

Design and Access & Heritage Statement
Application for Full Planning & Listed Building Consent
8 Rothwell Street, NW1 8YH

Updated 13.06.16



The Design and Access Statement and drawings within this planning submission were prepared by Figure 1 Architects for the London Borough of Camden in support of a planning application for 8 Rothwell Street.

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Contents

Page

1	Site & Property
2-5	Listing, External Condition & Photographic Survey
6-15	Current Internal and Roof Arrangement/Condition & Photographic Survey
16	Proposed Scope of Works (summary)
16	List of Submitted Drawings
17	Pre-application Advice
17	Recent Planning History
18-33	Detailed Scope of Work
34	Design Rationale
34	Access
35	Appendix 1: Master Bathroom Reconfiguration

Site Context

8 Rothwell Street is located in Primrose Hill. Rothwell Street is a through road that connects Chalcot Crescent to Regents Park Road. The Street comprises two matching terraces of mid Victorian houses (circa 1860). Each house is arranged over four floors including the basement. The terrace was constructed as a pair and, with the exception of a slightly wider house at no.1, all the houses would have been of the same appearance and layout. The Street forms part of the Primrose Hill Conservation Area and the houses are Grade 2 Listed. The location plan below shows the location of the house and street.

The terrace comprises brick built houses with a rusticated ground and plain rendered lower ground floor. The windows have decorative stucco surrounds with hoods and corbels at first floor. The roofs are butterfly roofs concealed behind a stucco cornice. Steps lead up to the ground floor and there are iron railings with urn finials. The centre pair of houses stand proud from the terrace. Most of the houses retain the majority the original architectural details. The exception being the brackets to the cornices which are either missing or heavily obscured with paint and the stone steps to the front door that have either been covered over with tiles or asphalt or been replaced.

8 Rothwell Street

8 Rothwell street is an end-of-terrace at the corner of Chalcot Crescent which extends over four storeys including a basement. A two storey flat-roofed closet wing extends beyond the original house at the rear of the property. A windowless brick flank wall bounds the rear garden of 29 Chalcott Crescent. The rear garden is bounded by the rear external wall of 8 Primrose Mews to the north, the rear gardens of 31-33 Chalcot Crescent to the east and the rear gardens of Rothwell Street to the west.

Currently the property is sub-divided into two dwellings: a 29sqm studio flat in the basement accessed from steps down from street level into the front lightwell and a 3-bedroom dwelling arranged over the upper floors and part of the basement. The main dwelling enjoys access to the rear garden and is accessed from steps up from street level.



Listing

NUMBERS 8-15 AND ATTACHED RAILINGS

List entry Number: 1130401

List Entry Summary:

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Terrace of 8 houses. c1862. For the Marquess de Rothwell. Yellow stock brick with rusticated stucco ground floors. 3 storeys and basements. 2 windows each. Nos 10-13 slightly projecting. Stucco doorcases with pilasters carrying entablature; doorways with pilaster-jambs carrying cornice-heads, fanlights and panelled doors. Ground floor sashes have margin glazing; upper floors with architraved sashes, the 1st floor with console bracketed cornices. Stucco cornice and blocking course, Nos 10-12 and 15 retaining console brackets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Front Elevation Condition

Original condition front façade of London stock brickwork and painted stucco detailing including a rusticated ground level and ornate surrounds to window and door openings and a roof cornice. London stock brickwork is visible on the two upper floors of the building and appears sound and the mortar pointing also generally appears sound. The render coatings to the wall on the two lower floor levels and around the projecting stone features to the upper windows and the cornice at roof level require minor repair and redecoration. The top section of the rendered parapet wall which rises above the main roof and the projecting cornice below is missing lead cappings. The balcony, which projects from the front wall at first floor level, has been historically reconstructed with a cast concrete slab. The original iron railings to the balcony appear to have been refitted as these match the other buildings in the terrace. The concrete structure balcony is in reasonable condition but has no waterproof finish over the top surface of the balcony which may pose a risk of moisture ingress to the metal reinforcement in the concrete balcony structure. The windows are covered with years of paint, both to the interior and exterior surfaces. A pair of modern wall lights are located either side of the front door on the pilasters. A defunct soil pipe runs above the entrance across the 1st and 2nd floor that is likely to have served a former bathroom to the front of the property. Original cast iron railings with urn finials to the entry stair, street perimeter and 1st floor balcony appear in good structural condition but poor decorative condition.

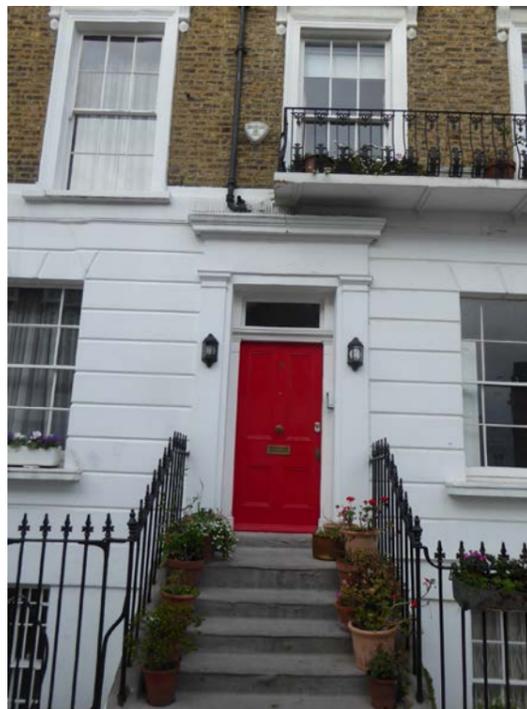


Photo survey (clockwise from top left) View of front and flank walls; front light well and steps; entrance door and steps; 1st floor balcony; iron railings to street



A.1 Front (South) elevation through basement light well



A.2 Front (South) elevation through street and vaults

Rear Elevation Condition

The rear wall of the building has a traditional 'V' shaped parapet to the butterfly roof line. The upper section of this parapet wall coping is quite weathered and the pointing to the upper sections of the wall below eroded. There is also some missing pointing to the walls of the rear addition structure, most notably the rear wall of the addition at basement and ground floor levels. The top section of the flank wall (not shown) also has some missing and eroded pointing. An area of brickwork at 2nd floor level has been reconstructed at the rear and flank walls (around 30-40 years ago) with a visible joint between the old and new brickwork on the rear corner of the building. The joint which is visible to the top of the rear wall is slightly open and there is some minor cracking visible internally in the top rear bedroom. This indicates slight separation of the new and old sections of masonry. In addition an area of brickwork over window W 2.3 is bowing toward the roof and the one brick thick wall under the same window's splayed reveal is loose. The windows are covered with years of paint, both to the interior and exterior surfaces. Rainwater disposal from the main roof is to the rear of the building via the central valley gutter which drains to a PVC hopper mounted on the rear wall. The connecting PVC rainwater pipe passes down to ground level but simply spills onto the floor at the base of the wall. This will increase the risk of damp penetrating into the base of the wall and causing internal damp problems. There is also evidence of leakage of the rainwater pipe serving the rear addition roof causing water saturation and staining of the exterior brickwork to the side of the kitchen door below. The arrangement of the PVC rainwater and drainage pipework to the rear wall has become convoluted and messy due to historic reconfiguration of the property.



Photo survey (clockwise from top left) Rear elevation from upper garden level; lower garden level; Closet wing rear at upper garden level.





B.1 Rear (North) elevation through upper garden level



B.2 Rear (North) elevation through lower garden level and historic additions

Current Internal Arrangement and Conditions

Basement

Layout, Finishes, Fittings

The internal layout is likely to be dated circa 1990 when the studio flat was formed although there is also evidence of historic alterations to the original layout prior to this. Partitions (P.1/3/4) are likely to have been erected circa 1990. Partition (P.2) is likely to be the original brickwork spine wall on which the upper floor structure bears. There is an opening formed in this partition (P.2). The opening through the masonry wall is at least two metres wide and is full height with no down stand. There will be a beam concealed above the opening within the floor depth above spanning across between the retained sections of wall either side and providing support to the structure above. This approx. 2m wide opening has been reduced in width to form the single door opening between the kitchen and studio room with lighter weight masonry and timber stud infill material provided to the side and above the door opening between the rooms. There is some cracking of the infill material in partition (P.2), which has appeared at changes in construction between the original thicker spine wall and the adjacent lighter weight infill material. The interior condition of the lower ground floor walls and ceilings is in very poor condition and surface finishes stained, aged and deteriorating. With the exception of the internal staircase in the dwelling kitchen (Rm-1.1), there are no original features (such as fireplaces, skirting, cornicing) in situ which is to be expected given the basement would likely have been servant quarters/scullery in the original house. The internal timber doors are likely to have been installed circa 1990 when the studio flat was created. These doorsets are in poor condition and do not comply with current fire standards.

Rising Damp

There is no evidence of a damp proof course which is to be expected of a building of this age. Areas of damp have been detected in the basement at the rear and flank wall of the flat kitchen (Rm-1.2), the rear wall of the larger dwelling kitchen (Rm-1.1), the flank wall of the flat bathroom (Rm-1.4), flat hall (Rm-1.5) and the external wall of the light well in the flat bedroom (Rm-1.3) at the junction with the external staircase.

Flooring

The basement floor substrate is a modern screed on a plastic mabrane likely to have been laid circa 1990 when the studio flat was formed. The level difference across the top of the screed is significant (10cm variation across the plan). The screed had been overlaid with carpet and vinyl sheet flooring by the previous occupants.

Garden

The garden area at the rear is mostly raised to approximately a metre above basement level with steps leading up from the lowered garden area outside of the kitchen door up to the level above. The perimeter boundary walls are generally sound with some areas of missing mortar and damaged brickwork.

External Doors and Windows

The external windows are single-glazed timber sash windows and likely original (W-1.2, W-1.3) with the exception of the kitchen to the rear of the lower ground floor which has a modern double-glazed timber casement (W-1.1). The sash windows require overhaul but the timber frames are generally sound with no evidence of significant rot or decay.

The door to the garden is a modern panelled timber door with glazed upper panels.

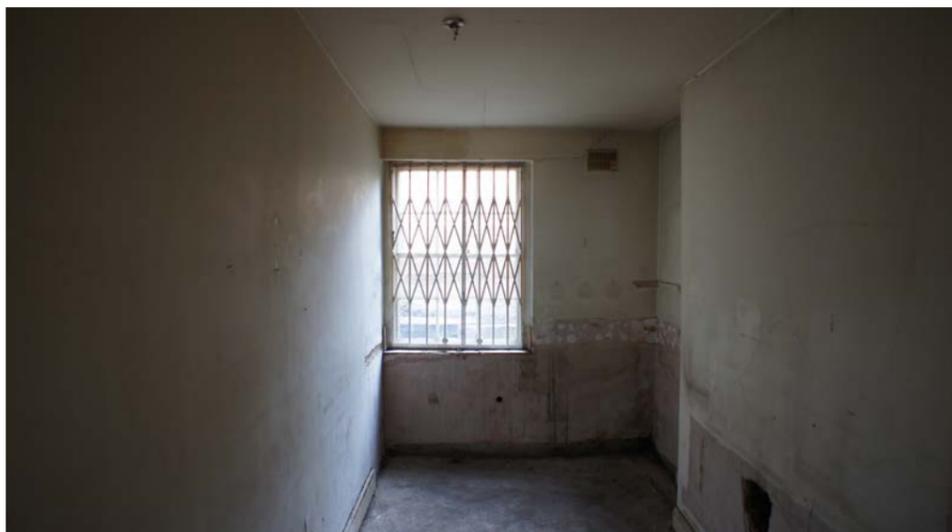
The doors to the front light well (entrance to flat and vault doors) are modern timber doors.

