

LONDON BOROUGH OF CAMDEN	
PLANNING	
CONSERVATION AND URBAN DESIGN	
Proposed Development at: Kidderpore Hall King's College London Hampstead Residence Kidderpore Ave London NW3 7SU	
Proposal: Internal alterations in connection with conversion of building into two self contained units, replacement of existing rooflights and installation of 8 rooflights, formation of terrace at roof levels and refurbishment of existing windows to all elevations.	Case No: 2015/4116/L
Case Officer: Seonaid Carr	Date: 4 August 2015

Conservation Area	Redington/Frognaal
Listed Building	II
Adjoining Listed Building	
TPO	
Local Design Policy	

[Scott Brownrigg response added in green 01.09.2015 for return to Camden](#)

OBSERVATIONS:

This Grade II listed semi-detached house dates from c1843 and was designed by T Howard for John Teil. The house is stucco faced with a slate roof, projecting bracketed eaves and pediments to the outer bays and tall stuccoed slab chimney stacks. Internally the house retains many original features such as cornicing, fireplaces, panelled doors and sash windows. The layout is generally in its original form, with some later 19th century modifications, particularly at 1st floor level. The site is located in the Redington/Frognaal Conservation Area.

The house is empty and in a slowly deteriorating condition, although the previous owner (Kings College) had maintained adequate ventilation and heating. In recent months concerns had been raised about the storage of heavy items in many of the ground floor rooms and some areas of fairly significant water ingress and plaster damage.

The proposals are for the full refurbishment of the property and its conversion into two units, both of which would be duplexes. This is a reasonable approach given the size of the house. Whilst a single family dwelling would be ideal, it is acknowledged that this is unlikely to be attractive to future purchasers given the absence of associated private amenity space and the context of the remainder of the Kings College site which surrounds the house on all sides.

The application has been accompanied by a detailed proposals document which outlines the key philosophical and practical themes to the proposed works. These are considered appropriate and sensitive to the significance of the listed building. The only exception to this is the reference at 3.3.1 to the incorporation of double glazing where possible into original/historic sash windows. I

appreciate that the document then goes on to outline why this is unlikely to be acceptable on this building, however as a general principle this would not generally be appropriate in listed buildings.

Scott Brownrigg response:

Section 3.3.1 is a general proposal rationale giving an overview. We would suggest that the windows are dealt with on an individual basis as well as part of an overall view of each listed building. Some of the later windows in some listed buildings (e.g. windows dating from the Victorian era) and some of the old/historic but non-original windows in Kidderpore Hall may lend themselves to the inclusion of discrete double glazed units. If a profile can be found that is acceptable to the Conservation Officer we would hope that option might remain open and might be agreed as part of a Condition as noted below.

Note 6.2 and 6.3 on the proposed plans suggest that areas of historic railing may need to be removed and modified. The presumption is that all historic railing/balustrading should be retained. Any modifications required will be dealt with by way of condition and dispensation should be sought from building control wherever possible.

Scott Brownrigg response:

Noted. This will also be agreed as part of a Condition as noted below.

Basement

The principle of a swimming pool is considered acceptable given the likely market for the property. This is located at the western end of the plan and will require the removal of a number of walls. However, nibs and downstands will be retained which will demarcate the former layout. This is considered acceptable given the plain character and lack of adornment at this floor level. Other minor alterations to the plan form are proposed but these are very modest and will not impact upon the special interest of the listed building. Features such as the historic corridor with its arches will be retained. Walls that are to be lost are plain with no cornice and simple square edged skirting.

It is proposed to incorporate the existing external area beneath the portico so as to increase the amount of habitable accommodation. This can be achieved with a minimal loss of historic fabric and will be contained beneath the main front steps with new sympathetically designed doors at each end of the new accommodation, limiting its visual impact from the public realm.

A new plant room is to be created beneath the garden to the west of the listed building. This will not impact upon its fabric or appearance. The solid external concrete steps in this corner of the site are to be removed and replaced with a metal stair which will help to alleviate damp problems caused by the ground levels in this corner of the building.

At the rear of the building a non-original window is to be infilled to allow the siting of the new internal staircase between ground and basement level. This will be minimally visible from the rear and the opening will remain recessed and expressed.

It is proposed to hack off the plaster to 1.5m within the basement and replace this with a SIKA render. Generally in listed buildings SIKA render is avoided as it can often drive moisture higher up within the fabric. A Newton type membrane would be preferable.

Scott Brownrigg response:

Noted. This will also be agreed as part of a Condition as noted below.

Suspended ceilings are proposed within the basement, replacing existing examples. Details of these will be required by way of condition.

