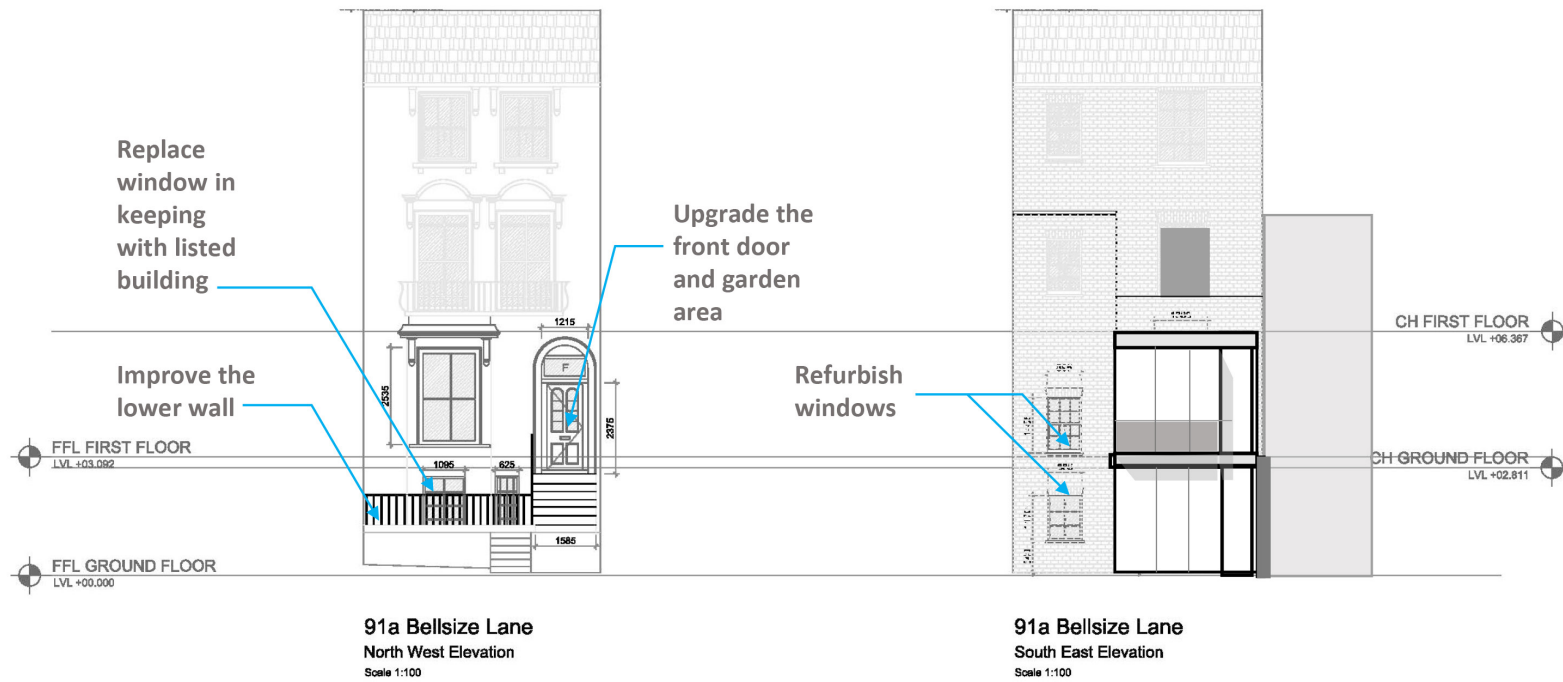


PRE-APPLICATION  
RESPONSE CONT.



The proposed front and rear elevations at the pre-application phase.

New glazed infill – 2 storey

- Intention is make the new extension as lightweight as possible.
- Metal frame and glass infill which is distinctive to the old fabric
- Flat roof to the top
- Bay window seat reaching out to the garden



A sketch of the proposed rear extension at the pre-application phase.

PRE-APPLICATION RESPONSE CONT.	COMMENTS	RESPONSE FROM CHRIS DYSON ARCHITECTS (CDA)
	1 <i>“Although the concept of a contrastingly lightweight extension is seen as an appropriate way forward, concerns are raised about the two storey nature of the proposed extension, which is seen to be contrary to the Council’s CPG on rear extensions as there is a danger the extension will not read as subservient to the host building and wider terrace due to its height, depth, footprint and resultant bulk.”</i>	The extension proposed is subservient to the host building by respecting the existing building line and its proportions. The guidance in question (Camden Planning Guidance: Design, CPG1) is not prescriptive on height. Instead, height should respect the pattern of surrounding development, be subordinate and respect the design of the building. CDA believes that that latest scheme respects the host building.
	2 <i>“Current guidance also advises that rear extensions should normally be subservient to the existing building line, and not project beyond it. It is noted that in this case that the neighbouring conservatory, likely to be some 20 to 30 years old, does project further into the garden, but this was allowed prior to current guidance.”</i>	The proposal occupies the infill between the closet wing and the boundary wall. The glazing is pulled back, sitting just behind the existing building line and not protruding into the garden, unlike most of the extensions on adjacent properties in the listed terrace. Additionally, the light pollution levels on this property are confirmed as being less than those of the neighbouring buildings.
	3 <i>“Moreover, the current proposals involve the loss of large areas of original external brick wall together with a number of original window and door openings is a fundamental concern regarding the design principles behind the extension.”</i>	CDA is responding by proposing a scheme that is closely aligned with the original footprint and intent of the building. Unlike the schemes put forward in the pre-application, the latest scheme keeps most interior partitions, door, and window locations intact. The boldest intervention involves keeping the original window locations and openings on the rear elevation. These openings extend to be extended to the finish floor. CDA believes that altered openings facilitate a seamless transition to the extension, all the while respecting the architectural intent of the building.
	4 <i>“Furthermore, it would seem that the design is striving to incorporate too much accommodation into the building by providing bedroom and living accommodation at both levels of the extension which traditionally would occupy space within the main areas of the existing building.”</i>	CDA believes that the room assignment and programming of the updated scheme is more aligned with the original intent of the building. As originally intended, the ground floor (arrival), is more grand, while the lower ground floor is more flexible and utilitarian. CDA is re-introducing a reception to the ground floor space, as well as re-introducing period appropriate cornicing, detailing and panelling.

