

41 North Hill Façade Detailing Options Study

N6 4Bs

March 2026



Pre-Application Consultation Preferred Typology - Town House

LBH reference PRE/2026/0039



1



2



3

Preferred Typology
Façade Detailing Options
March 2026

41 North Hill Rd - New Façade & Roof Design Study

Town House Typology Overview



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 aiming to allow historic differences to be read.

41 North Hill Rd - New Façade & Roof Design Study

Town House Typology Overview

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—Ground floor anchors the house in the landscape where the use of brick and terracotta relate to surrounding brickwork forming a walled garden.

The Middle (1st floor) shifts to a calmer render while using the language of the base materials around the windows and recesses to balance the fenestration rhythm.

The Top level is treated more lightly using high—quality contemporary windows for the new storey 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.

The pages that follow explore different approaches to detailing new façade.



Side and Rear Elevations

Glazed porch /-side extension steps down towards the front to result in a horizontal door head that sits more comfortably against the orthogonal , horizontal language of the new elevation for Option 1.

New 2F

Lime render on timber frame.

GRP Rubber flat roof.

Rear roof renewed with slates to match existing.



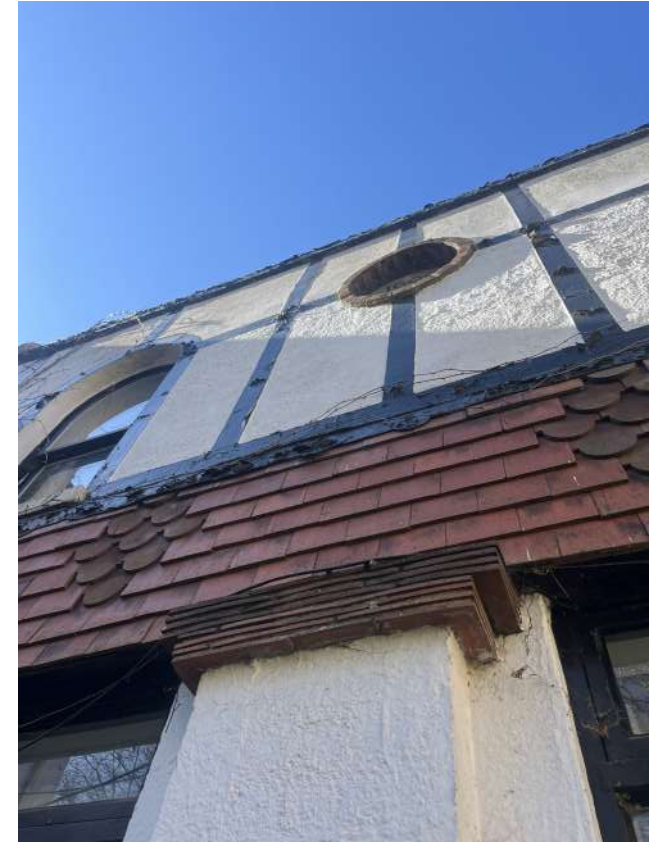
fabric
space

41 North Hill Rd - New Façade & Roof Design Study

Town House Typology Overview

The overall approach has been to retain the original cottage that remains as the heart of the house (unseen from the road) and rework the more recent early twentieth century mock-tudor façade. However, prior to developing the faced detailing approaches that follow we reconsidered the qualities of the existing house that has been made through a series of incremental additions and alterations. Whilst the existing façade has limited architectural merit there are vestiges of crafting and material qualities that we wanted to draw on as a continuum of the site's story.

Our design approach aims to reinterpret and rebalance qualities that lend to establishing a the language of a new facade that would make a more positive contribution to the street and setting of the listed group.



41 North Hill Rd - New Façade & Roof Design Study

Town House Typology Overview

Qualities to draw on in design development:

- Verdant Green Garden - views
- Relief detailing
- Mix of smooth and rough render texture
- Clay hung tile and creasing tiles
- Ornament and decorative details
- Crafts—metalwork, plaster relief and casting
- Playful



41 North Hill Rd - Façade Detailing Option 1 Darker Palette



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

Façade Option 1 proposes ceramic and terracotta tiles laid in courses of differing widths to create texture and as a contemporary interpretation of the traditional use of hung tile on the existing elevation.



