

24 GREENLAND ROAD, CAMDEN, LONDON, NW1 0AY

24A GREENLAND ROAD

DESIGN, ACCESS & HERITAGE STATEMENT



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INTRODUCTION



Front elevation



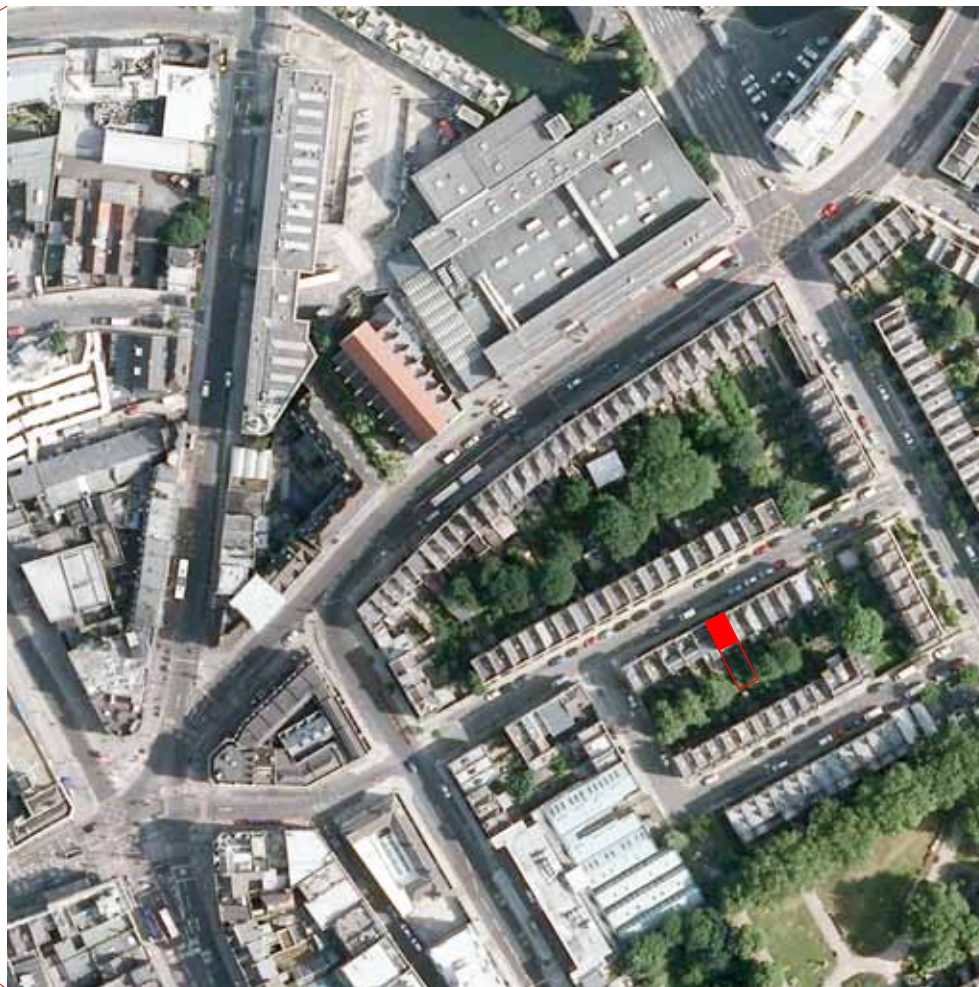
Rear elevation

24A Greenland Road is a maisonette consisting of the ground and basement floor of a mid 19th century single fronted Grade II listed terraced house in the London Borough of Camden. The terrace consists of five houses (arranged over four floors, including a basement) on the east side of the property, and a further five houses (4 arranged over 3 floors, and the end of terrace arranged over 4, all including a basement) on the west. The property faces NNW with the principal reception room facing onto Greenland Road at ground level. There have been no recent extensions to the house. With two rooms per floor the property has a gross internal floor area of approximately 83sq.m. The flat is approached via two steps from the pavement to a communal entrance door and hall, and there are original railings running along the boundary between the terrace and pavement.

