



Planning, Design and Access Statement

**32 Willoughby Road, London,
NW3 1RU**

July 2022

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WEA Planning Ref: 2021_55

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Chapter 1

Introduction

1. Introduction

- 1.1. This planning statement has been prepared by WEA Planning on behalf of the property owner Mr. Jimeet Patel, to support the householder application submission for the demolition of existing two storey outrigger and replacement with two storey rear extensions (replacement outrigger and partial extension to rear elevation); provision of cycle store, two side windows and rear roof lights (to flat roof) to extend the dwelling at 32 Willoughby Road. The application essentially adds a pod extension to the approved corten steel ground floor infill rear extension.
- 1.2. This statement sets out the background to the development (including planning history), the justification for the proposal and its accordance with the development plan. The statement refers to the development plans which comprise:
- The London Plan 2021;
 - Camden Local Plan 2017
 - Hampstead Conservation Area Statement
 - Hampstead Neighbourhood Plan 2018
 - Camden Home Improvement SPG January 2021
- 1.3. The National Planning Policy Framework (NPPF) and the planning practice guidance to support the Framework sets out the Government's policies and how they are expected to be applied.

Site Description

- 1.4. The application site is situated within the London Borough of Camden (herein referred to as LBC) at 32 Willoughby Road, London, NW3 1RU.
- 1.5. The existing property is a three-storey semi-detached single family dwelling with an original two-storey flat-roofed outrigger and a single storey rear extension at the back of the outrigger used for storage.
- 1.6. The current layout is compromised with an inefficient use of space and needs to be updated for modern living and the functioning of a growing family. The two

storey outrigger contains most of the essential living accommodation including the long narrow long kitchen, with a study and bathroom above.

- 1.7. The property is located on the eastern side of Willoughby Road, close to the junctions with Carlingford Road to the south and Rudall Crescent to the west. The property is located within the Hampstead Conservation area, however, it is not a statutory listed building.
- 1.8. The house is listed as a building making a positive contribution to the character of the conservation area.
- 1.9. The property is a late 19th century semi-detached property with a two-storey front bay window and red-brick front elevation. The rear of the property is finished with London brick stock. The dwelling is a three-bedroom property with a small rear garden accessed from the side passage along the rear outrigger.

Heritage

- 1.10. The property is located within the Hampstead Conservation Area, to the east of the centre of Hampstead. The part of Hampstead where the application is located was developed in the 1880s and 1890s when streets of modest middleclass terraced houses filled in all the undeveloped land between South End Green and Hampstead as detailed in the Hampstead Conservation Area Statement. In 1875 Carlisle House, which stood back from the High Street where Willoughby Road now runs, was sold off for building. Over the next 15 or 20 years its extensive grounds were developed into Willoughby Road, Rudall Crescent, Denning Road, Carlingford Road, Kemplay Road and Worsley Road (now Pilgrims Lane), lined with three and four storey terraced houses typical of late 19th century developments.
- 1.11. The Willoughby Road sub-area of the Conservation area is characterized by streets forming one of the densest and homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period.
- 1.12. Denning Road, Carlingford Road, Kemplay Road all run downhill away from Willoughby Road comprising largely four storey terraced Victorian houses with their rooflines stepping downhill to the east. Many of the houses have semi-

basements and steps up to the front door with boundary walls to the pavement. Architectural details vary from street to street adding character to the area as a whole. A few smaller, modern houses have been built on gap sites or back gardens. These generally have fewer floors, lower ceilings and smaller windows than the older houses and in some cases the disparity in scale is uncomfortable.

- 1.13. Glimpses of the proposed upper-level works and roof alterations will be seen from Carlingford Road. The properties along Carlingford Road are predominantly Victorian-era townhouses that have been substantially altered at roof level including some poorly designed mansards. No. 30 Willoughby Road exhibits a prominent metal terrace at first floor level to the side facing Carlingford Road. There is also a modern flat roof double garage adjacent to No. 34 Carlingford Road.

The proposal

- 1.14. The applicant seeks Householder planning permission from LBC for the construction of a single storey side and rear infill extensions and enlargement of the existing two storey outrigger at 32 Willoughby Road.
- 1.15. The proposal seeks householder planning permission for:

“Demolition of existing two storey outrigger and replacement with two storey rear extensions (replacement outrigger and partial extension to rear elevation); provision of cycle store, two side windows and rear roof lights.”

- 1.16. The purpose of the proposed development is to renovate the dwelling and provide additional living space to accommodate the needs of the applicant’s family. The development allows the enlargement of the living-dining rooms at ground floor level and the other living spaces on the first floor including improved bathroom and bedroom spaces.
- 1.17. The proposed alterations to the rear outrigger, ground floor extensions and removal of first floor window to rear elevation are approved as part of the approved plans for decision 2022/2877/P. The principle of the increase in width of the outrigger is considered acceptable, as was the principle of the ground floor rear infill extension clad in corten steel. This application simply adds a

pod/jewellery box addition to the 3 metre ground floor extension continuing the approved material cladding theme to the ground floor extension.

- 1.1. The main considerations for this proposal are the impact of the proposal on the character and appearance of the property and its surrounding area and the impact of the proposal on neighbouring amenity.
- 1.2. The application submission addresses these issues and will demonstrate the development is acceptable and makes a positive contribution to this part of the borough.

Planning History

- a) App Ref 2022/2877/P: Demolition of existing two storey outrigger and replacement with part one, part two storey rear extension; provision of cycle store, two side windows and rear roof light

Similar Planning Applications

- 1.1. There are several properties located along this terrace and the surrounding streets that have planning approval for similar extensions. The relevant examples are listed below:
 - a) App Ref 2014/4264/P: Demolition of side extension and rear conservatory and replacement 3 storey side and 1 storey rear extension; excavation beneath rear garden; new dormer and associated alterations to 2nd floor level pitched roof; and landscaping to dwelling house at 22 Thurlow Road.
 - b) App Ref 2017/6504/P: Details of external materials as required by condition 2b of planning permission dated 10/06/2016 (ref 2016/1086/P) for Erection of part single storey part two storey rear extension, following demolition of existing, including replacement entrance canopy, alterations to internal floors and landscaping of rear garden at 21 Willoughby Road

Chapter 2

Planning Justification

2. Planning Justification

Policy Considerations

- 2.1. The decision to grant planning permission has to have regard for the policies and proposals set out in the NPPF and development plan.

National Planning Policy Framework (NPPF)

- 2.2. In so far as the National Planning Policy Framework (NPPF) is concerned, the proposals respond to the following guidelines:
- Local authorities should ensure that developments “*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*” (para 127)

The London Plan 2021

- 2.3. Policy D3 – Optimising site capacity through the design-led approach

Paragraph D of Policy D3 states “*development proposals should:*

- 1) *enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*
- 7) *deliver appropriate outlook, privacy and amenity*
- 11) *respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character*
- 12) *be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well”*

Camden Local Plan 2017

- 2.4. Policy A1 is entitled 'Managing the impact of development' and sets the Council's objective to protect the quality of life of occupiers and neighbours. In order to assess the impact of development, the Council will take into account visual privacy, outlook, noise and vibration levels, and odour, fumes and dust.
- 2.5. Policy D1 (Design) states: "*The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; e. comprises details and materials that are of high quality and complement the local character*"; for housing, provides a high standard of accommodation."
- 2.6. Policy D2 (Heritage) states: "*In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area; g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*"

Hampstead Neighbourhood Plan 2018

- 2.7. Policy DH1 of the Neighbourhood Plan is entitled 'Design' and requires all development to be of a high quality of design to complement and enhance the character and identity of Hampstead.
- 2.8. Development should respond "*positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings*". Development proposals should also protect the amenity and privacy of neighbouring residents.

- 2.9. With regards to development proposals affecting conservation areas, Policy DH2 states: *“Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies.”*

Home Improvements SPG January 2021

- 2.10. The Home Improvements CPG was adopted in January 2021 superseding the former Camden CPG Altering and Extending your Home. The Home Improvements CPG forms part of Camden’s Local Development Framework.
- 2.11. To determine whether a rear extension would be acceptable, the CPG lists criteria that will be taken into account:
- *“Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
 - *Be built from materials that are sympathetic to the existing building wherever possible;*
 - *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
 - *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
 - *Be carefully scaled in terms of its height, width and depth;*
 - *Allow for the retention of a reasonably sized garden;”*
- 2.12. At page 40, the CPG also makes the following recommendations:
- *Ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG – or demonstrate BRE compliance via a daylight test;*
 - *Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers;*
 - *Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy;”*

Justification for the Proposal

- 2.13. The main considerations for this proposal application are:
- Design and appearance of the development

- Amenity impacts to neighbouring properties

Design

- 2.14. The construction of a small single storey side extension for use as a covered bike store. It should be noted that this extension was considered acceptable as part of the approved application 2022/2877/P.
- 2.15. The more substantial aspects of the proposal includes the redesign of the roof of the two-storey rear outrigger. The construction of this aspect was also approved as part of application 2022/2877/P.
- 2.16. All aspects of the ground floor extension are approved via the extant permission.

