



**Design, Access & Heritage Statement**

97 South End Road,  
London,  
Nw3 2RJ  
October 2020

**Hayhurst & Co Architects**

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This Design & Access Statement has been prepared in support of the proposed works to 97 South End Road and should be read in conjunction with the application drawings listed below.

**Existing**

E100 Location Plan  
E101 Existing Site Plan  
E000 Existing Ground Floor Plan  
E001 Existing Upper Ground Floor Plan  
E002 Existing First Floor Plan  
E003 Existing Roof Plan  
E010 Existing Rear Elevation A  
E011 Existing Outbuilding Elevation B  
E012 Existing Front Elevation B  
E013 Existing Side Elevation D  
E020 Existing Section A

**Proposed**

D000 Lower Ground Floor Demolition Plan  
D001 Upper Ground Floor Demolition Plan  
D002 First Floor Demolition Plan  
D003 Second Floor Demolition Plan  
A000 Proposed Ground Floor Plan  
A001 Proposed Upper Ground Floor Plan  
A002 Proposed First Floor Plan  
A003 Proposed Roof Plan  
A010 Proposed Rear Elevation A  
A011 Proposed Outbuilding Elevation B  
A012 Proposed Front Elevation B  
A013 Proposed Side Elevation D  
A020 Proposed Section A

## About the Client

The applicant for this submission is the owner-occupier of the property. She purchased it in 2019 and undertook internal decorations to it to bring the house up to a decent living condition. These works are now proposed to make the dwelling better suited and the more sustainable as a family home and to create a photographer's studio in the rear garden where the applicant can undertake her work as an artist.

## About the Architect

Hayhurst and Co. is a London-based architectural studio. The practice's work is developed through a rigorous process of investigating urban, landscape and historical contexts combined with an engagement in the use of materials and delight in the craft of making bespoke buildings. We have a reputation for making architecture that responds inventively and pragmatically to physical contexts and creating buildings that are sensitive, sustainable and innovative.

Our completed projects have won RIBA Awards in 2012, 2013, 2014, 2016, 2017 and 2019, including, 'Garden House', shortlisted for RIBA House

of the Year in 2016 and 'Whole House', long-listed in 2017. We are also recognised for our work to listed and historical buildings and projects in sensitive heritage context and conservation areas.

In 2018, we were selected by the Royal Institute of British Architects to design the Clore Learning Centre at their Grade II\*- listed headquarters on Portland Place, LB Westminster. The project re-modelled the building to create a state of the art education space that is sensitive to the historic fabric and heritage asset.

**Below:** 'Hampstead Beach House', by Hayhurst and Co. winner of an NLA 'Don't Move Improve' Award and LB Camden Design Awards - a house extension in the Mansfield Conservation Area in the LB of Camden.



**Below:** 'Charrington Street Houses', by Hayhurst and Co. - an extension to a Grade-II listed terrace in the Kings Cross Conservation Area in the LB of Camden.





## Introduction

In LB Camden we have designed numerous residential projects in conservation areas and in 2016 we were commissioned by the local authority to extend a Grade-II listed Georgian terrace in Charrington Street, Central Somers Town. The project successfully gained planning and listed-building consent for the creation of four new town houses.

Our 'Hampstead Beach House', an extension and re-modelling of a Victorian building in the Mansfield Conservation Area in LB Camden, was awarded 2nd place in the New London Architecture Awards (NLA) and in the Grand Design Magazine Awards for

Best Extension in the Country in 2015. The project was also the only house extension to be highly-commended in the LB Camden Design Awards. 'Hampstead Beach House' is used by LB Camden as an exemplar extension to a Victorian home in a conservation area, in their draft Planning Guidance (CPG) Home Improvements which is out for consultation from October 2020.

Our other award-winning works in heritage contexts include a refurbishment of a Grade II-listed coach house in West Sussex, which was awarded the Hurstpierpoint Conservation Society Award and was

shortlisted for an AJ Retrofit Award for Best House. Our extension to locally-listed Torriano Primary School, in LB Camden was awarded the 2019 RIBA London Small Project Award, a regional RIBA, the AJ Retrofit Education Award, a Civic Trust Award in 2020 and is currently shortlisted for an NLA award 2020.

**Below:** 'Grain House' by Hayhurst and Co. shortlisted for an RIBA Award 2020 – a side and rear extension to a house in a conservation area in the LB Hackney.





## Development Location

The proposed development is situated at No. 97 South End Road in Hampstead, just south of Hampstead Heath, in the London Borough of Camden. The local area is largely residential, made up mostly of early 19th Century houses. The property is also close to the shops, pubs and restaurants of Hampstead Village.

The property is within the Willoughby Road/Downshire Hill Sub-Area 3 of the Hampstead Conservation Area and the The property is Grade-2 listed, as are many other properties on South End Road and on adjoining Downshire Hill and Keats Grove and within the wider Conservation Area.



Above: Location Plan, 1:1250



KEY

— Site boundary

Above: Aerial photo of the site and surrounding area



## Site Context

**Heritage Context- Hampstead Conservation Area**

The Hampstead Conservation Area statement describes the defining character of the Downshire Hill Character Area as diverse and leafy:

*'[Houses] range from tiny cottages to quite substantial villas of brick or stucco, detached or combined in informal terraces in a variety of classical styles... All are set in spacious front gardens defined by low walls, hedges or railings. These gardens, the numerous mature trees together with quality and variety of the houses give the area a strong identity.'*

South End Road is comprised of a mix of early 19th Century houses and cottages of between two to four storeys, facing onto the south edge of Hampstead Heath.

The properties vary in scale and style but are largely stucco-rendered semi-detached or terraced houses, set back from the road with long front gardens and built into the slope of the site with semi-basement lower ground floors and outbuildings of varying scales to rear gardens.

The Hampstead Conservation area Statement describes South End Road; *'In this sub-area the west side forms an elegant frontage, largely made up of Regency (early 19th century) properties facing onto the very southern edge of Hampstead Heath. Long front gardens and mature landscaping define the character.'*



**Above:** Hampstead Conservation Area



### Context- South End Road

The development site, No. 97 South End Road, is an early 19th century worker's cottage of modest Regency style. It forms a pair with the adjoining property No. 99, to the north-west.

This stretch of South End Road divides either side of a planted section of land, which forms a traffic island and houses park maintenance buildings, before South End Road divides to become East Heath Road and Willow Road to the north-west. This wide carriageway, the presence of mature trees and a sloping site leaves the dwellings out of sight from the Heath that starts to the north of South End Road.

It is understood that the character of the neighbouring properties was

all once of a similar nature, as semi-detached style properties with generous front gardens. However, alterations since their development have led to a distinct variation in style and the loss of gaps between the properties due to infill development and extensions. This is clearly evident in the immediate neighbours to No. 97 and this variation and difference is now a principal character. The Hampstead Conservation Area Statement notes this in the Character Appraisal that the 'houses are very varied in scale and style'.

Nos 97 and 99 were first developed as a semi-detached pair of cottages. No.99 has been extensively altered and extended since it was first built, most notably through an infill

extension connecting to No.101 across a historic carriageway entrance. The property also has a large outbuilding to the rear and further development to enlarge the property has recently been granted planning and listed building consent.

No. 95, Bath Cottage, is understood to have once been a similar semi-detached dwelling to Nos 97 and 99. It was significantly extended with a three-storey rear and side extension in 2016 and an outhouse developed to the rear of the site. It has historic developments of a first-floor bay window to the front and a second-floor extension to make it a four-storey building; developments which vary the architectural character of the property from its neighbours.



Nos. 93-87 South End Road



Site Context



No. 97 South End Road



No. 95 South End Road



No. 99 South End Road



## Site Context

### Site Context Photos



→ indicates photo position – see below

Key Plan 1:1250



View 1. No. 97 viewed from South End Road



Site Context



**View 2.** View along South End Road and South edge of Hampstead Heath



**View 3.** View towards South End Road from Hampstead Heath





## The Site

## Existing Buildings

No. 97 South End Road is a semi-detached 3-storey, 2-bedroom private dwelling. It was built in the early 19th century along with its adjoining neighbour, No. 99.

The property sits on a long sloping plot with a long front garden on South End Road. The ground falls toward the property where the primary access to the main house is via a stepped entrance to upper-ground level. A gated and fenced side passageway, adjacent to the boundary with No.95 provides access to the rear garden.

Nos 97 and 99 South End Road were Grade-II listed, as a pair in 1975. Their listing descriptions is:

*'Pair of terraced cottages, No.99 with 1st floor extension linking to No.101 and*

*forming a carriage entrance. Early C19. Stucco with plain 1st floor sill band. Slate roofs with boxed out eaves. 2 storeys and semi-basement. 1 window each plus central blind window. Entrances with C20 trellised hoods to half glazed doors. Ground floor casements in shallow round-arched recesses with cast-iron balconies. 1st floor sashes. INTERIORS: not inspected.'*

The property can be broken down into 3 parts for the purpose of description. These are:

**The Cottage**

The house is approximately central to the plot and is built into the slope of the site. It is set over 3 storeys, with a semi-basement lower-ground floor

that opens out to the rear at garden level.

**The Closet Wing**

To the rear of the house there is an unusual closet wing, housing the only bathroom to the property, accessed from a half-landing between the upper-ground and first floors. The closet wing does not extend to the ground and is supported by the boundary wall with no. 99 and a post to its south-east corner.

**The Outbuilding**

To the end of the rear garden there is a small derelict brick outbuilding with privy adjoining the outbuilding of no.95 and a smaller brick lean-to shed. Both structures are in an extremely poor state of repair.



Site Plan 1:500

## The Cottage- Exterior

The design of the exterior to No.97 is generally consistent with the character of other properties to South End Road and those in Downshire Hill. It is a modest cottage of Regency style with stucco render and an M-profile slate roof. The front elevation is similar to several of its neighbours and the side and rear of the property, as with its neighbours, follows no common pattern.

The building, prior to its current ownership, was in single ownership for a period of over 50 years. It is in a poor state of repair and is in need of general refurbishment and building upgrades to improve its longevity and suitability as a family home.

### Front Elevation

The external elevations are finished with a cement stucco render, painted a pale pink colour. It has some original detailing to this finish, with a curved arch over the primary, upper-ground floor window and a first-floor sill-band. These details are consistent with other similar properties on the street. The painted half-glazed front door and trellis hood porch (which matches the one to No.99) are understood to be C.20<sup>th</sup> additions.

