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Contents

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The Practice

National award-winning practice Robert Dye Associates is based in NW London, and has more than 20 years experience in the design and management of domestic/residential architecture. Architectural project experience ranges from new-build houses, careful restoration and conversion of existing buildings for residential and commercial use, to international museum and university buildings.

Following RIBA regional success in London, the practice received the profession's highest award for residential architecture in 2005, winning the RIBA Manser Medal for a sustainable modern house in a sensitive conservation area context in Southwark.

The practice has a burgeoning reputation for delivered projects that have sustainability at their core, and has well-established contacts with structural and environmental engineers, quantity surveyors, and landscape/arboricultural consultants who are sympathetic to the studio's particular approach within new and existing contexts.

Typically the studio manages projects from inception through all stages to completion; it has extensive experience of preparing construction documentation and administering building contracts on site, from one-off residential to large-scale public works. The practice is particularly experienced in London's complex urban and suburban context, whether building new or modernising and extending historic residential buildings.

The work of Robert Dye Associates has been televised in the UK and Japan, the subject of various exhibitions in London over the last decade, and is regularly published in the architectural press worldwide.

Principal, Robert Dye BA Hons Dip Arch RIBA

Robert won the annual RIBA student prize before graduating with honors in 1977. He has practised architecture both in England and abroad. Working for Sir James Stirling, his major projects included the Clore Gallery at the Tate, London, and as project architect a new-build expansion of the Fogg Art Museum for Harvard, and a new Performing arts Centre for Cornell University.

Since establishing his own practice in 1989, he has continued the successful pursuit of design quality in more fine- grain, predominantly residential work. The practice's (timber-framed/recycled materials) new-build Stealth House was a finalist for a RIBA sustainability prize, then for the European Conference of Leading Architects annual Putz prize, and picked up the prestigious Manser Medal for 2005's best contemporary house at the Stirling Prize ceremony.

Robert has taught sustainability, architecture and urban design at various universities in the UK and America for more than 20 years, and is currently a lecturer on sustainable cities for the Urban Design Masters course at the Bartlett School, University College London.

He has received several awards, contributed to a BBC2 programme on the future of London's architecture, was a member of the LDDC Urban Design Advisory Group shaping the future of Docklands, and is active in judging architecture awards for the RIBA.

Stealth House, Grove Lane, SE4 - Manser Medal winning semi-detached house, adjoining Conservation Area.

Ardleigh Road N1 - Side and rear extensions to semi-detached house in a Conservation Area

Kingstown Street, NW1 - Two neighbouring projects, both including partial rebuilds, modernisation & extensions to article 4 conservation area mews houses.

Shortlisted for two 2013 Camden Design Awards 'Enhancing Context Award' and 'Don't Move, Improve Award'

Hamilton Terrace, NW8 - Extension & modernisation of grade II listed terrace house.

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a) Aerial view of 22 South Hill Park from front showing front areaway

b) Aerial view of 22 South Hill Park from rear showing garden

Existing Context

22 South Hill Park is a 4 storey semi-detached Victorian house in the London Borough of Camden on the west side of the street. The property is located in the South Hill Park Conservation Area but is not subject to the Article 4 Direction removing Permitted Development rights in respect of development within the curtilage of a dwelling house. It forms the north end of a quartet of houses (16-22) which are of the same original design and typology. The immediate neighbourhood comprises a range of mid to late 19th-century houses and some 20th-century blocks. All the nearby properties are generally three or four storeys in height with pitched roofs. All use London stock brick with painted mouldings and have pitched roofs, bay windows, and entrance steps to the front door.

Nos 1-22 all have front areaways to the Lower Ground Floor as do the neighbouring block of 4 no. houses to the north (24-30). Other houses in the local vicinity have front gardens with/without lightwells, rather than front areaways. There is a lot of variation in style and materiality to those houses which are of similar yet differing typologies, including 3 and 4 storey properties with gabled, butterfly or flat roofs, front/or rear dormer windows, painted render or brickwork, and variation in bay & window configuration. Many of the houses have been significantly extended from ground to roof level, including side in-fill extensions, full mansard storey extensions, dormer extensions and rear extensions.

Many of the houses have partially removed their bay windows such as, No. 38 has completely removed the rear bay window while across the street (5-15) were built without rear bay windows. There is a lot of variation in the style and form of the rear properties many of which have been recently refurbished or extended in a number of materials ranging from glass, wood, brick and metal.

