THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL:

SUMMARY OF NON-MATERIAL CHANGES TO THE SCHEME SINCE ITS APPROVAL IN JULY 2020

EMILY KENNEDY & PETER MORRIS, MARCH 2021

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

This document collates and summarises all non-material amendments made to the scheme for The Cloud House at 20 Vicars Road, London NW5 4NL, since it was approved by the Members' Committee in July 2020, under planning application: 2020/0625/P.

Please note that these amendments:

- Represent only minor changes;
- Do not vary significantly from what was previously described on the original application;
- Do not conflict with any conditions on the draft permission;
- Do not breach planning policy;
- Do not significantly move the external envelope;
- Do not increase the height of the roof;
- Do not introduce or move windows or other openings in such a way that other properties could be affected;
- Do not disadvantage the interests of any parties consulted about the original application.

Please refer to the attached updated drawings, listed below, when looking at these amendments – thank you!

201_110A SITE PLAN

201_111F GROUND FLOOR PLAN EXISTING & PROPOSED
201_112G FIRST FLOOR PLAN EXISTING & PROPOSED
201_113G SECOND FLOOR PLAN EXISTING & PROPOSED
201_114G ROOF PLAN EXISTING & PROPOSED

201_120G SOUTH ELEVATION EXISTING & PROPOSED
201_121E NORTH ELEVATION EXISTING & PROPOSED
201_122D EAST ELEVATION EXISTING & PROPOSED
201_123D WEST ELEVATION EXISTING & PROPOSED

201_320D SECTION A-A

201_300J GROUND FLOOR PLAN
201_301F GROUND FLOOR PLAN 2 (FRONT GARDEN)
201_302J FIRST FLOOR PLAN
201_303H SECOND FLOOR PLAN
201_304J ROOF PLAN

201_310L SOUTH ELEVATION (WITHOUT HEDGE)
201_312E NORTH ELEVATION
201_314E WEST ELEVATION (NO 20)
201_315C WEST ELEVATION 2 (NO 20A)
201_316D EAST ELEVATION
201_318E SOUTH ELEVATION 2 (WITH HEDGE)

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

LIST OF CHANGES

1) Removal of the alleyway works (paving & front gate & canopy for No 20's front door) from this application – to be submitted separately later;
2) No 20A now to sit slightly lower in the ground than No 20;
3) Revised boundary treatment – still to be made from metal, and powder-coated in the original colour, but with a simplified design topped with a topiary box hedge;
4) Metal garden gates to match the revised design of the boundary treatment;
5) Introduction of transoms and fixed bottom panes to the opening windows, and the removal of Juliet balconies;
6) Use of new or reclaimed brick pavers instead of bricks recycled from the demolition for the herringbone paving;
7) The cloud-shaped roof at the top of 20A to be a standing seam metal roof rather than sedum (with sedum kept elsewhere);
8) Internal reconfiguration of 20A, with a ceiling height increase on the ground floor, and decrease on the top floor;
9) Introduction of a barrel-vaulted roof internally to the ground floor of 20A, and a slightly different external arch configuration;
10) Introduction of a third bathroom to 20A;
11) A slight reduction in the size and number of windows in 20A due to internal reconfiguration;
12) A tiny move in the party wall between the two back gardens for 20 and 20A;
13) Introduction of a fourth en-suite bathroom to No 20;
14) A slight reduction in the number of windows on No 20;
15) A new smaller boxlight for 20A's roof terrace access, rather than a long sliding rooflight;
16) A change from plunge pools to wooden baths on both roof terraces;
17) Removal of sun tunnels in the barrel-vaulted roofs of 20A, and addition of five round rooflights at ground level;
18) ICF structure to be swapped for rendered blockwork & steel frame, with rendered brick arches on the outside;
19) Three windows on the South elevation to open outwards rather than inwards;
20) 20A's front door to open inwards rather than outwards.