Rear extension

- 2.17. The proposed revisions to the approved design focus around the addition of the corten steel clad pod above the ground floor rear extension to the main part of the property.
- 2.18. The addition of the corten steel pod above continues the design theme above the ground floor and replaces the proposed flank elevation clad in brick to replace the existing window.
- 2.19. The use of corten steel would create a contemporary high-quality design that will enhance the appearance and character of the property. The use of the weathered steel will provide a balance to the more traditional London stock brick and act to provide an important transition between the extended elements and the main property. It should be noted the use of metal cladding for side and rear extension has previously been considered acceptable at other properties in Hampstead.
- 2.20. 22 Thurlow Road is a detached dwelling to the south of Hampstead, and application 2014/4264/P proposed the demolition of the existing conservatory and construction of a 3-storey side and rear extension together with basement excavation. Most notably, the side extension was proposed to be finished with “weather brass” cladding (See decision notice and approved plans at **Appendix 1**). It is two storeys in height and visible from the street.



[Pic.1: Streetview of 22 Thurlow Road \(Source: Google Maps\)](#)
[Pic.1: Streetview of 22 Thurlow Road \(Source: Google Maps\)](#)

- 2.21. Another nearby example is the approved redevelopment of 21 Willoughby Road, approved as part of application 2016/1086/P. The proposal included the construction of a part-one, part-two storey rear extension finish with a combination of timber and metal cladding. The use of TECU Bronze cladding was considered in discharge of condition application 2017/6504/P, with the decision notice stating: *“TECU Bronze, is a natural material with a contemporary appearance that would appear sympathetic to the host building by virtue of its colour, high quality and weathering properties. The natural colour of the material weathers to a matt brown, and would be complementary to the historic brown brick of the host building. The copper-like appearance of the material when newly installed is also considered to have an acceptable impact on the host building. The proposed materials is acceptable in terms of its quality, colour, characteristics and the patina it will quickly acquire as it ages.”* (See decision notice and drawings at **Appendix 2**).
- 2.22. Exploring the wider North London region, we cite the example of the Grand Designs featured Corten Steel three storey extension to a Georgian villa in Hackney. In this example, the Corten steel cladding makes a clear contemporary

distinction between the new-build and the original London stock brickwork while maintaining a close colour association and natural appearance. This is the same effect the proposed first floor Corten Steel clad pod above the approved ground floor rear infill extension achieves here.

- 2.23. Number 48-50 Pilgrim's Lane is a three storey dwellinghouse that replaces a garage that infills the gap between 48 and 50 Pilgrim's Lane. It is clad in a contemporary material that successfully blends with the classic brick façade of Number 50 Pilgrim's lane. The approval also allows for a very different fenestration approach to the more traditional building adjacent. This is despite being positioned in a prominent location and visible from the street. It shows that both contemporary materials and alternative fenestration approaches are acceptable and have been welcome within the Conservation Area. See drawings at **Appendix 3**.
- 2.24. The rear extension at 19 Downshire Hill provides a contemporary two storey addition to a listed building thus showing the use of modern materials does not need to be confined to the ground floor only and can blend well with heritage assets. See **Appendix 4**.
- 2.25. These examples show that the use of contemporary metal cladding is acceptable within the Hampstead Conservation Area. The use of contemporary materials is clearly not confined to the ground floor and contrasts the London stock brick above ground. The proposed extension would not interfere with the existing eaves and indeed terminates below it. The proposed rear addition certainly respects the integrity of the property.
- 2.26. The use of corten-steel cladding for the proposed double storey rear infill extension should therefore be considered acceptable.
- 2.27. The principle of replacing the first floor window to the rear (where the pod sits) has already been established via planning approval 2022/2877/P.



[Pic.2: Existing rear elevation of 21 Willoughby Road \(Source: Dominic McKenzie Architects\)](#)

[Pic.2: Existing rear elevation of 21 Willoughby Road \(Source: Dominic McKenzie Architects\)](#)

- 2.28. Overall, the proposed extensions to the rear of the building would respect the prevailing form of development within this section of Willoughby Road and would enhance the appearance of the property. The proposed development would also preserve the character and appearance of the Hampstead Conservation Area.
- 2.29. The proposed development is compliant with the objectives of policies D1 and A5 of the Local Plan and policies contained in the Hampstead Neighbourhood Plan and should therefore be considered acceptable.
- 2.30. The proposed first floor addition combined with the existing approved extensions is in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.

Amenity Impacts to neighbouring properties

- 2.31. The potential impact of the proposed extensions in terms of privacy and overlooking was considered at the design stage. Due to the size and scale of the

proposed extensions, the development is not considered to result in harmful overshadowing, over-dominance or loss of outlook for the neighbouring properties.

- 2.32. The proposed development would have no impact on the amenity of the adjacent property 30 Willoughby Road. And considering the position of the rear elevation of no.34 projecting further than the rear elevation of the site, it is considered the proposed extension would not harm the amenity of no.34.
- 2.33. Overall, the proposal would not have a harmful impact on the amenities of the neighbouring properties. The development would therefore comply with policy A1 of the Local Plan and should be approved on this basis.

Chapter 3

Conclusion

3. Conclusion

- 3.1. This application seeks householder planning permission for the construction of a single storey rear infill extension and enlargement of the existing two storey outrigger to extend the dwelling at 32 Willoughby Road, Hampstead, NW3 1RU.

- 3.2. In conclusion:
 - a. The proposed alterations to the rear outrigger and the proposed extension to the rear of the building would be sympathetic to the character and appearance of the host property as well as respecting the traditional features of the Hampstead Conservation Area.
 - b. Though the contemporary first floor pod addition was not discussed at pre-application, the remainder of the proposed development is approved.
 - c. The proposed three metre deep pod addition will replicate the use of a high-quality corten steel that makes a clear distinction between the pod extension and the original London stock brickwork. The corten steel is a natural looking material with a contemporary appearance that would appear sympathetic to the host building by virtue of its colour, high quality and weathering properties. The material and approach has the same visual response as 21 Willoughby Road.
 - d. The proposed development would provide much-needed additional floorspace to the applicant's family as part of the renovation of the property.
 - e. The proposed amendment to the approved design would be located entirely to the rear of the site and would not be visible from Willoughby Road. The development would protect the appearance and character of the Hampstead Conservation Area.
 - f. The proposed addition would not harm the amenity of the neighbouring residents.

- 3.3. The development is compliant with the NPPF, the London Plan 2021 and Development Plan Policies contained within the Local Plan 2017 and householder planning permission should therefore be granted.

Appendix 1

NOTES

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 Dimensions to be verified on site prior to construction.
 Unless otherwise indicated, all dimensions are in millimetres.

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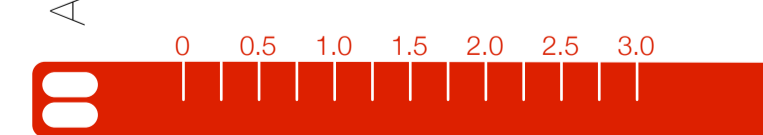
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- 1b. patinated brass
- 2. Existing brickwork cleaned and repointed
- 3. Double glazed windows to match existing
- 4. Roof tiles to match existing
- 5. Existing front door refurbished
- 6. Triple glazed door
- 6a. sliding
- 6b. side hung
- 7. Fixed triple glazed window



Front Elevation

revision	description	date
B	Revised to reduce size of extensions	03/09/2014
A	Issued for planning	23/06/2014

Architecture
 63 Loudoun Rd, London NW8 0DQ, UK
 +44 20 73 72 24 24
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Barnaby Gunning
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 purpose: PLANNING



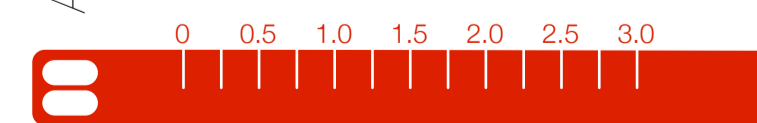
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- KEY
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 - 1. Brass Panel
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 - 1b. patinated brass
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 - 3. Double glazed windows to match existing
 - 4. Roof tiles to match existing
 - 5. Existing front door refurbished
 - 6. Triple glazed door
 - 6a. sliding
 - 6b. side hung
 - 7. Fixed triple glazed window

Rear Elevation

revision	description	date
B	Revised to reduce size of extensions	03/09/2014
A	Issued for planning	23/06/2014

Architecture
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Barnaby Gunning
 drawing no: 266_G_116
 date: 3 September 2014
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 London
 NW3 5PP
 site: South Elevation
 proposed: Proposed
 scale: 1:50@A1
 purpose: PLANNING

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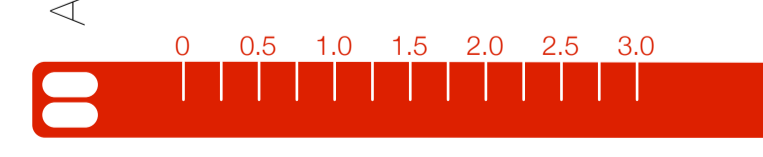
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- 6. Triple glazed door
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- 6b. side hung
- 7. Fixed triple glazed window



