

Alex Bushell/Charlie Rose
Camden Planning

Application: 2016/3488/L
Alex/Charlie

The applicant has been asked to produce drawings to 'reproduce a scholarly replica of the early 19th century shopfront previously in situ. [...] and the detailed design of replacement features is not conjectural'.

Until 2013 most of the original shop front, windows and doors were in situ; English Heritage visited the building and we have photographs. The owners of the shop in June 2009 had a drawn survey which was presented to Camden with their application – I attach their drawings to show the detail required of the present applicant.

We have noted as being incorrect [not replicating the original]:

- the curves on the pillars are sharper (smaller diameter) on the proposed
- the missing return on the curved pillars [left and right of the windows] against brick wall;
- there is no detailed vertical section showing the construction of the canopy;
- the 'canopy' above the moulding is not drawn correctly the moulding is not *egg and dart*.
- the 'shop door is *unlikely* to have had these proportions [large fanlight plus one large glass panel in door]; the door is most likely to have been solid – is most likely to have matched the side entrance door [the original is shown in photographs];
- the side entrance door has not replicating the original;
- the curves and returns on the side door pillars are not accurate;
- the steps to the side door are not a round step as the original;
- we are really concerned about the label, 'fabricated steel grid'; what happened to the original cast iron grid [John Nichols was assured that it was stored]?

- *Has the basement window been replaced by the same glazing bar arrangement?*

The original window was in place with a single original coat of paint on it.


- *The height of the 'garden wall' has increased, reduced and increased again to its present height. The original, listed wall was 28 courses. You will note that the present wall has three new courses plus and inappropriate stone capping.*

The applicants drawings are incorrect in terms of replication.

We would appreciate officers asking for corrected drawings and detailed drawings where they are missing. Officers have previously failed to note that all of the windows in the upper floors were four over four – allowing a change to six over six; please check all detail against photographs of the original fabric [we might have missed detail ourselves].

Gill Scott

please reply to Gill Scott
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t 0207 267 7016
studio@gillscott-design.co.uk



Mr Jonathan Markwell
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Direct Dial: 020 7973 3785
Direct Fax: 020 7973 3792
Our ref: L00241848
17/06/13

Dear Mr Markwell

Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010
108 ST PANCRAS WAY, LONDON, NW1 9NB
Application No 2013/1566/L

Thank you for your letter of 24 May 2013 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

Significance
The grade II listed building is a good example of an early 19th century town house above a shop, located on a corner site at the end of a terrace of thirteen listed contemporaneous buildings overlooking College Gardens. While its condition of repair has been sufficiently poor to justify its inclusion on the heritage at risk register, the building retains attractive historic features both internally and externally and is an important building within the Jeffrey's Street Conservation Area. When it was listed in October 1994, the shopfront which had a corner entrance and has recently been removed was highlighted as being of particular interest. The list description describes it as having a "moulded eaves cornice, deep frieze, engaged unmoulded pilasters and small panels under 6- and 4-light windows, these with thin mullions and central transoms."

Impact
The current application proposals are for the refurbishment of the building as a single family dwelling, with a two storey rear extension that will occupying most of the garden area at the rear of the property, requiring excavation at basement level. This will include a new shopfront that would not replicate the original one and the renewal of much of the internal fabric.

English Heritage's Position
English Heritage welcomes the proposal to bring this building at risk back into viable use. The recent renewal of the roof coverings, making the building watertight, is a positive step in this direction and towards the removal of the building from the Heritage at Risk Register. The conservation of the building will require a significant investment due to its current rundown state, which could be funded in part by the additional floorspace contained in the proposed rear extension. While the loss of much of the garden space is regrettable, this area has been neglected for a long period of time and makes a limited contribution to the character of the conservation area due to the wall surrounding it. As such, its development is considered appropriate in our opinion.

The recent removal of the shopfront without listed building consent should not be a justification for granting listed building consent for an inferior replacement in line with paragraph 130 of the NPPF. Detailed conditions should be put on any approval requiring the new shopfront to be a scholarly replica of the early 19th century shopfront previously in situ. A sensitive and scholarly approach will also need to be taken on all restoration works to ensure that they do not result in any additional loss of historic fabric, and that the detailed design of replacement features is not conjectural. This will ensure that the significance of the listed building and the conservation area is preserved and better revealed in accordance with paragraphs 131 and 137 of the NPPF.