Right image: Like the varied pattern but need to find the right tone

The top band of windows is proposed with pared back reveal details to recede in views of the listed group. Thin metal reveals are proposed, registering the depth of the new façade but with limited presence on the elevation.

Retained windows at first floor are reinterpreted and expressed with sandstone forming arched surrounds and reveals that exploit the depth of the new elevation and distinguish the new from historic buildings adjacent. Sills are cast limestone.



Lime render {Chalk}

Bronze metal edging

St Bees Cumbrian Sandstone

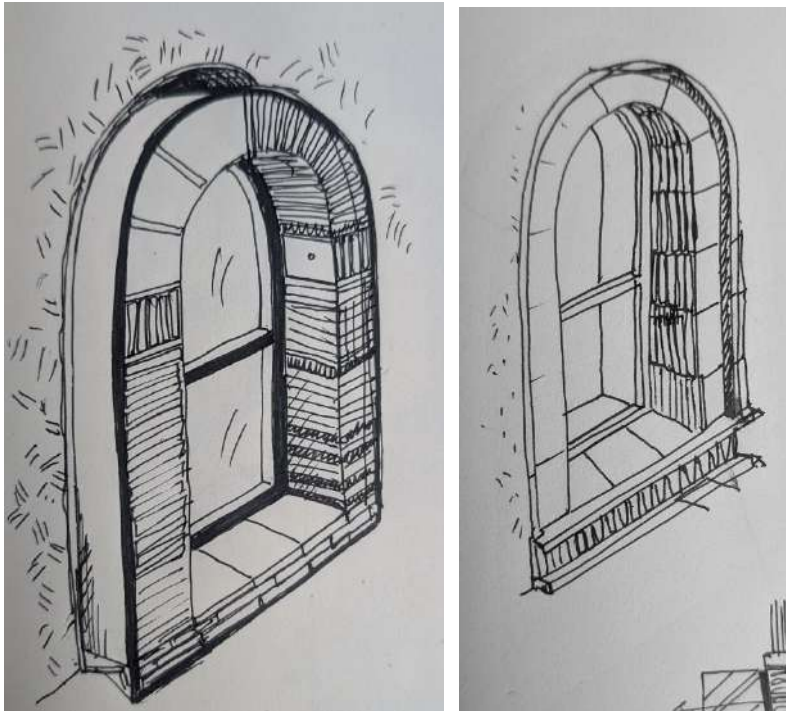


Chalk

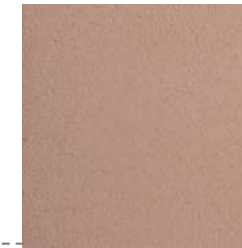
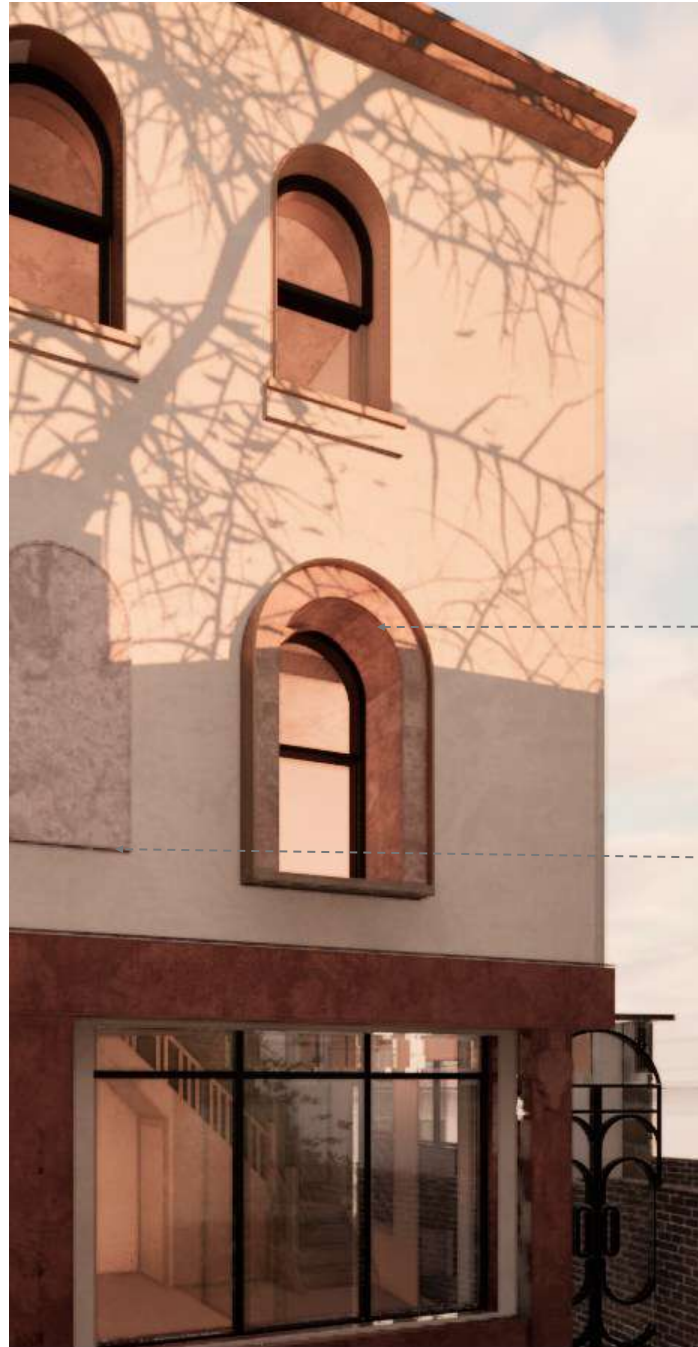
The proposed lime render façade allows for external wall insulation to improve energy conservation.

41 North Hill Rd - Façade Detailing Option 1

Development sketches & alternatives within the palette



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



Alternative materials for the arched window surrounds. Brick (above) or Clay render (left).

The center of the building currently has a dated inscription. In the tradition of blanked out windows, we propose putting in a blank to balance the geometry and allow for a new feature panel of inscription to be made.

Detail to be developed.



Broached stone tooling (feature))

Cove Red Stone slips (dry)



fabric
space

41 North Hill Rd - Façade Detailing Option 1 Lighter Palette



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

Façade Option 1 proposes ceramic and terracotta cladding tiles laid in courses of differing widths to create texture and as a contemporary interpretation of the traditional use of hung tile on the existing elevation.



The top band of windows is proposed with pared back reveal details recede in views of the listed group. Thin metal reveals are proposed, registering the depth of the new façade but with limited presence on the elevation.

Retained windows at first floor are reinterpreted and expressed with sandstone forming arched surrounds and reveals that exploit the depth of the new elevation and distinguish the new from historic buildings adjacent.



Lime render {Chalk}

Bronze metal edging

Witton Fen Sandstone

Stacked creasing tile details - reused cappings and drips to the masonry / tiled band.

