



4B HAMPSTEAD HILL GARDENS  
LONDON // NW3 2PL

Mr & Mrs Brearley

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# Design & Access Statement - Addendum

May 2020

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Please note:

All figures and drawings in this report are for illustrative purposes only unless otherwise stated.

Do not scale from this document. Colours may not be representative.

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# 01 Introduction

# 01

## Introduction

# SCOPE & BRIEF

GRID Architects has been appointed by Mr & Mrs Brearley to develop proposals for redeveloping their existing family home in Hampstead within the London Borough of Camden (LBC).

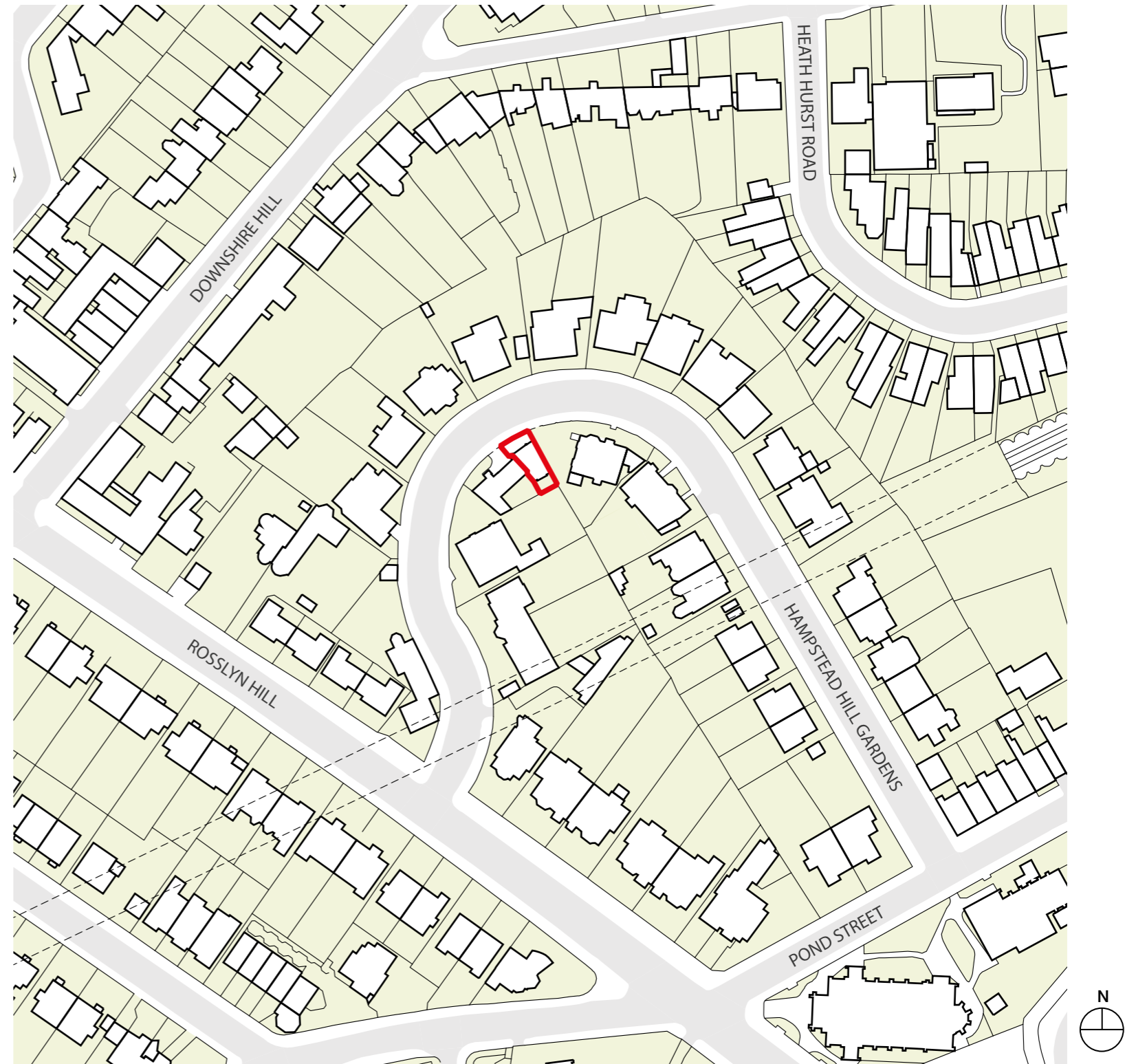
This document has been prepared as part of the Planning Application for 4b Hampstead Hill Gardens, London, NW3 2PL. The document explains the factors that have influenced the evolution of the proposal and should be read in conjunction with the Planning Application Drawings, Planning Statement and other technical reports to obtain a full understanding of the proposal.

The Design & Access Statement outlines the strategy for the site by addressing:

- Site Location
- Context
- Constraints & Opportunities
- Concept Massing
- Appearance

The Brearley family has had connections with the site for over 65 years with this particular generation having lived at 4b Hampstead Hill Gardens for 18 years. Their children attend the local school and the family are integrated into the local community.

The proposal seeks to provide an exemplary family home for Mr & Mrs Brearley that will allow them to stay within the street while delivering a high quality building that is considerate to its context.



Site Location Plan

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## 02 Context

# 02 Context

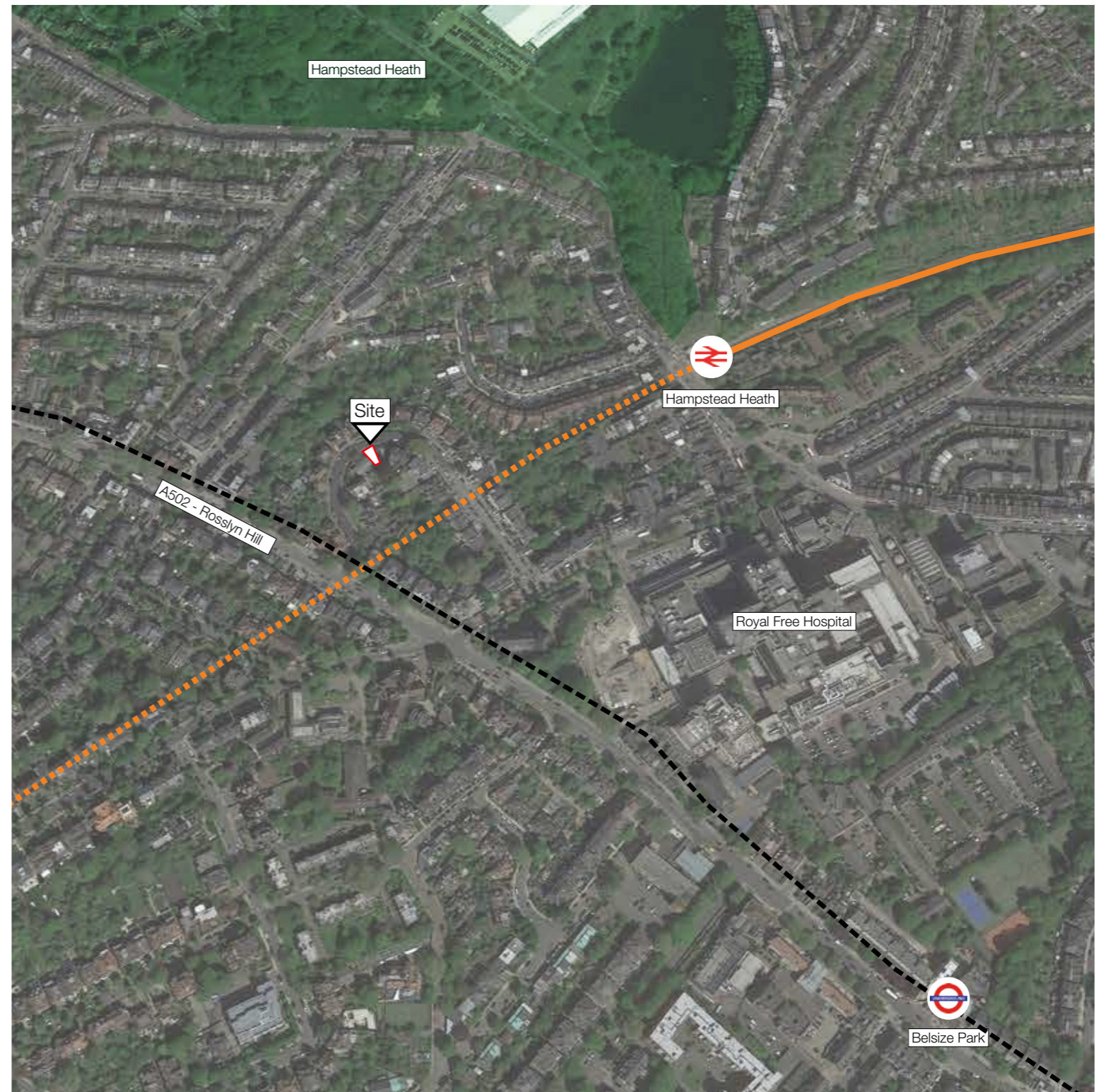
## SITE LOCATION

The application site is located at 4b Hampstead Hill Gardens, which is to the north of the London Borough of Camden (LBC), within the Hampstead Town Ward of the Borough.

Hampstead Hill Gardens forms a loop between Pond Street and Rossllyn Hill and is within a few minutes walk of Hampstead Heath, Hampstead Heath Railway Station, Hampstead Village, Belsize Park Underground and Hampstead Underground.

### KEY

-  SITE
-  NORTHERN LINE
-  OVERGROUND



Aerial Location Plan

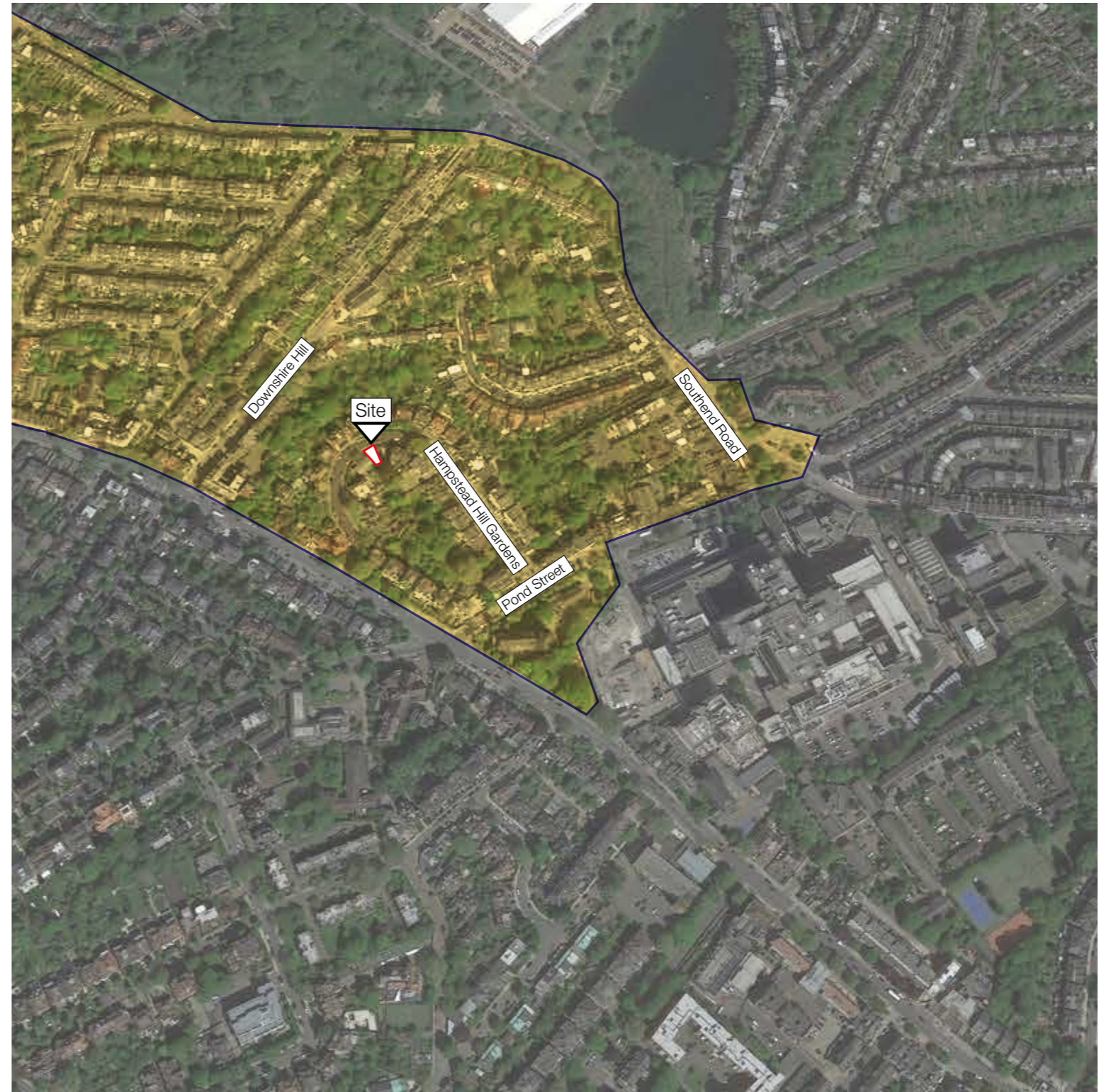
# 02

## Context

# RELATIONSHIP TO CONSERVATION AREA

The site is located within Sub Area Three: Willoughby Road/Downshire, of the Hampstead Conservation Area.

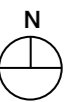
Hampstead Hill Gardens is designated as one of the five character zones within Sub Area Three. Development began in the 1870's with a fine group of stucco-faced semi-detached villas and was continued by development in the 1880's around the northern loop of Rosslyn Hill with grander detached and substantial red brick houses.



### KEY

 EXTENTS OF CONSERVATION AREA

Site Location Plan



# 02

## Context





### LISTED BUILDINGS

The majority of buildings surrounding the site are deemed to be of some architectural value. This is demonstrated by their statutory listing or their identification as buildings which make a positive contribution to the Conservation Area.

The stucco properties built in the 1870's are located at the southern end of the street between Pond Street and the railway tunnel (not visible but dashed on plan). These are three storey with basements, a dentil cornice and parapet at roof level.

The listed buildings are all located on the northern loop of Hampstead Hill Gardens, towards Rosslyn Hill. These properties are grand red brick detached houses, the majority of which are designed by two of the eminent Architects of the period; Batterbury and Huxley who were particularly prevalent in the local area.

#### KEY

-  SITE
-  LISTED BUILDINGS
-  BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION
-  HOUSE NUMBER



Listed buildings & buildings which make a positive contribution



# 02

## Context

# CHARACTER OF THE AREA

The listed houses designed by Batterbury and Huxley are grand detached villas with generous front gardens bound by brick walls, hedges, railings and gates. Due to the typography many of the houses have lower ground floors or basements. In combination with the grand floor to ceiling heights the main body of the building appears as 2-3 storeys in height. The houses at the top of Hampstead Hill Gardens have red tiled hipped roofs punctuated by vertical brick gables or chimneys interspersed with dormers (refer to photograph of No.1 for example)

The houses opposite 4b are three storey red brick double fronted houses, closely placed and more uniform with three small dormers, sash windows and entrance with pediment (refer to photograph of No. 5 for example).



1 Hampstead Hill Gardens (by Batterbury & Huxley)



5 Hampstead Hill Gardens



12 Hampstead Hill Gardens



17 Hampstead Hill Gardens



18 Hampstead Hill Gardens (1870s)

# 02 Context

## CHARACTER OF THE AREA

There are glimpses through the gaps in-between many of the houses and in some instances a garden is located in these gaps between the buildings.

The gaps and gardens, combined with the curvature of the road results in the side gables being a prominent characteristic of the street.

The 2-3 storey main body of the houses are often punctuated by gables or chimneys fronting the street or side garden. These features generate interesting profiles at roof level.

The Hampstead Conservation Area Statement acknowledges that a few small modern houses and flats have been added in recent years (statement published in 2001). It states that these buildings "*although in marked contrast to the older villa, do not detract from the character of the area*".



4 Hampstead Hill Gardens



Recent redevelopment - 23a Hampstead Hill Gardens



6 Hampstead Hill Gardens



8 Hampstead Hill Gardens

# 02 Context

## CHARACTER OF THE AREA

Apart from the 1870 stucco houses to the southern end of the street the majority of houses are constructed in red or buff/red brick incorporating red rubber brick to window reveals, cornices and corners. On the more elaborate houses hand made cast red rubber bricks are used for details and reliefs in the facade. The majority of the brickwork to the houses is English Bond.

Windows are nearly entirely sash timber windows painted white.

Roofs are constructed in either red tile or grey slate. Some are clearly expressed as a roof form sitting atop a white eaves/cornice and others are more integrated and suppressed behind gables and chimney features. Some houses have elements of clay tile shingles.

The garden walls with hedges and railings are characteristics of the street. The gardens walls are typically constructed in the buff/red brick to contrast to the red brick houses with some incorporating black painted railings and gates.



