

41 North Hill Application Scheme

N6 4Bs

Design Development: Materials and Detailing

June 2026

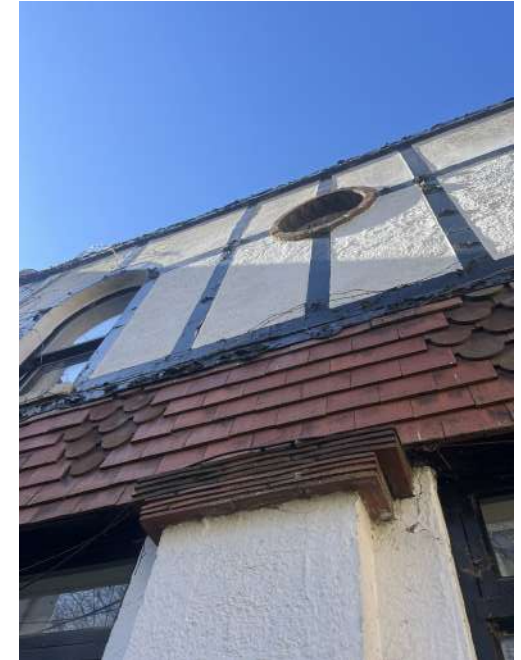


41 North Hill - Roof Extension & New Facade

Submitted Scheme Design Development

The design approach retains the original cottage at the heart of the house (unseen from the road) and reworks the more recent early twentieth century front addition and mock-tudor façade. Prior to developing the preferred option we reconsidered the qualities of the existing house that have been made through a series of incremental additions and alterations. Whilst the existing is deemed to have limited architectural merit by formal assessment, there are vestiges of crafting and materiality that result in an eclectic character and a narrative that we wanted to draw on as a continuum of the site's development story.

Our design approach aims to reinterpret and rebalance qualities that are valued and lend to establishing a coherent language for a new facade that could make a positive contribution to the street.



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The present owners were drawn to the property because it has a heritage and they enjoy its distinct and eclectic style, developing the interiors with a similar sensibility. Our aim is to hold onto a distinctiveness whilst finding a more sensitive, restrained architectural language within the setting of the listed group.

Inherent qualities that have informed the design approach to a new façade and additional storey include the ambition to make the most of opportunities to:

- Retain wide views of the front garden – that the former shop windows allow.
- Retain, remodel and retrofit as far as possible in the interests of working sensitivity with the existing fabric and impact of development.
- Continue the layering and juxtaposition of textures and styles found in the existing house and along North Hill that result in an eclectic character and appeal.
- Reinterpret materials with subtle detailing that registers the new intervention of the deep façade and new storey. Encourage a distinct crafted approach by engaging artisan crafts where possible.



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The pre-application stage tested three massing typologies - townhouse, gable and a pitched roof with dormers (see separate study document) to consider which would sit well within the street context and alongside the listed properties to the north. The early design stage review on site with planning and conservation officers concluded that the town house approach offered the most appropriate typology. The approach continues the existing front façade upwards, creating a traditional three-storey proportioned townhouse that reinforces the massing and fenestration rhythm of the listed group.

The proposed replacement of the mock-Tudor façade with a design and materials that better relate to the context aims to make 41 less visually prominent to integrate the house within the street more comfortably. Pre-application discussions agreed with the concept of drawing on the considered and crafted detailing of high quality residential examples on North Hill, whilst avoiding pastiche, and allowing historic differences to be read. The pre-application feedback concurred that a distinctive yet restrained approach was appropriate.

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Front Elevation

The overall approach presents a primarily rendered elevation detailed with terracotta and feature brick work to express the depth of the new elevation and exploit the opportunities to create interest and richness in the relief.

The use of materials shifts at each level as a deliberate strategy to create a hierarchy:

The Base—At ground floor an increased use of clay tile, brick and terracotta is proposed to form a new plinth to the house – completing a *walled garden* in earthen materials that relate well to brick textures of existing garden walls and the extensive 18 C brick walling on 43. New windows are metal framed (real bronze or bronze powder coated aluminium).

