3 ELM ROW, LONDON NW3 1AA

PLANNING APPLICATION DOCUMENT

AUGUST- DP6444

NOVEMBER 2023 - REV.A

ADAM ARCHITECTURE

CONTENTS

ADDENDUM

The contents of this document refers to the application as it was made originally.

Following a period of dialogue with the Case Officer, a number of updates have been made, which are represented in the latest drawing package:

PL 6444 - 1201-2 / 1202-3 / 1203-2 / 1204-2 / 1205-2 / 1206-4 / 1207-2 / 1301-2 / 1302-2 / 1303-2 / 1351-2 / 1352-2 / 1353-1 / 1354-1 / 1355-1 , along with the Justification Statement.

This addendum has been added to the Design and Access Statement in order to highlight the changes made, as per the Case Officer's correspondence dated 16th November 2023.

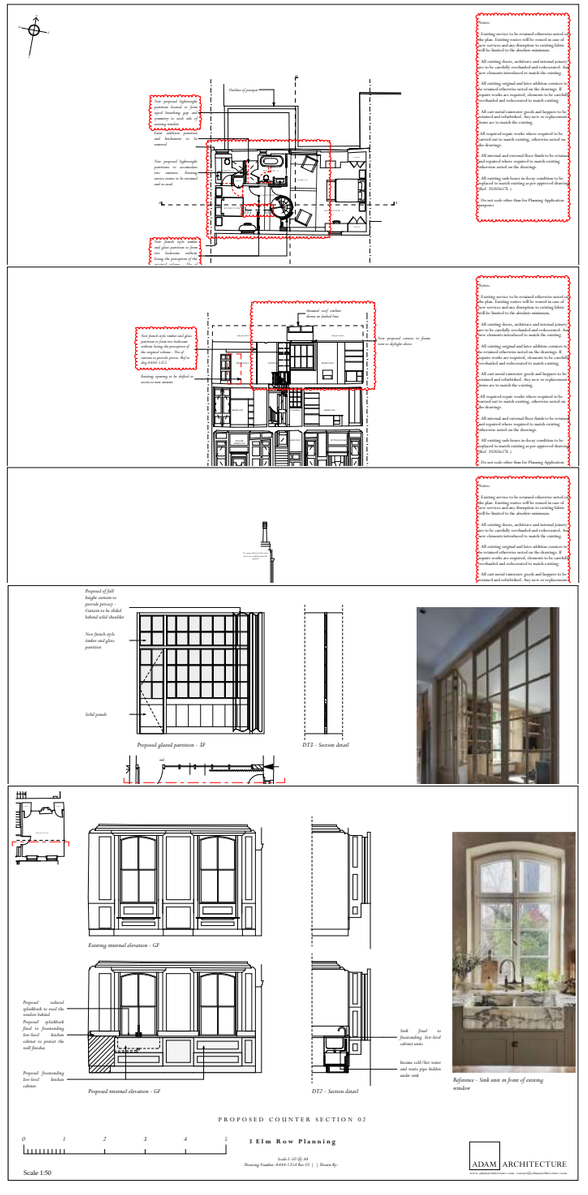
A summary of key differences between the application as originally made, and the final drawing package are detailed below:

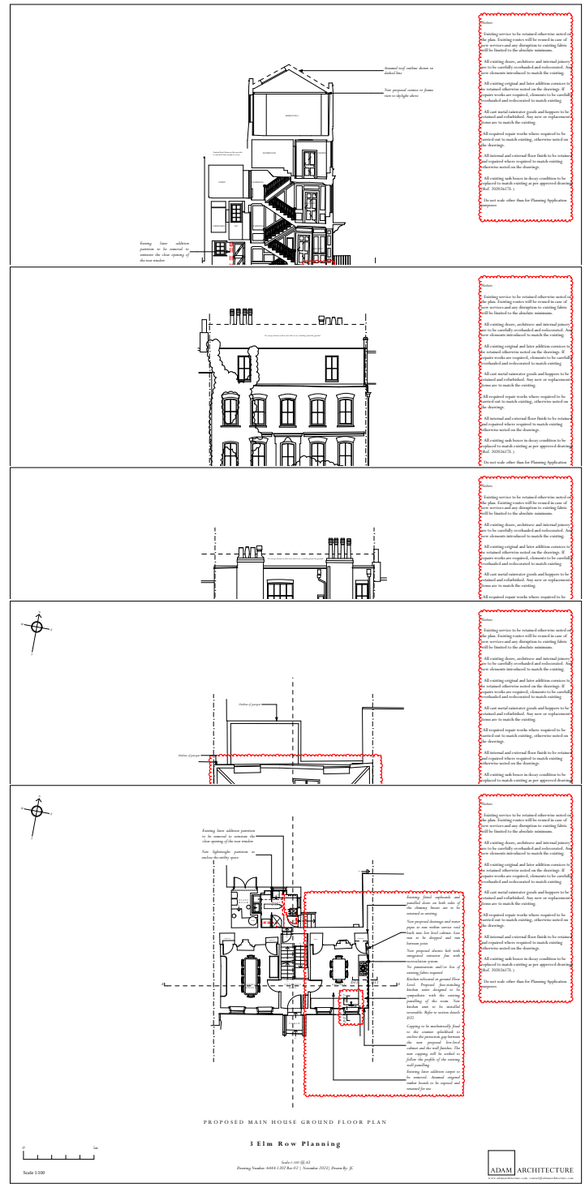
1: The proposed double glazing will be omitted from the scope of the application

2: Reduction of works to the third floor, and a replacement of light-weight glass partitions in place of the previously proposed solid walls

3: The detailed design of low level, freestanding and non-mechanically fixed joinery as kitchen units, with integrated services

4: LGF kitchen wall to be fully retained





ELM ROW ADAM

1.0 INTRODUCTION

1.1 INTRODUCTION

This document has been prepared in support of a Listed Building and Planning application to the Local Authority of Camden for the proposal to minor internal alteration and refurbishment of a Grade II listed family townhouse, located within the Hampstead Conservation Area.

The proposals presented seek permission for the following works:

- Relocation of kitchen from lower-ground floor to ground floor level.

- Reinstatement of original use of principal front room at first floor level into a drawing room.

- General minor internal plan alterations at lower-ground, ground and third floor.

- Removal of later addition plasterboard ceilings, floor and wall finishes to master ensuite

- Replacement of existing decaying sash boxes to match existing

- Replacement of existing window with more energy efficient, historically sympathetic, ultra-slim double glazing with proposed details to match the existing.

The proposed alterations have been carefully considered with an understanding of the historical development of the property and will preserve and enhance the listed building and the historic and architectural character of the Hampstead Conservation Area.

