

11 Hadley Street NW1 8SS

A Part demolition of existing rear single storey projection; rebuilding of same to include a roof terrace and external staircase; addition of ground floor glazed roof to form enlarged kitchen and dining area

B Addition of second storey to provide two further bedrooms, a bathroom and a utility cupboard

C Internal and external general refurbishment work

(all as described on the drawings in files **11HS-existing** and **11HS-proposed**)

Context:

The site is located at 11 Hadley Street; although not in a conservation area, it forms part of a locally listed terrace. Currently the house is in fair authentic condition; it was refurbished in the '90s and has a single storey rear extension that predates this period (see Photos 1-4)

A.

The first part of this application is to replace the envelope of the existing ground floor kitchen extension: in place of the rendered breezeblock, its walls will be faced in 2nd hand London bricks to finish at same height as the existing party wall with no. 9 Hadley St. The proposed flat roof will support a roof garden and an external galvanised steel stair is located so that this new upper garden can be accessible and, along with the small existing rear garden, be successfully maintained as a haven of biodiversity. On the south and east faces, the correct height of guarding will be achieved by grey zinc planters affixed to the head of the walls. The remainder of the ground floor extension will have a fine metal clear triple glazed roof and the fenestration will also be metal framed and triple glazed. Morph Structures are the project's structural engineers.

Inside, the kitchen/ diner will have a winter garden feel: the design intention is to maximise the connection with nature and the outdoors. Some brickwork of the rear main and side elevations is to be exposed and visible from the garden. The ground floor sash window to the rear which has its original panelling and upward sliding shutter is to be kept wholly intact. An original flue that has had its lower section removed is to be re-supported off brick piers that will make a useful alcove

The scheme's new elements are respectful in their relationship with the neighbouring and opposite houses. Automated blinds will be fitted to all the glazed elements. There are already trellis screens added between nos 11 and 13; these are to be echoed adjacent no 9 so that privacy is respected at both ground and first floor levels. We note

there are four first floor terraces to the Healey St properties whose rear elevations look toward the garden of no.11. and that these are not contentious. Our proposal should not therefore have a detrimental or unfair effect on neighbours' privacy - and because it encourages nature, surrounding amenity and healthiness will be improved

B.

The second part of the application seeks to add a further storey at second floor level. By adding space at the top of the house, our proposal is able to preserve a tall and lovely original stained glass sash window that is the main source of light to the stairway and we are also able to reinstate the characterful brick buttress to the projecting rear flue (see Photo 5). Environmentally, the new storey acts as a 'woolly hat' that makes the thermal upgrade the building requires more straightforward. Externally, no overshadowing occurs.

The houses on this particular section of Hadley Street are now mostly 3 storey properties – and no. 11 is sandwiched between two such upwardly extended houses. Whereas we acknowledge that the valley roof is original, we feel a new storey at no.11 will be very muted: the architectural rhythm that a succession of valley roofs creates was lost when the next door houses (and those beyond) were extended – and there is instead aesthetic value in eliminating a gap in the elevation and creating a continuous upper roofline.

The proposed material elements are slate tiled roof slopes, lead flashings and window dressings, double-glazed grey painted timber sliding sash windows to the front and fine steel conservation type roof windows to the rear. The upper nearly flat roof deck will be off-black sheeting and rainwater and waste pipes will be black painted cast iron

The wide V shaped parapet line on the rear elevation is to be retained; this is something that occurs on the Healey Street rear elevations and no.11's same feature will unite the houses across the shared back garden airspace

Conclusion:

All parts of the design proposal respect no.11's setting within the locally listed terrace and seek to echo and enhance the architecture that makes this part of Kentish Town so distinct. The house's main architectural volume remains clearly legible and dominant overall. Yet at the same time, the property gains a subdued and strategic elegance from the proposed alterations and extension which, if agreed, we hope will safeguard its present and future as a great place to live