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

1) REMOVAL OF THE ALLEYWAY WORKS FROM THIS APPLICATION

REASON: The alleyway between 20 Vicars Road and 22 Vicars Road (the French school) is owned by the school, with rights of way granted to No 20. The approved scheme included repaving the alleyway and erecting a new gate at the front of the alleyway, and an overhanging canopy above the front door to No 20. It turned out that including these works to land owned by 22 Vicars Road as part of the main scheme for 20 Vicars Road meant that the school could potentially have become liable for No 20's S106 payments. In order to clarify the legal position, a decision has been made – in consultation with Camden and with the school – to remove the alleyway works from this scheme, with the intention of submitting a separate application to cover these works in the future.

IMPACT: The removal of the alleyway works has little impact on the look of the scheme, but in any case should only be temporary, as by the time The Cloud House is built, the expectation is that a separate application would have granted permission for the repaving of the alleyway, the installation of the new front gate, and the reinstatement of the front door canopy for No 20, built to its original design.

2) NO 20A NOW TO SIT SLIGHTLY LOWER IN THE GROUND THAN NO 20

REASON: A ground survey has revealed that the plot slopes more than is evident to the naked eye, and that therefore 20A will need to sit approximately 50cm lower – with its front door at the same level as the street pavement – than No 20, where the front door will remain at the same level as the alleyway next to the school.

IMPACT: As visible on the new South elevation drawings, 20A and its front garden will now sit slightly lower than No 20 and its front garden, which means there will be a stepping down at the boundary. However, the new boundary treatment in front of both houses will follow the gentle slope of the pavement, so despite the level change behind them, the fence and hedge will still appear to be level. This won't have a detrimental effect on the look of the building. The results of the Daylight & Sunlight Assessment are not affected by this change.

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

3) CHANGES TO THE BOUNDARY TREATMENT

REASON: The design of the metal boundary treatment (including the front fence, with bin and bike and heat pump storage behind) has been simplified. Following consultation with Jaspreet Chana and Colette Hatton at a meeting on 17th December 2020, and feedback on the 2nd of February 2021 on drawings submitted in January, a new scheme has been drawn up which retains the joy and colour and material of the original design, but is a little taller, and now incorporates box hedging which will be cut into topiary arches following the shape of the metal fence.

The new bespoke powder-coated perforated metal boundary treatment will be made up of:

- a front fence – 115cm high at its lowest points, 160cm high at its highest points – arranged in 90cm-wide arch formations across the front of both buildings, painted in light green RAL6027, like the window frames; and also
- a series of flat-topped storage cupboards, 115cm high and 90cm deep, to sit directly behind the fence, with space for two bicycles per house, two bin spaces per house, and one air source heat pump per house; and also
- a series of planters, which will sit above the bespoke cupboards, directly behind the fence – these will be deep enough for box hedging, which will be cut into elegant arch shapes following the front line of the fence. The hedging will be dense (90cm wide, from front to back) and evergreen, bringing environmental benefit to the street, as well as looking very attractive, year round.