There is no record of any major alterations to no. 22 South Hill Park, though the top floor features 2 large metal framed sliding glass windows which appear to date from the 1970s, when the interior of the house was completely remodelled.

Replacement of Rear Bay Window

This application seeks an alteration to the buildings rear bay window by replacing it with new glazing.

The property has a north facing garden with large trees at the end and on Hampstead Heath to the north of the property all which have TPO's. As a result, the back rooms of the building suffer from over shadowing causing the internal spaces to be poorly lit from daylight. The rear garden is currently only accessible from a set of single glazed French windows at the base of the bay window.

The property has a large garden with a selection of trees, shrubs and plants currently there is a disconnect between the inside and outside spaces. The garden feels inaccessible from within the building and does not feel connected to the interior spaces both visually and accessibility. The proposed works seeks to bring the garden, arguably the properties best asset into reach of the interior spaces.

On the lower ground floor, the bay includes a set off full height French windows with two adjacent half size windows to the sides. The existing living room is poorly lit as the size of glazing is not adequate to allow sufficient natural light into the living room.

Nearby properties Nos. 26, 30 and 36 have had the bay windows partially removed by extensions on the LGF. This has allowed the properties to remodel access to the rear gardens by adding larger openable glazing systems. To the rear of 22 South Hill Park there is a main Themes Water outfall pipe that prohibits an extension. Additionally extending to the rear will causes a loss of garden. There is a precedent for the total removal of a rear bay window at No. 38 South Hill Park (Ref:2013/7592/P) which extended to the rear and added new glazing.

The proposal seeks to install new full height double glazing within the envelope of the existing bay. This will include fully openable bi-folding doors for an improved connection to the garden, greater ventilation and outlook to the property's garden. Additional interior works alongside this application include a mezzanine level between the rear LGF and UGF. This will draw light in from three new fixed glazing panels above the bi-folding doors to further mitigate day lighting issues in the LGF.

The proposal will enhance the 'harmony' of rear elevation by merging the language of the retained sash windows to the later John Prizemen glazing on the second floor. The new rear fenestration will have the qualities of light and openness of the John Prizemen window with the traditional numerical qualities of rhythm to the Victorian sash and bays. The material will be powder coated metal in a neutral in colour in order to improve the visual coherence to the rear of the property.

The design enhances the privacy of adjacent properties while greatly improving the internal and external qualities of the existing building. The proposal does not diverge from the existing language of the building and proposes no alterations to the building fabric that have not already been established within the immediate context.

Replacement of Rear LGF & UGF Windows Adjacent to Bay Window

As part of this application alterations are proposed to no. 22 South Hill Park, by replacing the four windows adjacent to the rear bay window with new glazing.

The rear of the building is northwest facing, suffering from poor internal daylight. The issue is further exacerbated by inadequately sized windows that restrict the amount of daylight, ventilation and outlook to the garden. The two small windows on the LGF are made from glass blocks which appear to be a later alteration to the property. They are not in keeping with the properties Victorian terrace typology. The glass blocks are translucent which cause a visual disconnect to the rear garden and cannot open which restricts natural ventilation.

The sash windows above are located on the landing of the UGF and first floor stair. They are made from single glazed clear panels providing poor thermal performance while their scale is inadequate to allow sufficient daylight to the staircase. The windows do not align to the adjacent bay windows causing a lack in visual cohesion on the rear elevation.

There is a strong precedent within South Hill Park for changes to the rear fenestration of properties, specifically, the replacement of windows for larger glazed units. All the adjacent properties have installed large glass panels on the UGF or first floor, with French windows or Juliette balconies on the staircase landings.

The proposal seeks to install a larger double-glazed unit within the perimeter of the existing four windows. The new windows will improve the visual connection to the properties rear garden while sliding panels on the LGF will increase natural ventilation to the building. On the UGF a Juliette balcony and double-glazed sliding window will be installed allowing for improved ventilation and a greater connection to the rear garden. Both windows will increase the amount of natural light entering the property and are not south facing so will avoid large solar gains.

The proposed windows will greatly improve the performance and internal qualities within the building while enhancing the external cohesion of the rear elevation. The works will not adversely affect the neighbouring buildings and there is an established precedent for similar works within the immediate context.