PRE-APPLICATION RESPONSE CONT.	COMMENTS	RESPONSE FROM CHRIS DYSON ARCHITECTS (CDA)
	4 <i>“Furthermore, it would seem that the design is striving to incorporate too much accommodation into the building by providing bedroom and living accommodation at both levels of the extension which traditionally would occupy space within the main areas of the existing building.”</i>	(Cont.) This study has been extended and supplemented by “The Heritage Practice” , a heritage assessment was carried out in the early concept stages to inform our design. We have worked closely with Kate Graham of The Heritage Practice as the proposal has developed from concept into further planning detail assessing the immediate and wider context impact at each step.
	5 <i>“Based on the above concerns, a more modest approach to extending the building should be considered, involving a smaller footprint one storey extension, which should retain the existing external brick walls and keep the existing openings ( with the exception of the closet wing upper ground floor C20 fire escape door), albeit a case may be made to convert the main rear lower ground floor window into a door opening.”</i>	CDA is keeping the existing openings on the rear elevation and extending them to form openings into the extension spaces. Views to the back from the interior are fully preserved. The latest proposal is the most minimal and non intrusive extension in comparison with its immediate neighbours. We understand that these adjacent extensions were approved under different regulations, but we have put together a series of two storey precedents in hopes of a discussion.
	6 <i>“The insertion of two ‘low level’ internal ensuite WC &amp; shower facilities within the piano nobile of the listed building, with all necessary services, is considered to be unacceptable on the basis of harm caused to the plan form and spatial qualities of two principal rooms, together with the potential impacts of services on historic fabric. Although the rear room has already been reduced in size, the compromise to its character and spatial qualities is not to an extent to justify the introduction of ensuite facilities halving the width of the existing room and destroying its rectilinear form.”</i>	The ensuite in the front room on the ground level has been removed. However, we are proposing that the ensuite is preserved in the dressing room, to keep the living space of the master bedroom functional and viable. As proposed, this bathroom is a lightweight intervention in glass with a raised floor. The clerestory windows, and glazed ensuite WC will allow for the original cornice and associated details to be uninterrupted. This significantly enhances the original feel of the space. The shape and character of the room are also preserved. It maintains and respects the original spatial intent of the room.
	7 <i>“Although a comparatively minor change, the need is questioned for the corner of the front room to be cut away to allow for an entrance lobby connecting to the maisonette’s upper ground floor entrance.”</i>	CDA is proposing the use of the principal entrance and ensuring that the principal ground floor is linked to that main entrance. We believe that linking the two together retains the significance of this ground floor level, and is keeping with the originally intended entrance format to the property.



PRE-APPLICATION RESPONSE CONT.	COMMENTS	RESPONSE FROM CHRIS DYSON ARCHITECTS (CDA)
	8 <i>“Although this level of the building is of lesser significance than the upper ground floor, the historic plan form is still clearly evident.”</i>	The latest scheme responds to the comment by keeping most of the internal partitions intact.
	9 <i>“Although the lower ground floor is acknowledged to be an area of lesser significance within the listed building, the majority of the original plan at this level remains, and any works of modernising and upgrading should respect the survival of historic fabric and original features where they exist. Concerns are thus raised that the proposed open layout, achieved by removing the majority of internal partitions, is not acceptable in this situation.”</i>	The proposed lower ground floor plan is more aligned with the original plan of the building, historic fabric and original features where they exist. As mentioned above, most of the internal partitions on this floor remain in place.
	10 <i>“The blocking up of the existing door is therefore not supported, as neither is the blocking of the existing hall corridor to create a visitor WC and sunken bath area under the entrance steps. The inquirer is encouraged to use this front entrance as the principal access point to the maisonette, potentially pre-empting the need for an entrance lobby in the upper ground floor front bedroom (see comments above)”.</i>	We believe that the latest scheme addresses this comment. The external door between the proposed sunken bath and exterior is proposed as a door to match the doors in the same location in adjacent properties, fixed shut.
	11 <i>“No concerns are raised regarding the loss of the lower ground floor bathroom situated in the closet wing, although in line with my comments on the rear extension, officers have concerns regarding the loss of the majority of the closet wing return wall, as also with the loss of a noticeable section of the building’s main rear brick wall and sash window opening including brick lintel and reveals, plus in this case historic joinery including a surviving set of folding shutters.”</i>	As mentioned above, CDA is keeping the majority of the interior partitions on the lower ground floor intact. Historic joinery and details will be preserved, protected and restored.



## *Section 6* Proposal

- Demolition Plans
- Proposed Plans
- Proposed Interiors

BRIEF

Chris Dyson Architects intends to sympathetically restore a Grade II listed building. The living space would be thoughtfully upgraded, whilst retaining and enhancing the legibility of the historic building. We would also like to sensitively restore and upgrade the ground floor room.

A two storey lightweight extension on the rear is being proposed. This would create new living spaces between the outrigger buildings, while maintaining the legibility of the old with a lightweight infill, to provide a better connection with the garden and existing staircase and to bring more light into the new living areas. This will be achieved by adapting the rear wall and windows on the ground and lower ground and adding an unobtrusive glass extension. This will be created with high quality design and materiality.

The work proposed to 91a Belsize Lane is intended to update the property for it’s owners, to enhance the utility and enjoyment of the property. The owners have a special interest in the character of the home and the neighbourhood, and have reviewed thoroughly the existing conditions of the neighbouring houses in an effort to inform their own plans for renovation.

We believe our proposal takes into account the special architectural and historic interest of the house, the terrace and the Conservation Area. We feel that the proposed design for 91a Belsize Lane will complement the architectural characteristics and detailing of the house. We feel it positively adds to the character of the rear elevation of the terrace, while maintaining reverence to the house and to the terrace as a whole. We also feel it is wholly reasonable given the prevalence of similar works, and more extensive work to neighbouring properties.

We also believe, given the prevalence of alterations to plan and plan-form at ground and lower ground level of the neighbouring houses, that the proposed internal alterations are in accordance with the condition of the terrace, and how the houses have been adapted to suit the modern needs of their owners. We feel it is essential that, while respecting to the value of the historic asset, listed buildings must be able to accept changes, in order to remain useful and valuable.