LOCATION



Map showing urban context



Aerial view



SITE PLAN



HISTORIC CONTEXT



1795 John Cary



1830 Greenwood

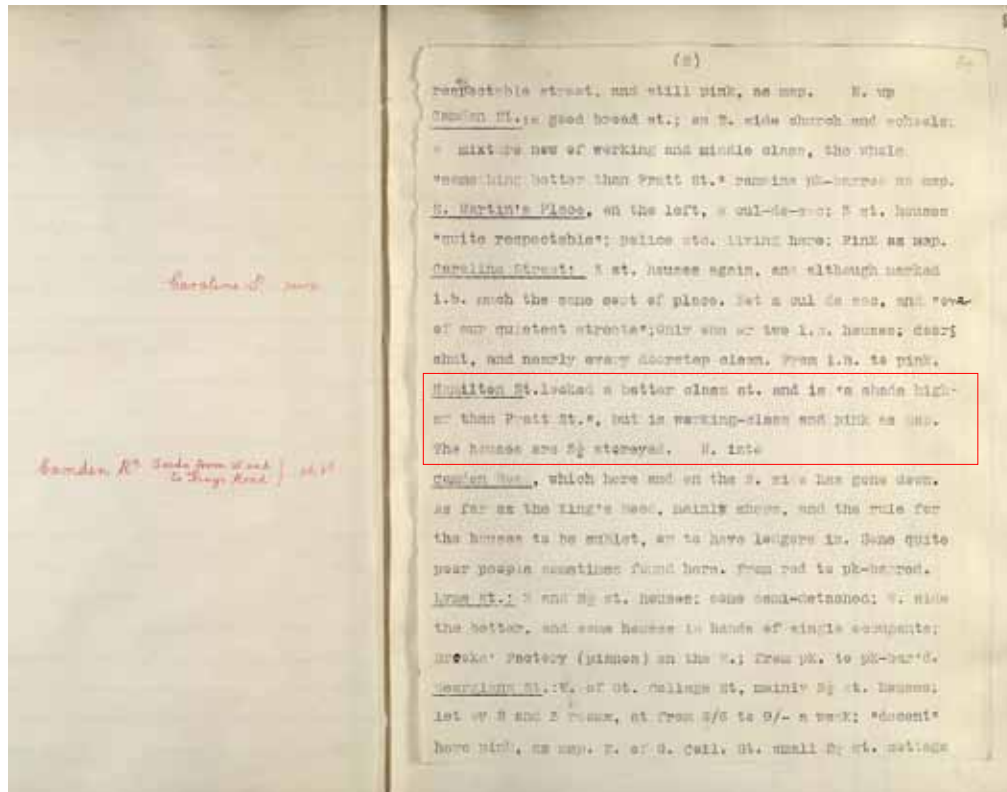


1850 Cross's map



1857 Post Office Directory map

Greenland Road first appears on a map of 1830 – the second edition Greenwood Map as 'Little Bayham Street', and later on the 1857 Post Office Directory map as 'Hamilton Street'. At this point the terrace to which number 24 belongs can be identified.



BOOTH'S POVERTY MAP

An extract from 'Life and Labour of the People in London' - a multi-volume book by Charles Booth which provided a survey of the lives and occupations of the working classes of late nineteenth century London.

LISTING DETAILS

LISTING DETAILS

Location: NUMBERS 24 TO 34 AND ATTACHED RAILINGS, 24-34, GREENLAND ROAD

County: Greater London Authority

District: Camden

District Type: London Borough

TQ2983NW GREENLAND ROAD 798-1/77/705 (South side) 14/05/74 Nos.24-34 (Even) and attached railings

GV II

Terrace of 6 houses. Early C19, restored c1976 as a GLC renovation scheme. Yellow stock brick with rusticated stucco ground floor and plain stucco 1st floor band. 3 storeys and basements. 2 windows each. Round-arched doorways with patterned fanlights and panelled doors. Ground floor sashes segmental-arched. Architraved sashes to upper floors; 1st floor with console bracketed cornices and good cast-iron balconies having anthemion and scroll motifs. Cornice replaced by plain parapet band. INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with foliated spearhead finials.