Ground floor

Alterations at this floor level are minimal. A new door opening is proposed between the two rooms to the north of the entrance hall to avoid using this hall, which will be within the demise of the upper maisonette. This will be formed through an existing arched recess in the plaster and will involve only a minimal loss of historic fabric, whilst facilitating the necessary circulation through the ground floor rooms.

The doors from the hall into the surrounding rooms will be retained and fixed shut. The doors are to remain visible on the maisonette side and two options have been proposed for how the doors will be treated on the hall side – my preference is for a dummy door with acoustic and fire separation concealed between the two leaves, rather than a plasterboard infill. This will help to maintain the appearance of both maisonettes, particularly within the high significance entrance hall.

Scott Brownrigg response:

Noted. This will also be agreed as part of a Condition as noted below.

Partitions are proposed for within Master Bathroom 1. These will not be full height and will allow the spatial quality and plan form of the room to remain appreciable.

The entrance into the lower maisonette will be through the garden frontage – modifications will be required to the existing glazed French door here so that it can operate as a main front door. It is likely that this leaf will need to be replaced which will involve some minor harm to the appearance of the listed building. The full details of this modification will be required by condition.

A new staircase from ground to basement level will be provided in the adjacent room to link the two floors of the maisonette. Once again there will be some minor harm to the listed building in terms of loss of fabric and the impact on its internal appearance. However, both the front door and staircase are key modifications which allow the building to be practically used as two units and avoid the subdivision of key spaces such as the main hallway which is of high significance. Overall the conversion of the house represents a 'light touch' approach and it is considered that these two minor elements of harm can be absorbed by the listed building without undue harm to its special interest. The conversion of the house into practical and viable units will ensure its beneficial use and all of the benefits that will accrue from the repair, conservation and restoration of its fabric and features.

1st floor

Alterations to the 1st floor plan in order to create the living room and dining room are based upon analysis of the fabric of the building, historic research and an understanding of its original design intent and architectural significance. The layout at the western end of the plan is likely to date from the later part of the 19th century and whilst of some historic interest, is not original. The space is likely to have followed the layout at ground floor level with two large rooms and a symmetrical arrangement of windows flanking the curved bay feature. It is proposed to remove two late 19th century partitions to create a larger dining area. Whilst there is some harm from the loss of this historic fabric, the existing spaces are rather convoluted and mean in their proportions at this principal floor level. Furthermore, one of the partitions runs into the existing window in an incongruous and awkward manner. On balance the loss of the partitions is considered acceptable and will create spaces that reflect the status of this floor level within the listed building and increase the attractiveness of the newly created accommodation.

The windows that are currently partially or fully concealed are to be re-opened and used to light the new dining room. This is considered acceptable. Whilst other concealed windows appear to be an original feature, these windows were blocked during the later 19th century and do not form part of the original composition. Other blocked windows have chimneystacks above them and their use as functioning windows would appear incongruous and would harm the original design intent of the building.

The existing secondary staircase is to be replaced. This is modern fabric of no intrinsic interest and its replacement will be controlled by condition.

Other minor alterations to the plan form are proposed. Those within the new kitchen are later fabric as evidenced by their relationship with the adjacent windows. The loss of these is considered acceptable. Other minor changes are proposed towards the rear of the house and once again, these partitions appear to be later additions and create an unusual lobby arrangement. Their loss is considered acceptable.

It is proposed to create access from the new kitchen onto the roof of the front portico. This will require modifications to the central sash window. Various options for sensitively achieving this were discussed with the applicant and it was considered that the visibility of this element from Kidderpore Avenue was a key concern. I proposed a door with a solid stallriser to mimic the solid masonry beneath the existing window, along with the retention of the top sash. Alterations would be confined to the sections beneath the meeting rail which would preserve the appearance of the sash in public views. A balustrade would also be required and I have suggested a metal railing as preferable to a glazed balustrade. Both the detail of the window modification and the new railing will be dealt with by way of condition.

2nd Floor

The historic laylight which is a main feature of the hallway is to be retained. The non-original glazed roof lanterns above it and the modern water tank are to be removed. This will allow for the creation of a garden room space. Natural light will still penetrate through the laylight as the lantern is to be replaced with walk on glazing. There is the option to incorporate additional artificial lighting if necessary to highlight the laylight and this will be covered by condition.

The creation of the garden room will have a demonstrable impact upon this part of the building however it is not currently an attractive space with any historic features. The proposals are considered to enhance the area, removing unsightly modern additions and non-original fabric such as the glazed lantern. A new staircase will be incorporated into this space to access the proposed roof terrace. In my view this is an innovative use of a currently 'dead' space and will add beneficial additional habitable accommodation to the building, with minimal impact on the fabric of the listed building.