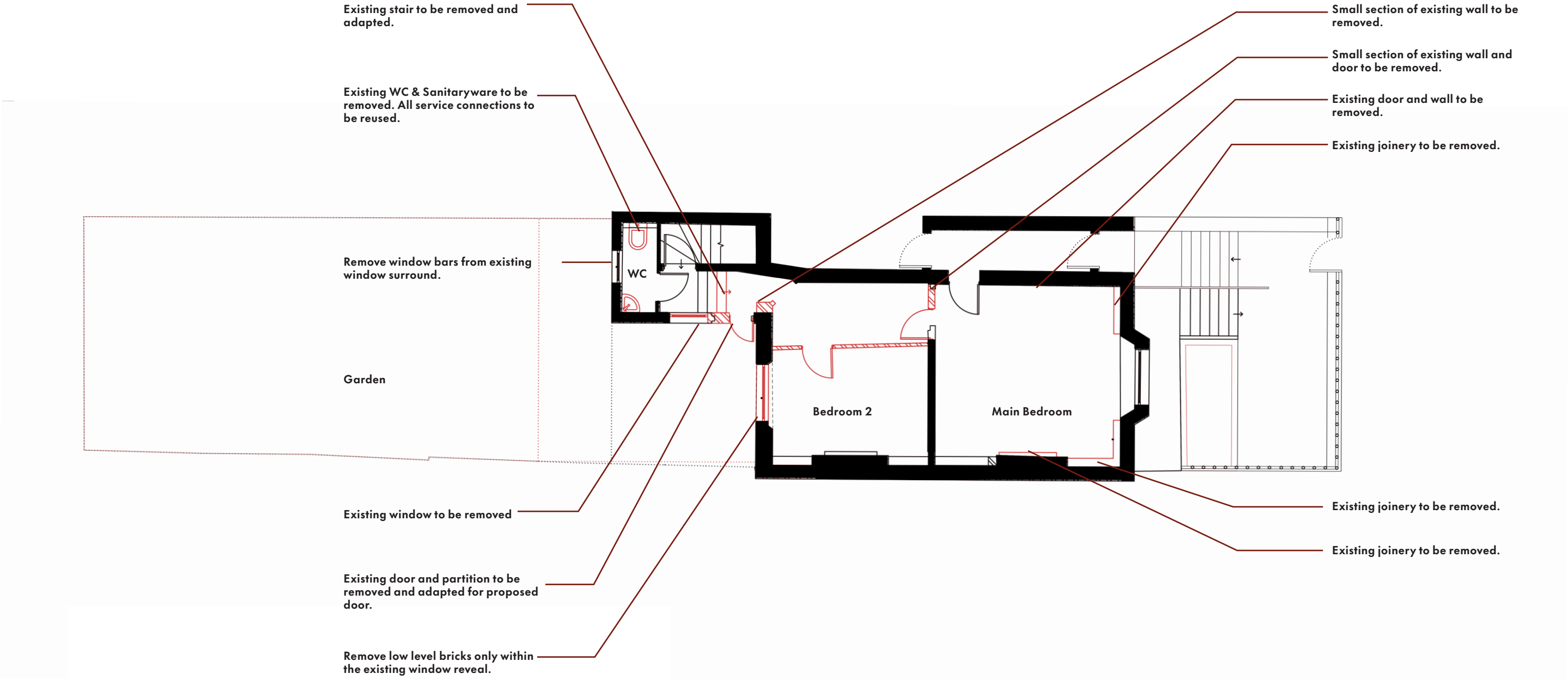
DESIGN PRINCIPLES

- Understand, preserve, retain and enhance the local history of the existing building.
- Acknowledge that the existing site is part of a terrace of buildings.
- Create a compelling, sensitive new design that is sustainable in its approach, and outperforms notional LB1 efficiency targets.
- The clients will be reusing this run down house and transforming it into a comfortable home to raise a family.
- With the thoughtful upgrades, the house will have a reduction of carbon emissions. In line with the energy analysis in the section below, the dwelling fabric energy efficiency improves by 32.15 percent.



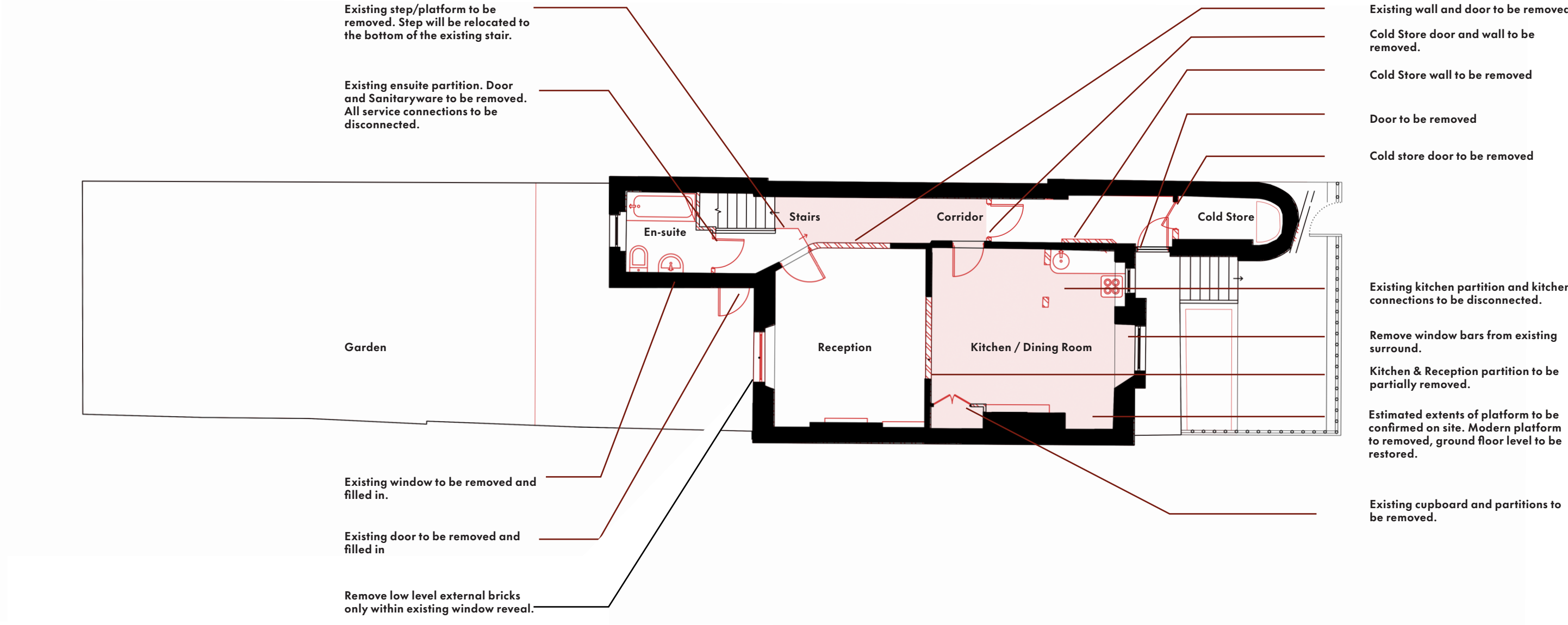
View of 91a Belsize Lane

GROUND FLOOR PLAN (DEMOLITION)





LOWER GROUND FLOOR PLAN (DEMOLITION)



GROUND FLOOR PLAN

WC (G-06)

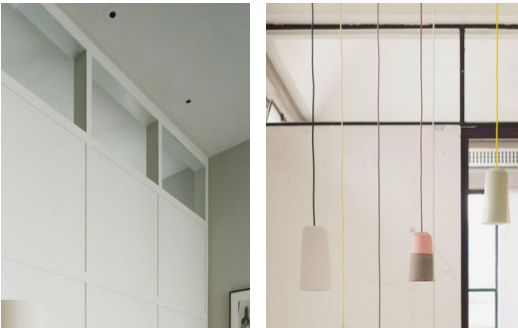
To be simple and be space efficient. A chance to have a more stripped back theme. The room will be light to due to the large windows and will have the existing historic embellishment. The metal security bars accross the window will be removed.