Windows to lower-ground and first floors are timber framed but do not appear to be original. French windows to the upper-ground floor front living room are set within a stucco arch with external black metal railings forming a 'Juliet'-style projecting balcony. The windows are UPVC.

### Side Elevation

The south-east flank wall of the cottage is a matching cement stucco render but is currently painted white. The wall has a timber-framed window to the lower-ground floor front room, waste and rainwater pipes and a boiler flue. The elevation is an unattractive façade that is dominated by the 3-storey extension to No.95 that sits on the boundary line.

The side elevation is not visible from the street due to the mature planting and trees to the front garden. Furthermore, it is screened by a 2m high timber fence and gate that secures the rear garden. The fence is historic and has clearly been in this location for some time. It is in poor condition but has been reinforced by a secondary security fence. Security



Photo 1: Existing cottage viewed from front garden



## The Site

to the property is a concern and the suitability of this fence to maintain a secure rear garden is an issue.

### Rear Elevation

The rear elevation is dominated by the 'suspended' closet wing that sits between lower-ground and upper-ground floor levels. Although the origins of this appear to be early in the history of the building, the current state of it, propped on a steel post and with a boarded edge to the flat roof, make it an uncomfortable addition to the rear of the house.

The rear elevation is white painted cement stucco render and the return is painted brick. The rear windows and their composition on the elevation does not match those to the

neighbour and appear to have been altered at some point in the building's history. The general appearance does not share symmetry with its neighbour.

The foul waste and rainwater pipes to the rear elevation are in a very poor condition and have been altered in the past. They do not appear to be compliant with current regulations for drainage. These pipes, the poor condition of the render finish and the exposed steelwork supporting the closet wing, make the rear elevation unattractive and unfitting to the listed status the building has.

### Roof

The roof appears to be original. It is a traditional M-profile, slate tiled roof with a valley gutter to the centre, running parallel to the front elevation, and a chimney stack at the gable end of each ridge. The chimney pots have been removed from the front chimney.

The roof is in poor condition and there have been leaks to the first-floor. The roof needs repairs to the tiling, ridge line, flashing and to the valley gutter needs to be re-surfaced.



Photo 2: Rear elevation viewed from back garden

## Cottage Interior

The interior of the cottage is simple in its layout and modest in its detail. It has 2 rooms to each of the 3 floors, accessed from the hallways and landings, connected by a simple wooden staircase.

The closet wing to the rear is accessed from a half-landing between upper and lower ground floors.

The interior of the property had been neglected for many years under the previous ownership. It appears little was done to modernise it during this period and this is reflected in

the majority of historical details being largely intact, albeit these are modest given the simple origins of the property.

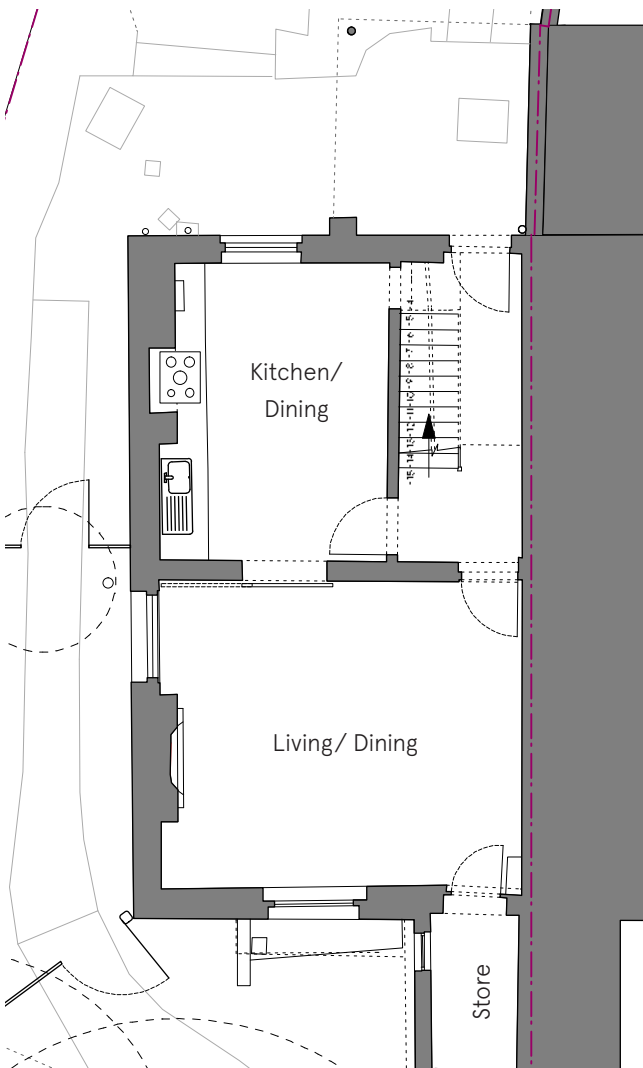
### Upper Ground Floor

Steps lead up from the front garden path to the front door at upper-ground floor level. The entrance hall leads onto two living rooms, which are connected to each other by large double doors.

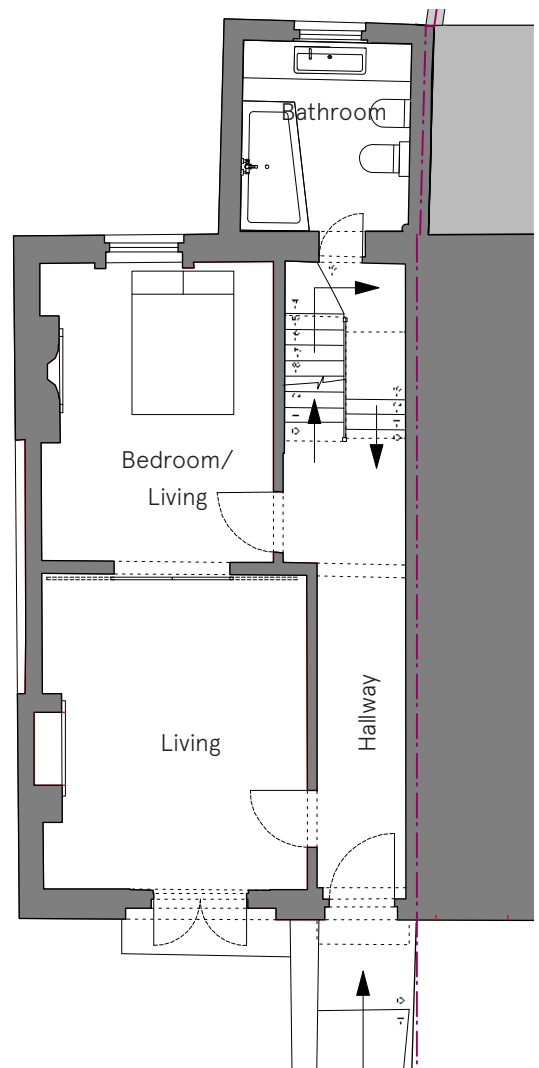
The wooden staircase to the rear of the cottage is of a simple design and detail and appears to be original in

part. The section that drops from the upper-ground floor and forms the landing to the closet wing appears to have been altered and the timber and joinery is of a later period. This section is currently in a very poor state of repair and requires urgent structural repairs.

To the rear, the closet wing is accessed from a half-landing on the stair between the upper and lower-ground floor levels. This currently houses the only bathroom to the property. The bathroom has modern finishes and fittings.



Lower Ground Floor



Upper Ground Floor



## The Site

**Lower Ground Floor**

The semi-basement, lower-ground floor level houses the kitchen to the rear of the house, accessed from the hallway at the bottom of the staircase.

A living/dining room is currently located to the front room. The two rooms are interconnected by a large doorway. Due to the low ceiling height, small window openings and level partially below ground, daylighting to these rooms is poor.

At the front of the property there is a small store beneath the entrance

steps. This is accessed internally from the front room and has been used for general domestic storage. The space does not appear to be entirely original and the steps over may have been modified at some point in the building's history. The room is dominated by a poorly located mains gas pipe entering the building. The location of this pipe and the meters need to be relocated to allow a better use of the current spaces.

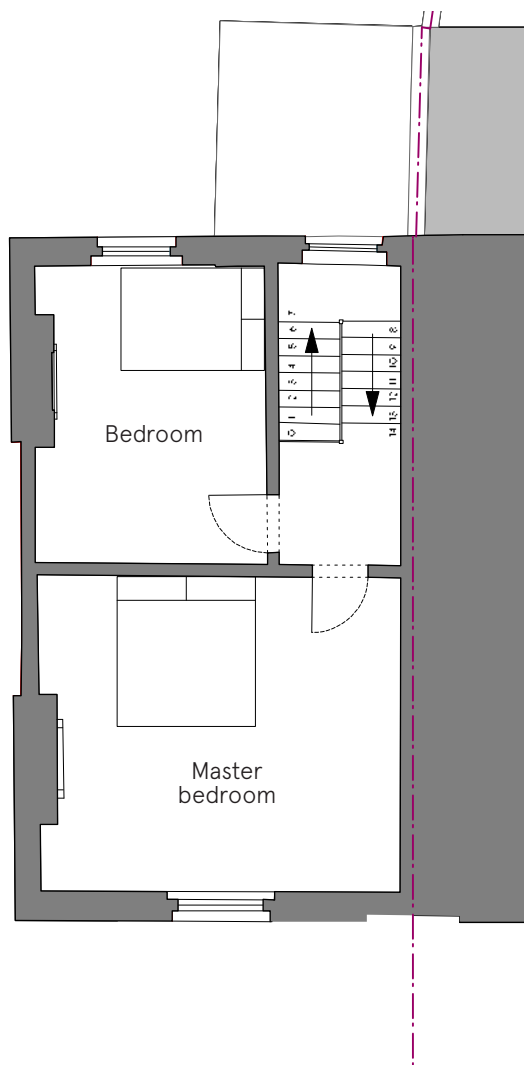
The rear garden is currently accessed from the stairwell, out under the closet wing. The quality of the external

space here is impacted by a very low external soffit.