Listing NGR:TQ2910483936

EXISTING BUILDING



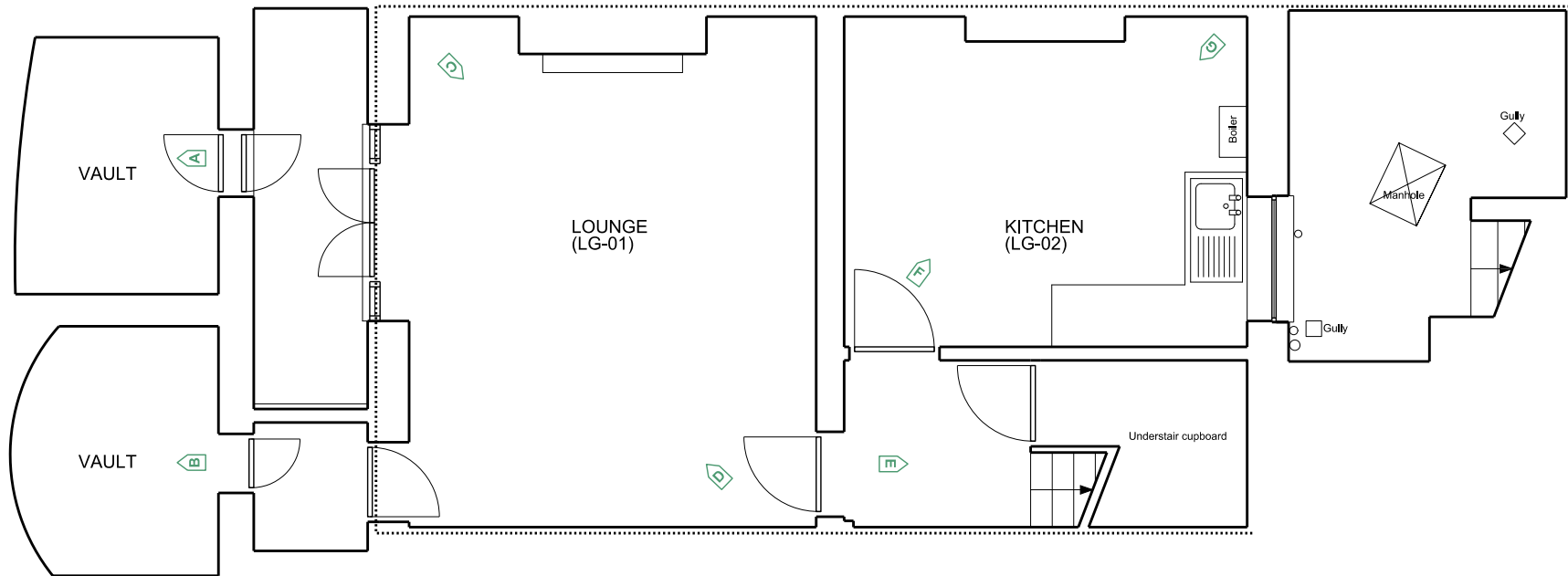
SCALE 1:100
Front elevation



Rear elevation

Both the front and rear elevation at ground level remain largely intact with the two original sash windows (one to each elevation) in need of refurbishment. The front sash window is complete with original shutters on the interior, also in need of refurbishment.

The fenestration at basement level has been replaced – at the front of the house with a double patio door with glazing to both sides, and at the back a modern steel casement window, neither of which not in keeping with the original style and period of the house nor are they in alignment with the windows above, as might be expected.



LOWER GROUND FLOOR PLAN

The interior of the house has been largely stripped of its original period features (cornicing, door and window architraves), this is particularly evident in the basement. The original chimney pieces have been lost. The corresponding photographs illustrate the interior is in need of total renovation including new electrics and water supply.