The proposals carefully balance a conservation-led approach with the opportunity to improve the family dwelling and safe guard its long-term use as a family home.

The property has remained in residential use since it was built in circa 1720, although there have been periods of multiple occupancy over the years, both as a boarding house in the late 19th century, and later a series of pre-existing outbuildings to the rear were occupied as separate dwellings. In its present form, the property is under one ownership, used as a family home.

Works that have occurred over the life span of 3 Elm Row include re-facing in brickwork during the late 19th-Century, and a more recent three-story rear extension. A distinguishing feature of the property is that it was believed to have been the former home of Henry Cole. However, during the early 20th century the properties of Elm Row underwent a change in numbering, and Henry Cole in fact resided at what is now known as 5 Elm Row, but at the time this property was referred to as 3 Elm Row, which has led to later confusion.

The property is generally in reasonable condition but requires improvements and modifications to ensure its viability as a modern family home. These include a desire to sympathetically relocate the kitchen room, rationalise the loft area, and undertake much-required repairs including replacement of the sash boxes that are in a condition of decay, and improve the efficiency of the existing windows, where necessary. The overarching driver is to create a family home that is both viable to modern demands, whilst being sympathetic and respectful of the character and historical merit of the property.

The owners have commissioned ADAM Architecture to develop the proposals. ADAM Architecture is a multi-award-winning leader in the practice of vernacular and classical architecture with a clear understanding of traditional building design and construction. The applicant, along with the project team, have been particularly mindful of the Listed property and Conservation Area site, and have made efforts to ensure that the new scheme is designed to not cause any harm to the character and appearance of either asset.

This document sets out in more detail the background to the property, its history, the client brief, the constraints and opportunities informing the designs, and the emerging detailed design proposals. This statement should be read in conjunction with the application drawings attached and Heritage statement.

2.0 SITE OVERVIEW

2.1 SURROUNDING CONTEXT

Elm Row is within the boundary of Camden Borough Council. The site sits within the Hampstead Conservation Area, within the Christchurch and Well Walk Sub Area.

The conservation, and in particular the sub-area of Christchurch and Well Walk is characterized by narrow footpaths which connect the main streets, which run along the direction of the incline of the area, creating a feature of the sloped topography.

The physical features of Elm Row include York stone pavement and buff concrete blocks with 19th-century street-lamp posts. No. 3 Elm Row occupies the North side of the street, along with nos. 1 and 5. This terrace, which the application site sits in the centre of, dates from the early 17th century. There is also a detached large single dwelling on the street, as well as later Arts and Craft style properties. The street is entirely residential in use.

Elm Row is accessed from Heath Street and connects to Hampstead Square. Heath Street is a principal road which connects the site with Hampstead Heath to the North and Hampstead High Street to the South. Heath Street provides the site with immediate access to several amenity facilities, including shops and cafes. The High Street, which can be reached from the site is under a ten-minute walk provides a wider and more comprehensive choice of amenity facilities. The Heath, which is also within walking distance of the site, provides several recreational opportunities free to the general public. There is also a choice of key facilities, such as health care options, supermarkets, and educational facilities, which can be reached from the site either by walking, cycling, or using public transport. The site, therefore, represents an extremely sustainable location.

Elm row (front property) - View toward n.10

N. 114 Heath Street - View from rear of 3 Elm Row

Hampstead Square - View toword n.5

Elm row (front property) - View toward n.2

2.2 PHYSICAL CONTEXT

3 Elm Row is an example of an early formal townhouse of early Georgian style, built around 1720. During the 10th century the property was re-faced in red brick, by Charles Bean King, a proliferate builder of this time within the Hampstead area.

3 Elm Row is arranged symmetrically, both in terms of the appearance of the front elevation, and the majority of the plan form. The rear of the house breaks from this, most notably because of an unoriginal three-storey outrigger, which has been rendered and painted white externally.

The property is five bays wide and comprises five storeys, including a lower-ground floor and a mezzanine level. The top floor is also unoriginal and unsympathetic to the character of 3 Elm Row, and the wider streetscape. The front facade of the fifth floor is clad in red clay hanging tiles.

The site sits on the North side of the street and forms part of the wider terrace of Elm Row. The front boundary brick wall sits along the edge of the footpath. Within the wall is situated both access to the garage and the main entrance to the site. What is classified as the front garden is a large, linear plot, and acts as the primary amenity space to the property, as well as the main access, characterised by a linear path, a lawn, and trees and shrubs.

Internally, many of the rooms feature timber paneling and original floorboards. Another distinct feature of the internal aesthetic is the inclusion of a spiral metal staircase and a later addition roof lantern to the top floor, which creates a bright space, distinct from the other rooms.

Most utility and bathroom spaces have been arranged to the rear of the property, and the stair core runs centrally, meaning that the principal rooms are all of similar proportions, each with two windows. The kitchen space is situated at the lower ground floor, which compromises its relationship with the other principle rooms, and the daylight afforded to it.