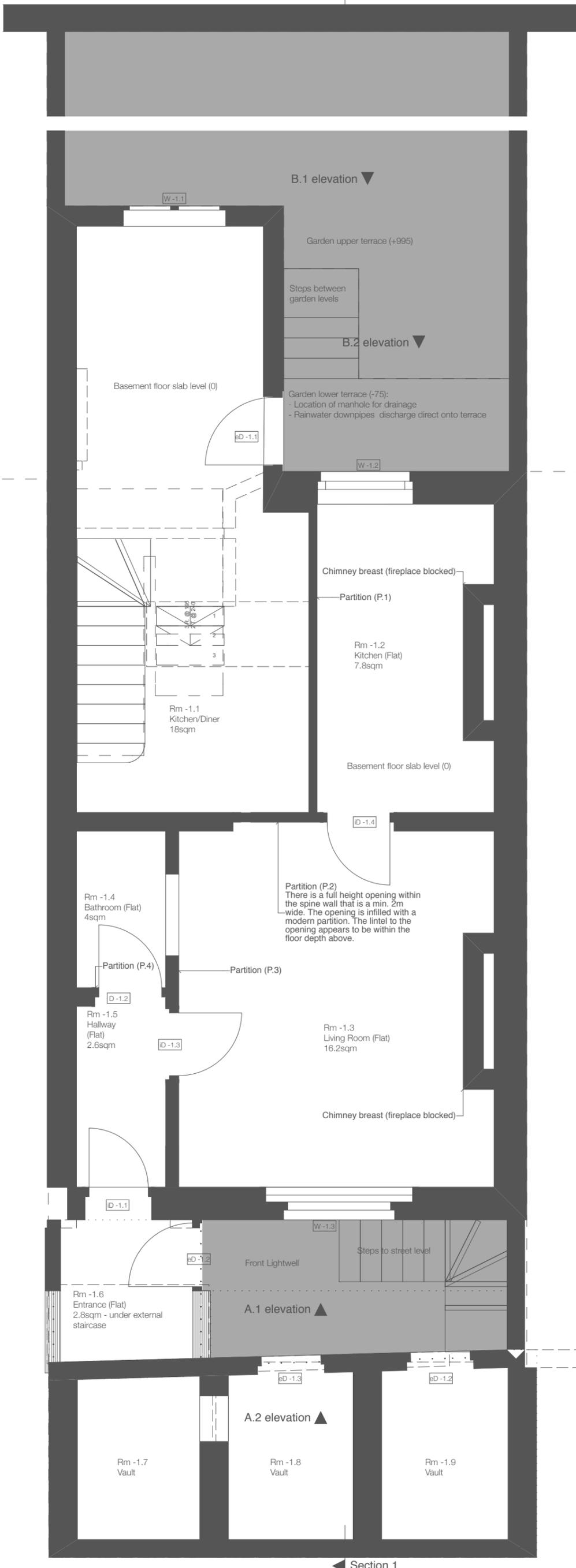
Front Lightwell, Vaults and External Staircase

Stone steps lead down into the front exterior light-well area. The top surface of the steps has been overlaid with a cement render which is cracking and deteriorating and allowing vegetation growth below. The loose cement coating will need to be cut back to expose the underlying stonework for inspection. There are stone flags provided to the floor in the light-well area. The joints between the slabs are open with vegetation growth between. The light well floor levels vary and are not set to adequate falls to the existing gully resulting in ponding. There are three vaults formed to the front of the light-well area beneath the public footpath. The vaults are finished internally with a render tanking system that is failing in areas allowing damp through to the surface.



Photo survey (clockwise from top left) Studio flat living room; Main dwelling staircase; Main dwelling closet wing; Studio flat kitchen;





Current Internal Arrangement and Conditions

Ground Floor

Layout, Finishes, Fittings

The layout of the ground floor appears to be original. The interior of walls, ceilings and partitions is a mixture of original and replacement plaster with ornate cornices to the perimeter of the principal rooms (Rm 0.2/0.3/04). There is Victorian ogee profile skirting and dado rails to the perimeter of the rooms. The plasterwork is largely intact with some cracking largely to the top skim coat but also at ceiling level to plaster and cornicing. Years of paint applied over the cornices has caused significant loss of the detailed definition. An ornate ceiling rose remains in one living room (Rm 0.3) which again has lost its detail through overpainting. The internal openings are likely to be original along with the linings and architraves. The timber panelled door leaves and ironmongery appear to be modern replacements and do not comply with current fire standards.

The staircase appears to be original and in sound structural condition but has been unsympathetically decorated with a mix of paint colours and varnishes. Fireplaces are in each of the living rooms (Rms 0.3/0.4) in original locations but the fireplaces are not Victorian originals and are likely early/mid C20th replacements that are not in keeping with the character of the house.

Flooring

Generally, floors are timber boarded running across the width of the property which have been overlaid with carpet by the previous occupants, with the exception of living rooms (Rms 0.3/0.4) that have lacquered exposed floorboards that are not of a quality generally to be used for an exposed floor finish.

External Doors and Windows

The windows are single-glazed timber sash windows and likely original (W 0.1/0.2/0.3). The sash windows require overhaul but the timber frames are generally sound with no evidence of significant rot or decay.

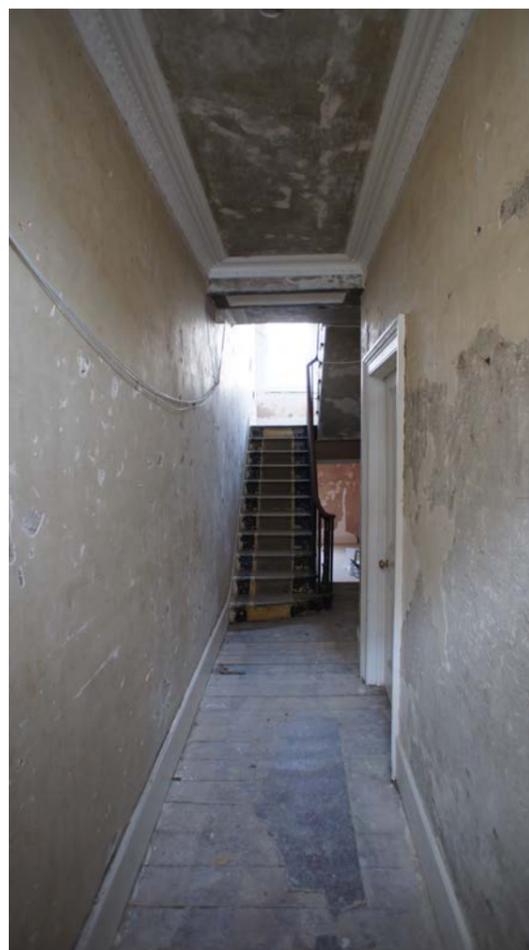
The entrance door is likely original timber panelled door with a fanlight and is generally sound with no evidence of significant rot or decay.

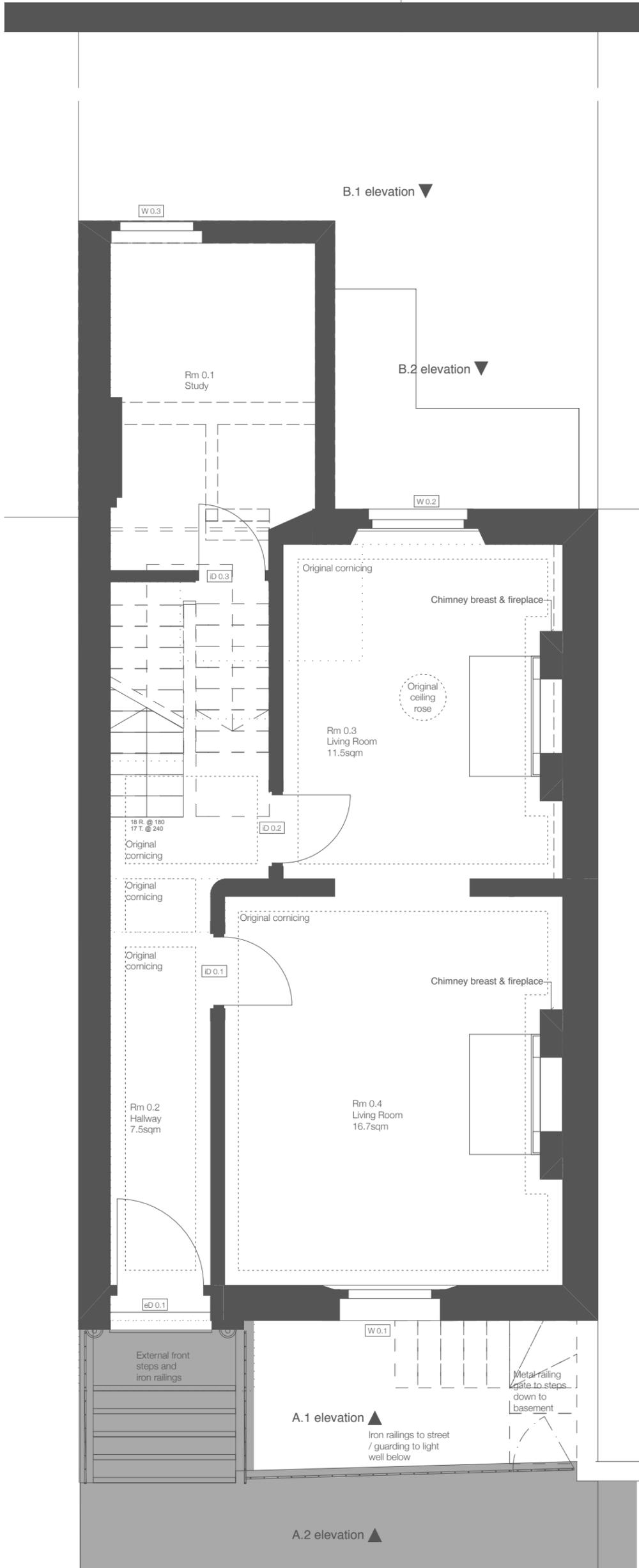
External Entrance Staircase and Railings

The stone front entrance steps are finished in asphalt which is in poor condition with water ingress evident to the basement below. Original iron railings with urn finials provide guarding to the steps and street around the front light well. The railings appear in reasonable condition for their age but the railings and stone base are in poor decorative condition. The gate to the railings down to basement level is missing a locking/latching mechanism from the closing plate and cannot be secured shut.



Photo survey (clockwise from top left)
Front living room view from spine wall;
Rear living room fireplace; Hallway view
from front door; Ceiling and rose in rear
living room; Front living room viewed
from window.