A - Vault 1



B - Vault 2



C - Existing lounge (LG-01)



D - Existing lounge (LG-01)



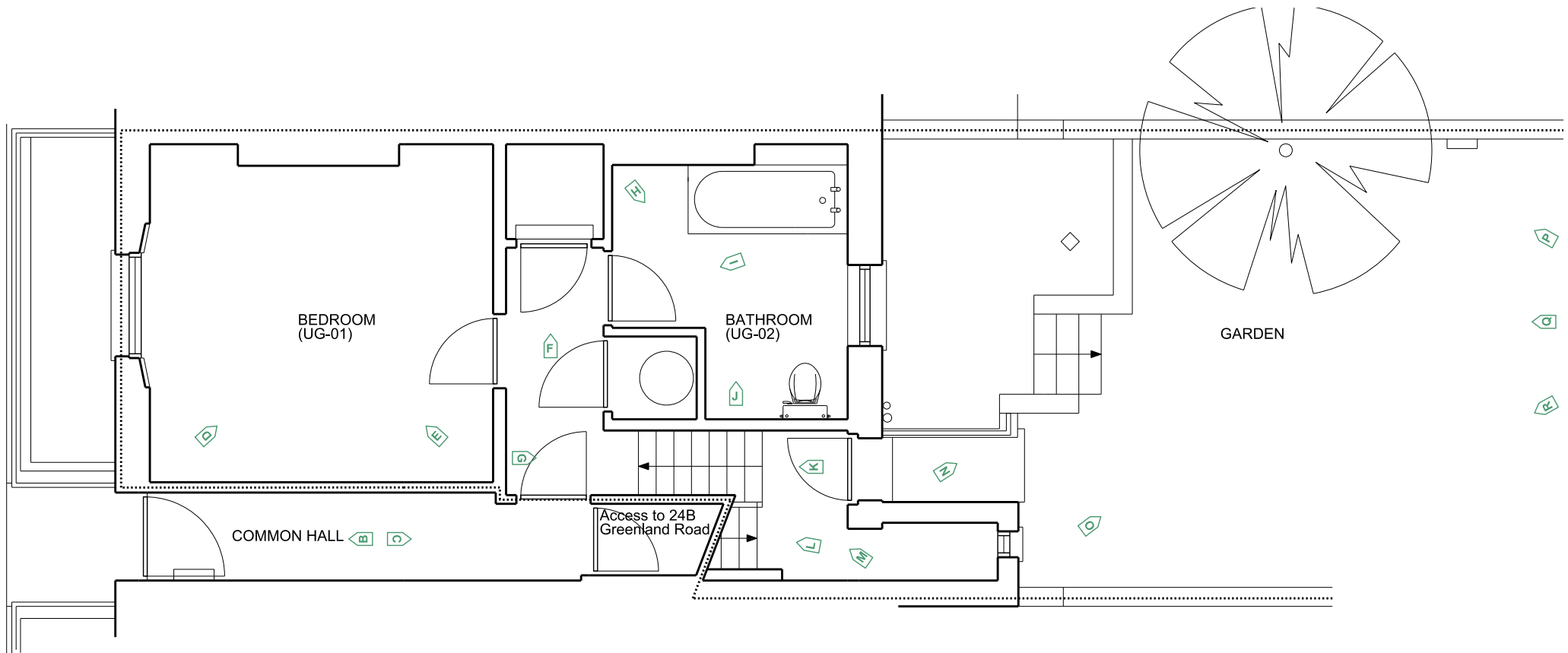
E - Understair cupboard



F - Existing Kitchen (LG-02)



G - Existing Kitchen (LG-02)



UPPER GROUND FLOOR PLAN



There are two sash windows on the ground floor – one to the front, the other at the back; which both appear to be original to the house. The sash at the front of the house includes original shutters which are largely intact. When the building was converted into two flats the bathroom has been located at the rear of the house, directly above the kitchen, creating an ‘upside-down’ living arrangement with the lounge looking into the front basement area.



