

1.0 CLOSET WING

CONTEXTUAL REFERENCES

BOW LANGUAGE IN THE LOCAL CONTEXT

The curved bay is a distinctive feature in the local vicinity, seen as a:

- Closet wing feature on properties such as Gloucester Gate to maximise functionality whilst respecting the offsets from existing openings.
- Principal facade feature on properties such as Cumberland Place.
- Flank facade on properties such as Ulster Terrace which helps provide a sense of mitigating scale.



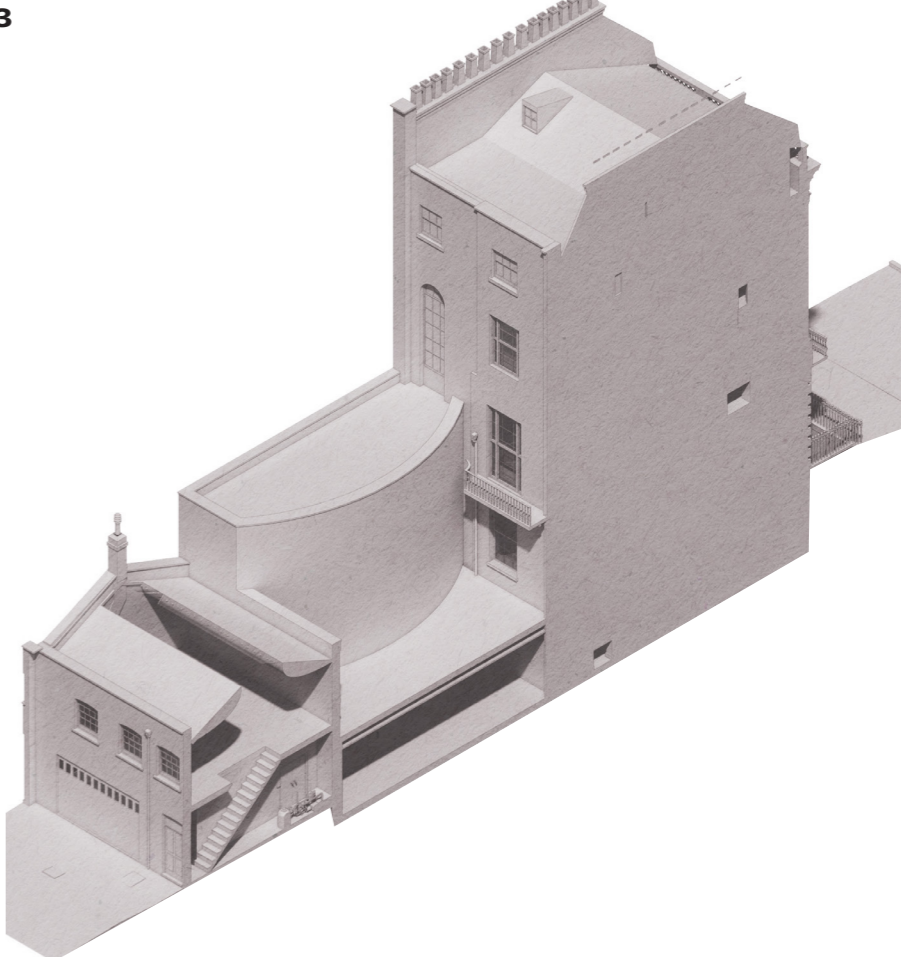
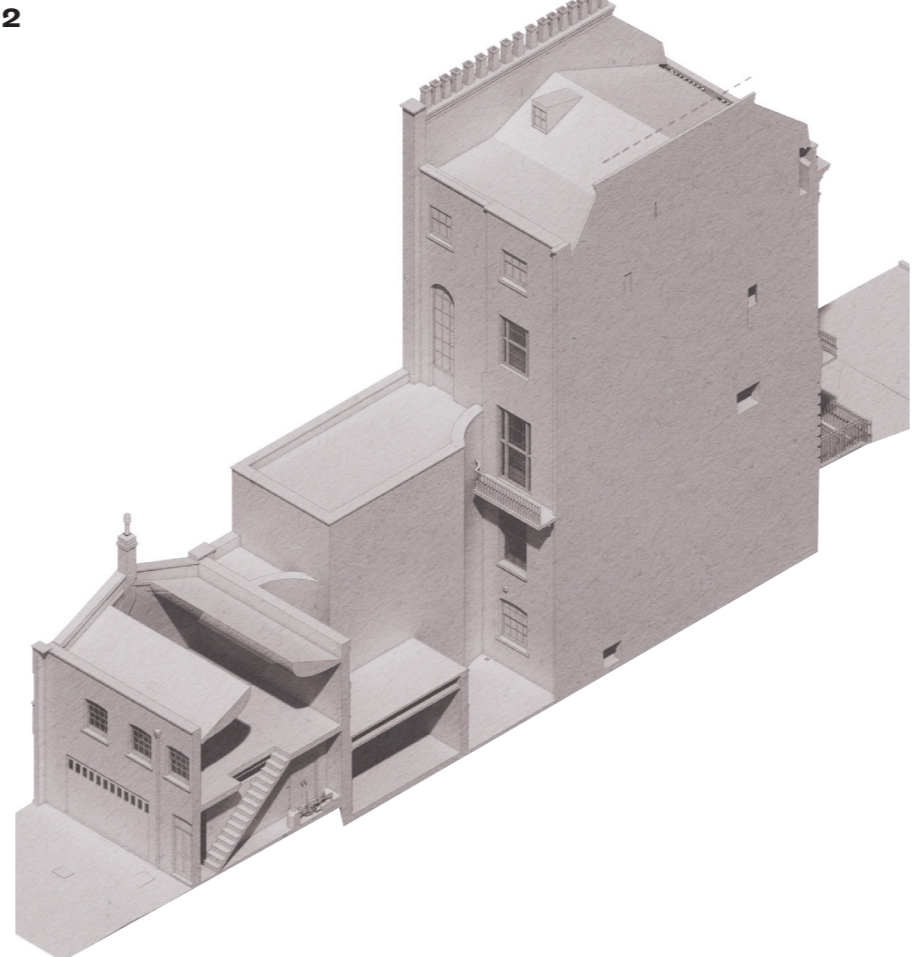
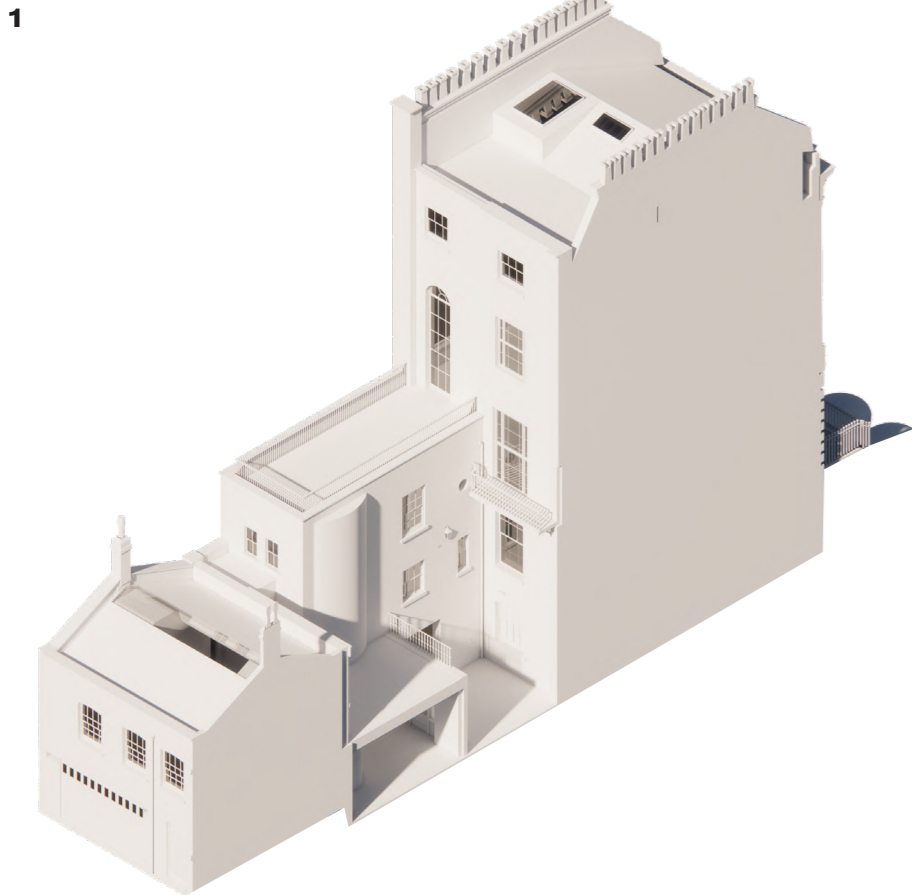
- 1 7 Gloucester Gate
- 2 3 Cumberland Place
- 3 1 Ulster Terrace