West Elevation

revision	description	date
B	Revised to reduce size of extensions	03/09/2014
A	Issued for planning	23/06/2014

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 purpose: PLANNING

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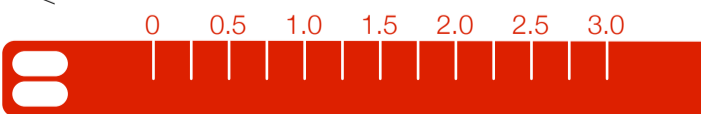
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- 5. Existing front door refurbished
- 6. Triple glazed door
- 6a. sliding
- 6b. side hung
- 7. Fixed triple glazed window



Section DD

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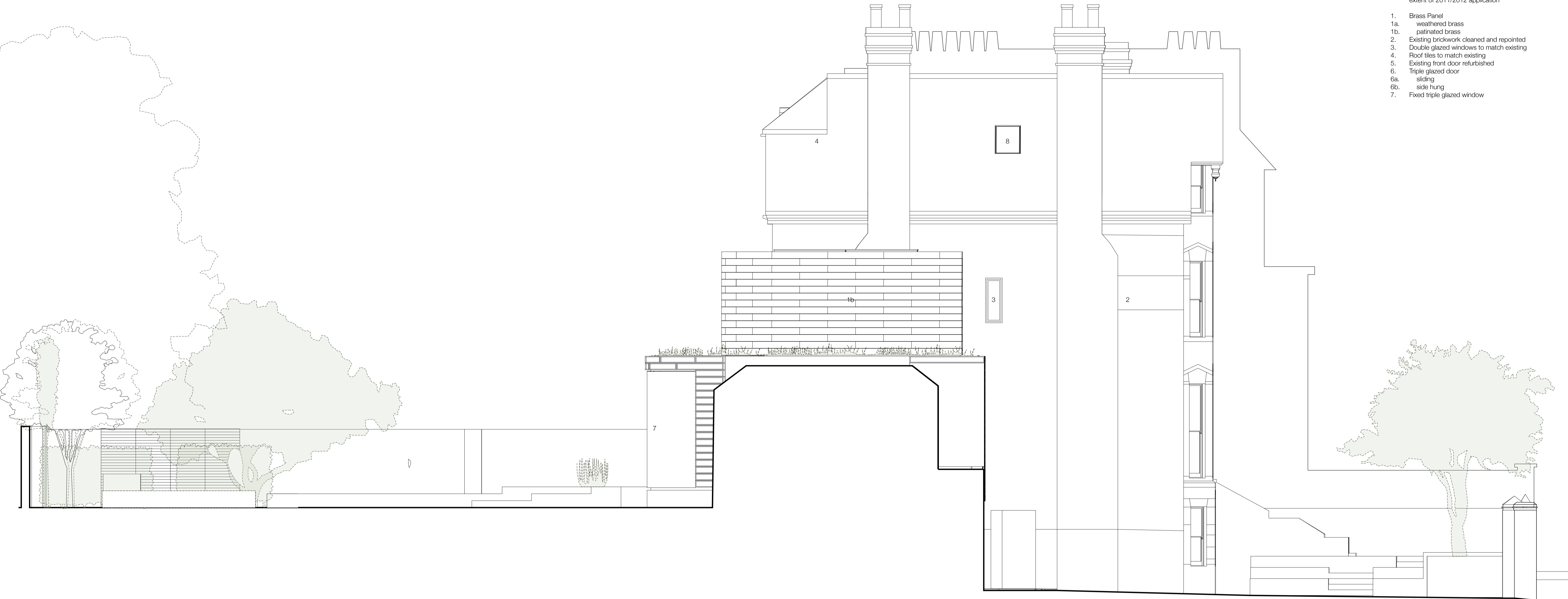
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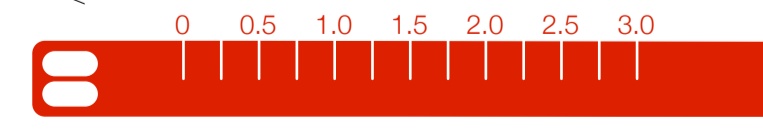
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 5. Existing front door refurbished
 6. Triple glazed door
 - 6a. sliding
 - 6b. side hung
 7. Fixed triple glazed window



East Elevation

revision	description	date
B	Revised to reduce size of extensions	03/09/2014
A	Issued for planning	23/06/2014

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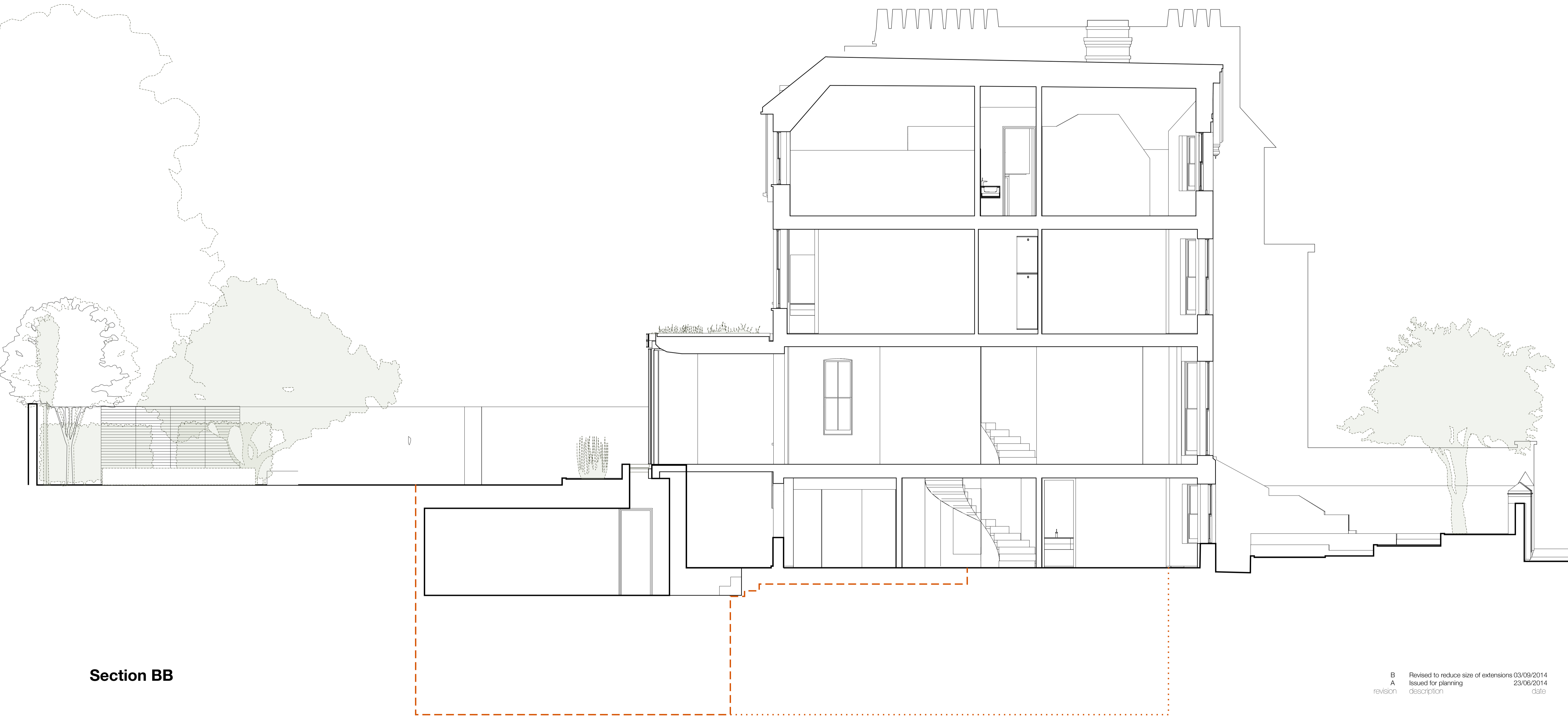


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 NW3 5PP
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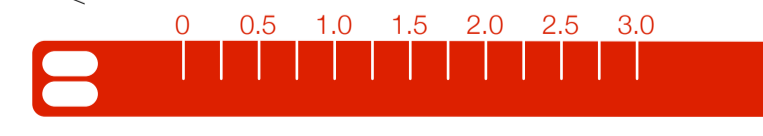
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Section BB

