

Heritage Statement - 16 Redington Road, Camden

Historical Context

A brief history on One Oak

Redington Road is the longest road in the conservation area and it presents a rich and varied style of domestic architecture since 1875. Number 16, One Oak was built in 1890 in the style of Arts and Craft by Arthur H. Mackmurdo, a founder of the Movement. It is currently a Grade II Listed period house and is the one of two surviving houses designed by him.

¹One Oak was built in 1889 for Mrs Geddes. It was also the home of Sculptor Sir H Thornycroft and Engineer Sir E Owen Williams. It originally started as a symmetrical front elevation with a recessed side entrance on the right. The front was designed with large areas of windows, yellow brick with red brick dressings and tiled mansard roof.

Comparing blueprints drawn by J Simpson & Maxwell Ayrton with current existing elevations it is apparent that the house has been altered throughout the ages however, the main original front elevation remains largely unchanged. Maxwell Ayrton has extended the house for Sir Owen Williams in 1927 and created a separate studio to the east but it has since been altered. It is also apparent that the existing chimneys are not present in the blueprint elevations, but are visible in current photographs and drawings.

The elevation with the most alterations is the Rear Elevation and the stair tower has been altered to accommodate a WC in Sir Owens' time and now it is a stair landing. Windows on the rear elevation of the stair tower are different from windows shown in the old blueprints. Therefore, it is unclear if all the existing windows on this elevation are original.



Illustration 01: Front Elevation



Illustration 02: Front Elevation as Existing



¹ Extracted from The National Heritage List.

Illustration 03: Side Elevation



Illustration 04: Side Elevation as Existing



Illustration 05: Side Elevation as Existing

Illustration 06: Rear Elevation as Existing

Illustrations 01 and 02: Illustration 02 shows an addition to the West Wing (left of illustration 01) and the extension of the mansard roof over the side entrance.

Illustrations 03 and 04: Illustration 04 shows the symmetrical mansard roof and the enlarged windows in the East Wing (left of photo).

Illustrations 05 and 06: Illustration 06 shows the additional mansard roof over the East Wing, the existing pitched roof kitchen and playroom (an addition added in the 1908s). The two drawings also illustrate a change in the style and number of windows on the stair tower elevation and an additional bay window to West Wing (right of photo).

In addition to the alterations carried out on the listed house, a detached two-storey coach house was also added. The Coach House has been converted into a garage at one stage. In recent years it has been renovated into a studio cottage with a balcony looking on to the street. The Coach House is also listed.

Design appraisal

The garage

Much care has been taken in the design of the garage, taking into account of the proportion, characteristic and roofline of One Oak and the Coach House. Materials of the elevations consist of yellow/soft brown London Stock brick and stone effect copping similar to the listed buildings. Width of the proposed garage is set within the parameter of the existing driveway and the length is in line with neighbour's garage.

One Oak sits majestically on an elevated hard landscaping. The Coach House is located on a lower ground level of the front garden. View of the Coach House at present is partly obscured by the tall timber fence and over grown planting and only the top half of the building is visible from street level. Views of the main house and the Coach House will not be visibly reduced or more obstructed by the proposed garage than present.

The existing front garden wall lacks detail and character. The appearance of the garden brick wall and timber fence from the street does not reflect the grandeur, elegance and quality of One Oak and the Coach House. The existing refuse bin store at the front is unattractive and the old timber fence does not offer a good level of security.

Works to the front garden comprise an introduction of a new front timber gate with brick piers to break up the vast, plain and uninteresting surface of the brick wall. The additional detail such as stone copping also adds interest and character. The existing entrance via the side of the driveway lacks presence and beauty. The new front gate creates a focal point, symmetry and a direct approach to the main listed building.

Design of the front gate and sliding gates at the driveway entry is inspired by Arthur Mackmurdo's design for the architrave around internal doors in the main listed building.

The kitchen and family room

The existing kitchen is located on the rear of One Oak it was first extended in the 1980s by the current owners. It has a steeply elevated roof with slate tiles but lacks charm and character, and in need of rejuvenation.

With the kitchen and family room wing being located at the rear of site makes it a private and enclosed part of the house and it is only visible from two elevations. The main kitchen elevation opens onto the private garden facing the south-east and the rear elevation is only visible from the footpath leading to the utility room on the north-east. Therefore the new extension has no visual impact on the main and front parts of the listed building.

Arthur Mackmurdo was a pioneer of the Arts and Craft Movement and One Oak was considered to be innovative for its time. However, for reasons of architectural honesty and integrity it is felt inappropriate to replicate the style of the listed building. It is felt more fitting to adopt a clean, contemporary and modest approach as a reflection of our time.

Arthur Mackmurdo mastered the use of light and space through out the house. The proposed design for the kitchen aims to extend this theme. The tired looking and outdated existing glazed windows and doors in the kitchen are to be replaced with contemporary steel frame glazed patio doors. The front elevation of the extended kitchen and family room has been designed to have full height patio doors to maximise the enjoyment of the south-east sun and peaceful views of the private garden. The proposed Juliet balcony to the Family Room above the kitchen is an inspiration taken from the Coach House, continuing the concept of bringing the outdoors in.

The proposed curved roof and parapet upstands have been carefully designed to harmonise with the existing grand house. The proposed new roof is clad with zinc roofing. Zinc roofing is found in some areas of the listed building and in some neighbouring buildings in the area. It is not a completely alien material to the building and the conservation area. However, with presence of the brick upstands only a small area of the zinc roof is visible from ground level.

The new roof obscures two and a half existing windows on the stair tower elevation but as shown in illustrations 05 and 06 this part of the elevation has been altered over time and it is not clear if the current windows are part of the original design. These windows do not have the same level of details as windows at the front elevation. However, two of the windows on this elevation will be preserved for re-use on other locations of the listed building.

The extended Utility Room is only visible from the side access and is designed to be as sympathetic as possible to the neighbouring building. The proposed roof for this area is a traditional slate roof with brick to match existing.

The massing and scale of the proposal is respectful to the listed building and the overall height of the curved roof has been set below existing roof ridges of the listed building. The proposed extension is significantly more elegant and is an improvement to the rear elevation.

Conclusion

The proposed enlargement to the previously extended kitchen is at the rear of the building within the ground of the private garden and it is not visible at the front of the house or from the street. Therefore the new envelope to the kitchen has no impact on the roofline and view of the listed grand house and Coach House. The picturesque and most important elevations of the listed building such as the front and sides are preserved.

The use of local materials and architectural detailing found in the listed building and within conservation area make the proposals sympathetic and contextual to the character of the conservation area.

Garages are common additions in this present age as seen on the grounds of neighbouring houses. The contemporary and modest style of the extended kitchen and family room reflects the architectural diversity and heritage of the area. And proposed improvement to the front garden wall creates a presence and focal point for the main listed building which is currently lacking.

Great care has been taken to respect the listed buildings and there are no material changes to One Oak or the Coach House.

The proposed designs in overall enhance the appearance and setting of the listed building and therefore contribute to the context and quality of the conservation area.



Street view of the listed buildings and the proposed garage and improvement work to the front garden wall.