4.0 DESIGN DEVELOPMENT

MASS TESTING

CLOSET WING FACADE DEVELOPMENT

These options continued to be refined using a 3D survey model to explore what could work best within the existing context.



Pros

- 1827-1872 closet wing fabric retained.
- Historic example of solid & void proportions to facade.
- Lower ground mass replicates existing condition.

Cons

- At lower ground the thorough fare has limited meaningful function
- At ground floor the kitchen is narrow, with underwhelming area for the dining area
- Piecemeal nature of amendments and extensions to the closet wing leads to cluttered courtyard space
- External amenity terrace quality impacted and constricted.

- 1 Bay Extension
- 2 Scalloped Bay
- 3 Bow Block

Pros

- Additional area allows for wider functioning kitchen.
- Scallops reference existing architectural detail and create breathing room for the external amenity spaces.
- Lower ground mass replicates existing condition.

Cons

- Varying geometries and step in mass may distract from the primacy of the regency property
- Lower ground mass feels somewhat awkward in relation to the upper façades.
- Alteration to the 1870s fabric

Pros

- Simple form that complements the main house and mews in scale
- Curved form offers a curvilinear contrast to the rectilinear house
- Creates space for the kitchen to become the heart of the home
- Shape builds relationship with extension at No. 10
- Enhances the scale of the external courtyards

Cons

- Infill to lower ground adjusts the relationship to the main house
- Loss of 1870s fabric

4.0 DESIGN DEVELOPMENT

FACADE TREATMENT SKETCH IDEAS

FACADE TREATMENT

Whilst one aim of the project is to restore the main house and enhance its special interest, the project will also address the poor legibility through the house by replacing the closet wing north facing facade. The current closet wing is poorly-composed and was built circa 1870. It has been extended and altered numerous times since its construction.

The replacement facade will be curved facing into the rear garden spaces. This bow shape has been seen in classical architecture and still prevalent in the local area, having been employed by Nash on Cornwall Terrace, and by other architects of the period, as well as referencing the recent approval at 10 Gloucester Gate.

The shape has the benefit of allowing sunlight to flood the spacious interior of the new kitchen / dining room and study. It will also reveal the facade of the mews house, improving the ability to appreciate its architectural value.

For the choice of materiality of the closet wing the proposal is a palette that responds positively to the character of the closet wing and courtyard areas by reclaiming the existing bricks.

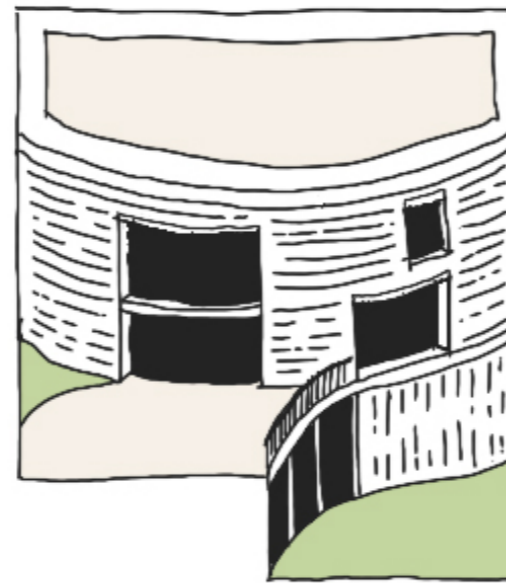
The sketches to the right were four test facade treatments the design team looked at as a part of the process:

1 - Asymmetric fenestrations, one large double height window extending from the kitchen up to the study. Curved glazing at basement aligned to the ground floor glazing with a smaller porthole window to the study corridor.