2.3 EXISTING EXTERIOR IMAGES

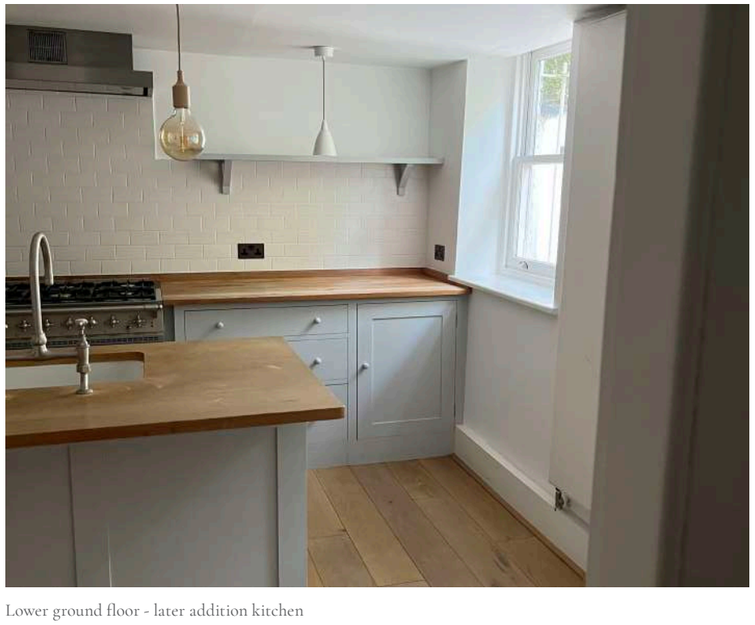
South Front Elevation Main House

South Elevation Entrance door

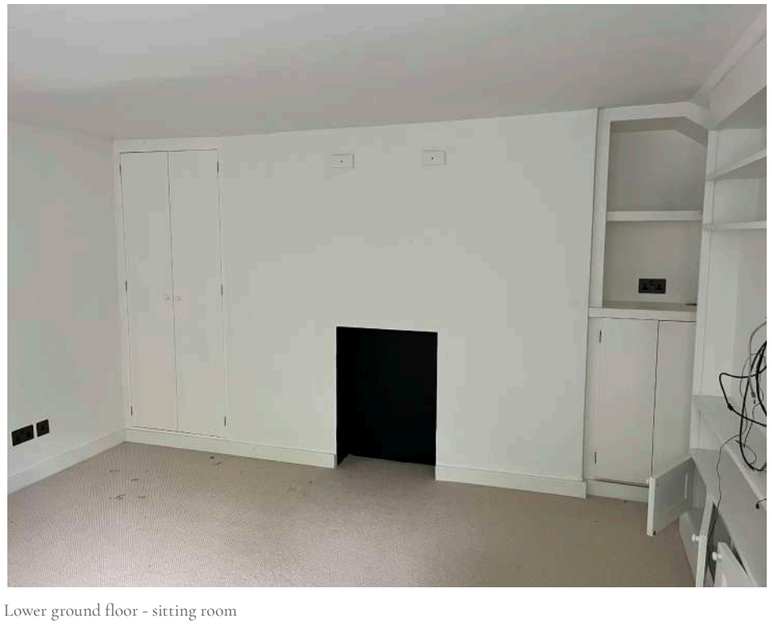
South boundary wall

South rear elevation

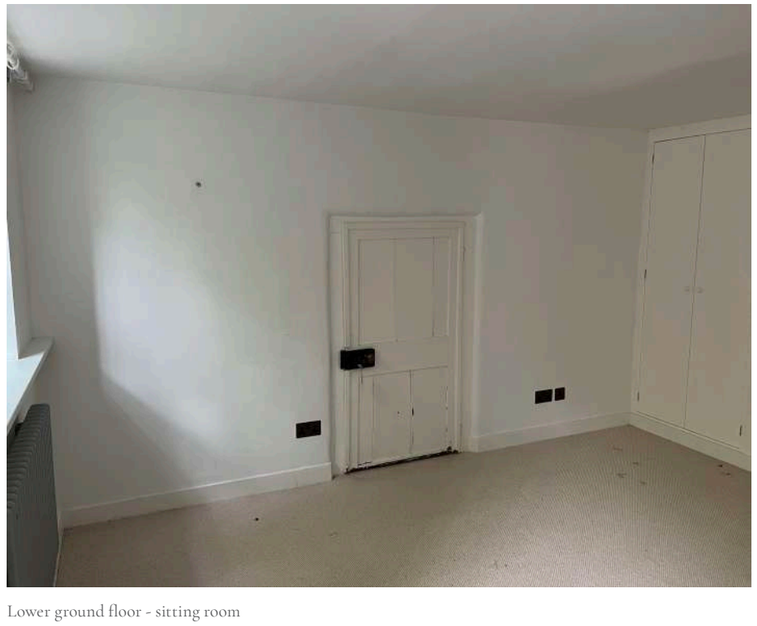
2.4 EXISTING INTERIOR IMAGES



Lower ground floor - later addition kitchen



Lower ground floor - sitting room



Lower ground floor - sitting room

Lower ground floor - Cellar

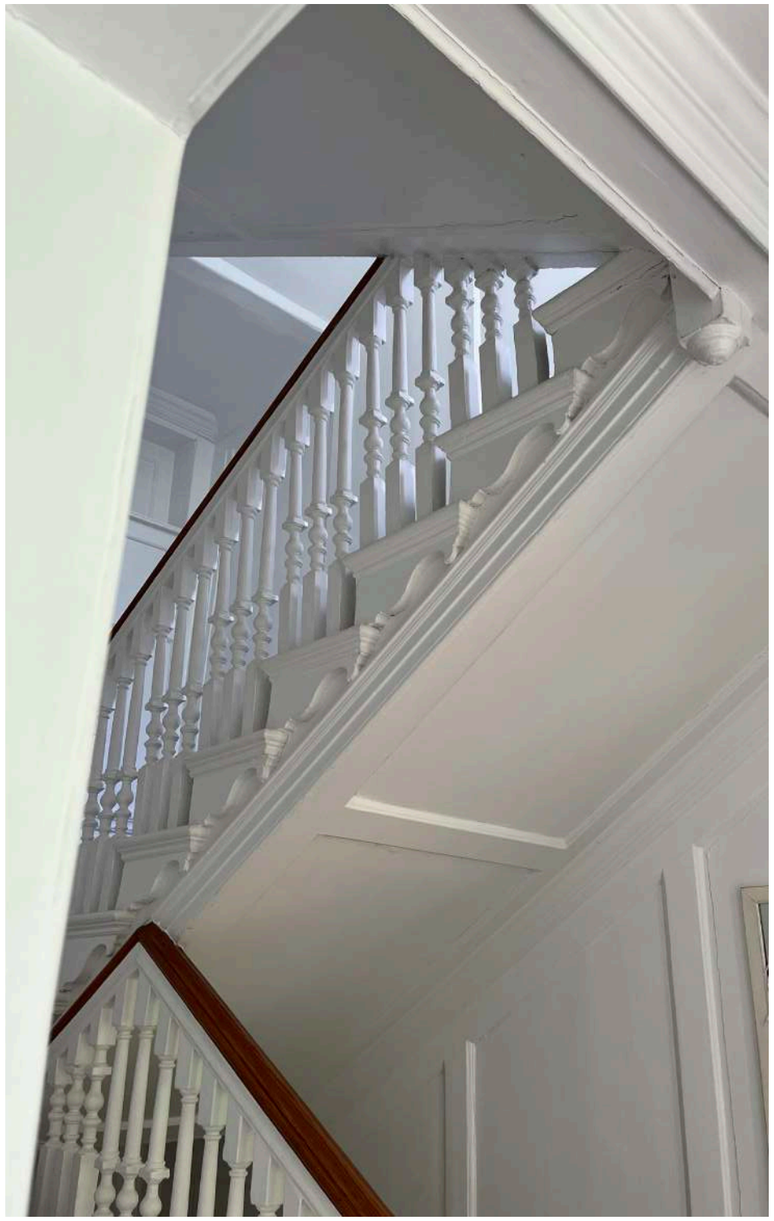
Ground floor - Dining room (front room)

Ground floor - Dining room (front room)

