



Contents

Client/Applicant

Tristan & Kaye Stout

Site Address

1A, Regency Lawn, Croftdown Road, London, NW5 1HF

Architect

John Pardey Architects (JPA)

1.0 Introduction

The applicant has recently assembled the site and seeks permission for a new 3-bedroom house adjoining their current property.

The brief was to design a 3 bedroom contemporary family home of around 120sqm. It should compliment, rather than copy, the surrounding buildings while referring to local materials and forms.

Following on-going Pre-application discussions, the applicants decided to employ John Pardey Architects as we have a strong track record in one-off house projects that has garnered some 49 Awards, including 7 RIBA National Awards (and shortlisted for 2 more this year). John has served on CABI and the national RIBA Awards Panel. He chaired the 2019 RIBA/ Grand Designs 'House of the Year Awards' programme that aired on national tv over four weeks in November 2019.



The site looking from the north-east



The site looking from Croftdown Road

2.0 Location

The site is located between the major open landscaped space of Hampstead Heath and Highgate Cemetery and is well served by public transport. It is within easy walking distance (0.6 mile) of Tufnell Park, Gospel Oak (0.6 mile) and Archway (0.7 mile) tube stations and bus routes 214, 88 and C11 (0.3 mile).

The site sits within the Dartmouth Park Conservation Area, designated in February 1992, which describes Regency Lawn as: *'two terraces of neo-Georgian style town houses, dominated by their garage doors that, due to the paucity of their design, have a negative impact on the character and appearance of the Conservation Area'*.

The surrounding buildings are typically of a very high quality with the majority being traditional Victorian town houses of either 2 storey + accommodation within the roof or 3 storey homes. Some more modern post war buildings have been built to infill areas of bomb damage during the war and on 'bottom of garden' sites.



Location

2.1 The Site

The site is located at the end of an existing terrace of town houses built in the 1980s in a 'Neo Georgian' style. The boundaries of the site are formed by close boarded fences to 2 sides, the flank wall of 1 Regency Lawn and an existing 'stock' brick garden wall to the street. The site has one point of access from Croftdown Road, currently providing vehicular and pedestrian access. The site is split into two halves on different levels with the lower part (closest to the existing house) accommodating the car port and hardstanding.

To the rear, behind the site is located the former Mansfield Bowling Club green which has planning permission to be replaced by a public pocket park and 3 tennis courts and is designated open space.

There is extensive mature street tree planting and houses often benefit from hedging to the front boundary to create a soft and richly landscaped street scene.



The application site ownership coloured grey (land ownership edged in red)