Proposed service riser for drainage.

Hall (G-01)

The hallway is to retain the existing heritage characteristic. The hall should be light and welcoming with pannelled wall which embraces the the existing features.

The proposed clerestory windows introduce more natura light into the dressing room, making the room feel lighter and grander.



Master Bedroom (G-05)

The extension will have contemporary fixed panel window. The wall finishes will be consistent with the dressing rom to maintain a visual flow and language.

Bathroom/Dressing Room (G-04/G-03)

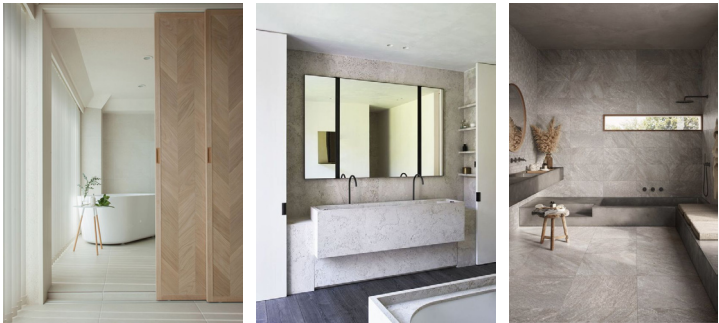
The dressing room will be an extension of the bedroom allowing both spaces to feel larger. The bathroom will have a raised false floor for service waste treatment, as well as glass panels for a light and minimal touch to maintain the spatial intent of the original room.

Reception (G-02)

The room will be reinstated as a reception, and function flexibly as both a reception and study. The bay window will incorporate seating and the fireplace will be restored sensitively.

Front Garden

Existing brick planter will be rendered white with a stone cap. CDA believes that this will improve the appearance of the front elevation.



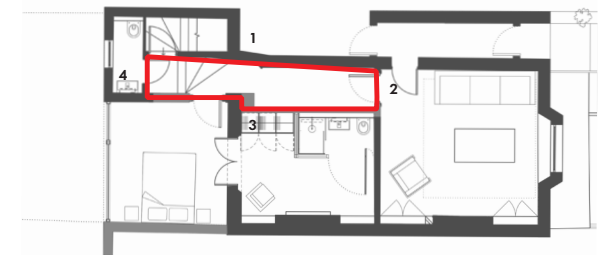
INTERIOR ELEVATIONS

Ground Floor Hall

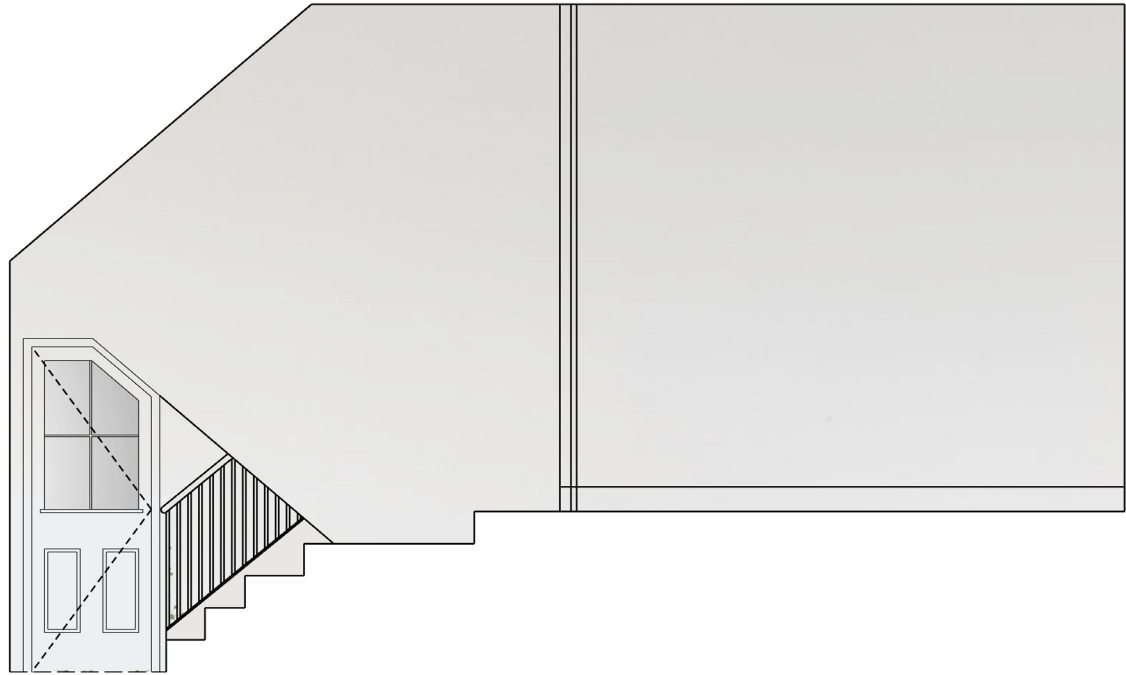
CDA is preserving and protecting the original stair, door, moulding, and cornice details on the walls and ceilings.

CDA intends to introduce mirrored panels on both sides of the corridor. We believe that this design feature makes the space feel grander, in line with the grand atmosphere of ground floor rooms of terraced Victorian Houses.

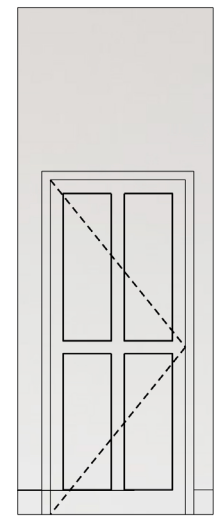
CDA intends to also adjust the location of the top step, in order to keep the access between the intended ground floor extension (master bedroom) and adjacent dressing room at the same ground plane. We believe that this adjustment decreases the likelihood of tripping and enhances the access and livability of the house.