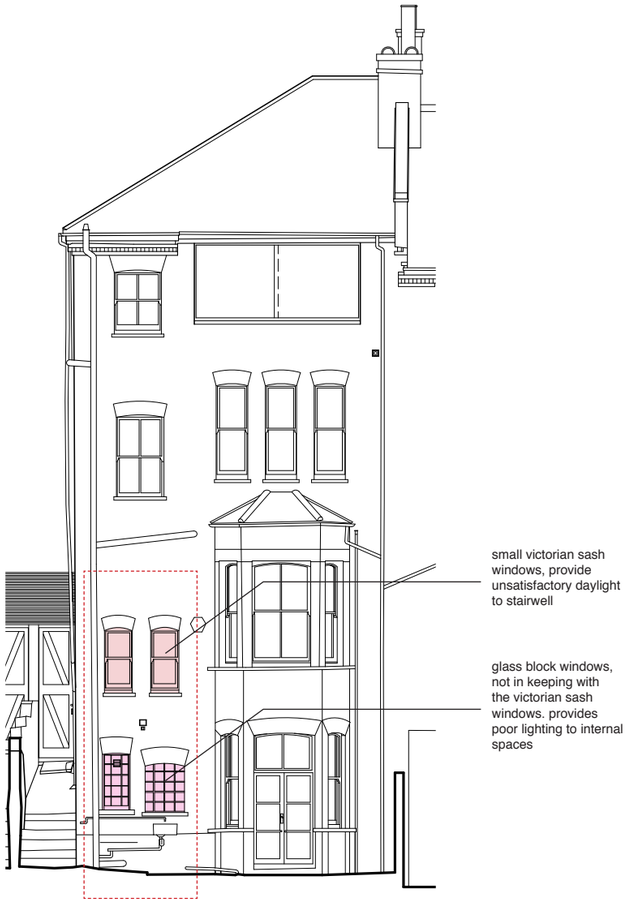
c) view of existing rear elevation of house

e) view of existing LGF rear windows on exposed concrete footings

d) view of existing bay window with concrete lintel

f) view single glazed rear bay door

g) view of lower ground floor exisiting rear bathroom - poor internal light quality



h) diagram showing small windows to be replaced

Proposed Replacement of Small Rear Windows

The proposed works will replace the poorly maintained small rear sash windows on the UGF and the two glass block windows below with new double glazing.

The LGF glass block windows are a later adaptation to the property and are not in keeping with the buildings original character. Additionally the rear elevation is north west facing and is over shadowed by large trees to the rear of the property. Due to the inadequate size of the windows on the UGF and LGF the internal spaces suffer from poor day lighting causing a dark internal environment.

The property has a garden to the rear that is nigh inaccessible both visually and physically from the interior spaces due to the size of the rear openings. The proposal seeks to improve the internal daylighting conditions and the visual connection to the garden by replacing the four rear windows with an enlarged glazing system to draw in more light while improving the outlook onto the garden.

There is a precedent for large glazing elements within the immediate context. Adjacent properties nos. 18 and 24 appear to have recently installed large glass panels on the UGF or first floor. While nos. 56, 58, 68 and 70 all have juliette balconies.