4) METAL GARDEN GATES TO MATCH THE REVISED DESIGN OF THE BOUNDARY TREATMENT

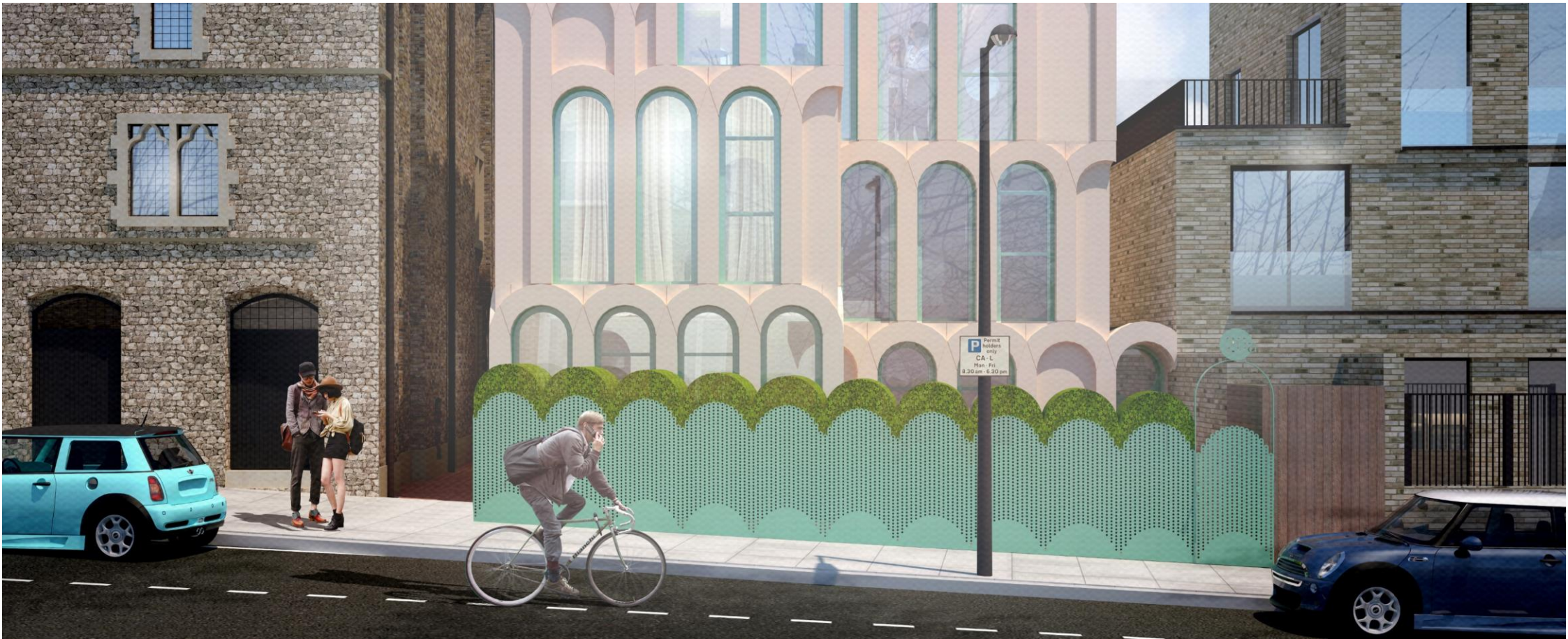
REASON: The design of the whole boundary treatment has been simplified, so the garden gates have been redesigned to match.

IMPACT: The new garden gates will be made from perforated powder-coated metal, with the main gate to 20A sitting within a bespoke metal arch, with a hand-crafted metal number sitting on top, lit by a bulb behind. NB No 20's main gate will match, but will be dealt with in a separate application.

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

3 & 4) CHANGES TO THE BOUNDARY TREATMENT & METAL GATES (CONTINUED)

IMPACT: The new scheme for the front boundary – with the arched fence and gates – will look just as pretty as the original design, and will still be made from metal, with polka dot holes permeating its surface. The revised treatment adds a little height to allow growing space for the topiary hedging, but is still lower than the metal gates fronting our neighbours' houses at No 18 and No 16, so it feels appropriate in scale both for The Cloud House itself and for the streetscape as a whole.



THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

5) NEW TRANSOMS IN THE OPENING WINDOWS & REMOVAL OF JULIET BALCONIES

REASON: Due to manufacturing difficulties, the tall arched windows that open have to have transoms across them. In order to simplify the look of the elevations, since these transoms have been introduced, the arched Juliet balconies have been removed. So where arched windows are required to open, there is now either a rectangular door with a fixed arched window above, or there is a fixed glazed rectangular bottom panel, with a rectangular stable-door window on top, then a fixed arched window above.

All fixed windows remain undivided. And the frames on all windows will still be as slim as possible.

IMPACT: The introduction of transoms doesn't have a huge impact on the look of the windows – their overall size and shape remain as planned, and they will be high-quality and slim-framed, with solar glazing on the South elevation.

6) USE OF NEW OR RECLAIMED BRICK PAVERS INSTEAD OF BRICKS RECYCLED FROM THE DEMOLITION FOR THE HERRINGBONE PAVING

REASON: It has become clear that recycling the actual bricks from the existing house in order to re-use them in the paving is going to be tricky. A builder has looked at the bricks and says they are soft and likely to break during demolition, no matter how carefully it's done. Using the existing bricks for the paving also means removing mortar by hand, and storing them somewhere off-site for the duration of the construction period, which could be costly. So the plan has been changed to use high-quality new or reclaimed brick pavers instead. Samples will be provided, to be approved along with all other facade materials.