EXISTING

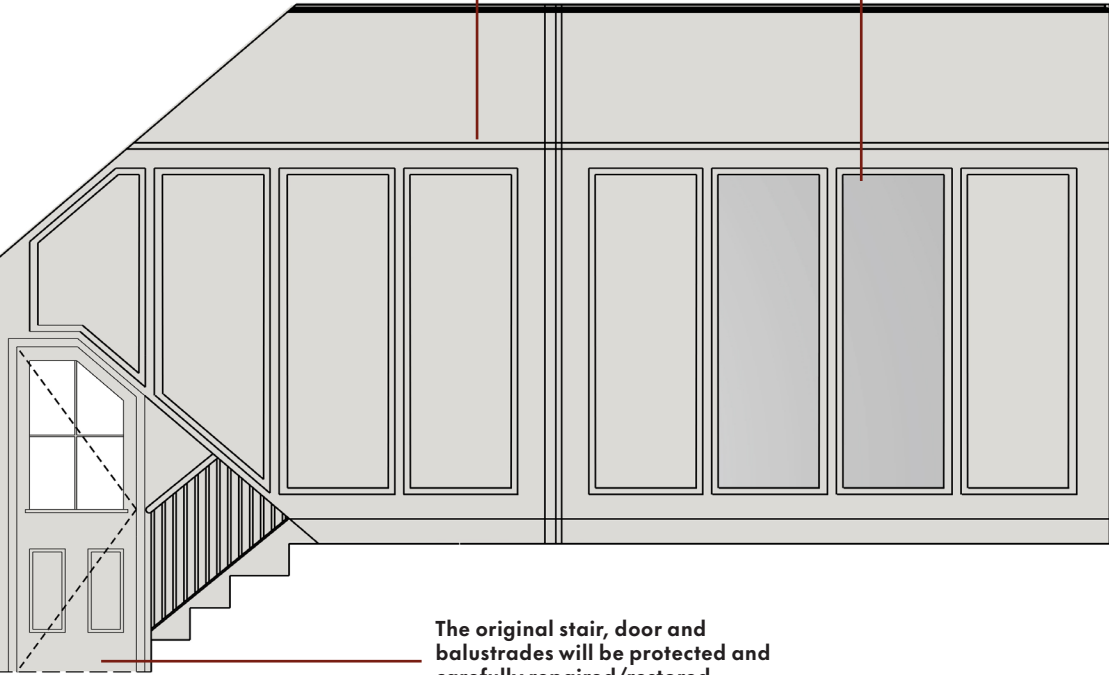


1. Existing North Elevation

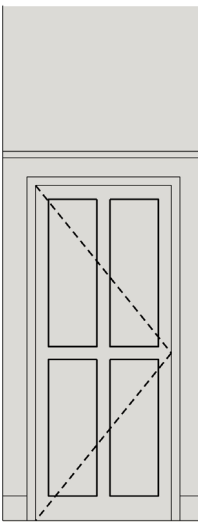


2. Existing East Elevation

PROPOSED



1. Proposed North Elevation



2. Proposed East Elevation



# Proposed

91A BELSIZE LANE, NW3 5AU

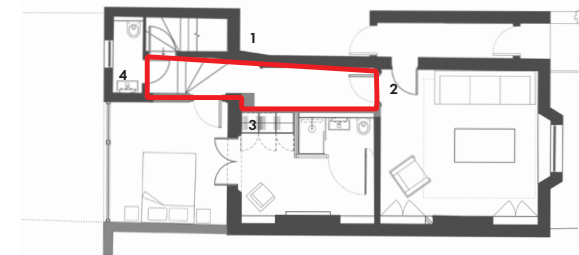
## INTERIOR ELEVATIONS

### Ground Floor Hall

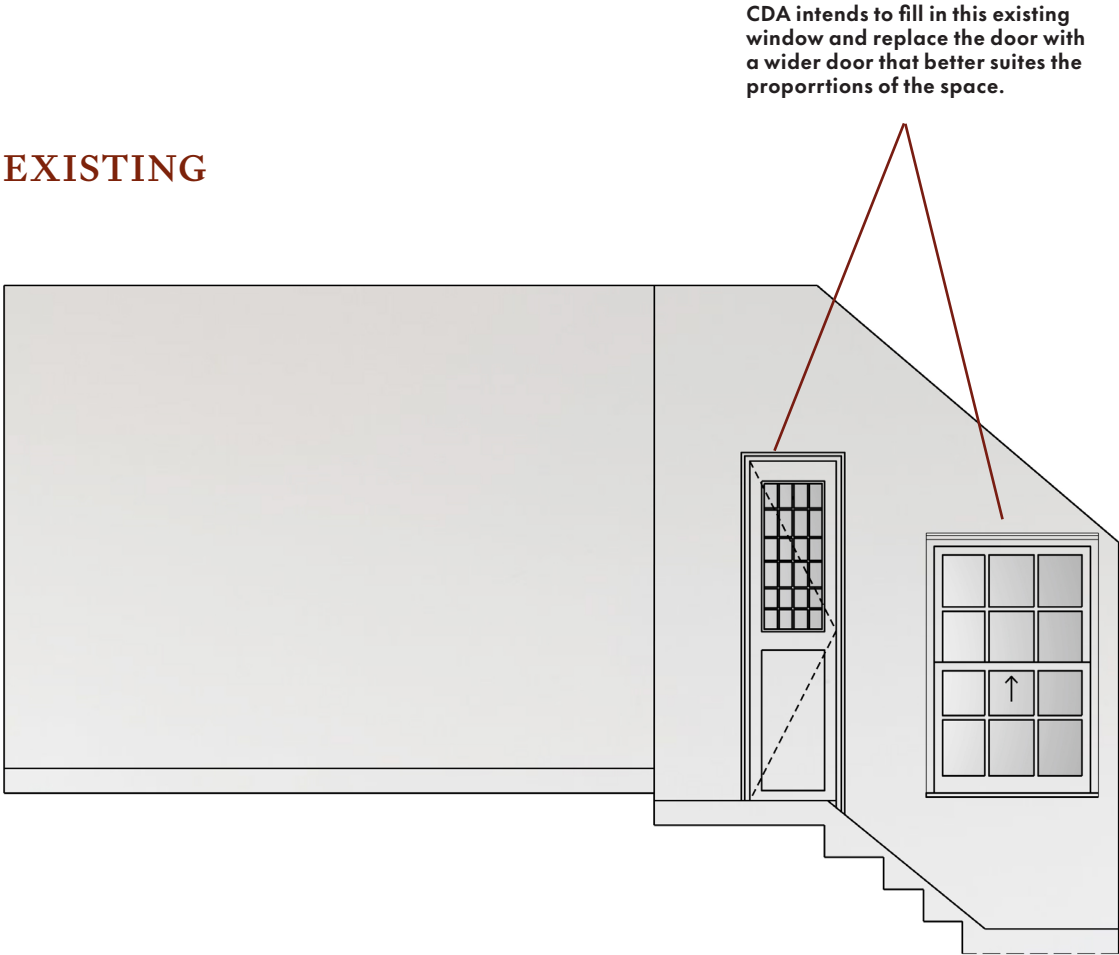
CDA is preserving and protecting the original stair, door, moulding, and cornice details on the walls and ceilings.



