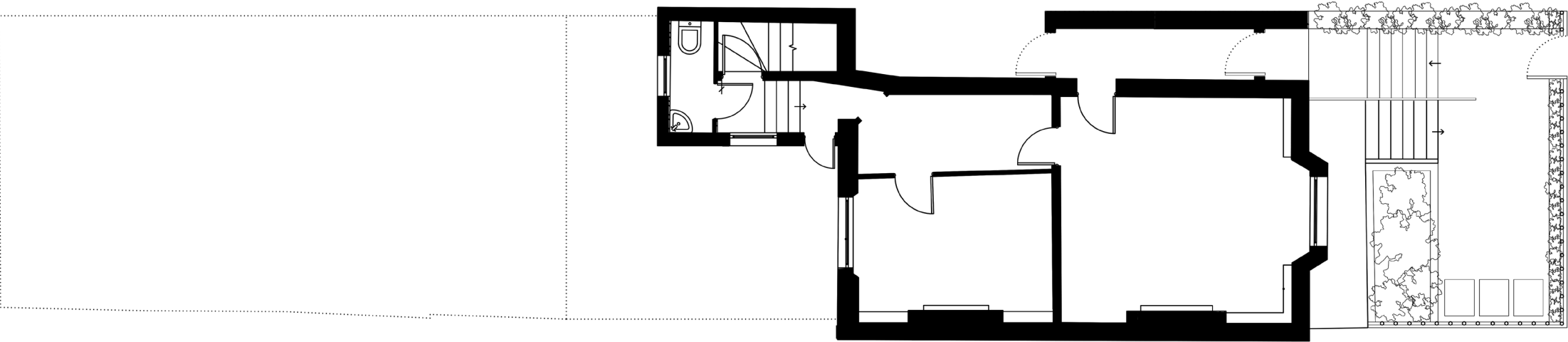


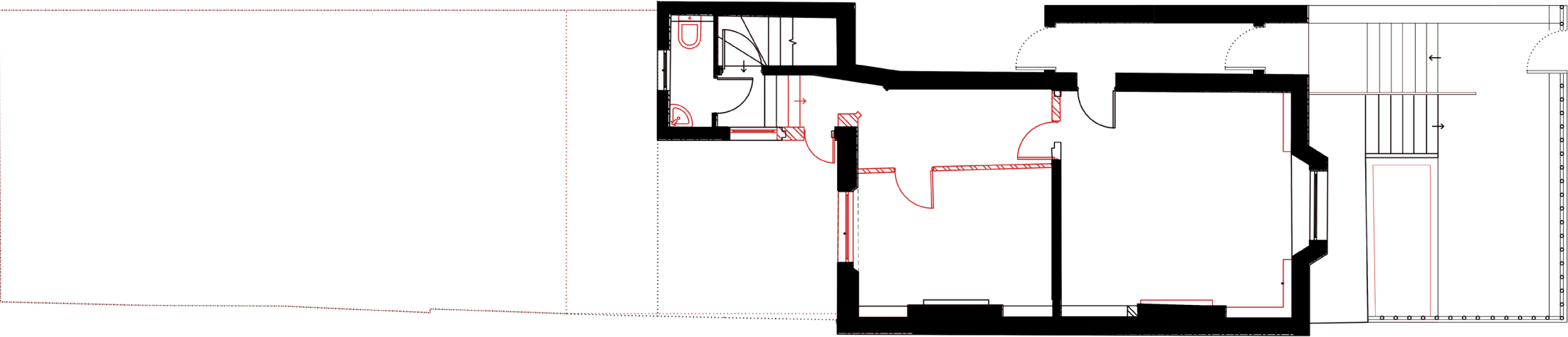
PLAN COMPARISON

Ground Floor

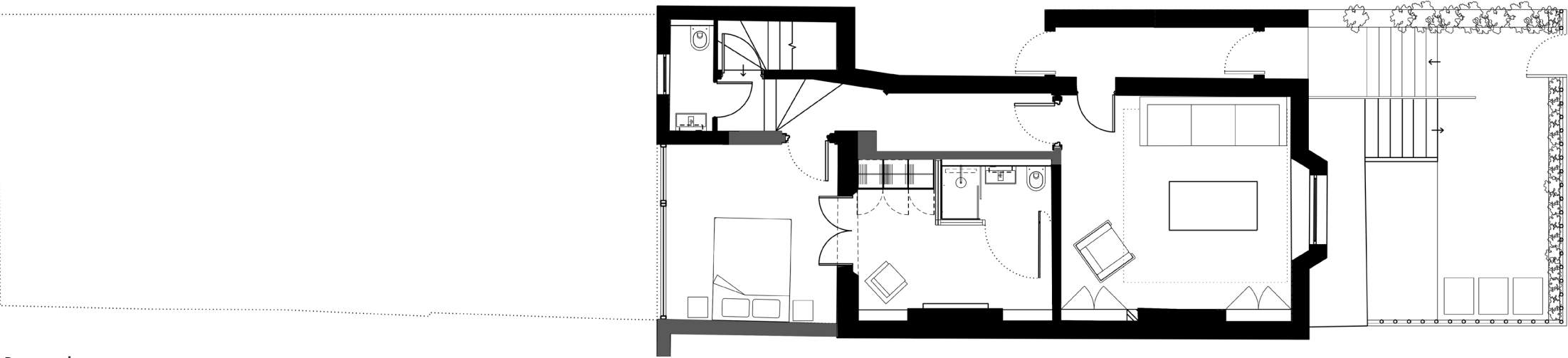
As seen in the existing, demolition and proposed plans, the design for the infill extension is very simple and intended to be recessive. The glazing sits sympathetically alongside the robust brick of the host building, allowing its original form and footprint to remain legible.