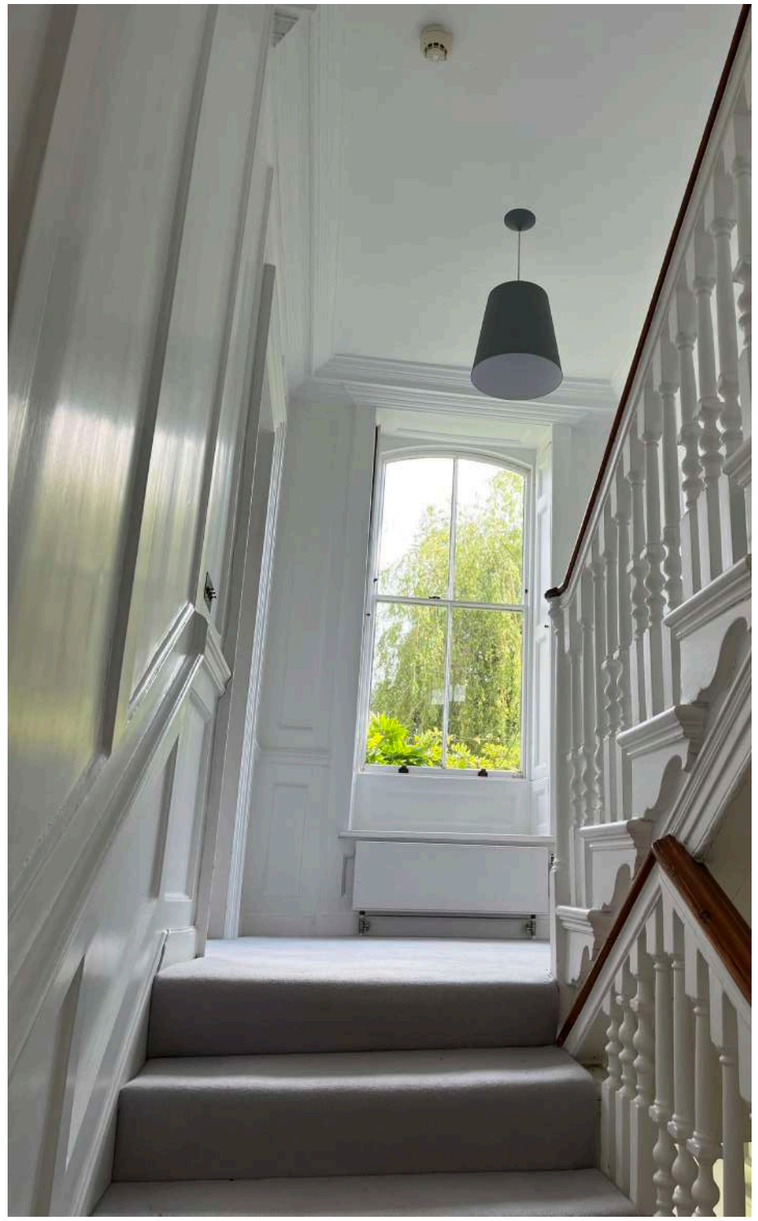
2.4 EXISTING INTERIOR IMAGES

Ground floor -Dining room (front room)

Ground Floor - Entrance hall



Ground Floor - Stairhall



Stairs - Ground to first floor

2.4 EXISTING INTERIOR IMAGES

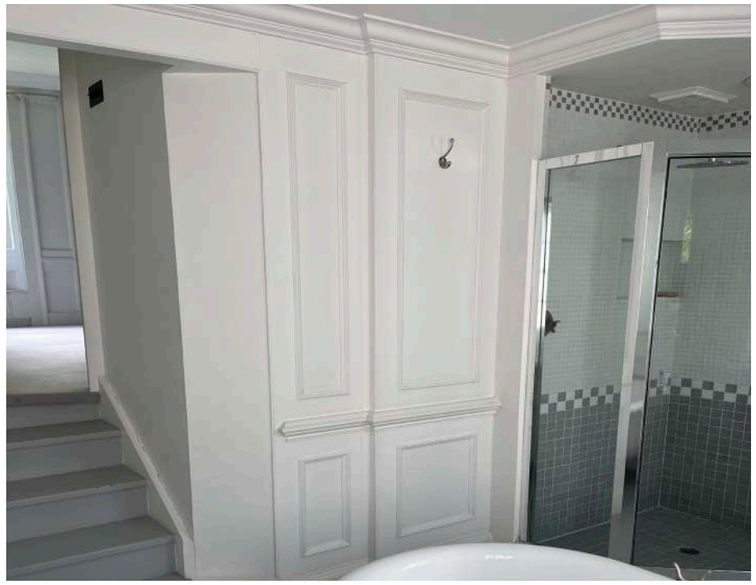
First Floor - Bedroom (Front room)

First Floor - Bedroom (front room)

First Floor - Bedroom (front room)

First floor - Master Bedroom (Front room)

First Floor - Master Bathroom (rear room)



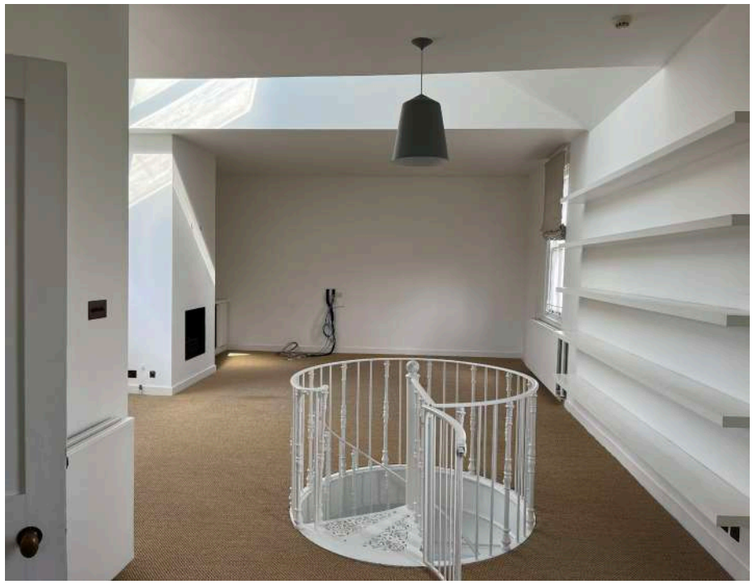
First Floor - Master Bathroom (rear room)

2.4.3 EXISTING INTERIOR IMAGES

Mezzanine - First / Second floor rear later addition exstention

Third Floor - loft space

Third Floor - loft space (skylight)



Third Floor - loft space

Third Floor - loft space

3.0 HERITAGE STATEMENT

3.1 HERITAGE STATEMENT OVERVIEW

No. 3 Elm Row is notable for being an early example of a formal townhouse in Hampstead. It was originally considered that the properties of Elm Row were built as a terrace in the first instance, however, analysis of historical maps shows that 3 Elm Row was part of a duo of townhouses and that the remainder of the terrace was formed at a later date.