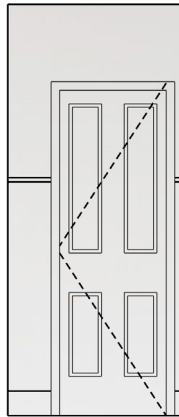
Existing condition of the window and door.



## EXISTING

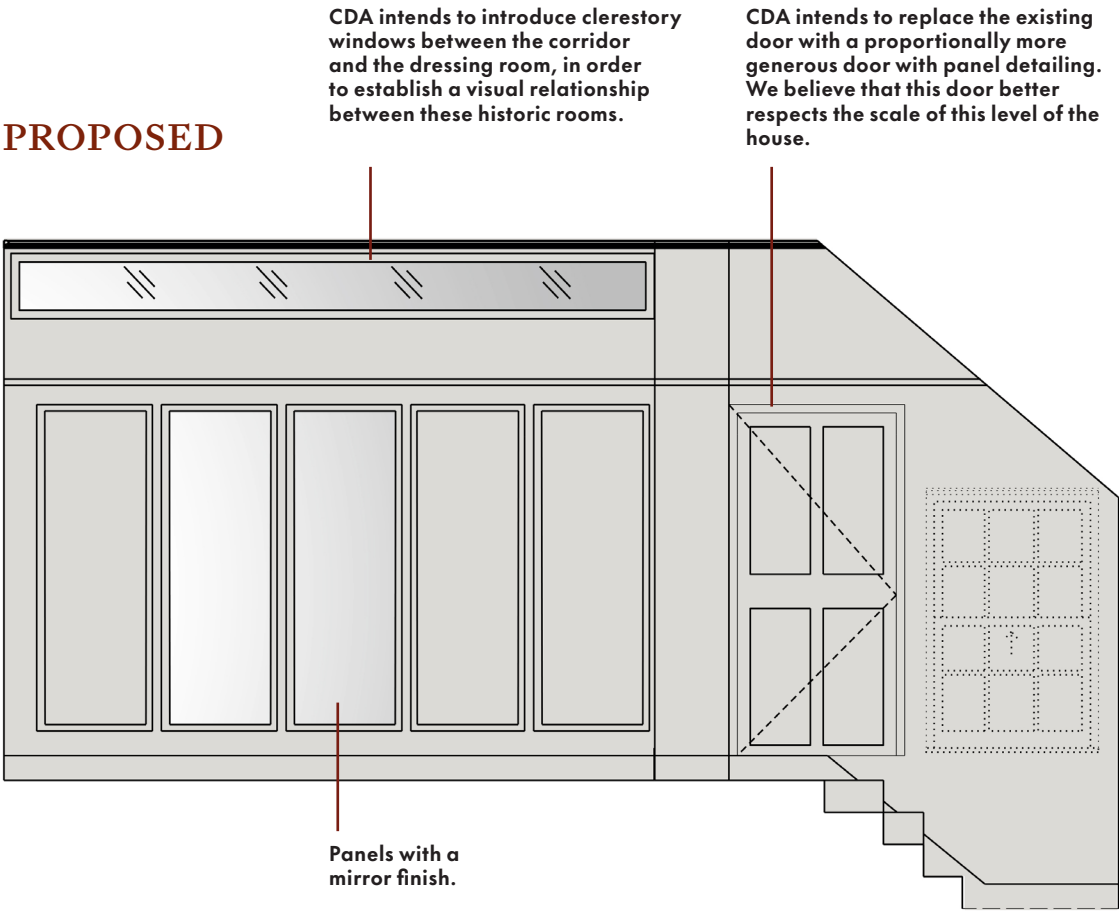


3. Existing South Elevation

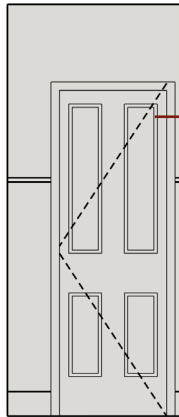


4. Existing West Elevation

## PROPOSED



3. Proposed South Elevation

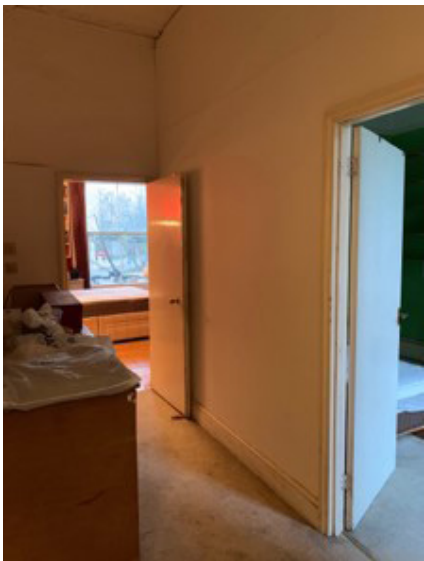


4. Proposed West Elevation

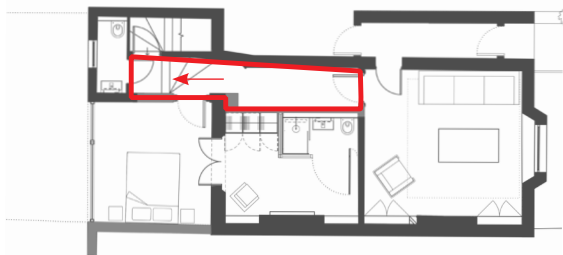
INTERIOR RENDERING

Ground Floor Hall

As seen in the renderings, CDA intends to repair and restore the existing skirting.



Existing View



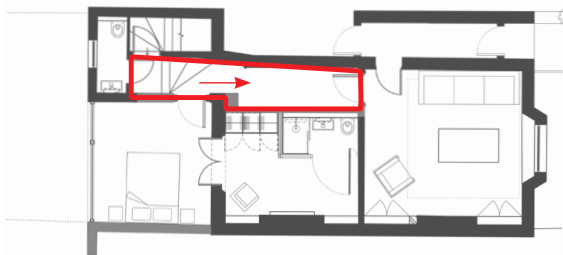
INTERIOR RENDERING

Ground Floor Hall

As seen in the renderings, CDA intends to repair and restore the existing skirting.



