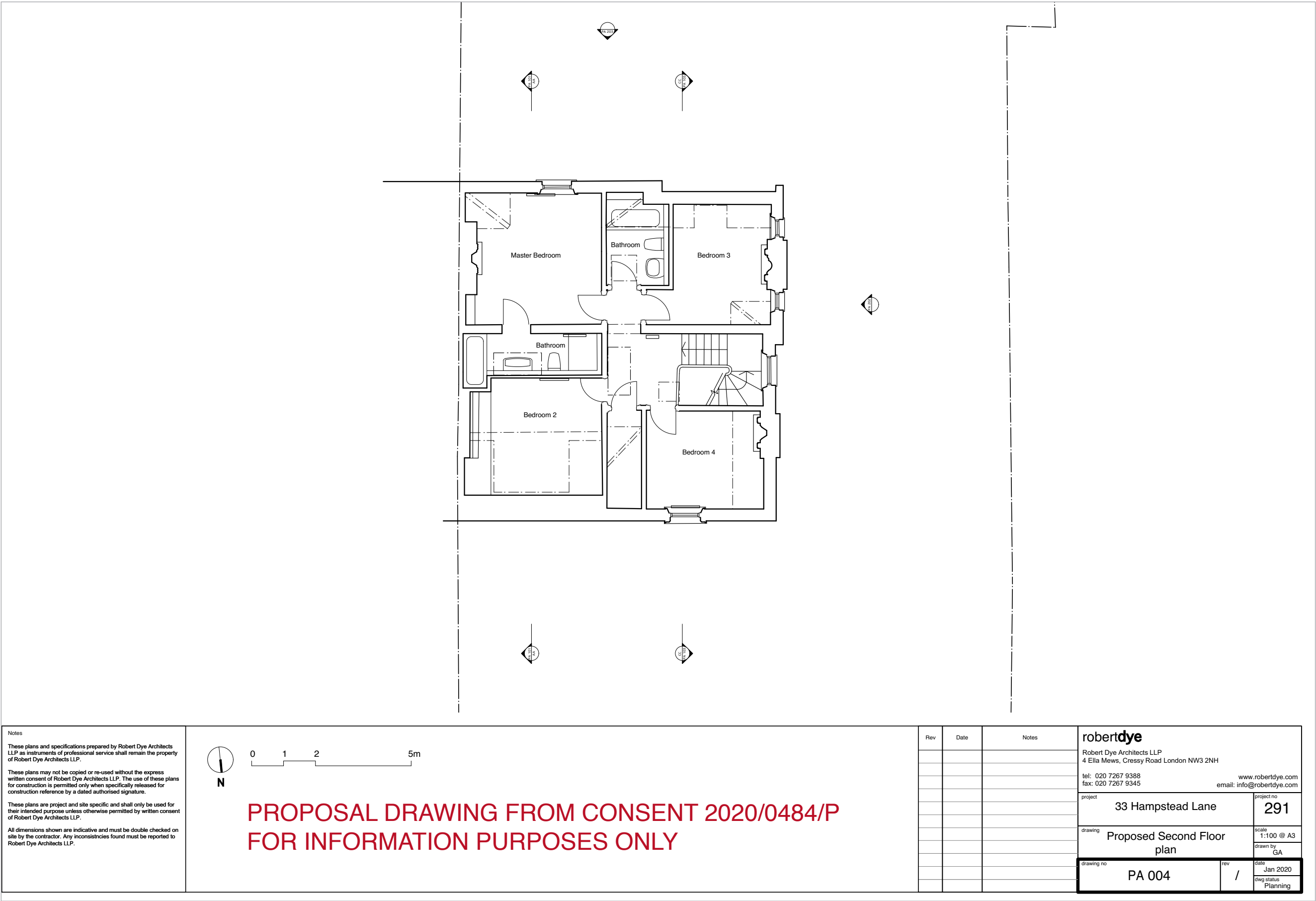
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**PROPOSAL DRAWING FROM CONSENT 2020/0484/P  
FOR INFORMATION PURPOSES ONLY**