Another notable feature of 3 Elm Row, is that it was believed to be the home to Henry Cole, founder of the Victoria and Albert Museum, and instrumental to the uptake of the custom of the Christmas Card, for a period of a year from 1979. Henry Cole did reside at no. 3 Elm Row, however at this time, and up to the early 20th Century, what is now referred to as no. 5 Elm Row, was in fact called no. 3 Elm Row. A change to the numbering system in the 1920s led to confusion around the identity of the properties. This means that the dwelling in relation to this application was not the former home of Henry Cole.

In the late 19th century the terrace was refaced in red brick by Charles Bean King, whose building work around Hampstead was plentiful at this time. The inclusion of the fleur-de-lys motif is characteristic of his work. It is considered that internal alterations likely were carried out around this time as well. Further works were carried out to the north side where there is currently a 20th-century extension, replacing former outbuildings which potentially were damaged during the war.

The site is also situated in the Hampstead Conservation Area, Sub Area 02, which is characterised by a variety of building types and styles, as well as long and somewhat narrow streets and passageways, with Elm Row contributing to this.

A more extensive heritage assessment can be found is the associated Heritage Statement, produced by Lucy Denton BS (Hons) MA FRSA FRGS FRHistS, Architectural Historian.

4.0 PROFESSIONAL TEAM

4.1 ADAM ARCHITECTURE

TRADITION

RESPECT

COLLABORATION

ADAM Architecture is one of the largest practices in the South of England and enjoys an international reputation for designs inspired by tradition that respond well to their context, are highly sustainable, and which are beautifully built and enduring. The practice takes great pride in the quality of service it offers to each client at every stage of the project. Six design directors lead a team of over 120 from two offices in both London and in Winchester. We enjoy a track record of an award-winning portfolio of architectural and urban projects. We have significant experience of working on sensitive and highly constrained sites, and of designing and delivering highly sustainable buildings and places.

INCLUSION

PRIDE

REPUTATION

Somerset House Office, London

Barn Studio, Winchester

4.2 OUR TEAM

DARREN PRICE
DIRECTOR

PROJECT LEAD

TIM MACER-WRIGHT
ASSOCIATE

LUCY DENTON
ARCHITECTURAL HISTORIAN

ANDREA MAUGERI
SENIOR ARCHITECT

PROJECT ARCHITECT

DR MARTINA PACIFICI
SUSTAINABILITY LEAD

4.3 HERITAGE

ADAM Architecture has an established reputation in restoring and preserving historic properties and sites around the UK. Our approach to heritage projects ensures any intervention is the result of a well-considered design and research process, adopted specifically to preserve and enhance buildings and sites or future generations.

The practice's portfolio of projects covers a range of new houses and buildings, including town and country houses, and commercial and institutional buildings such as educational, hotel, healthcare, office and sporting buildings. ADAM Architecture has extensive experience, often in sensitive urban and rural locations, of delivering new interventions in historic and often highly prominent settings.

We support clients at all stages and seek to work collaboratively with professional teams and specialist consultants; we offer in-house historical research and our historic building team have extensive heritage knowledge. Increasingly our work focuses on intelligent interventions to maximise potential for reduced carbon footprint and wider considerations of holistic sustainability.

This research provides invaluable evidence of a building's past and allows us to create detailed building phasing plans that clearly explain the evolution of a property over time.

4.4 OUR APPROACH

UNDERSTAND THE PAST AND DELIVER THE FUTURE

We recognise that tradition must acknowledge history but also evolve and adapt for the future. Our design process begins with detailed historic research into each property or site, involving documentary archival research and existing building analysis. Understanding a building's past supports a sensitive development for the future.

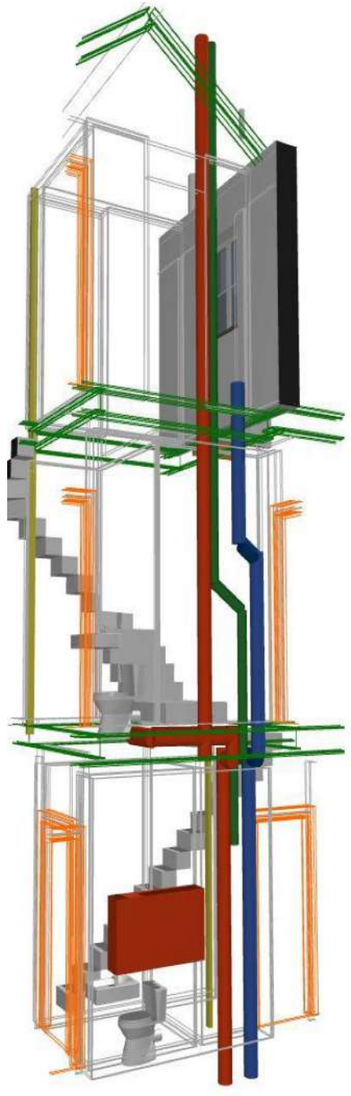
We have an experienced in-house historical researcher - Dr Helen Lawrence-Beaton, and an historic buildings team all with extensive heritage knowledge. This research provides invaluable evidence of a building's past and allows us to create detailed building phasing plans that clearly explain the evolution of a property over time. We create informed and appropriate proposals, satisfying the wishes of our clients, heritage bodies and conservation officers alike.

We have built a reputation for creating strong working relationships with local authorities and heritage bodies during complex heritage applications. We are also experienced in sourcing appropriate materials, specialist consultants and contractors to undertake heritage sensitive projects.

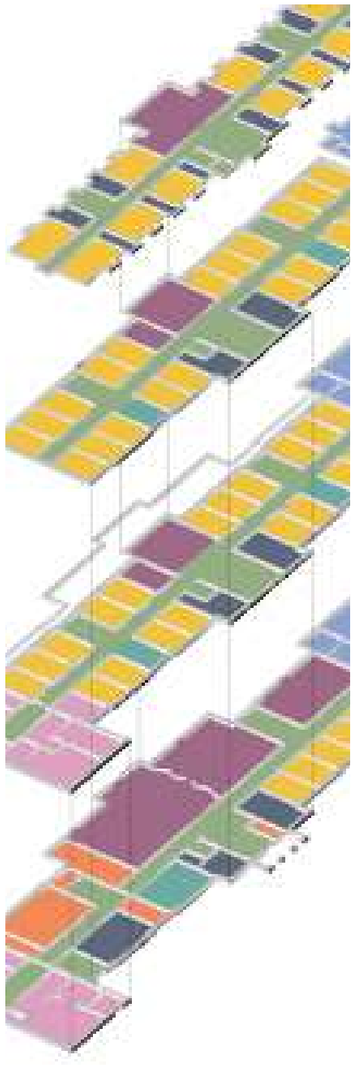
We work closely with landed estates to create pattern books to help guide repair and renovation of their historic buildings. This helps to maintain the architectural integrity and quality of structures so that they can be enjoyed by future generations.