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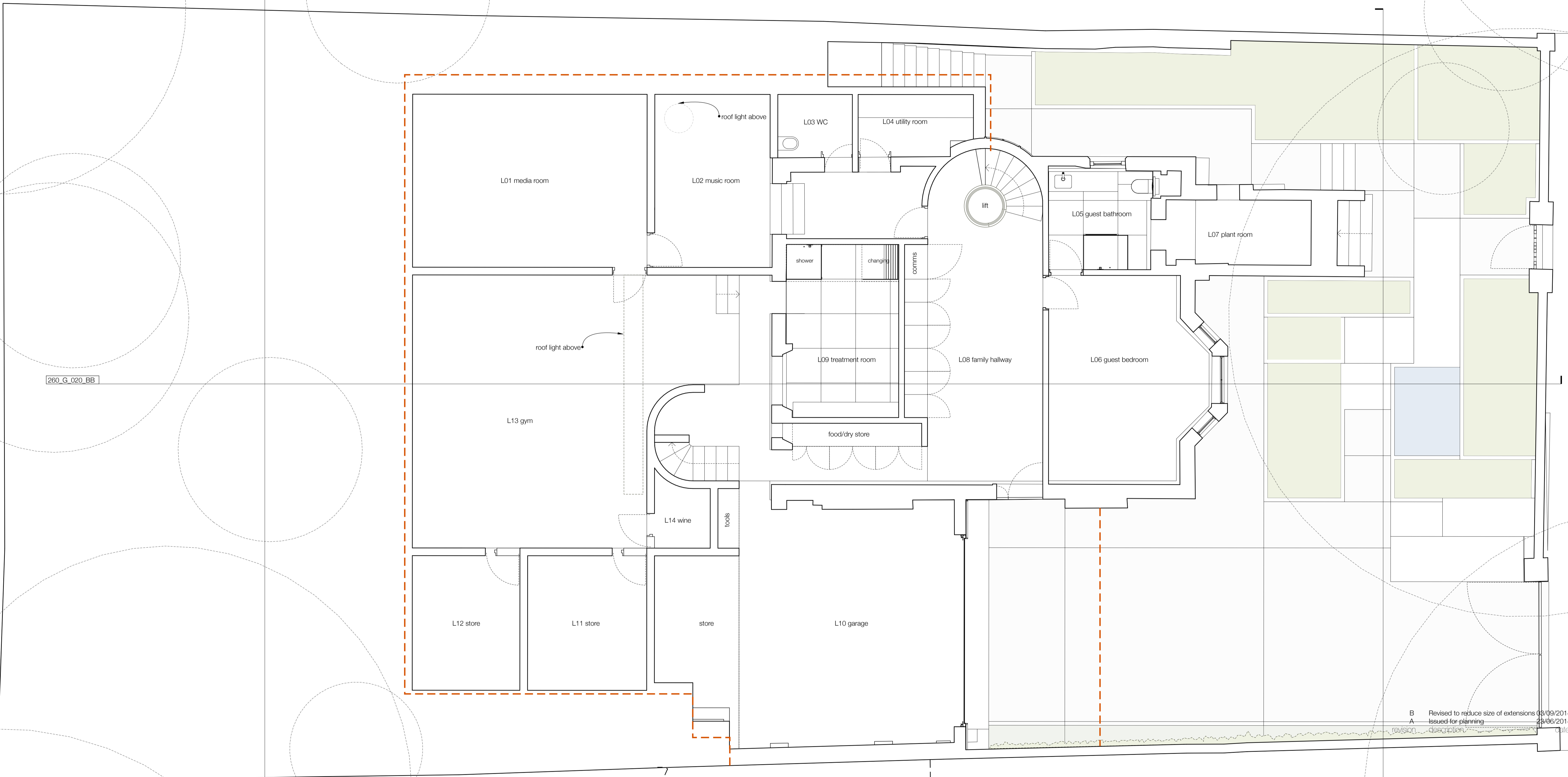
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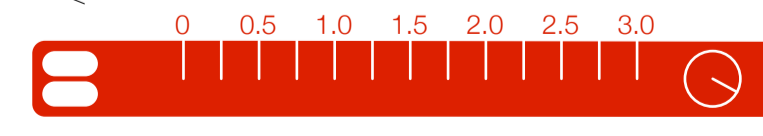
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A	Issued for planning	23/06/2014

Lower Ground Floor

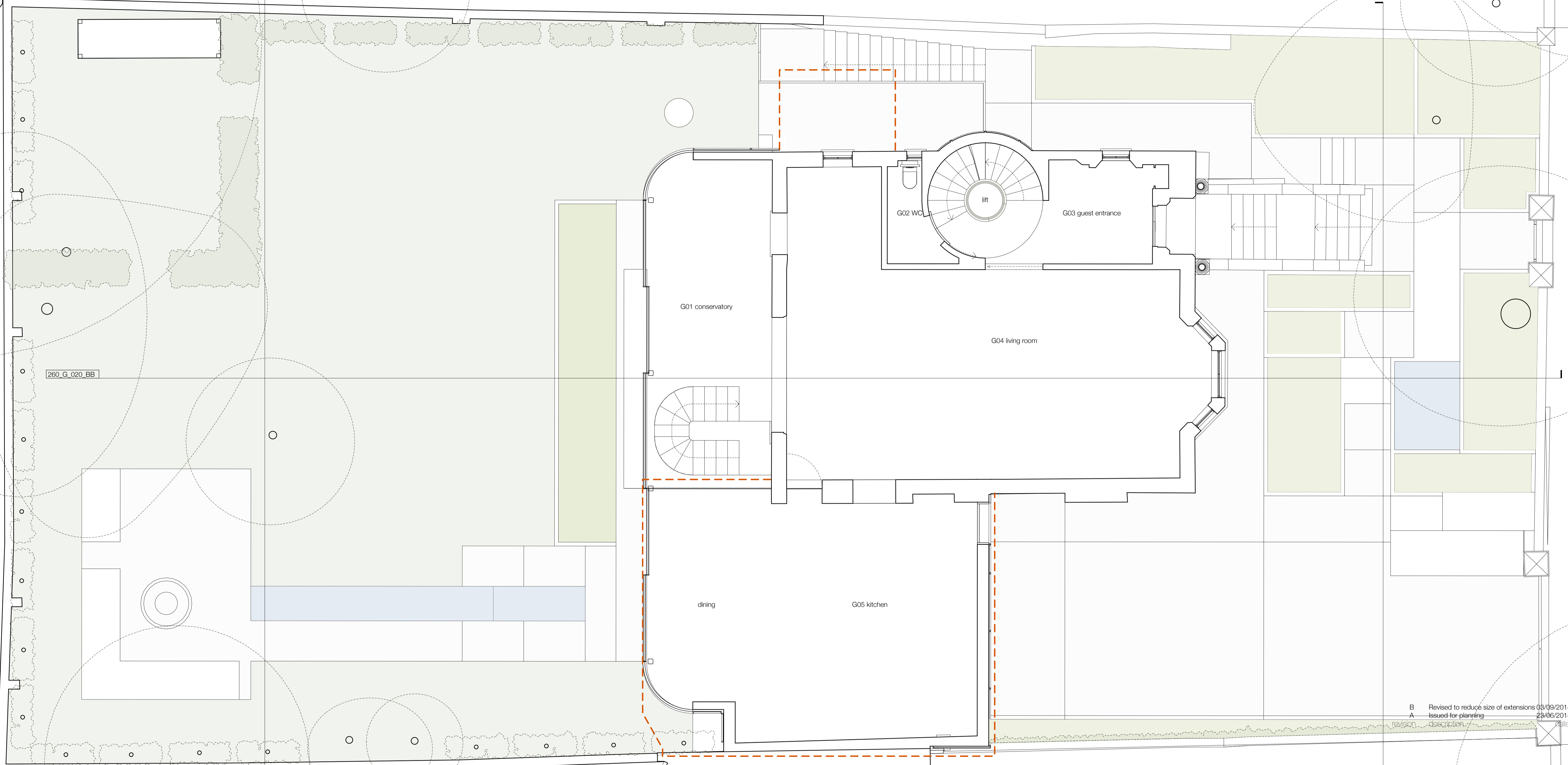
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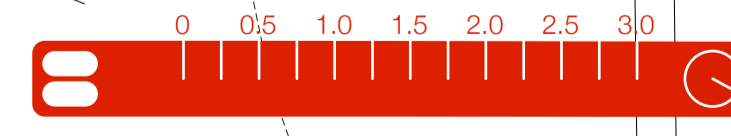
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266_G_022_DD

Upper Ground Floor

REVISION	DESCRIPTION	DATE
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A	Issued for planning	23/06/2014

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Barnaby Gunning Architecture
266_G_111 B
03 September 2014
22 Thurlow Road
London NW3 5PP
Proposed Upper Ground Floor Plan
1:50@A1
PLANNING

NOTES
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Dimensions to be verified on site prior to construction
Unless otherwise indicated, all dimensions are in millimetres