IMPACT: Using the new or reclaimed brick pavers rather than the old bricks from the house will have very little visual impact on the scheme. The plan is still to lay them in a herringbone pattern, without using mortar, so drainage won't be affected. And the bricks from the existing house will still be recycled, or reclaimed if possible, along with the other material from the demolition.

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

7) A STANDING SEAM METAL ROOF ON TOP OF 20A, RATHER THAN A GREEN ROOF

REASON: Further research into the use of a green roof on the top level of No 20A has shown that it will be almost impossible to keep the sedum roof properly maintained and looking beautiful on an area of the building that is so hard to access. At our meeting with Camden officers on the 17th of December 2020, it was agreed that a standing seam metal roof could replace the green roof that was originally planned.

IMPACT: Although it is a shame of course to lose any area of green roof, this top roof area is much smaller than the main green roof area at ground floor level, and it is important that the building continues to look good for many years to come. The hope is that the new hedging in the front gardens – which will provide nesting opportunities for birds – will compensate for the loss of this area of green roof. The new metal roof won't be visible from the street – in fact it's likely that only our neighbours at No 18 will be able to see it, from their roof terrace. The main green roof area, at ground floor level, will not be affected – and an access door in 20A's first floor bathroom will make it very easy to maintain the lower sedum roof on a regular basis.

The standing seam metal roof will be made from high-quality GreenCoat PLX in Nordic quality steel, in the same RAL 6027 colour being used for all metalwork elsewhere on the building. It is a non-standard colour, but fortunately GreenCoat have a small amount left over from a factory roof they've installed recently, and they are happy to sell it to us. It is a premium product, which doesn't corrode, and has a unique environmentally-friendly colour coating made from rapeseed oil rather than fossil oil. The roof is 100% recyclable. The RAL 6027 of the roof and metalwork looks beautiful alongside the StoColor 32308 of the building's render.

RAL 6027

StoColor 32308

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

8) AN INTERNAL RECONFIGURATION OF NO 20A, LEADING TO A SLIGHT INCREASE IN THE CEILING HEIGHT ON THE GROUND FLOOR OF NO 20A, AND AN EQUIVALENT DECREASE IN THE CEILING HEIGHT ON THE TOP FLOOR OF 20A

REASON: Since receiving projected valuations from estate agents for the two dwellings that make up The Cloud House, it's been decided that it makes most sense for the owners to retain the smaller dwelling – 20A – as a home to live in, and for the larger dwelling – No 20 – to be sold. The architect and his family have therefore now reconfigured 20A internally to make it work best for them as a family. The key difference in the internal layout is that – while the initial design had three bedrooms and two bathrooms on the ground floor, with a sitting room on the first floor, and a kitchen on the second floor – the new design has a bedroom and bathroom on each of the two upper floors, and a large open-plan kitchen / dining / living area on the ground floor, along with a third bedroom with its own small en-suite bathroom, at the back. As the ground floor rooms have now switched from bedrooms to mostly social space, it feels appropriate to redistribute the ceiling heights a little – so the ground floor ceiling height is now 20cm higher than in the last design, while the second floor ceiling height is 20cm lower than initially drawn. The ceiling height of the first floor, and the overall height of the building, remain the same.

IMPACT: The change in ceiling heights internally means that the height of the external arches and windows have slightly changed, on No 20A only, but the overall look of the building is very similar. The ground floor storey height of 20A (3.15 metres) now matches the ground floor storey height of No 20, which is arguably an improvement on the original design.

9) A BARREL-VAULTED ROOF RUNNING FROM FRONT TO BACK INTERNALLY IN 20A, LEADING TO THE EXTERNAL ARCH CONFIGURATION AT THE FRONT BEING SLIGHTLY DIFFERENT

REASON: As the ground floor of 20A is now to be mostly a social space, as described above, it is getting a slightly higher ceiling. This means there is now enough head height on the ground floor to create barrel-vaulted ceilings (made from plywood) internally, so that the arched windows at the front can be connected by the barrel vaulting all the way back to the undulating green roof at the back. One of the suggestions made at the Chair's Review, when this project was discussed, was to try to continue the arch theme internally as much as possible, so the inside and outside feel connected. So to be able to bring this barrel-vaulted ceiling inside on this floor, and to have it running all the way from front to back, is another improvement on the original design.