The Middle (1st floor) shifts to a calmer render while using the language of the base materials to form deep window reveals to reframing existing openings. Render detailing (pargetting) is proposed to rebalance the fenestration rhythm.

The Top level is treated more lightly with pared back version of detailing at lower levels. The lighter upper level aims to allow the listed buildings to read as the primary focus.

Front windows to upper levels are proposed as double glazed timber sashes to read as group.

Side and Rear

The extended glazed side porch connects front and rear garden (greenhouse).

The side and new storey are also rendered to bring volumes together and remove the pebble dashing. Rear glazing will be high-quality metal framed finished in bronze and black / grey powder coating.

Decorative, contemporary wrought iron work is proposed for porch gates and balcony balustrade.



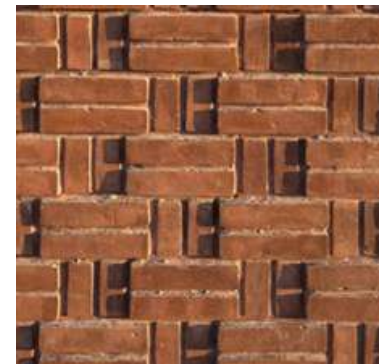
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Ground Floor Plinth and Walled Garden

An increased use of brick and terracotta at ground floor is proposed to complete the walled garden enclosure in earthen materials alongside the early 18C brickwork of 43 (side elevation).

Clay creasing tiles are laid in on-edge in stacked horizontal and vertical courses to create texture and as a contemporary interpretation of the traditional use of hung tile on the existing elevation.



Clay Tiles—horizontal and vertical
stack bond to form GF plinth

Below Sill panel

Basket weave relief feature
brick (left)

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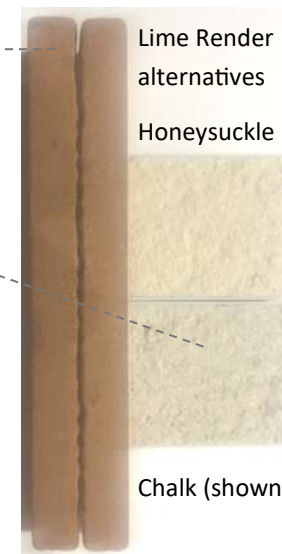
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The proposed lime render façade allows for external wall insulation to improve energy conservation.



Lime render {Chalk} + Bronze metal edging



Lime Render alternatives

Honeysuckle

Chalk (shown)



Alternative patterns and materials for ground floor façade masonry.
Brickwork (above middle) or Cove Red stone slips (far right).

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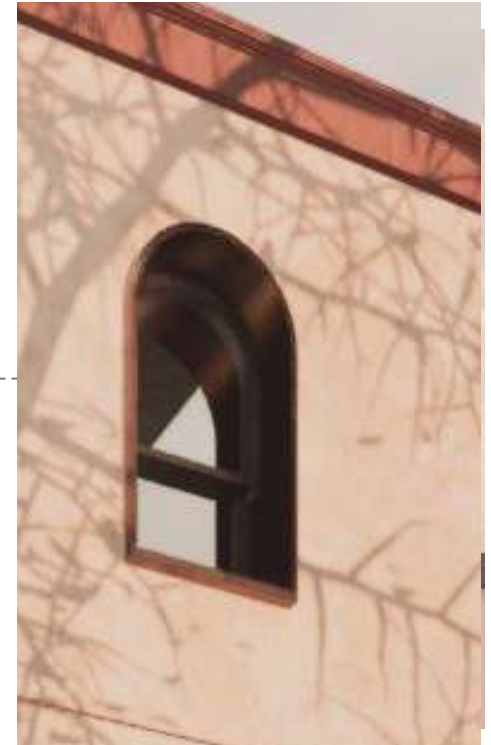


The top band of windows to the new storey are shorter than the retained first floor windows in response to comments. Arched head echo the lower band but a deep metal reveal presents a contemporary register of the depth of the new elevation. That distinguishes 41 from its historic and speculatively developed neighbors.