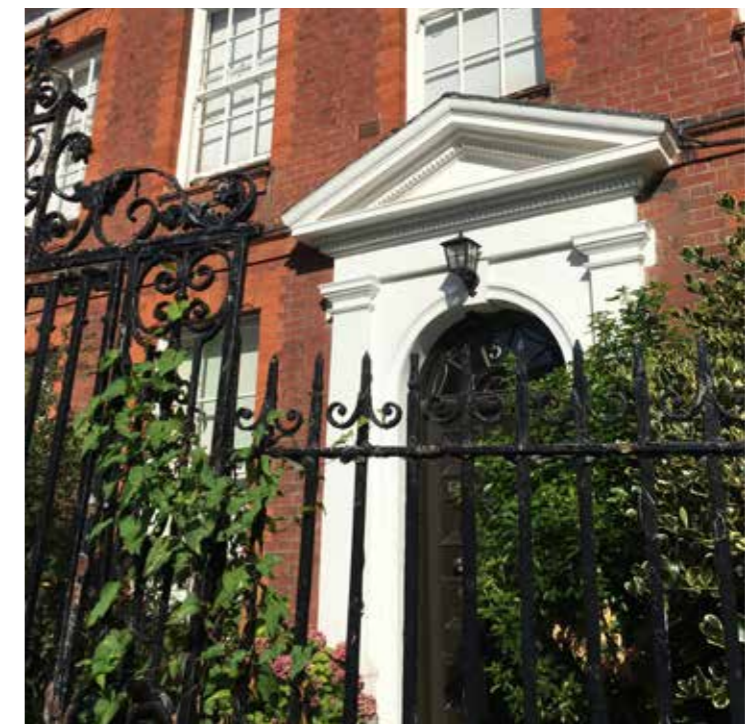
Brick Detailing within the Context



Brick Detailing within the Context



Front Garden Walls within the Context



Railings within the context

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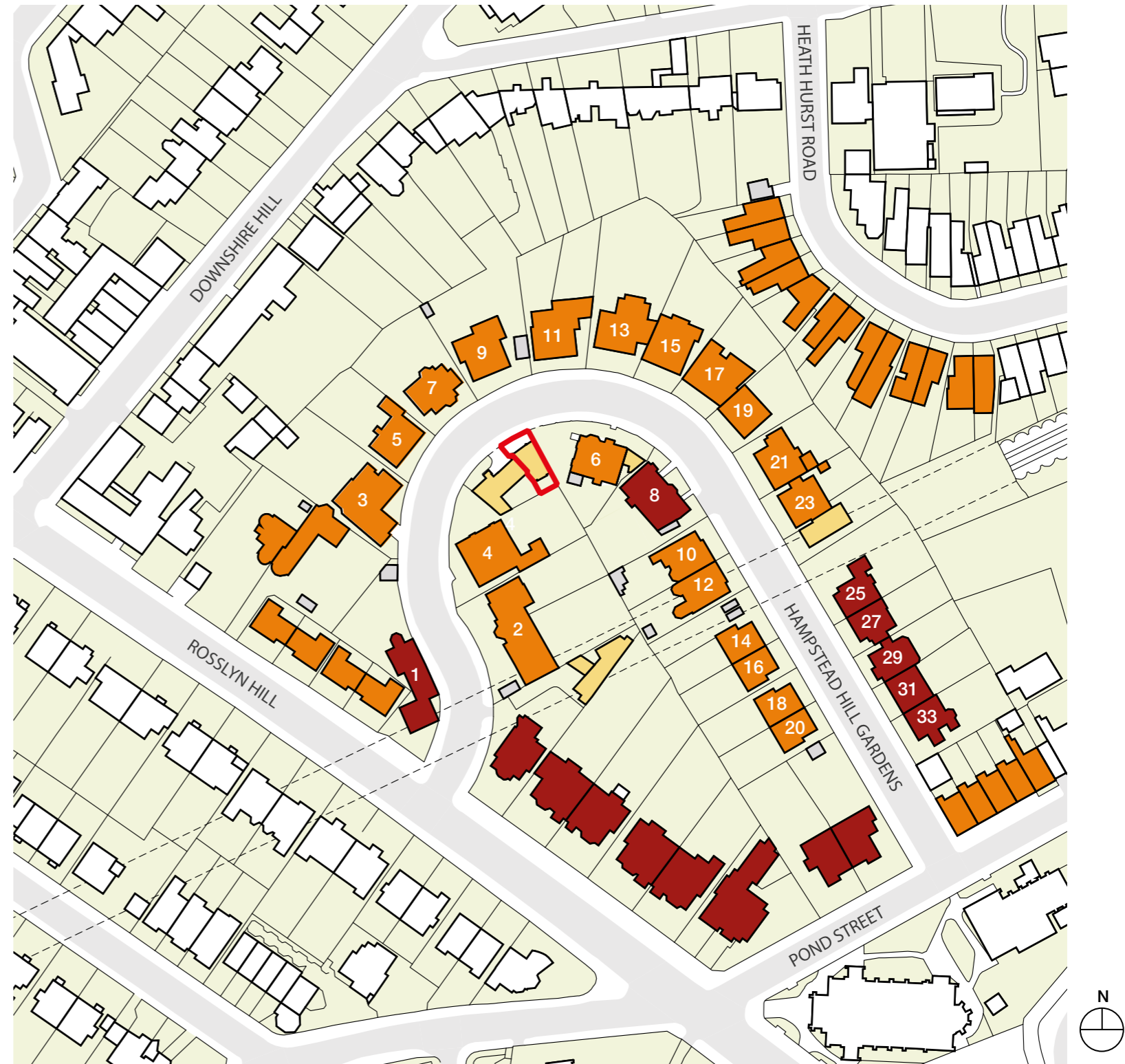
# 03 Analysis

# 03

## Analysis

# BUILDING HEIGHTS

Properties on Hampstead Hill Gardens are generally three storeys, plus a basement or semi-basement. This scale is typical of the surrounding Conservation Area.



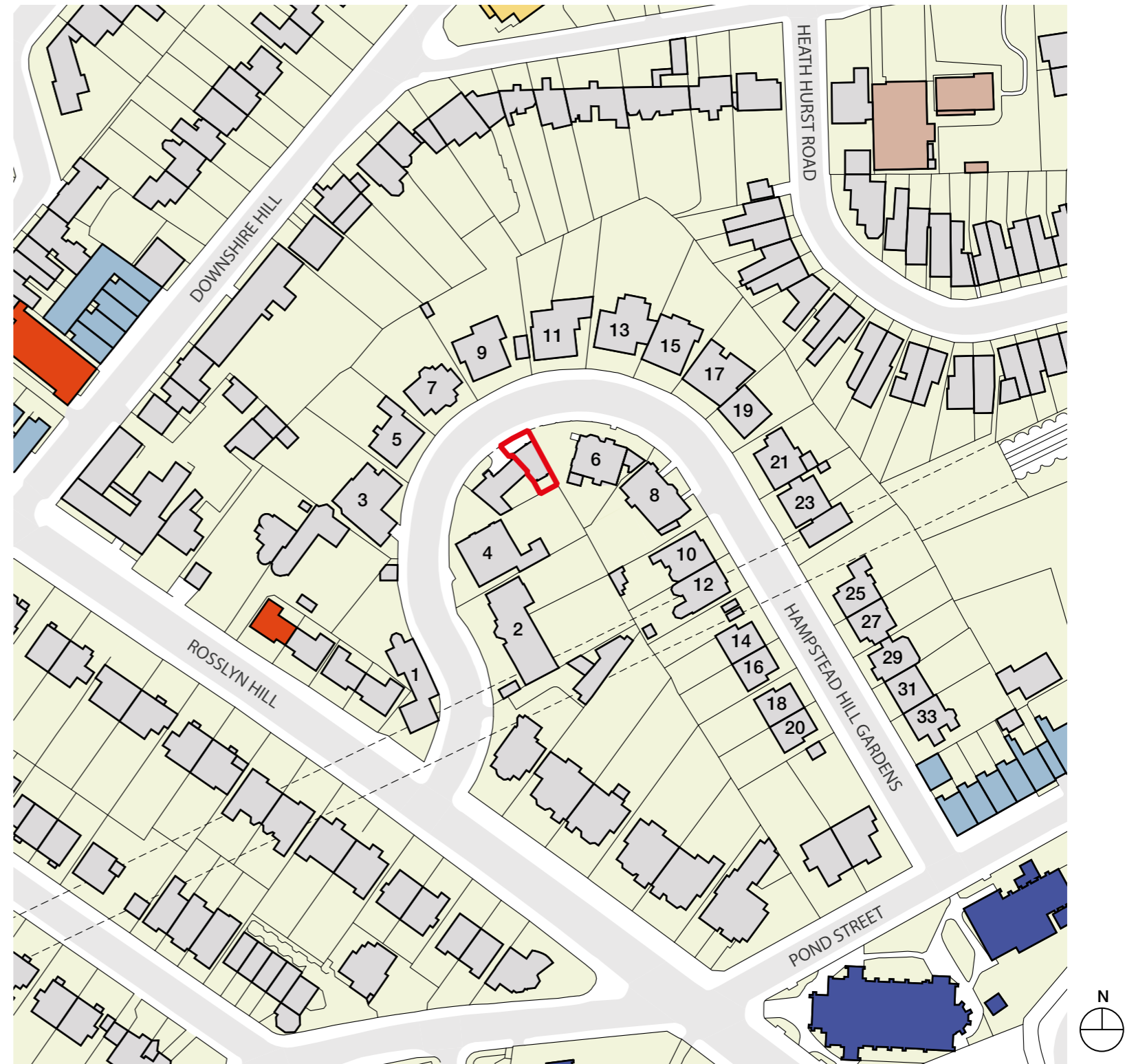
Building heights

# 03 Analysis

## USES

Hampstead Hill Gardens and the surrounding area is characterised by a broad variety of residential buildings of different typologies, scale and architectural styles.

- KEY**
- SITE
  - RESIDENTIAL
  - RESIDENTIAL WITH RETAIL AT GROUND
  - RELIGIOUS
  - HEALTH
  - EDUCATIONAL
  - PUBLIC
  - 1 HOUSE NUMBER



Building uses

# 03 Analysis

## HISTORY OF THE SITE

The applicant's father purchased part of No.4 Hampstead Hill Gardens garden in the early 1950's.

In 1955 he constructed a 2 storey dwelling with garage that was representative of the emerging architectural style of the era. The house (now 4a Hampstead Hill Gardens) does not share the grand floor to ceiling heights of its neighbours and has a far more horizontal emphasis and a shallow pitched roof with overhanging eaves.

The garage was single storey and clad in cedar shingles. The adjacent images are of the single storey garage that occupied the application site up until 1966.

The next page includes a floorplan of 4a Hampstead Hill Gardens produced in 1955.



Image 01



Image 02

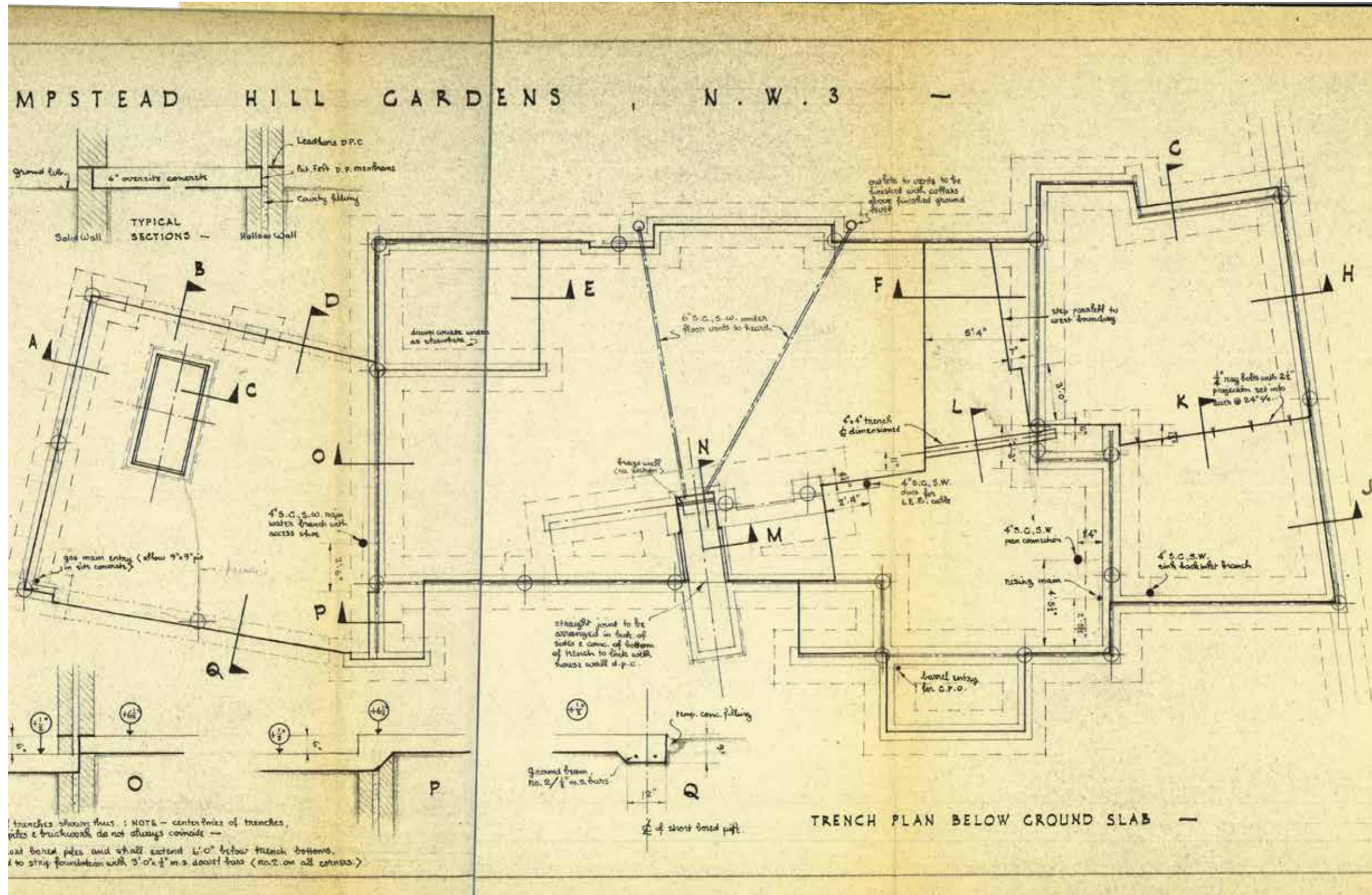


Image 03



Image 04

## 4A HAMPSTEAD HILL GARDENS - FLOORPLAN 1955



Plan of 4a Hampstead Hill Gardens - 1955



# 03

## Analysis

### EXISTING BUILDING

In 1966 planning permission was granted for the extension of 4a Hampstead Hill Gardens to provide a separate self-contained dwelling.

The existing floor plans, on the next page, are from 1966 and show how originally the garage was retained in use and a dwelling was constructed behind and on top.

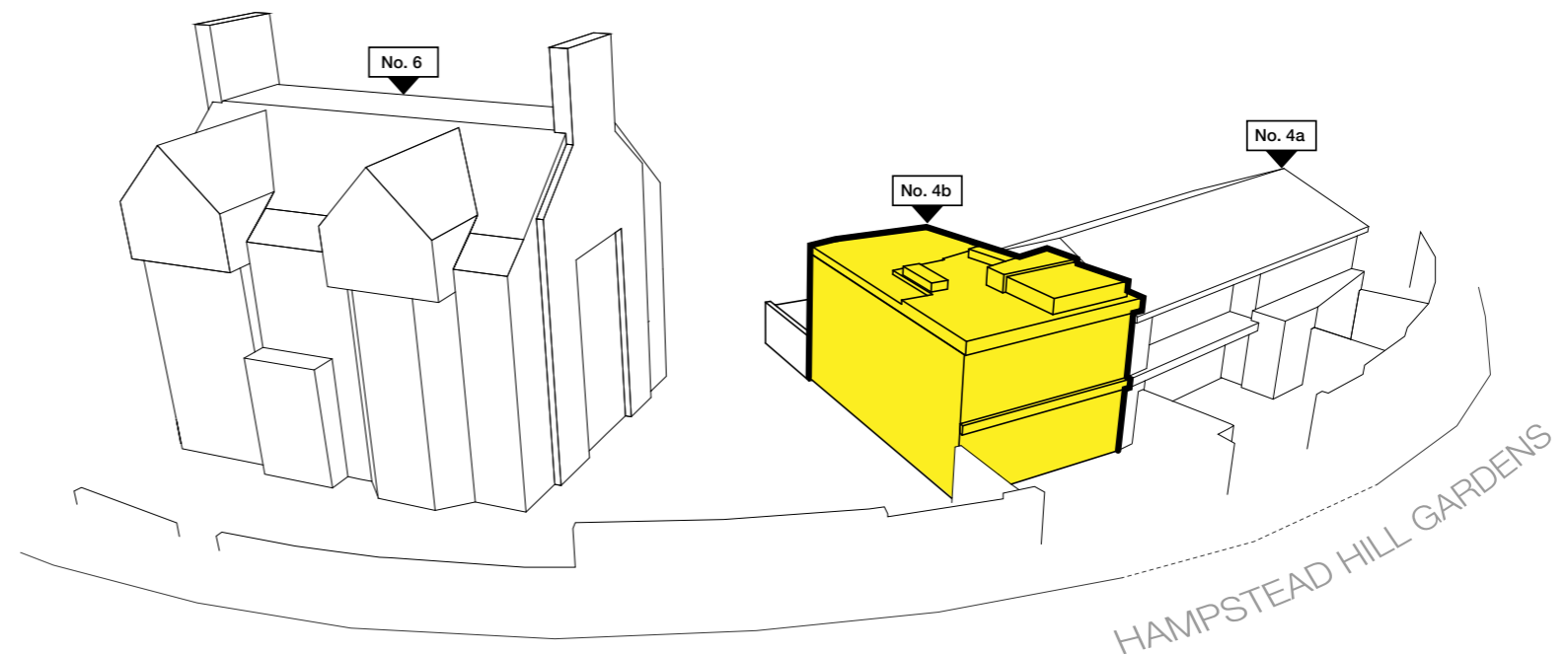
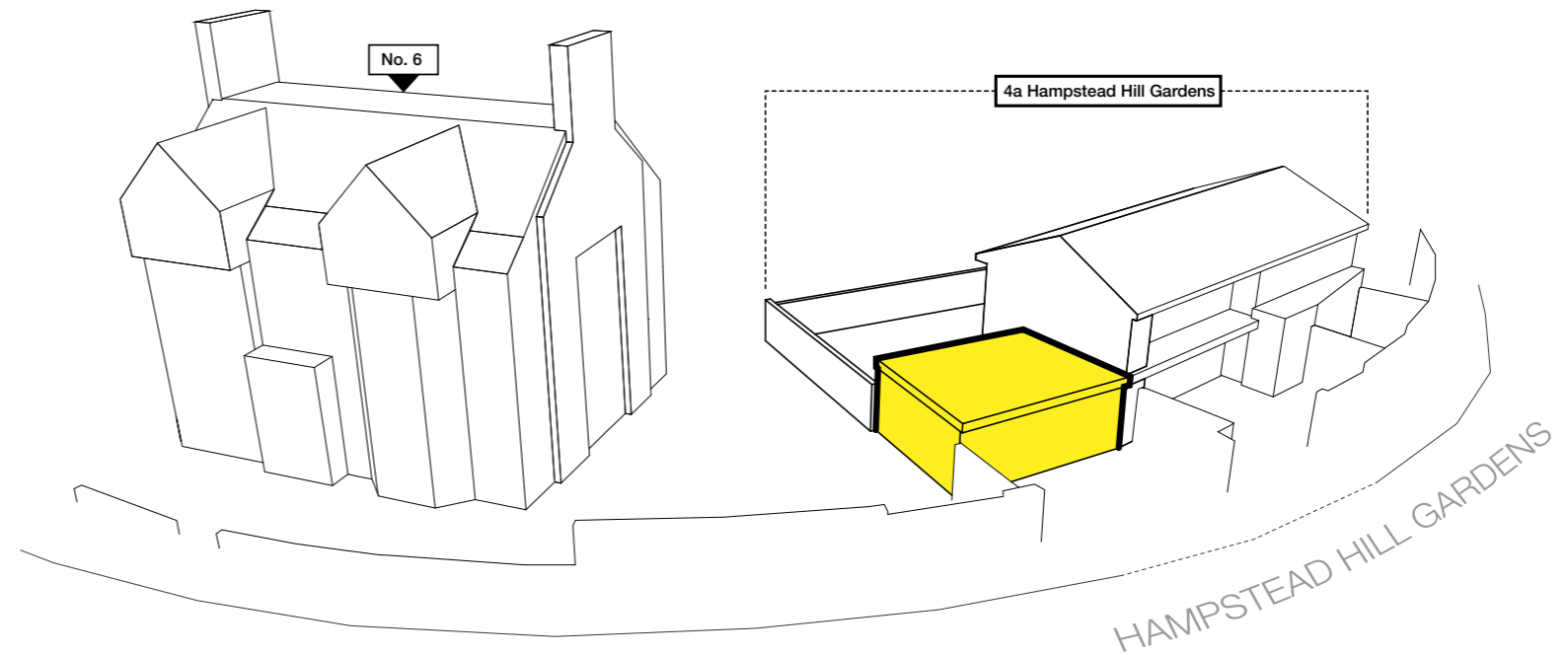
The dwelling has undergone a number of changes since with the garage being converted into bedroom space so that it is a 3 bedroom house. The living area is on 1st floor overlooking the neighbouring mature gardens to the south. There is a small walled rear garden to the property that is accessed via the bedrooms at ground floor.

