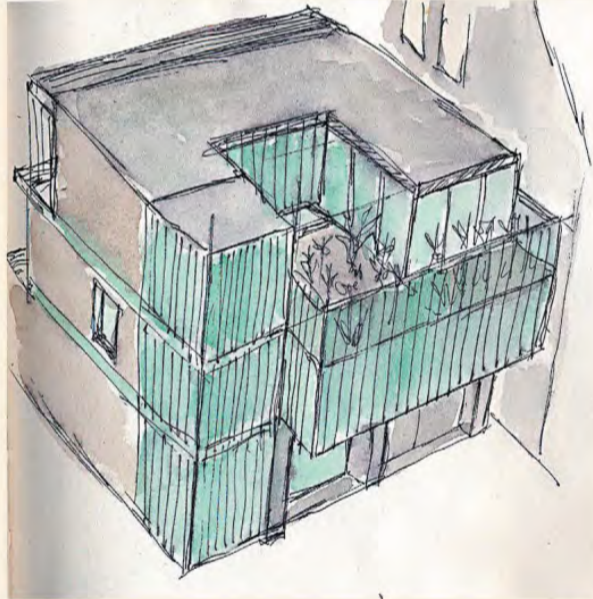


FIRST LOOK



Top: A photo montage of the street front. Right: A sketch of the original proposal, how it will look with the amount of glazing reduced. Inset: Rear elevation.



Eco warriors shatter glass objection

Richard Mitzam Architects has fought its way through the planning system to win permission for a modernist, eco-friendly home in London's Hampstead.

Camden council gave the green light to the scheme, which it refused before Labour lost control of the council in May's local elections. Proposals for the home, designed to achieve high levels of sustainability, were originally turned down after neighbours protested about the impact it would have on their views.

"It was all very political," said Mitzman. "They only talked about the view from the neighbours. Then they were told that loss of view wouldn't stand up in an appeal, so they said: 'OK, there's too much glass', just like that."

Mitzman tweaked his design, reducing the height of the screen at the front of the roof terrace by 0.7m to 1.7m, and halving the amount of glass on the front of the stairwell.



When he resubmitted the plans, he included an environmental statement, detailing the high levels of insulation, the way the stair tower would produce vertical air circulation, the use of timber from sustainable sources, and the

recycling of some materials from the existing building. The scheme was granted planning on July 13. "It was the environmental statement that did it," Mitzam said. "[The council] have got very green-minded."