Existing View





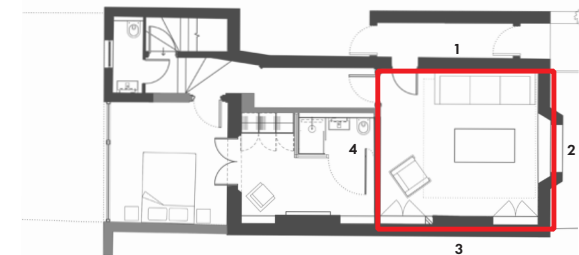
INTERIOR ELEVATIONS

Reception and Library

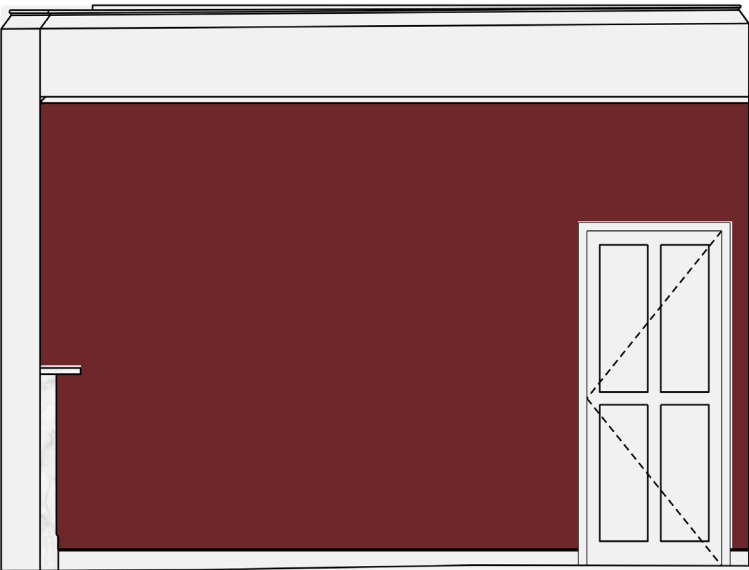
This entrance room will not be changing. CDA intends to preserve, protect and restore the existing cornice, skirting and moulding details in this room.



CDA intends to introducing cushioned seating at the bay window.



EXISTING



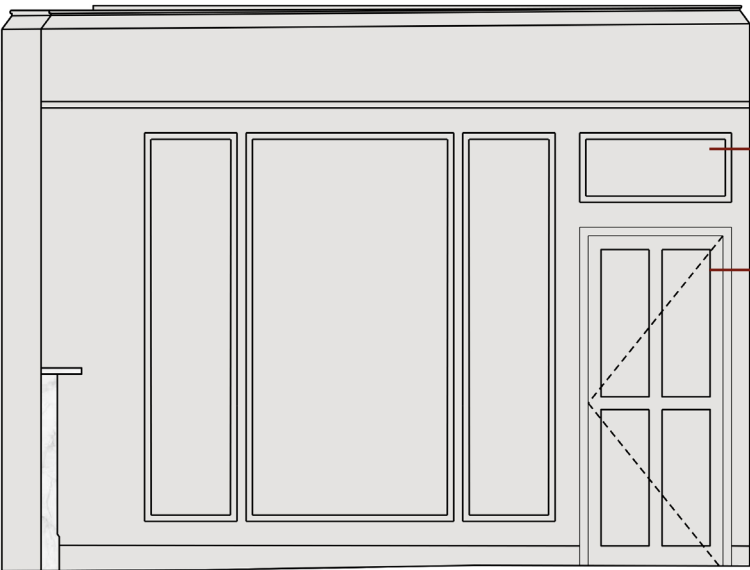
1. Existing North Elevation

The existing shelving is in a state of disrepair.



2. Existing East Elevation

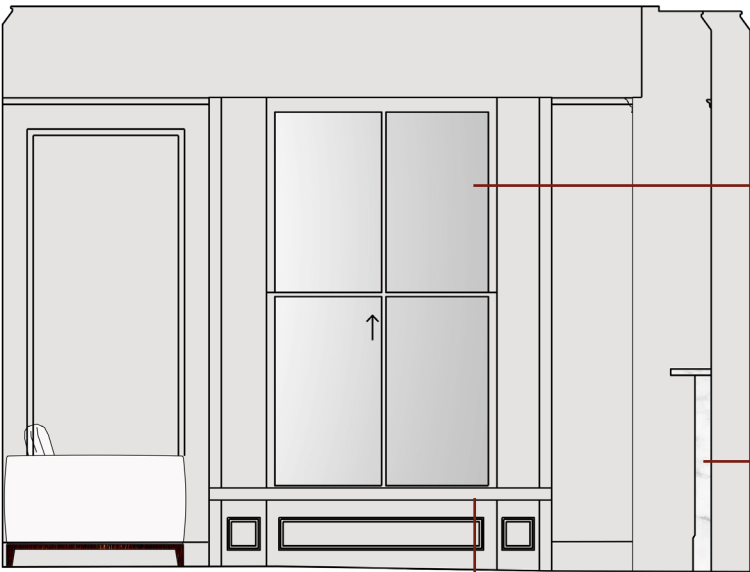
PROPOSED



1. Proposed North Elevation

CDA intends to introduce panels to the reception room to reintroduce a sense of grandeur, traditionally associated with ground floor rooms in Victorian terraced houses.

Existing panelled door to be retained, repaired and redecorated.



2. Proposed East Elevation

Existing window and associated shutters retained, repaired and redecorated.

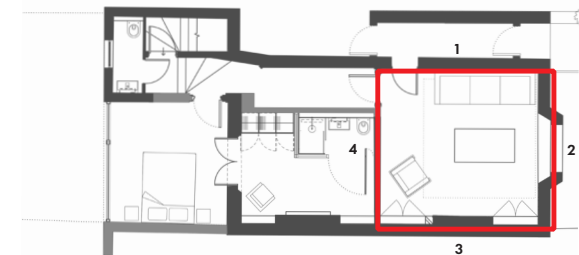
Existing fireplace, surround, grate and hearth retained and redecorated.

CDA intends to introducing cushioned seating at the bay window.