The extension built in 1966 is poorly constructed and has limited insulation.

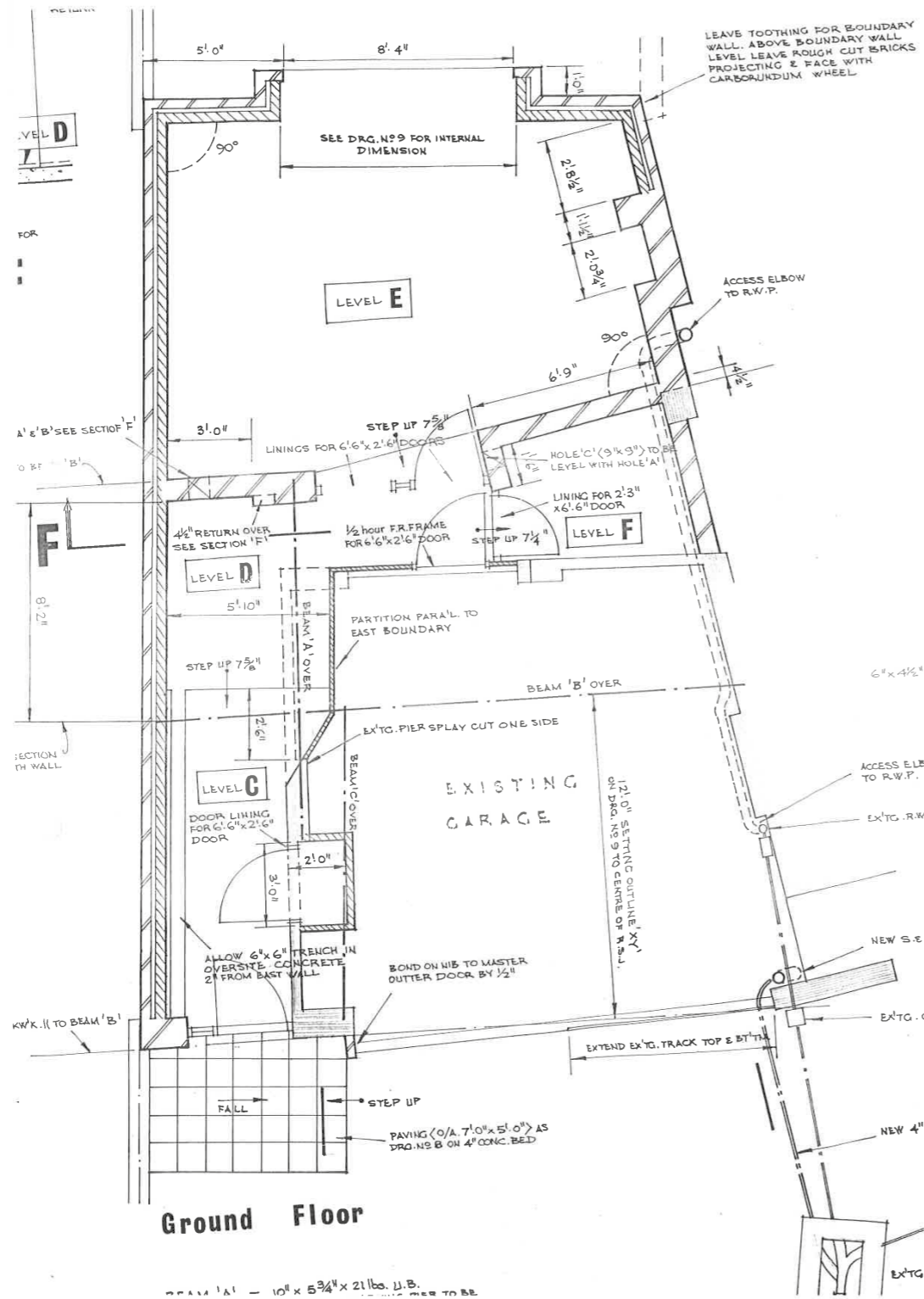
The inadequate construction detail / build up between 4a and 4b results in a lack of acceptable acoustic separation between the neighbours.

Furthermore there is evidence of subsidence and the roof is leaking. The building is approaching the end of its design life. To retain its use as a dwelling the property needs significant refurbishment.

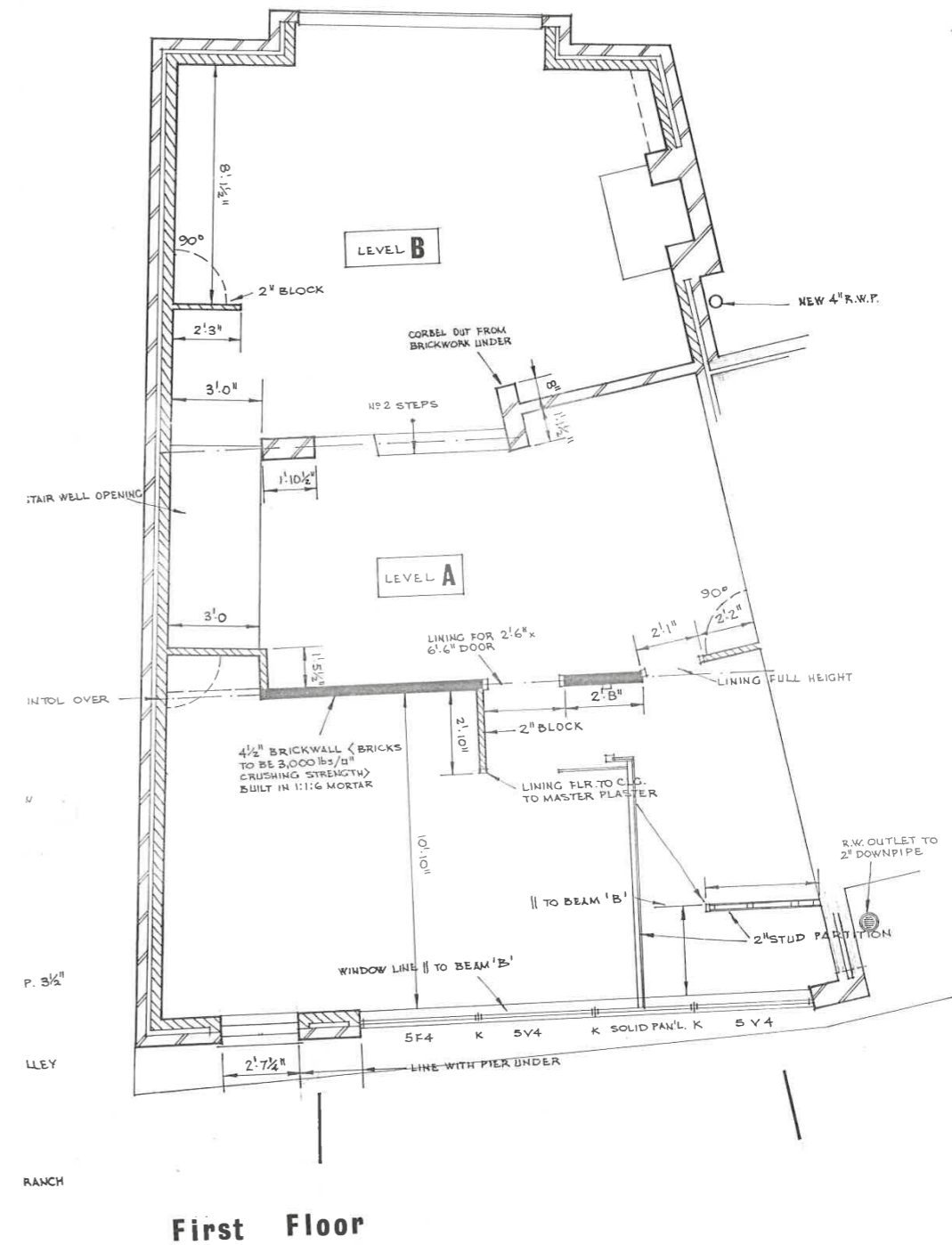
The Applicant has had to temporarily move out of the property as it is now too small for their growing family. The need for substantial repairs is an ideal opportunity to redevelop the site for a property that meets their needs, is sustainable and improves the contribution to the Conservation Area.



# 4B HAMPSTEAD HILL GARDENS - FLOORPLAN 1966



Ground floor plan of 4b Hampstead Hill Gardens - 1966



First floor plan of 4b Hampstead Hill Gardens - 1966



# 03

## Analysis

# EXISTING BUILDING

..... 4b Hampstead Hill Gardens ..... 4a Hampstead Hill Gardens .....



Principal elevation of existing building. View from Hampstead Hill Gardens.

# 03

## Analysis

### EXISTING BUILDING



Rear elevation of existing building. Living room window at 1st floor.



View from living area at 1st Floor, looking south east



View from living area at 1st Floor, looking south west

# 03

## Analysis

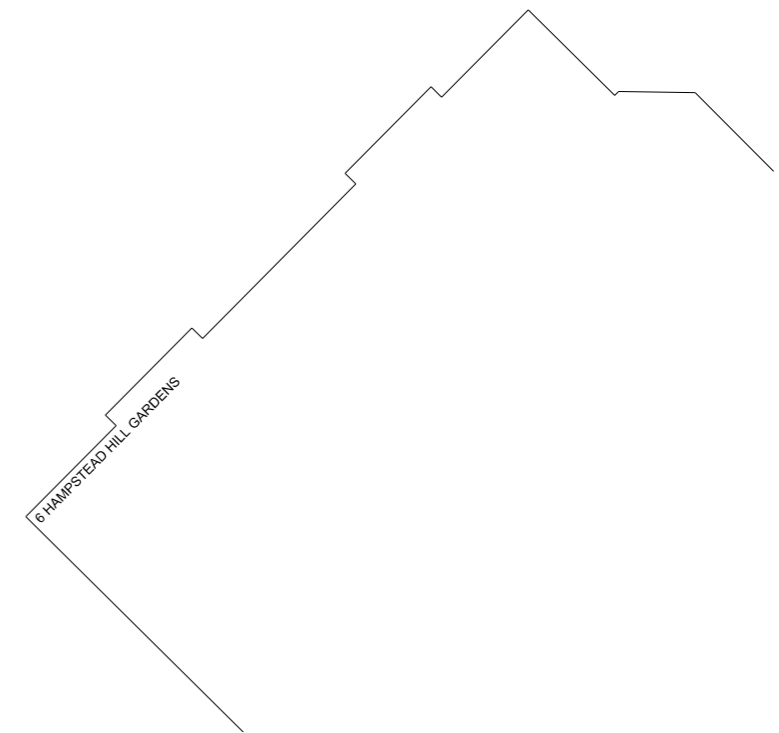
# EXISTING FLOOR PLAN - GROUND FLOOR



# 03

## Analysis

# EXISTING FLOOR PLAN - LEVEL 01



# 03

## Analysis

# CONSTRAINTS & OPPORTUNITIES

### Orientation

Due to the boundary conditions to the west (party wall with No. 4a) and to the east (boundary wall with No.6) the only opportunity for fenestration is to the north and south elevations.

The existing living room is at 1st floor level and currently overlooks the rear gardens of the surrounding properties.

### Proximity

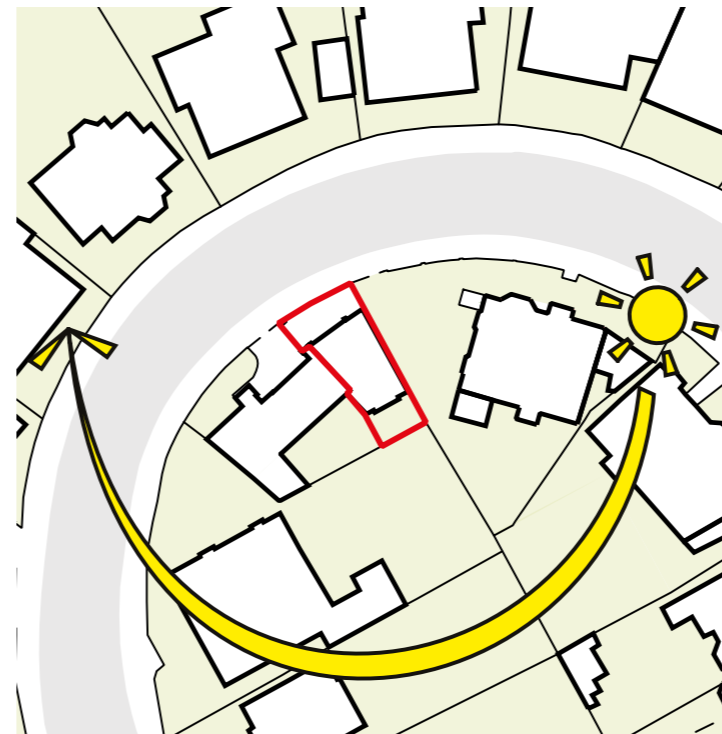
There is a large separation distance to the houses opposite on the street. The existing house has a blank wall facing into the garden of 4a adjacent and to the garden of No.6 where distances to their gable wall varies. There are windows within their gable wall to kitchen spaces.

### Listed Buildings

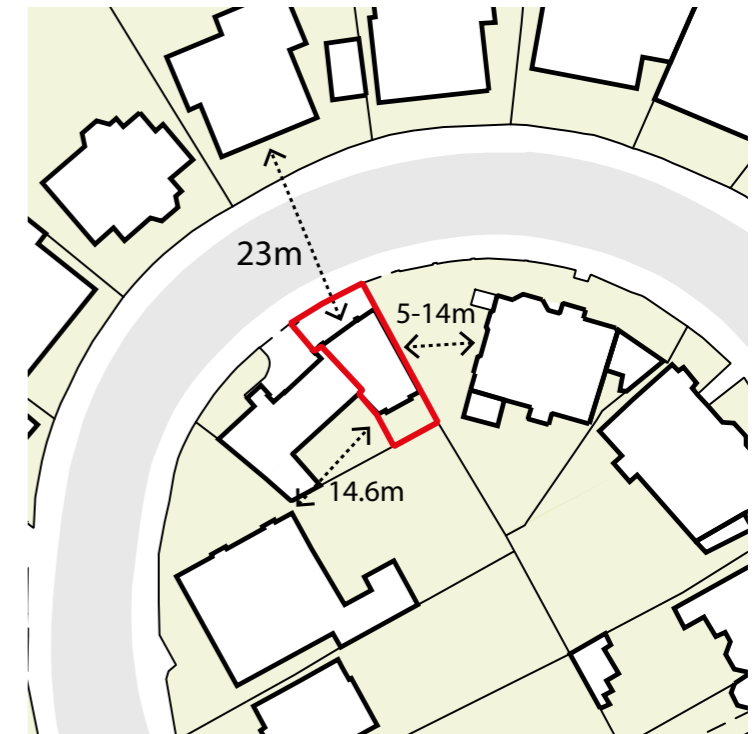
The site is in close proximity to a number of listed houses and the setting of these will need to be considered.

### Movement and Access

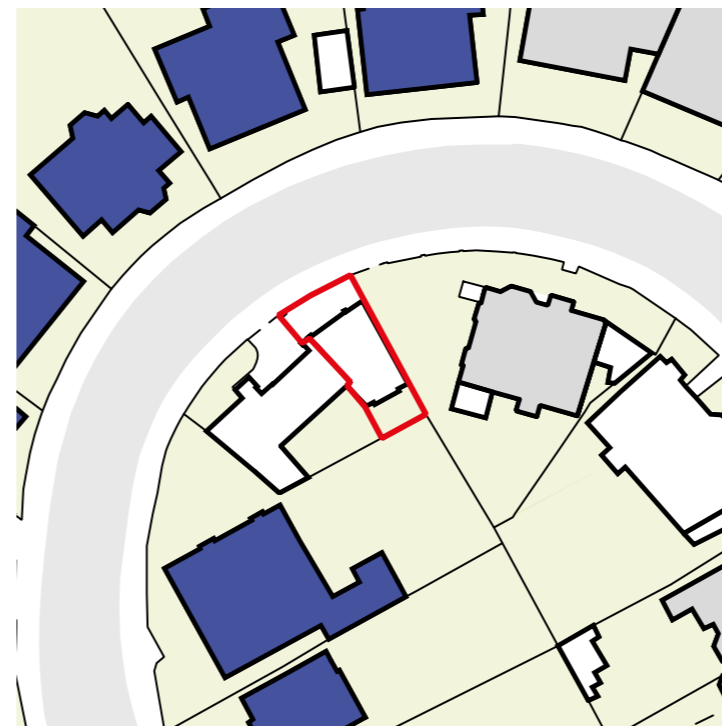
The only access to the site is from the street. The dwelling currently benefits from two car parking spaces within their demise to the front of their plot and this is not gated.



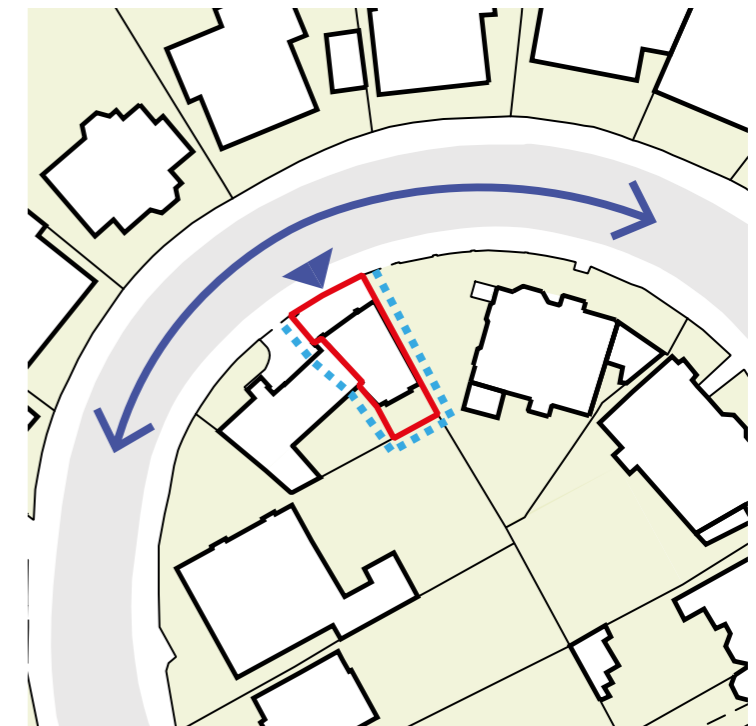
Orientation



Proximity









Listed buildings



Movement & Access

### KEY

-  SITE
-  VEHICULAR ROUTE
-  SITE ACCESS
-  NO SITE ACCESS
-  LISTED BUILDINGS
-  BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

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# 04 Design Proposal



# 04 Design Proposal

## DESIGN DEVELOPMENT - ITERATION 1

A planning application was made in June 2019 for the erection of a 3 storey dwelling house with a full basement following demolition of the existing 2 storey dwelling (Application Ref: 2019/2964/P).

The London Borough of Camden's Design officer and the Case Officer highlighted a number of concerns during the determination period as did local residents and key stakeholders. A summary of the key concerns were as follows:.

