



#### 6.4 Proposed Garden Rooms

There are seven existing structures in the rear garden which have fallen into disuse and disrepair. With a combined footprint of 90 sqm (37 sqm enclosed, 53sqm exposed); it's proposed that all of these are removed and replaced with two new rationalised garden rooms which will be positioned and designed to have no negative impact on the setting of the listed building and sit seamlessly within the proposed landscaping.

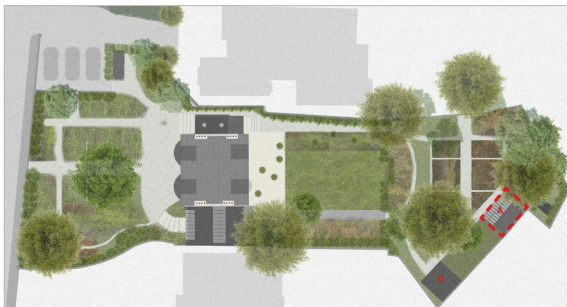
6.4.1 The spaces will be used regularly; for relaxation and reflection, writing, reading and tending to the plants; enabling the family to maximise enjoyment of the extensive rear garden and appreciate views through the garden foliage.

6.4.2 Tucked away at the very rear of the garden, and screened from the main house by the proposed landscape design; these new structures will be almost entirely hidden from views from within the main house.

6.4.3 With a combined footprint of 36sqm the new garden rooms occupy significantly less square footage than the existing dilapidated structures. Contained to two rooms and thoughtfully positioned; their effect on the garden setting of the listed building will be minimal and well-considered.

##### 6.4.4 Garden Room A: Elegant Glasshouse

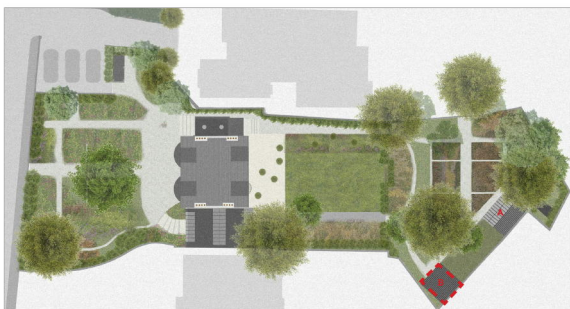
- GIA = 20 m<sup>2</sup> (5m X 4m)
- Character: glasshouse with slender timber framed glazing and weathered brick spine.
- Internal Atmosphere: warm, light, welcoming and lived-in.
- Greenery: Rambling honeysuckle or similar covering the glasshouse.



The character of the two new spaces will be (A) elegantly detailed glasshouse and (B) rustic timber potting shed, both suitable to this garden setting.



Precedent Images - which evoke the architectural language and spirit of the proposed garden room.



6.4.5 Garden Room B: Rustic Timber Potting Shed

- GIA= 16 m<sup>2</sup> (4m X 4m)
- Character: weathered timber and reclaimed brick shed with reclaimed tiled roof.
- Internal Atmosphere: warm, light, welcoming and lived-in.
- Greenery: Rambling roses or similar covering the shed.



The character of the two new spaces will be (A) elegantly detailed glasshouse and (B) rustic timber potting shed, both suitable to this garden setting.



Precedent Images - which evoke the architectural language and spirit of the proposed garden room.



Modern chimney pots replaced to match Keats House

Existing synthetic render replaced with scored stucco to match Keats House

Front door reinstated to match Keats House, with reinstated margin lights & appropriately detailed bright above

Windows reinstated to match original detailing: slender dark painted window frames

Proposed kitchen extension to replace existing garage extension

Indicative 3d of Proposal - front aerial view from the west

## 7.0 Accompanying Statements



### 7.1 Access Statement

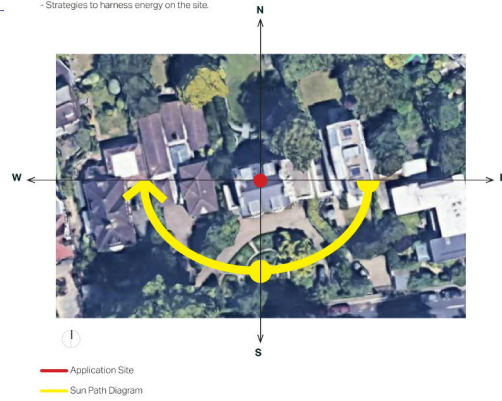
There are no proposed level changes to the access of this property.