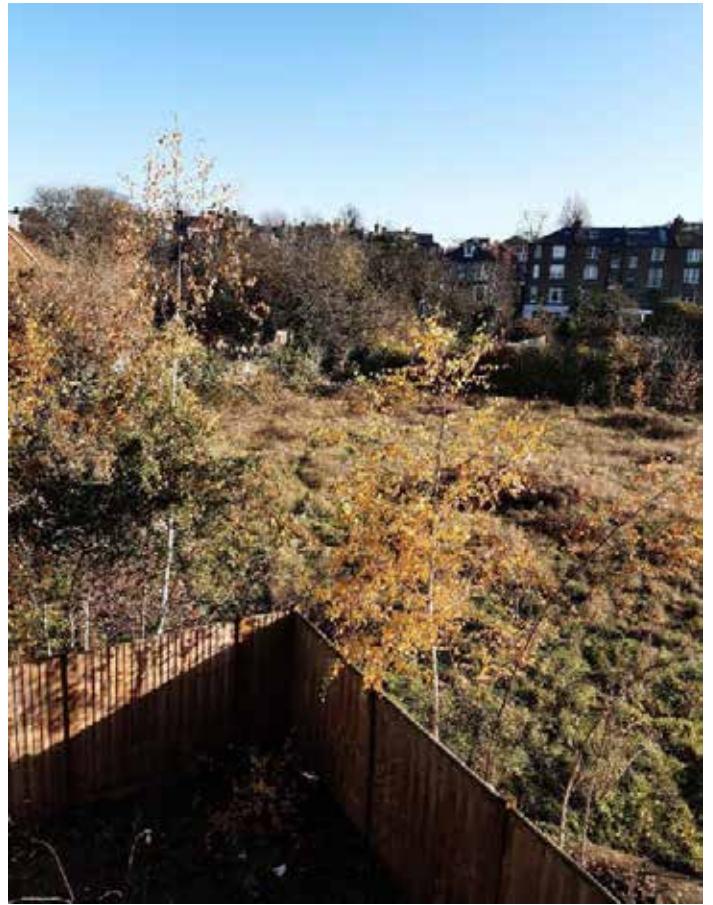
Site assembly

The site was assembled by way of a contract entered into by the previous owner of 1 Regency Lawn and the Mansfield Bowling Club. The contract was conditional on the club obtaining consent for their scheme and is a straight swap of exactly the same sqm of land giving the Bowling Club a wider street frontage and number 1 Regency Lawn a more rectilinear site. This arrangement is reflected in the consented Bowling Club scheme 2015/1444/P.

2.2 Site photos



View from the second floor looking across Croftdown Road



View from second floor showing the boundary of the site, looking southeast across the former bowling green



The south side of Croftdown Road looking towards Regency Lawn in the background



The north side of Croftdown Road (corner of Brookfield Park) looking northeast. The corner turret is a strong feature of the locality

3.0 Initial design proposal

Croftdown Road is a leafy tendril tying Highgate Cemetery to Hampstead Heath. The green corridor only partially screens domestic and civic architecture (Highgate Library, La Sainte Union Girl’s School) - buildings spanning from Victorian to 20th Century. The feel is polite, tidy, crafted, neighbourly.

The wider neighbourhood is studded with buildings that while not disturbing the civility of this suburban haven hint at the radicalism with which north Camden is also associated – Neave Brown’s bold reinterpretation of the Georgian Terrace on Winscombe Street, John Winter’s rusted modernist villa on Swain’s Lane, Rick Mather’s sculpted brick carapace on Chester Road and most recently Richard Keep’s zinc clad eyrie on Laurier Road. The influence of the Isokon Building and 2 Willow Road, Highpoint I + II are all felt in the townscape.

The consented proposals (2015/1444/P) for dwellings and a new park, pavilion and tennis courts on the site of the former Mansfield Bowling Club are a further nod to the radical housing tradition championed by Sydney Cook and Camden Borough Council.

It is in response to this wider and immediate context that we arrive at the design for a new house on Croftdown Road - a house at the start of the upward sweep to Highgate Cemetery; a house that acts as gatekeeper to a new public park; that hints at the architecture of the new dwellings concealed behind; that respectfully bookends a neo-Georgian terrace. A crafted house that admires the Lutyenesque qualities of the Brookfield Estate yet aware of Camden’s modernist heritage which it too aspires to join. A bold house – a sculpted house – a modest addition to the architecture of this area.

Following a Pre-application meeting on 2nd June, while the feedback was encouraging several points were raised that summarised as:

- the idea of a building that acted as a gatehouse, marking the corner of the park was seen favourably, but the projecting stair turret was perhaps distracting from this and shading part of the elevation in the afternoons – could it be on the corner similar to Victorian turrets on nearby houses?
- could a white base that connected to adjoining buildings be more introduced?
- can the bin and cycle storage be more integrated into the building?
- can we produce a constraints & opportunities drawing?
- what is the corner that projects into the park at the rear?

This document addresses these issues and we hope, arrives at a design that we can progress to a full application.