Our research covers investigations into vernacular building typologies in various regions of the UK, ranging from unique farmhouse and farmstead layouts, to manor house types that are unique to specific counties.

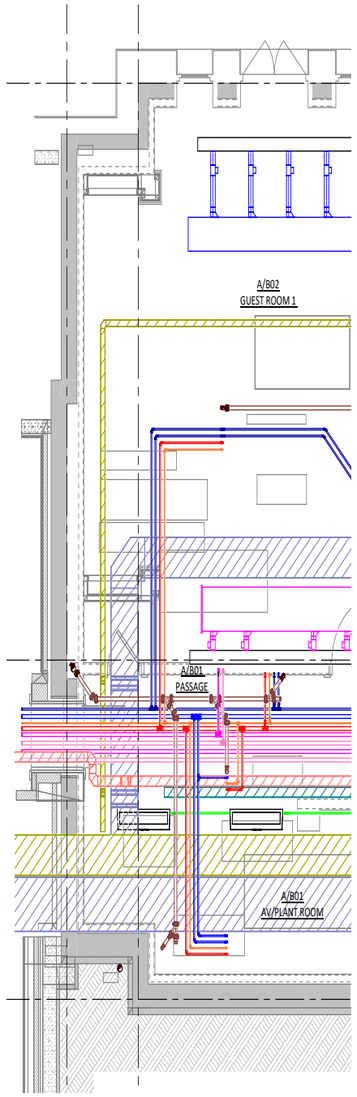
This detailed understanding of historic building types helps to provide clear and logical guidance on any design for new buildings, ensuring that proposals are a literate continuation of the established local character and building traditions.



BIM Technology



Orthographic Projections



Computer-based Technical Drawings

Detailed Hand Sketches

4.5 SUSTAINABILITY

Thermal comfort, high-performance, functions and aesthetic features can be carefully balanced. Key principles of sustainable design can be adopted to define the buildings orientation, optimise the form factor, and consider thermal zones to ensure building users' comfort. We can prioritise high and low levels of daylight to penetrate the spaces to create the desired atmosphere. In parallel, we could look at minimising the risk of overheating by balancing solar gains and internal heat gains.

Efforts would be made to specify all construction materials responsibly, locally, and with their life cycle impacts in mind, existing retained premises will be thermally upgraded whenever possible. The negative impact of demolitions will be mitigated by reclaiming and reusing the existing materials which could be repurposed in the new build design.

To guarantee high energy efficiency standards, a 'fabric first approach' which maximises insulation, minimises thermal bridging, and maximises airtightness should be adopted.

As part of a future masterplan, a biodiversity net gain should be discussed through habitat enhancement within or adjacent to the site boundary. Sensitive planting strategies can enrich biodiversity and encourage wildlife around the site.

ADAM has an in-house sustainability team lead by Dr. Martina Pacifici, ensuring that we are at the forefront of this discipline.

Water Harvesting & Irrigation

Local Economy

Thermal Upgrading

Re-wilding & Landscape Management

Plastic Free Development

Locally Sourced

REDUCE

REUSE

RECYCLE

LOCAL

4.6 WIDER DESIGN TEAM

ARCHITECT

ADAM

ADAM ARCHITECTURE

ADAM Architecture is the leading practice specialising in Classical and Traditional architecture and contextual urban design. We are recognised worldwide for our award-winning projects, which range in scale from private houses and the restoration of historic buildings, to commercial and public buildings, to masterplans including village extensions and major housing developments.

HERITAGE CONSULTANT

ADAM

LUCY DENTON

Lucy is an architectural historian and writer providing in-depth research and scholarly content for Heritage Statements and other formal historic building reports. Experience over twenty five years takes in a considerable record of projects, from Wentworth Woodhouse to Annabel's Club on Berkeley Square, and former Victorian paupers' accommodation in rural Hampshire. She has also worked for Sotheby's, advised programmes on Ch5 and the BBC, and has written editorial and articles for press and publications including Hudson's Historic Houses, The London Magazine, The Times, the in-house magazine to 5, Hertford Street and more; she regularly writes for Country Life.

5.0 PLANNING HISTORY

5.1 PLANNING HISTORY

The following planning history is relevant to the Elm Row Site:

2020/2617/L

18-08-2020

Listed Building Consent Granted for repairs to windows to front and rear elevations, encompassing replacement of sashes and repair of boxes and cills to various windows, together with more minor repairs to other windows.

9501217

07-07-1995

Refuse Permission for the erection of an additional storey to the existing rear extension

8992039

13-02-1989

Grant Permission for pruning of Trees

8870643

23-11-1988

Grant Permission for the erection of a three storey rear extension to the rear

8804645

23-11-1988

Grant Full or outline permission with conditions for the erection of a three storey rear extension to the rear

6.0 PROJECT BRIEF

6.1 PROJECT BRIEF

The proposals shown in this document reflect an understanding of the existing building and its historical development. These proposals have also been developed closely with the client to satisfy important brief requirements.

The design proposals have been made with view to restore where possible the original historic volumes and fabric of the listed building, and any alterations shown have been made in order to improve the building's use as a modern single family home.

This will be achieved via three main agendas:

- Relocating the kitchen from the lower ground floor to the ground floor, which will improve both the functionality of the kitchen and the enjoyment of the space through improved levels of daylight and a better relationship with the proposed ground floor dining room.

- Reinstating the sitting room at the first-floor level and relocating the bedroom to the loft level on the third floor.

- Sensitively refurbishing the sash boxes and aiming to improve the existing efficiency of the building by introducing more thermally efficient windows.

As set out in greater detail in the associated Heritage Statement document, it is considered that the above proposals will have a minor adverse to minor beneficial impact, causing less than substantial harm to the asset.

7.0 PROPOSED DESIGN

7.1 PROPOSED DESIGN

Proposed Works

The proposed works consist of three main elements: changes to the use of some rooms, minor alterations at the third floor, and repair and replacement works for the existing windows. Currently, the windows are in a state of disrepair, negatively affecting the use of the rooms, the character and thermal performance of the property. Additionally, the internal layout does not adequately support modern family living, particularly in terms of poor connectivity and light levels to the lower ground kitchen.

The primary focus of the design development has been to create proposals that enhance the functionality and viability of the family home, meeting the modern living requirements of the inhabitants, while also respecting and preserving the character of the property and the wider Conservation Area.