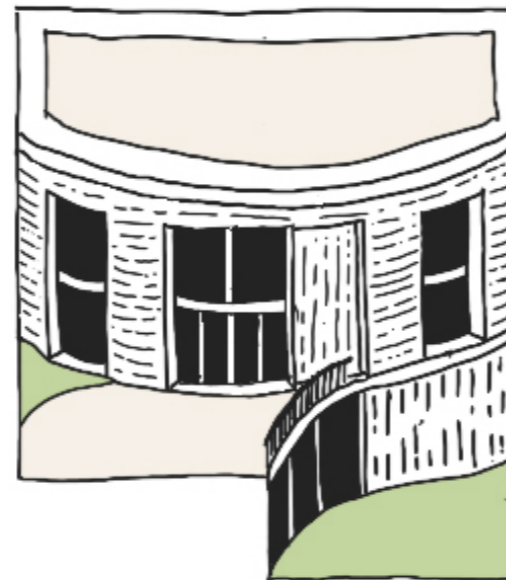
2 - Symmetrical grid, four narrow double height windows extending from ground to first floor. Curved glazing at basement. Opportunity to have a solid recessed panel to break the facade.

3 - 1-2-1 grid, two narrow double height windows either side of the bow bay with one large double window with bi-folding doors at ground floor.

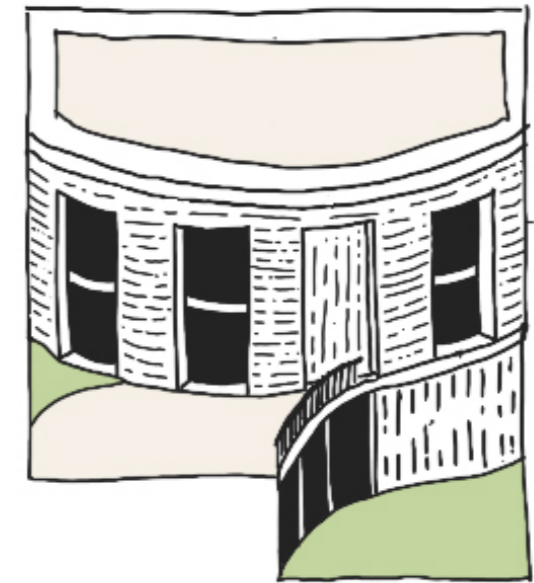
4 - 1-3-1 grid, one window with a recessed panel above at first. A set of three narrow double height openings. Followed by a double height window from ground to first.



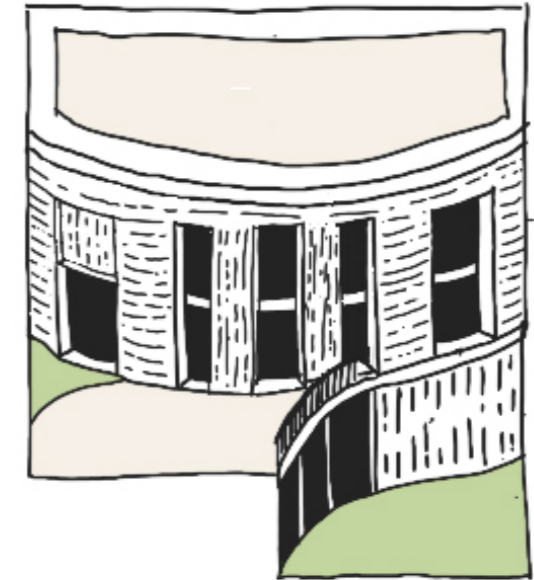
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2



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4.0 DESIGN DEVELOPMENT

RETAINING EXISTING FABRIC

REUSE OF THE EXISTING FABRIC

The application proposals are consistent with the general objective to improve the efficiency of existing buildings, and the client is taking the opportunity to do so within the constraints of the buildings listing. The adopted energy efficiency measures will be set out within the application material. Improvements in insulation to walls, ceiling and the lower ground floor slab where feasible will help to limit active heating and cooling requirements, as documented in the overheating assessment.

Key to these proposals is the refurbishment and upgrading of this listed building to enable its continued function as a family home. The preservation of the buildings special interest and the improvement of its internal character is central to the design.

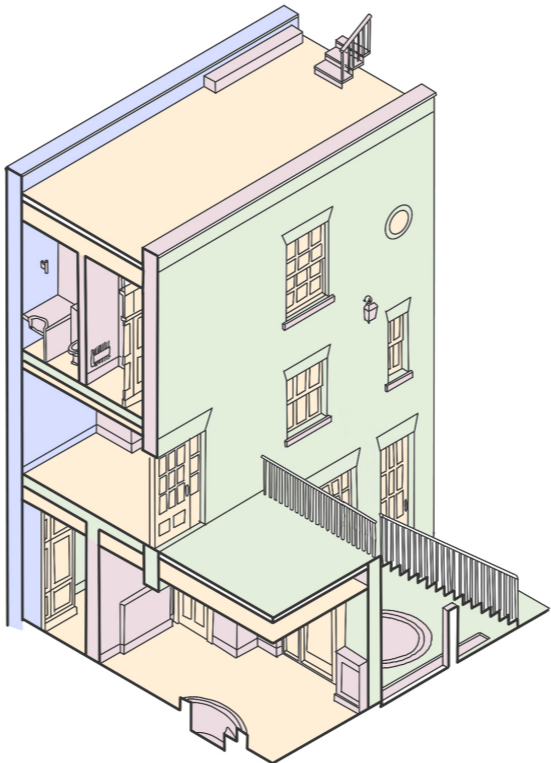
The refurbishment process generates embodied carbon emissions so the amount of materials used, the carbon content of materials and how retrofit is carried out is a key consideration for this scheme. The longer a building and its component parts last, the less embodied carbon is expended over the life of the building.

Re-use of what already exists on-site will reduce carbon emissions. Research has been undertaken to identify and quantify the opportunities for reuse of the closet wing structure. Where this is not possible, recycling and re-purposing of these materials will be arranged.