- Massing at the 2nd floor felt to be too dominant to the front and rear of the proposals.
- Overlooking generated by the 2nd floor terrace to the street elevation.
- Proposals too aggressive on the street scene due to 3 storey projection on the frontage.
- A proposed basement to the entire footprint of the site
- Proposed metal shingle tiles to the roof level felt to be incongruous with the street.
- Dark grey window frame colour changed felt to be incongruous with the street.
- Too commercial in appearance
- Natural timber front door felt to be incongruous with the street.
- Roof light and chimney detail felt to be too dominant.
- Some residents found the roof design too jarring with neighbouring 4a
- Some residents did not believe it enhanced the Conservation Area
- Some residents objected to the 2nd floor in principle.
- Some residents objected to loss of outlook and skyline view.
- The full basement proposed was not policy compliant.

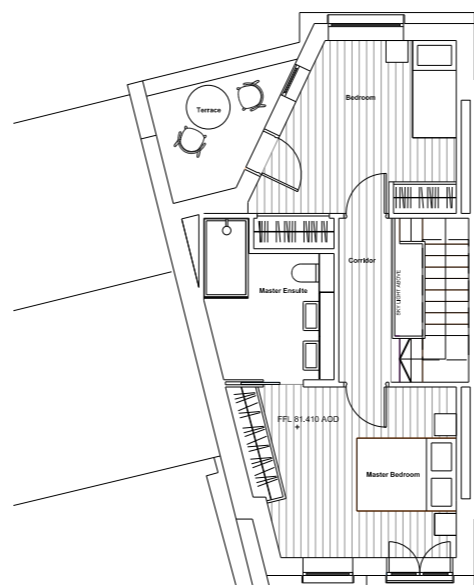
The application was withdrawn in line with LBC Officer advice at the time, and an application for a revised design was submitted, responding to the comments received over the determination period of the aforementioned application.



June 2019 Proposal - Front Elevation



June 2019 Proposal - Illustrative Rear View



June 2019 Proposal - 2nd Floor Plan



June 2019 Proposal - Illustrative Street View

# 04

## Design Proposal

# DESIGN DEVELOPMENT - ITERATION 2

A new planning application was made in October 2019 for the erection of a 2-3 storey dwelling house with a partial basement following demolition of the existing 2 storey dwelling (Application Ref: 2019/2835/P).

The following amendments were made to address the concerns raised on the June 2019 submission:

- The 2nd floor was incorporated into a roof form to reduce its impact and terrace removed.
- The proposed overall height was lowered.
- The roof finish was amended
- The basement area was reduced.
- Brick detailing had been incorporated with a clear concept to its application and reference to the

existing houses on the street to provide a domestic appearance.

- The architecture was developed to relate closer to the principles of the buildings in the Conservation Area whilst remaining 'of its time'
- Windows were changed to a white finish to relate to those in the Conservation Area
- Dominance on the street and rear reduced.



October 2019 Proposal - Illustrative Front Elevation



October 2019 Proposal - Illustrative Street View 1



October 2019 Proposal - Illustrative Street View 2

# 04 Design Proposal

## DESIGN DEVELOPMENT - ITERATION 2

Since submittal a number of comments have been made by the London Borough of Camden's Design officer and the Case Officer during the determination period. These are as follows.

- The palette of materials provides a contextual contemporary response to the local built character, but there is still an issue of scale
- The sheer front bay which protrudes above the eaves gives a dominant, vertical emphasis to the building and an overly dominant appearance at upper levels, exacerbated by the heavy flank walls which extend the full height of the building and the prominent location of the building on the curve in the road.
- The boundary treatment incorporating a modern gate results in a stark, open appearance, at odds with the surrounding character. Development of the site provides the opportunity to reinstate an appropriate

boundary treatment which responds to the surrounding character i.e. planting, piers, low brick walls etc.

- Whilst there are some positives to the scheme, at present the proposed building appears overly dominant with a strong vertical emphasis, at odds with the surrounding architectural character. The heavy and imposing appearance of the building at upper levels would be appreciated in longer views along Hampstead Hill Gardens and behind and adjacent to the Grade II listed buildings. The proposed building should try to match the same height of windows as the adjoining building and should appear as a two storey building with rooms in the roof.
- In addition to the comments above, please note the roof lantern at roof level (see extract from drawing ref PL\_300 below) is an incongruous feature, bearing no relation to the historic context or architectural language of the area and exacerbating the vertical

emphasis and over dominant nature of the proposed building. The roof lantern should be removed from the proposal.

Whilst the revised proposals did obtain some support from local residents, in the main the same reasons for objection were still being made to those made on the June 2019 application, in summary;

- Inconsistent with 4a and listed buildings
- Too top heavy in appearance
- Loss of outlook / skyline views
- Out of character
- Proximity to road

The comments received have on this design iteration have been taken into careful consideration, and have informed the revised design subject to this application.



October 2019 Proposal - Illustrative Street Elevation



October 2019 Proposal - Illustrative Rear View

# 04 Design Proposal

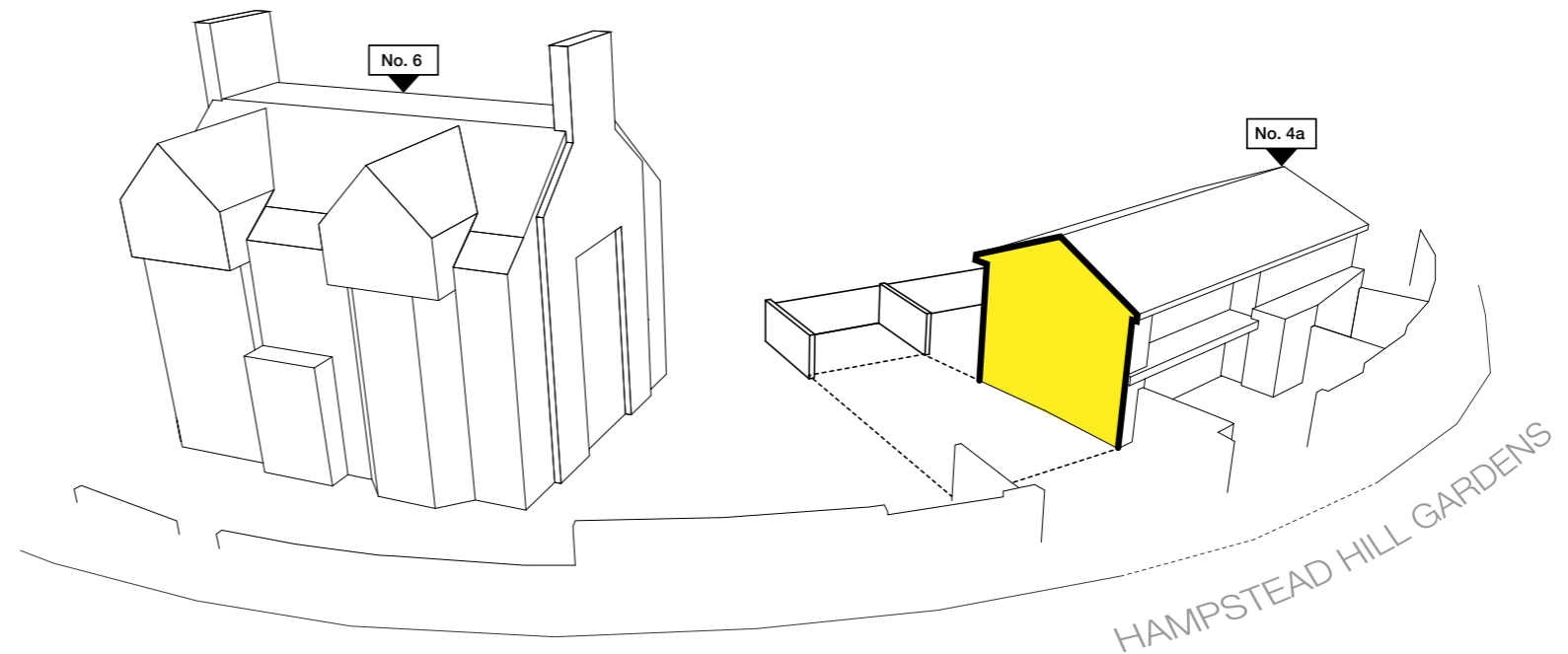
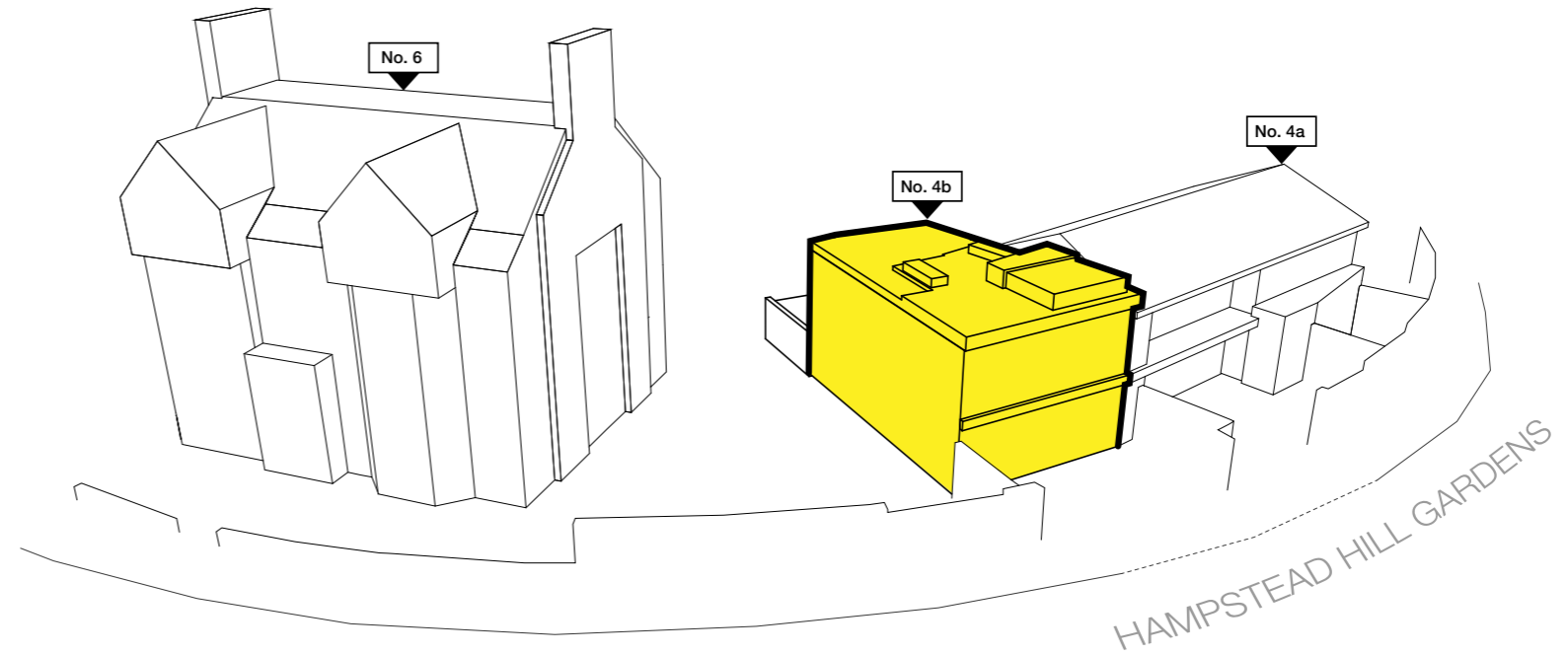
## CONCEPT DIAGRAMS

When developing the design from the October 2019 iteration we went back to first principles to appraise the existing building and how a redeveloped house could relate better to the street. The diagrams represent the key principles of the design proposal;

Constructed in 1966 the existing property is one of the few buildings on Hampstead Hill Gardens that is not considered to make a positive contribution to the Conservation Area.

The existing building is approaching the end of its design life. To retain its use as a dwelling the property needs significant refurbishment, which would include: underpinning, crack repairs to all structural walls and complete re-roofing.

It is proposed that the existing building is demolished which would expose the original gable wall of No. 4a.

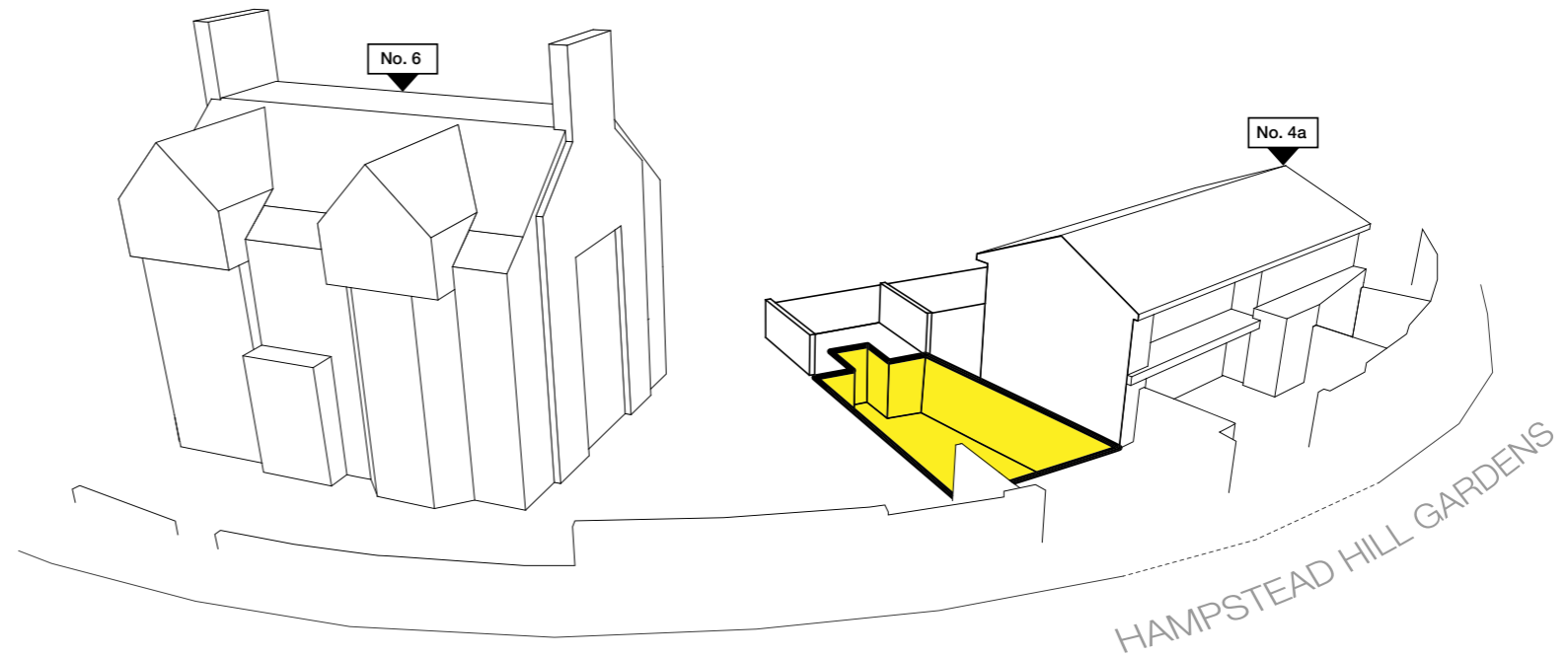


# 04 Design Proposal

## CONCEPT DIAGRAMS

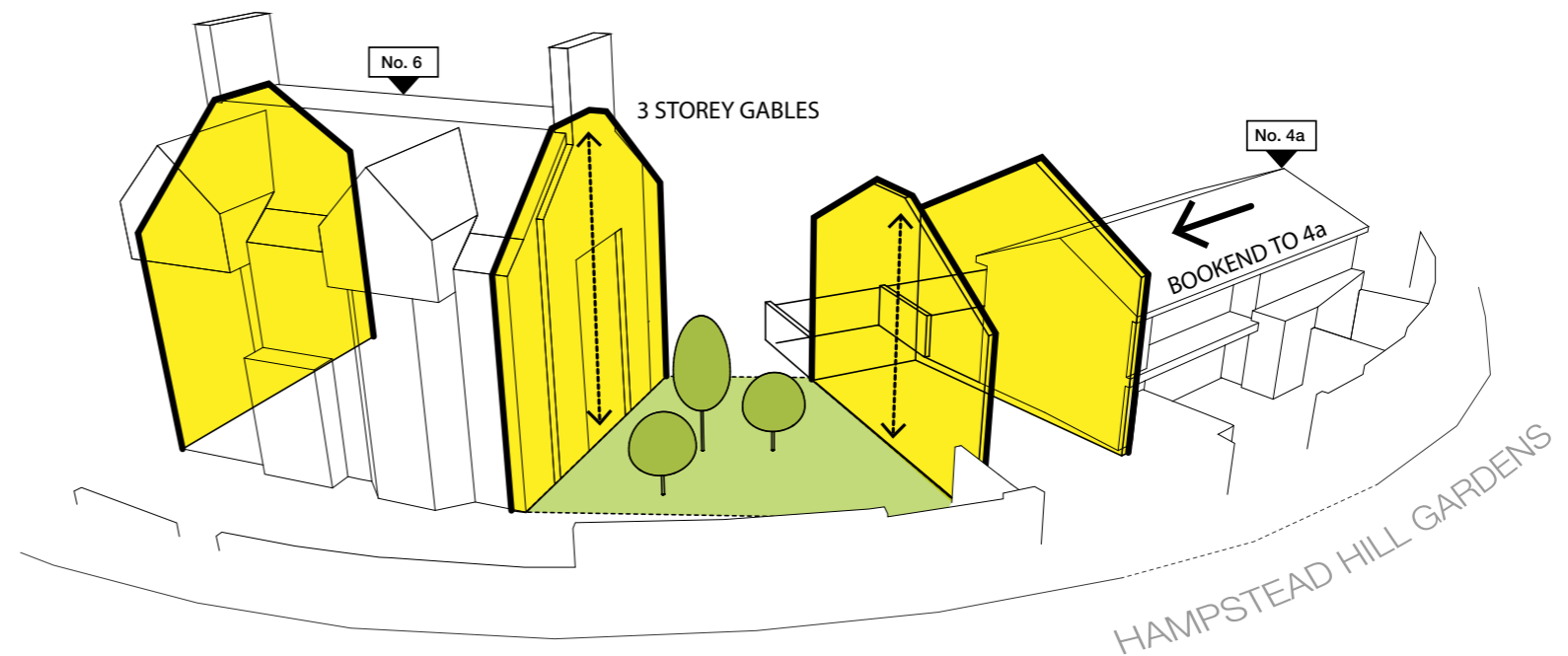
The intention is to construct a policy compliant single storey basement to part of the site that a number of houses on the street have. The proposed basement to the rear of the property has been reduced since the June 2019 withdrawn application.

An initial structural assessment of the basement has been prepared by Mason Navarro Pledge, which has been included at the end of this document (Appendix A).



Introducing gable walls picks up on the architectural language of 6 Hampstead Hill Gardens and 'frames' the garden. The proposed frontage aligns with the face of the eaves to 4a Hampstead Hill Gardens allowing these to terminate rationally and provide a well resolved 'bookend'.