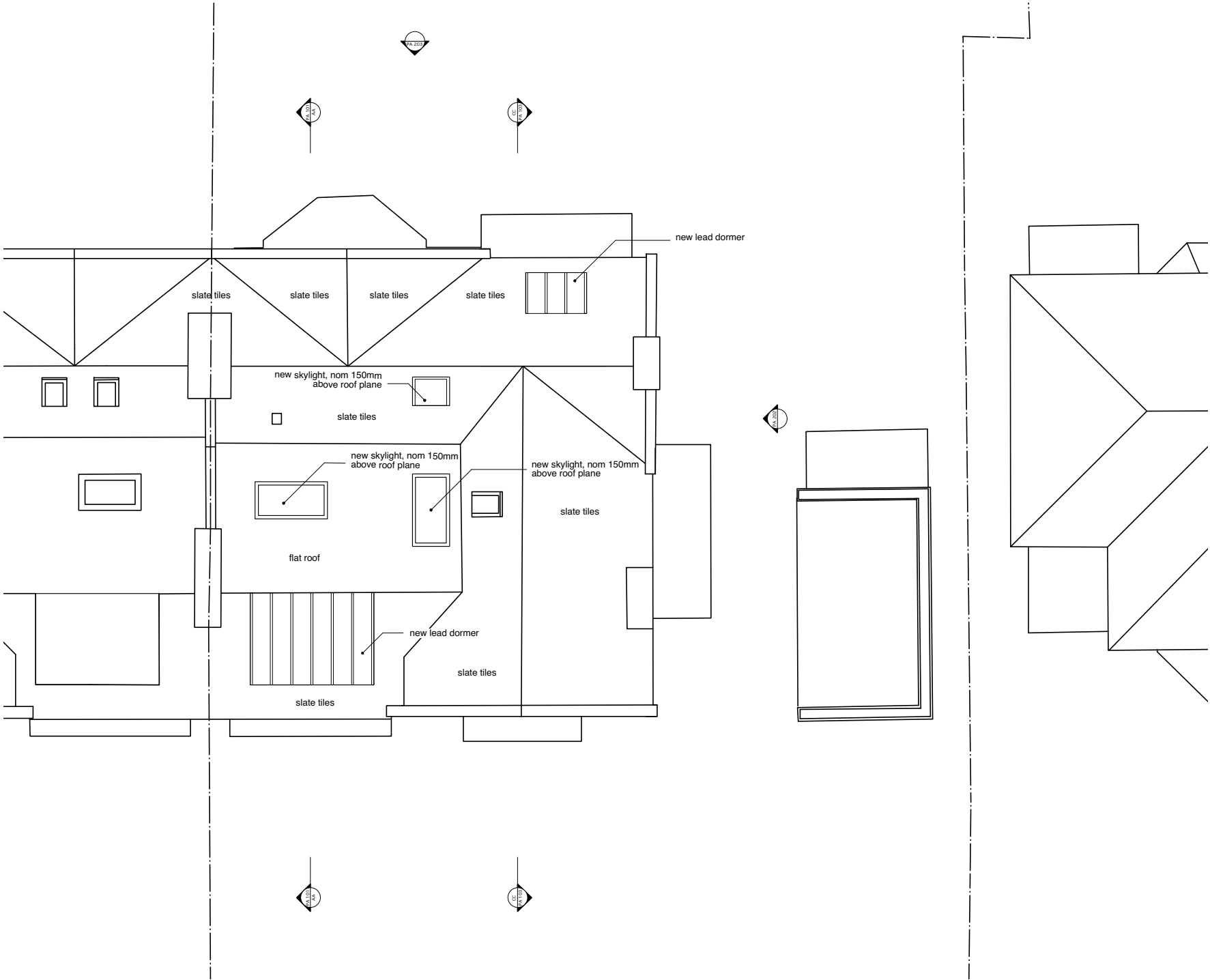
Rev	Date	Notes

rober <b>dye</b>					
Robert Dye Architects LLP 4 Ella Mews, Cressy Road London NW3 2NH					
tel: 020 7267 9388 fax: 020 7267 9345			www.robertdye.com email: info@robertdye.com		
project  33 Hampstead Lane			project no  291		
drawing  Proposed First Floor plan			scale 1:100 @ A3 drawn by GA		
drawing no  PA 003			rev  /		date Jan 2020 dwg status Planning









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0 1 2 5m

PROPOSAL DRAWING FROM CONSENT 2020/0484/P  
FOR INFORMATION PURPOSES ONLY

Rev	Date	Notes

<b>robertdye</b> Robert Dye Architects LLP 4 Ella Mews, Cressy Road London NW3 2NH tel: 020 7267 9388 fax: 020 7267 9345 www.robertdye.com email: info@robertdye.com		
project	33 Hampstead Lane	
project no	291	
drawing	Proposed Roof plan	
scale	1:100 @ A3	
drawn by	GA	
drawing no	PA 005	rev /
date	Jan 2020	dwg status
Planning		





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**PROPOSAL DRAWING FROM CONSENT 2020/0484/P  
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Rev	Date	Notes
A	31.03.20	Dormer windows revised to sash