A small number of architectural features are original and therefore make a particular contribution to the special interest of the building. These comprise:

- The original main staircase rising from first to second floor (historic plans from the 1980s suggest the ground to first floor of the staircase was reinstated at that time);
- surviving decorative plasterwork - albeit the majority are likely to have either been reapplied or altered as the building was changed over the course of the last c200 years; and
- elements of the plan form, including the proportions of the principal rooms at ground and first floor which appear to have been reinstated and restored during the 1987 refurbishment.

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- Party Wall Retention
- Retain/Reuse
- Recycle
- Remove

- 1 Retain/Reuse/Recycle of Existing Closet Wing Fabric
- 2 Existing Closet Wing Materiality
- 3 4 Cambridge Gate Careful Opening Up Works



4.0 DESIGN DEVELOPMENT

A HOLISTIC APPROACH

FOCUSSING ON PROJECT BENEFIT

The project as a whole will deliver wider positive impact to ensure that this important heritage asset is restored and preserved for future generations to come. These include;

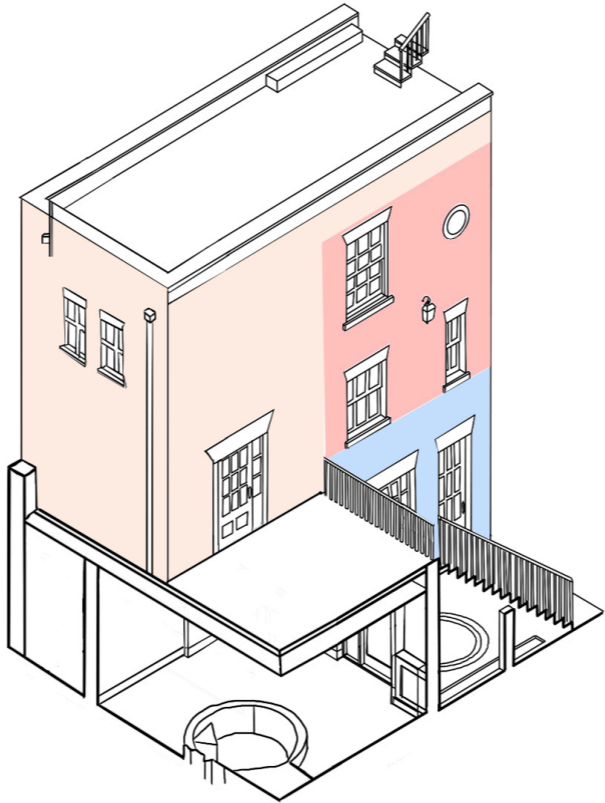
- Restoration focussed interior design approach to principal areas
- Sensitive interior design approach, celebrating the history and essence of Nash
- Sustainability enhancements through uprated building fabric, new efficient plant, low energy LED lighting etc.
- Biodiverse, native species led landscape proposals
- Permeable surfaces to improve rainwater attenuation
- Flexible internal layout proposals supporting different space uses to accommodate future owners.

Brick reclamation and re-use

There are three ages of brick on the existing wing. One of each age of brick has been able to be removed and cleaned up to build confidence that each of these can be reclaimed and re-used within the proposed design. Area A in the adjacent elevation mark up are understood to be the oldest age of brick with the other areas from a later period. The ambition is to strategically use all reclaimed bricks within the proposed closet wing facade to retain a sense of the original character. In the same spirit, the landscape proposals set out reclaiming and reusing the existing pavers within the design.

It is also noted that the brick infill to the mews arches are modern bricks following on site investigation.

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Brick Type A
Old bricks

Brick Type B
Bricks from a later period

Please note that whilst bricks in B and C are from the same period, they could be from varying batches.

Brick Type C
Bricks from a later period

Please note that whilst bricks in B and C are from the same period, they could be from varying batches.

- 1 Brick analysis of Existing Closet Wing Fabric to support re-use strategy
- 2/3 On site investigation testing reclamation of bricks
- 4 Sensitive refurbishment approach

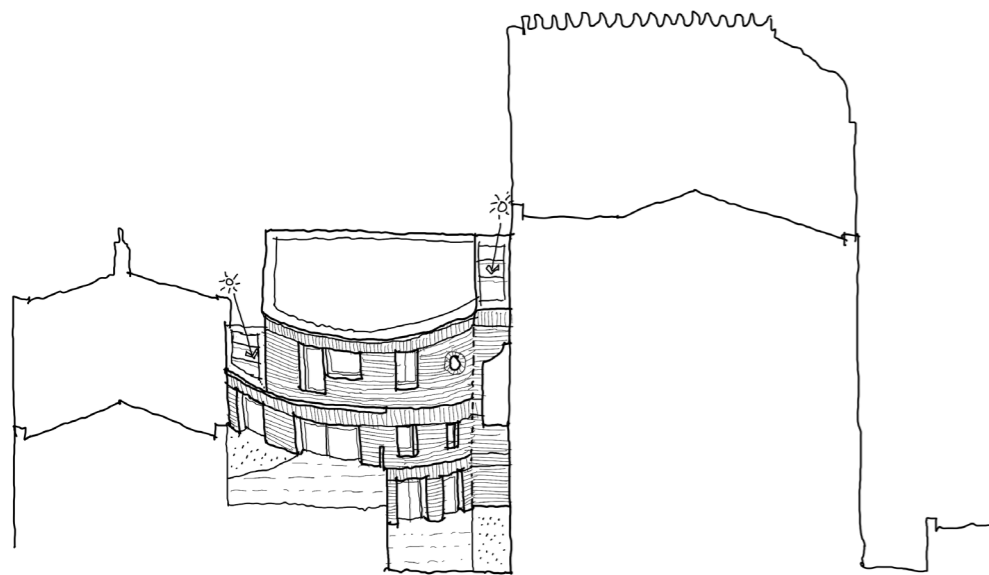


4.0 DESIGN DEVELOPMENT

REVISED APPROACH

ISSUES ADDRESSED WITH AMENDED MASSING

Highlighted in green adjacent are the items raised within the pre app feedback that are able to be resolved with amending the massing of the closet wing from what was tabled in the pre-app and a refined facade design.