B - Common hall



C - Common hall



D - Existing Bedroom (UG-01)



E - Existing Bedroom (UG-01)



F - Hall & cupboard



G - Ground floor landing



H - Existing Bathroom (UG-02)



I - Existing Bathroom (UG-02)



J - Existing Bathroom (UG-02)



K - Stairs



L - Half landing



M - Half landing



N - Lowered patio



O - Garden



P - Rear neighbouring elevation
looking east



Q - Rear elevation



R - Rear neighbouring elevation
looking west

DESIGN APPROACH

As illustrated, the maisonette at 24A Greenland Road has fallen into disrepair and has unfortunately lost many of its period features such as cornicing, doors, architraves and chimney pieces. Furthermore, the fenestration at basement level has been replaced with openings that are not in-keeping with the style and age of the property. Much of this loss occurred during the 1970's when the house was converted into two self contained flats. The conversion resulted in an upside-down living arrangement with bedroom and bathroom at entry level and kitchen / living at lower ground floor level.

The design approach addresses each of these issues as follows;

LOSS OF ORIGINAL FEATURES

A primary ambition of the client is to refurbish and reinstate the original features in a manner that is sympathetic to the building. It is therefore proposed to;

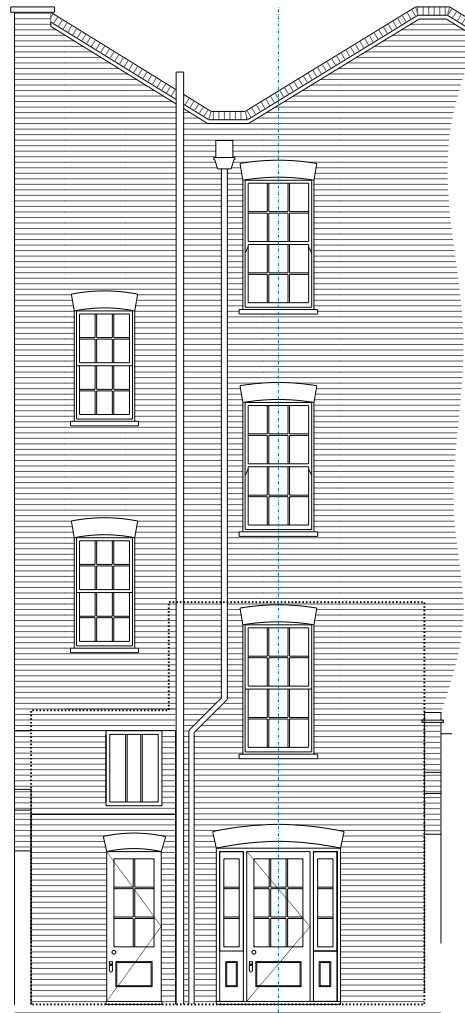
- Make repair works to the original sash windows and shutters
- Remove non-original elements such as the chimney piece at basement level. The existing cast iron insert will be reused on the ground floor, with a new or salvaged chimney piece surround, based on local examples
- Reinstall cornicing, architraves and internal doors
- Replace non-original fenestration at basement level with openings that are in-keeping to the building's period and style

LAYOUT

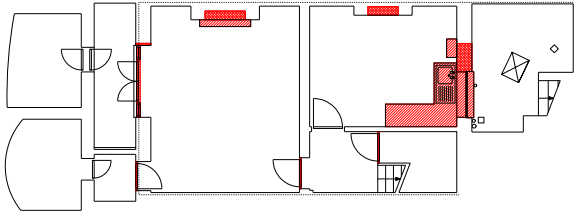
The design proposes to reverse the layout arrangement, locating the living and kitchen at ground level, and two bedrooms and bathroom at basement level. This will result in several benefits;

- The main living area will benefit from the few remaining original features
- The relocation of the bathroom enables the addition of an extra habitable room
- The position of the relocated bathroom (in-line with the stairs) results in every habitable room and kitchen benefitting from natural light
- The proposed fenestration to the basement level will increase natural light to both bedrooms
- The extension of the rear patio area & the associated extension for the stairs will allow for the removal of earth from against the wall which is the cause of ongoing damp