Existing vehicular access gates will be removed and more sensitive and historically appropriate pedestrian gates (in locations highlighted on the site plan) will be inserted. Vehicle parking will be accommodated in an area behind the front garden wall; to limit their visibility within the context of the listed building.

### 7.2 Sustainability Statement

Although a historic building, measures will be explored to improve the sustainability of the property and green / energy saving strategies will be implemented wherever possible. Some initial ideas being explored include:

- Passive strategies to assist in preventing overheating of the top floor bedrooms.
- Rain / grey water recycling.
- Integrated electric car charging points.
- Strategies to harness energy on the site.



The proposals should have no negative effect on the daylight / sunlight of neighbouring properties



Indicative 3d of Proposal - front aerial view from the east

## 8.0 Conclusion



It is the owners' intention to undertake a sensitive and meticulous restoration of this historic building which they love.

In summary:

**8.1 Sensitive Restoration:** the proposed works aim to reinstate this beautiful Hampstead home as a prime example of Regency style architecture through the removal of insensitive modern decoration and reintroduction of original detailing and materials throughout.

**8.2. Internal Alterations:** have been proposed to enable this two century-old home to again be relevant for contemporary living. All modifications have been sensitive to the original building fabric and where possible only propose removal of non-original additions.

**8.3 Entrance Porch Extension:** aims to improve the entrance sequence of this memorable property by framing views of the rear garden upon arrival and filtering natural light into this key space. It is designed in such a way to ensure it will be read as a modern addition; separate, set-back and subservient to the main house.

**8.4 Garage Replacement:** this eastern extension will be an overall benefit to the property by removing the unattractive 2001 garage extension and instating a beautiful, modest, contemporary addition which remains subservient to the main house and respectful of the vernacular architecture of the Hampstead Conservation Area.

**8.5 Landscaping:** the proposed removal of the inappropriate formal gardens and reintroduction of much more wild and natural planting will enhance the surroundings of this historic piece of architecture and reinstate the gardens as a 'setting of generous foliage' - in line with Pevsner's description of Keats Grove.

In conclusion, the proposal will successfully improve the appearance, usability and quality of the existing house and its surrounding gardens; whilst being sensitive to the existing fabric; respectful of neighbours; and in-keeping with the wider conservation area.



### 9.0 Drawing / Document Issue Register



- New extension designed to protect and respect existing lime tree
- External railings reinstated to match Keats House
- Partially glazed rear garden door reinstated to match Keats House
- New boot room extension with York stone steps and garden door to match Keats House

Indicative 3d of Proposal - rear aerial view from the west

Job:	12 Keats Grove	Year	19	
Job no:	0431	Month	10	
Sheet no:	1	Day	25	
		Format	A	
		Type	E	
		Status	P	
Drawing No	Size	Document Title	Scale	AI
<b>EXISTING DRAWINGS</b>				
0331_A_0010		Existing Site Plan	1:100	00
0331_A_0011		Existing OS Map and Site Plan	1:1250 & 1:250	00
0331_A_0000		Existing Upper-Ground Floor Plan	1:50	00
0331_A_0000		Existing Lower-Ground Floor Plan	1:50	00
0331_A_0001		Existing First Floor Plan	1:50	00
0331_A_0002		Existing Second Floor Plan	1:50	00
0331_A_0003		Existing Roof Plan	1:50	00
0331_A_0100		Existing Front Elevation	1:50	00
0331_A_0101		Existing Rear Elevation	1:50	00
0331_A_0200		Existing Section A-A (through garage extension)	1:50	00
0331_A_0201		Existing Section B-B (through entrance hall)	1:50	00
<b>PROPOSED DRAWINGS</b>				
0331_A_1010		Proposed Site Plan	1:100	00
0331_A_1011		Proposed OS Map and Site Plan	1:1250 & 1:250	00
0331_A_1000		Proposed Upper-Ground Floor Plan	1:50	00
0331_A_1000		Proposed Lower-Ground Floor Plan	1:50	00
0331_A_1001		Proposed First Floor Plan	1:50	00
0331_A_1002		Proposed Second Floor Plan	1:50	00
0331_A_1003		Proposed Roof Plan	1:50	00
0331_A_1100		Proposed Front Elevation	1:50	00
0331_A_1101		Proposed Rear Elevation	1:50	00
0331_A_1200		Proposed Section A-A (through kitchen extension)	1:50	00
0331_A_1201		Proposed Section B-B (through entrance hall & boot room)	1:50	00
<b>DOCUMENTS</b>				
DOC_001		Design & Access Statement	A3	00
DOC_002		Heritage Report	A4	00
DOC_003		Lower-Ground Impact Assessment	A4	00
DOC_004		Services Design	A4	00
DOC_005		Archeological Report	A4	00
<b>Distribution</b>				
Clients				1
Planning		London Borough of Camden		1