Indicative Elevational Sketch

RESPONDING TO CONSTRAINTS

Areas for design enhancement:

The proposed demolition of what remains of the C19th part of the rear closet wing and replacement extension, in its current form, is difficult to support.

The resultant building is architecturally resolved, but that is partly why it is considered harmful.

The replacement extension is legible as a new pavilion within the rear yard and its façade reads as independent of the main house or the mews building.

Attributes considered to impact the setting and significance of the main house due to the:

- loss of the surviving elements of the historic closet wing,
- the scale, massing, form and design of the replacement building,
- the loss of hierarchy and ancillary spatial quality of the rear yard,
- the loss of a mitigating scale between the main rear elevation and the mews building and,
- the visual impact of the proposed building on what remains of the historic outlook from the rooms within the main house.

Any scheme brought forward shall:

- reduce the amount of glazing proposed and
- incorporate a cill height of at least 800mm high to the lower ground floor part of the scheme [see subsequent analysis to discuss this point]
- determine whether brick columns can be incorporated to the lower ground floor
- ensure the existing brick can be retained/reused accordingly and the glazing proportions are minimised

Acceptability of the proposal depends on the details.

Form modified [shape and length of bow]

Proposed facade design amended to reduce perception of a 'grand and formal' architecture

Facade design updated to better respond to mews and main house

*Lower ground wall, bricks and sandstone pavers retained
Massing and facade design of closet wing amended
Lower ground wall and closet wing facade updated to achieve better balance*

Mews relationship amended with set back massing

Facade approach and fabric retention updated - views tabled later in this design statement

Glazing to be reduced

Argument comparing this relative to the existing condition

Brick columns incorporated and more fabric retained

On site investigations confirm that all three rages of brick can be reused and glazing proportions have been reduced

Additional details provided

5.0

THE SCHEME

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SCHEME OVERVIEW

DESIGN & HERITAGE

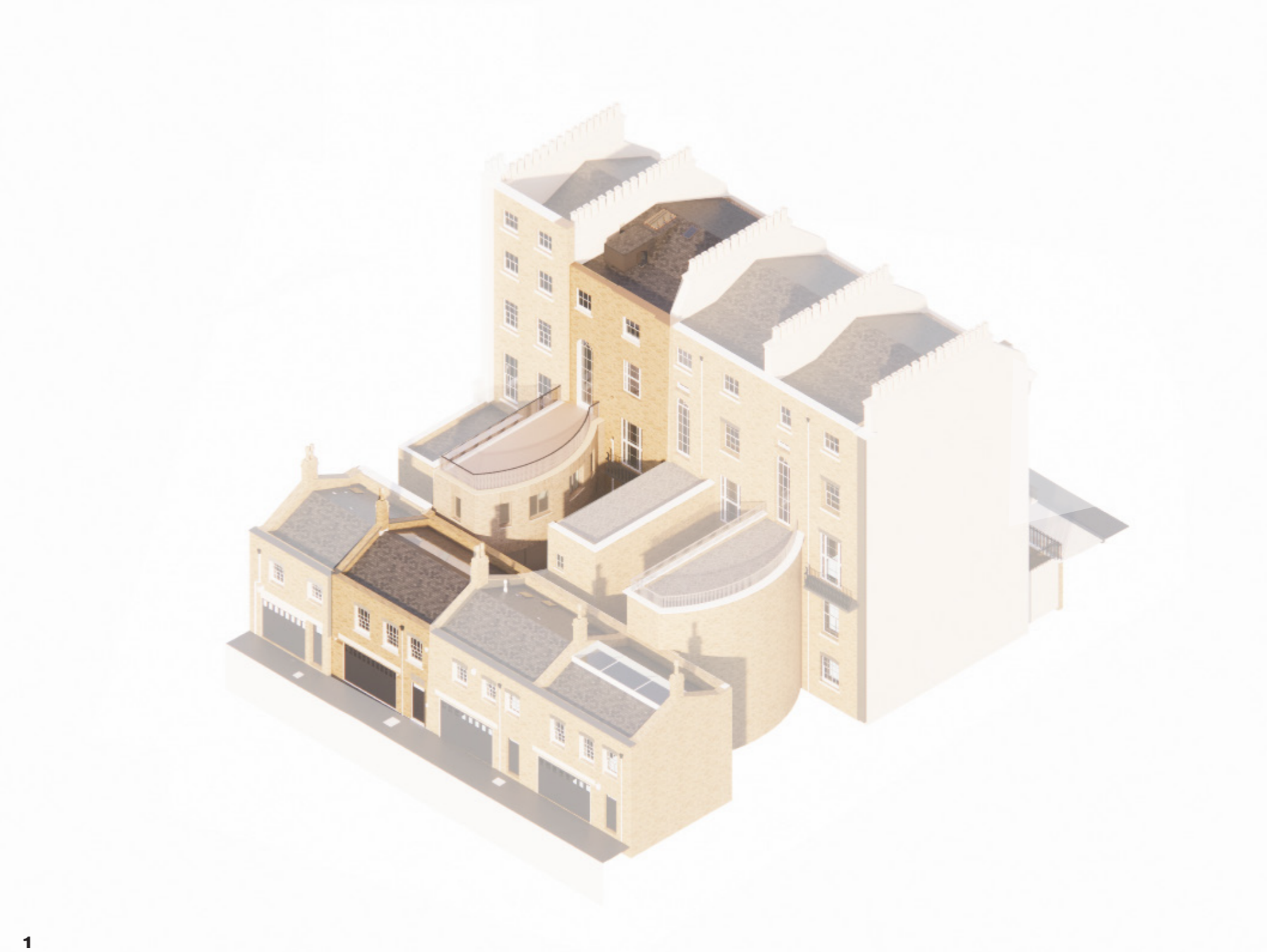
The desired outcome of the works is to create a 'single household dwelling' that resolves the currently disconnected mews and main house.

Camden Planning Guidance Home Improvements states that extensions should:

- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies
- Be carefully scaled in terms of its height, width and depth
- Allow for the retention of a reasonably sized garden

The design team have been conscious of ensuring the new proposal will not have an adverse impact on the character of the existing building in accordance with National Planning Policy & Guidance and Camden's Local Plan (2017) Policies A1 - Managing the impact of development, D1 - Design and D2 - Heritage.