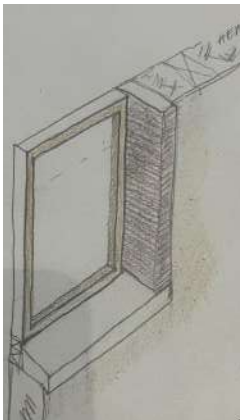
New and replacement windows on first and second floor are proposed in timber framed, double glazed sashes to match the existing.

Retained windows at first floor employ clay tiles on edge to echo the lower level and express the depth of the new elevation but with a reduced width of surround to achieve a less pronounced arch detail.

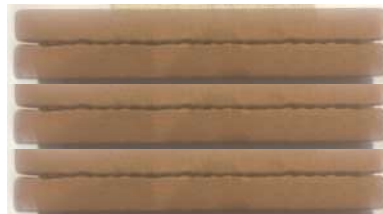
Creasing tile + brick band



Pared back reveal details at upper level.



Stack bonding creating the arched window surround at GF is echoed in softer terracotta tiles to FF reveals.



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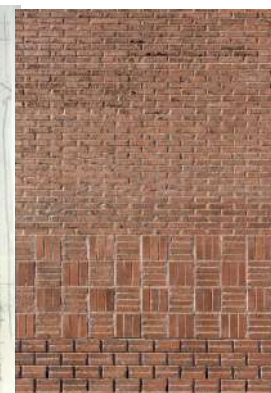
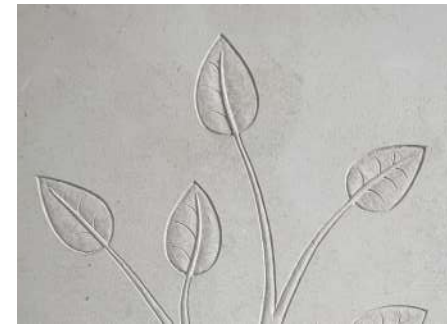


Opportunities for artisan trades involvement.



Central feature panel could carry a pargetting relief or carving.

Traditional examples above (right). Contemporary below.



Feature tile layouts.

Implementing different finishes and found materials within the palette tones.

fabric
space

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Walled Garden: A contemporary detailing of brick and terracotta textures is proposed. The house entrance on the side remodeled as a glazed enclosure creating a new porch-greenhouse with the potential to include decorative contemporary wrought iron work.



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Sliding metal framed doors to sbalcony .
Decorative metal work balustrade to echo porch.

Sedum / planted roof to utility area.



Lime render on timber frame construction is proposed for upper levels to continue the combination of a softer, traditional material with sharper metal framed glazing. The pebble dash to the side elevation will also be replaced in the insulated lime render façade.



Glazed side porch

The glazed roof steps down to the front and rear along the side elevation with the heights of sections adjusting to frame existing features and openings.

Plain framed glazing will form the envelope.

Decorative wrought ironwork proposed internally to add privacy and character. Examples images (left).