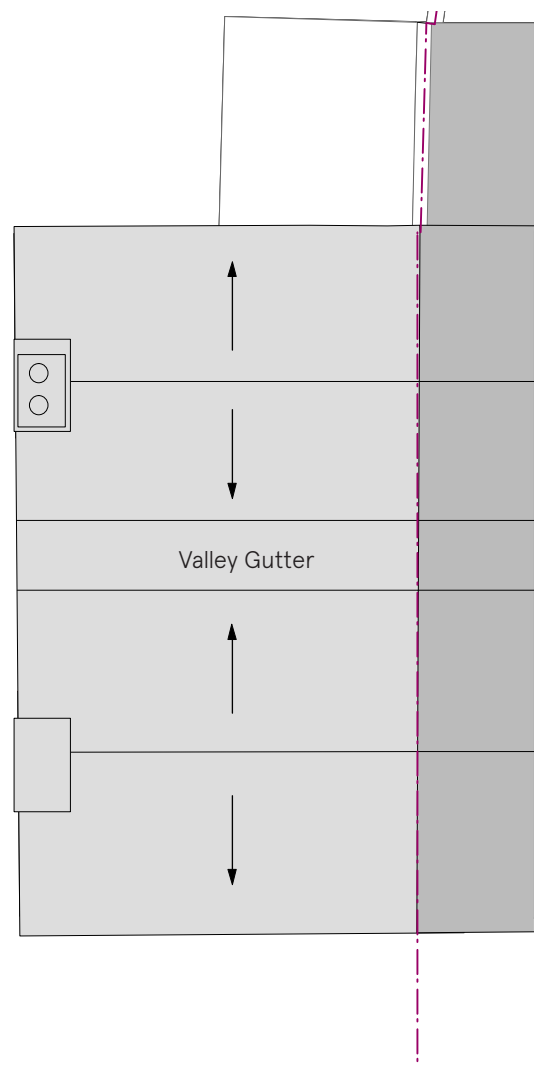
There is evidence of damp to the lower-ground floor both in the floor itself and to the walls that are below ground level.

**First Floor**

The stair leads up to 2 bedrooms off a landing at first-floor level. The front master bedroom has an original fireplace and cast-iron surround and grate.



First Floor

Roof Plan  
Existing Floor Plans 1:100

## Rear Garden

The garden has a paved terrace and path and is partially covered by lawn. None of the garden layout appears to be original.

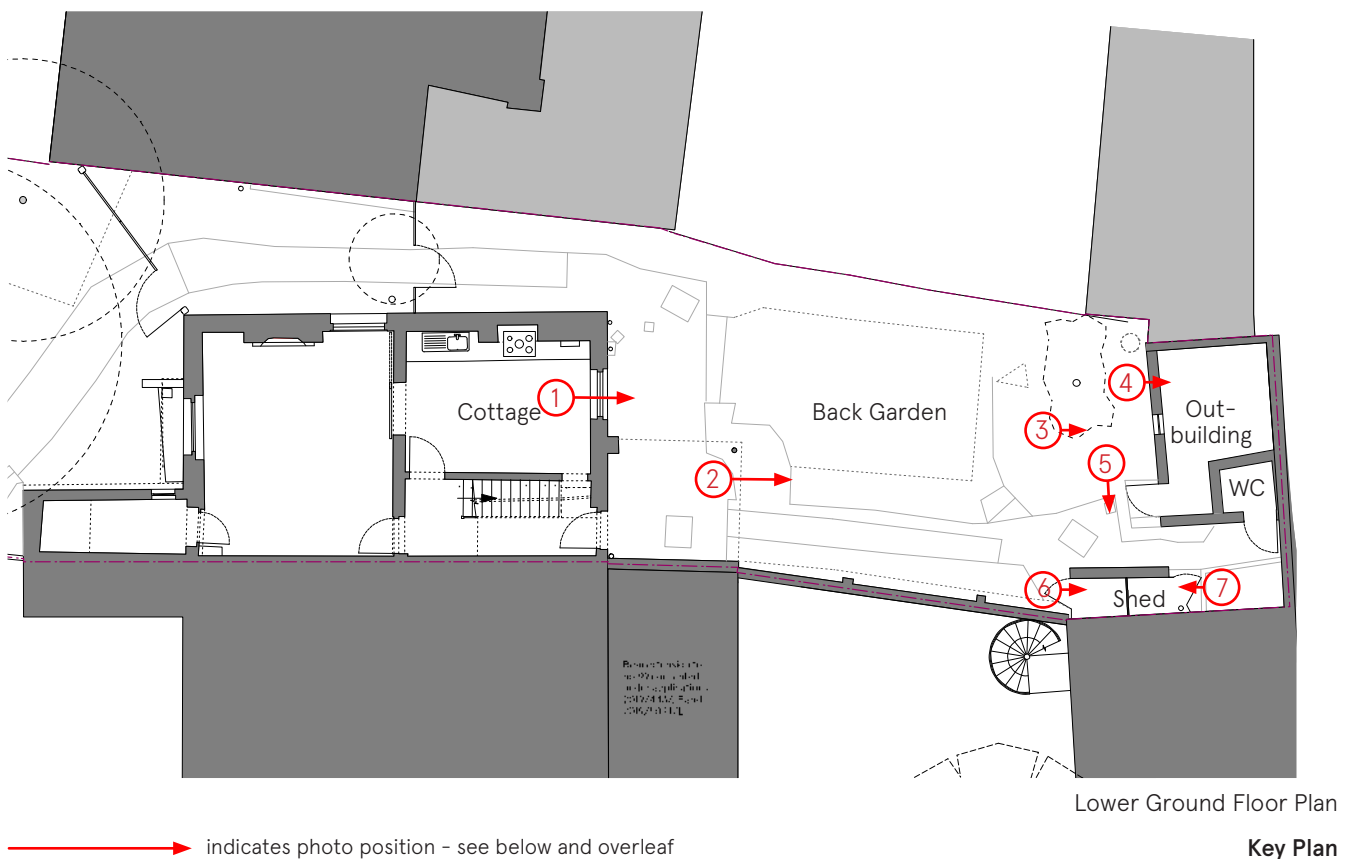
To the rear of the garden are two small derelict outbuildings. The larger is a lean-to structure up against rear garden wall. It is a painted brick building with a mono-pitch clay tile roof. It shares a party wall with the outbuilding to No.95.

The structure is in a derelict state and the roof has collapsed in. The layout is arranged as a main room with the door and small window facing the garden

and skylight over. This space may have been a potting shed or garden store but there is evidence it has been used as a domestic store for ancillary use by the house in recent years. There is a separately accessed privy, with WC. The main space is excavated two steps below garden level.

The building is in an extremely poor state of repair and appears to have been left derelict for a number of years. The roof has collapsed in several places and the structure is rotting and damaged beyond repair, as are the door and window.

There is a separate, smaller lean-to structure to the against the boundary to No.99's coach house outbuilding. This structure has been used as a shed for storage. It has a pan tile roof and differs in detail to the larger outbuilding suggesting they were developed at different times or they have been modified or amended in an ad hoc way. Doors to either side of the store provide garden tool access. The shed is also in a very poor condition and beyond practical repair.





The Site



Photo 1.



Photo 2.



Garden Outbuildings Photos



Photo 3.

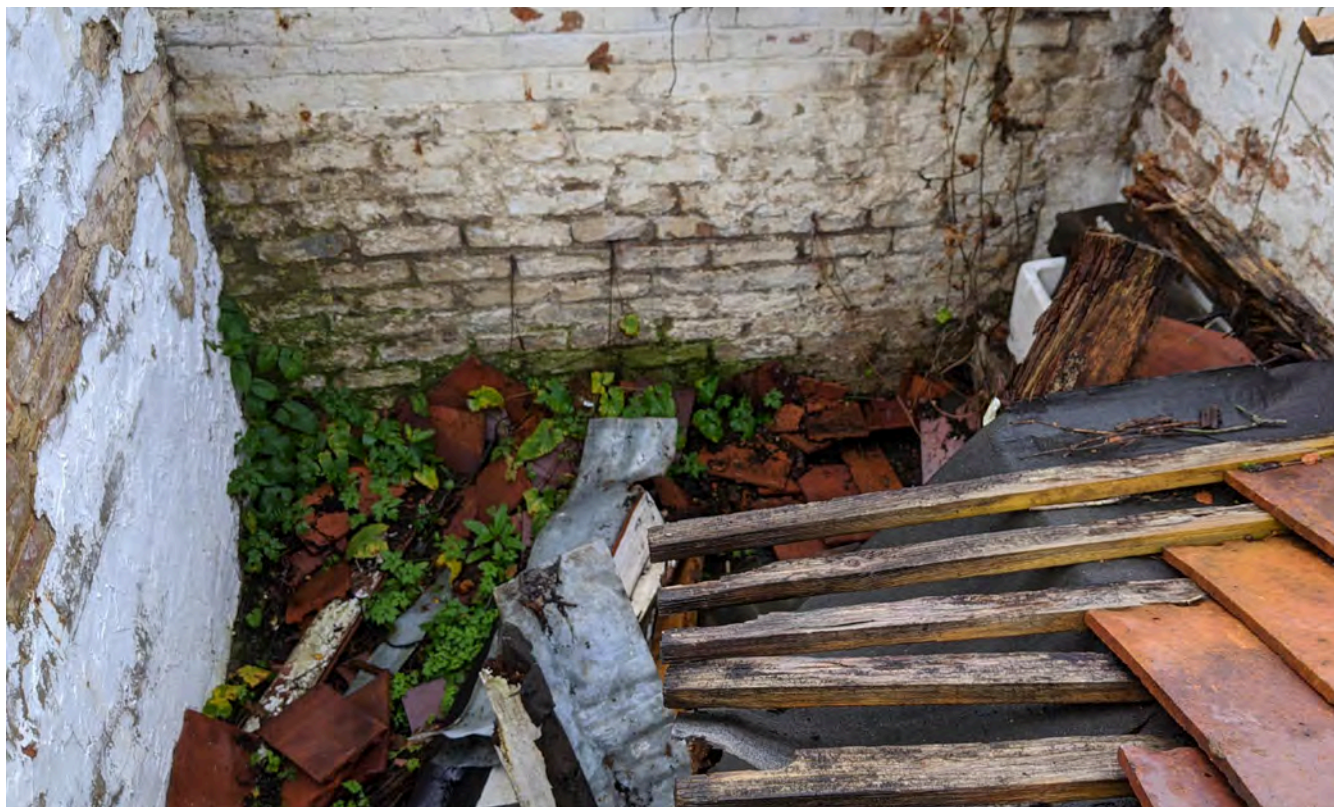


Photo 4.



The Site



Photo 5.



Photo 6



Photo 7



## Background

Nos. 97 and 99 South End Road are thought to have been built together around the 1820s. The local area has developed significantly since this time and both properties have been subject to a number of alterations that have changed their general layout, appearance and character.