The design and detailing of the closet wing reconstruction must be of high quality in order to enhance the setting of the listed building. To do this, the design needs to respect the principles of refurbishing the property in a considerate manner. The design takes influence from the surrounding properties and existing courtyard character.

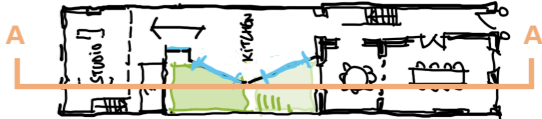


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1 Scheme axonometric rendered view

5.0 THE SCHEME

LOCATION AND EXTERIOR



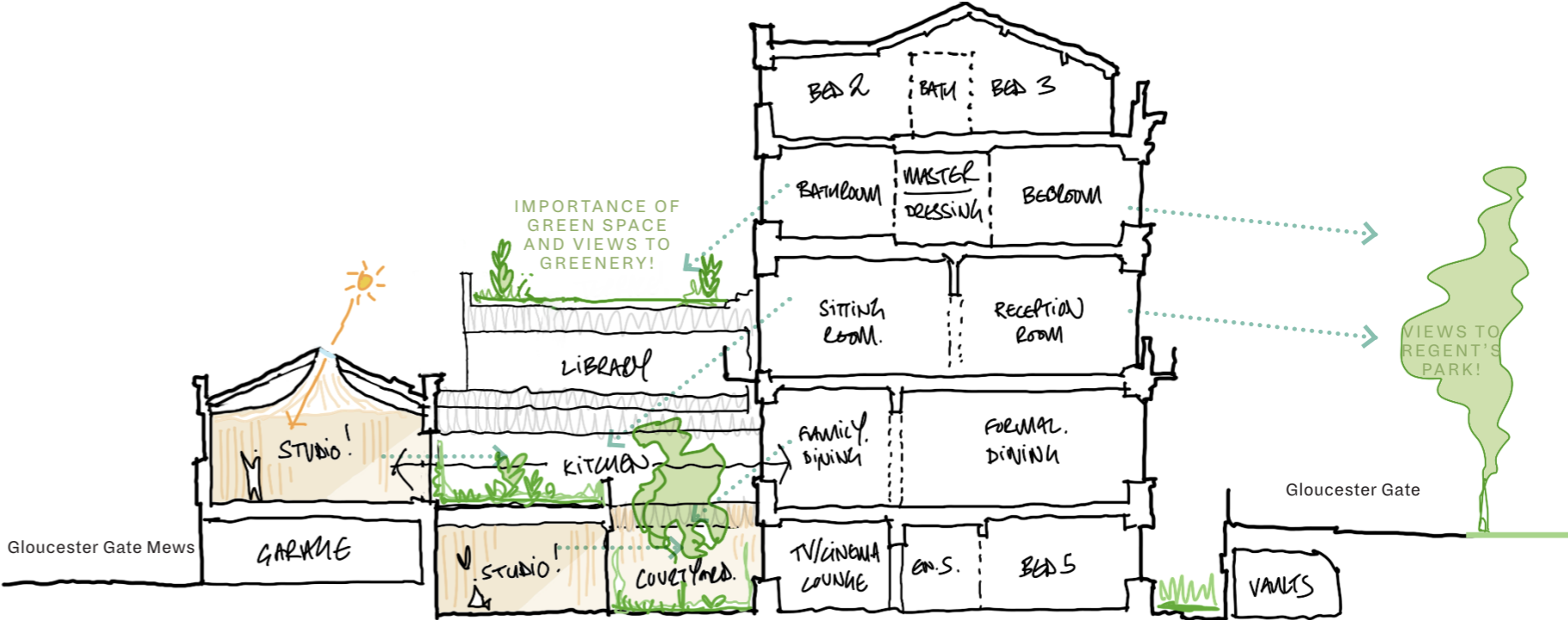
EXTERNAL ALTERATIONS

The front elevation forms part of the original terrace facade designed by John Nash. It is built of stuccoed brick and the main feature of the design lies in the range of fluted iconic pilasters on pedestal bases rising from the first to second floors. No. 8 is located towards the north mid-end of the structure and sits in between No. 9 and No. 7. The front elevation retains its original design with no alterations.

The rear elevation of the building, facing into the patio is ornate. Amendments to the rear have been made. The west facade of the mews house will have original arches reinstated, whilst the east facade will have its windows realigned and repositioned. The main house rear facade will further have the window on the landing between the first and second floor elongated to provide access to the roof of the closet wing.

The remaining proposed alterations are being limited to a new proposed roof light above the secondary staircase at the top of the main house as well as the mews floor being lowered to create a direct link through the property on the principal level. Moreover the appearance and shape of the closet wing facade facing out into the patio is proposed to change as specified in the submitted drawings.

The landscape design also looks to sensitively add a sense of greenery and retreat to the private courtyard spaces.



5.0 THE SCHEME

PROPOSED WORKS

REFURBISHMENT STRATEGY

The proposed works can be considered in four categories:

1. The enhancements to the principal house, comprising a scholarly reinstatement of architectural detailing consistent with a property of this date and status. Also within this category are other works proposed to the building to enhance its function as a family home.
2. The removal of the unauthorised works that have been identified through the review of the planning history and visual inspection of the property.
3. Reconstruction proposals, to the later part of the property and where later 20th century intervention has been greatest.
4. The internal works of the mews property and to the second and third floors of No.8 to improve the quality of accommodation (described in subsequent document sections).

For clarity, in the following pages we present the proposed drawings alongside corresponding phasing plans which demonstrate the extent of change to the property as we understand it.

No alterations are proposed to the principal facade, which we consider to be the most significant element of the listed building. Internally, the scholarly reinstatement of architectural features is proposed in areas where opportunities for enhancement have been identified.