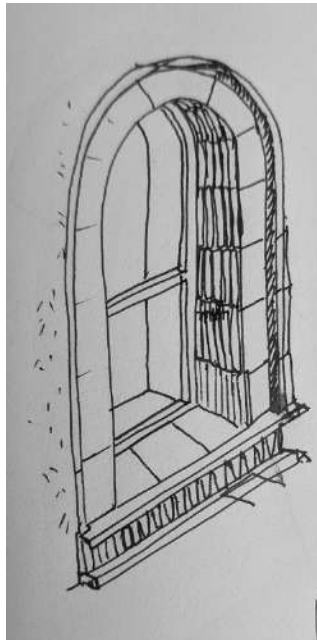


Chalk

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

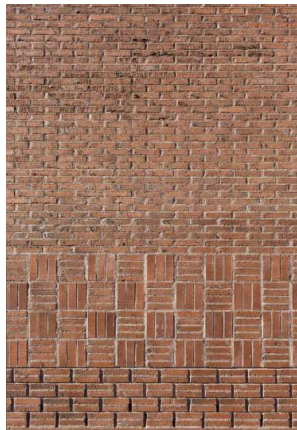
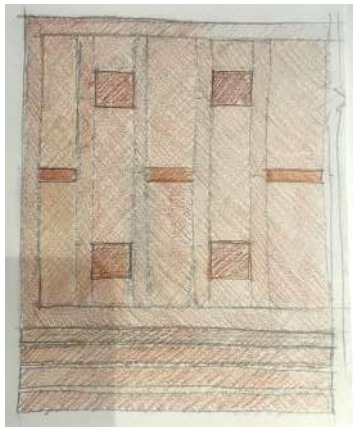
41 North Hill Rd - Façade Detailing Option 1 Lighter Palette

Development sketches & alternatives within the palette



Alternative materials for the arched window surrounds. Brick smooth—rustic.

Central feature / blank window detail to be developed.



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



Broached stone tooling (feature))

Cove Red Stone slips (dry)



fabric
space

41 North Hill Rd - Façade Detailing Option 2



An increased use of brick and terra-cotta at ground floor is proposed to complete the walled garden alongside the early 18C brickwork of 43 (side elevation).

Façade Option 2 proposes clay tiles laid on edge and in relief pattern below sills to create texture and as a contemporary interpretation of the traditional materials used on the existing building and in garden walling.

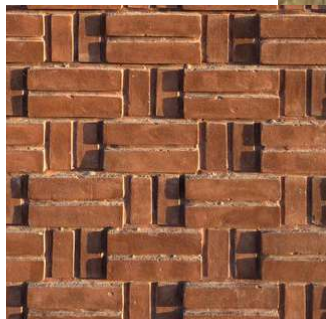


Façade Option 2 makes the top band of windows shorter than the retained first floor windows in response to comments from the Highgate Society. As option 1 thing metal reveals are proposed as a pared back approach echoing the detailing of lower levels.

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. Sills in sandstone.



Vertical stack tiles bonding creating the arched window surround



Pared back reveal details at upper level.

New and replacement windows are proposed in dark metal frames eg. dark bronze / bronze powder coating (as illustrated).

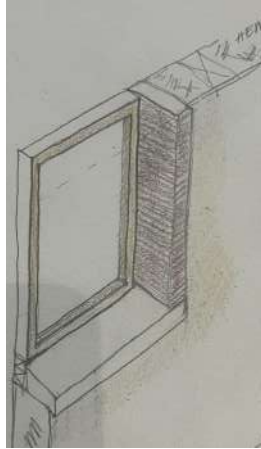


Chalk

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

41 North Hill Rd - Façade Detailing Option 2

Development sketches & alternatives within the palette



Alternative pattern for ground floor façade masonry.



Central feature panel in a pargetting relief. Traditional examples above.



fabric
space

41 North Hill Rd - Façade Detailing Option 3



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

Façade Option 3 proposes clay tiles laid on edge and in relief pattern below sills to create texture and as a contemporary interpretation of the traditional materials used on the existing building and in garden walling.



Façade Option 3 employs rectangular windows for the top band to create more of a hierarchy between levels in response to comments from the Highgate Society. The parred back approach is achieved through thin metal reveals (as 1 and 2) with ashlar sills to echo panels at first floor. New and replacement windows are proposed in dark metal frames eg. dark bronze / bronze powder coating (as illustrated).

Retained window openings at first floor are set within a smooth render or ashlar panel to subtly reframe historic elements within the new facade. Sills are stone / cast stone,



Panels could carry carving or pargetting to celebrate the breath of techniques that will be used in making the new façade and draw on a theme from the story of the house and garden.