### Early 1800s

Maps from the 1830s show the two adjoining cottages were built amongst several others, along what was then Lower Heath Place. The map depicts the properties as a pair, detached from No.101 indicating that the link over the carriageway, connecting Nos. 99 and 101, had not yet been built.

Many of the houses to Downshire Hill and John Street had also been built by this point, but much of the surrounding area that now makes up the Hampstead Conservation Area had yet to be developed.

### Mid-1800s

An OS map from 1866–70 shows an outbuilding to the rear of No.97 and also the coach house / stables building to No.99. There is also evidence of other similar outbuildings to the neighbouring properties. None appear to have a consistent footprint or layout.

The map indicates that the building footprint was extended to the rear of No.97, demonstrating that there were historic developments located at the rear and through it's history has evolved. It is not clear what the extent of these small projections/extensions were but there is a similar pattern to these and the location of the current closet wing. The map also shows the connection of No.99 to No.101 was in place from this time.

### Late 1800s

Later OS maps, such as the one from

1895, show that the extensions to the rear of No.97 had changed again and a more regular pair of extensions to Nos. 97 and 99 in place. These may be the closet wing extensions as it is understood these existed to both properties at some point.

### Mid-1900s

The 1944 OS map indicates the outline of the closet wing that currently exists. It is not clear if this is due to a more accurate survey or if the wing was rebuilt in the period before. The additions to No.99 appear to have been removed in this period.

The extensive developments to the front and side of No.95 appear to have been carried out by the date of this map. The footprint of the building is shown as having moved closer to the boundary with No.97 and a small outhouse is shown close to the boundary, which is consistent to the



Above: Map of London 1834–35



## Site History

site arrangement before the changes that have taken place since 2015.

### Late 1900s- Present Day

No. 97 appears to have limited changes to it in the last 50 years. Some of these, such as window replacement and alterations to plumbing have clearly compromised the architectural and heritage quality of the property. Likewise, the minimal amount of maintenance has compromised the performance of the house such as roof leaks, damp and plumbing problems. The new owner has undertaken some decorations and repairs to bring the property back to a functional use and to maintain its existing fabric.

Both immediate neighbours have undergone significant development, with extensions and alterations. No.99 has had external and internal alterations to it throughout the 20th century, with extensive internal changes to its layout and fabric since the 1950s and development and extension of its coach house. In the 1970s an extension was made to the rear of the house which was replaced in 1988 by a conservatory. No.99 has recently gained planning and listed building consent to form a new extension to the rear of the house, to redevelop the internal arrangement and to develop the coach house. The planning history of No.99 is clearly set-out in the recent planning submission for these works (Refs. 2019/5094/L, 2019/4437/P).

No.95 was extended with a 3-storey side extension and single-storey rear extension in 2015. These works also included updates to the outbuilding to the end of the garden, adjacent to No.97's outbuilding.



Above: OS map 1866-70



Above: OS map 1895



Above: OS map 1944

## Planning History & Context

There are no available planning records for No.97 South End Road.

There are a number of neighbouring houses within the Hampstead Conservation Area that have been extended and where existing outbuildings have been redeveloped. These successfully obtained planning and listed building consents and have therefore been used as a reference in the development of the designs for this proposal. The most local of these are:

### A. 34 Downshire Hill

(Refs: 2014/6545/P & 2011/6610L, 2015/3568/P & 2015/5153/L)

In 2014, planning and listed building permission was granted for extending the existing basement and construction of a new contemporary

steel corten-clad rear extension to the 2-storey 19th Century brick house.

Permission was subsequently granted in 2015 for a single storey contemporary concrete and corten-clad outbuilding to the end of the rear garden.

### B. 35 Downshire Hill

(Ref: 2011/1462/P & 2011/1462/L)

In 2011, a single storey extension and installation of sash window and new door to the side elevation was consented to the semi-detached yellow brick house.

### C. 79 South End Road

(Ref: 2010/3882/P & 010/3885/L, 2012/6199/P & 2012/6277/L)

Steel and timber-framed glass rear and side extensions were granted listed building and planning permission in 2010. Further enlargement of the extension was consented in 2012.

### D. 91 South End Road

(Ref: 2018/5405/P)

Construction of a single-storey timber and glass rear extension with glazed balustrade roof terrace at upper ground floor level was granted planning consent in 2019.



Consented extensions

**Above:** Footprints of recently consented extensions to neighbouring properties



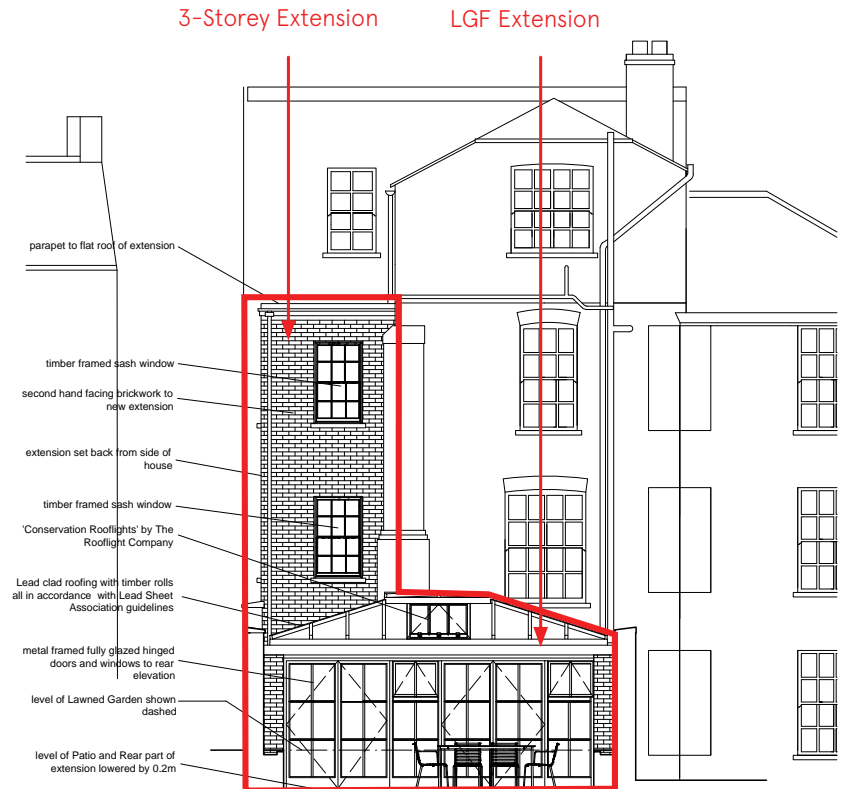
## Site History

**E. 95 South End Road (Bath Cottage):**

(Ref. 2015/0625/P)

Neighbouring property, No.95, has undergone a number of extensions. In 2016 it gained planning consent for a 3-storey side extension abutting the boundary to No.97 South End Road. The development involved:

- A three-storey side extension to the rear of a previous extension.
- A wrap-a-round single-storey extension to the rear and side of the property, running along the boundary line to No.97.
- Opening up the rear of the original host building to the new extension at lower-ground floor level.
- Works were also undertaken to the outhouse at the rear of the property, converting this from an orangery to a studio.



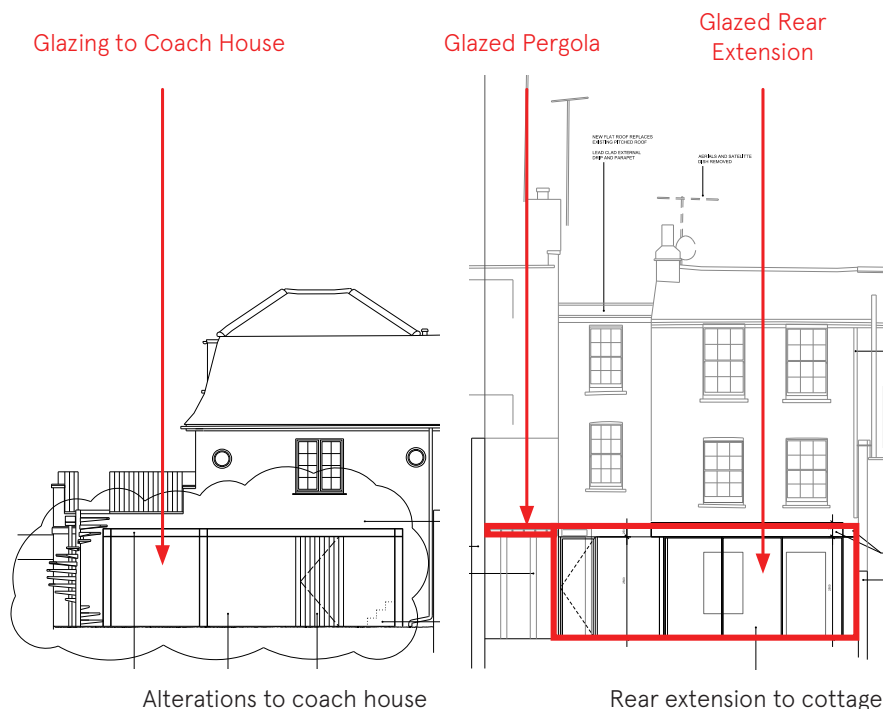
**Above:** Rear elevation of consented extensions to No.95 South End Road under application 2015/0625/P

**F. 99 South End Road:**

(Refs. 2019/5094/L, 2019/4437/P, 2020/1978/L and 2020/1855/P)

In 2020, neighbouring No.99 received planning and listed building consent for a rear, single-storey extension and alterations to the existing side extension and outbuilding. The development involves:

- Creating a full-width, glazed single-storey rear extension.
- Modifying the connection between the original building and extension.
- Modifications to the existing side extension including replacing the main stair to the house.
- Renovation of the coach house, including a new large glazed elevation.
- Remodelling the interior of the house, including moving walls and altering the general layout.



**Above:** Elevations of consented extensions and alterations to No.99 South End Road under applications 2019/5094/L, 2019/4437/P, 2020/1978/L and 2020/1855/P

## Development Summary

The new owner of No.97 South End Road is looking to extend and refurbish the property to improve its condition and make it better suited as a family home.

The proposals include internal modifications to provide a more practical cooking and dining space in the house and make the provision of additional bathrooms – alterations that are necessary to meet more contemporary living standards.

Works are also proposed to replace the derelict and outbuilding at the end of the garden with a small artist's studio space.