Relocation of the kitchen

The proposal involves removing the later addition kitchen at the lower ground floor and relocating it to the ground floor. To minimize disruption to the existing fabric, a new extractor at ground floor will be installed within the floor level, running between the joists, utilizing the existing service route already in use from the current kitchen. In order to minimize the impact on the existing fabric, the relocated kitchen and associated appliances have been positioned so that any vents or ducts to not affect the existing wall fabric.

Reinstatement of first-floor reception room

The former function of a sitting/reception room will be reinstated at the first floor level, replacing the existing guest bedroom, moved to the third floor.

Replacement of later addition building fabric in the rear extension

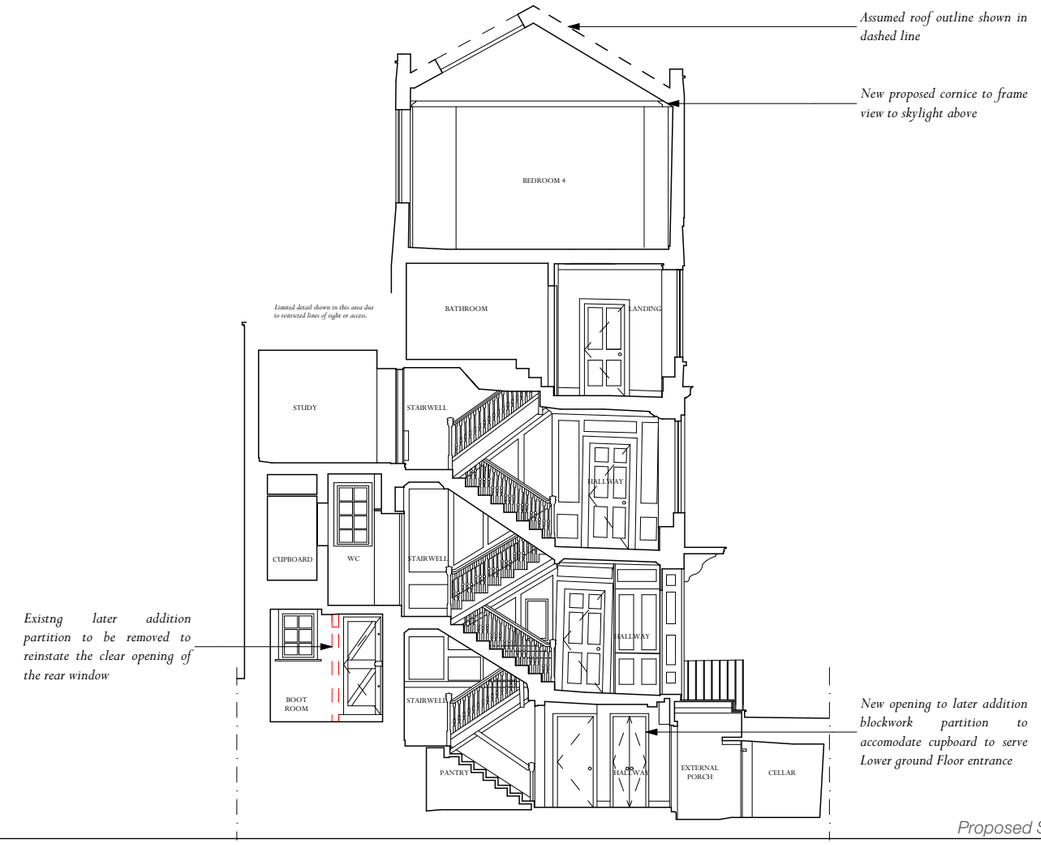
Minor refurbishment works are proposed for the master bathroom, which is accessible through the master bedroom at the first floor. The existing modern wall and ceiling finishes in the later rear extension will be replaced, along with minor changes to the sanitary layout. Existing service routes will be reused to minimise impact on the existing fabric.

Interior alterations at the loft level

Minor plan alterations are proposed for the third floor. These changes aim to improve and rationalise the plan configurations. The existing later addition kitchenette will be removed, and new lightweight partitions will be introduced to divide the space into two guest bedrooms with en-suites. Existing service routes will be utilised to minimise impact on the existing fabric.

Method and materials

The owners are committed to carrying out refurbishment and repair works using traditional methods and materials in order to embrace the principles and character of the property.



Proposed Section B

7.2 PROPOSED WINDOW WORKS

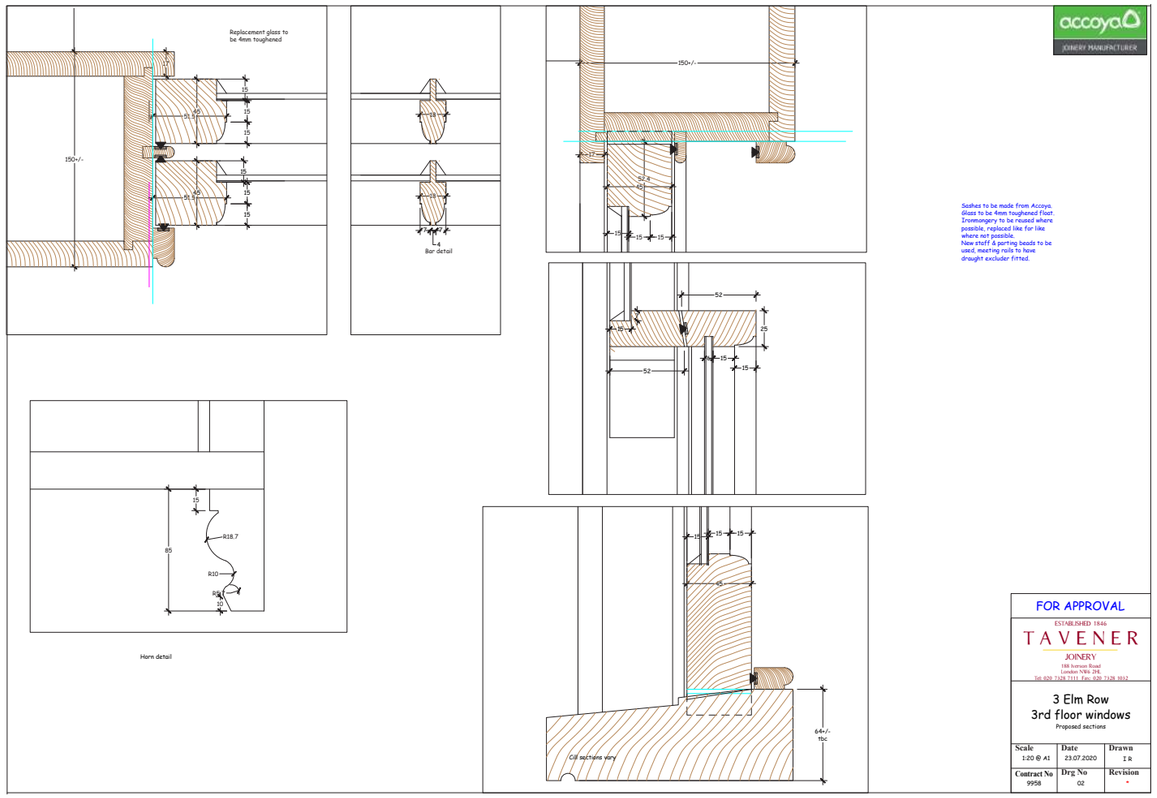
A previous planning application and Listed Building Consent (LBC) were approved in 2020 for the replacement of the existing sashes and repair works on the sash boxes and sills (reference 2020/2617/L).