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

9) (CONTINUED): A BARREL-VAULTED ROOF RUNNING FROM FRONT TO BACK INTERNALLY IN 20A, LEADING TO THE EXTERNAL ARCH CONFIGURATION AT THE FRONT BEING SLIGHTLY DIFFERENT

IMPACT: Bringing in barrel vaulting all the way from front to back on the ground floor of 20A has meant moving the arch configuration horizontally across by half an arch, in order to ensure the front windows line up with the curved roofs at the back. The look of the building remains very similar. But in fact this is an improvement on the last design, because it means that the 'cloud' shape of the roof at the top completes its shape on the Easterly edge of the building, rather than having a 'half arch' there. It looks better to have the 'half arch' at the point where 20A and No 20 meet, as drawn now.

NB Following consultation with Camden's officers on 17th December 2020: In order to retain the impact of the original scheme, where the eye was drawn to the centre top point of the building, we have blocked up the most Easterly arch on 20A's South elevation, on the second floor, and we have introduced a very tall slim fixed window in the half-arch shape that is now furthest West on 20A's South elevation, on the second floor. By introducing glazing to this half-arch window (the tallest point of the cloud-shaped top of 20A), and blocking up the arch on the East side, The Cloud House looks balanced, with solid panels visually bookending either side on the South elevation, and the fenestration retaining a 'pyramidal' shape, as it did in the original scheme.

10) INTRODUCTION OF A THIRD BATHROOM TO 20A

REASON: As 20A is now going to be kept by the architect and his family, a few changes have been made to the layout, including adding a third bathroom.

IMPACT: In the reconfigured interior for 20A, the number of bedrooms remains the same (three in total – two doubles, one single), but because the ground floor bedroom at the back has its own en-suite, this now becomes a three bedroom three bathroom household – the previous design had only two bathrooms.

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

11) A SLIGHT REDUCTION IN THE SIZE AND NUMBER OF WINDOWS IN 20A

REASON: As 20A is now going to be the house that's kept by the architect and his family, there has been a slight reduction in the size and number of windows, to work better with the refreshed design.

IMPACT: The internal reconfiguration of 20A has led to slight changes in the window configuration on the North elevation, and one extra glazed door on the West elevation. Please refer to the drawings. The main difference is that 20A now has mostly high round windows at first and second floor level on the North elevation, rather than tall arched windows, because these two top rooms at the back are now bathrooms. This means more privacy for everyone – both for the house's occupants and for the neighbours opposite in Cherry Court – so is an improvement on the original design.

12) A TINY MOVE IN THE PARTY WALL BETWEEN THE TWO BACK GARDENS FOR 20 AND 20A

REASON: As 20A is now going to be the house that's kept by the architect and his family, the party wall between the two back gardens has moved a tiny fraction across, to line up better with both No 20 and the boundary line of the school.

IMPACT: This tiny shift in the wall makes the back garden of 20A a neater rectangular shape, and the difference is imperceptible to the back garden for No 20.

13) INTRODUCTION OF A FOURTH EN-SUITE BATHROOM TO NO 20

REASON: The design of No 20 has been very slightly tweaked – including adding a fourth en-suite bathroom – as this property will be put up for sale once it's been built.

IMPACT: All four bedrooms in No 20 now have their own en-suite bathroom, so this has become a household with four bedrooms and four bathrooms plus a separate understairs WC.

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

14) A SLIGHT REDUCTION IN THE NUMBER OF WINDOWS ON NO 20

REASON: The design of No 20 has been very slightly tweaked – including slightly reducing the number of windows – as this house will now be put up for sale once it's built.

IMPACT: The windows on the West and North elevations have been slightly reduced in number. Please refer to the drawings. The glazing changes will have no impact on neighbouring properties, nor on the quality of the development.

15) A BOXLIGHT FOR ROOF TERRACE ACCESS FOR 20A

REASON: 20A is now going to be the house that's kept by the architect and his family, so this small upgrade has been introduced.

IMPACT: Swapping the long flat rooflight which was on 20A's original design for a smaller metre-high electric boxlight, as a way to access the roof terrace, means that both the boxlight and the stairs beneath it can be more compact, which allows both the inside and outside spaces to work better.