As identified, a number of neighbours have gained planning and listed building consent for developments that achieve similar improvements to their homes. The proposals to extend No.97 South End Road have

been developed with consideration of these.

The proposals submitted under this application comprise:

### Lower Ground Floor:

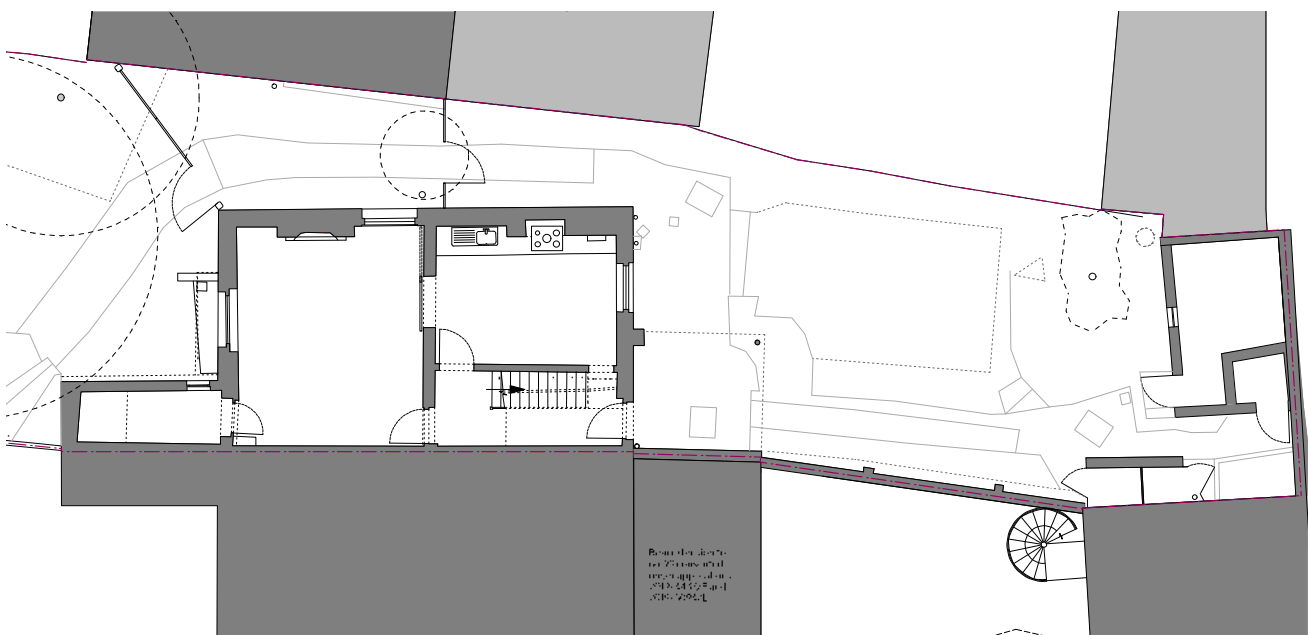
1. Create a single-storey, full-width, rear extension that encloses the void below the existing closet wing. The space provides a new dining and small living space at this level with improved access to the garden.
2. Remove the rear lower-ground floor window (not original) and opening out the section of wall below to form a doorway, and new internal connection to the rear extension. The opening will maintain the structural opening width of the original window and lintel.
3. Create a single-storey side extension. The extension will be set

down into the existing levels with step access to the front and flush access to the garden at the rear. The side extension will contain an additional bathroom for the house and other utility and storage space. A small fuchsia hedge in the side passage will be removed to facilitate this.

4. Remove the side lower-ground floor window (not original) and opening out the section of wall below to form a doorway to create a new internal connection to the side extension.

5. Relocate the gas pipe located in the store below the main entrance to the property and upgrade the internal finishes to provide a better insulated space with a WC

6. Like-for-like repairs to existing wooden stair.



Above: Lower Ground Floor- Existing Plan



9. Replace the existing derelict shed structures with a garden studio.



## Development Summary

### Upper Ground Floor:

No works are proposed to the existing upper-ground floor plan.

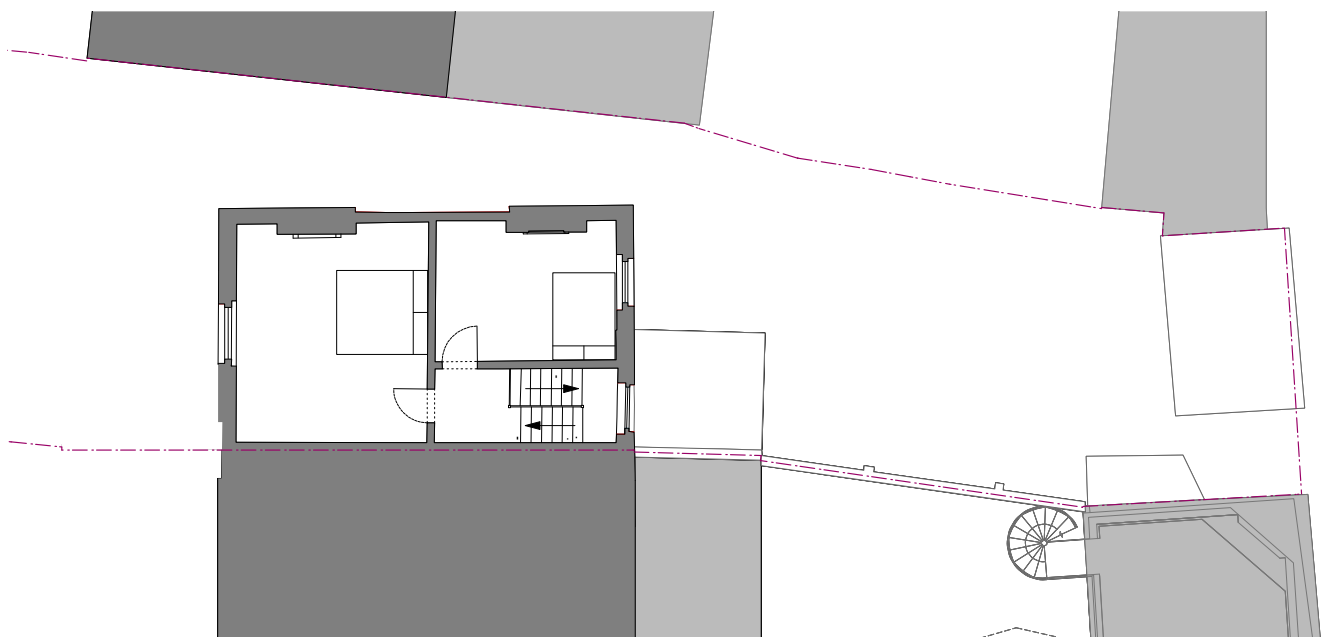
**13.** The flat roof to the closet wing to the rear will be re-roofed and the brick parapet repaired, removing the later addition fascia board to the rear.

### First Floor:

**10.** A new shower room is proposed to be created by introducing a light-weight partition screen to the front first-floor bedroom.

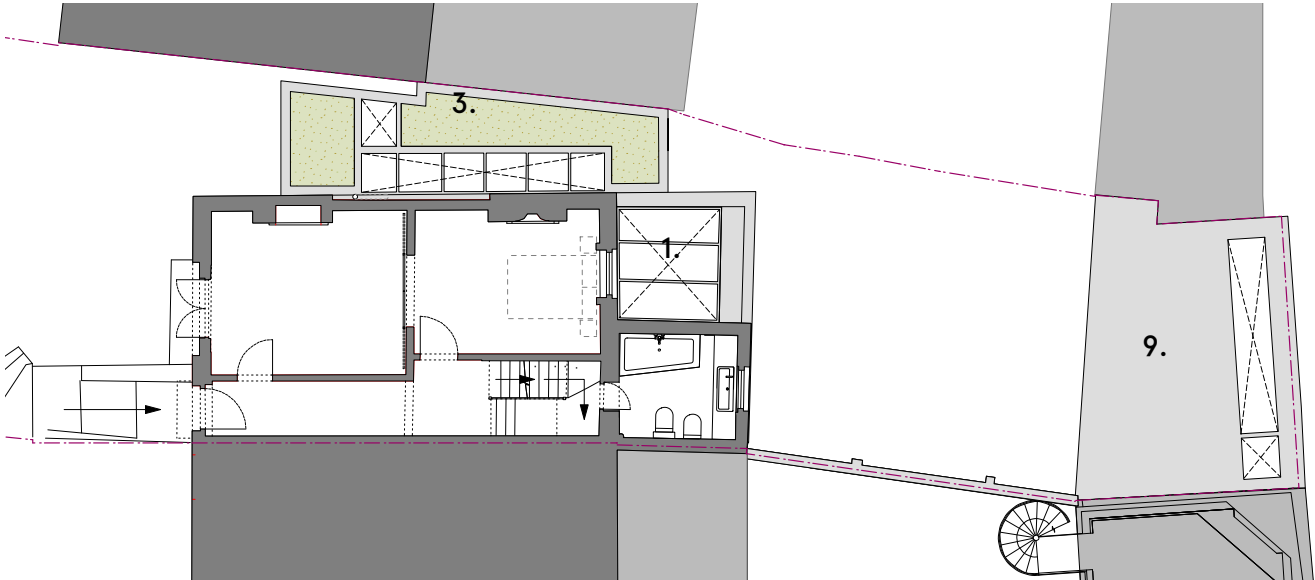
**11.** The existing roof will be repaired, insulated and the plasterboard ceiling replaced with a new ceiling following the pitch of the roof.

**12.** 3.No opening conservation skylights are proposed to the rear pitch of the front roof section. These would provide additional daylight to the bedroom and new shower room. The skylights would be installed within the existing roof structure, which will be unchanged by these works.