KEY
- - - extent of 2011/2012 application
1. Intensive green roof

260_G_020_BB

266_G_016

266_G_022_DD

First Floor

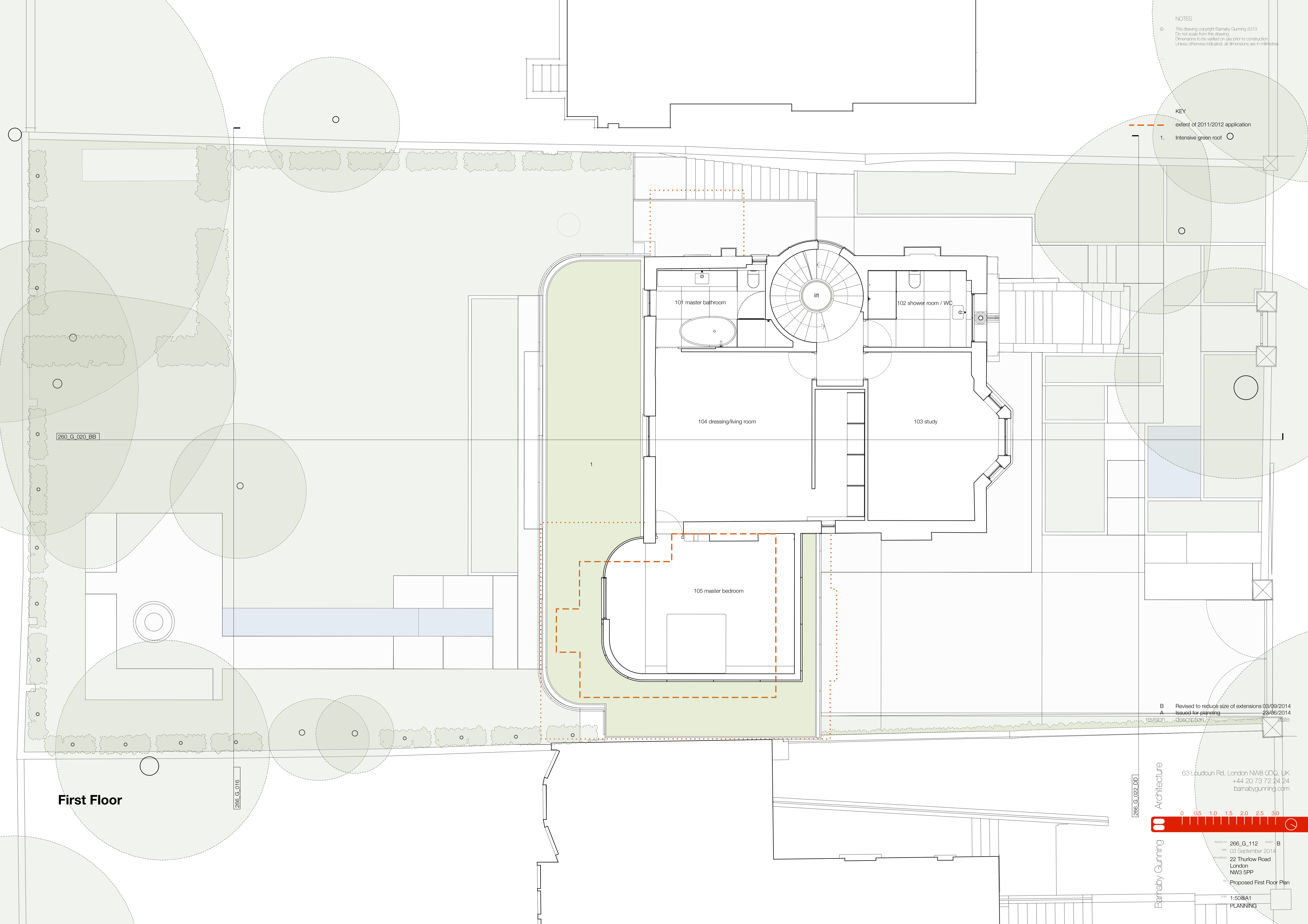
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+44 20 73 72 24 24
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266_G_112 B
03 September 2014
22 Thurlow Road
London
NW3 5PP

Proposed First Floor Plan
1:50@A1
PLANNING

revision	description	date
B	Revised to reduce size of extensions	03/09/2014
A	Issued for planning	23/06/2014



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Unless otherwise indicated, all dimensions are in millimetres

KEY
..... extent of 2011/2012 application
1. Photovoltaic panels

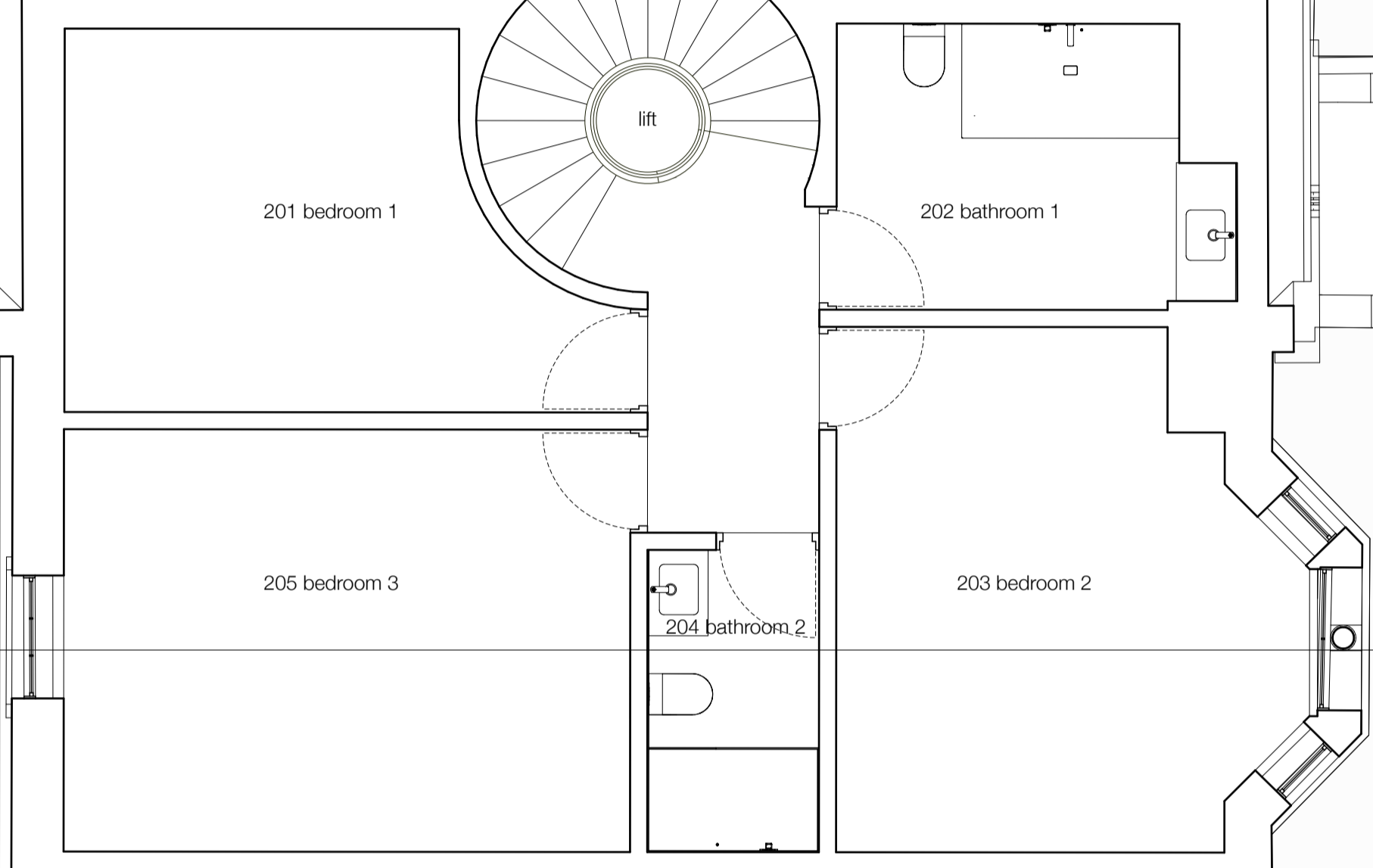
260_G_020_BB

260_G_019_AA

266_G_016

266_G_022_DD

Second Floor



revision	description	date
B	Revised to reduce size of extensions	03/09/2014
A	Issued for planning	23/06/2014

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Barbany Gunning Architecture
drawing: 266_G_113
date: 03 September 2014
address: 22 Thurlow Road, London NW3 5PP
Project: Proposed Second Floor Plan
Scale: 1:50@A1
PLANNING

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- KEY
- 1. Photovoltaic panels
 - 2. Solar hot water panels
 - 3. Conservation rooflight

260_G_020_BB

266_G_016

266_G_022_DD

Roof Plan

REVISION	DESCRIPTION	DATE
B	Revised to reduce size of extensions	03/09/2014
A	Issued for planning	23/06/2014

Architecture
63 Loudoun Rd, London NW8 0DD, UK
+44 20 73 72 24 24
barnabygunning.com



Barnaby Gunning
drawing no: 266_G_114
date: 03 September 2014
22 Thurlow Road
London
NW3 5PP
Proposed Roof Plan
1:50@A1
PLANNING

Appendix 2

Dominic McKenzie
Dominic McKenzie Architects
First Floor
81 Essex Road
London
N1 2SF

Application Ref: **2017/6504/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

28 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
21 Willoughby Road
London
NW3 1RT

Proposal:

Details of external materials as required by condition 2b of planning permission dated 10/06/2016 (ref 2016/1086/P) for Erection of part single storey part two storey rear extension, following demolition of existing, including replacement entrance canopy, alterations to internal floors and landscaping of rear garden.

Drawing Nos: Condition 2(b) and Appendices 1-4 (November 2017).