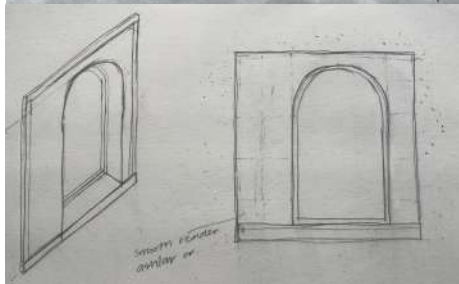


Chalk

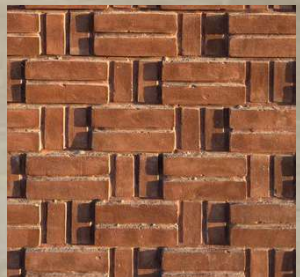
The proposed lime render façade allows for external wall insulation to improve energy conservation.

41 North Hill Rd - Façade Detailing Option 3

Development sketches & alternatives within the palette



Panels options for carving and pargetting



Alternative panel materials—
buff brick and pale terracotta
slips.



Alternative ground floor—
clay tile & brick patterns.



41 North Hill Rd - New Façade & Roof Design Study

Town House Typology Overview—Side & Rear



Insert Preferred
Porch Metal work



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.



41 North Hill Rd - New Façade & Roof Design Study

Town House Typology Overview—Side & Rear



Sliding metal framed doors for access to small balcony .

Decorative metal work balustrade to echo

Sedum / planted roof to utility area.



Insert Preferred decorative metal balustrade

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).



41 North Hill Rd - New Façade & Roof Design Study

Palette Testing & Detailing References



41 North Hill Rd - New Façade & Roof Design Study

Palette Testing & Detailing References



Render with emphasised reveal details at first floor.