The porposal seek approval for the replacement of the decayed windows with new, more energy-efficient, and historically sympathetic slimline double glazing sashes, each with a 10mm glazing thickness. The proposed new windows and sash boxes will adhere to the approved drawings from the previous planning application 2020/2617/L.

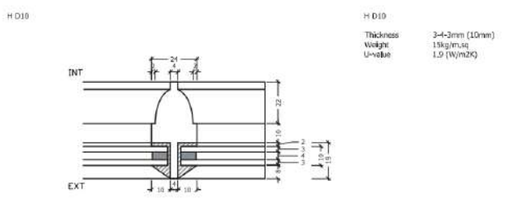
We understand the importance of preserving the historic character of listed buildings. The slimline double glazing will be carefully designed to replicate the original single-glazed sashes, maintaining the building's authentic historical appearance. The use of 10mm glazing ensures a slim profile that closely resembles the original windows. The proposed double glazing with modern insulation properties will significantly improve thermal efficiency, leading to reduced heat loss and lower energy consumption. This enhancement aligns with preservation guidelines that advocate for sustainable improvements without compromising the building's heritage value.

The replacement of decayed windows with historic, energy-efficient alternatives aligns with the principles of sensitive conservation. Our proposal adheres to relevant preservation guidelines and regulations, ensuring that the changes are in harmony with the historical significance of the listed building.

Similar successful examples of replacing single-glazing windows with double glazing can be found in the vicinity, such as the project approved at no. 5 Elm Row (Ref. 2021/4513/P).

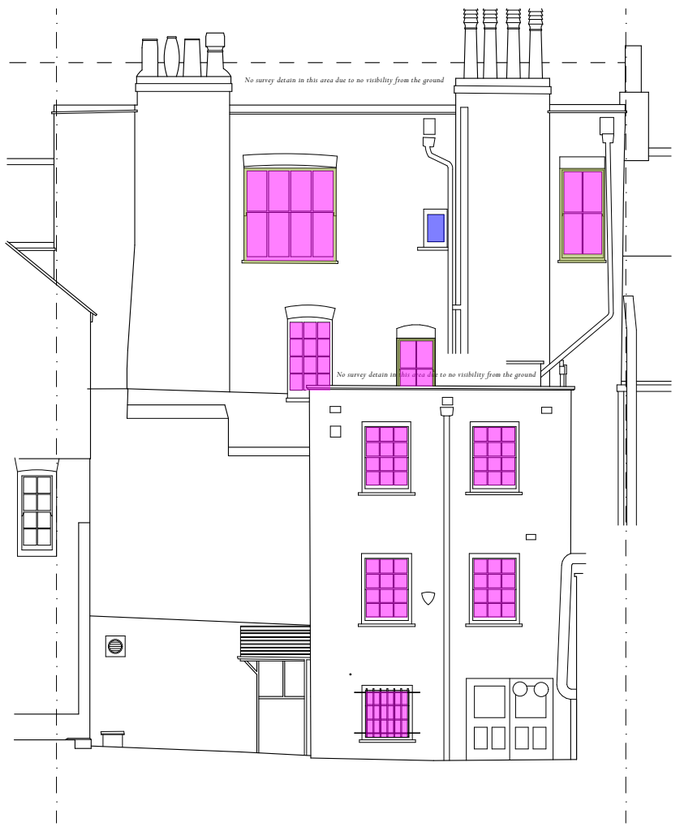


Approved details (ref. 2020/2617/L)



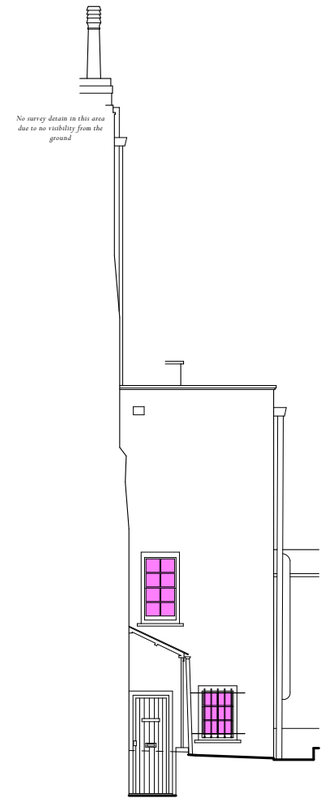
Proposed 10mm double glazing details. Bead to match existing

Proposed works to existing window - Rear elevation



Proposed works to existing window - Front elevation

Proposed works to existing window - Side elevation



Key:

Single glazing replaced for more efficient historical 10mm double glazed sashes

Sash boxes to be replaced

Later addition single glazed window to be replaced with more efficient historical 10mm double glazes casement

8.0 SUSTAINABILITY

8.1 SUSTAINABILITY CONSIDERATIONS

The project aims to enhance the sustainability of the site by ensuring its viability and vitality as a family home.

The relocation of the kitchen will improve the home's functionality. Moreover, the replacement of eixsting single glazing windows will not only enhance the property's thermal performance but also guarantee a significant reduction in energy consumption for heating needs during the winter.

All new mechanical and electrical items will be carefully selected based on their energy efficiency, with a preference for using recycled materials and avoiding those with a high embodied carbon footprint.

The owner plan to install LED-based lighting with intelligent controls and equip fans with variable-speed drives to maximize energy efficiency.

Additionally, all new sanitary ware will be chosen with water conservation in mind, adhering to WRAS standards

9.0 CONCLUSION

9.1 CONCLUSION

We strongly believe that the proposals presented within this report, along with the accompanying drawings, will not have a significant impact on the listed building and the surrounding conservation area. These proposals entail the minimum alterations necessary to enhance the property, ensuring a sustainable and viable long-term use for this Grade II listed building. The introduction of high-quality design solutions and sustainable technologies will result in an overall improvement to the site, as demonstrated in the accompanying Heritage Statement.

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