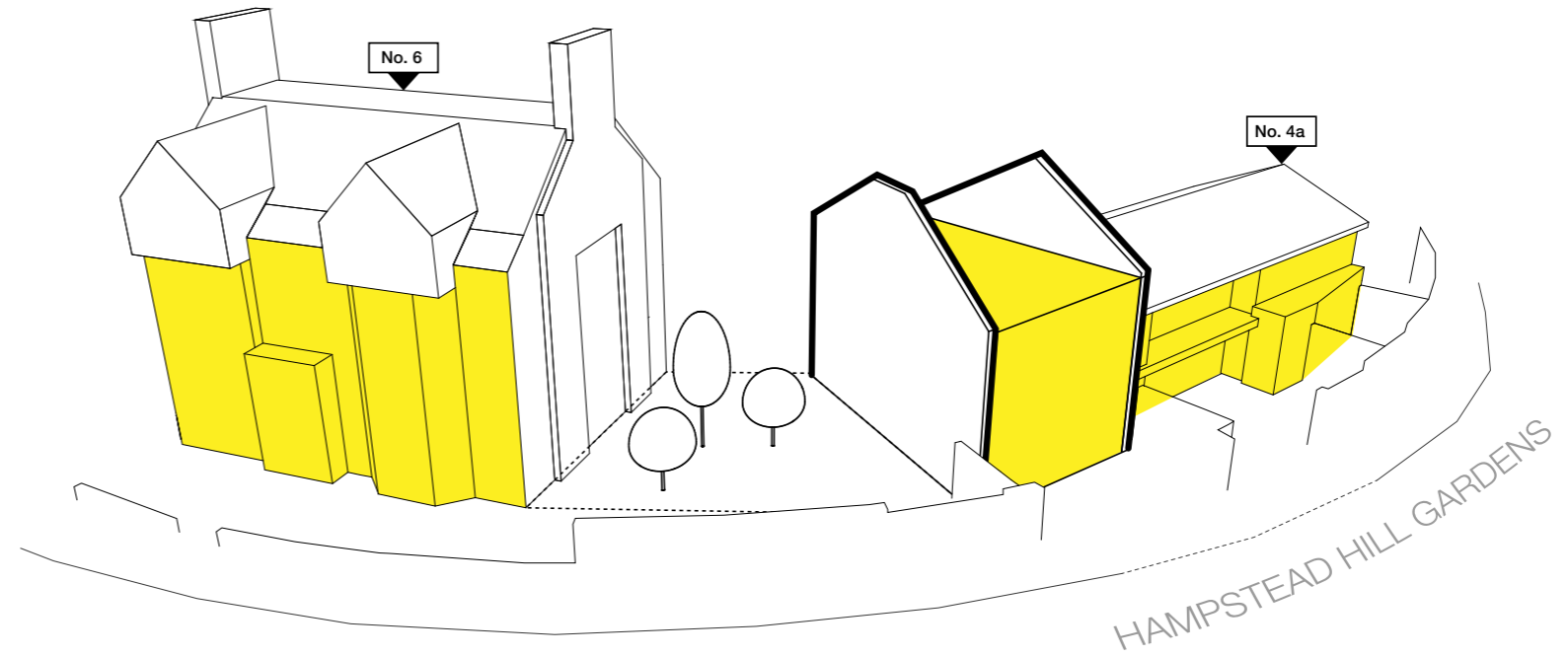
The gable wall will resolve and improve the interface between 4a & 4b which is currently crude and unrefined at brick and zinc level and at the roof.



# 04 Design Proposal

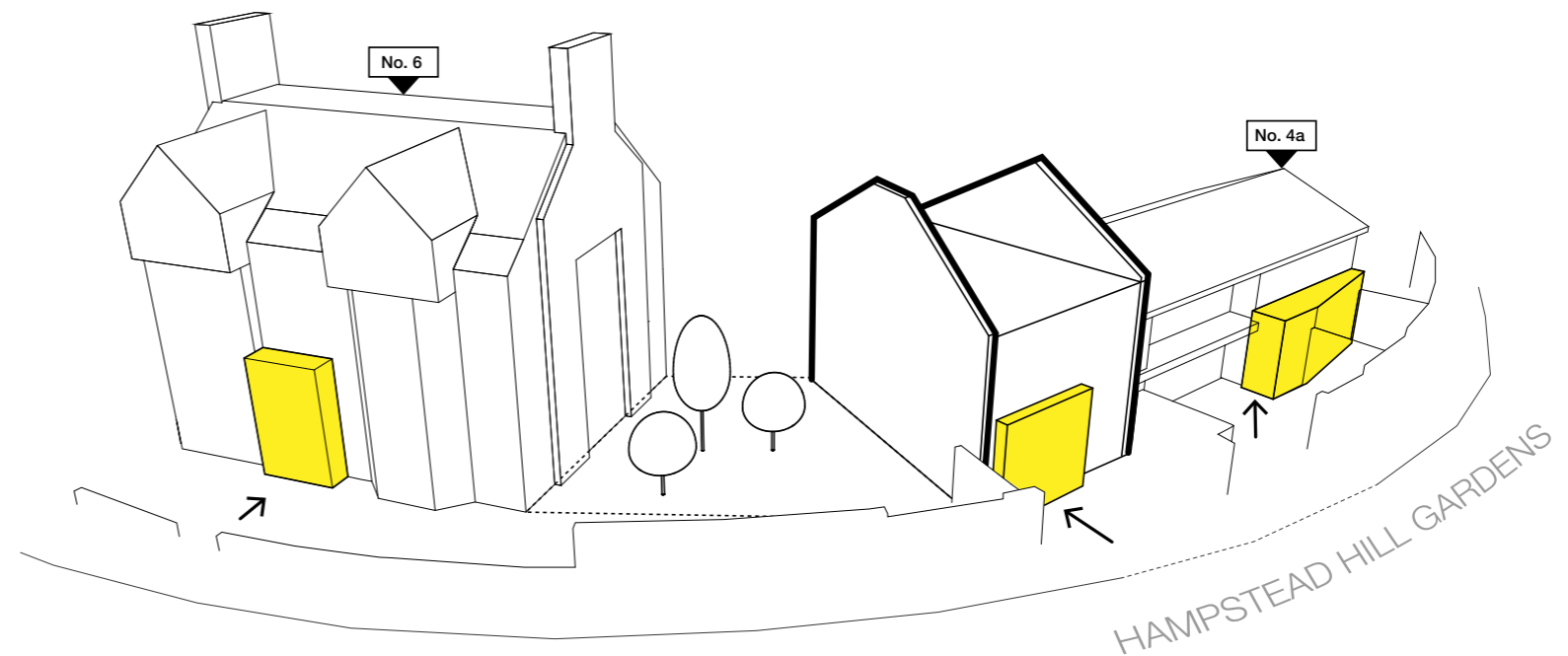
## CONCEPT DIAGRAMS

The ground and 1st floor are expressed as a 2 storey brick element which follows the expression of the neighbouring buildings.



The projecting 2 storey vertical element from the October 2019 proposal has been removed to remove the vertical emphasis and remove the perceived dominance on the street frontage.

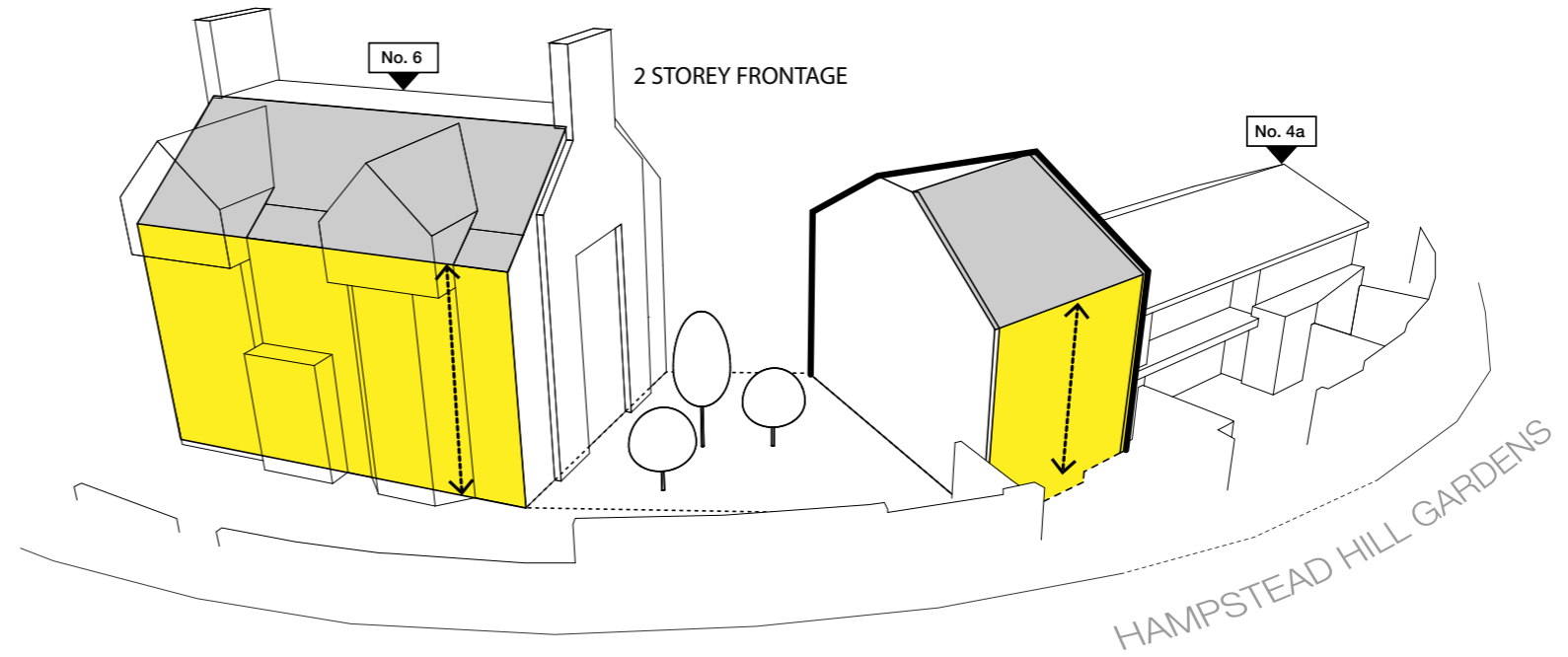
This has been replaced by a single storey portico or porch which the neighbouring 4a and 6 have to mark their entrances.



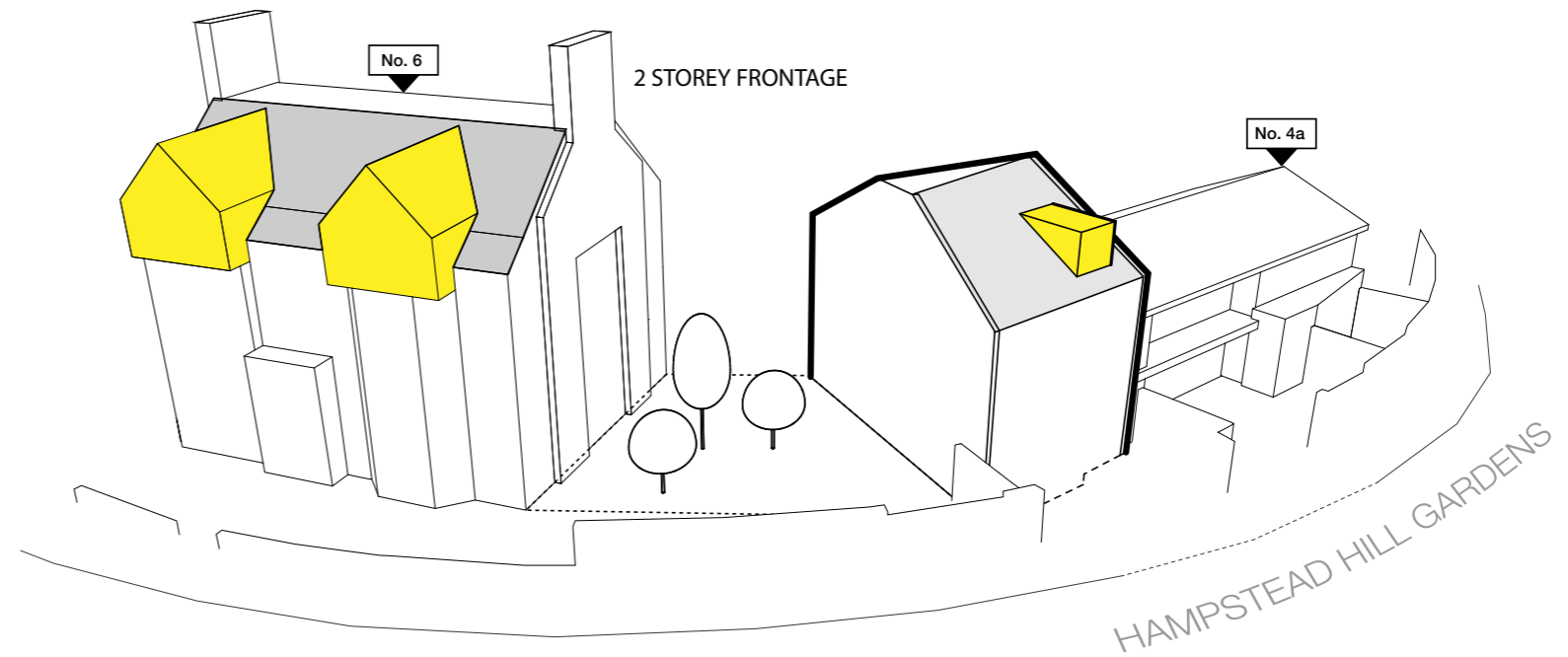
# 04 Design Proposal

## CONCEPT DIAGRAMS

A pitched roof is applied to the north and south elevation that follows the character of the neighbouring buildings. The building is now expressed as a 2 storey house with a roof. The 'wedge' shaped site results in a flat roof element to accommodate the interface of the two pitched roofs.



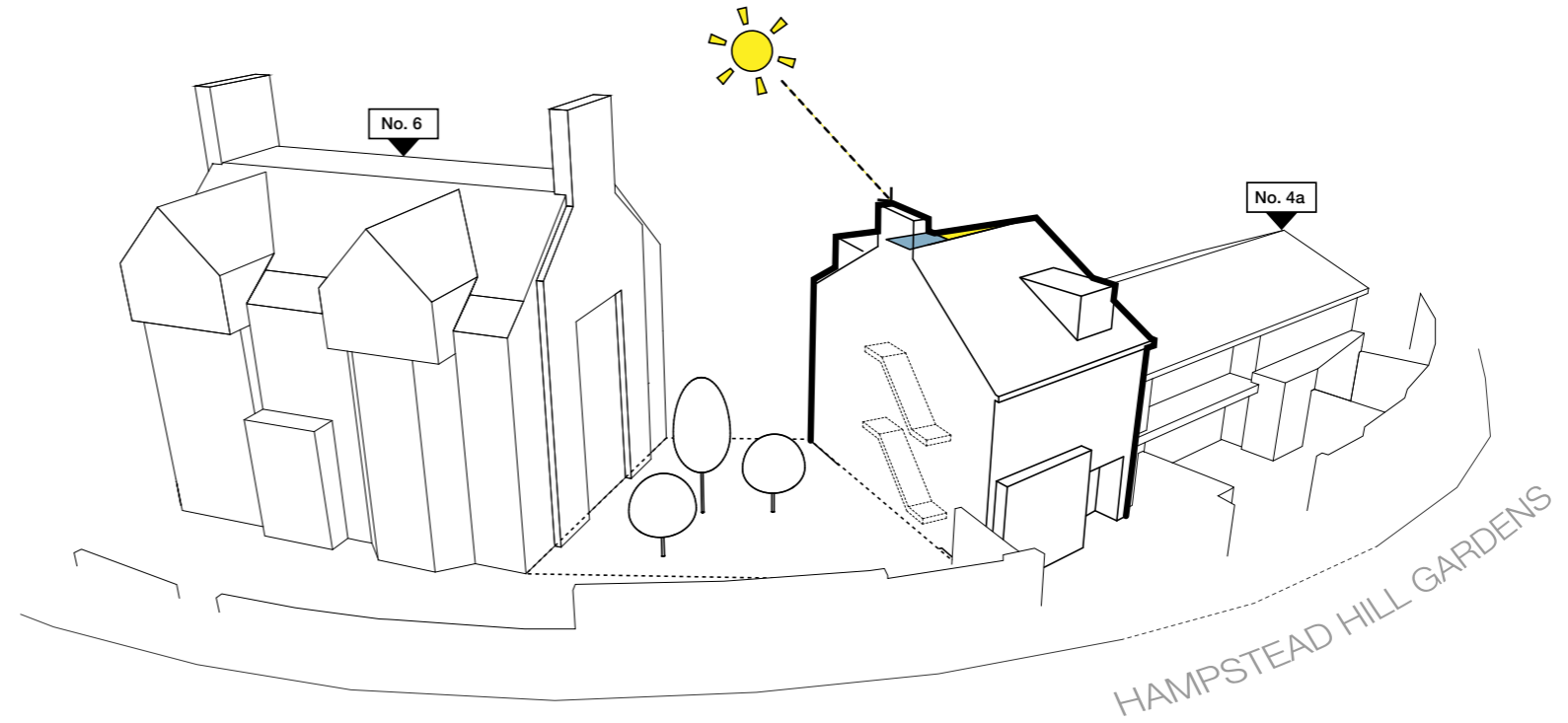
Dormers windows are introduced to the roof to allow light into the bedroom and bathroom within the roof space.



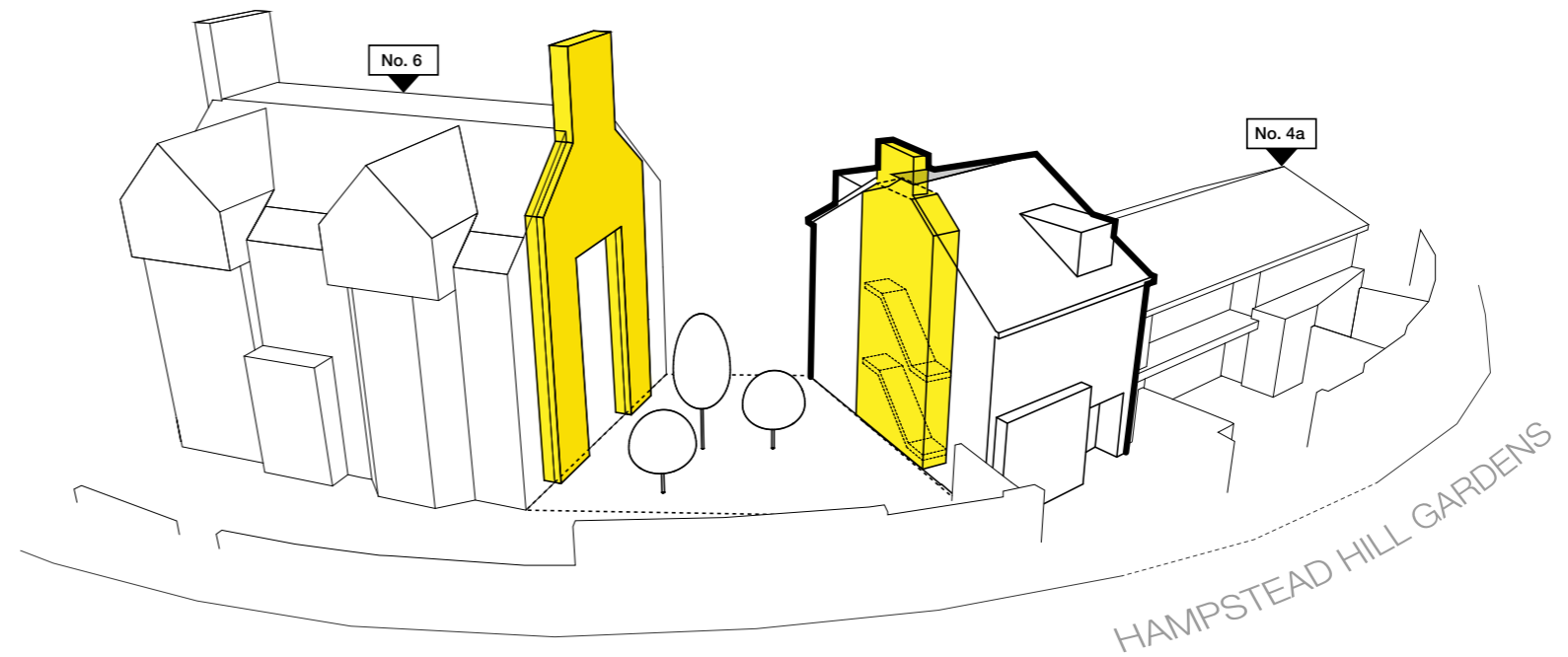
# 04 Design Proposal

## CONCEPT DIAGRAMS

The geometry of the site results in a triangular section of flat roof to reconcile the two roof pitches. The skylight needed to naturally light the staircase has now been concealed in this section of flat roof.