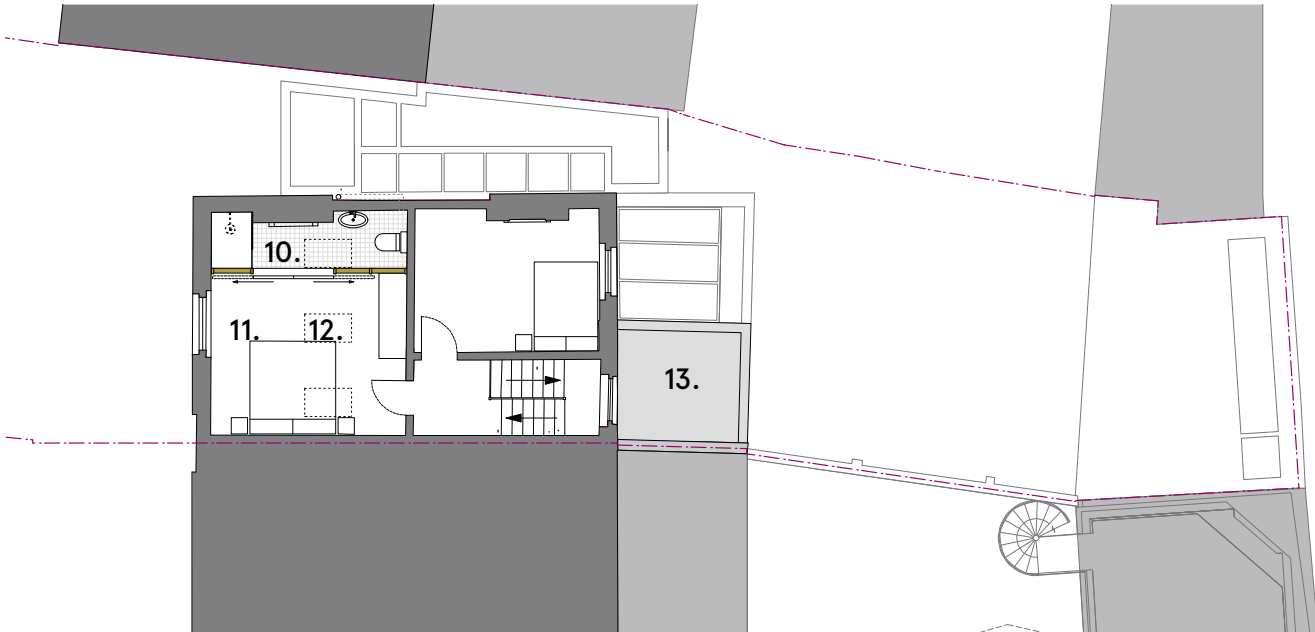


Above: First Floor- Existing Plan

Proposal



Above: Upper Ground Floor-Proposed key plan of proposals



Above: First Floor-Proposed key plan of proposals





## Proposal

## Design Intent

The designs propose to renovate and extend the existing house in response to the new owner's requirements and in order to bring the existing building fabric back into a good-quality condition and to replace a derelict and dangerous outbuilding.

At the core of the proposals is the intent to improve the internal provision of living space associated with cooking, dining and utility to the lower-ground floor, to provide more than one bathroom and to provide a home-working space to the garden. It is the intention that these alterations make the property more practical, more sustainable, more attractive and that they improve and prolong the heritage qualities of the building.

The designs have been carefully considered to respond to the historic character and features of the existing cottage. The proposed additions do not seek to mimic the existing building, but instead maintain a historical transparency and 'authenticity' as promoted by Historic England's Conservation Principles, Policies and Guidance. The extensions to the host building are subservient to it and the alterations to original fabric are kept to a minimum.

The proposals will enhance the use of the existing property by providing practical and comfortable living spaces that respond better to the needs of 21st century family life, and they will add to rich architectural diversity of the Hampstead Conservation Area.

## Design Footprint

## Design - Footprint

The proposed development entails adding:

## 1. Rear and Side Extension:

The footprint of the extension to the house is conceived in two parts;

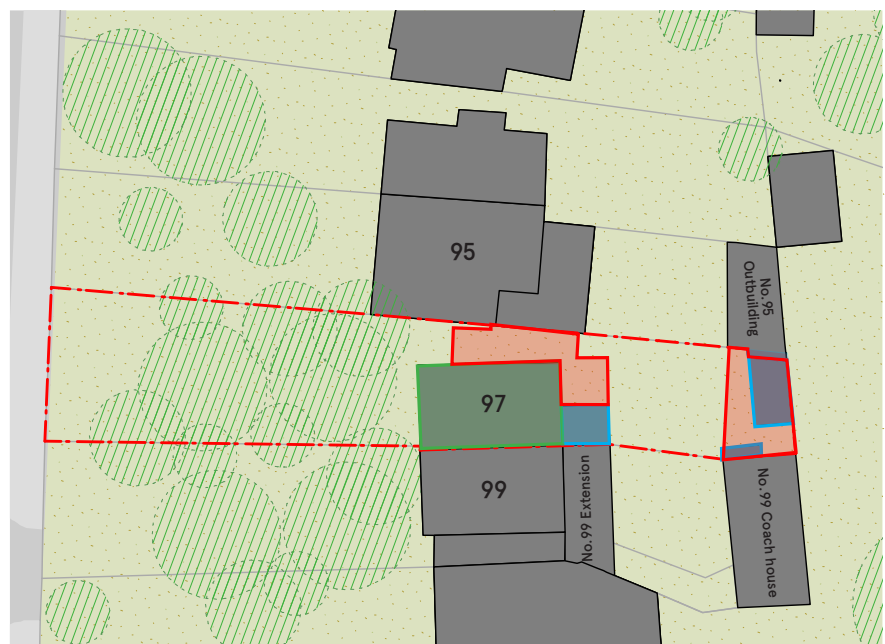
- a) A full width, rear extension that infills the void below the closet wing and brings the building line out to meet the back of the return at first-floor level. The rear extension adds 8sq.m to the existing building footprint.
- b) A side extension that is set back 2.4m from the front elevation of the cottage, in the place of the existing fence, connecting into the proposed rear extension. It is set back from the face of the rear extension and also set back from the rear elevation of the neighbouring building at No.95. The side extension adds 17sq.m to the existing building footprint.

## 2. Garden Studio:

The proposed footprint for the garden studio, which replaces the outbuildings, sits behind the face of the outbuilding to No.99 and the face of the outbuilding to No.95.

This new footprint for the front of the studio has been designed to be broadly parallel with the rear elevation to the main house, forming a more regular garden arrangement to the back of the house.

The footprint sits within the existing boundary walls to three sides at the far end of the garden. These walls are currently shared structures with the existing outbuildings to the site. The total area of the footprint for the proposed studio is 25sq.m (an increase of only 13sq.m to the existing outbuildings).



KEY

- Original building footprint -early 1800s
- Extended footprint - mid-late 1800s
- Proposed footprint

**Above:** Proposed building footprint

## Design – Rear & Side Extension

### Massing and Height

The massing of the extension to the house is conceived as two parts;

**a)** A full width, rear extension that infills the awkward void below the closet wing and is no higher than the contemporary extension to its adjoining neighbour No.99 (Ref. 2019/4437/P).

The extension includes skylights to the main area of roof, to 'lighten' the impact of the extension to the host building, bring good levels of daylight into the home and create a clear

distinction to the connection between the old and new.

**b)** A side extension that is well set back from the rear of the property and from the neighbour's rear extension at No.95. To the front it is set down into the ground and set back considerably from the front elevation. It is lower than the existing fence to this location so will be less of an impact on the visual appearance of a gap between the buildings.

The proposal is a subtle addition that will largely not be visible from

the front or rear of the property.

The internal space is arranged with a linear circulation route along the side of the house topped by skylights. This repeats the intent of the rear extension by making clear the separation of the extension to the host building, bringing good levels of daylight in and creating a clear distinction to the connection between the old and new.



Above: Existing rear elevation (with consented extension to No.99, Ref. 2019/4437/P)



## Proposal

**Rear Elevation**

The design of the rear elevation for the extension corrects the visual imbalance that exists with the 'suspended' closet wing. The proposals make a solid intervention, contrasting with the proposals of the neighbour's extension to No.99.

The approach taken in the design of the extension to No.99 – a minimal and largely glazed design – is not seen as an appropriate response to address the imbalance in the existing building mass made by the closet wing at No.97.

The proposal for the rear extension creates a vertical pattern in the setting out and treatment of the glazing and metal cladding proposed to the extension. This rhythm forms a solid base that rebalances the back of the house and enhances the appreciation of the heritage of the upper floors.

The side extension, the façade of which is well set back from the façade of the rear extension, continues this vertical material approach but in a softer material palette of timber cladding. This is a soft elevation seen in relief to the rear elevation and

to the neighbours' extensions that continues the material of the existing side fence that is there.

The brick parapet to the closet wing is reinstated by the works, removing the inappropriate fascia board at first-floor level. This change and the proposed extensions improve the composition of the back elevation to the house, make a clear distinction between new and old parts and are an appropriate response to the site context.



**Above:** Proposed rear elevation

## Design - Front Elevation

The design of the north facing elevation of the side extension is finished with vertical timber cladding. This material creates a soft elevation that recedes into the heavily planted front garden.

This front to the extension is set well back from the front elevation of the cottage and is in the location of the existing timber fence to the side of the house. The height of it is lower than the fence so this reduction in height made by the proposal can be seen to

increase the gap between buildings and the aspect of garden beyond the fence.

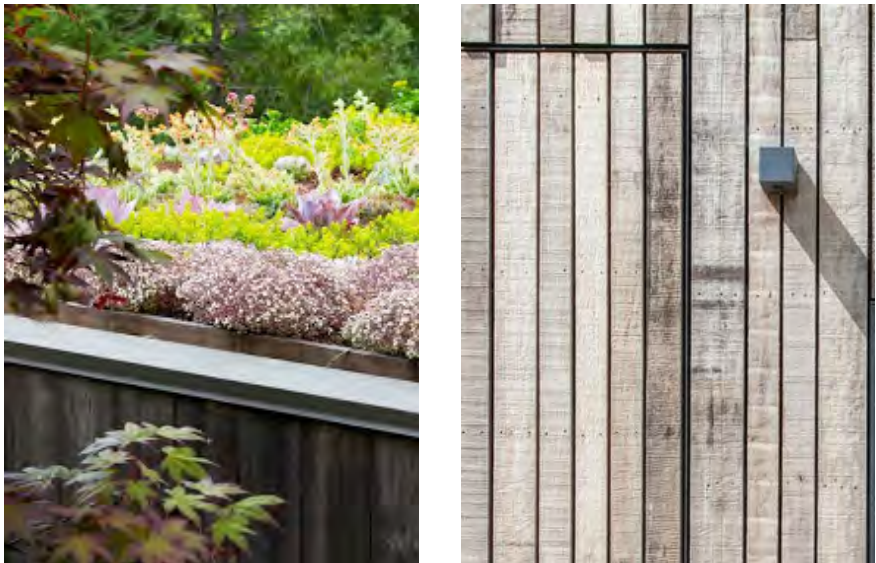
The side extension is set down into the existing landscape, with a new steeped access. It is located well back from the street and behind a long garden with mature trees and foliage. The green roof to the proposed side extension will further enhance the aspect of green to the gap between the buildings and the sense of garden.