## 10.0 History of Chris Dyson Architects

CDA was founded in 2004 by Chris Dyson, a former senior designer at Sir James Stirling and Michael Wilford Associates, and more recently at Sir Terry Farrell and Partners. The practice is based in the historic Spitalfields area of London, where Dyson has lived and worked for 20 years, and where many of the practice's early projects are located.

We have a diverse portfolio of projects across the United Kingdom, from small private commissions to public buildings and urban planning proposals.

There are two primary strands to the practice: the first is historic conservation architecture applying skills in intelligent conservation and sensitive building design to projects, and the second is grand architecture concerned with cultural and commercial commissions.

We enjoy working on challenging projects of all scales, including many historic listed buildings. We pride ourselves on a high degree of attention to detail and a fair for innovative and modern design.

CDA has several award winning projects:

- AJ Retrofit Awards 2019 – Shortlisted – Albion Works
- RIBA London Regional Award 2019 – Shortlisted – Albion Works
- RIBA London Regional Award 2018 – Winner – The Sekforde
- RIBA London Sustainability Award 2018 – Winner – The Sekforde
- RIBA London Regional Award 2017 – Winner – Cooperage
- NLA Future Award 2016 – Highly Commended – Crystal Palace
- Sunday Times Award 2016 – Winner – Gasworks & Cooperage
- Manser Medal 2016 – Highly Commended – Gasworks
- RIBA London Regional Award 2015 – Winner – House in Wapping
- Schuco Design Excellence Award 2015 – Winner
- AJ Small Projects 2014 – Winner – House in Wapping



Examples of Award Winning Projects by Chris Dyson Architects (CDA)

## 11.0 Appendix

### 11.1 Pre-Application Feedback (Ref.2019/2724/PRE)



External Alterations	
1. New Kitchen Side Extension	
1.1	The principle of replicating the existing modern garage wing has already been accepted – this proposal is considered to not harm the special interest of the listed building or the appearance of the conservation area. A two storey glazed extension is proposed, which will have a metal frame with curved roof glazing and a solid flat roof. In my view, the proposed materiality, typology, and set back of the proposed structure from the front elevation would be sufficiently subservient in appearance to the host building, and an enhancement to the conservation area.
2. Wall Render and Skirting	
2.1.	The proposed reintroduction of scored render to the elevations would restore historic character to the building. The existing render is a modern coating and lacks character of traditional lime render. It is proposed to remove the render coating, and replace with lime-based render. The principle of replacing the existing render with a lime-based render is generally supported and considered to be a benefit to the building. If there is evidence the render coating is causing damage to the underlying historic fabric, and/or can be removed without damage to historic fabric, then there would be no objection to this proposal. However, if the existing render adheres well, it is probably best to leave it to age naturally.
3. Porch	
3.1	The proposed alterations to the mid-20th century Porch are considered to not harm the special interest of the listed building. Furthermore, the proposed Boot Room reads as a clearly separate element to the Porch structure. However, to my mind, the proposed opening in the existing rear wall of the Porch would impact on the internal spatial quality, character and hierarchy of the spaces. Retaining a larger portion of the rear wall or introducing a door may address this. The replacement of the front steps with York stone is considered acceptable.
4. Front Boundary Wall	
4.1	The proposed removal of the modern gates and gate piers in the front boundary wall are considered to benefit the setting of the listed building. The proposed introduction of a pedestrian gate in the front boundary wall would involve loss of brickwork. However, the Donald Inall Historic Building Report indicates the wall has been substantially altered, and to my mind although the loss of brickwork would cause a less than substantial level of harm, the above benefits are sufficient to outweigh the harm.
5. Landscaping	
5.1	The soft landscaping proposed is welcomed. The provision of car parking within a sensitive setting of heritage assets can have a detrimental impact, but this scheme appears to address this.
5.2	The Tree and Landscaping Officer has also provided the following comments: <i>It is not possible to fully assess the scheme from an arbicultural perspective without a tree survey and arbicultural impact assessment.</i>