Current Internal Arrangement and Conditions

First Floor

Layout, Finishes, Fittings

The layout of the first floor appears to be largely original. The use of room Rm 1.3 was changed from a bedroom to a bathroom in 2009 (Planning reference: 2009/4831/L). The interior of walls, ceilings and partitions is a mixture of original and replacement plaster with ornate cornices to the perimeter of the principal rooms (Rm 1.2/1.3). There is Victorian ogee profile skirting and picture rails to the perimeter of the principal rooms. The plasterwork is largely intact with some cracking largely to the top skim coat but also some notable cracking at ceiling level to plaster and cornicing. Years of paint applied over the cornices has caused significant loss of the detailed definition. An ornate ceiling rose remains in the bathroom (Rm 1.3) which again has lost its detail through overpainting. There are fireplaces in both bedroom and bathroom (Rms 1.2/1.3) and appear to be Victorian originals. The marble and metal fireplace is in reasonable structural but poor cosmetic condition and there is cracking in the hearth. The internal openings are likely to be original along with the linings and architraves. The timber door leaves and ironmongery appear to be modern replacements and do not comply with current fire standards. The staircase appears to be original and in sound structural condition but has been unsympathetically decorated with a mix of paint colours and varnishes.

Flooring

Generally, floors are timber boarded running across the width of the property (with some modern boarding inserted in the bathroom) which had been overlaid with carpet and wet area sheet flooring by the previous occupants. The floor boards are not of a quality generally to be used for an exposed floor finish.

External Windows

The windows are single-glazed timber sash windows and likely original (W1.1/1.2/1.3) with the exception of windows (W1.4/1.5) that appear to be single-glazed modern timber replacements. The sash windows require overhaul but the timber frames are generally sound with no evidence of significant rot or decay with the exception of the timber cills and lower frame sections of the windows to the street (W1.1/1.2) that are affected by water ingress from the 1st floor balcony.

Balcony

The balcony to the street appears to have been historically reconstructed in concrete with cantilevered steel strut supports. The iron railings appear to be originals that were salvaged and refitted in the reconstruction. The decorative condition of the balcony and railings is poor and there is no flashing to the base of the sash windows that are affected by damp as a result. There is no waterproof protection to the concrete balcony.

Flat Roof

The lower flat roof of the closet wing of the main house. The roof covering, flashings, rendered inner face and stone copings are showing evidence of wear with some cracking, openings in joints and the start of vegetative growth.

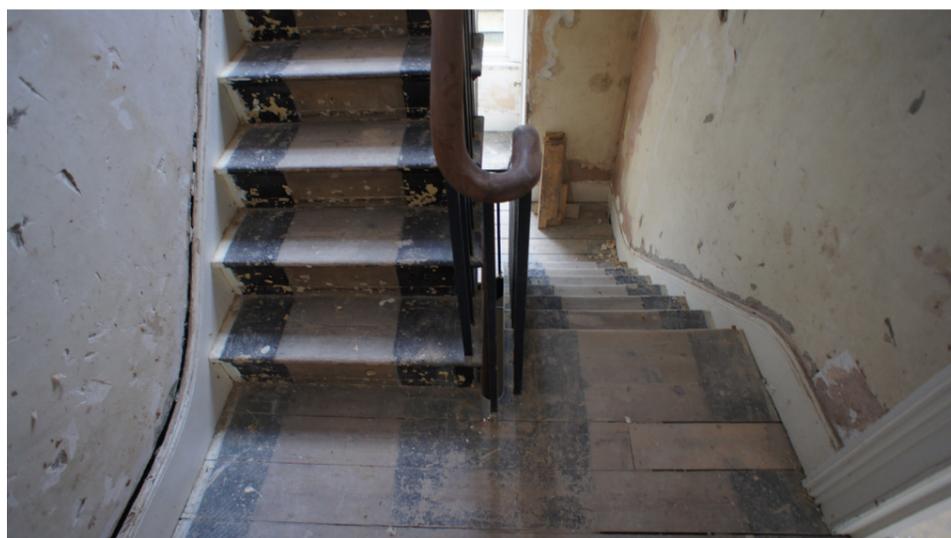
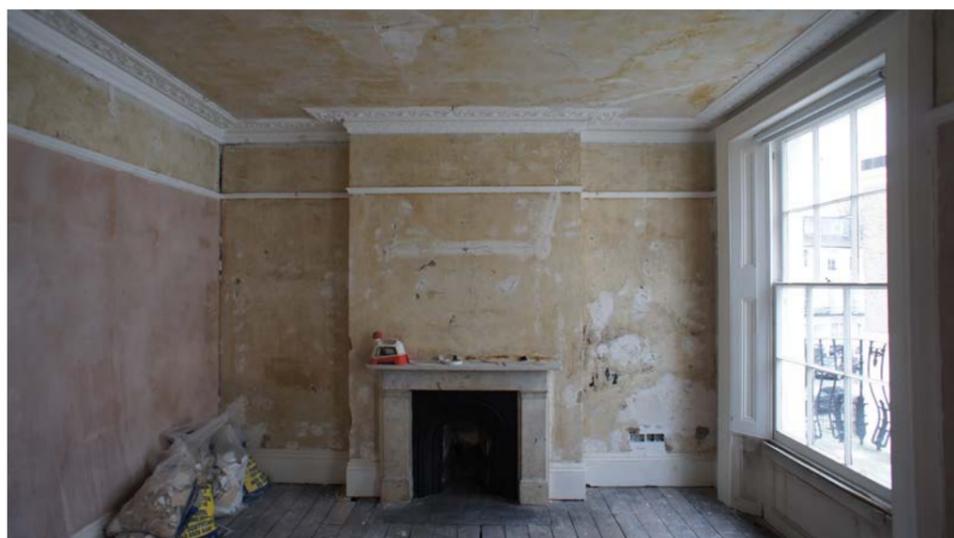
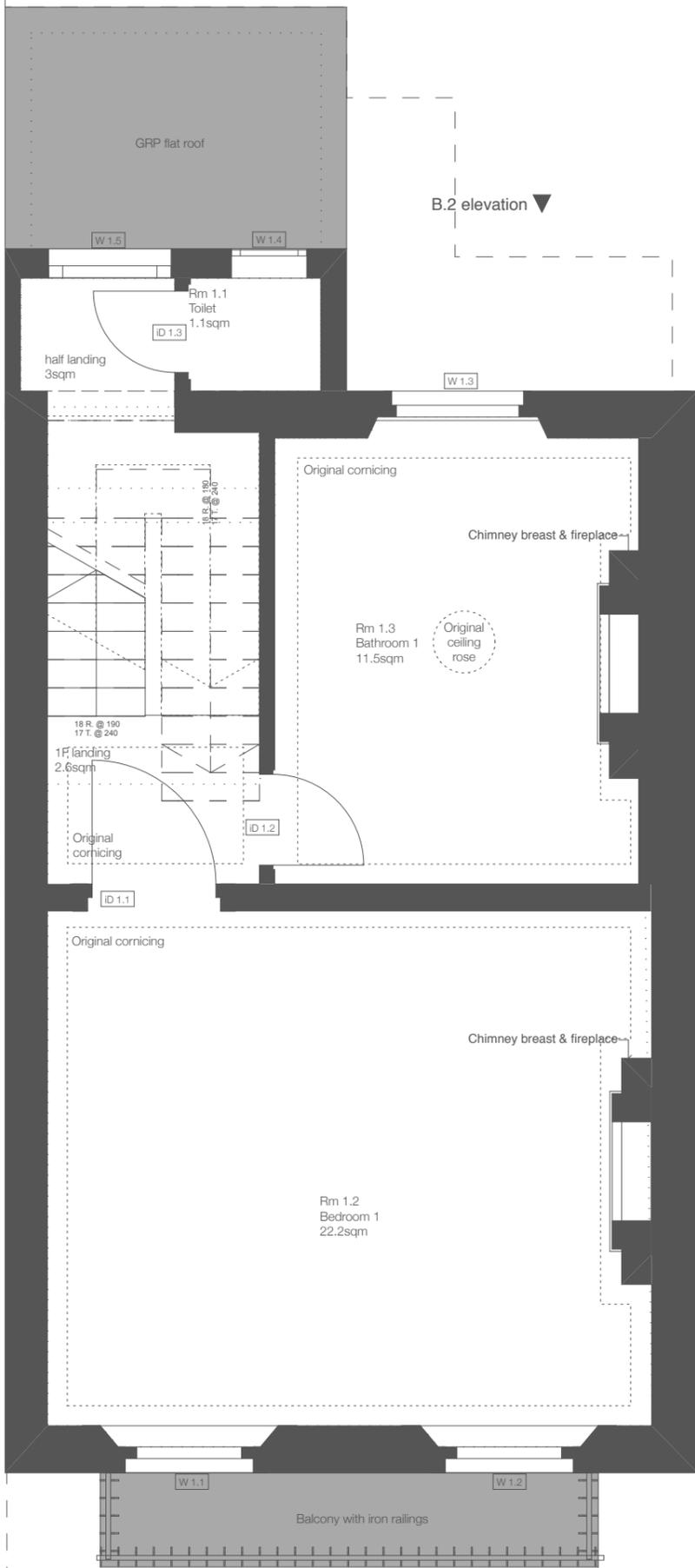


Photo survey (clockwise from top left) Rear Bathroom; Rear Bathroom ceiling; Front Bedroom; Staircase detail

B.1 elevation ▼

B.2 elevation ▼



A.1 elevation ▲

A.2 elevation ▲



Current Internal Arrangement and Conditions

Second Floor

Layout, Finishes, Fittings

The layout of the second floor appears to be original. The interior of walls, ceilings and partitions is a mixture of original and replacement plaster. There is no original cornicing or skirting in situ which is to be expected from the top floor of a house from this period that would not have contained any principal spaces. There is a fireplace in one bedroom (Rm 2.2) that appears to be Victorian original that appears in reasonable structural condition but the marble has been painted and the metal and stone back are in poor cosmetic condition and the hearth is cracked. The internal openings are likely to be original along with the linings and architraves. The timber door leaves and ironmongery appear to be modern replacements and do not comply with current fire standards. The staircase appears to be original and in sound structural condition but has been unsympathetically decorated with a mix of paint colours and varnishes.

External Windows

The windows are single-glazed timber sash windows and likely original (W2.1/2.2/2.3/2.5) with the exception of window (W2.4) that appears to be a plain modern replacement. The sash windows require overhaul but the timber frames are generally sound with no evidence of significant rot or decay.

Flooring

Generally, floors are timber boarded running across the width of the property which had been overlaid with carpet by the previous occupants, with the exception of the bathroom (Rm 2.3) that has had wet area sheet flooring installed over the floor joists by the previous occupants.

Flat Roof

The upper roof of the closet wing. The GRP roof coverings and flashing appear to be water-tight although there is an unsightly PVC gutter and downpipe at the eaves.