Above: Existing Front Elevation 1:100



Proposal



Above: Examples of green roof and vertical timber cladding



Above: Proposed Front Elevation 1:100

## Design - Garden Studio

### Massing and Height

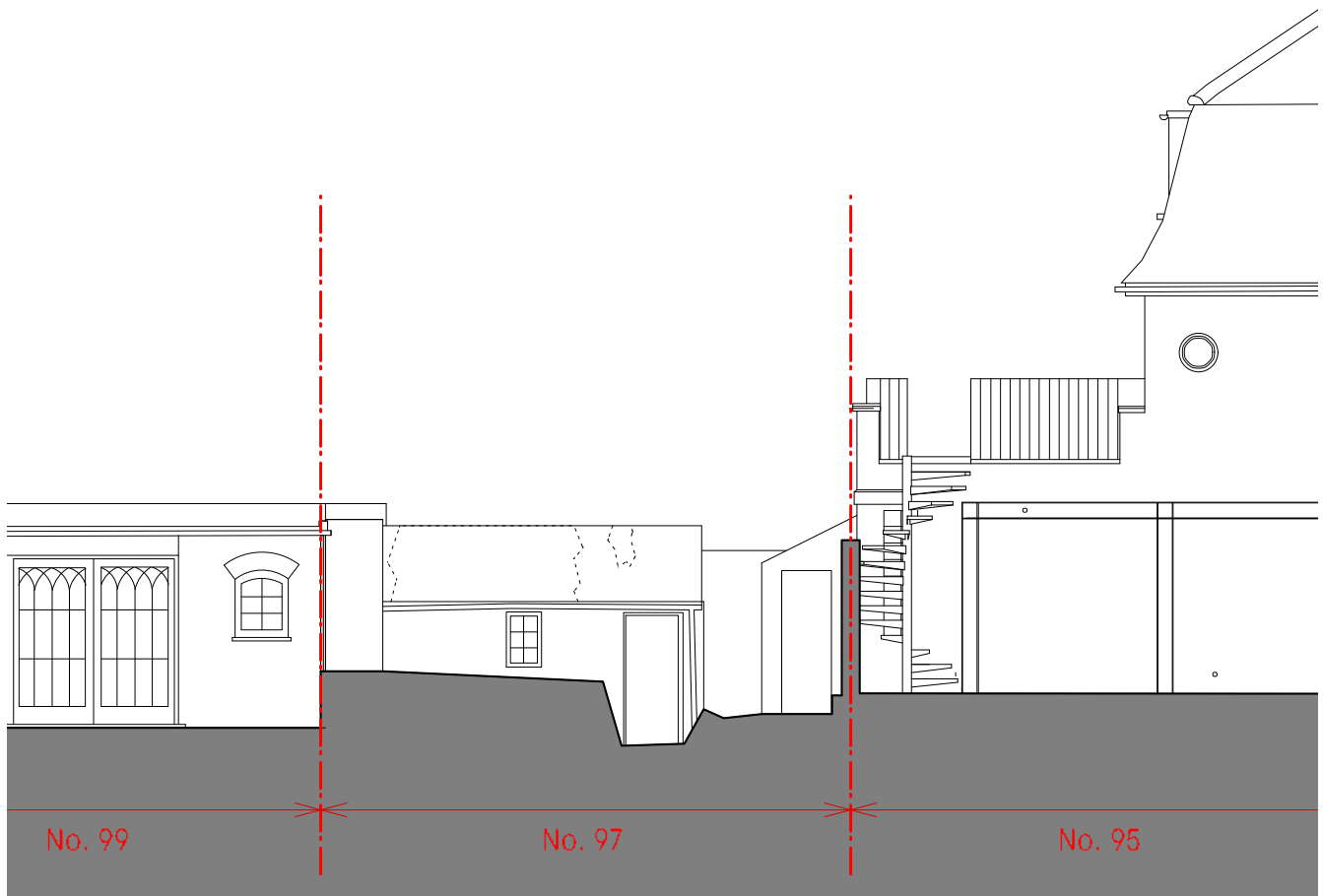
The height of the proposed studio has been designed to be close to the height of the existing outbuildings and does not increase the building height above the neighbours' outbuildings at Nos. 95 and 99. It is significantly lower in height than the outbuilding at No.99 and the roof terrace to this building.

The proposal maximises the use of space with a level change; steps down into the new studio allow a reasonable floor to x height that will allow the applicant to use the space as a photographer's studio for home working.

The new volume sits within the site's boundary on three sides. It has buildings to either side, the outbuildings at Nos. 95 and 99, and the rear elevation will predominately be made up of the existing brick boundary wall. The proposal will have one primary elevation, facing north, which is beneficial for the use of the space as a studio.

The studio will have a flat roof with nominal parapet upstands. The proposal includes skylights to gain some southern daylight, but which will be regulated through the use of blinds to improve the use of the studio space.

The studio is a modest volume that sits back in plan from its neighbours and does not exceed their height. It is set down into the ground and significantly lower than the proposed extension to the main house. The studio will appear diminutive and subservient in character and scale to the main cottage and will continue to appear secondary to it.



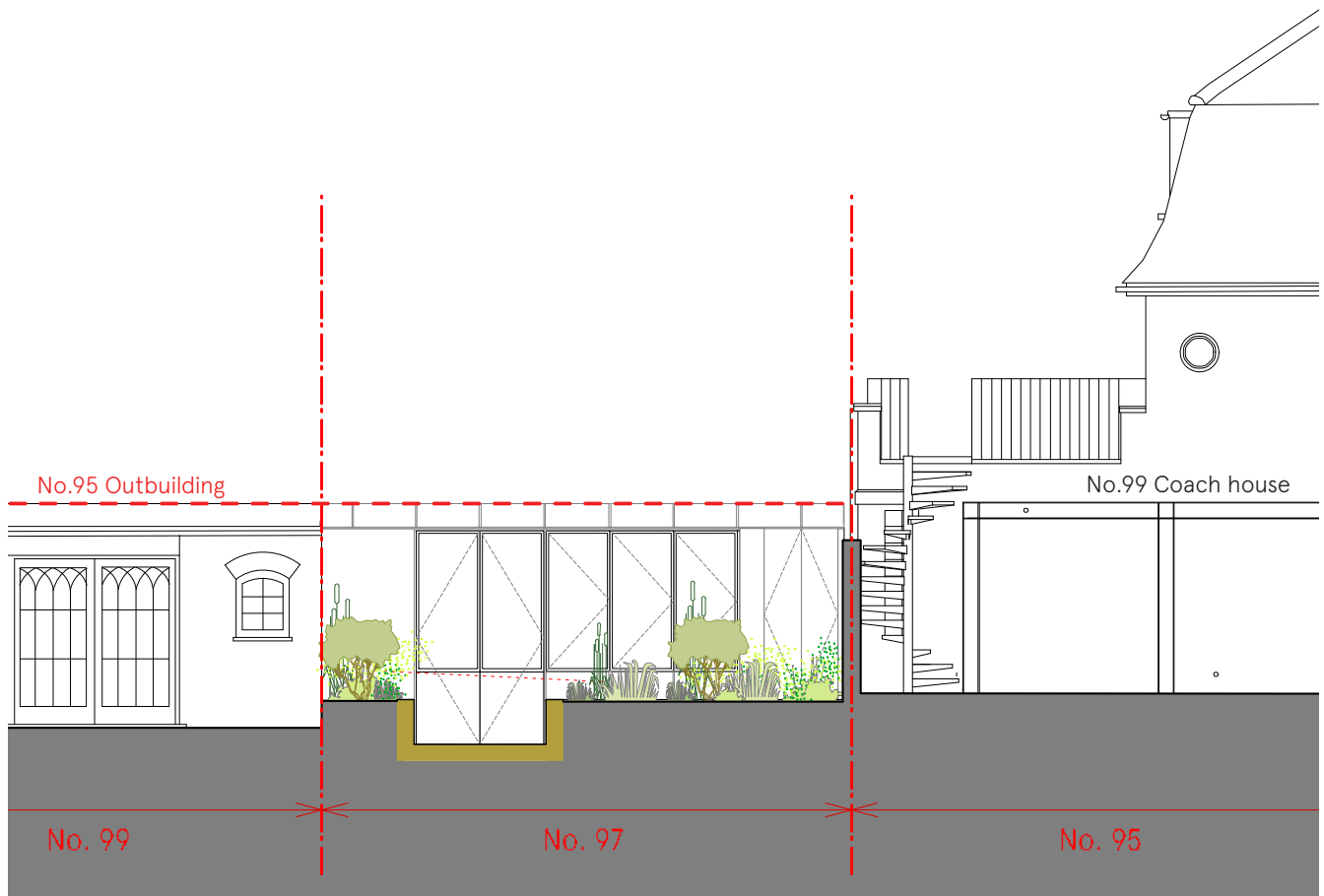
Above: Existing Rear Elevation 1:100



## Proposal

**Elevation**

The garden facing, north elevation to the studio is modest and expresses the ancillary use of the proposed space. The material and architectural detailing will be metal cladding, consistent finishes with the proposed extension of the house. This will provide a clear architectural language of the proposed changes to the host building that will be visually distinct in age and style from the host and from the neighbouring outbuildings.



**Above:** Proposed Rear Elevation 1:100

### Appearance & Materials- Rear Extension & Garden Studio

The architectural detailing and the material choices for the extension to the cottage and the garden studio have been selected to provide a complimentary palette that is respectful of the priority of the host building and to maintain its dominance.

For the rear elevation to the house and the elevation to the studio a standing-seam lead cladding is proposed. The material is present on the original fabric to the cottage and is contextual to the area. The finish is proposed with a light embossed pattern to the surface. This character of decorative metalwork is a character of the local area and early houses in the Hampstead Conservation Area.

There are many local references for lead canopies and delicate decorative ironwork to porches and verandas to other early 19th Century houses in the area.

The windows to the studio and extension are proposed a metal frame to maintain a slim glazing profile, maximising daylight into the new interiors. Metal is seen as an appropriate choice for the windows as the extensions would be markedly different from the host building and neighbouring extensions have successfully taken this approach.