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission

The submitted details include metal cladding for the approved extension, and timber cladding for ground floor level elevations including the flank walls of the extension, the wall of the plant roof and wall of the 'tradesman' entrance.

The proposed material for the cladding, TECU Bronze, is a natural material with a



contemporary appearance that would appear sympathetic to the host building by virtue of its colour, high quality and weathering properties. The natural colour of the material weathers to a matt brown, and would be complementary to the historic brown brick of the host building. The copper-like appearance of the material when newly installed is also considered to have an acceptable impact on the host building. The proposed materials is acceptable in terms of its quality, colour, characteristics and the patina it will quickly acquire as it ages.

The proposed timber cladding is Western Red Cedar, to be vertically laid in limited areas at ground floor level. This material replicates cladding that is already found on the site, and is acceptable in terms of its quality and appearance and weathering properties. Both materials are considered to preserve the character and appearance of the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

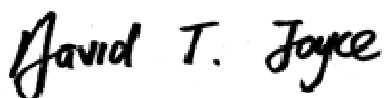
- 2 You are reminded that condition 2(a) for details of windows and doors of the planning permission granted on 10/06/2016 ref. 2016/1086/P is outstanding and requires details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning

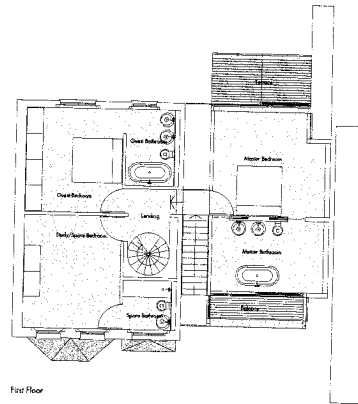
Appendix 3



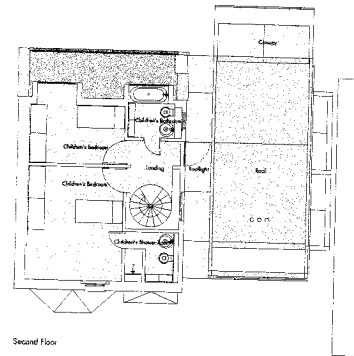
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 CWX0002387R3

E7/17/42

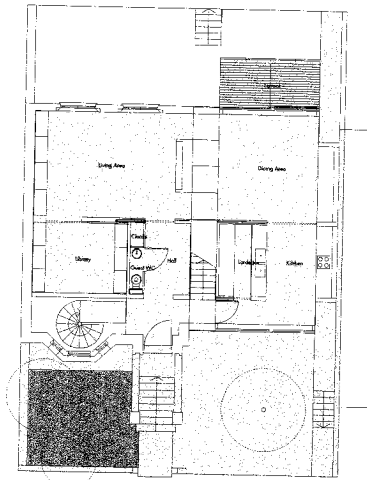
project no.	4850 Pilgrim's Lane London NW3		Etridge Smerin 17 Chiswick Road London SW11 1BW T 0171 228 2824 F 0171 228 2825 E. sander@ertridge.com
title	Proposed Cross Section		
scale	1:50 or A2	project number	A204
date	14.04.00	drawn by	PS
drawing name	Flanking	checked by	NE
drawing number	R1 01 2	revision	B



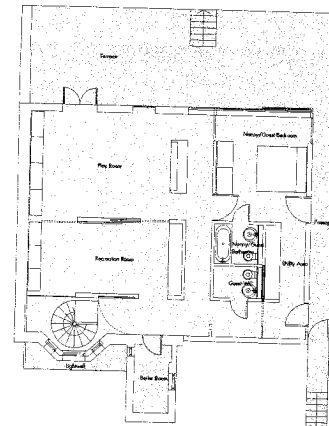
First Floor



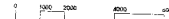
Second Floor



Ground Floor



Lower Ground Floor



project name	48-50 Pilgrim's Lane London NW3	project number	A204	client	Bridgde Smerin
date	1.10.09 AC	issued by	PS	location	Pondition Wharf
date	14.04.00	checked by	NE	postcode	SW11 7JW
drawing name	Planning	revision	E	phone	T 0171 228 2824
drawing number	PL 058			fax	F 0171 228 2825
				email	E.ward@bridgde.com

PWX0002352R3
 CWX0002387R3
 E1/17/42



Materials Key

- 1 Clear sealed oak cladding panels
- 2 Silver grey coated steelwork framing
- 3 Silver grey coated steel framed glazing
- 4 Offwhite architectural render
- 5 Lead coloured metal panels
- 6 Frameless glazed units
- 7 Slate grey continuous membrane roof
- 8 Stainless steel meshwork
- 9 Frameless glass balustrade/canopy
- 10 Existing buff stock brickwork
- 11 Existing grey slate tiling re-used
- 12 Existing white painted timber windows/doors
- 13 Existing white painted timber fascias
- 14 New black painted roof iron rainwater goods
- 15 Existing white painted stucco
- 16 New white painted timber windows
- 17 New zinc clad downer
- 18 Yorkstone paving
- 19 Clear sealed hardwood decking
- 20 lawn

price	48,500 Plus VAT	17 Chesham Row
site	Proposed North Elevation	London SW11 3TW
date	1.50 of A2	T 0171 228 2824
fee	14,04 00	F 0171 228 2825
drawing name	Planning	E eand@ididpaper.com
drawing number	PL 500	
paper number	A004	
drawn by	PS	
checked by	NE	
approved	A	

PWX0002352R3
 CWX0002387R3
 E7/17/42

Appendix 4



EXTEND

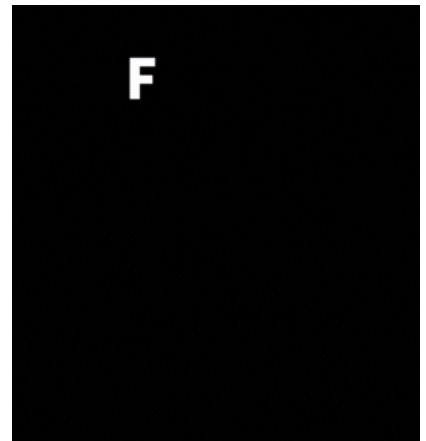
Corten steel-clad extension in Hackney

A contemporary three-storey glass and steel addition
transforms this Victorian home

BY REBECCA FOSTER | 16 DECEMBER 2021

In 2016 entrepreneur Andrew Bredon got the chance to tackle his dream renovation project, adding an extension with striking Corten steel cladding to a period property.

‘I’d been hunting for the right house for several years,’ he says. ‘Few places with the bones of what I wanted came up for sale in east London.’



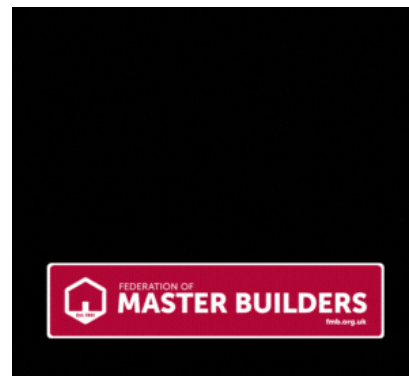


The three-storey glass and steel addition contrasts with the Victorian brick façade. Photo: Stale Eriksen

Andrew, 43, and his wife Lotti Benardout, 36, who is a professional musician, focused on Georgian and Victorian properties as they had the big rooms and high ceilings the couple were after. They finally found a three-bed Victorian semi-detached villa in Hackney, east London, which they bought for £2.4 million.

‘When this house came on the market, we were attracted by what we could do with it,’ explains Andrew. ‘Though it was in good condition, it hadn’t been updated for around 20 years.’

The four-storey building was divided into two flats. The couple planned to turn into a single home and update it with an elegant extension. By converting the two apartments into one house, they would pay just 5% VAT on materials and labour, rather than the standard 20%.





A sunken outdoor dining area has been incorporated in the garden.
Photo: Stale Eriksen

Andrew set about tracking down the right architecture practice for the project. ‘I wanted to use a local firm, and found DeDraft via Pinterest,’ he says. ‘I was fairly set on the aesthetics, but needed an architect who could take the lead on the technical aspects.’

The couple had a series of must-have items on their wishlist. As well as the striking Corten steel cladding, they wanted a new double-height space at the back of the house. ‘The ground-floor kitchen was cut off from the garden, so Andrew and Lotti wanted to create a better connection from inside the house to the outside,’ explains Grant Straghan, a director at the practice.