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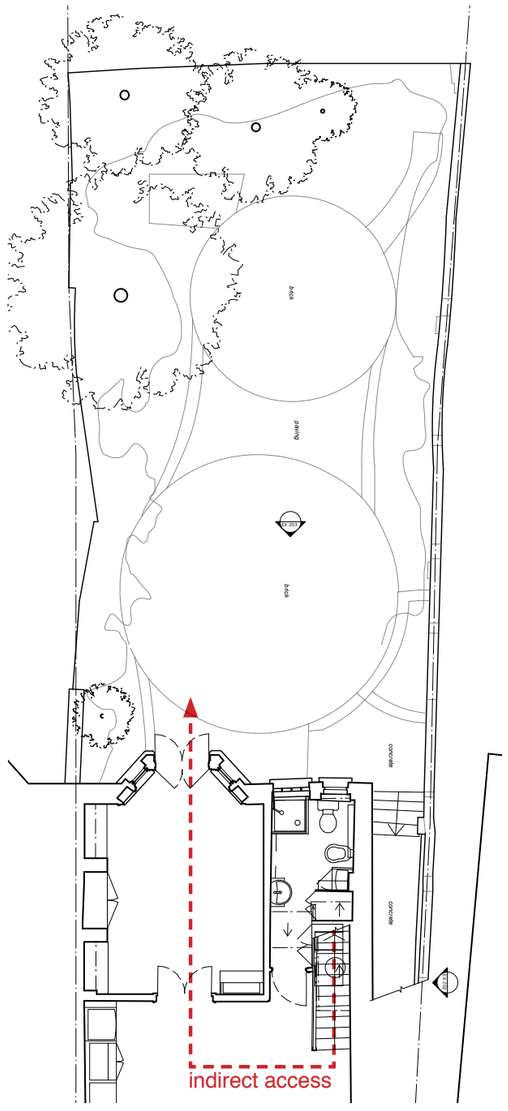
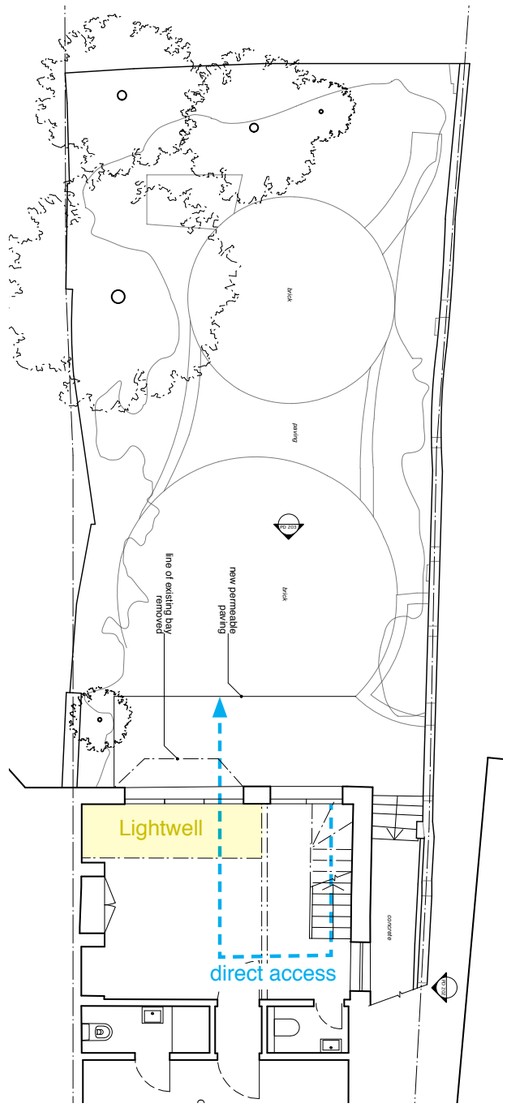
i) view of lower ground floor exisiting living room - poor internal light quality

Improved Access to Garden

The existing living room suffers from poor daylight resulting in a dark internal space and the garden is not easily accessible. Alongside this application internal works are to be carried out to improve access to the rear garden. This includes the installation of a new staircase and the introduction of a mezzanine level to increase amount of daylight that can enter deeper into the rear rooms on the LGF.



j) diagram showing LGF poor access to garden



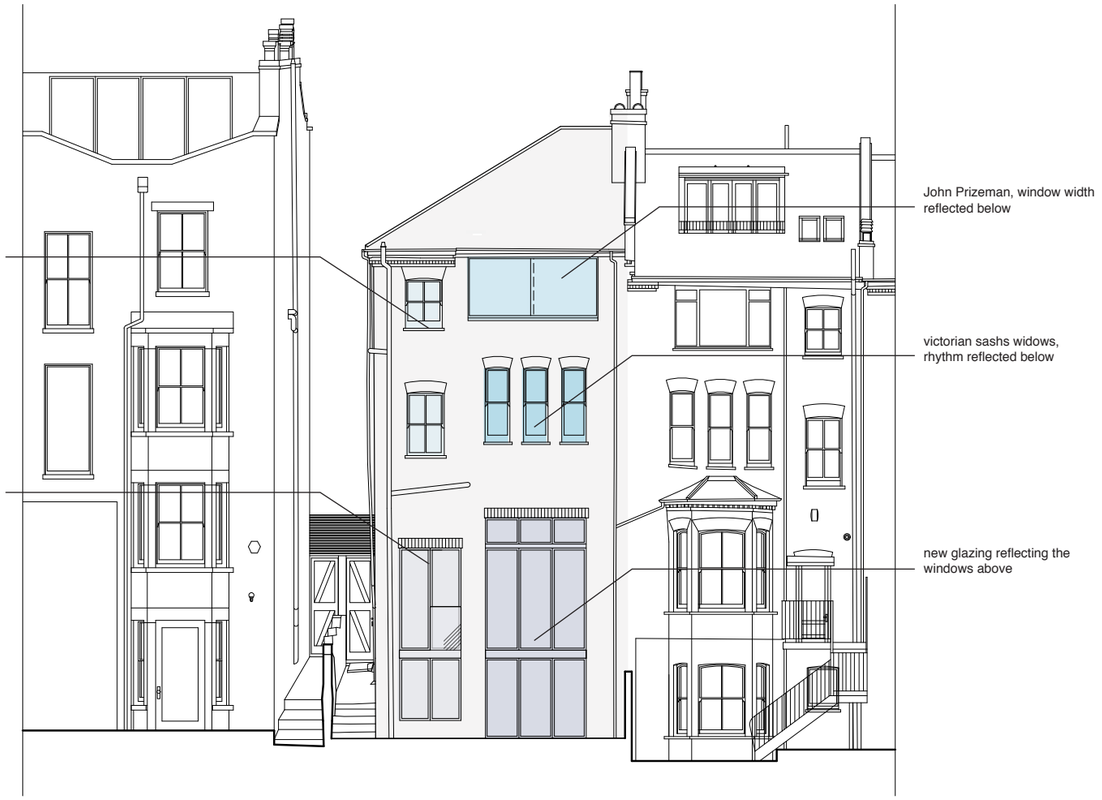
k) diagram showing LGF improved access to garden and day light