PROPOSED WORKS



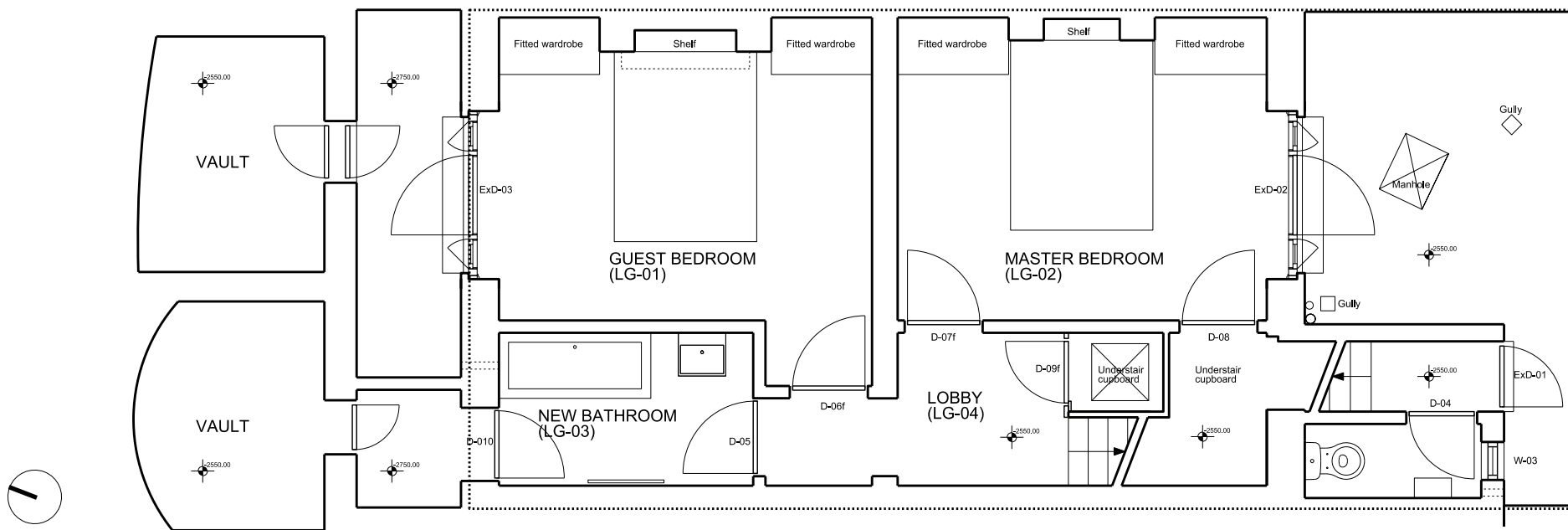
In elevation the maisonette will remain identical at ground floor level; the original sash windows will be retained and refurbished. At lower ground floor level the non-original fenestration will be replaced with glazed doors that are more in-keeping with the period and style of the property. These glazed doors will be centrally aligned to the windows directly above and will allow more natural light and ventilation in to the lower ground floor rooms (LG-01 & LG-02)



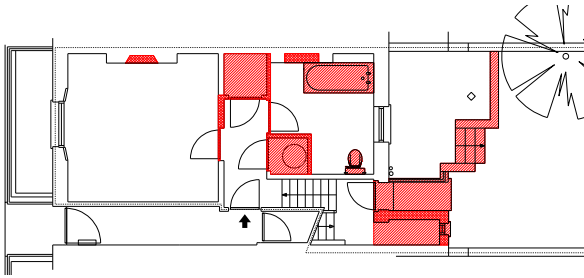
At lower ground floor level the proposal includes a new bathroom in-line with the staircase, and two bedrooms that will benefit from an increase in natural daylight and ventilation. A second low door from the master bedroom provides additional access to the under-stair storage area.

The maisonette will receive new plumbing, hot water, central heating, electrics and communication installation throughout.