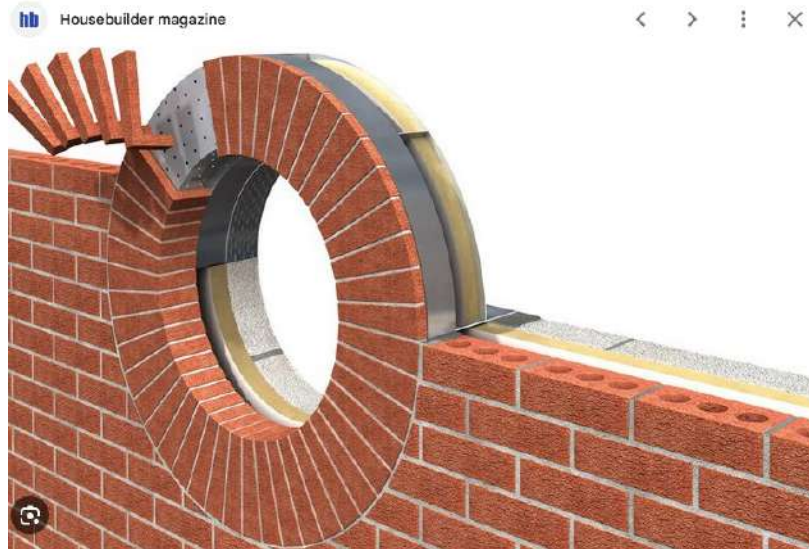


To be completed

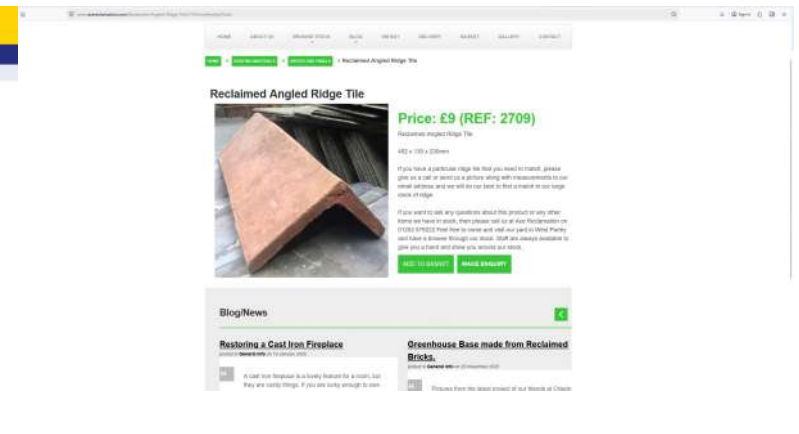
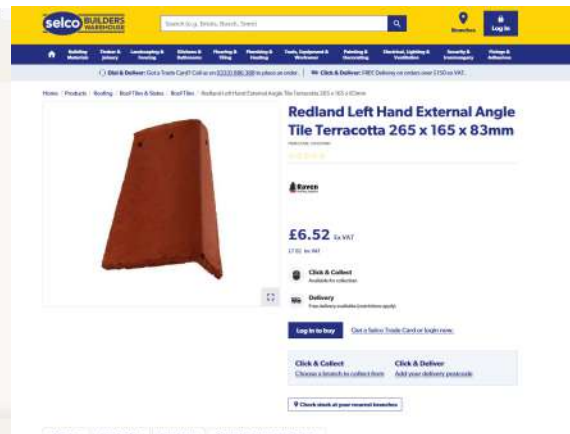