Photo survey (clockwise from top left) Rear bedroom; Front Bedroom; Staircase and Bathroom on upper landing

B.1 elevation ▼

B.2 elevation ▼

GRP flat roof

W2.5 landing below
W2.4

W2.3

Rm 2.3
Bathroom 2
3.2sqm

Chimney breast & fireplace

ID 2.3

Rm 2.2
Bedroom 3
11.7sqm

6 R. @ 180
5 T. @ 240

2F landing
1.5sqm

ID 2.2

ID 2.1

Chimney breast (no fireplace)

Rm 2.1
Bedroom 2
21.5sqm

W2.1

W2.2

A.1 elevation ▲

A.2 elevation ▲

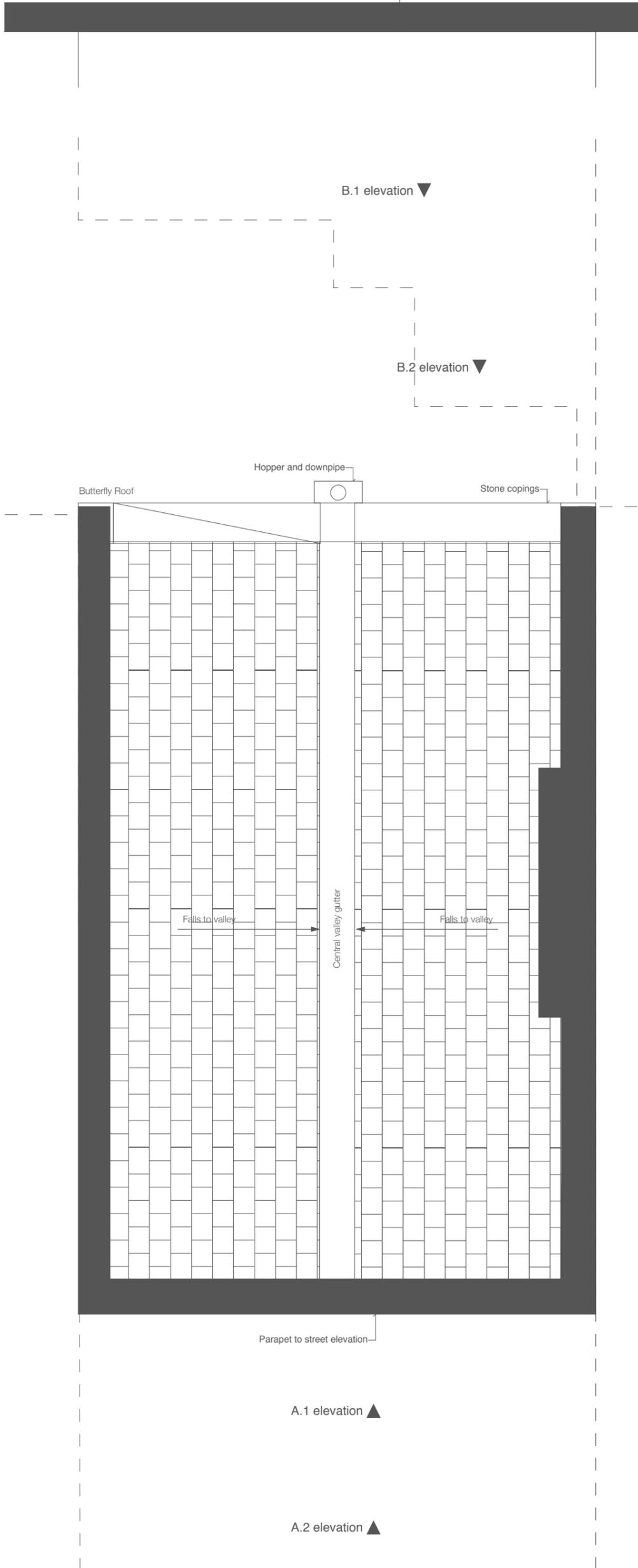


Roof Condition

The main roof to the building is a butterfly type with a central valley gutter and two roof slopes pitching from the party and flank walls either side down to the valley. The roof slopes are clad with artificial fibre cement slates that are probably 30-40 years old with heavy moss growth sealing the joints between the slates. The condition appears acceptable but the tiles are likely approaching the end of their life expectancy. Where the slate covering abuts the parapet walls to the sides and top of the roof slopes there are lead cover flashings dressed into the masonry above that generally appears in sound condition. The slates are positioned over a plastic underlay fitted over the timber structure. This plastic underlay will be airtight preventing any meaningful ventilation through the slate covering. This poses a risk of condensation problems occurring within the roof void or to the underside of the slates. The central valley gutter to the roof has been overlaid with asphalt and there are splits and deterioration visible to the surface. The solar reflective paint coating to the asphalt is badly deteriorated leaving the asphalt exposed to direct sunlight and at risk of further damage. The front end of the gutter above the front bedroom ceiling is set to inadequate falls, causing water to pond on the surface of the gutter above the ceiling. The rainwater goods (hopper and drainage) are modern grey PVC-U fittings.



Photo survey (clockwise from top left) Plastic DPM over rafters; View toward rear parapet; front parapet coping; central valley gutter; rear rainwater goods; view toward front parapet.



Proposed Scope of Works

Summary

The proposed development will convert one basement studio flat and one 3-bedroom dwelling (arranged over four floors) into a single dwelling house. Internal alterations in the basement are proposed for the reversion to a single family home: the removal and erection of partitions and reconfiguration of the layout to create an open plan kitchen/diner and WC. New fixtures and finishes are proposed within the basement. Alterations are proposed to the rear garden elevation windows and door at basement level to suit the new basement layout. The proposed conversion requires replacing mechanical and electrical services to the entire property with a new utility area (for upgraded incoming services and service distribution) located in the basement vaults. The proposal also includes renovating the interior and exterior of the house, including the front light well and rear garden.

List of Submitted Drawings

1506_L111EX Existing Basement Plan	1506_L111 Proposed Basement Plan_rev F (06.06.16)
1506_L112EX Existing Ground Floor Plan	1506_L112 Proposed Ground Floor Plan_rev F (06.06.16)
1506_L113EX Existing First Floor Plan	1506_L113 Proposed First Floor Plan_rev F (06.06.16)
1506_L114EX_Existing Second Floor Plan	1506_L114_Proposed Second Floor Plan_rev F (06.06.16)
1506_L115EX_Existing Roof Plan	1506_L115_Proposed Roof Plan_rev D (25.03.16)
1506_L201EX_Existing Section	1506_L201 Proposed Section_rev F (06.06.16)
1506_L501EX_Existing Front Elevation	1506_L501 Proposed Front Elevation_rev D (25.03.16)
1506_L502EX_Existing Rear Elevation	1506_L502 Proposed Rear Elevation_rev F (06.06.16)

Planning Notes

Pre-application Advice

Officer: Shane O'Donnell

Date: 24/11/2015

The proposal would convert one studio flat and one 3-bedroom maisonette into a single house (3+ bedrooms) located over four floors. Policy DP2 generally resists the redevelopment or conversion of housing that involves the net loss of two or more homes. This development involves the loss of only one unit and meets guidance in CPG2 that states "the Council does not generally seek to resist schemes combining dwellings where they involve the loss of a single home". This provision of larger dwelling units creates some scope for growing families to expand into an adjoining property.

Policy DP5 seeks to ensure that all residential development contributes to meeting the priorities set out in the dwelling size priorities table. The proposed conversion would result in the loss of two units, which are considered a medium priority, and the resulting creation of a 3+bedroom house is also considered a medium priority.

On balance the net loss of one medium priority unit should be considered acceptable by the local authority.

In addition, a case could also be made that the studio flat falls below the minimum space standards in Camden's residential development standards. The 29sqm total floor area is below the minimum requirement of 32sqm stated in section 4.14 of CPG2 for a 1-person unit.

Planning and Listed building consent will be required for reversion to a single family home where the required layout changes will need building fabric to be removed. Equally, any development that may affect the exterior of the property associated with this proposal would need to consider the impact on the Conservation Area.

Date: 25/01/16

Callback reference: 00337

Alterations which have an impact on the special interest on the property including internal alterations to layout and new fixings and services will require Listed Building consent. Maintenance or like-for-like repairs are non-notifiable and do not require consent. The council were informed that a soft strip of the property would be undertaken to remove modern sheet floor covering (eg. carpets) and modern fixtures (eg. picture hooks, shelving, sanitary ware, flat panel radiators, modern MDF/chipboard units) left by the previous occupants. None of the original features of the property will be removed or altered and there will be no alterations to the layout or new fixtures/fittings installed until listed building consent is secured. The soft strip will also enable the paint to be stripped off the walls and ceilings enabling an investigation of the condition of the original building fabric, allow for structural inspection and to develop an appropriate and sensitive scope of works for the renovation which will be submitted in the planning/LB application. The internal condition of the property prior to the soft strip has been recorded in a photographic survey which was sent to the council on 18/02/16.

Planning History

There are 11 Planning or Listed Building Applications related to '8 Rothwell Street' of which 8 were either withdrawn or refused. The applications where the final decision granted permission are:

- Reference: 2009/4831/L; granted 19.10.2009; convert bedroom to bathroom
- Reference: LE9800729/; granted 18.08.1999; window alterations
- Reference: 9200040; Change of use and works of conversion to form one studio flat at basement level as shown on drawing no. 069. [note: drawing not available] Permission granted 14.01.1992

Detailed Scope of Works

Garden

Landscaping

The upper terrace of the garden will be lowered by approximately 1m down to the level of the lower garden including removal of external steps. A half meter wide border will be retained around the perimeter of the garden at the higher level which will allow boundary walls to be retained as existing. The retained higher level ground will form raised beds at the garden perimeter and act as a retaining structure where required. Retaining walls (approximately 1m high) will be constructed to the perimeter of the lowered garden at the edge of raised beds. The existing brick boundary walls are not to be altered although some local repointing and repair may be required. A low external store will be incorporated into the line of the raised beds at the rear wall of the house. Timber trellising fixed to the boundary walls will form part of client's planting design.

The lowered garden will help to address the damp ingress where the floor level of the closet wing is currently 1m below the external ground level. The proposed re-landscaping will address this condition in conjunction with internal damp-proofing noted in the Basement scope of works. Also the lowered level of the garden will allow the re-use of an original sash window in the rear elevation of the closet wing to replace the unsympathetic modern casement that is currently there. The lowered level in conjunction with a lowered sill will enable a taller opening to accommodate the original sash window.

Drainage

PVC rainwater and foul drainage goods and existing gully/open drainage condition will be replaced by a rationalised drainage design to allow foul and rainwater drainage to make sealed connection into existing below ground drainage. The replacement drainage goods will be a traditionally socketed metal system in black.

Basement Alterations

Layout

The proposed alterations at basement level will achieve the primary spatial objective of this application: to revert the property to a single family dwelling house. The basement will be used as an open plan kitchen and dining area of a size appropriate to a large single family dwelling. Currently neither the studio flat kitchen or kitchen/diner to the main dwelling are adequately sized. A small WC is also proposed at the rear garden within the closet wing. The mechanical and electrical installation of the property will be rationalised and incoming utilities, meters, boiler etc. will be located in the front part of the basement within the vaults and under the external staircase.

Non-original partitions will be removed and an opening formed in the central spine wall using steelwork encased in a suitable plaster and finished to match the retained spine wall. A new internal partition and door are proposed for the new WC. A small internal opening and door is proposed between the basement entrance lobby and the adjacent vault to create a wine store that is accessible internally.

Services & Fittings

A rationalised mechanical and electrical design is proposed for the entire property in order to revert it back to a single family dwelling house. The incoming utility supplies and meters will be consolidated in the basement. One vault under the pavement will be utilised as a boiler room with a hot water cylinder. The boiler flue will be on the street side of the front light well and not visible from the street.

The concept for the proposed basement fittings is to incorporate storage and appliances into full-height units along the flank walls of the space, with a freestanding kitchen island with oven, hob, hood and basin within the open plan. The chimney breasts will be retained and one will be utilised for a log-burning stove to be incorporated within the perimeter units. Upgrade works to the chimney flues will be undertaken to meet current standards. The new lighting will be a mix of wall lights and freestanding task lighting. The basement will be heated either with cast iron radiators or an underfloor heating system incorporated into the new ground floor slab as noted below in the flooring scope of works. All service runs (conduits, pipework) will be concealed within the new floor build-up up or within service voids in the fitted kitchen units.

Flooring

The modern screed floor substrate is in a poor condition and the levels across the plan vary by up to 10cm. It is proposed to break out and remove the screed and modern plastic membrane. It is proposed to install an insulated concrete slab with a modern damp proof membrane that can be full lapped with the damp-proofing repairs noted below. Timber flooring will be laid over the new ground floor slab.