Existing



Demolition

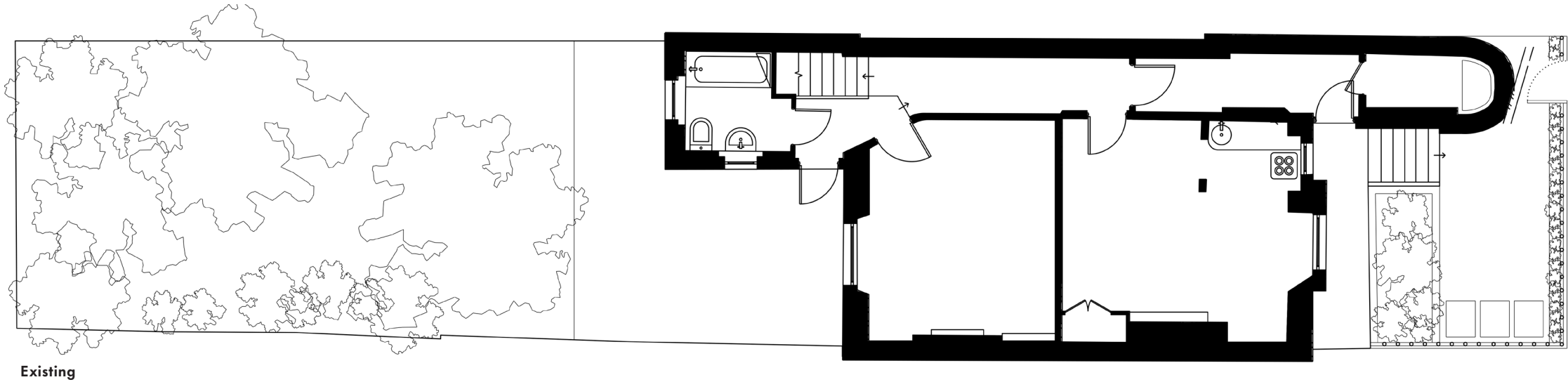


Proposed

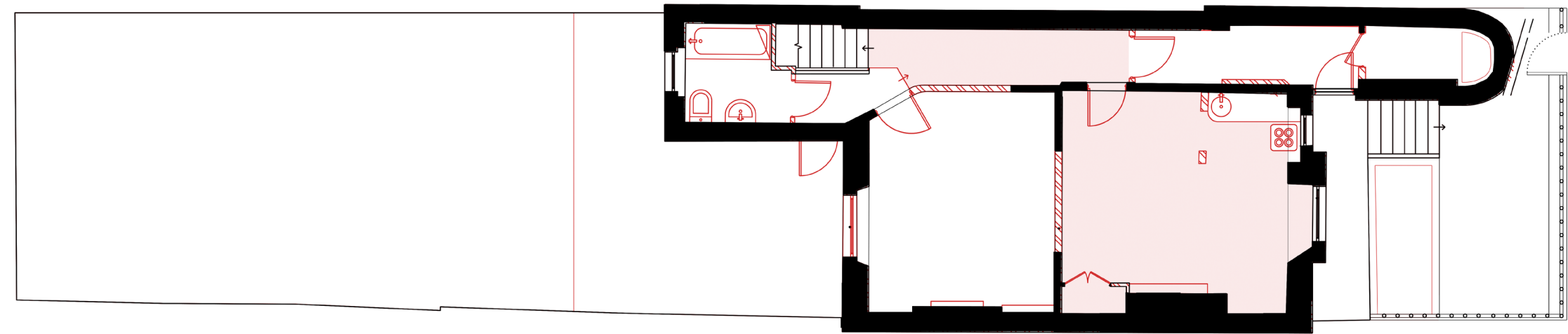
PLAN COMPARISON

Lower Ground Floor

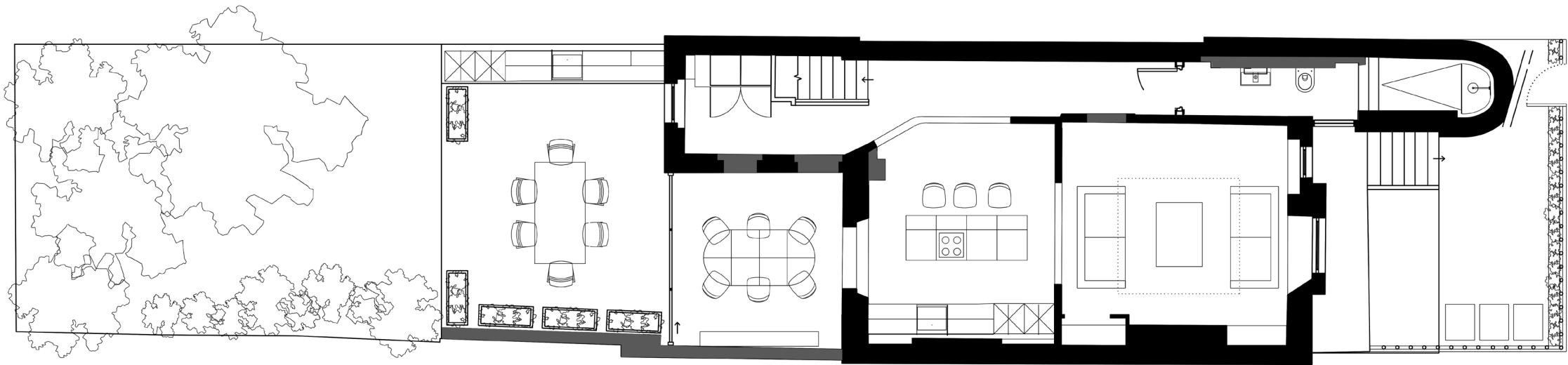
As seen in the existing, demolition and proposed plans, the design for the infill extension is very simple and intended to be recessive. The glazing sits sympathetically alongside the robust brick of the host building, allowing its original form and footprint to remain legible.



Existing



Demolition



Proposed

CONCLUSION

As stated above, the work proposed to 91a Belsize Lane is intended to update the property for it’s owners, to enhance the usability 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. Although the impact of the proposed works will be small and seen by only a few, 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 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.

With the thoughtful upgrades, the house will have a reduction of carbon emissions. In line with the energy analysis, the dwelling fabric energy efficiency improves by 32.15 percent.

We hope that the council will be satisfied that the proposed alterations are justified, and that the overall effect of our proposal will enhance the architectural integrity of the house, and the overall value of the area. We and our client have submitted this proposal because we believe in its merit, and have a special interest in the future of this property.



View of 91a Belsize Lane

*Section 11*  
Company Profile

—Chris Dyson Architects  
—Examples of Our Work



CHRIS DYSON—  
FOUNDING PARTNER  
MArch Dip Arch RIBA RIAS  
ARB

Chris founded the award-winning  
Chris Dyson Architects in 2003.



BIOGRAPHY

Chris founded the award winning Chris Dyson Architects in 2003. Since incorporating the practice Chris has established a significant track record working on a variety of complex and interesting projects, winning several awards for his work. Chris is a design advisor to the London Borough of Tower Hamlets, is on the livery of the Worshipful Company of Architects and enjoys teaching and lecturing at SPAB and RIBA events. He is a design advisor to the CAAC within the City of London planning department.