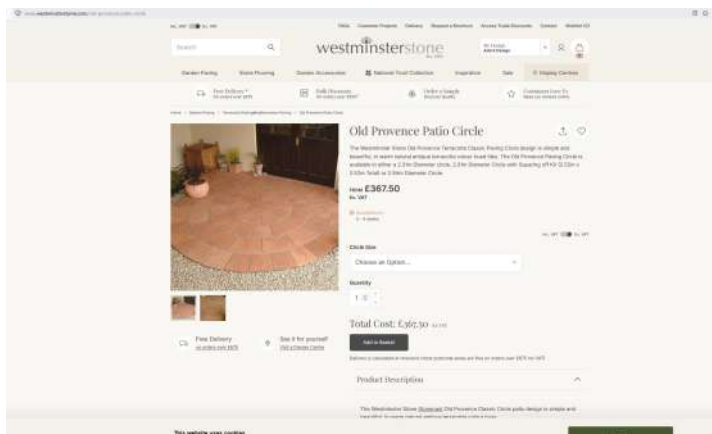
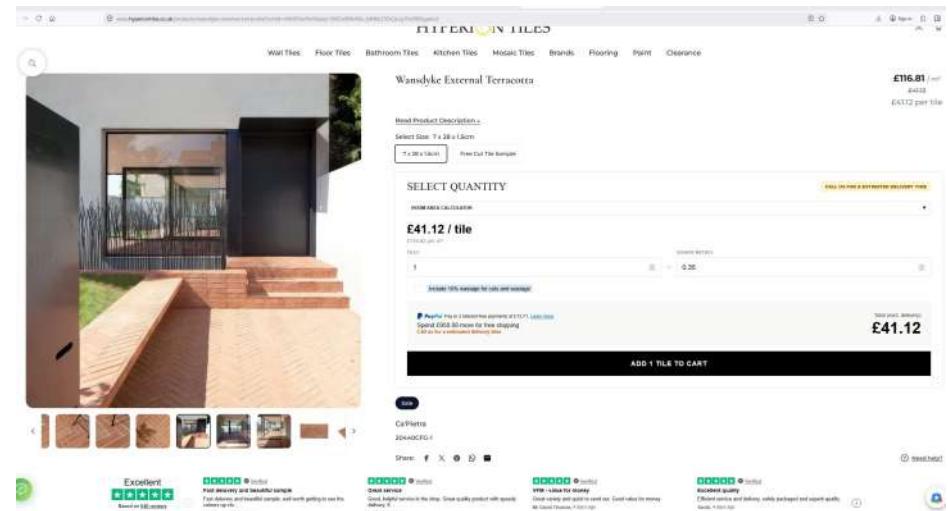
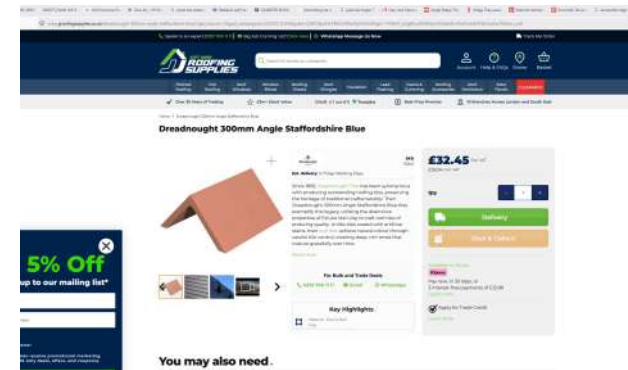