It is proposed to replace two windows and one door at the rear garden elevation at basement level. The new window and door units are proposed to suit new basement layout. An enlarged opening (width and existing arch over retained; cill level dropped) is required for the conversion of a window to garden doors. The proposed garden door will be a slim-lined metal frame glass door (details reserved by condition). It is proposed that the window that is removed will be re-used to replace a non-original casement window in the closet wing at basement level. The re-use of this window is subject to the landscaping works proposed in the Garden scope of works.

Damp-proofing

It is proposed to address the problem of rising damp with a chemically injected damp proof course and structural waterproofing to the perimeter of the retained internal and external walls. The damp-proofing will be concealed by the built-in fittings or finished in a suitable breathable plaster and paint.

Basement Non-notifiable Maintenance / Like-for-like Repairs

Internal Staircase

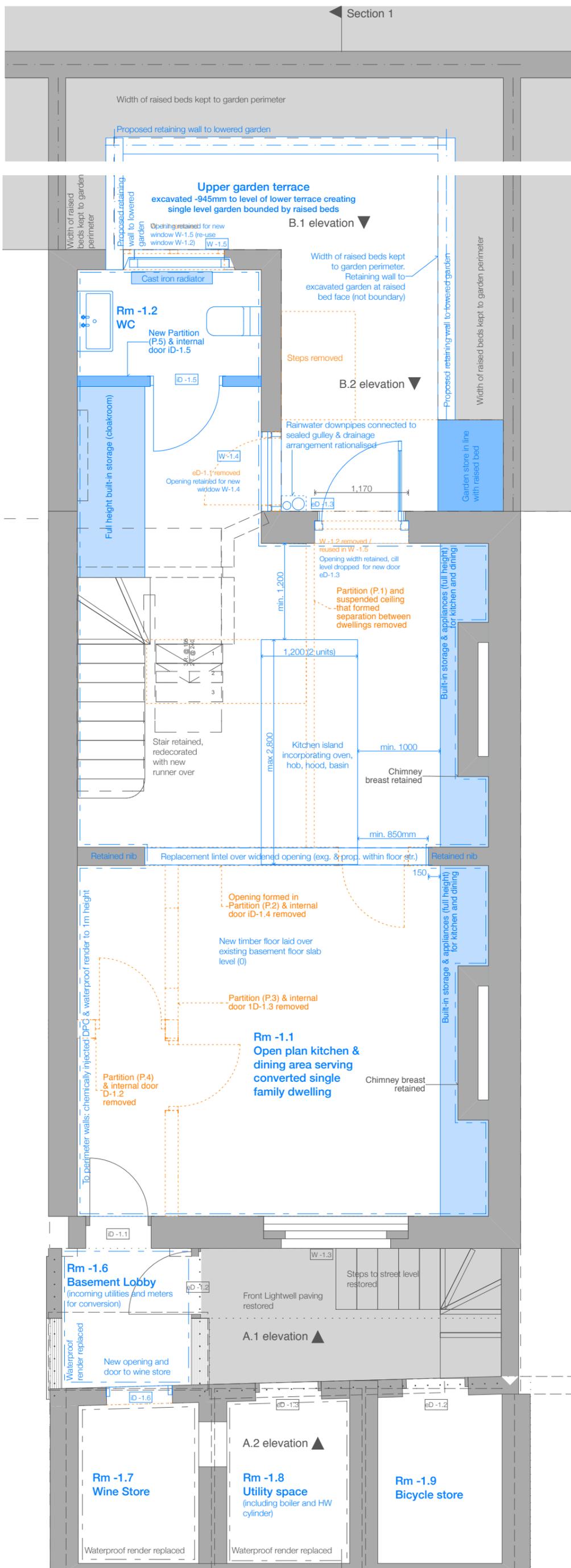
The existing original staircase will be retained, repaired and redecorated. A new runner will be laid over the stair.

External Doors and Windows

The existing original window to the front light well will be retained, overhauled, repaired and renovated. Any replacement joinery necessitated by repairs to rotten or damaged sections will match original in profile and finish. Doors to light well and vaults are non-original, painted solid timber to be either renovated or replaced to match.

Front Lightwell, Vaults & External Staircase

The front light well surface paving will be renovated and repaired. The external steps will have the modern screed laid over the original stonework carefully stripped back and the stone surfaces renovated. If the surface is not deemed acceptable as an exposed finish, the treads will be resurfaced in York Stone. The waterproof render to the vaults will be repaired or replaced. The lightwell floor paving will be removed, cleaned and re-laid on one level to falls that address the ponding and vegetative growth issues that have been identified.



Detailed Scope of Works

Ground Floor Alterations

Layout

The proposed alterations at ground level do not involve any layout reconfigurations. All partitions, windows and doors are retained as existing. The objective on this floor is restoring the original features and finishes and upgrading fittings and services to suit the needs of the reversion to a single family dwelling house.

Services & Fittings

A rationalised mechanical and electrical design is proposed for the entire property in order to revert it back to a single family dwelling house with incoming utilities, meters, distribution boards and boiler located in the basement. The proposed lighting design will reinstate pendant lights to the principal rooms in original locations (Living Rooms and Hallway). Additional wall lights are proposed in the entrance hallway that only receives daylight from the entry fanlight. It is proposed to replace the external wall lights either side of the front door with period appropriate fittings. The study within the closet wing does not retain original features and will have new wall and task lighting installed. Cast iron radiators are proposed to all rooms in original locations. All service runs will be concealed within the retained existing floor structure, between joists.

Flooring

Timber floor boards will be taken up to install services and acoustic insulation and will be reused as an exposed floor, they will be re-laid, sanded and sealed. Where there are areas of missing or damaged floor boards, reclaimed boards of a suitable matching type will be inserted. Boards may be reclaimed from the 1st floor bathroom but otherwise will remain in situ throughout. Externally it is proposed to repair the waterproofing to the external steps from street to ground floor entrance and overlay the treads with Victorian black and white chequer tiles and stone risers.

Iron Railings

A traditional Victorian cast iron window box railing is proposed to the front window cill to match one of the existing types on the street.

Chimneys and Fireplaces

The chimney breasts will be retained; upgrade works to the chimney flues will be undertaken to meet current standards. The non-original fireplaces will be replaced by fireplaces to match, as far as achievable, the original Victorian fireplaces in situ on the upper levels.

Ground Floor Non-notifiable Maintenance / Like-for-like Repairs

Ceiling

All original plaster to ceilings and all original cornices and roses will be retained in situ, repaired and redecorated. In areas where the plaster is missing or has been damaged, new plaster of a suitable matching type will be patched in. It is proposed to strip back the paint to the cornices and roses to restore the detail. Where there are areas of missing or damaged cornices, new sections of cornice will be inserted to match the existing profile. It is proposed to reinstate missing ceiling roses that have been lost historically using profiles to match the surviving rose in the Living Room.

Internal Walls

All original plaster to walls will be retained in situ, repaired and redecorated. In areas where the plaster is missing or has been damaged, new plaster of a suitable matching type will be patched in. All original ogee profile skirting, dado and picture rails will be reinstated following wall restoration, repaired and redecorated. In areas where original joinery is missing or damaged, new joinery of a matching profile and finish will be patched in.

Internal Doors

Frames, linings and architraves retained in situ. Where sections are missing or have been damaged, new joinery of a suitable type and matching profile will be inserted. Door leaves are to be retained and renovated with new ironmongery and hardware.

Internal Staircase

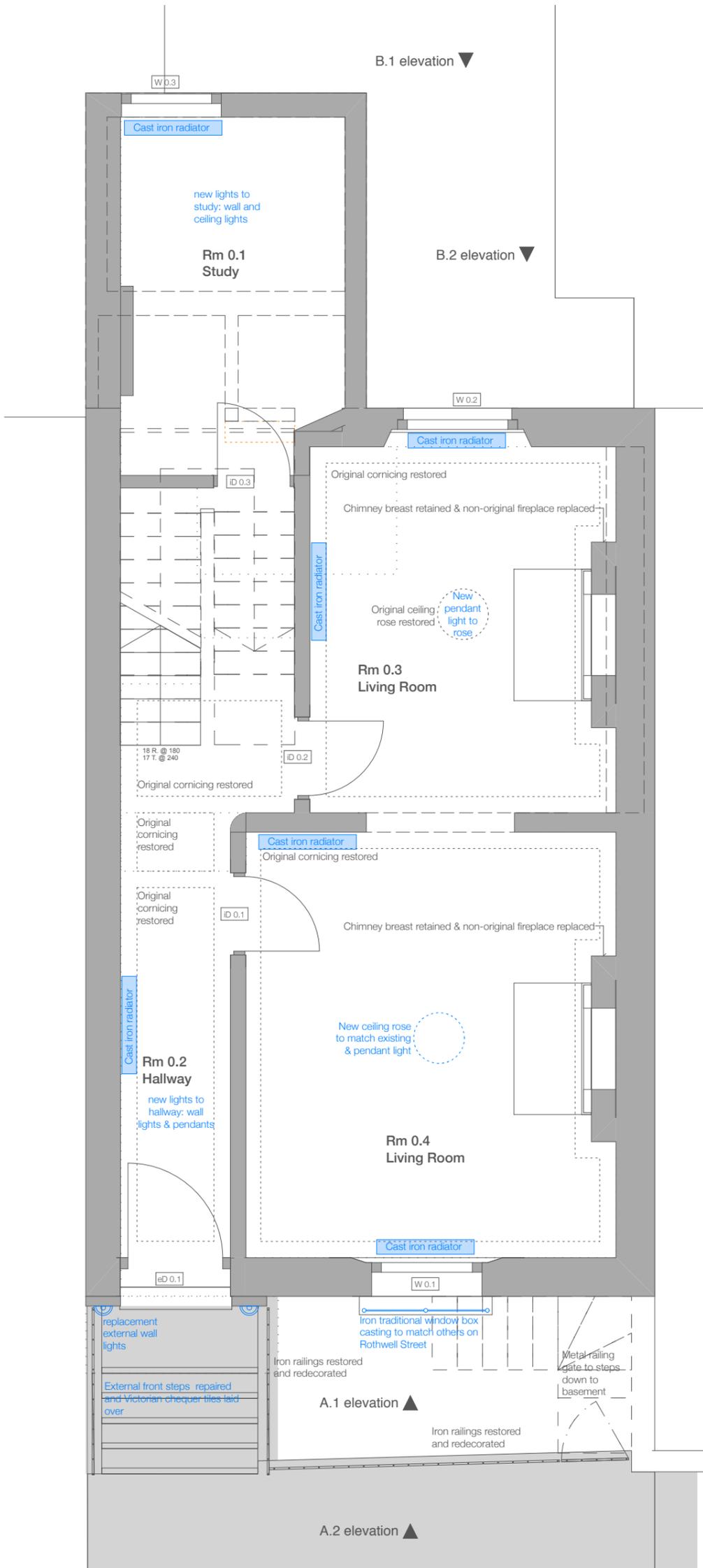
The existing original staircase will be retained, repaired and redecorated. A new runner will be laid over the stair.

External Windows

The existing original windows will be retained, overhauled, repaired and renovated. Any replacement joinery necessitated by repairs to rotten or damaged sections will match original in profile and finish.

External Doors

The existing front entrance door will be retained, restored and redecorated.