Proposed Change to Fenestration

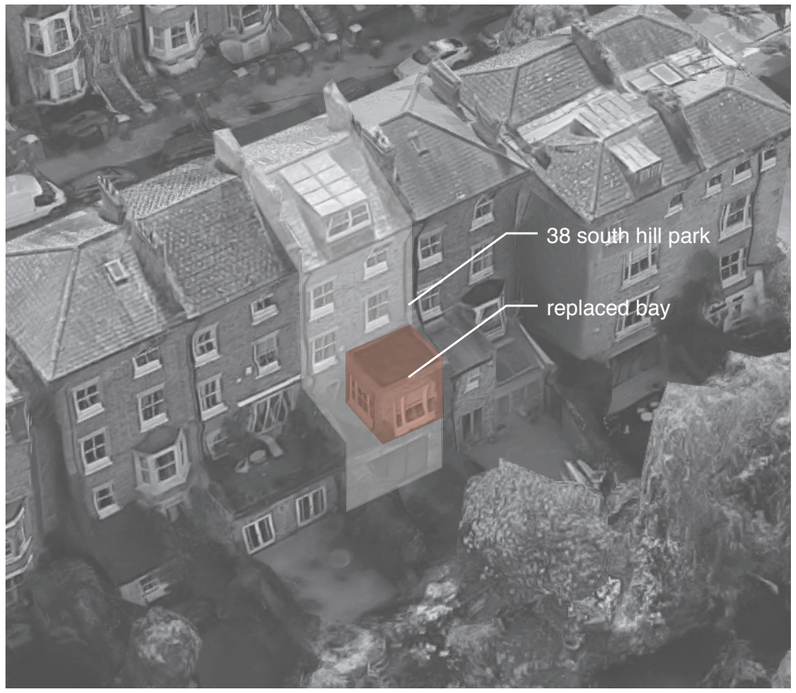
The existing fenestration lacks a consistent order with some windows that are inadequate in size resulting in poor daylight within the rear of the property. The proposal seeks to improve the quality of daylight in the building by increasing the amount of glazing on the LGF and UGL.

During the 1970s no. 22 South Hill Park was refurbished by noteworthy architect John Prizeman. As part of the works a large glazed window was installed into the rear of the second floor bedroom. The proposal will combine elements from the John Prizeman window on the second floor and the victorian sashs below. This will improve the sense of hierarchy in the rear elevation while providing an increase in the amount of natural light within the property.

l) diagram showing the existing fenestration at 22 South Hill Park



m) diagram showing the proposed fenestration at 22 South Hill Park



o) aerial view of no. 38 south hill park

38 South Hill Park

Approval was granted for a single-story rear extension at the upper ground floor this included the total removal of a bay window at 38 South Hill Park under application reference: 2013/7592/P. The proposal was granted consent in 2014 and has since been completed.