41 North Hill Rd - New Façade & Roof Design Study

Palette Testing & Detailing References

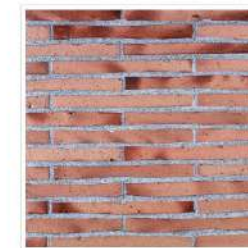
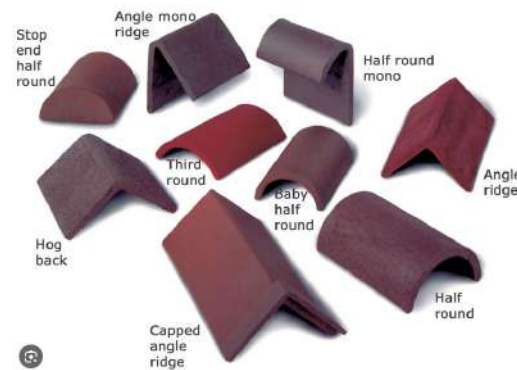
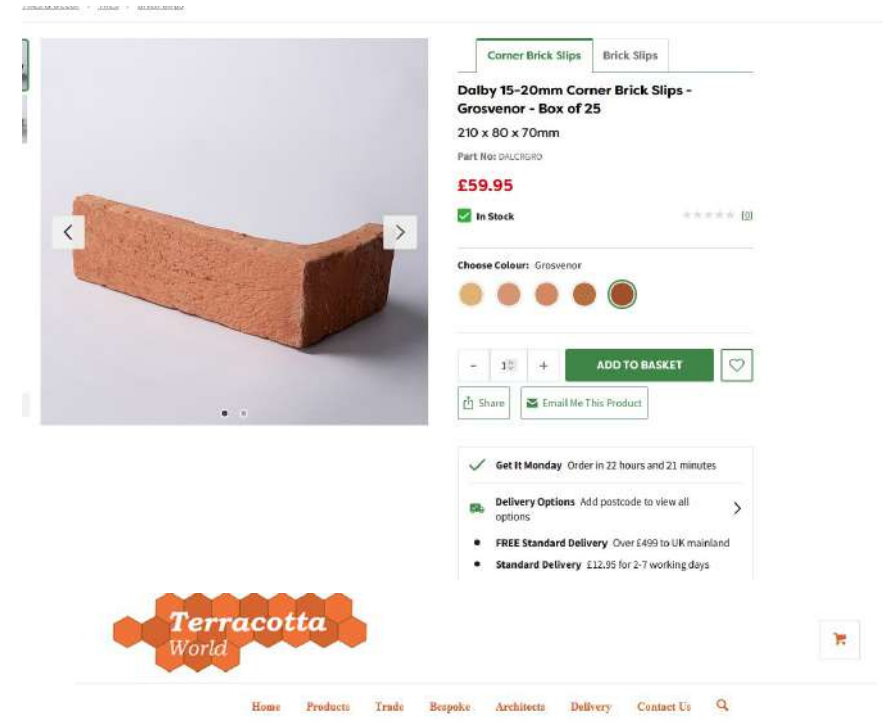
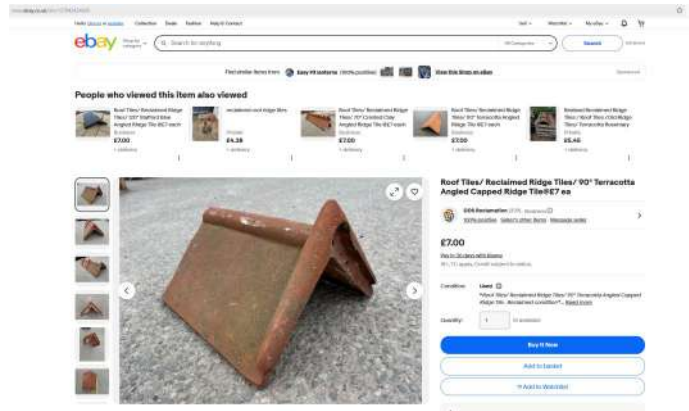