Detailed Scope of Works

First Floor Alterations

Layout

It is proposed to remove the WC on the 1st floor half-landing within the closet wing. This follows the rationalisation of bathroom and WC provision in the reversion to a single family dwelling house. The proposed provision of two bathrooms and one WC is deemed to be sufficient for the proposed three bedroom house. The enclosure will be retained as a store room. The proposed alterations at first floor level do not involve any layout reconfigurations. The master bedroom (Rm 1.2) and master bathroom (Rm 1.3) are spaces established by the previous occupants. All partitions, windows and doors are retained as existing in these spaces. The door to the master bedroom will be reversed to open into the room which is likely to be the original swing. The objective on this floor is restoring the original features and finishes and upgrading fittings and services to suit the needs of the reversion to a single family dwelling house.

Services & Fittings

A rationalised mechanical and electrical design is proposed for the entire property in order to revert it back to a single family dwelling house with incoming utilities, meters, distribution boards and boiler located in the basement. The proposed lighting design will reinstate pendant lights to the principal rooms in original locations (Bedroom, Bathroom and the staircase). Cast iron radiators are proposed to all rooms with towel radiators in the bathroom. All original features will be retained to the bathroom (cornicing, fireplace, ceiling rose) whilst new fittings and finishes are proposed in a reconfigured bathroom layout that benefits from the boiler and water cylinder being relocated to the basement. Stone wall cladding (to dado level at 1m above floor) including a stone skirting to match the height of the original skirting is proposed. Stone mosaic floor tiles will be used to provide a robust, waterproof and attractive finish to the space, a waterproofed timber substrate is proposed over the existing floor joists that are to be retained. Tonally the stone wall and floor tiles will complement the original fireplace surround. A semi-freestanding bath will be centred on the window. A freestanding shower screen will define a wet shower area and a washbasin and WC unit will be incorporated into a mirrored bathroom cabinet. All service runs will be concealed within the retained existing floor structure, between joists. The installation of fittings and finishes in the bathroom will all be reversible.

Flooring

In the master bedroom (rm 1.2) floor boards will be taken up to install services and acoustic insulation and will be reused as an exposed floor, they will be re-laid, sanded and sealed. Where there are areas of missing or damaged floor boards, reclaimed boards of a suitable matching type will be inserted. Boards may be reclaimed from the 1st floor bathroom but otherwise will remain in situ throughout.

In the master bathroom (rm 1.3), the existing patchwork of boards will be removed with original floor boards re-used in restored exposed floors elsewhere in the house. A mosaic stone floor is proposed for the bathroom (Rm 1.4) laid over a new damp-proofed timber substrate.

First Floor Non-notifiable Maintenance / Like-for-like Repairs

Ceiling

All original plaster to ceilings and all original cornices and roses will be retained in situ, repaired and redecorated. In areas where the plaster is missing or has been damaged, new plaster of a suitable matching type will be patched in. It is proposed to strip back the paint to the cornices and roses to restore the detail. Where there are areas of missing or damaged cornices, new sections of cornice will be inserted to match the existing profile. It is proposed to reinstate missing ceiling roses that have been lost historically using profiles to match the surviving rose in the Bathroom.

Internal Walls

All original plaster to walls will be retained in situ, repaired and redecorated. In areas where the plaster is missing or has been damaged, new plaster of a suitable matching type will be patched in. All original ogee profile skirting, dado and picture rails will be reinstated following wall restoration, repaired and redecorated. In areas where original joinery is missing or damaged, new joinery of a matching profile and finish will be patched in.

Internal Doors

Frames, linings and architraves retained in situ. Where sections are missing or have been damaged, new joinery of a suitable type and matching profile will be inserted. Door leaves are to be retained and renovated with new ironmongery and hardware.

Internal Staircase

The existing original staircase will be retained, repaired and redecorated. A new runner will be laid over the stair.

External Windows

The existing original windows will be retained, overhauled, repaired and renovated. Any replacement joinery necessitated by repairs to rotten or damaged sections will match original in profile and finish.

Balcony

A paint applied waterproofing to match the colour of the balcony will be applied over the historically reconstructed concrete balcony to provide weatherproofing to avoid rot to the window frame and corrosion of steelwork in the concrete and cantilevered metal supports. The iron railings will be repainted.

Flat Roof

The flat roof membrane, copings, flashings will be repaired or replaced to match existing materials.

Chimneys and Fireplaces

The chimney breasts and fireplaces will be retained; upgrade works to the chimney flues will be undertaken to meet current standards and allow for fireplaces to be utilised as required by the client. Original fireplace surrounds and hearths will be cleaned and restored.

Detailed Scope of Works

Second Floor Alterations

Layout

The proposed alterations at second floor level do not involve any layout reconfigurations. All partitions, windows and doors are retained as existing in these spaces. The objective on this floor is restoring the original features and finishes and upgrading fittings and services to suit the needs of the reversion to a single family dwelling house.

Services & Fittings

A rationalised mechanical and electrical design is proposed for the entire property in order to revert it back to a single family dwelling house with incoming utilities, meters, distribution boards and boiler located in the basement. The proposed lighting design will reinstate pendants lights to the principal rooms in original locations and wall lighting in the upper landing bathroom. Cast iron radiators are proposed to all rooms with towel radiators in the bathroom. All service runs will be concealed within the retained existing floor structure, between joists.

The bathroom does not retain any original features. Stone tiles to the walls and floor are proposed to provide a robust and attractive finish to the space. New fittings (basin, shower and WC) are proposed.

Flooring

In the bedrooms (Rm 2.1/2.2) original timber floor boards will be taken up to install services and acoustic insulation and re-laid. Where there are areas of missing or damaged floor boards, reclaimed boards of a suitable matching type will be inserted. Carpet and underlay will then be laid over the boards. Mosaic stone tiled flooring is proposed in the bathroom (Rm 2.3).

Second Floor Non-notifiable Maintenance / Like-for-like Repairs

Ceiling

All original plaster to ceilings will be retained in situ, repaired and redecorated. In areas where the plaster is missing or has been damaged, new plaster of a suitable matching type will be patched in.

Internal Walls

All original plaster to walls will be retained in situ, repaired and redecorated. In areas where the plaster is missing or has been damaged, new plaster of a suitable matching type will be patched in.

Internal Doors

Frames, linings and architraves retained in situ. Where sections are missing or have been damaged, new joinery of a suitable type and matching profile will be inserted. Door leaves are to be retained and renovated with new ironmongery and hardware.

Internal Staircase

The existing original staircase will be retained, repaired and redecorated. A new runner will be laid over the stair.

External Windows

The existing original windows will be retained, overhauled, repaired and renovated. Any replacement joinery necessitated by repairs to rotten or damaged sections will match original in profile and finish.

Structural Repairs

Brickwork above the rear bedroom window is bowing toward the roof and requires local rebuilding; brickwork below the same window is loose and requires reinforcement/Helifix repairs.

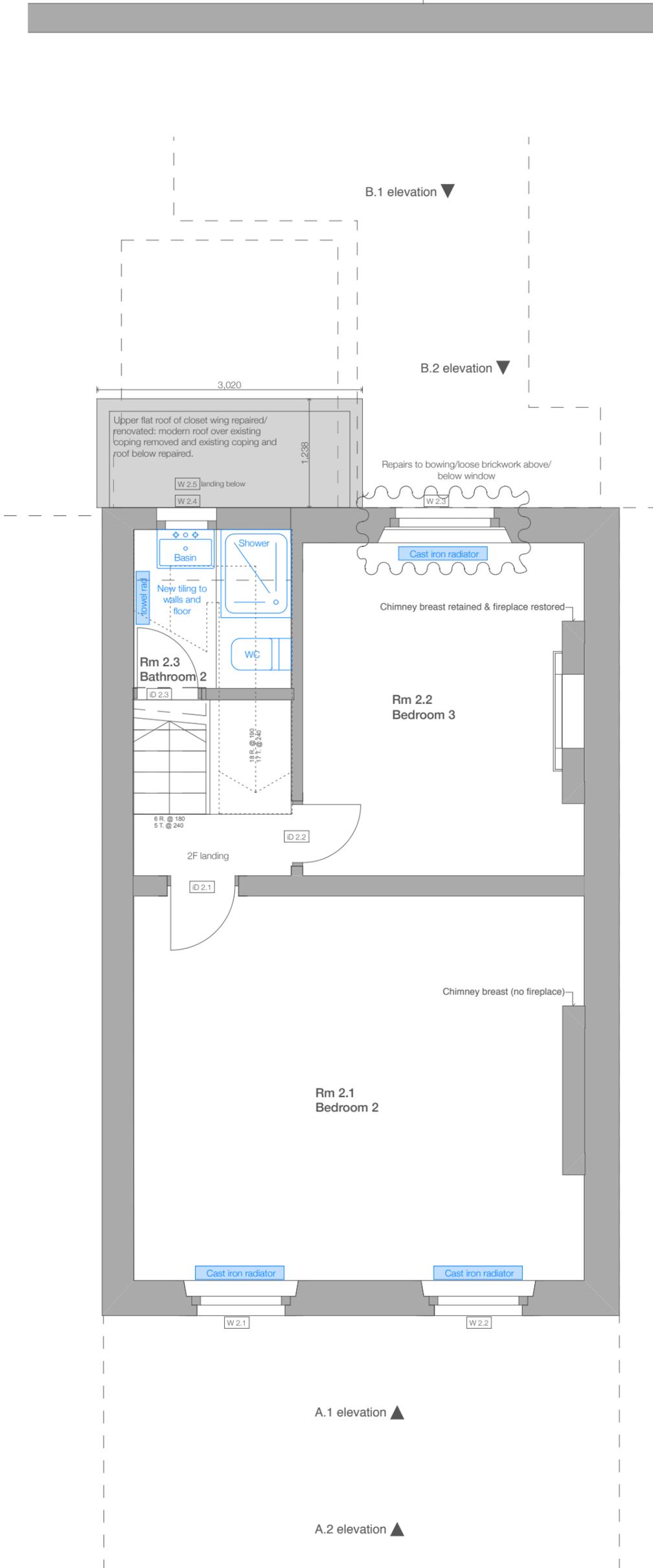
Flat Roof

The flat roof membrane and flashings will be repaired or replaced to match existing materials. Reinstating the existing parapet and hopper are proposed to replace the unsightly PVC eaves gutter and flashing that is laid over.

Chimneys and Fireplaces

The chimney breasts and fireplaces will be retained; upgrade works to the chimney flues will be undertaken to meet current standards and allow for fireplaces to be utilised as required by the client. Original fireplace surrounds and hearths will be cleaned and restored.

