

Delegated Report		Analysis sheet		Expiry Date:	14/06/2012
		N/A / attached		Consultation Expiry Date:	24/05/2012
Officer			Application Number(s)		
Catherine Bond			2012/1718/L		
Application Address			Drawing Numbers		
Rowley Way Estate Nos. 4, 7, 11, 14, 18, 23, 26, 30, 33, 37, 40, 44, 47, 51, 58, 61, 65, 68, 72, 75, 79, 86, 89, 93, 96, 100, 103, & 113-119 Rowley Way LONDON NW8			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alterations involving the installation and replacement of gas supply pipe-work and routing on rear elevations of residential properties (Class C3).					
Recommendation(s):		Grant Listed Building Consent			
Application Type:		Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>English Heritage letter of direction dated 1 May 2012, specifying conditions in the event of the Council granting listed building consent.</p> <p>Site notice – no response</p> <p>Press notice – no response</p>					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

Grade II* listed megastructure-style housing estate situated in the Alexandra Road Conservation Area. The list description reads: Includes: Community Centre and Boiler House to Alexandra Road Estate ROWLEY WAY. Includes: Nos.4-119 (incl. A & B to each number on S side, and A-K to each number on N side) ROWLEY WAY. Includes: Nos.1-21 (including A and B to each number) AINSWORTH WAY. Housing estate. Designed 1968; built 1972-78. Designed by Neave Brown of Camden Architects' Department. Site-cast board-marked white, unpainted reinforced concrete. Flat roofs. Three parallel east-west blocks, the northern forming an acoustic wall to shield the estate from the adjacent railway line. The northern pair of blocks facing in towards the pedestrian street Rowley Way, and organised with stepped elevations facing in towards Rowley Way, each level providing private outdoor areas for every home. EXTERIOR: block A is of 7 storeys, Block B of 4 storeys. To the south of Rowley Way are play areas and a public park, separated by concrete walls and banks and by planting into a sequence of small spaces with built-in seating. Attached to the south is Ainsworth Way comprising 3 linked rows of 3-storey terraced houses. Block A, Rowley Way comprises 2-storey, 2-bed flats at the top and 2-storey, 3-bed flats at the bottom with 3 layers of single storey 1-bed flats between. Block B comprises 4 storeys of 2 and 3-bed maisonettes. There are garages beneath Block A and Rowley Way itself, which is paved in red terracotta blocks. Balconies to Blocks A and B have thick reinforced concrete handrails with glass panels beneath; floor to ceiling glazing to Rowley Way with thick dark-stained window frames. Ainsworth Way houses each comprise 1 bay, with paired entrances; top storey set back providing roof terrace with floor to ceiling windows and heavy reinforced concrete balustrade with glass panels beneath. Thick timber windows. Ground floor slightly raised over garages. Community centre is attached to the east of Ainsworth Way and Rowley Way, and has the boiler house below, with its tall 3-shafted metal chimney. The community centre is on 1 level, and of an irregular, triangular plan; horizontal strip windows and roof terrace. To north and west are attached ramps and staircases, including East Bridge and West Bridge. To the west also attached to Ainsworth Way housing is the play area and public park; play areas of irregular shape at several levels, linked by ramps and steps and enclosed and contained by robust board marked concrete walls and planting boxes, often diagonally set, sometimes curved and some with inset seats.

Relevant History

LWX0302006 granted on 07/03/2003 for replacement of gas services externally to Flat D, 96 Rowley Way

2007/4253/L granted on 06/11/2007 for installation of 2 no. service meter boxes to bottom of rear steps and steel piping below soffit to provide gas supply to flats.

2008/2413/L granted on 24/11/2008 for installation of new gas supply route to rear elevation of 82 Rowley Way

2008/2441/L granted on 25/09/2008 for installation of new gas supply route to rear elevations of 54 Rowley Way

2011/3088/L withdrawn on 01/11/2011 for installation of gas supply routes to rear elevation of Blocks A to E.

Relevant policies

LDF Core Strategy and Development Policies

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

Assessment

The existing steel gas pipework was installed on Blocks A-E Rowley Way during the original building construction in the years 1972 to 1976. The gas riser systems were installed within the fabric of the building, rather than surface mounted, on the reinforced concrete structure. Architecturally, the building is complex due to its terraced form, and is staggered outwards over a service road, which bounds the main Euston railway tracks. The existing pipework is evident within small utility service cupboards located on the supporting concrete columns at ground level. Within these areas the gas pipework is in a hostile environment, and leaks from communal heating systems running in close proximity, coupled with electricity cables, junctions and housings, further exasperate the deterioration. Pipework has been noted sitting within standing water inside these column doorways, shortening the life of the steel gas pipework. The pipes rise vertically into the building's solid structure upon exiting their cupboard enclosures.

The application proposal is therefore to replace the gas riser systems with a new, permanent external riser supply on a strategically planned basis for the grade II* listed megastructure. Due to the poor environment and the degrading condition of existing systems, any future emergency isolation of resident supplies can be avoided, following emergency disconnection. This will minimise residents' inconvenience as the need for listed building consent, prolonging the installation process, will no longer be applied for on an *ad hoc* basis.

In the last few years two replacement riser systems have been installed following emergency disconnection. Listed building consent applications were approved by the Council for both installations (2008/2413/L and 2008/2441/L). The new supply pipework riser was located externally and climbed the central supporting column on each block affected in order to reach each of the ten flats occupied. A listed building consent application submitted to the Council in 2011 (2011/3088/L) which replicated this design for every central supporting column was withdrawn as this design which was used as a response to emergency situations was not considered to be sufficiently sensitive to the special interest of the listed structure.

The proposed design subject of this application has been developed with National Grid, HASC and English Heritage. It involves the provision of a renewed gas supply through externally routed galvanised steel pipes mounted on the concrete surface of the central supporting columns. This 1" diameter steel pipework will rise vertically on each side of the central supporting columns (rather than on front), and then distributed horizontally to supply individual dwellings. A 'template' for this design has been installed on the central column at No 115 Rowley Way in response to an emergency gas escape (which forms part of this application as a retrospective element). A flexible expansion loop will be required for supply from the riser to the top floor flats, to prevent unnecessary stress on the pipework when thermal expansion occurs. The pipework will enter the kitchen of the top floor flats as $\frac{3}{4}$ " service off-takes through a drilled hole in the external concrete wall in close proximity to the supporting column, and will terminate in the corner under a worktop. For all other flats the service off-takes will enter the bathroom in a position immediately adjacent to the supporting column and run at low level into the adjacent kitchen.

The galvanised steel pipework will be a similar colour to the wall finish, reducing its visual impact on the listed building. Fixings will be of a simple design (munsen rings around pipes or U bolts fixed to the concrete by raw bolts), with minimal impact as they will involve small areas of drilling in the building fabric, which will be of a reversible nature.

It is considered that this approach, which seeks to minimise the impact of the ductwork on the existing structure as well as providing a practical and serviceable solution, preserves the special interest of the grade II* listed building. The proposal therefore complies with LDF policies CS14, DP24 and DP25, and should be granted consent subject to standard conditions and those requiring additional detailed design information as directed by English Heritage.

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