

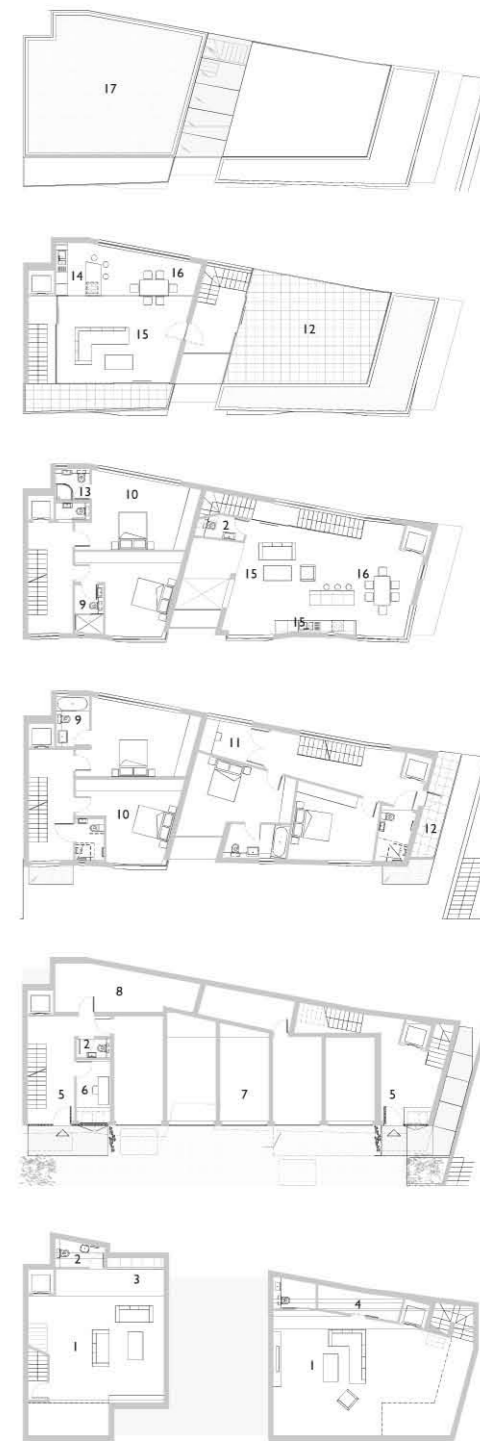
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BELSIZE ARCHITECTS NUTLEY TERRACE

Nutley Terrace by Belsize Architects comprises two townhouses on a large brownfield site in a conservation area in Hampstead, north London. A stepped profile is designed to mediate between an adjacent six-storey residential block and neighbouring Edwardian houses. Intended to take advantage of southerly views across London, the living and entertaining spaces are located on

the upper floors, with the bedrooms and other private areas beneath. The front elevation is primarily clad in Iroko timber at ground level. Bavarian Jura beige limestone with a sandblasted and brushed finish is employed on the upper floors. Laid vertically in three different lengths, the narrow stone slabs follow the building's gentle curves and provide