The accommodation at this floor level is very simple with plain partitions, no cornices and square edged skirtings. The proposed layout will retain the essential circulation route around the roof light and the pattern of rooms accessed from it.

The limitations at this floor level are the lack of headroom and natural light. Modifications to the plan form are proposed which will allow the rooms to be used to their maximum potential and will only result in the loss of small amounts of fabric. A small number of partitions are to be introduced to create en-suite bathrooms, and raised floors may need to be incorporated in these areas for servicing purposes. Details will be dealt with by condition.

Roof

A number of conservation grade rooflights are to be incorporated into the roofscape. Whilst this is a relatively large number (8) the shallow pitch of the roof and the positioning of the house at the crest of the hill on Kidderpore Avenue will help to minimise their impact in public views. The rooflights are necessary to introduce light into the existing dark spaces at 2nd floor level and to ensure that the available floor space is used efficiently and to its maximum potential.

A roof terrace has been proposed throughout the pre application process and I have had reservations about this. I am comfortable with the principle of the terrace and the need to create private amenity space for the upper maisonette, however the visibility of any necessary balustrading has been an ongoing concern. In my view the glass balustrading is still too visible, particularly at the eastern end of the terrace where it is quite prominent adjacent to the large red

brick chimney of Bay House (p43 of the detailed proposals document). I would like to see the size and/or shape of the roof terrace further modified so as to minimise its visual impact.

Scott Brownrigg response:

We have looked at options to reduce the visibility of the balustrade in views of Kidderpore Hall from the street.

The attached amended proposal (sketches; 150902-Revised roof Terrace for comment) identifies a terrace area which has been reduced in plan form at roof level. We would propose that the area shaded, which represents the existing rooflight footprint, is replaced with a horizontal glazed walk-on glass roof (as per the currently submitted proposal), and that the proposed glass balustrade is pulled back to the black line (aligning with the chimney facing Kidderpore Avenue). This will significantly reduce the extent to which the proposed glass balustrade is seen from the street, as demonstrated in the 3D view enclosed.

We do note, however, that this amendment reduces the amount of amenity space for the upper duplex in Kidderpore Hall. The resultant terrace area is very limited.

It is our view that the clear glass balustrade in its currently proposed location, which provides a good area of amenity space for the upper floor flat, would be noticeable only to a minor extent from Kidderpore Avenue. The quality of the design and materials of this new addition preserves the special interest of the listed building. We would welcome discussions on retaining the terrace as it is currently proposed.

Suggested conditions

Details of all new windows, and any modifications to existing windows, at a scale of 1:5 with glazing bar details at 1:1

Details of any new secondary glazing demonstrating the relationship with historic joinery and fabric

Notwithstanding the consented documents, details of the modified sash window at 1st floor level leading onto the roof of the front portico shall be submitted

Details of the refurbishment of the historic laylight at 2nd floor level and details of any proposals to incorporate artificial lighting to highlight this feature

Details of all new internal and external doors at a scale of 1:10 with moulding details at 1:1

Details of all new internal and external servicing, including but not limited to SVPs, rainwater goods, vents, flues, extracts, internal pipework and cabling, heating equipment, demonstrating its relationship with historic fabric

Details of new internal and external lighting

Details of new fireplaces

Details of roof repairs demonstrating materials and techniques to be used and including details of the upgrading of insulation and the treatment of exposed internal purlins

Details of any upgrading works to satisfy Building Control or fire certification

Details of any underpinning works and any structural works to the building, including method statements and details of materials and techniques to be used

Details of any damp proofing including a condition report, method statement and details of materials and techniques to be used, including tanking to the front vaults

Details of the new secondary staircase at a scale of 1:10

Details of any modifications to railings, balustrading, parapet walls to be used as balustrade and details of all new railings

Details of suspended ceilings and raised floors

Conclusion

The proposals are sensitive and well considered and convert the building to residential use with a minimal impact on its historic fabric and features of significance. Whilst there are some small and specific areas of limited harm, these often facilitate substantial improvements to the quality and layout of the proposed accommodation. The overall package of works will ensure the ongoing beneficial use of the listed building, avoiding excessive subdivision, initiating repairs to its deteriorating and neglected fabric, retaining historic and original features and introducing modest contemporary elements, such as the 2nd floor garden room. Overall, the special architectural and historic interest of the listed building will be enhanced.

Negotiate	x
Approve	
Refuse	

Signed-----**Hannah Walker**----- Date-----**4 August 2015**-----