Existing Lower ground floor plan with proposed demolition hatched in red

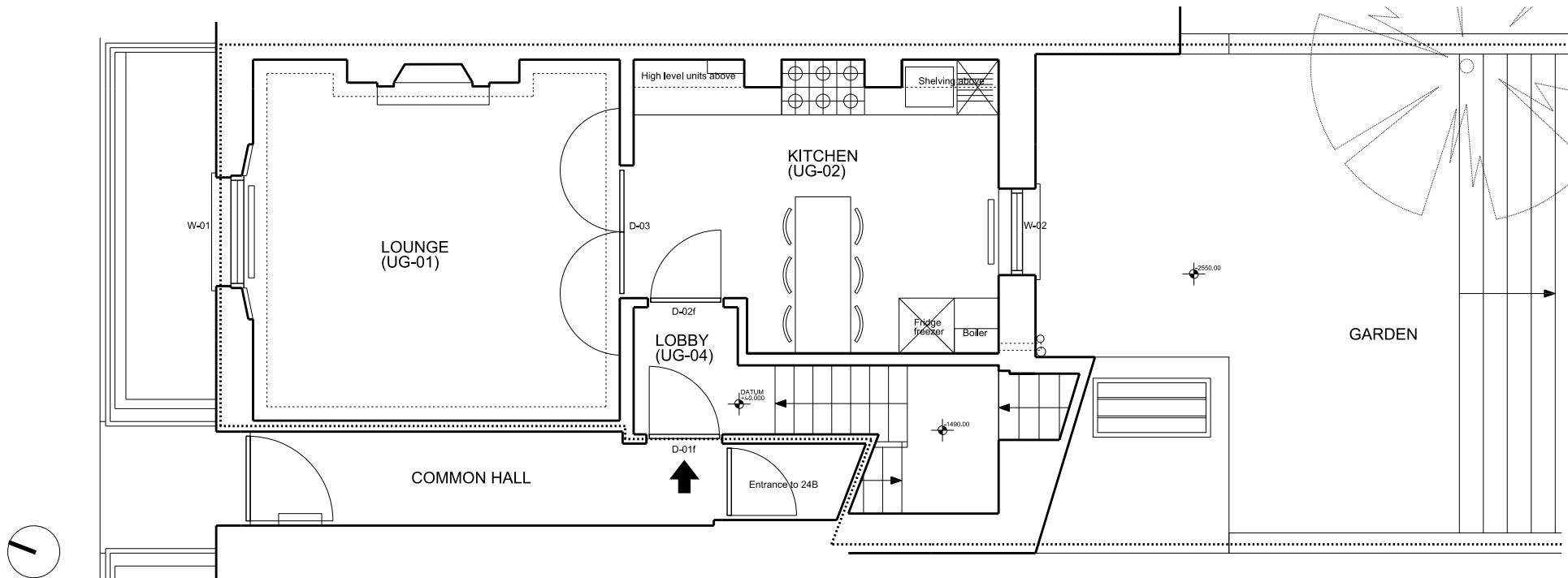


Proposed lower ground floor plan



Existing upper ground floor plan with proposed demolition hatched in red

At ground floor level the remaining original features of the property are celebrated; the original shutters and architraves are retained and refurbished and cornicing & skirting are reinstated in the lounge (UG-01). The cast iron insert from the fireplace on the lower ground floor (LG-01) is relocated to UG-01 with a new or salvaged chimney piece surround - in a style based on local examples that is in-keeping with the period of the property. A wide opening has been created between UG-01 & UG-02, centrally aligned with the existing sash windows.



Proposed upper ground floor plan

PERIOD DETAILS

CHIMNEY PIECE

Existing



Proposed

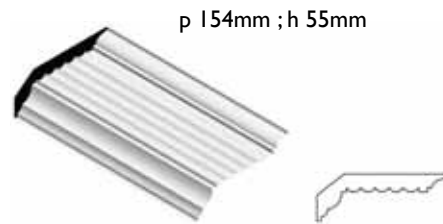
Non-original timber chimney piece in LG-01 (above) to be removed. Cast iron insert to be retained and relocated to UG-01 with a limestone chimney piece (below), new or salvaged, in a style sympathetic to the period of the property.