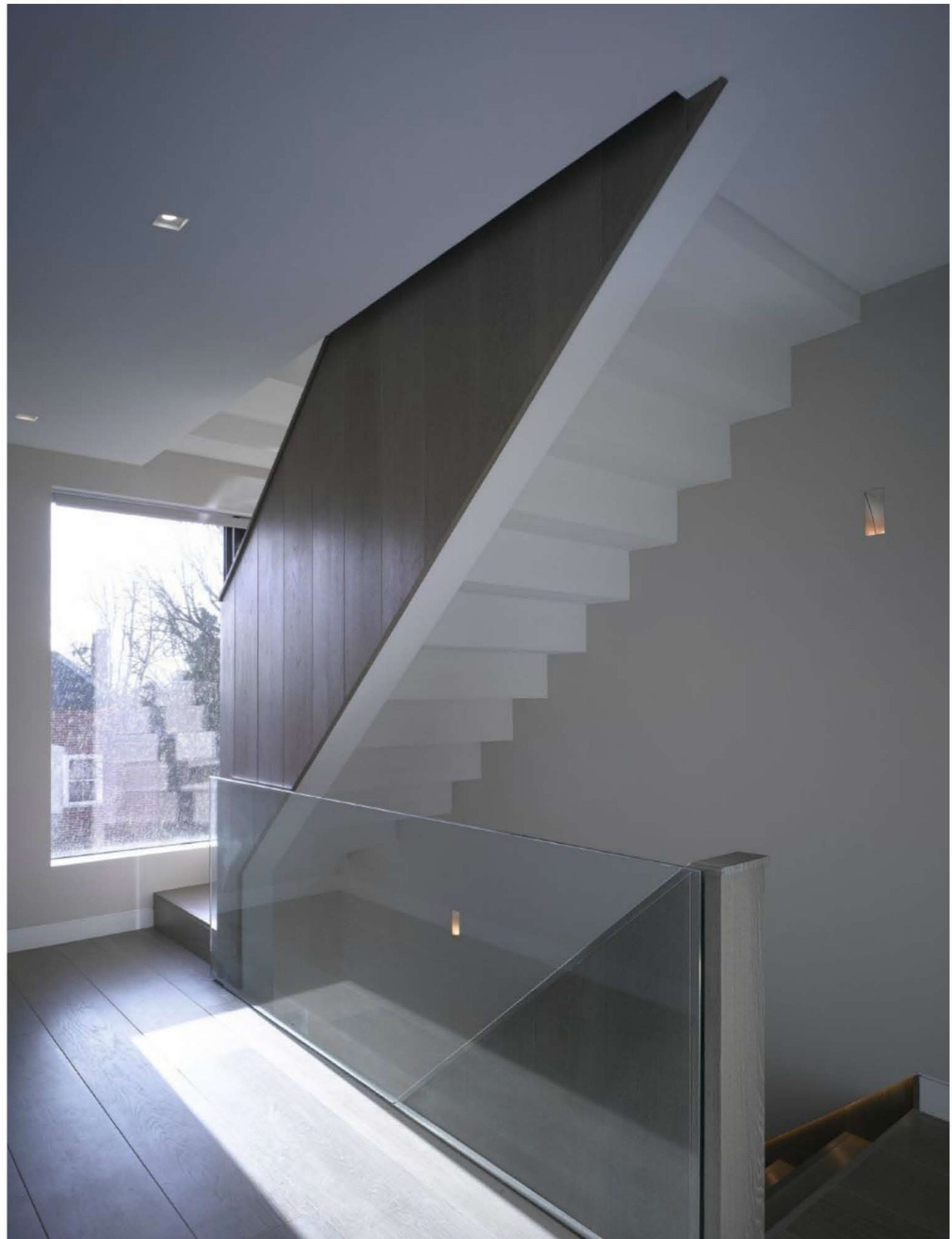
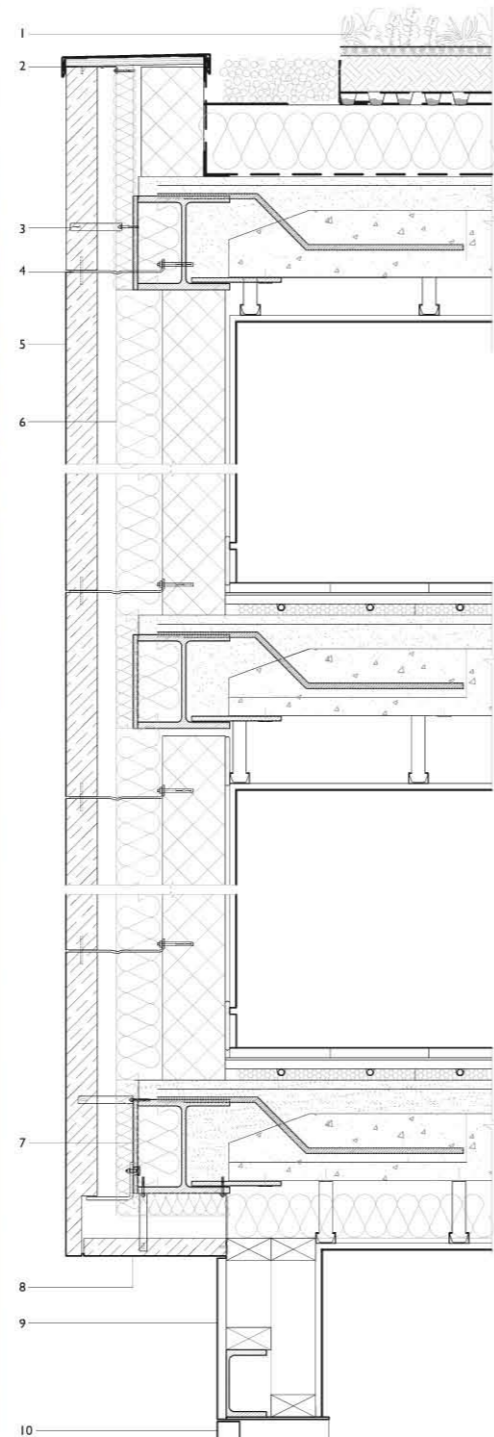
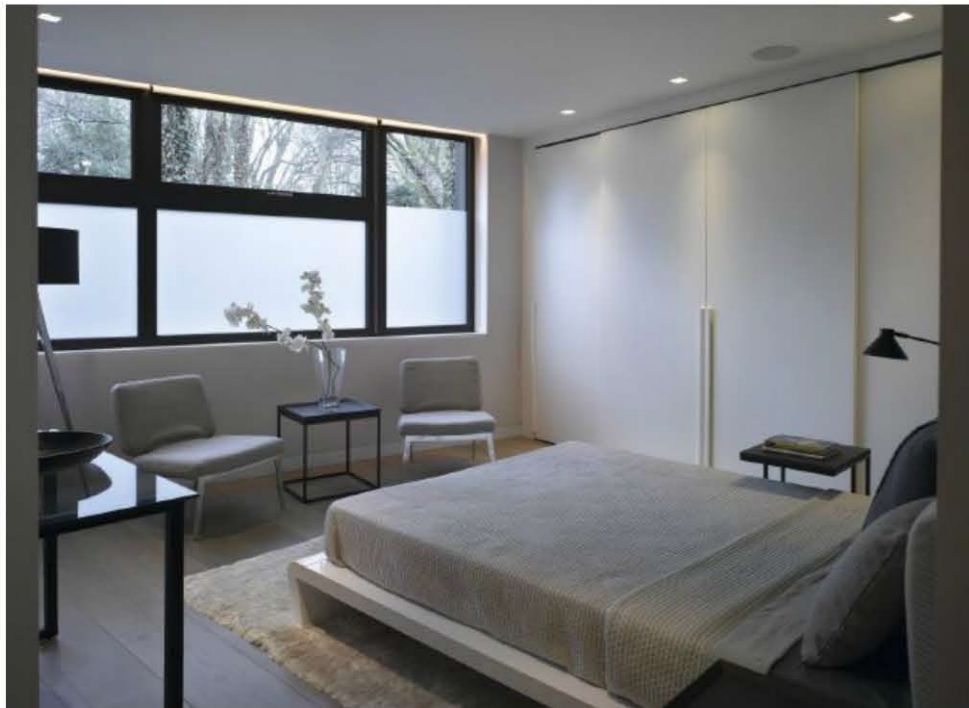
visual interest. Staffordshire blue brick is used on the rear elevation. The roofs are flat and include a green roof, as well as a terrace paved in light grey granite. Light grey coloured zinc cappings are used throughout.