<https://www.house-builder.co.uk/products/companies/keystone-group/keystone-brick-slip-unlocks-complex-brick-detailing/>



41 North Hill Rd - New Façade & Roof Design Study

Palette Testing & Detailing References



Thin Facing Bricks

£0.70

283 x 25 x 18mm

Out of stock

Category: Decorative Brick Slips & Facing Bricks



Description	Additional information	Gallery
Description If you're looking for a product to produce something really spectacular in your home, office, pub or restaurant then this is the brick! These French facing bricks come in a choice of 2 colours, we usually only stock the red/rose/brown version, see gallery for buff/brown bricks (available to order). Use outside for garden or patio features or facing an outside wall, let your imagination run free! This brick is 283mm long, 25mm high and 18mm deep enabling you to make some stunning features, see gallery. It is not parallel edged so gives an immediate ancient appearance when stuck to a wall. There are no corner bricks for this range. 96 tiles per sqm with 1cm mortar gaps. Priced at £67.20 per sqm. = 70p each Please note: The present batch of tiles/bricks are end with little to no black kiln burns on them		

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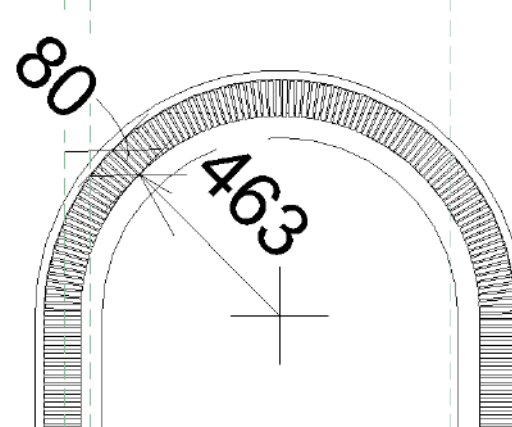
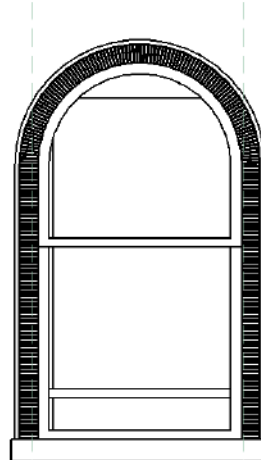
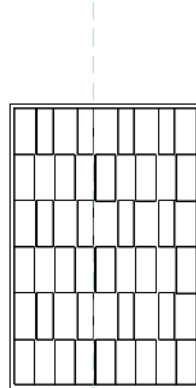
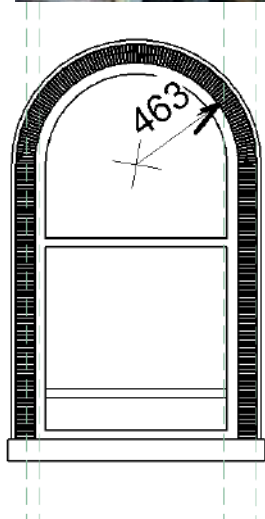
Palette Testing & Detailing References



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.



41 North Hill Rd - New Façade & Roof Design Study

Palette Testing & Detailing References