Recommendation
We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again.



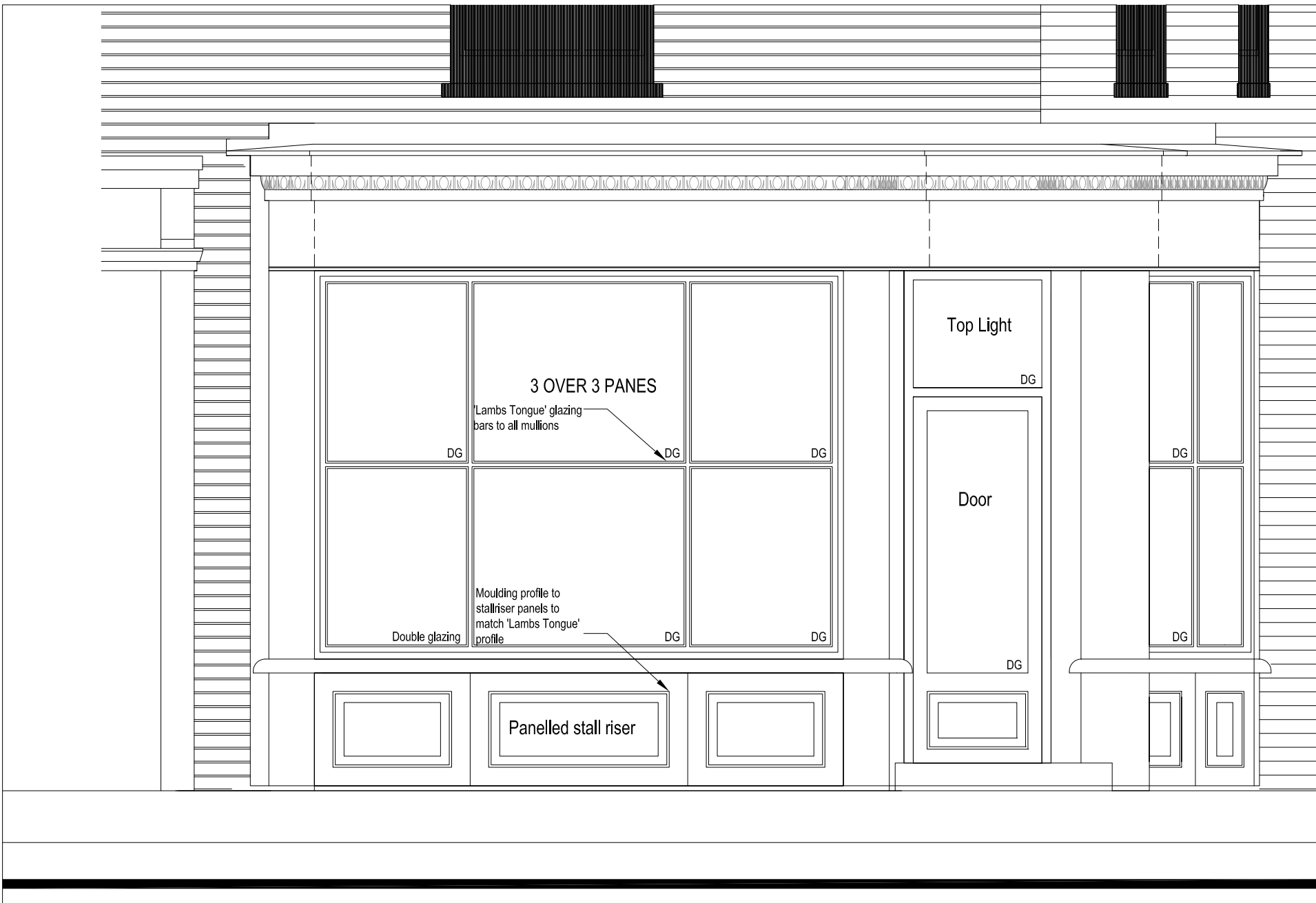
Applicants proposed moulding is incorrect