2nd June Pre-app outline design



View from road

3.1 Revised design proposal

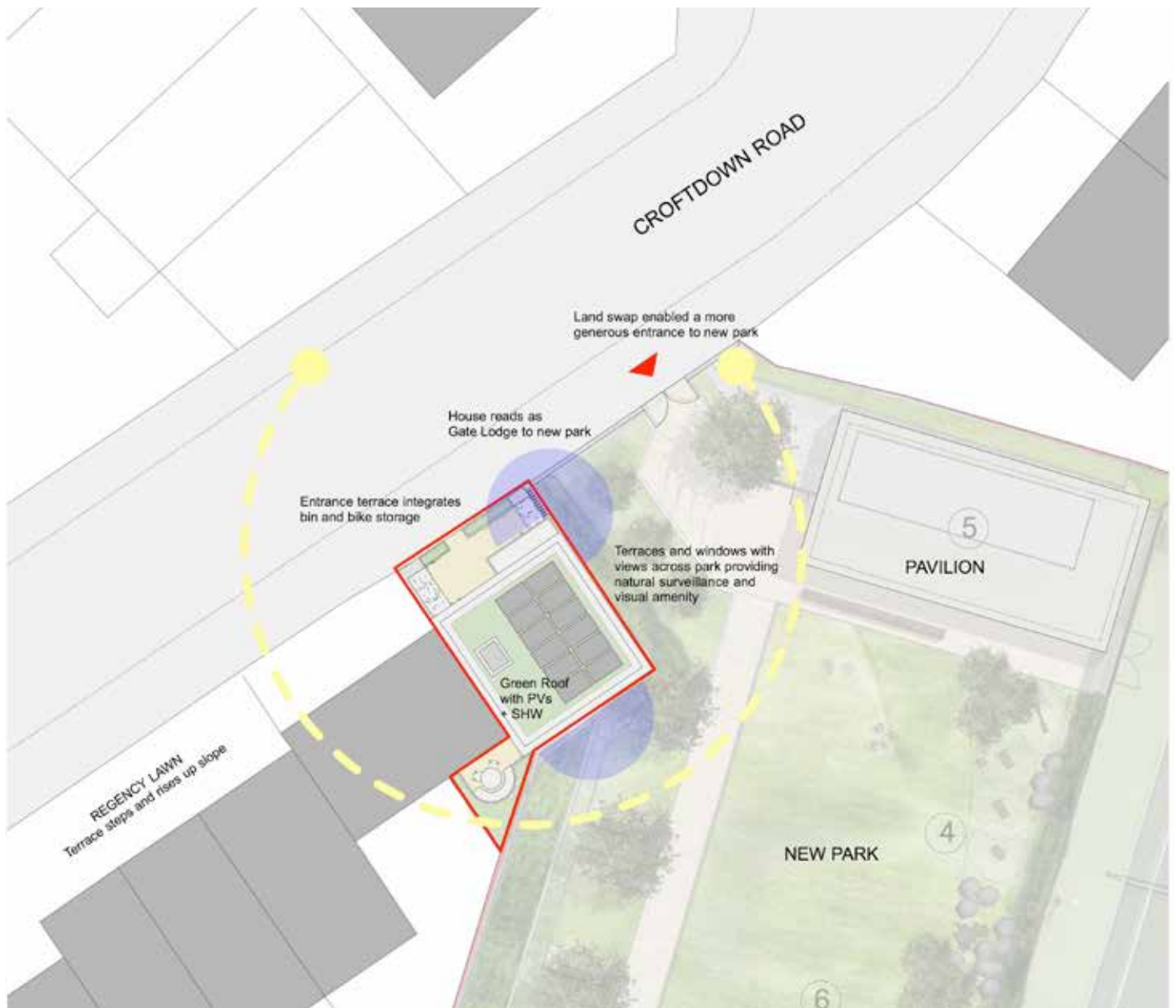
We have removed the projecting staircase element – having looked at placing it on the corner, it failed to create a ‘turret’ as it could not go around the corner on this tight site, so we have absorbed the staircase into the plan.

The corner recessed balcony that receives afternoon and evening sun is now made more prominent and a slender steel post defies gravity at the corner – the terrace is enlarged by creating bay to the kitchen below. We feel this makes a successful architectural element to ‘turn the corner’ into the park.

We have introduced a white (stone) element to the frontage onto Croftdown Road to cover the ground floor level and this further wraps around the corner following the incised balcony above. This element neatly interlocks with the buff brick facades. Cills and parapet copings are also in stone.

To the rear we have pushed the wall to the boundary line and created a full width inset balcony off the main living spaces at first floor.

By setting the house further back on the street frontage, more space is provided for amenity and also a stone wall wraps bin and cycle storage, out of sight from the road.