Section 1



Detailed Scope of Works

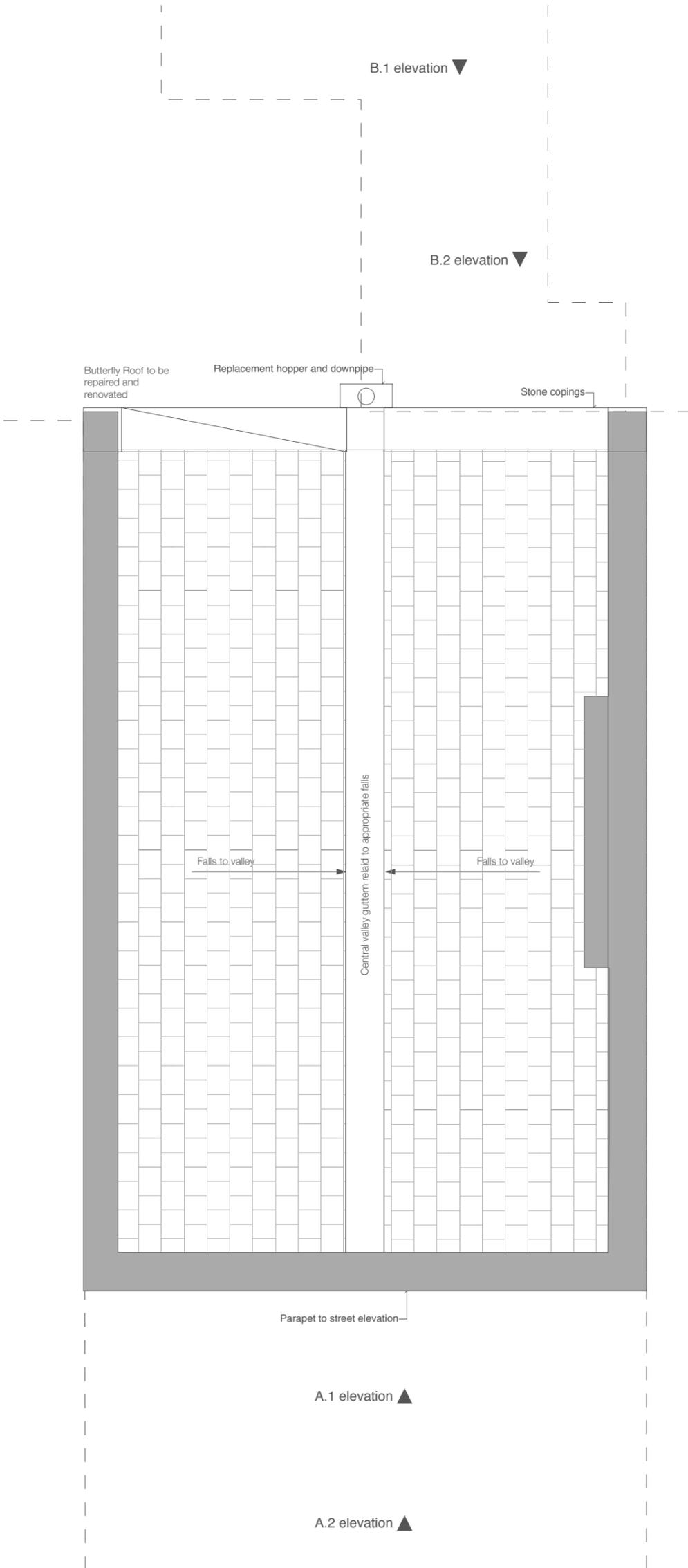
Roof: Non-notifiable Maintenance / Like-for-like Repairs

The roof coverings are approximately 30-40 years old and elements of the roof are in need of repair. It is proposed to match the existing materials during the repair work or, where the scope of the repair allows, to reinstate original materials such as lead and slate that have historically been replaced with modern materials. The central valley gutter will need to be relaid to appropriate falls to avoid ponding. The plastic roof underlay will be replaced by a modern breather membrane to address any potential concerns with condensation. Insulation and a vapour control layer will be incorporated into the roof void and will not affect the visible build-up of the roof.

All existing PVC rainwater goods will be replaced with heritage type, socketed metal hoppers and downpipes in black.

Lead flashing will be reinstated to the coping at the street elevation to match the neighbouring property.

Section 1



Detailed Scope of Works

Front Elevation Alterations

The proposed alterations at the front do not involve any changes to external openings or finishes. All windows and doors are retained as existing. The objective on the front is restoring the original features and finishes and upgrading fittings and services to suit the needs of the reversion to a single family dwelling house.

Services

The defunct soil pipe is to be removed and the brickwork made good to match existing. A rationalised mechanical and electrical design is proposed for the entire property in order to revert it back to a single family dwelling house with incoming utilities, meters, distribution boards and boiler located in the basement (see Basement scope of works).

It is proposed to replace the external wall lights either side of the front door with period appropriate fittings.

Iron Railings

A traditional Victorian cast iron window box railing is proposed to the front window cill at the ground floor.

Entry steps

It is proposed to repair the waterproofing to the external steps from street to ground floor entrance and overlay the steps with Victorian black and white chequer tiles.

Front Elevation Non-notifiable Maintenance / Like-for-like Repairs

1st Floor Balcony

A liquid applied waterproofing to match the colour of the balcony will be applied over the historically reconstructed concrete balcony to provide weatherproofing to avoid rot to the window frame and corrosion of steelwork in the concrete and cantilevered metal supports. The iron railings will be repainted.

External Windows

The existing original windows will be retained, overhauled, repaired and renovated. Any replacement joinery necessitated by repairs to rotten or damaged sections will match original in profile and finish.

External Doors

The existing front entrance door will be retained, restored and redecorated.

Front Lightwell, Vaults & External Staircase

The front light well surface paving will be renovated and repaired. The external steps will have the modern screed laid over the original stonework carefully stripped back and the stone surfaces renovated. The waterproof render to the vaults will be repaired or replaced. The iron railings will be repainted.

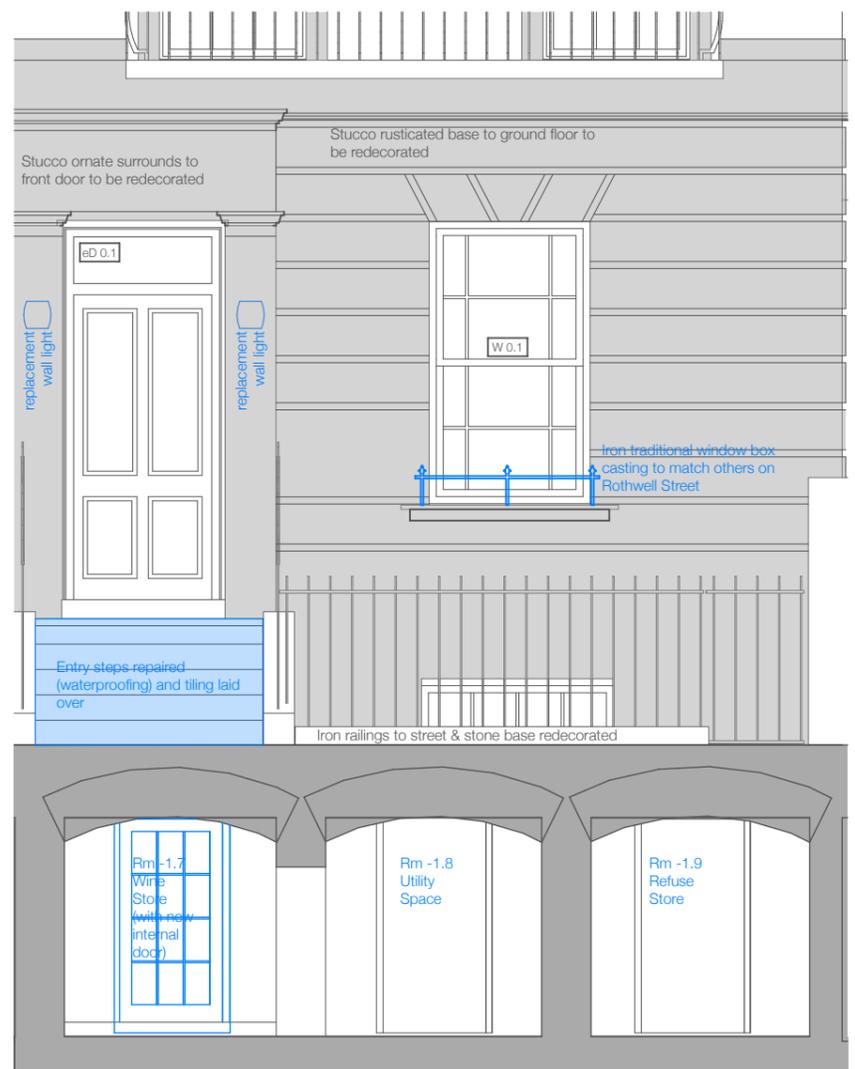
Stucco

It is proposed to strip back areas of overpainting to the stucco to bring back the detailed definition, repair missing or damaged sections of stucco and redecorate to match the finish and colour along the street.

Lead capping to main roof reinstated to match neighbouring property as part of main roof repairs



A.1 Front (South) elevation through basement light well



A.2 Front (South) elevation through street and vaults

Detailed Scope of Works

Rear Elevation Alterations

New window and door units to the rear garden elevation to suit proposed basement layout. An enlarged opening is required for eD-1.3 which will incorporate a brick arch detailed to match that of the original window. Door eD-1.3 will be a traditionally designed timber casement door (two leaves) with glass panes that match the proportion of the original window using a timber finish and profile to match the original windows. It is proposed that original window W-1.2 to be removed will be relocated to proposed window W-1.5.

External Windows and Doors

Remove two windows (W-1.1/-1.2) and one door (eD-1.1) at rear garden elevation. Opening width (including arch over) retained and cill level dropped (W-1.2) for proposed relocated garden door. New window and door units to the rear garden elevation to suit proposed basement layout. Door eD-1.3 will be a fully glazed door (details to be reserved by condition). It is proposed that the original window W-1.2 (to be removed) will be reused to (W-1.5) to replace the modern casement window; the lowered garden level will enable the taller opening to be formed that will accommodate the original sash window and the opening will be widened (enlarged brickwork opening to be reserved by condition).

Rainwater and Foul Drainage

A rationalised drainage design is proposed from the upper levels for rainwater and foul connections. At basement level, the downpipes will terminate in sealed gullies to connect into existing below ground drainage. The new fittings will be traditional socketed metal downpipes and hoppers.

Roofing

The flat roof coverings to the two closet wing upper and lower roof will be repaired including flashings and copings. It is also proposed to reinstate the original parapet to the 1st floor roof that will match the lower roof. This will remove the unsightly eaves gutter and allow a metal hopper to match the rest of the drainage design. The butterfly main roof will be repaired as per notes on the proposed roof plan.