Improvements to No.8

A series of enhancements are proposed to the main house, principally to the primary spaces at ground and first floor level. These comprise:

- Replacing modern stone hallway with a more appropriate response
- Replacement of modern floor surfaces with appropriate flooring
- Scholarly repairs and reinstatement of original plasterwork throughout the building
- Removal of 1980s cupboards beneath the secondary stair
- Reinstating the openings within the blind arcade to rear of mews

These works, which seek to reinstate original proportions and hierarchy in these principal spaces, will enhance the legibility of the building and improve the quality of its fabric. The reinstatement works are based on the analysis of suitable precedents to ensure that any new fabric is a scholarly addition that is historically appropriate.

Removal of Unauthorised Works

The visual inspection of the property has revealed a number of works for which there is no corresponding listed building consent held by the Council in their digital archive. The proposals seek to remove the unauthorised works and replace them with design solutions appropriate to the historic character of the property. These comprise:

- Extend the rear closet wing to the rear mews as originally consented in the 1980s
- Reorganise the interior of the closet wing as part of the reconstruction of the new built form
- Seek to reverse the proportions of the bathroom on the second floor
- Reorganise the plan of the lower ground floor in a manner that is sensitive to the significance of the building.

The removal or regularisation of these unauthorised works does not attract any weight in the planning balance.

Replacement of the closet wing

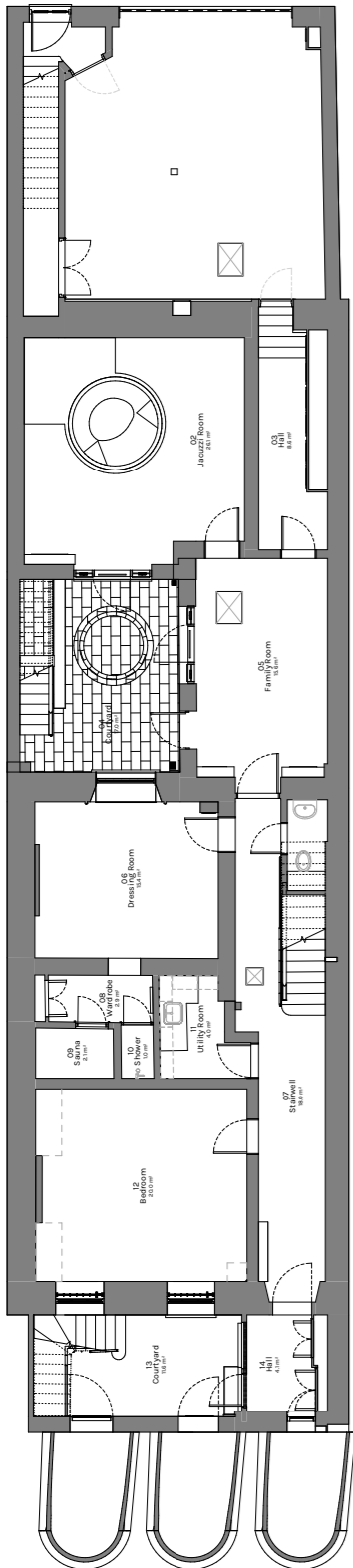
The principal part of the proposals is the removal of the altered 19th century closet wing and replacement with a new closet building. The form reflects the similar appearance to that found at No.10 Gloucester Gate. The form of the proposals therefore reflects and echoes a pattern of development that is already present in the the Gloucester Gate and forms part of the character and appearance of both the listed terrace and the conservation area. There are two main considerations which relate first to the impact on significance of the listed building and secondly, on the quality of the replacement building.



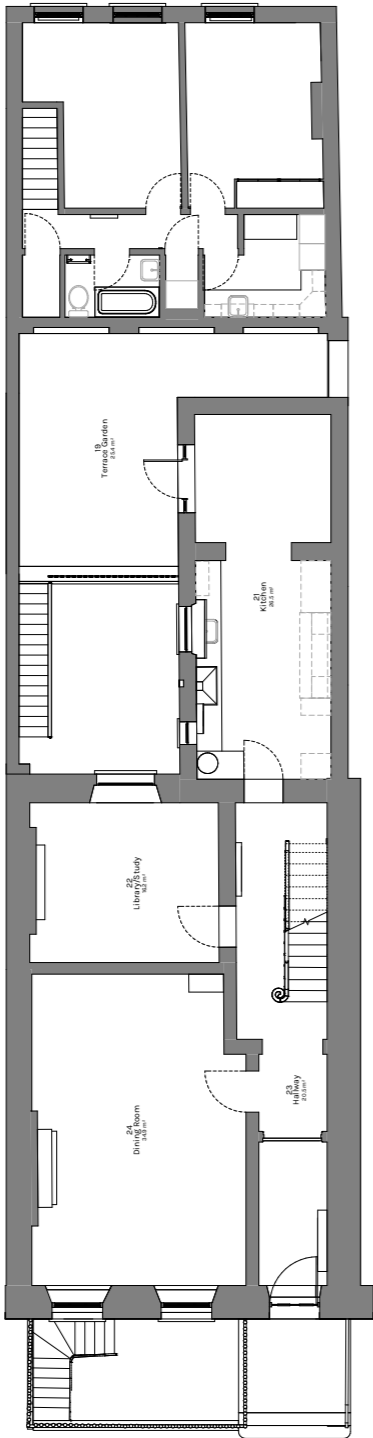
- 1 Removal of existing principal room spotlights
- 2 Reinstating the openings within the blind arcade to rear of mews