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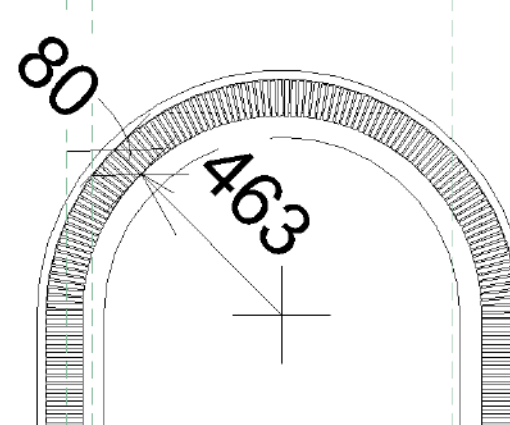
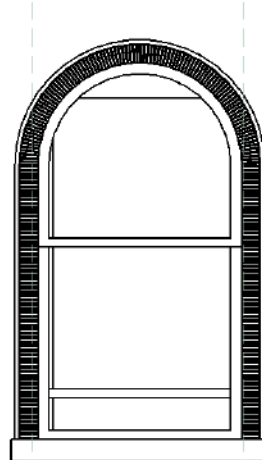
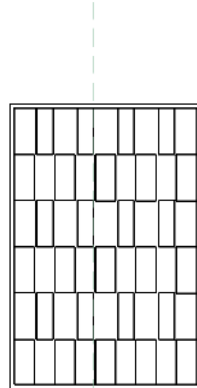
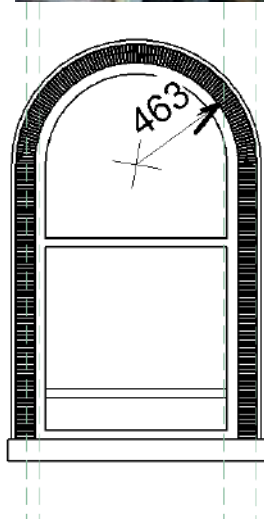
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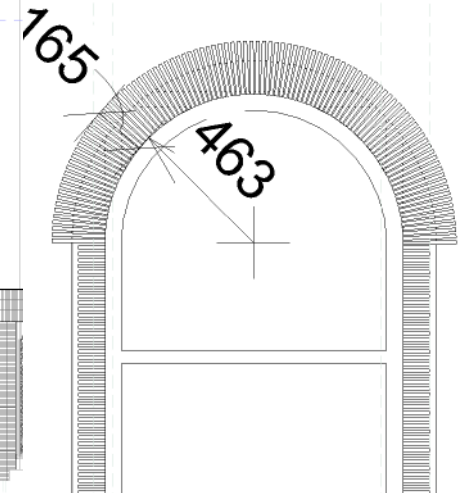
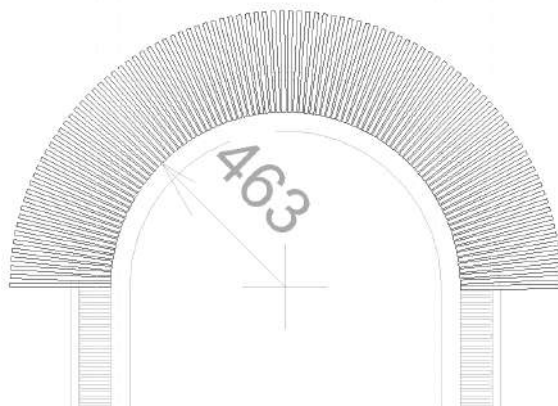
karandip.singh-sohal@thekeystonegroup.co.uk

This arch was done using flat creasing tiles which were all individually cut and bonded to suit the arch requirements. We could look at doing something similar for a smaller arch however on a tighter radius the finished aesthetic on the arch may not get the same look as below due to a tighter taper.

Pricing wise, I would need to have a more definite design to be able to price this up and get a section drawing through to you.



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Submitted Scheme Alternatives Considered

Alternatives to preferred materials



Alternative to lime render: white / buff brick slips as a facing to the insulated facade



Alternative paler / buff terracotta alternative to first floor window reveals.



Alternative to the earthen materials of ground floor.



Alternatives (left to right):

Petersen Brick

Handmade terracotta bricks

Broached stone (features)

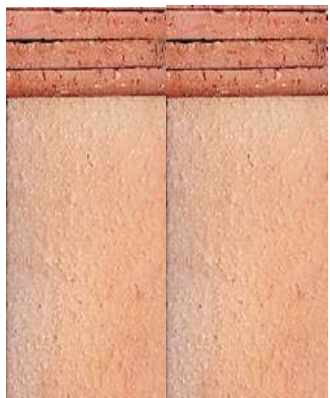
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Submitted Scheme Alternatives Considered



Creasing tile + brick band

Metal capping + brick band (alternative if weight is an issue)



Alternative capping details / materials