The chimney to No.6 is an internal function which is expressed externally. Modern buildings do not require fireplaces therefore the equivalent opportunity is to express the staircase function externally to animate the gable. It also conceals the flat roof interface between the two pitched roofs.

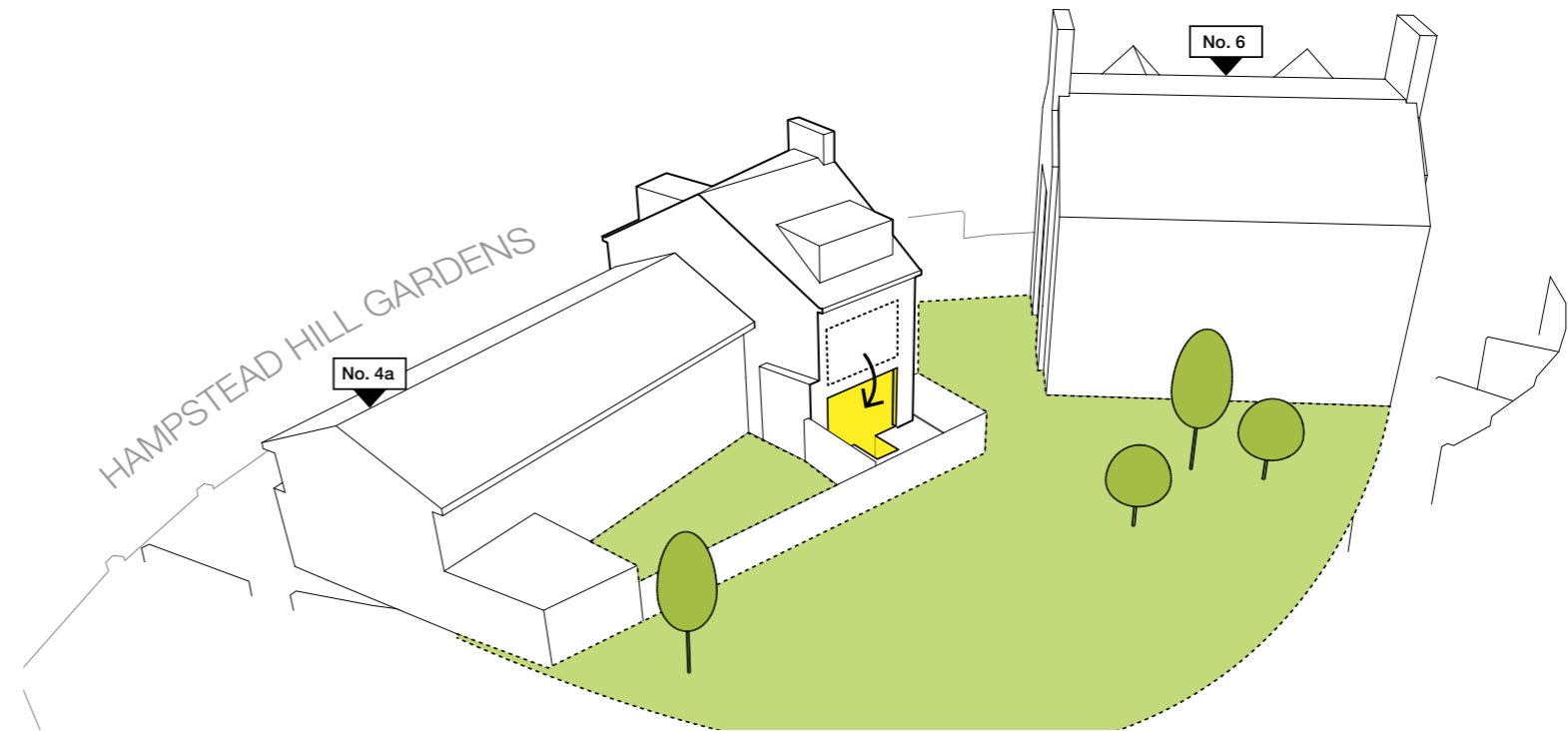




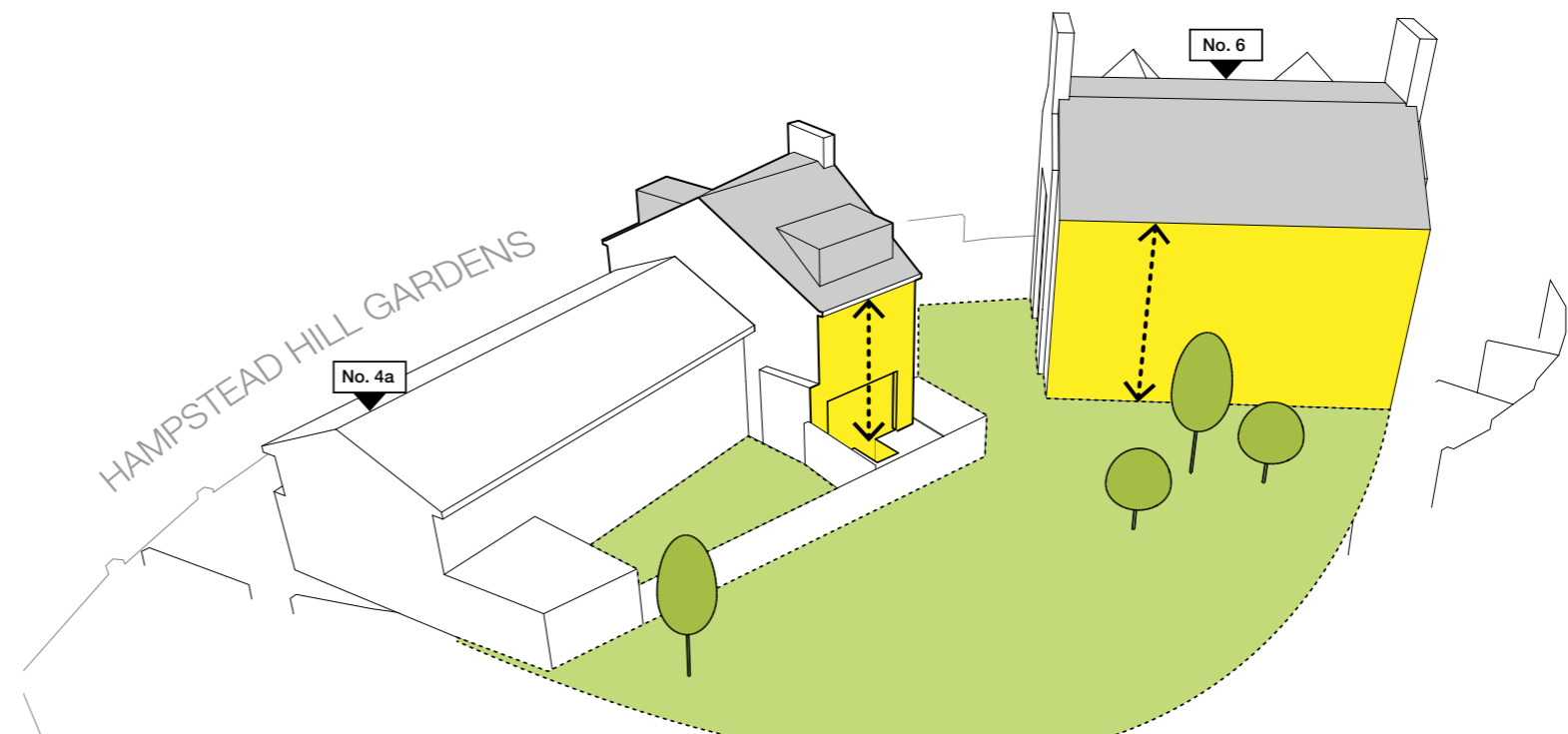
# 04 Design Proposal

## CONCEPT DIAGRAMS

By introducing a basement under the main body of the house with a smaller basement to the courtyard, the principal living spaces can be moved from 1st floor to ground floor and basement. This will dramatically reduce overlooking of the adjacent properties.



As the neighbouring buildings, the main portion of the rear is expressed as a 2 storey brick facade. The 2nd floor is within the pitched roof form with a dormer to accommodate the bedroom space.



# 04 Design Proposal

## APPEARANCE

### Form and architectural style

Hampstead has a rich history of embracing modern houses within its Conservation Areas. These are often inconsistent with the neighbouring properties but provide a layering to the areas history and a 'mapping' of architectural style that over time becomes integral to and enriches the local area.

4a Hampstead Hill Gardens is the original house constructed in 1955 and it successfully reflects the postwar style. The later addition of 4b Hampstead Hill Gardens in 1966 is a far less successful addition to the street in terms of design and execution.

The proposals take the opportunity to provide a contemporary form and architectural style that has been infused with architectural language and materials of the area. It incorporates materials and architectural devices (e.g. gables, dormers) to provide a consistency to the street whilst avoiding diluting the surrounding buildings Architectural distinction. These architectural devices, materials and forms have been expressed in a way that the proposal can be identified as an early 21st century addition to the street.

The proposals are smaller in scale and proportions than the grand houses so that the property retains its subordinate relationship in the street

The street frontage has been straightened and the 2 storey vertical projecting element removed. The roof is now a simple pitched roof front and back with dormers and the overall building is lower and provides greater views of the skyline than previous proposals.

The building composition is simpler, expressed as a 2 storey red brick house with an entrance portico which echoes the principles of the other houses in the street.



Illustrative view from the street



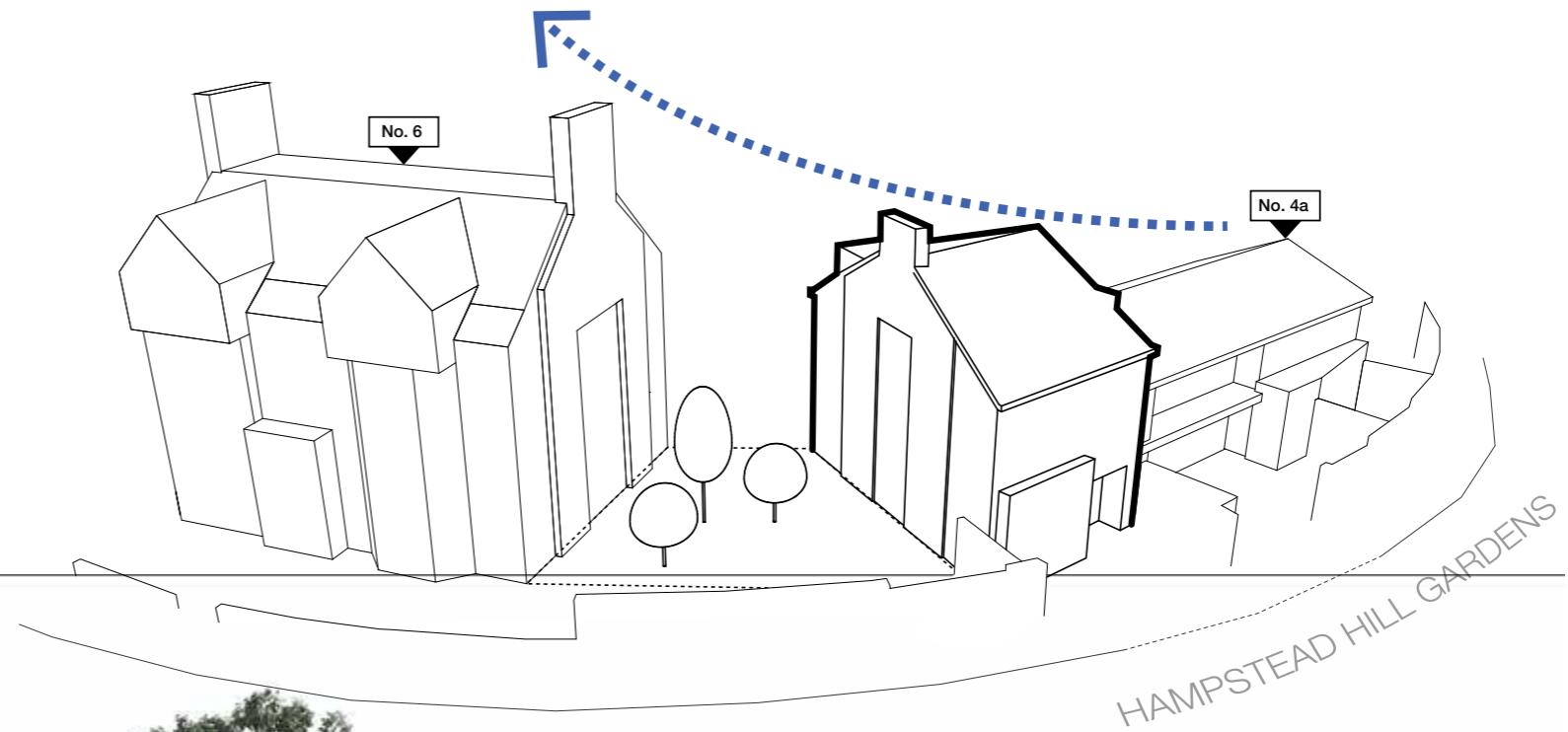
Illustrative view from the street

# 04 Design Proposal

## APPEARANCE

The design provides contemporary form and architectural style that captures the spirit of the local area.

The two storey brick form echoes the prevailing building form of the street; a 2 storey brick base with a roof form. The building's mass has been reduced and mediates between the differing scale of neighbouring properties, no.4a & no.6.



Proposed Street Elevation

# 04 Design Proposal

## APPEARANCE

### Materials

The proposed material palette has been selected so that it relates to those used in the Conservation Area but are expressed in a contemporary manner.

A red brick will be selected to relate to No.4a adjacent and will be laid in English bond as the surrounding houses.

The listed houses on the street incorporate a second brick colour as an accent to window reveals, corners etc. which is often a moulded/profiled brick. The design proposes to use red sandstone for its accent material, a tone that compliments the red brick and the area. The stone reflects the craft and artistry of the neighbouring houses and will be used for window reveals, copings and string courses that tie in with the horizontal elements of 4a.

The Nonferrous metal tiles on the roof in the October 2019 proposal have been replaced with a standing seam zinc roof to address the comments that the proposals should relate to 4a.

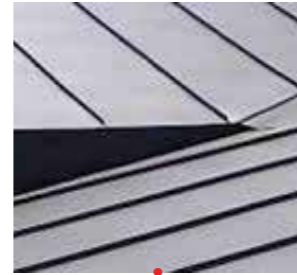
### Windows & Doors

The windows have been reduced in height by lowering the head and raising the cill level. The red sandstone mullion between windows represents how larger window compositions on the street are sub-divided by piers.

Window frames are proposed to be white and at the dormer a further white surround has been added to replicate the expression of the windows and dormers in the street. The Juliette balustrades to the first floor in the October 2019 proposals removed and the vertical proportion of the windows reduced.

The front door is proposed to be painted black with a white frame which again is typical of the street.

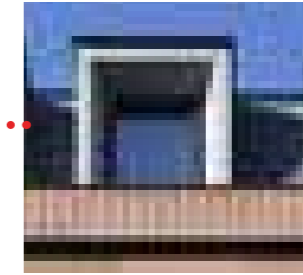
Standing Seam Zinc



Window on the street sub-divided



Contemporary dormer



Dormer on the street



Red sandstone



Red brickwork



Contemporary door



Door on the street

# 04 Design Proposal

## APPEARANCE

### Precedents

There are a number of examples where red stone has been used on contemporary houses within Conservation Areas dominated by red brick.

The Red House by Tony Fretton in Chelsea is in a location with surrounding listed buildings in a Conservation Area that shares a number of characteristics to Hampstead Hill Gardens. A red limestone was used to complement the

red brick of the area and has won multiple design awards.

Within the Smith's Charity Conservation Area in Knightsbridge, Squires and Partners used red sandstone to employ a subtle variety between the adjacent residences. in brick. This building also highlights how contemporary dormers can be incorporated.

Set within the Highgate Conservation Area, an area characterised by a distinct Arts & Crafts and 'Quennell'

vernacular, Kenwood Lee House is conceived as a contemporary interpretation of a double fronted suburban villa. The front elevation references the traditional brick language of the street and demonstrates how the approach we are proposing with 4b Hampstead Hill Gardens can work successfully in this context along with zinc roofs and contemporary dormers.



The Red House - Tony Fretton  
Red Limestone in a Conservation Area



Yeomans Row - Squires + Partners  
Red Sandstone in a Conservation Area



Kenwood Lee House - Cousins & Cousins  
RIBA Award 2019 in Highgate Conservation Area 37

# 04 Design Proposal

## APPEARANCE

### Relationship with 4a

The existing interface between 4a and 4b is crude and unrefined, particularly at eaves level. This has been addressed by providing a bookend to 4a, which is achieved by bringing the facade line and gable wall beyond that of 4a.