16) A CHANGE FROM PLUNGE POOLS TO WOODEN BATHS ON BOTH ROOF TERRACES

REASON: As 20A is now going to be kept by the architect, a proposal was made in early February 2021 for both the roof terraces to have stainless steel plunge pools (rather than just No 20, as originally agreed in July 2020). It's been decided subsequently, due to safety concerns over No 20's plunge pool, at the front of the building, to swap both pools for high-quality handmade wooden baths on each roof terrace instead.

IMPACT: The rooftop baths will be deep, with 75cm-high sides, inspired by Japanese 'Ofuru' soaking tubs. Made from teak wood, they will gradually silver over time. They are suitable for outside use, and designed to have a lifespan of at least 100 years. The company making them uses ethically produced timber from sustainable sources.

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

17) REMOVAL OF SMALL SUN TUNNELS IN THE BARREL-VAULTED ROOFS OF NO 20A, AND ADDITION OF FIVE ROUND ROOFLIGHTS AT GROUND LEVEL

REASON: The original design had 19 small sun tunnels in the barrel-vaulted roofs of No 20A. Builders have suggested that having so many small holes in the barrel-vaulted roofs is likely to lead to leaks, and that this could potentially be particularly problematic in the tall barrel-vaulted roofs at the top of the building, because this area of roof is hard to access both from inside and outside. In reality, the top floor of 20A will be fantastically light in any case, because it has floor to ceiling arched windows on the South side, plus light from the boxlight leading to the roof, and round windows in the bathroom on the North side, so the sun tunnels aren't needed here. The only place that needs the extra light is on the ground floor towards the back, so in the new design, five round electrically-opening 60cm rooflights have been added instead.

IMPACT: The look of the undulating green roof at ground floor level in 20A won't be affected by the removal of the small sun tunnel domes – in fact it may look better, as it will be mostly uninterrupted. The five 60cm-wide round rooflights that will bring light and ventilation to the back of the ground floor will sit comfortably in the barrel-vaulted roofs, and won't be big enough to create any privacy issues from overlooking.

18) ICF STRUCTURE TO BE SWAPPED FOR RENDERED BLOCKWORK & STEEL FRAME, WITH RENDERED BRICK ARCHES ON THE OUTSIDE

REASON: The original scheme proposed an ICF structure but concerns were raised about its suitability for this particular site. Plus it has turned out to be a condition of the finance lending that the build has to be of standard construction, with a steel frame and blockwork – so this will now be used, along with bricks for the arches. The building will still be rendered, as proposed in the first application, with high-quality Sto render – and the U value of the highly insulated walls will remain at 0.18W/m2k, as originally planned.

THE CLOUD HOUSE AT 20 VICARS ROAD NW5 4NL: SUMMARY OF ALL SMALL CHANGES TO THE SCHEME, MARCH 2021

18) ICF STRUCTURE TO BE SWAPPED FOR RENDERED BLOCKWORK & STEEL FRAME, WITH RENDERED BRICK ARCHES ON THE OUTSIDE (CONTINUED)

IMPACT: The change in construction method will have no visual impact on the building. And the energy report which accompanies this submission will still apply, because the U-value provided by this construction method is the same as the U-value used as the basis for the original calculations. Sustainable materials and energy-saving technologies will still be used throughout the building, and it will still be possible to deliver near-Passivhaus levels of airtightness, as planned.

19) THREE WINDOWS ON THE SOUTH ELEVATION TO OPEN OUTWARDS RATHER THAN INWARDS

REASON: The introduction of transoms to the windows has led to a few tweaks to their design, and it makes more sense now for the following three windows on the South elevation to open outwards rather than inwards: the first floor window with transoms on the South elevation of No 20; the first floor window with transoms on the South elevation of 20A; and the second floor window with transoms on the South elevation of 20A.

IMPACT: This change will have no visual impact on the building.

20) THE FRONT DOOR FOR 20A TO OPEN INWARDS RATHER THAN OUTWARDS

REASON: To enable the porch space of 20A to work best, it makes sense for 20A's front door to open inwards rather than outwards.

IMPACT: This change will have no visual impact on the building.

EMILY KENNEDY & PETER MORRIS, MARCH 2021