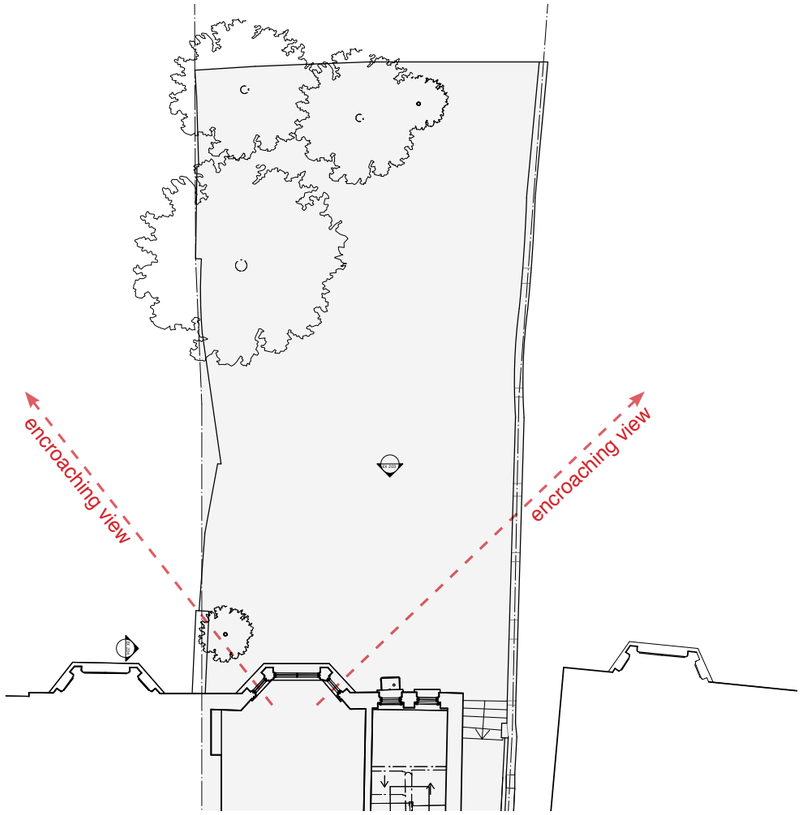
p) existing rear elevation at 38 south hill park

q) proposed rear elevation at 38 south hill park

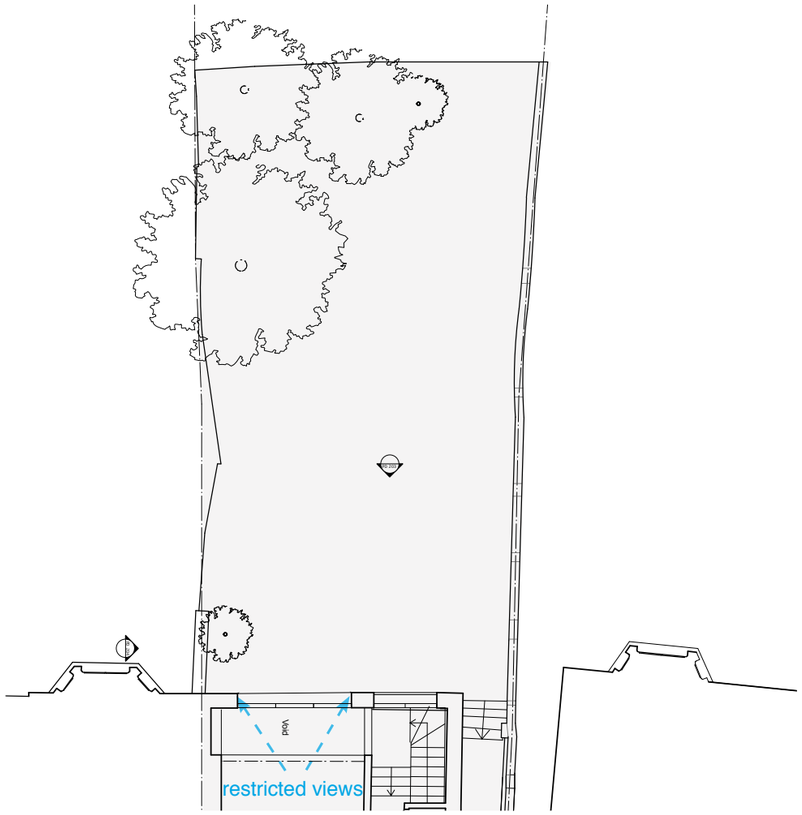
Improvement to Neighbouring Privacy

The proposed works will replace the poorly maintained rear bay and the four sash windows that are adjacent to it on the LGF and UGF with new double glazing.

The bay window protrudes from the rear elevation with mitered ends that causes an outlook onto neighbouring gardens. The works will replace the bay window with high quality flush double glazed units with a mezzanine that is offset from the window reducing outlook to neighbouring properties while increasing the daylight porosity within the building.



r) existing UGF plan of rear outlook



s) proposed UGF plan of rear outlook