A concrete staircase is one of the focal points of the remodelled house.
Photo: Stale Eriksen

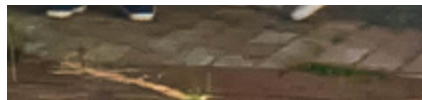
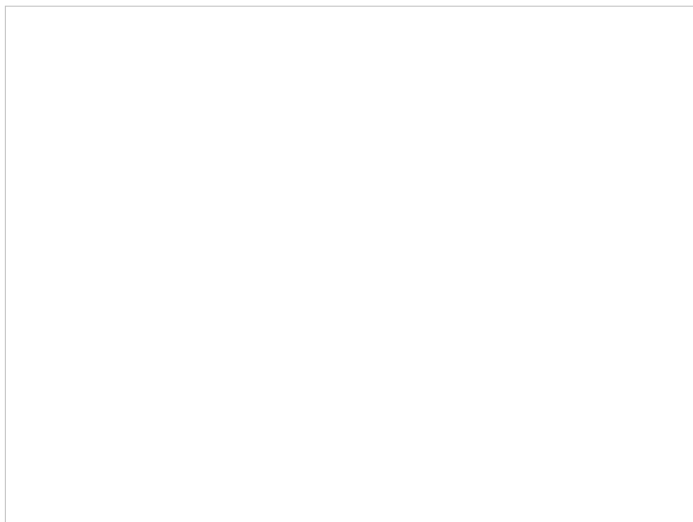


Image: A sunken outdoor dining area has been incorporated in the garden, where Andrew's mother took charge of the landscaping. Photo: Stale Eriksen

Andrew and Grant developed the plans together, deciding to rebuild the outrigger rather than extending further into the back garden. The lower-ground floor was excavated to allow for a sunken patio at the rear, then the ground floor was partly cut away to create a double-height space.

The Corten steel cladding (supplied by Eltheringtons and installed by Carter Cladding) makes a clear distinction between the new-build and the original London stock brickwork. 'From a planning perspective, there was a precedent,' says Andrew. 'Our next-door neighbour had done something fairly similar, so I wasn't too worried.'





The neutral interiors were inspired by Belgian designer Vincent Van Duysen. Photo: Stale Eriksen

But it wasn't all plain sailing. 'Hackney council is more progressive than some boroughs, but the process is still somewhat subjective,' he says. A few design tweaks were required before the couple obtained consent. 'We had to introduce an extra column in the extension to break up the expanse of glazing,' says Grant.

Things weren't made any easier when the relationship between the couple and their builder started to sour. 'Once construction began there was a lot of underpinning to do, which made for quite a slow build,' explains Grant.

'Structurally, the project was complex because the back of the house was being rebuilt and they were making level changes. I think the builder underpriced the job initially, which came back to bite him later when he realised how involved it really was.'



The bedroom and en suite spans the width of the entire first floor. Photo: Stale Eriksen

The contractor walked off the site with six months to go, leaving Andrew and Lotti high and dry. No other firms wanted to take on the partially finished work. But Andrew didn't let that deter him – he became the project manager and hired individual trades to complete the build.

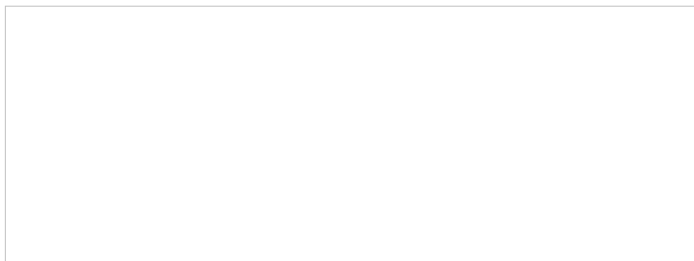
The couple were also hands-on when it came to procuring materials, even travelling to Belgium to select the marble for the kitchen island. After a challenging 18 months, the project, which cost £600,000, was finished in time for the first national lockdown. 'The house has massively enhanced our lives,' says Andrew.



Handleless cabinets and inset sinks create a sleek, minimalist kitchen. Photo: Stale Eriksen

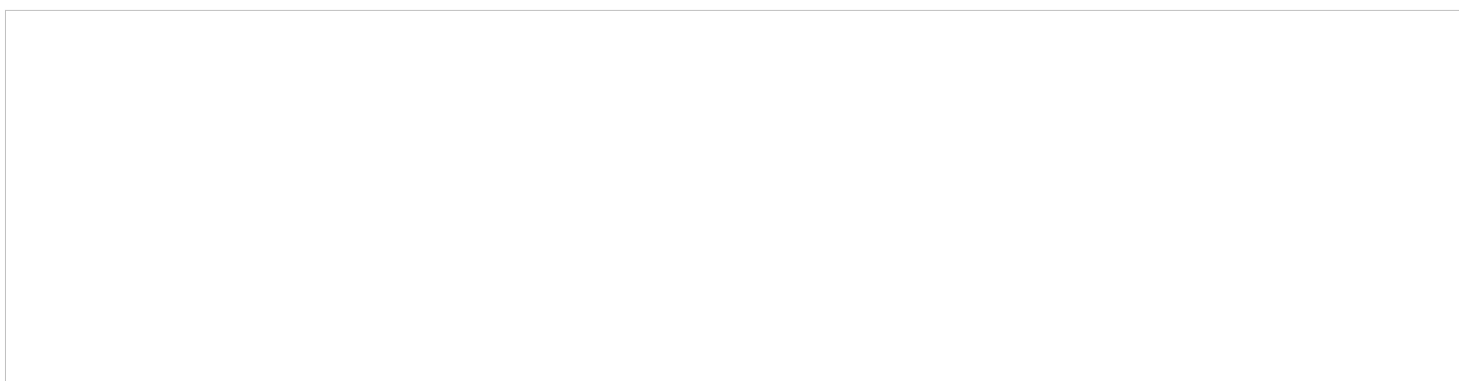
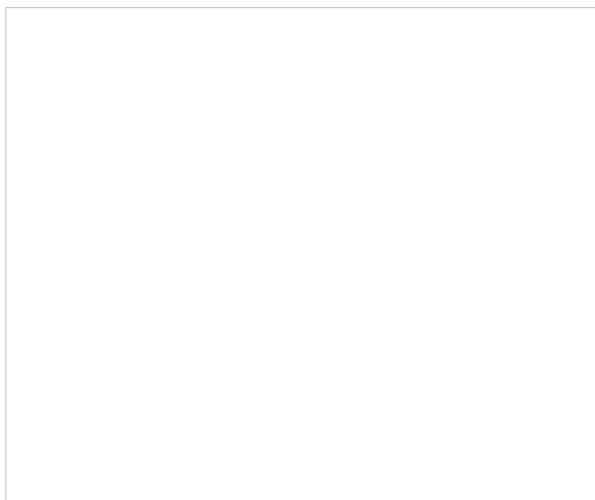
‘I’m a real foodie, so I love the kitchen. It’s a fantastic space in which to be a messy chef.’ He also acknowledges the lessons that were learnt along the way. ‘I’d do a lot more due diligence on the building firm next time,’ he says. ‘If you’re going to spend 12 months working with someone, you’ve got to have the confidence they’ll deliver what you want.’

Despite the problems, Andrew has not been deterred from taking on another scheme in the future. ‘I can imagine doing another build in the next few years,’ he says. ‘My next goal is to find a patch of land and build a house from scratch.’