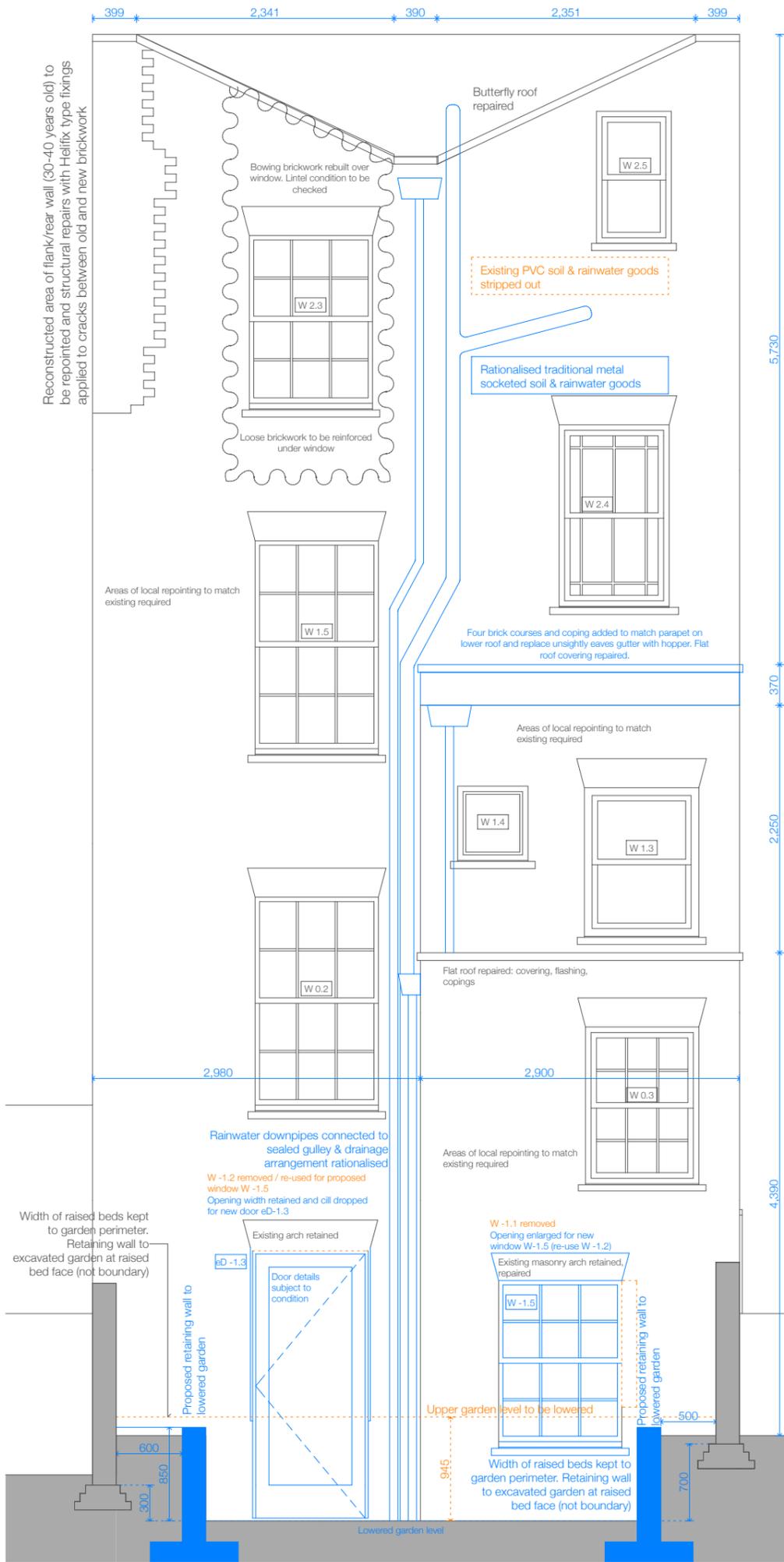
Rear Elevation Non-notifiable Maintenance / Like-for-like Repairs

External Windows

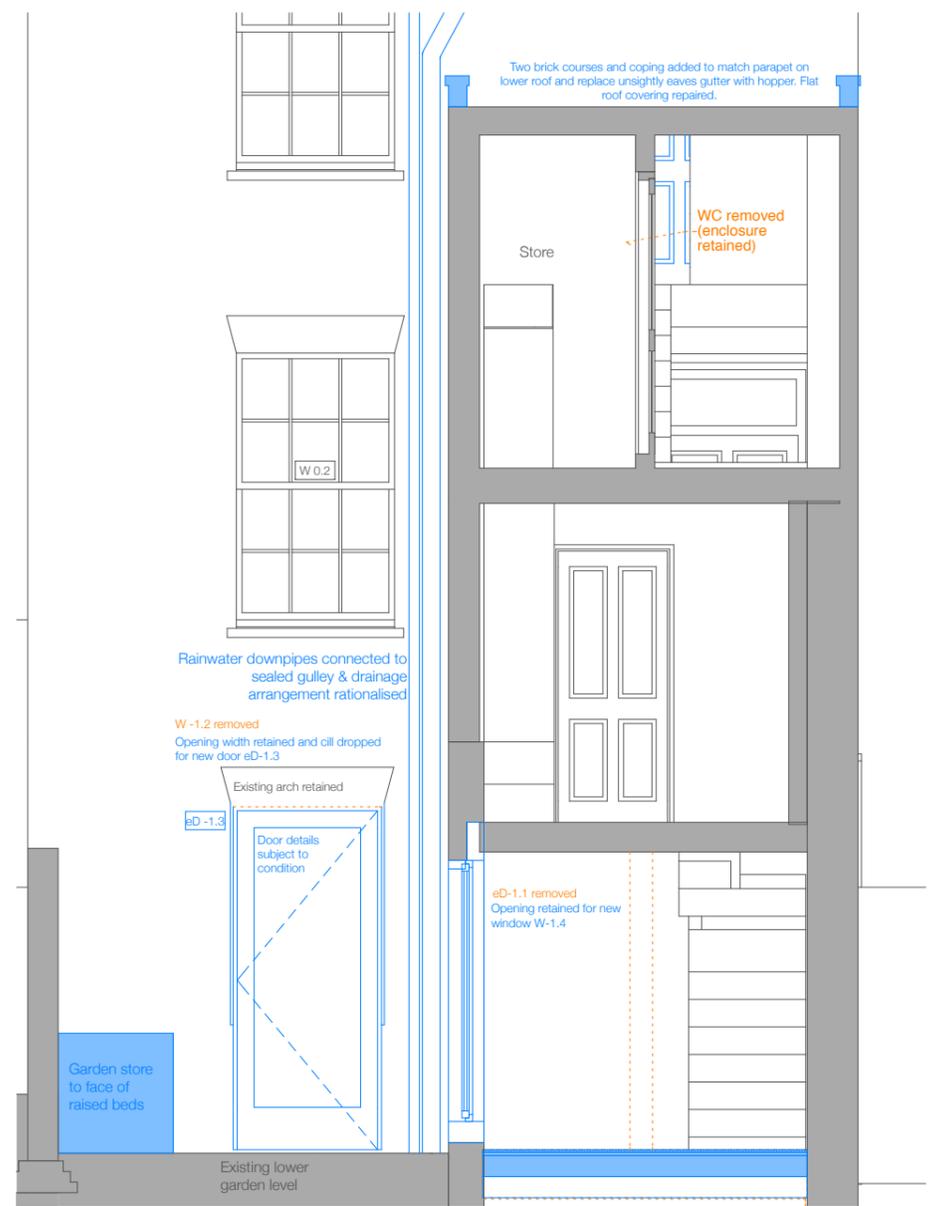
Other than those noted above, the existing original windows will be retained, overhauled, repaired and renovated. Any replacement joinery necessitated by repairs to rotten or damaged sections will match original in profile and finish.

Brickwork

Local repointing will be required to repair missing or damaged mortar. A suitable mortar colour and mix will be used to repair the original brickwork. At high level, structural repairs (Helifix type) are required to the brickwork where cracking is evident between the original brick and a reconstructed section of the flank wall (~30-40 years old). Brickwork above the rear 2F bedroom window is bowing toward the roof and requires rebuilding; brickwork below the same window is loose and requires reinforcement/Helifix repairs.



B.1 Rear (North) elevation through upper garden level



B.2 Rear (North) elevation through lower garden level and historic additions

Design Rationale

Landscaping

The lowering of part of the rear garden by approximately 1m to bring it level with the rest of the garden and the basement floor level will increase the amenity space enjoyed by the property by removing the external steps (and impractically sized lower level) and address the unguarded 1m fall between the two garden levels which is a concern for the owner who has a young child. The new kitchen space will open out onto the entirety of the rear garden rather than a small, dark terrace which will bring openness and lightness to the north facing basement spaces which are key rooms in the new layout. The retention of a raised border at the garden perimeter will enable the proposed landscaping to be achieved without disturbing the existing garden walls, using the walls of the raised beds as retaining structures. The lowered level also addresses damp problems at the rear wall of the closet wing that is currently below ground level and the lower level also allows the closet wing window opening to be lowered that enables an original sash window to be re-used.

The proposal will not involve the loss of any trees.

Basement Layout

Most of the partition walls in the basement are not original and erected circa 1990 when the studio flat was formed with some evidence of earlier historic alterations to the original basement. The current basement layout is therefore neither sufficiently open for the purpose of using the spaces as principal rooms for a single family home nor is the original layout in place. We are proposing to use the basement as an open plan kitchen/diner whilst retaining ribs of the central spine wall reflecting the original front and rear rooms that would have been historically interconnected. In order to achieve this, we are proposing to remove all non-original partitions and widen the opening in the central spine wall. The steelwork required to form the opening in the spine wall will be encased in plaster and read as part of the retained wall. The existing opening within the spine wall (currently infilled with a modern partition) is full-height with the beam assumed to be within the floor structure above. The only new internal partition and door on this level is to form a WC within the closet wing. The location of the WC within the narrow closet wing is the best use of this space and is also adjacent to the drainage connections. All services will be concealed within the reconstructed basement floor.

Basement Floor

The existing floor in the basement is of a modern screed construction laid over a plastic membrane (likely laid circa 1990 when the studio flat was formed) and there are no original joinery or plasterwork features in the basement with the exception of the staircase that is to be retained. The proposed reconstruction and levelling of the floor will not affect any historic fabric and will address the notable level difference across the floor; improve the thermal efficiency of the house; help address damp ingress; not affect the historical fabric.

Basement Rear Openings

The proposed reconfiguration of openings at the rear basement level involves removing one original timber sash window at the rear of the main house and one casement window and one garden door (neither believed to be original) in the closet wing. The opening at the rear of the main house will be lowered for a new glazed garden door that opens up the new kitchen/diner to the garden and brings much needed light into the north facing basement spaces. The opening will retain the original brick arch over. The removed original timber sash window will be reinstated in the closet wing to replace the modern casement window thus retaining the original building fabric within the proposed changes. A window matching the new garden door in style will replace the old garden door within the same opening.

Bathrooms

It is proposed to remove the small WC on the 1st floor half landing. The provision of a new WC in the basement where the main dwelling currently does not enjoy such a facility in addition to two bathrooms on 1st and 2nd floor is deemed sufficient for the new single family home. The enclosure will be retained and used as storage.

The design of the 1st floor master bathroom is a reconfiguration of the original layout that was approved in 2009 (in 2009 (Planning reference: 2009/4831/L)). The rationalisation of the mechanical services has allowed the removal of a large and unsightly modern boiler/cylinder cupboard and flue boxing. This enables a revised layout that is more in keeping with the original formal layout of the room and clears the space in front of the principal fireplace wall. Semi-freestanding fittings (bath, basin/WC unit, shower) are proposed. It is proposed to lay a mosaic stone floor in the bathroom and stone tiling to the walls to dado level. The stone will be profiled to match the height and proportions of the original joinery. The stone tiling will complement the marble surround of the original fireplace. The fittings and stone tiling are all designed to be removable without any damage to the historic fabric that is in situ. All services will run within the floor structure and drainage will connect to the rear external soil pipe. No joists will be cut and the installation will be reversible in future.

Impact on the Primrose Hill Conservation Area

We do not believe that the proposal will adversely affect the character and appearance of the conservation area.

Access

The reversion to a single family dwelling will mean the main entrance to the house will be via the front entrance steps from the street (currently main entrance to larger dwelling). A secondary entrance will be retained at basement level accessed from the front lightwell (currently main entrance to basement studio). There is no material change to the doors or steps other than the renovation work described in the detailed scope of works. The garden will be accessed from new garden doors in the basement as described in the detailed scope of works.

Appendix A - Master Bathroom reconfiguration



Master Bathroom as laid out by previous occupants: large boiler cupboard, left; view from spine wall to window, right.



Master Bathroom as proposed. Rendered viewed from shower. Formal layout of space is re-established and space in front of principal fireplace wall is cleared.