CORNICING



Fibrous plaster cornice to the lounge (UG-01) similar in scale and profile to the cornice in the communal entrance hall (above).



INTERNAL DOORS



Solid timber pannelled doors with architraves to replace existing non-original internal doors (above).

WINDOWS & SHUTTERS



Existing original sash windows to UG-01 & UG-02 and shutters (UG-01) to be retained and refurbished.

ACCESS STATEMENT

The scope for achieving full access to an existing listed building is always limited to a greater or lesser degree by the section (including vertical circulation) as well as the plan configuration. The efficient layout of the existing plan does not readily lend itself to the kind of ideal modifications which would be required. However, the proposed alterations to the plan on both upper and lower ground floor results in a more 'open plan' arrangement whilst retaining flexibility to close off individual rooms. The newly created wide openings between rooms on upper ground floor level represents a realistically achievable level of improved access for the ambulant disabled.

HERITAGE STATEMENT

The proposed interventions contained in the planning application for 24A Greenland Road have been considered within the context of the Grade II Listing of the property.

Care has been taken to ensure the proposed interventions respect the property and its surroundings by: -

- Retaining and refurbishing existing original features
- Reinstating lost features such as cornicing, skirting and internal doors, in a style sympathetic to the period of the building
- Replacing non-original features (chimney piece, lower ground floor fenestration) with models sympathetic to the period of the building
- Specifying high quality materials, fixtures and fittings

APPENDIX I

A brief history of Chris Dyson Architects 2011

Chris Dyson Architects was incorporated in July 2004. Before setting up his own practice Chris Dyson worked for only two practices. Firstly James Stirling and Michael Wilford Associates, where he was an associate for 12 years, working on large scale projects including The Singapore Arts Centre, The British Embassy in Berlin and Tate Liverpool. More recently he worked as a Design Director at Terry Farrell and Partners, working on projects in London and China.

Since its incorporation Chris Dyson Architects has worked on a variety of projects. The practice prides itself on a very high degree of attention to detail and a flair for innovative and modern design. It has built a reputation for producing buildings of the highest quality within historic contexts and in the conservation of historic buildings. The practice is widely published and has won a number of awards, most recently the **'City of London Heritage award 2011'** for numbers 5, 6 and 7 New Street near Liverpool Street.

Chris is in the process of registering himself as a RIBA recognised conservation architect and is also a conservation and design advisor to the London Borough of Tower Hamlets.

CDA frequently collaborates with artists and has recently won a competition run by Urban Splash in Manchester in collaboration with Jock McFadyen artist, entitled 'Field'.



24 Princelet Street (2010)



11 Princelet Street (2008)



7+9 Princelet Street (2009)



11 Princelet Street - Bedroom



- Kitchen



- Drawing Room

APPENDIX II

Heritage award

The project:

5, 6, and 7 New Street are all that remain of a longer terrace of houses built in the 1780s. Even then New Street, having first been called Hand Alley, laid out in about 1670 by Sir Robert Clayton (1629-1707, merchant banker, politician and Lord Mayor of London). At about the same time as the present houses at 5, 6 and 7 New Street were built the warehouses for The East India Company, which dominate the street, were built opposite.



LIST OF PROPOSAL DRAWINGS

DRAWING NUMBER	NAME	SCALE	PAPER SIZE
0174_PL_000_SLP	Site location plan	1:1250	A3
0174_PL_0000	Existing lower ground floor plan	1:50	A3
0174_PL_0001	Existing upper ground floor plan	1:50	A3
0174_PL_0100_0101	Existing front and rear elevations	1:50	A3
0174_PL_0200	Existing section AA	1:50	A3
0174_PL_0201_0202	Existing section BB & CC	1:50	A3
0174_PL_1000	Proposed lower ground floor plan	1:50	A3
0174_PL_1001	Proposed upper ground floor plan	1:50	A3
0174_PL_1100_1101	Proposed front and rear elevations	1:50	A3
0174_PL_1200	Proposed section AA	1:50	A3
0174_PL_1201	Proposed section BB	1:50	A3