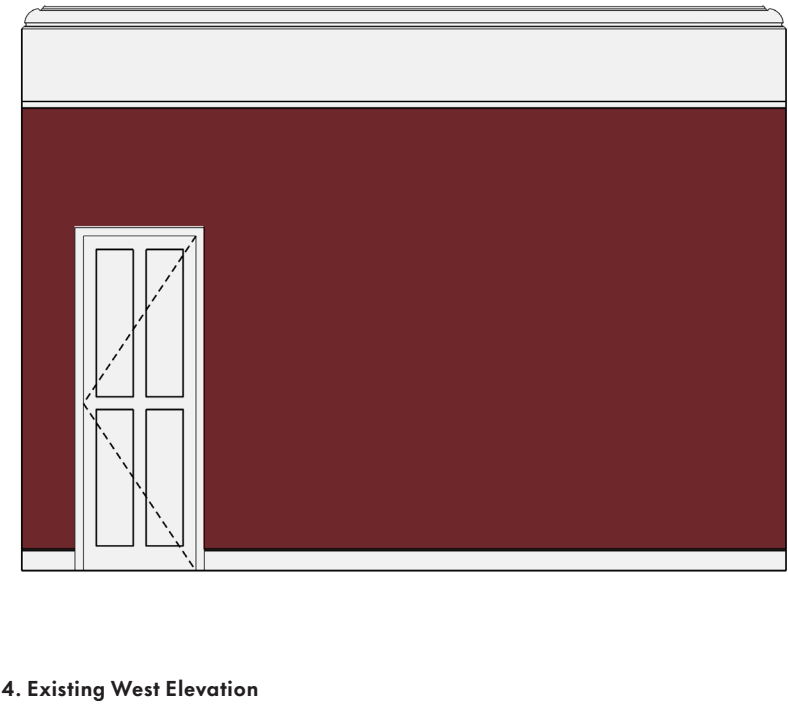
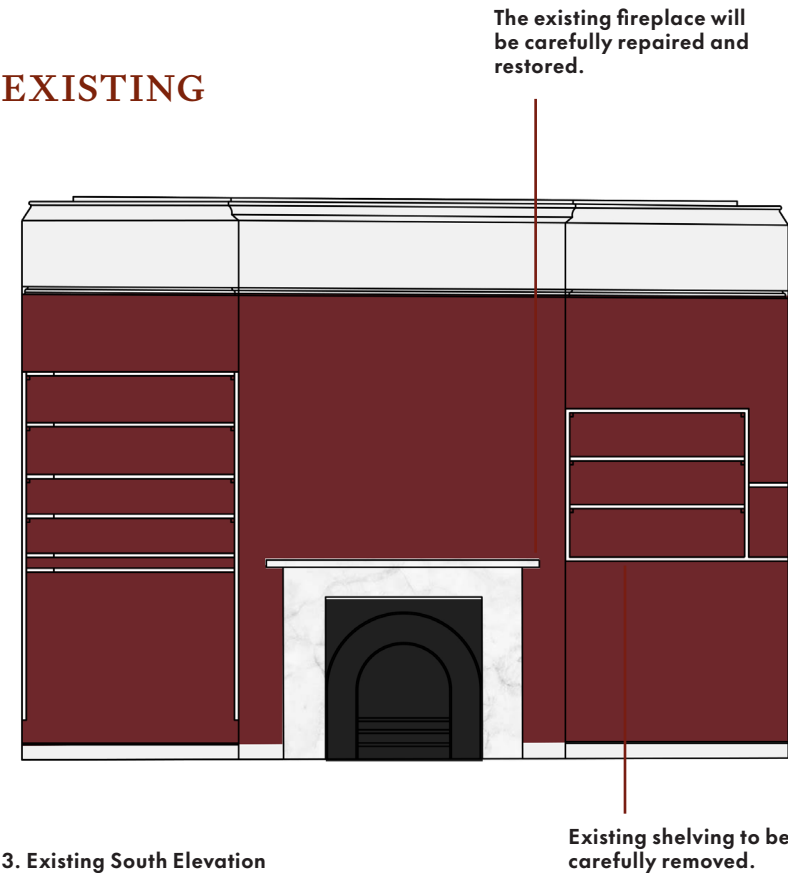
INTERIOR ELEVATIONS

Reception and Library

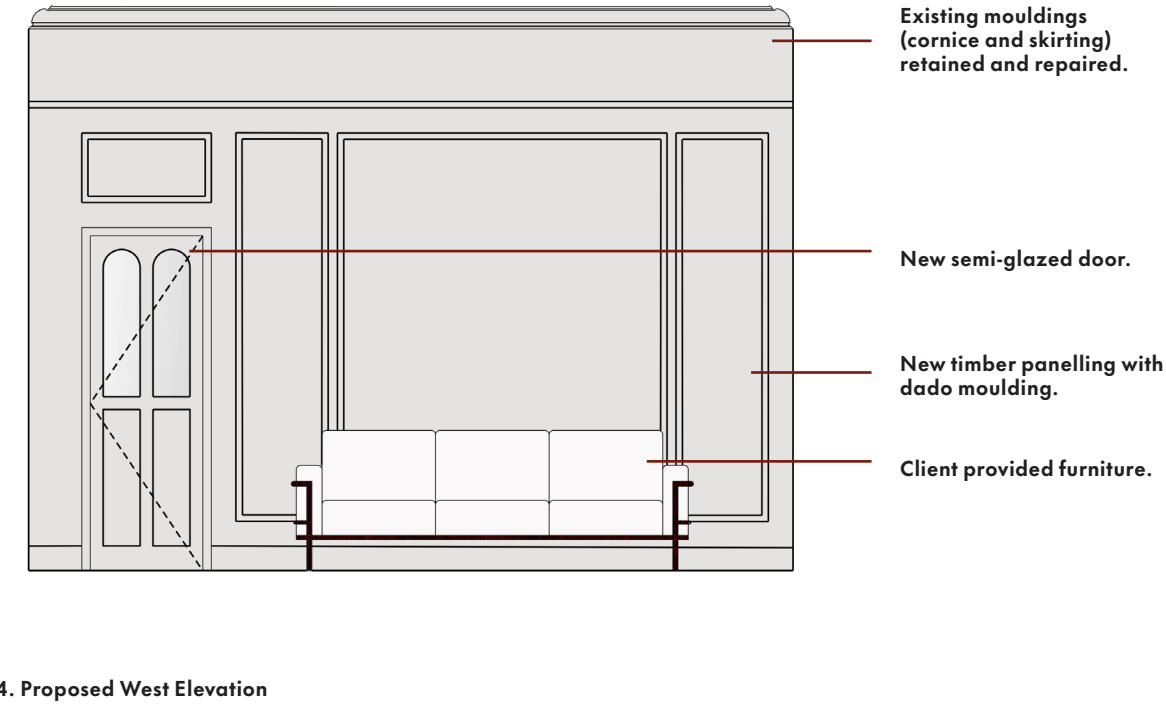
This entrance room will not be changing. CDA intends to preserve, protect and restore the existing cornice, skirting and moulding details in this room.



EXISTING



PROPOSED



INTERIOR RENDERING

Reception and Library



Existing View