	<i>The landscaping of the front garden should reflect the character of this part of the conservation area. The front gardens of Keats Grove and Doanishill Hill are typically densely-plantated, informal in nature and of high biodiversity value. The site is opposite Keats House, it would be preferable for any planting scheme to reflect the diversity and high quality planting found there. The site is also close to Hampstead Heath, a planting scheme to reflect and enhance the biodiversity of the Heath by the inclusion of native plants and plants that are appealing to pollinators would be welcomed (as per section 12.8 in the submitted document). Any semi-mature trees that are proposed should be included in a landscape maintenance plan to including watering details for a minimum 3 year period to ensure successful establishment.</i>
5.3	Two outbuildings are proposed in the rear garden. The proposed footprints appear disproportionately large and combined with their siting would impact on the setting of the listed building, from the limited information submitted.
6. Demolition and excavation	
6.1	Details for ensuring the safety and stability of the listed building throughout the phases of demolition, excavation and building will need to be submitted.
Internal Alterations	
7. Lower Ground Floor	
7.1	The proposed blocking up of the opening between the two front rooms, and the reinstatement of two chimney breasts and fireplaces is considered a significant enhancement and will restore historic plan form. The removal of the uncharacteristic modern terrazzo floor covering and skirting is considered beneficial. However, the proposed door opening in the north wall of the proposed Guest Bedroom would harm the plan form. Whilst I appreciate the proposed layout, two door openings in the same wall in the same room is uncharacteristic. Furthermore, there would be a reasonable loss of fabric, I would not be supportive of this.
7.2	The proposed extension of the wc is considered to not harm the special interest of the listed building.
8. Upper Ground Floor	
8.1	The proposed removal of uncharacteristic modern details, joinery and materials, together with the reinstatement of two fireplaces is considered a significant enhancement, and will restore character to the listed building. However, the proposed door opening to the new Kitchen gives rise to concern as it would be located in a principal room on the principal floor, and in an external wall. Furthermore, the proposal would involve the loss of historic fabric (beneath the modern plasterboard). I note the proposed door opening has been designed as a jib door so as to not impact on character of the room. However, at this stage the justification provided does not sufficiently outweigh this harm. A more discreet location for this door opening may be in the rear Study.
8.2	I have similar concerns about reintroducing the single door opening between the two front rooms, which are considered to be the principal rooms in the property. The opening dates from the early-20 <sup>th</sup> century, so there is no loss of historic fabric. However, the reintroduction of the opening is considered to erode the original plan form, and I would not be supportive of this.
9. First Floor	

9.1	The replacement of unsympathetic modern fire surrounds, together with uncharacteristic modern details are considered to be beneficial. The proposed door opening between the front two rooms would involve a reasonable loss of historic fabric. However, the proposed door opening is not on the principal floor level of the house, and the door has been designed as a jib door so as to not impact on character and legibility of the room.
9.2	Further justification is required regarding the proposed relocation of the door opening in the WC and the proposed alteration to the partition wall in the Shower Room. At this stage, the proposal is not sufficient to outweigh the harm to historic fabric and the spatial qualities. Whilst I appreciate the intention, I am not supportive of the proposals at this stage.
9.3	The proposed introduction of a new Master Bathroom, WC and Shower room is acceptable at this stage. However, the significance of the fabric, position and method of installation of all new services and related fixtures will need to be provided at application stage.
10. Second Floor (Attic)	
10.1	The replacement of unsympathetic modern fire surrounds, together with uncharacteristic modern details are considered to be beneficial. The reinstatement of the partition between the western rooms is considered a heritage benefit.
10.2	The proposed comfort cooling is considered acceptable in principle. However, details similar to the information required for additional services and related fixtures will be needed at application stage.
I hope that these comments are useful.	
Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision. Please contact me if you would like to discuss these matters further.	
Thank you for using Camden's pre-application advice service.	
Regards,	
Web: <a href="http://camden.gov.uk">camden.gov.uk</a>	
5 Pancras Square London N1C 4AG	

11.2 Hampstead Conservation Area Precedents - Dark Painted Window Frames



St. John's Downshire Hill



24 Keats Grove (note fenlight precedent)



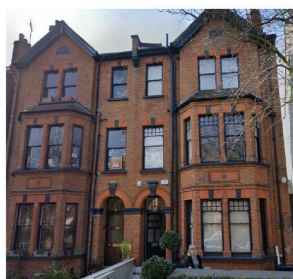
Keats House Historic Photo - 1890's



Keats House Historic Photo (date unknown)



2 Keats Grove



31 Heath Hurst Road



Keats House Historic Photo - early 20th century