SUITABILITY

Chris has worked for 25 years on public and private buildings. He has an extensive knowledge of traditional building techniques attained via many years of working on historic and listed buildings. Several of his buildings are now used by Historic England and SPAB as exemplar projects.

KEY SKILLS

- Design leadership
- Experience of working with local authorities to guide the development of key sites
- A track record of giving historic buildings a new lease of life through sensitive and clever design

RELEVANT PROJECTS

*Albion Works*  
Sensitive refurbishment and extension of a furniture making workshop to create 5 new homes and 2 commercial units on a backlands site in Hackney.

*Plot 5, Bishopsgate Goodsyard*  
Chris provided strategic vision for this 79 residential scheme for Ballymore / Hammerson. He was instrumental in preparing the community engagement strategy which led to the scheme receiving outline planning permission after 12 years of planning negotiations.

*The Sekforde*  
Chris lead the award winning restoration and extension of a listed Georgian pub in Clerkenwell including the provision of two new residential units. Chris dealt with all community consultation and negotiations with Historic statutory bodies.



Top—  
Leo Yard  
  
Middle—  
Crystal Palace Park  
Cafe  
  
Bottom—  
The Sekforde



# CDA Project References

Chris Dyson Architects works on a broad range of projects across many different sectors at many different scales.

Our work starts with context, many of our buildings are connected to listed buildings or are in historically sensitive areas. We first start by analysing the site and its surroundings to get an understanding of the character of the local area and what makes it unique. We then build on these unique qualities to create a modern, intelligent design that complements its neighbours and enhances its context.

Having worked on a wide range of projects, including small art galleries, heritage buildings, we understand how buildings can enhance communities. From the smallest detail in the buildings, the materials that people touch when experiencing the spaces, to the larger perspective within a city context.



01



02



03



06



04



05



07

- 01—The Tate Liverpool (Chris Dyson / Michael Wilfred & Partners)
- 02—Crystal Palace Park Cafe
- 03—Albion Works
- 04—The Sekforde
- 05—Mona Hatoum Art Studio
- 06—Eleven Princelet Street Gallery
- 07—Harrow Arts Center



# Practice Statement

## PRACTICE

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 flair for innovative and modern design.

## AWARDS

- 2022**  
*Shortlisted*— AJ Retrofit Awards  
*Winner*— Civic Award
- 2021**  
*Shortlisted*— World Architecture Festival  
Civic & Community Building  
*Shortlisted*— London Regional Awards  
*Finalist*— Civic Trust Awards
- 2020**  
*Shortlisted*— RIBA London Award  
*Winner*— Surface Design Awards
- 2019**  
*Shortlisted*— AJ Retrofit Awards  
*Shortlisted*— RIBA London Award
- 2018**  
*Winner*— RIBA London Award RIBA  
*Winner*— London Sustainability Award
- 2017**  
*Winner*— RIBA London Regional Award
- 2016**  
*Winner*— Sunday Times Award  
*Highly Commended*— Manser Medal  
*Commended*— AR Future Projects  
*Finalist*— AJ Small Projects  
*Commended*— Don’t Move, Improve
- 2015**  
*Winner*— RIBA Regional Award  
*Winner*— Schuco Design Award  
*Finalist*— Blueprint Awards
- 2014**  
*Winner*— AJ Small Projects Award  
*Winner*— Brick Awards  
*Finalist*— Architect of The Year Awards

## PEOPLE



**Founding Partner**  
Chris Dyson



**Partner**  
Mathew Witts



**Consultant Partner**  
James Cheung



**Senior Associate**  
Maria Louise Long



**Associate**  
Clara Carnot



**Architect**  
Koryn Steinbok



**Architect**  
Diana Raican



**Architect**  
Yashin Kemal



**Assistant Part II**  
Sang Min Cha



**Assistant Part II**  
Stephanie Cheung



**Assistant Part II**  
Marina Furlanetto



**Assistant Part II**  
Nic Murraine



**Assistant Part II**  
Andrew O'Driscoll



**Assistant Part II**  
Alina Popa



**Assistant Part II**  
Victoria Yakovets



**Assistant Part II**  
Andrew Yates



**Assistant Part I**  
Olusola Adebakin



**Assistant Part & Visualiser**  
Ashrakur Rahman



**Office Administrator**  
Margaret Dunn



**Book Keeper**  
Jac Leckenby