5.0 THE SCHEME

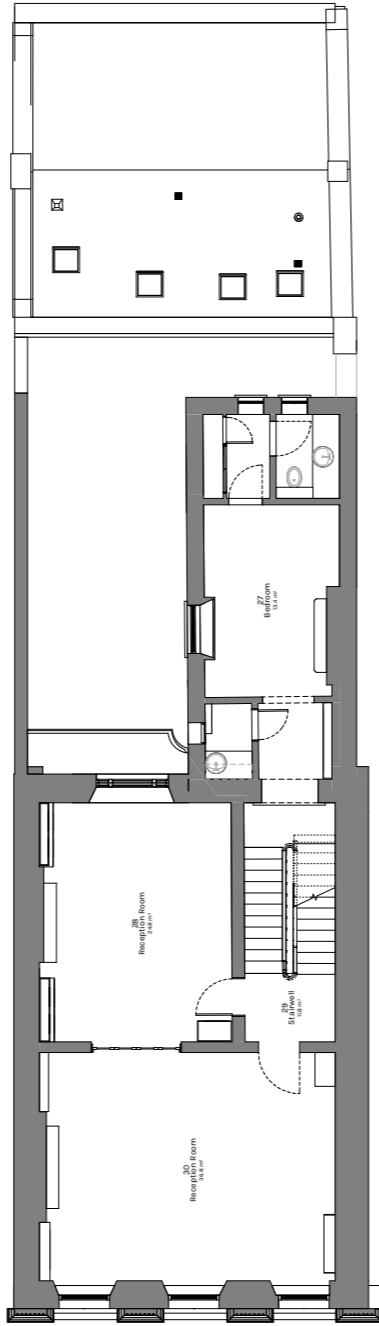
EXISTING PLANS



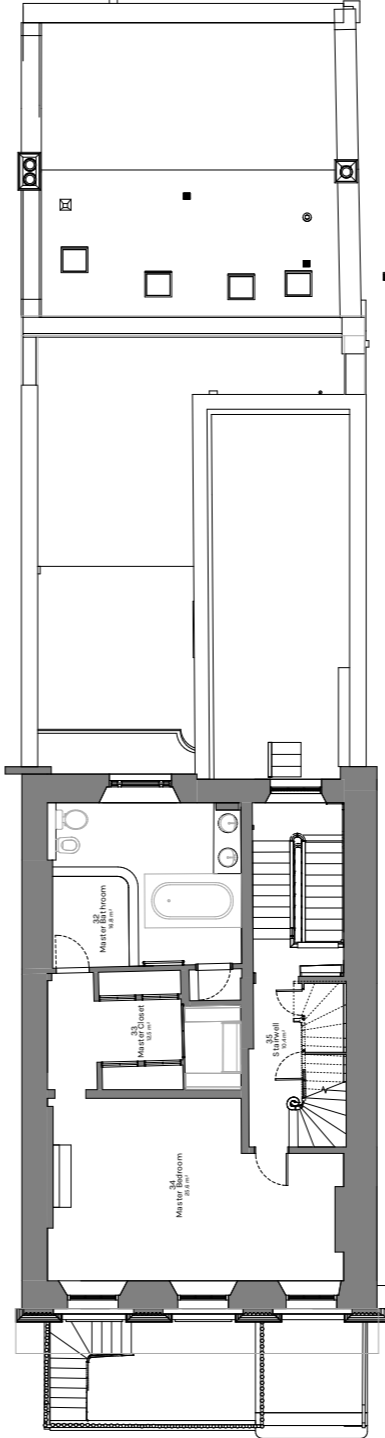
Lower Ground Floor



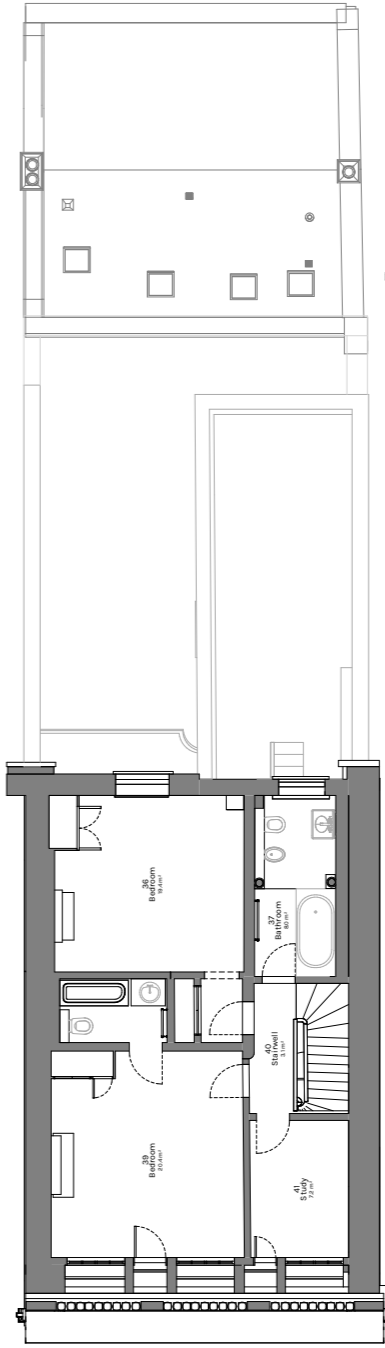
Ground Floor



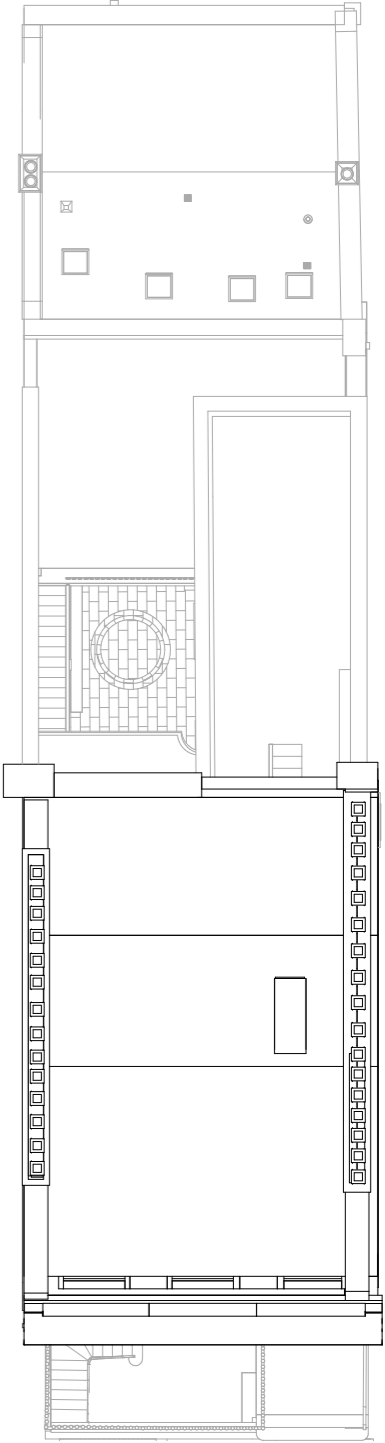
First Floor



Second Floor



Third Floor



Roof