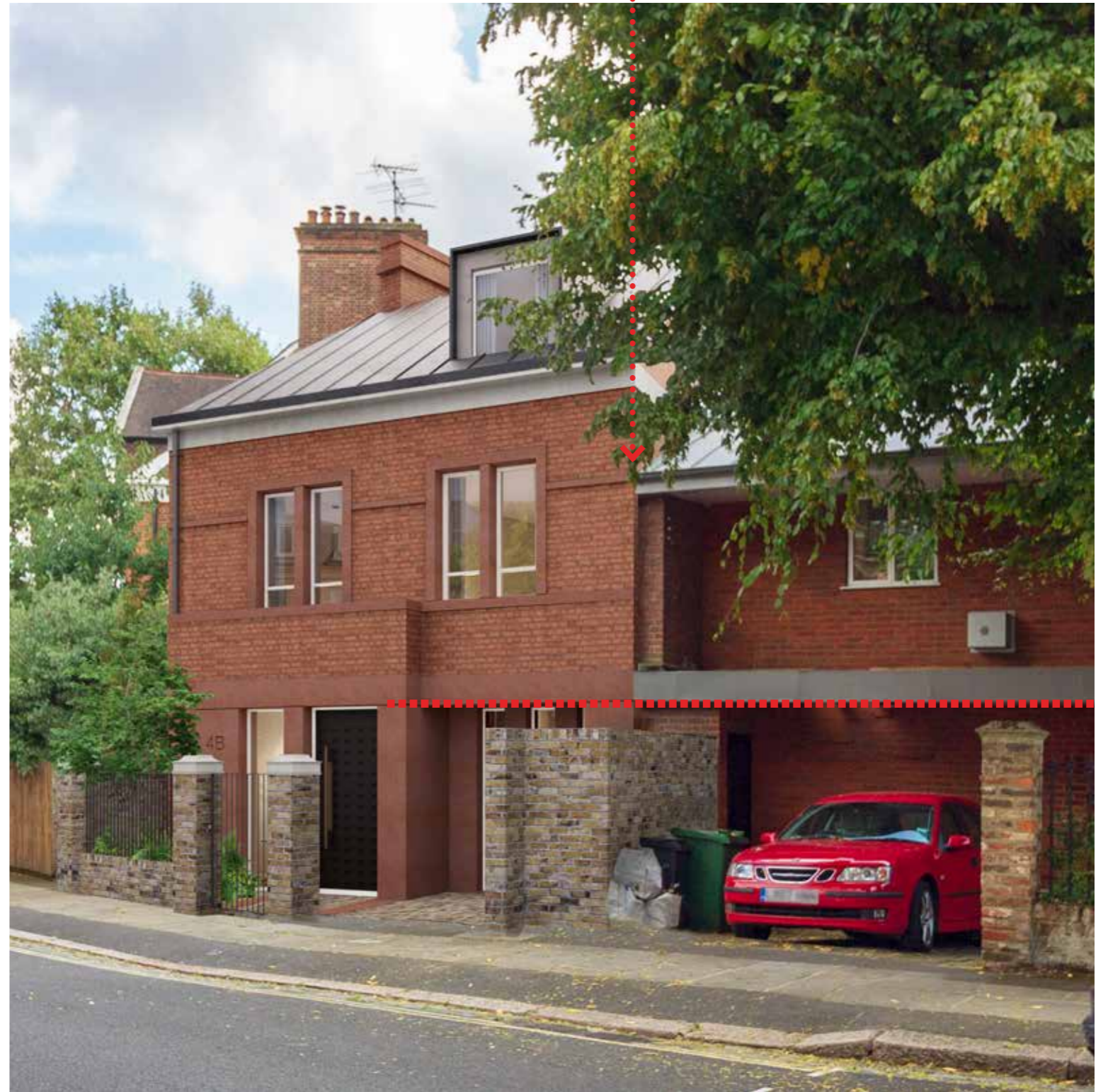
The recess at ground floor responds to the recess of 4a formed by the 1st floor zinc canopy. The red sandstone used as the accent material to define the recess and portico aligns with the top of the zinc canopy and picks up on this horizontal emphasis.

At the eaves level of 4a a string course has been introduced which is a detail carried out in a profiled brick on the neighbouring buildings to add horizontal emphasis to the proposals. This string course adds detail and runs along the elevations to meet window surrounds and chimney, tiling the composition together and responding to the context.



Image of the existing building interface

Proposed brick face provides termination for eaves and portico and aligns with face of these.



Relationship of recess to canopy of 4a and abutment of 4a roof eaves to proposed brick gable

# 04 Design Proposal

## APPEARANCE



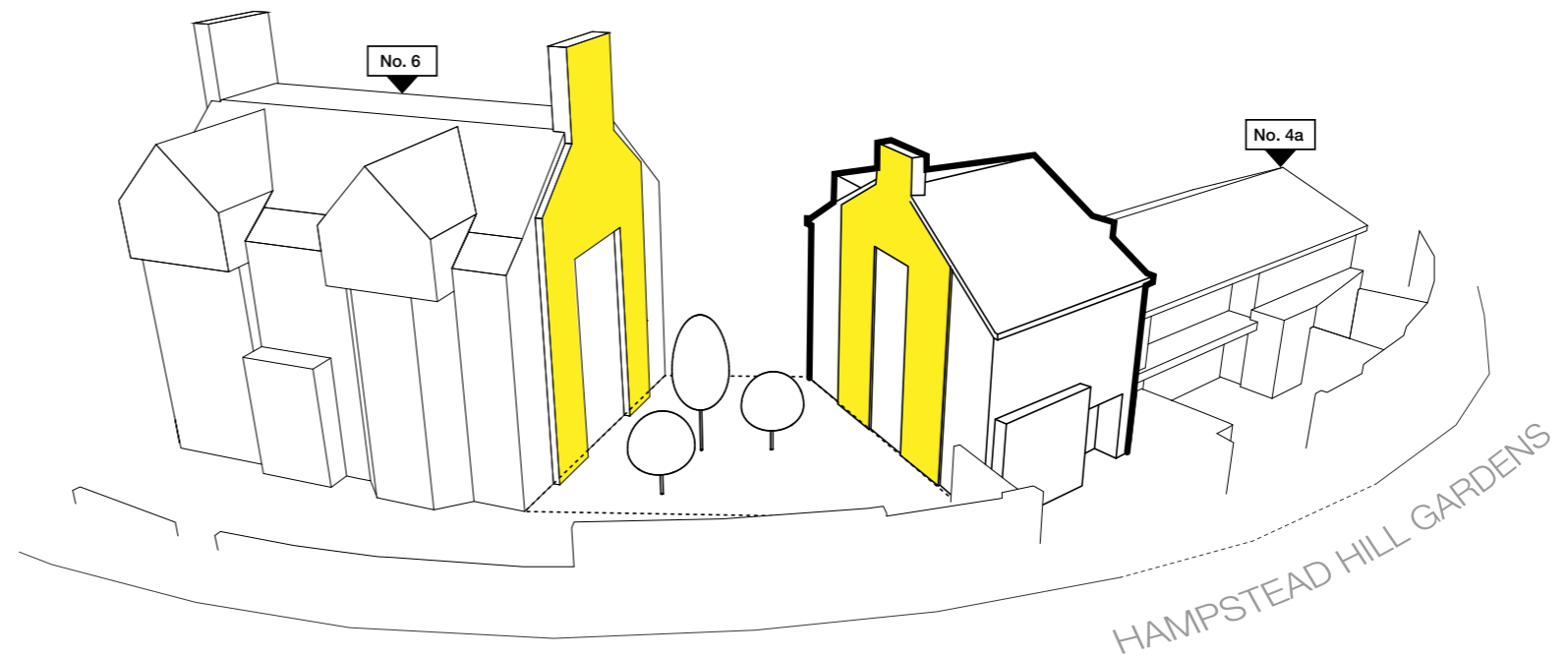
# 04 Design Proposal

## APPEARANCE

### Gable

The profile of the gable wall mirrors that of neighbouring buildings, while the red brick detailing refers to the expression of the chimney present to no.6.

The string courses and eaves have similarly been taken round to the gable elevation and as in No.6, the string courses about the chimney. The intention is to provide an interesting gable elevation that references the traditional brick language of the street as one experiences the curvature of the street.



No.6 - Chimney expressed



Existing building



Proposal - Stair expressed





# 04 Design Proposal

## APPEARANCE

The materials and architecture of the north and west elevations is carried around to the south and west elevations.

The design has been developed since the October 2019 proposal to decrease the dominance of the 2nd floor. This has been achieved by:

- Lowering the building
- Providing a conventional roof pitch to relate to the neighbouring roofs
- Removing the parapet approach to the gable walls.

The neighbours will experience a decrease in overlooking of their gardens as a result of the living spaces that are currently at 1st floor of the existing property being relocated to the ground and basement levels which will be behind the existing garden wall.



Illustrative image of proposal



Existing building

# 04 Design Proposal

## PROPOSED BASEMENT

The proposed design includes extending part of the basement into the rear garden which will have a glazed walk-on roof light above a dining space.

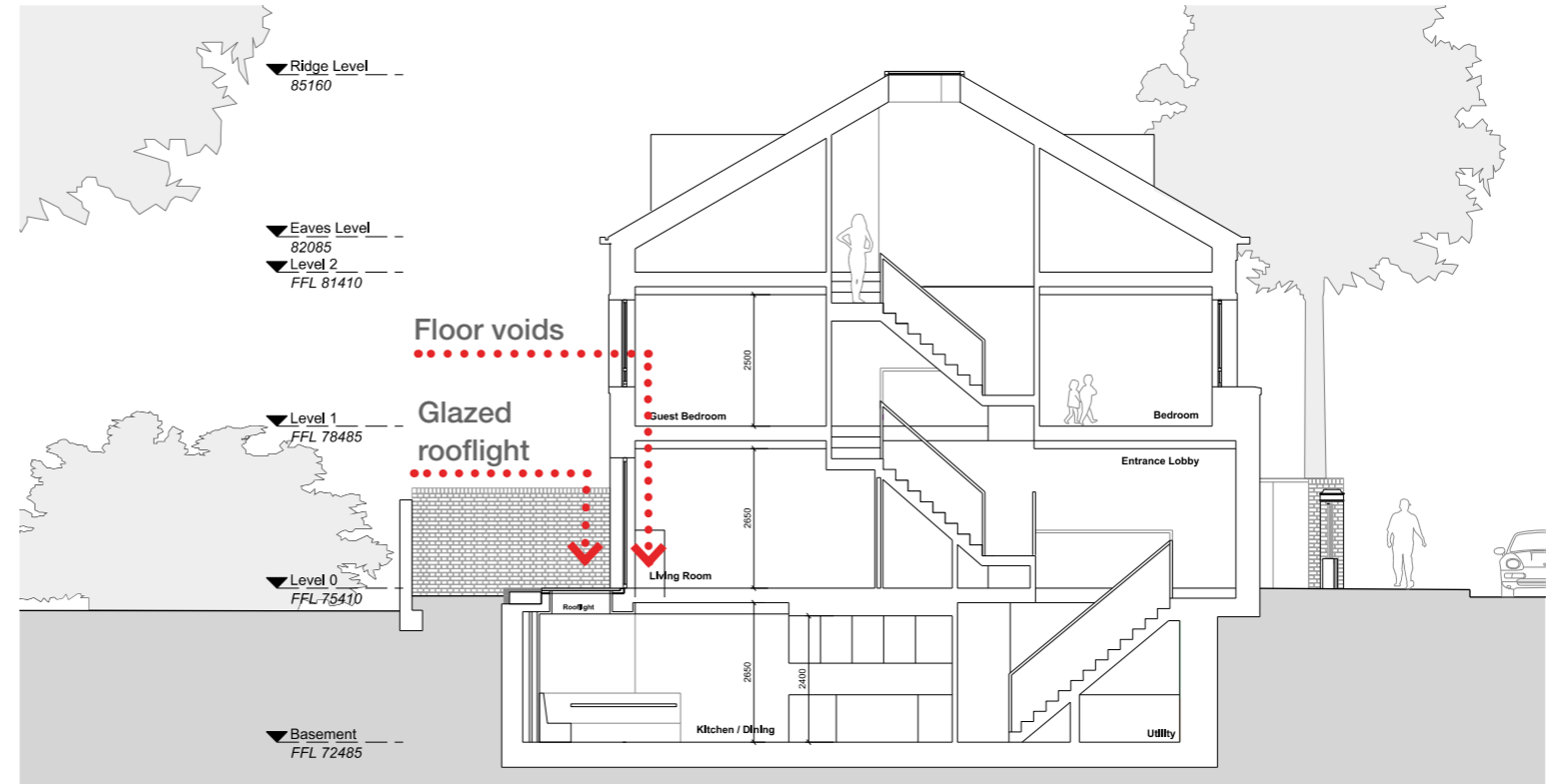
As a result there will be no reduction in amenity space from what the existing house provides and allows the garden to be usable whilst providing natural light into the kitchen and dining space below.

Further natural light is provided by voids to the ground floor slab which provides natural ventilation and gives a visual connection between the living spaces.

The design has been developed to retain the boundary walls to the garden in order to minimise the impact on surrounding properties (as set out within the structural information / BIA - appendix A)

The provision of a basement or lowered ground floor / gardens to the rear of a property is not an uncommon typology in the area and will not cause harm to:

- the character & amenity of the area;
- the architectural character of the building;
- surrounding drainage (read in conjunction with BIA, appendix A);
- the Conservation Area / heritage assets.



Proposed Section



Example of a walk on rooflight to a basement



Example of dining table below rooflight

# 04

## Design Proposal

# LANDSCAPE AND FRONT ENTRANCE

The treatment of the site boundary - buff brick with decorative headers and dark grey railings - reflect the language of the surrounding area. They add a sense of enclosure to the front of the property which the existing house does not have whilst retaining a gap for the existing off-street car parking space to be retained.

The design has been further developed since the October 2019 proposal to reduce the open appearance.

The revised design embraces the opportunity to reinstate an appropriate boundary treatment which responds to the surrounding character with planting, piers and a low brick wall.

Cycle storage and refuse are housed in a secure enclosure against the existing boundary wall to 4a. This has allowed space for planting, including a new Japanese Maple tree between the boundary wall and house entrance.



Typical entrance gate (no.7 / no.9)



Typically boundary wall and railings (no.4)