Financial viability was only possible by maximising the new building envelope, writes *Belsize Architects*. It was agreed therefore that the scheme

should not only sit as close to the adjacent apartment block as possible, but also include a habitable basement. Building so close to the apartment block presented structural design challenges, and the presence of a shallow railway tunnel only one-metre beneath the site required painstaking negotiation with Network Rail and a great deal of work by the structural engineer. ▶

▲ Clad in Jura limestone and Iroko timber, the 760-square-metre scheme is located on a brownfield site that was previously occupied by six single-storey garages.
 ▶ Section: basement, ground, first, second, third floor and roof plans. Key: 1 family/play room, 2 toilet, 3 kitchenette, 4 storage, 5 entrance hall, 6 office, 7 garage, 8 storage/plant 9 bathroom, 10 bedroom, 11 study, 12 terrace, 13 shower, 14 kitchen, 15 living, 16 dining, 17 green roof.





The resulting four-metre deep basement comprises a reinforced concrete box structure with perimeter contiguous piled walls and concrete slabs at basement and ground levels. The basement slab is a piled raft, and as there is the possibility of net heave, tension piles are provided to resist uplift. A waterproof tanking system lines the basement. The building structure comprises a steel frame with precast concrete floors.

The scheme features a number sustainable servicing technologies, including high-efficiency gas-fired condensing boilers incorporating variable speed pumps. System controls allow the time and temperature settings within each room to be individually adjusted to minimise heating requirements. Basement ventilation is provided by a supply and extract system incorporating heat exchangers. This enables around 90 per cent of the heat to be recovered from the outgoing exhaust air. □

△ Detail section through front elevation. Key: 1 green roof, 2 polyester powder-coated flashing, 3 stainless steel bracket, 4 lime mortar to stone joints, 5 70mm limestone cladding, 6 100mm rigid insulation, 7 secondary structural support for stone cladding, 8 70mm limestone cladding to soffit, 9 Iroko timber cladding, 10 garage door.

○ Architect Belsize Architects structure FLUID Structural services Robert Liddle Associates qs McBains Cooper main contractor B&G Construction stone cladding Domus Facades brick lbstock glazing Northolt Glass kitchen Poggenpohl garage doors Garage Door Company zinc cappings VM Zinc insulation Kingspan Thermawall windows Schueco photos Nick Kane
○ Floor area 761 sqm contract value £3.4m contract duration 24 months carbon dioxide emissions 13.08 kg CO₂/m² per annum.