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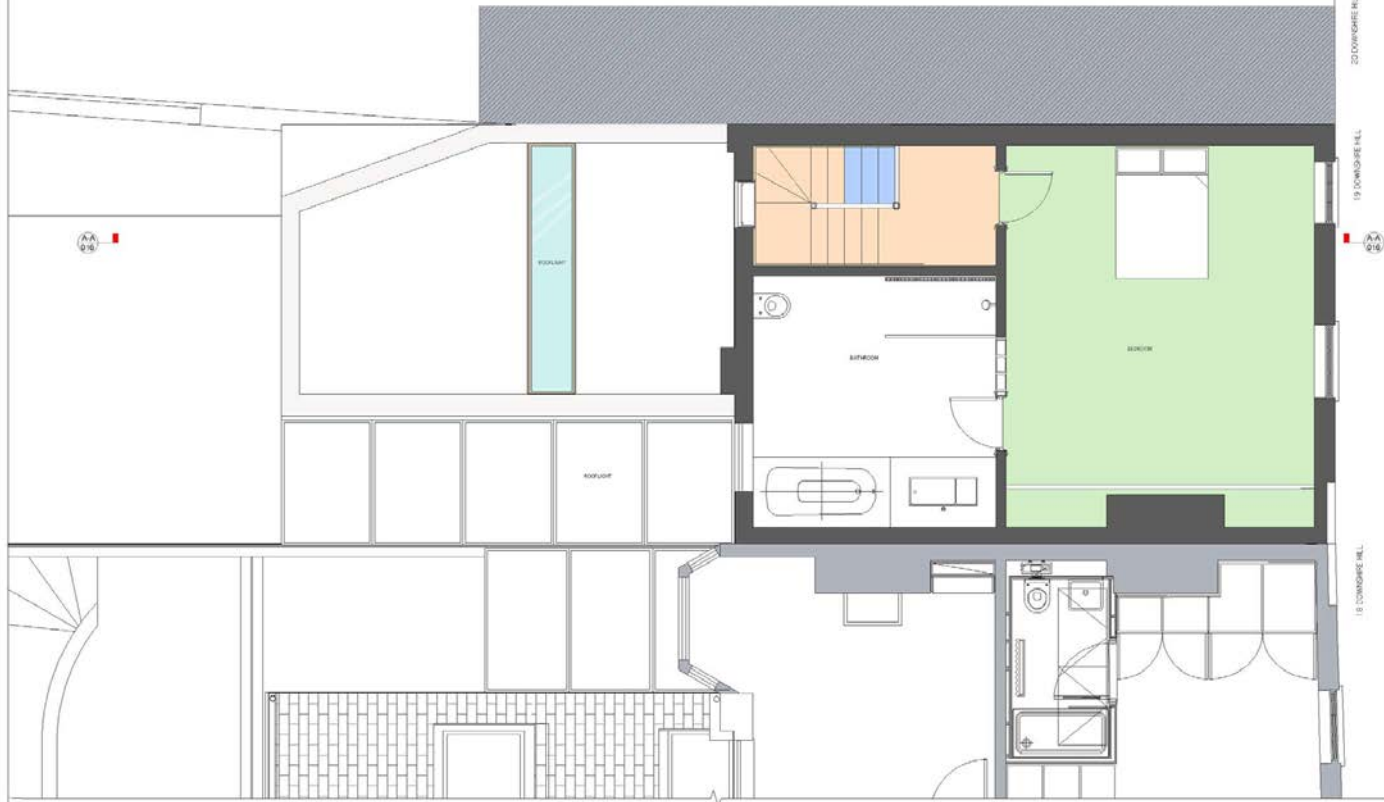
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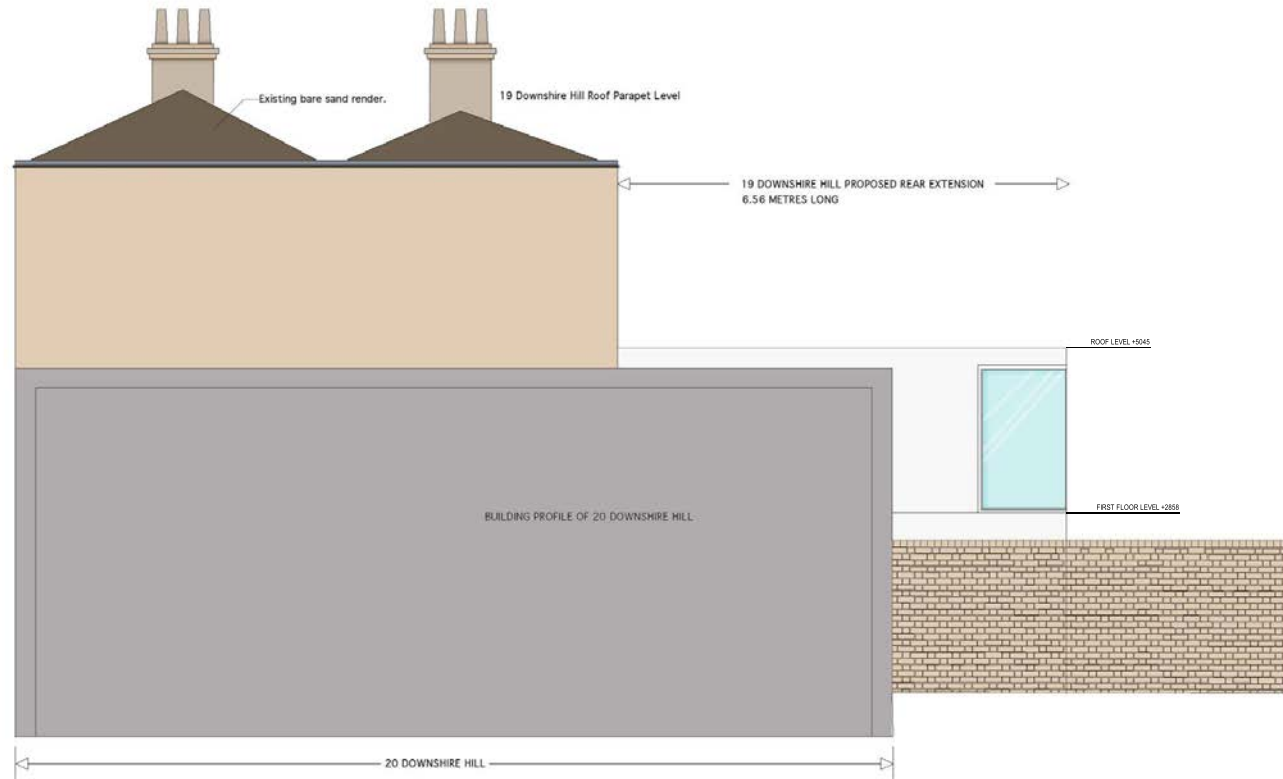
project: 19 Downshire Hill 3/19a Second floor plan revision: 0130 date: March 2009
arch: JTB
RCD/RSB/CD scale: 1:50 @ A3
drawn and checked by: JTB
checked by: JTB
www.frontrandomcompany.co.uk

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project: 19 Downshire Hill Site Area Elevation number: 014 date: March 2008
 m3 1/15 PROPOSED scale: 1:50 @ A3 PLANNING
 firm and company: 31 oak road london 1 +44_0_20_7485_5798 firm@mandaccompany.co.uk
 architects: mel 1 two arterial ringdon 1 +44_0_20_7485_5741 www.mandaccompany.co.uk

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number: 015
date: 15/09/2024
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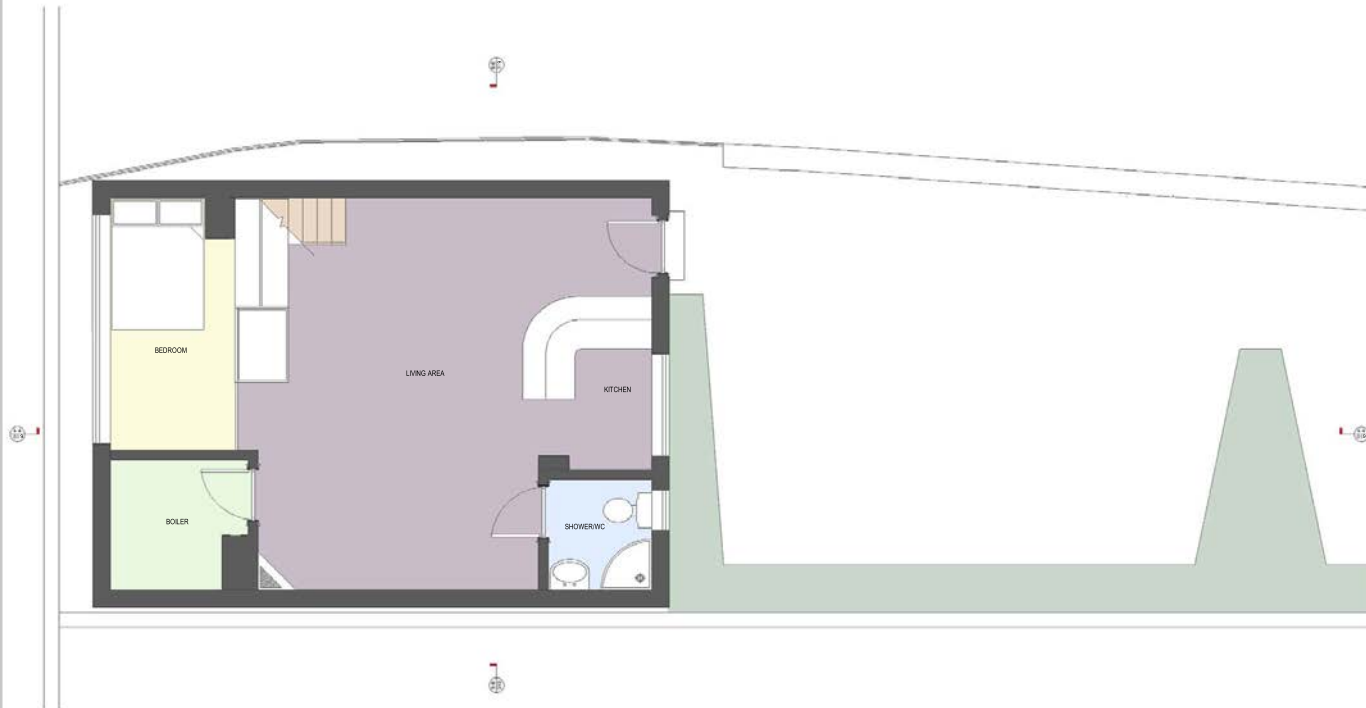
friend and company architects
81 oval road london n11 7aa united kingdom
t +44 0 20 7485 5788
f +44 0 20 7485 5741
www.friendandcompany.co.uk

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project: 18 Dovehouse Hill, 10th, Section A-A
number: 016
date: March 2024
architect: H&B
scale: 1:50 @ A3
PLANNING
H&B
11 Paul Road London E14 3JG, UK
Tel: +44 (0) 20 7485 3788
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Tel: +44 (0) 20 7485 0741
h.b@hendersoncompany.co.uk

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project: 19 Downshire Hill
rev: 1.00
title: Studio ground floor plan
REVISED

number: 017
rev: 1.00/01/13

date: March 2008
REVISED

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A-A



B-B



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title: studio section
06/05/20
number: 019
WDL/1008/3
date: 04/03/2008
plan: 019