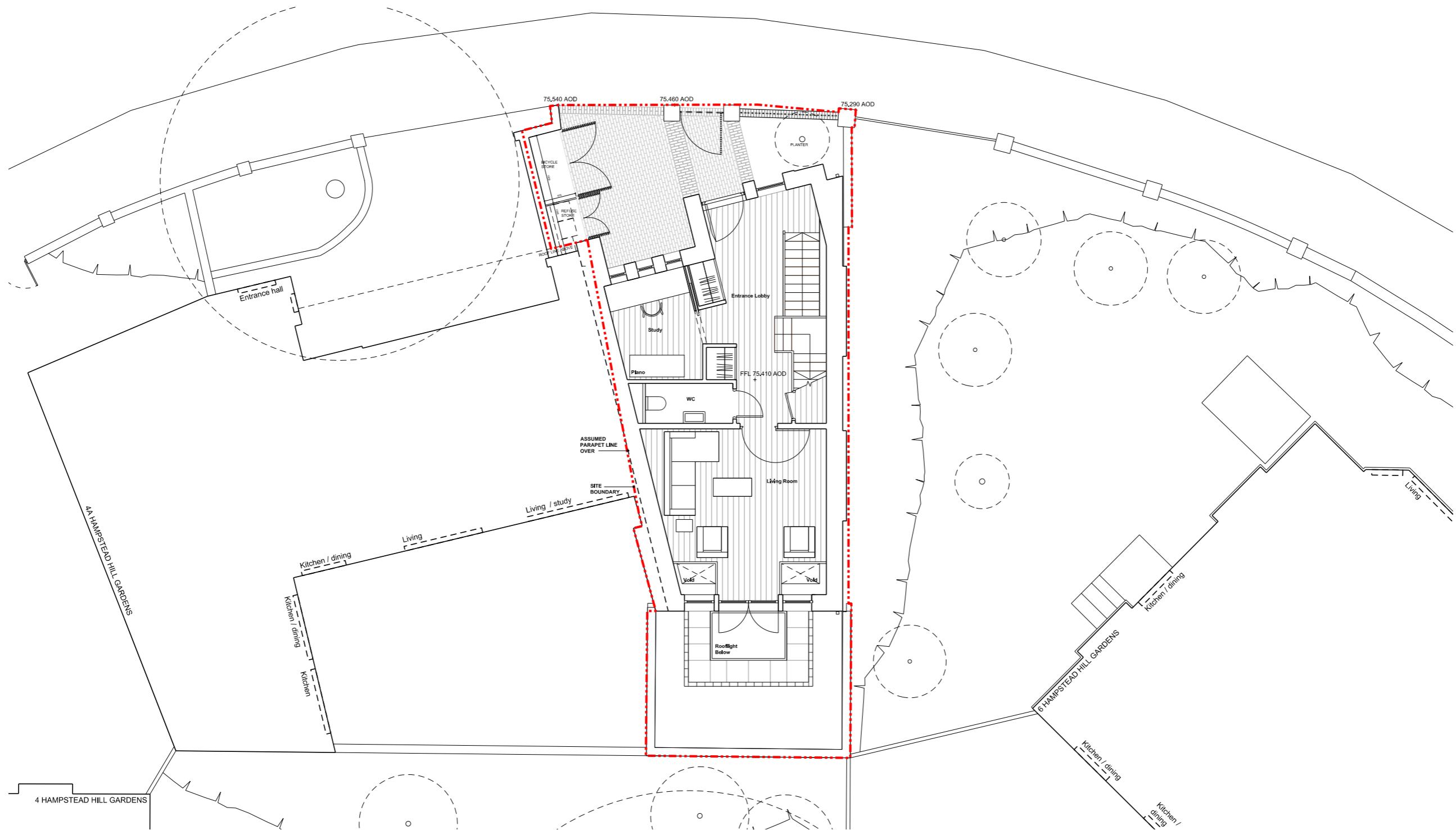


Illustrative image of the proposal



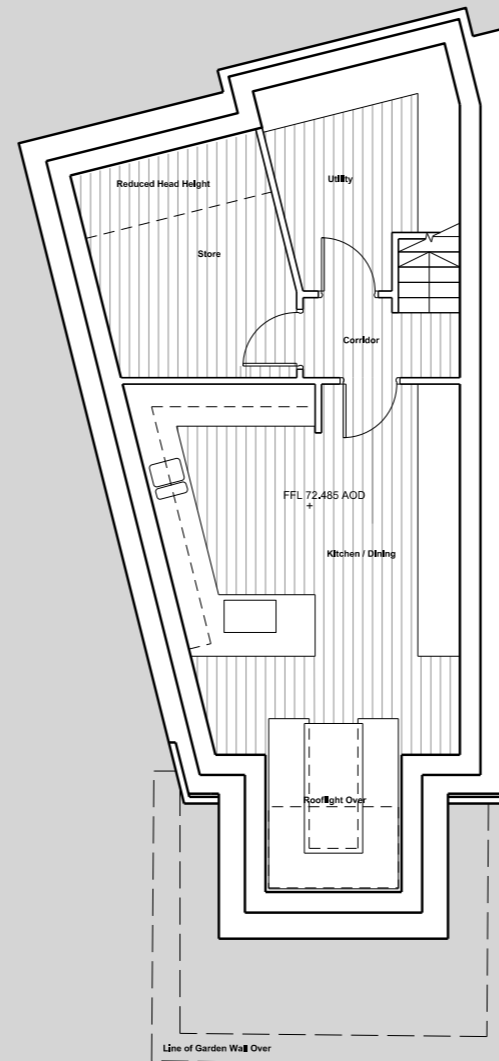
# 04 Design Proposal

## FLOOR PLAN - GROUND FLOOR



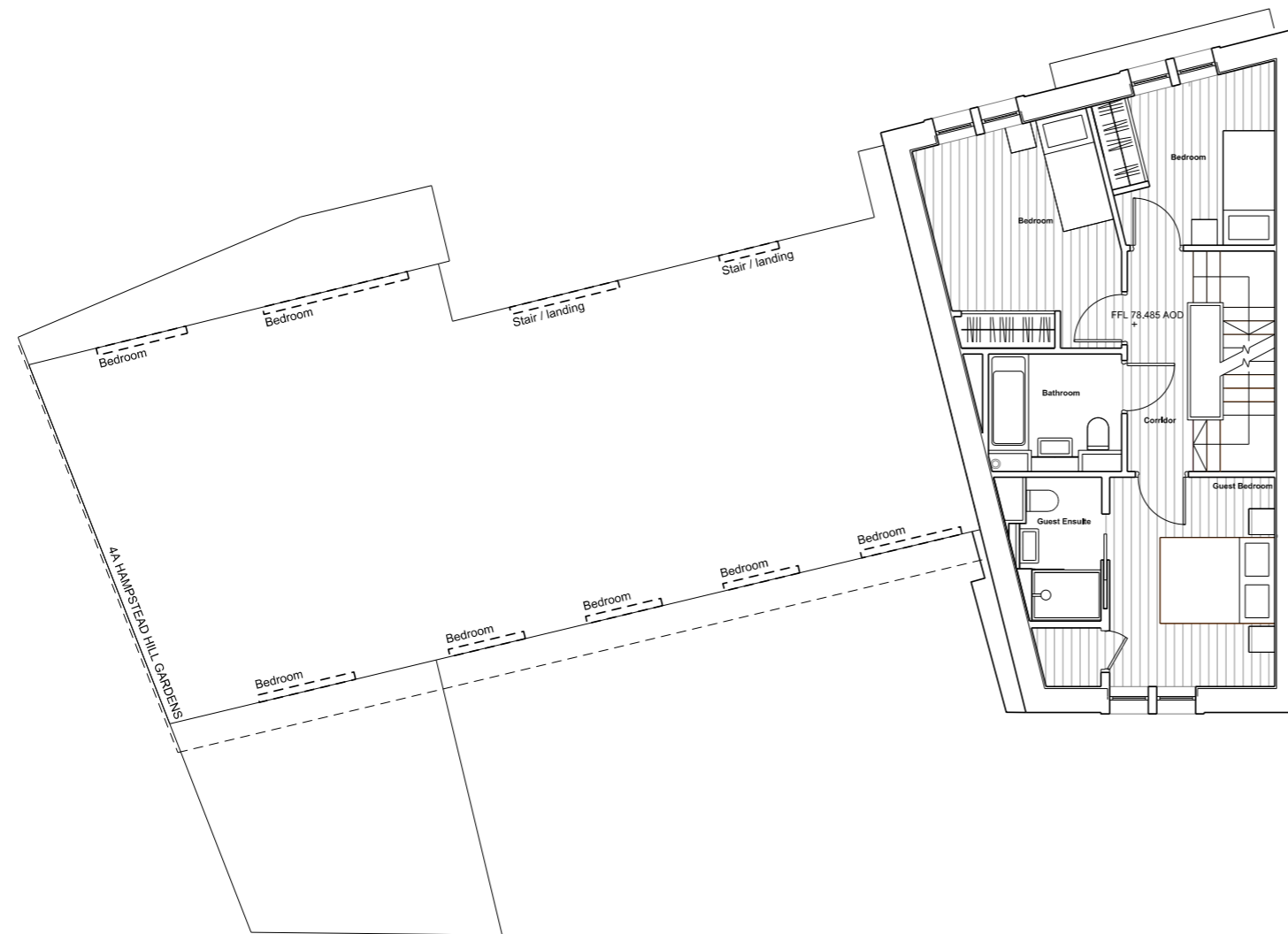
# 04 Design Proposal

## FLOOR PLAN - BASEMENT

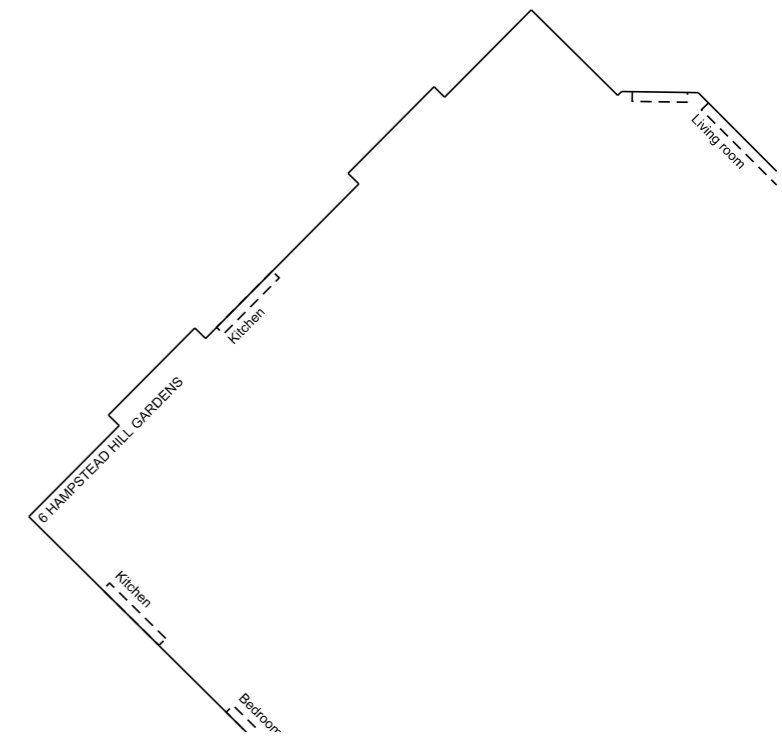


# 04 Design Proposal

## FLOOR PLAN - LEVEL 01



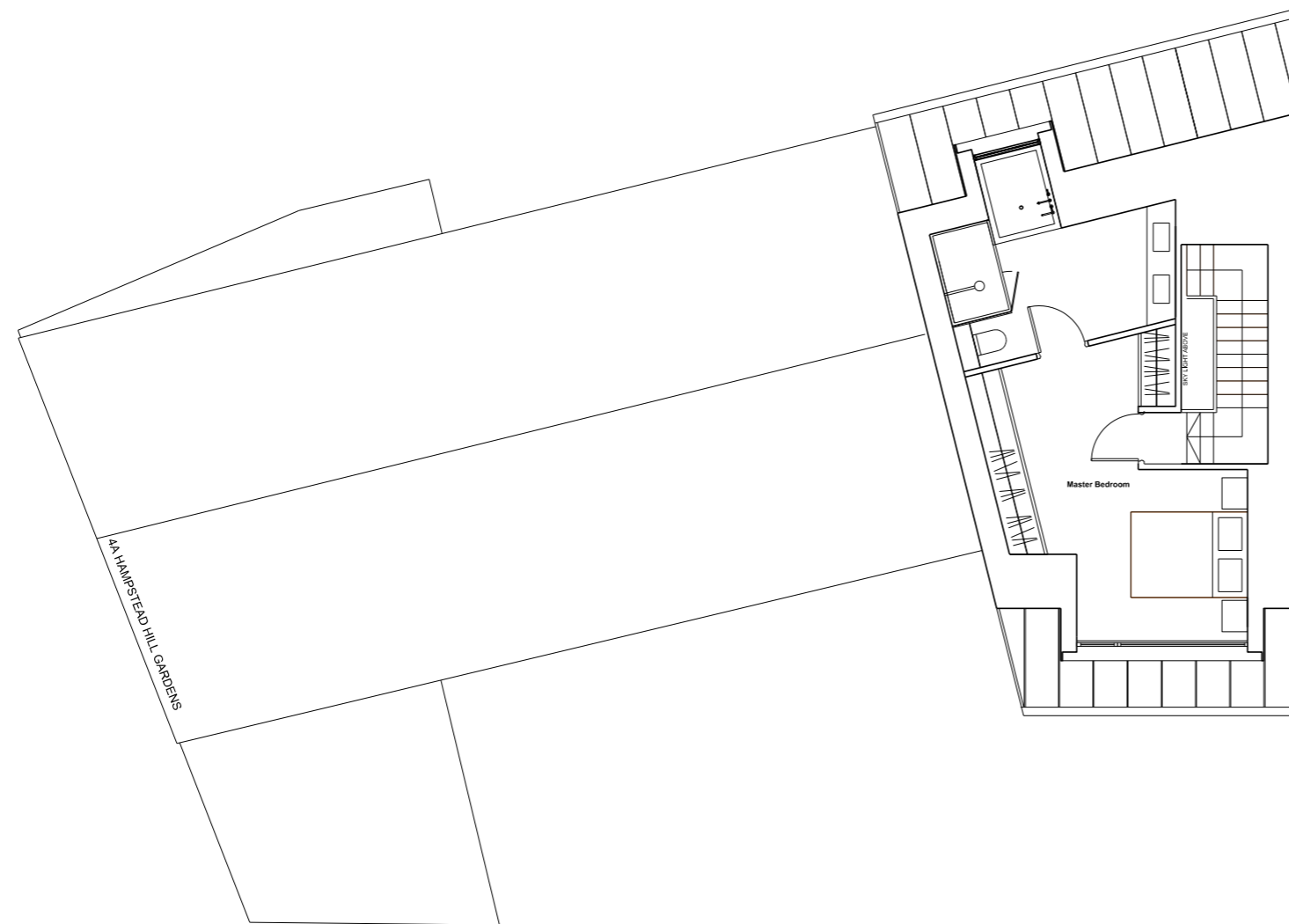
4 HAMPSTEAD HILL GARDENS



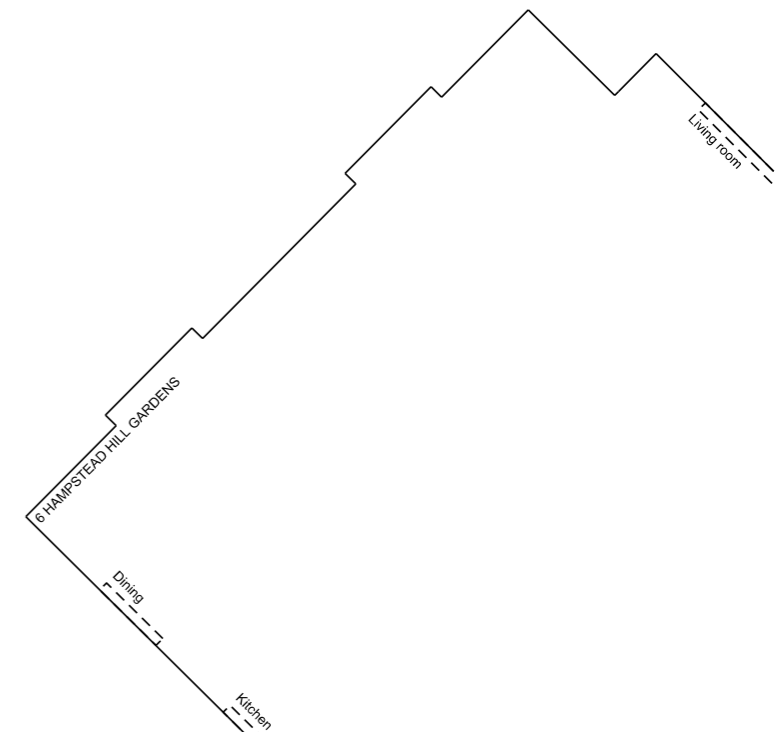


# 04 Design Proposal

## FLOOR PLAN - LEVEL 02

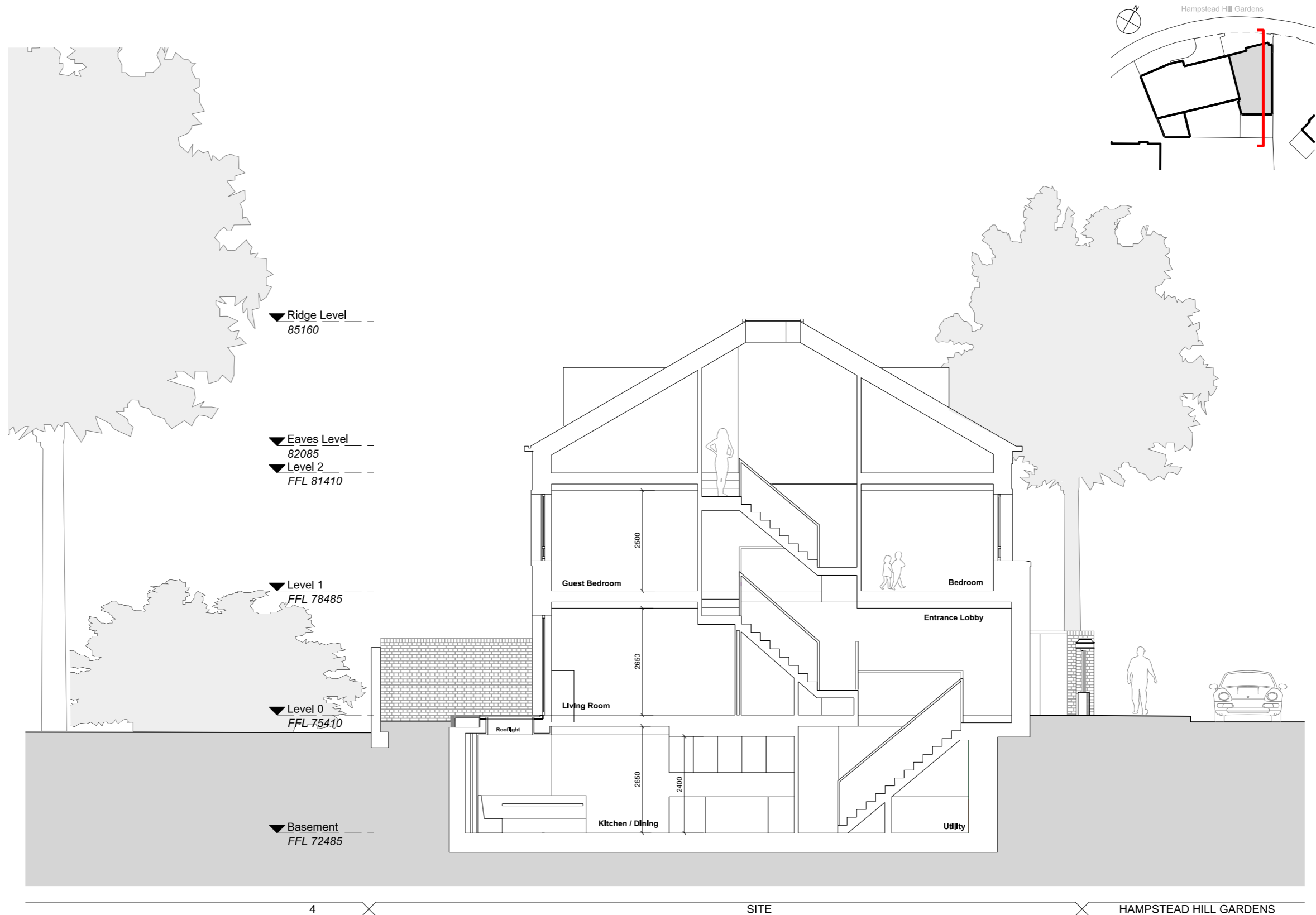


4 HAMPSTEAD HILL GARDENS



# 04 Design Proposal

## SECTION AA



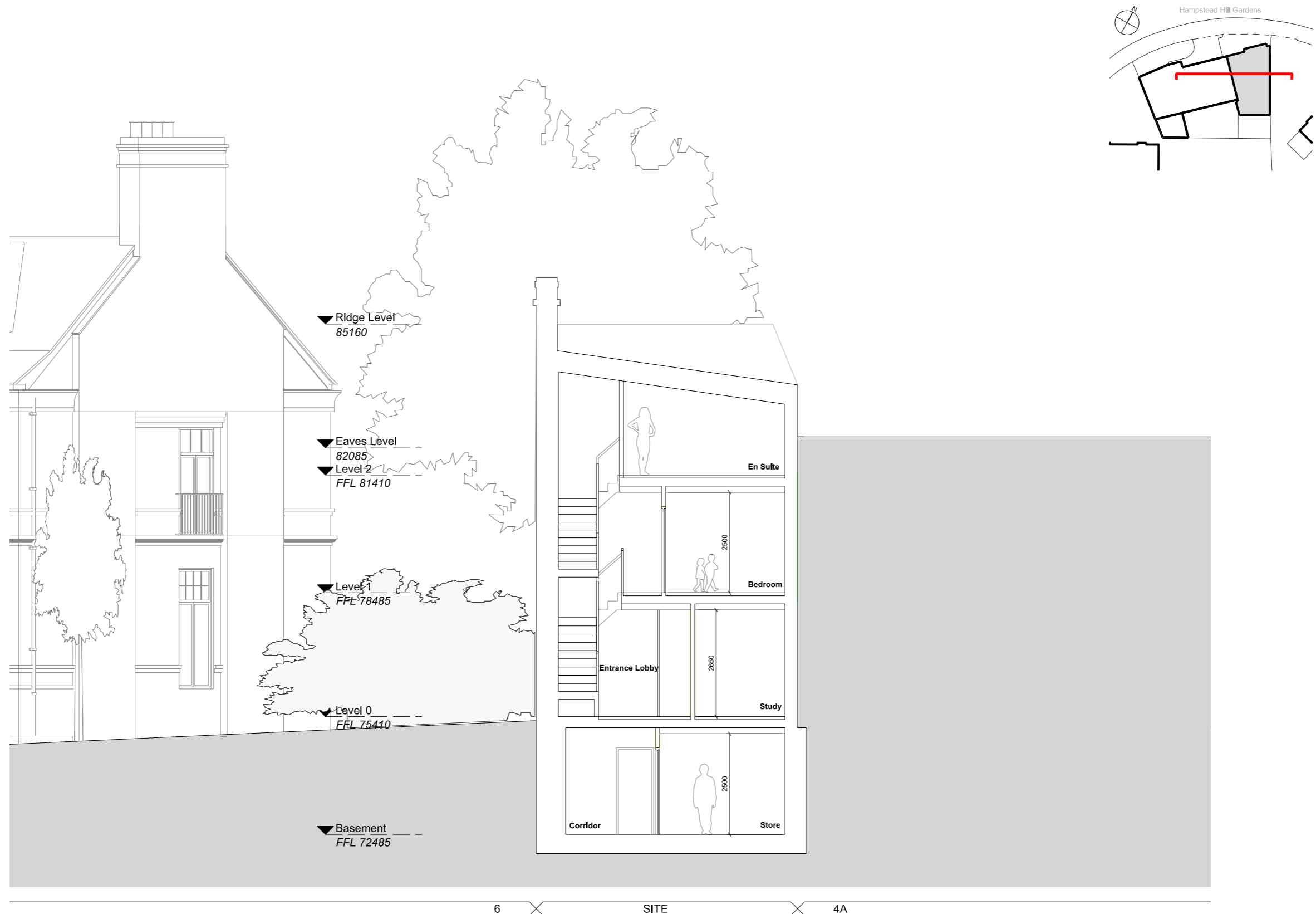
# 04 Design Proposal

## SECTION BB



# 04 Design Proposal

## SECTION CC



6

SITE

4A

# 04 Design Proposal

## AREA SUMMARY

AREA SUMMARY - GIA (M2)		
	EXISTING	PROPOSED
BASEMENT	-	54.4
LEVEL 00	56.4	51.7
LEVEL 01	56.3	53.1
LEVEL 02	-	35.7
TOTAL	112.7	194.9

# 04 Design Proposal

## SUMMARY OF CHANGES

The following changes have been made to the June 2019 (Application Ref: 2019/2835/P) to address the The London Borough of Camden's comments and where possible the local residents comments:

- The building line to the street has been pulled back.
- Master bedroom on 2nd floor reduced in size so that it can be accommodated in a pitched roof form with dormers.
- Massing reduced to reduce skyline of proposals.
- Floor area reduced overall
- Verticality to street elevation omitted by straightening facade and reducing to a single storey portico.
- Vertical proportions of 1st floor windows omitted by reduced height and general changes to design.
- Juliette balconies removed.
- Elevations amended to include details which align with the horizontal eaves and portico of the adjacent 4a and provide the proposals with a greater horizontal emphasis.
- Gable elevation to adjacent garden re-designed to echo characteristics of gable to No. 6.
- Roof lantern removed
- Boundary treatment to the street revised to echo treatments of boundary walls elsewhere on the street.



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# Appendices

# A Appendices

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## **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



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