The elevations to the side extension are proposed as a naturally silvered timber cladding. This variation to the material finish of the side extension is

deliberate to 'lighten' its appearance and allow the elevations to recede and appear secondary to the elevations they are seen against. The timber is a vertical boarding, similar to the character of the existing timber fence to the side of the property. The finish will maintain the character of a garden element and enforce the garden character to the side of the house.

The door to the front elevation of the side extension is clad in the same timber as the surrounding wall. This will make the door a subtle element to the façade and maintain its visual hierarchy as a secondary entrance to the main front entrance to the house.



**Above:** Lead porches and intricate ironwork verandas on Downshire Hill

## Proposal

**Materials- References****Romney's House, 4-5 Holly Bush Hill:**

The hand-crafted lead-clad belvedere rooftop extension to Grade I-listed Romney's House, 4-5 Holly Bush Hill, Hampstead was granted consent in 2009, adding to Hampstead's irregular and varied roofscape.



**Above:** Belvedere to Romney's House, 4-5 Holly Bush Hill, Hampstead

**11 Albermarle Street, Mayfair**

Completed in 2014, this shop front to the ground floor a Georgian townhouse references 19th century Regency ornamentation and patterns, reinterpreting the history of the buildings' character and architectural context it in a contemporary way.



**Above:** Shop front in Albermarle Street, Mayfair



### Design – Access

Due to the nature of the existing property's arrangement and the site's levels and as it is a listed building step-free access is not feasible. The access to the property remains unchanged. As a private residential dwelling, which will not be accessible to the public this is considered an adequate provision for the occupants, visitors and for the emergency services. However, the development will improve the overall level of accessibility into the garden from the property.

- A new entrance door is proposed to the new side extension, accessed by 3 steps down from the front garden. New doors from side and rear extensions allow improved access to the rear garden.

- Lower ground floor rear and side windows will be opened up to create doorways between new extensions and lower ground floor rooms.

- In order to keep the roof profile of the new garden studio in line with the outbuilding to no. 95, the studio will be accessed down 3 steps from garden level, similar to the current stepped access to the existing outbuilding.

= Internal staircases and circulation to other rooms will remain unchanged.

### Ecological & Landscaping Strategy

The landscaping has been designed to support local biodiversity with permeable surfaces throughout.

Planting species will be chosen to support local wildlife and biodiversity. The proposed terrace and new pathways will be permeable.

A green roof to the side extension will also provide additional water retention and support biodiversity. As advised by Camden Planning Guidance- Altering and extending your home, *'The installation of green roofs are a welcome attribute to homes in Camden... They are beneficial to and encourage biodiversity but also help to mitigate the impacts of climate change and can contribute to improving air quality.'*

### Design – Amenity

The proposed additions have been designed to avoid any impact on the amenity of the occupiers of neighbouring properties.

The position and height of the proposed developments ensure that there will be no loss of daylight, sunlight or outlook from the neighbouring homes.

## Proposal

**Planning Policy Review**

The following documents/policies have been considered as part of the formation of the design proposals;

• **NPPF – National Planning Policy Framework (2019)**

– Section 16- Conserving and enhancing the historic environment.

• **The London Plan (2016)**

– Policy 7.4 – Local Character  
– Policy 7.6 – Architecture  
– Policy 7.8 – Heritage Assets and Archaeology

• **Camden Local Plan (2017):**

– Policy D2 Heritage:  
Regard has been made in the proposals to preserve the listed building and its features of special architectural or historic interest. The proposal complies with the council's

requirements to preserve and enhance heritage assets in conservation areas, Policy D2, by;

– The development preserves the character and appearance of the area by causing no impact to the street scene.

– The development enhances the character and appearance of the rear of the property by infilling the underside of the closet wing.

– The removal of the derelict outbuildings enhances the quality of the garden and the development of the studio will help to preserve the adjoining properties and boundary walls.

– The proposals include a green roof that would accord with policy CC2.

– The proposals are a modern design constructed from lightweight materials that is subordinate to the host building in terms of bulk and scale.

• **Hampstead Conservation Area statement (2001)**

• **Hampstead Neighbourhood Plan (2018–2033)**

– The proposals are in accordance with the policies DH1, DH2, NE4

• **Camden Planning Guidance – Altering and extending your home (2019)**

• **Camden Planning Guidance – Design (2019)**

## Heritage Impact Assessment

Proposal	Impact	Justification	Mitigation
Rear extension	Construction of a new single storey rear extension infilling below the closet wing and to the rear of the kitchen.	<p>The existing closet wing is awkward in design and appears likely from historical drawings and existing building features that the space beneath it was once infilled but has since been removed.</p> <p>The proposed extension utilises the awkward space below the closet wing and improves the relationship with the main house whilst optimising internal living spaces and providing additional family living space.</p>	<p>The proposed extension is of a simple, understated design and remains diminutive and subservient in scale and design to the cottage. It is not visible from any public highway.</p> <p>Proposed materials are congruous with the character of the cottage and wider conservation area.</p>
Doorway replacing rear lower ground floor window	Removal of the existing rear kitchen window and section of wall below the sill to create a doorway in its place.	Removal of the existing non-original window and conversion of the existing opening to a doorway enables connection of the existing house to the new extension with minimal modification of original fabric and without altering the existing internal layout of the house.	The existing structural opening width will be retained to maintain original proportions.
Side extension	A new side extension infilling the gap between Nos. 97 and 95.	The extension will enable the unused space to the side of the cottage to be utilised as additional living space.	<p>The proposed extension is sited between nos. 97 and 95 and positioned at lower ground floor semi-basement level, so visible elevations of the extension are small and visually akin to the existing garden fence.</p> <p>Its diminutive scale and set-back position mean that it will be difficult to see it from the road.</p>
Doorway replacing side lower ground floor window	Removal of the existing window in the flank wall of the existing cottage and section of wall below the sill to create a doorway in its place.	Removal of the existing non-original window and conversion of the existing opening to a doorway enables connection of the existing house to the new extension with minimal modification of original fabric and without altering the existing internal layout of the house.	The existing structural opening width will be retained to maintain original proportions.
New WC to existing storeroom	Existing storeroom to be tanked and insulated.  Toilet and basin to be installed.	The existing store is uninsulated, suffering from damp and disused. The proposals would make it into a usable space.	The siting of the new WC in the storeroom will not require changes to the internal layout.
Closet wing roof repairs	Repairs to existing roof coverings, removal of non-original timber fascias and extension of brick parapets to match original brickwork.	The existing roof is in poor condition and requires repair works. New brick parapets will replace non-original fascia boards and improve the visual composition of the rear of the house.	The brick parapets will be constructed in a matching brick to the existing house.



Proposal	Impact	Justification	Mitigation
Landscaping works and swimming pool to rear garden	Removal of non-original existing surfacing  Small excavated swimming pool to back garden	The proposed alterations to the garden layout will suit new extensions and garden studio.  The pool will enable the owner to be able to exercise at home.	The pool will be a small shallow 'exercise pool' with jet and will be set within an area of planting to integrate it into its garden setting.  New landscaping will also tie the new proposals into their garden setting.
New garden studio	Demolition of existing derelict outbuilding and shed.  Construction of a new garden studio in their place.	The existing garden outbuilding and shed are of little architectural merit or significance and have evidently been left derelict for a number of years. It is not possible to repair the structures for use retaining their original fabric and form.  Demolition of the derelict and dangerous structures will allow creation of a usable space in their place.	The proposed replacement garden studio is of a simple, understated design and remains diminutive and subservient in scale and design to the cottage. It is not visible from any public highway.  Proposed materials are congruous with the character of the cottage and wider conservation area.
Repairs to existing staircase	Like-for-like replacement of damaged treads and timber reinforcements to underside of existing staircase	The existing staircase between lower and upper ground floors is in a very poor state of repair and requires structural repair works in order to retain it as a functional staircase.	All repair and reinforcement works will be like-for-like with the existing stair detailing.
New en-suite shower room	Construction of an internal en-suite shower room within the front master bedroom	The en-suite shower room will provide bathroom facilities on the same floor as bedrooms. It will be constructed within the master bedroom. No demolition of existing structures is proposed.	The shower room screen will be constructed using slim translucent screens so the original form and proportions of the bedroom can still be read.  The existing internal layout, walls and features, including the fireplace will be retained.
New rooflights	3 no. new skylights to the master bedroom, to the south-facing pitch of the M-profile roof.	The proposed skylights will bring additional daylight into the north-facing master bedroom and new en-suite shower room. They will not be visible from anywhere outside of the house as they face into the central valley gutter.	Skylights will be positioned in between the original roof joists to avoid alteration to the original roof structure.
Replacement bedroom ceiling	Removal of the existing plasterboard ceiling, exposing the existing roof structure.  Insulation of the existing roof internally with new pitched plasterboard ceiling.	The existing roof requires repairs to avoid damage to the house.  Insulating the roof will improve the thermal performance of the space. Removal of the non-original plasterboard ceiling will also enable exposure of the original roof structure.	The existing structure and roof coverings will be retained and repaired.  The new pitched ceiling will expose and express the form of the existing roof structure.



## Conclusion

In conclusion, the design proposals for No.97 South End Road have been developed to make the dwelling better suited and more sustainable as a family home. They will improve the quality of the host building, enhance it as a heritage asset and improve its contribution to the character of the Hampstead Conservation Area.

The proposed additions to the cottage are well-considered, sensitive extensions that are subservient in scale and they respect and retain the character and form of the original cottage. The designs are subordinate to the original house and create a legible distinction between old and new. They have no harmful impact on the original fabric to the house and the proposed refurbishment of the building will improve and sustain the heritage asset.

The development is largely not visible from South End Road and the small part of the elevation to the side extension – which may be visible at some times of year – has been designed to be diminutive in scale and appearance, mimicking an existing fence. The proposal will not have any harmful impact on the neighbouring properties or on the character of the Hampstead Conservation Area.

The designs for the extension of the house have been developed following consideration of consented works to adjacent listed properties, most notably the extension to and outbuildings at No.99 South End Road. The proposed architectural detailing and materials have been developed in recognition of works being undertaken to No.99 and are contextual and congruous with the listed cottage and the character of the Conservation Area.

The replacement of the outbuildings to the garden are necessary as the current structures are derelict and dangerous. If works are not undertaken to replace the existing shed soon, there may be risk that structural damage could occur to the shared party and boundary walls. The design for the new studio is appropriate and in accordance with the neighbouring outbuildings. The studio is modest in scale and diminutive in its mass and visual appearance. The studio is a sustainable proposal for the site.