**robertdye**

Robert Dye Architects LLP  
4 Ella Mews, Cressy Road London NW3 2NH

tel: 020 7267 9388  
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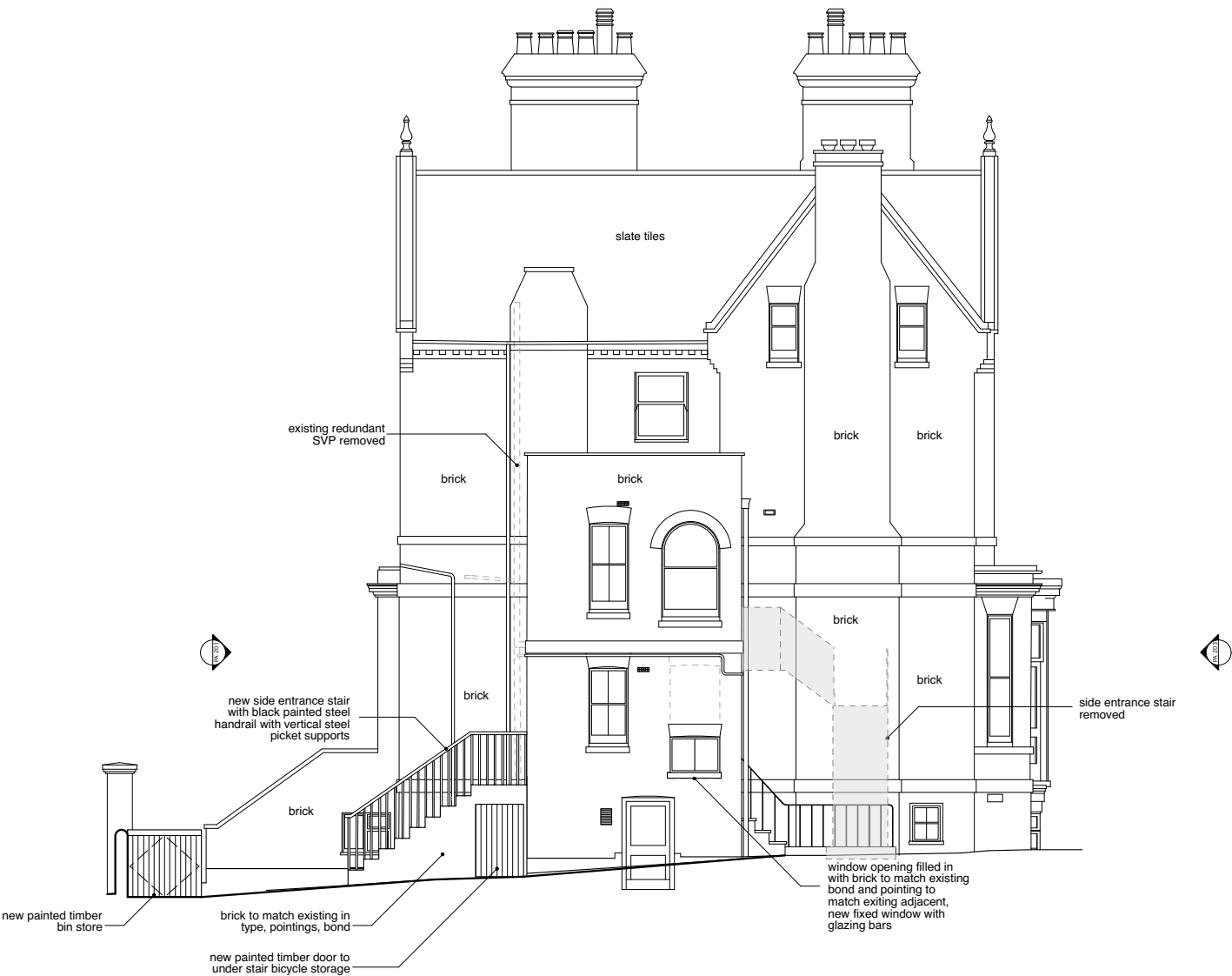
www.robertdye.com  
email: info@robertdye.com

project	project no
33 Hampstead Lane	291

drawing	scale	drawn by
Proposed Front Elevation	1:100 @ A3	GA

drawing no	rev	date
PA 201	A	Jan 2020

dwg status
Planning



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PROPOSAL DRAWING FROM CONSENT 2020/0484/P  
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Rev	Date	Notes

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project  33 Hampstead Lane			project no  291		
drawing  Proposed Flank Elevation			scale 1:100 @ A3		
			drawn by GA		
drawing no  PA 202			rev /		date Jan 2020
			dwg status Planning		





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PROPOSAL DRAWING FROM CONSENT 2020/0484/P  
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Rev	Date	Notes

<b>robertdye</b> Robert Dye Architects LLP 4 Ella Mews, Cressy Road London NW3 2NH tel: 020 7267 9388 fax: 020 7267 9345		www.robertdye.com email: info@robertdye.com
project	33 Hampstead Lane	project no <b>291</b>
drawing	Proposed Rear Elevation	scale 1:100 @ A3 drawn by GA
drawing no	PA 203	rev / date Jan 2020 dwg status Planning