Constraints & opportunities diagram

3.2 Design Proposal – Plans

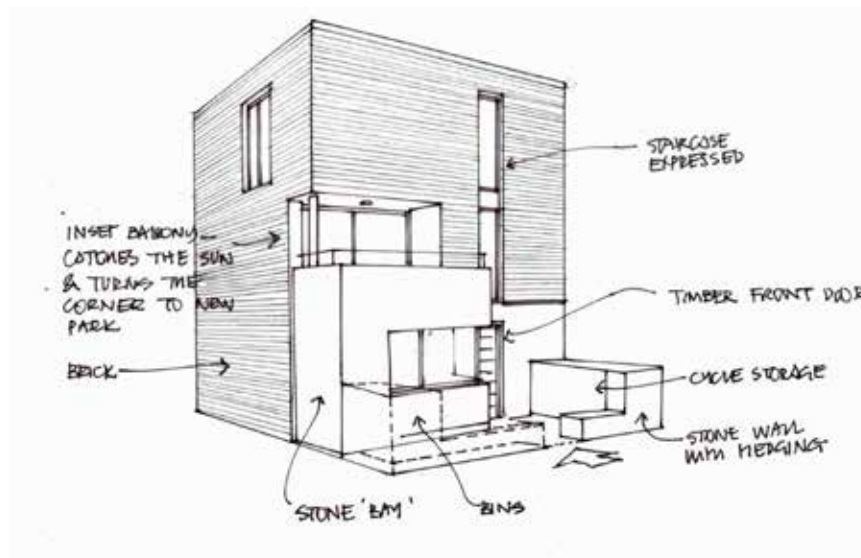


The plan occupies the site, set back from the street to step forward c.40cm with its neighbour where bins and bike storage is integrated into the enclosing walls. The cubic form is eroded by an inset balcony at first floor, turning the corner to the park, while a stone-clad bay projects out below. Ground floor provides kitchen-dining-living space, first floor an open plan reception room, sub-divisible to provide a third bedroom, while the top floor has two bedrooms.

3.3 Design Proposal – from the street



View looking east along Croftdown Road



The architectural elements

3.4 Proposal – from the park



View from south



View from west.

3.5 Proposal – Materials

We see the building as a simple brick form, with precast stone copings and cills that is typical of the London vernacular. The ground floor to the street frontage is in stonework to provide a base and expresses the projecting bay/balcony. This is a material palette similar to the images below.

Windows to be ppc aluminum in dark bronze, with glass balustrading.



The house in the street scene:

It provides a bookend to Regency Terrace and turns the corner into the park

4.0 Sustainability

LOW ENERGY IN USE

The refurbishment will target Building Regulations compliance on insulation. New elements will exceed Building Regulations standards on insulation.

Primary heating will be via electric heating supplemented by a roof-top solar thermal array.

While low energy LED lighting will be provided wherever possible, smart metering will also be provided to allow the residents to properly understand and control their energy usage.

The house will be built to meet the requirements of the proposed new Part L of the Building Regulations (the conservation of fuel and power in new dwellings) and Part F (ventilation).

LOW IMPACT IN CONSTRUCTION

Every effort will be made to reduce the impact of materials and products used in the construction and that of the construction process itself. In line with the established Waste Hierarchy, the aim is to reduce waste at source.

Any surplus material that is produced on site will be carefully managed and segregated in skips for off-site recycling. The location of skips will be clearly marked on a Traffic Management Plan, which will be developed in line with the Construction Phase Health and Safety Plan. The Site Manager will have overall responsibility to ensure that construction is carried out in accordance with best practice and with the aim of achieving as close to Zero Waste to Landfill as possible. The refurbishment and extension works will re-use the materials from site where possible.

New materials and services will be sourced locally where possible with any timber sourced from sustainable managed forests. All insulation will be CFC and HCFC free, with water based paints used where possible, and any coating and preservative treatments factory applied wherever possible.

SUSTAINABLE DRAINAGE AND WATER USE

SuDS systems can be utilised throughout the site along with tree and shrub planting to attenuate surface water run-off. The house will have permeable hard landscaping.

Water is a precious resource and we will reduce the overall consumption of clean water for non-potable uses by using the following;

- Dual/low flush WC's
- Rainwater storage for garden irrigation
- Aerators and flow regulators on taps and showers
- Clear water meter display to drive awareness of usage