Join Note:
 Join Note Per section:
 See Note 10 on page 10 of the contract documents.
 The contractor shall be responsible for the correct installation of the glazing system.
 The contractor shall be responsible for the correct installation of the door system.
 The contractor shall be responsible for the correct installation of the window system.
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notes:
 See Note 10 on page 10 of the contract documents.
 The contractor shall be responsible for the correct installation of the glazing system.
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revision notes:
 1. Drawn
 2. Spoke
 3. Panel
 4. Riser



Health & Safety notes:

TENDER

client:
Mr & Mrs Rowe Parr

project:
108 St. Pancras Way

title:
Shopfront - Glazing

scale:
1:10 @ A1

drawn by:
JRL

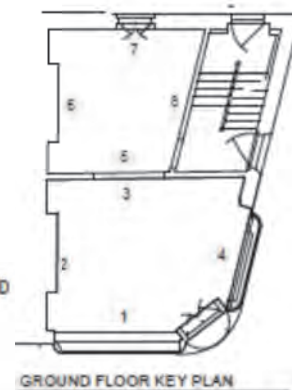
start date:
October 2014

checked by:
JRP

drawing number:
SPW_797_238

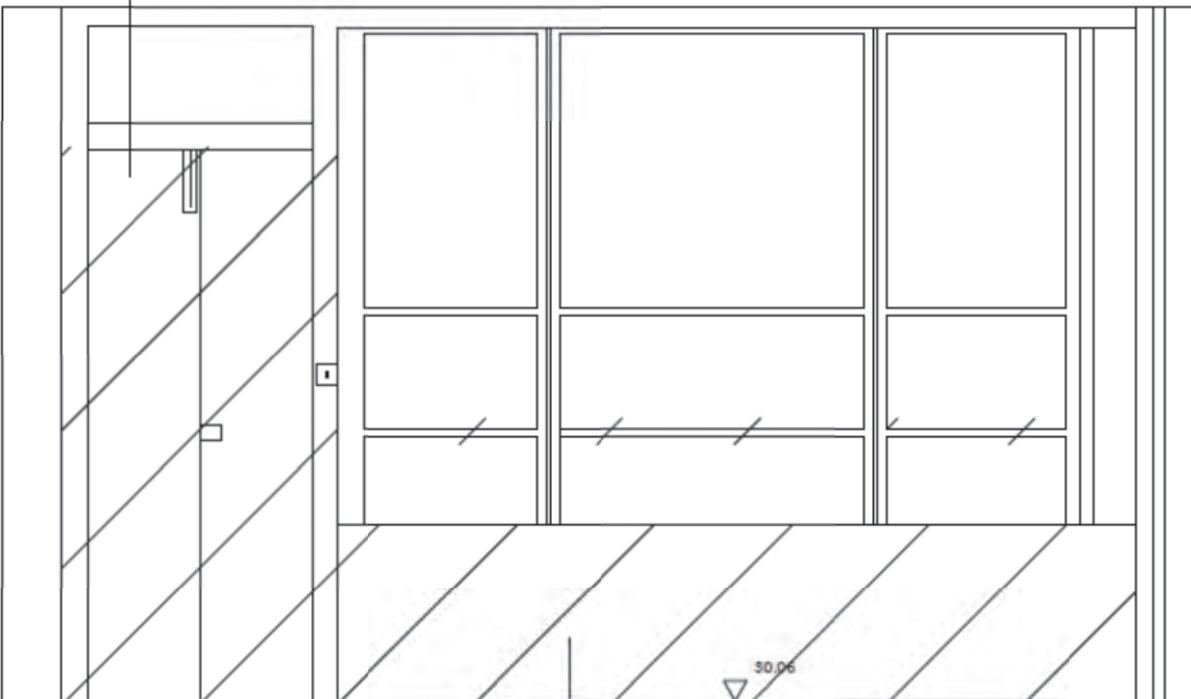
revision no:
P3

St. Pancras Way Elevation - 1:10 @ A1



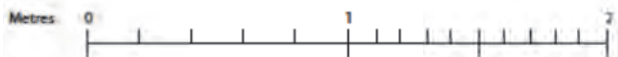
BOXING OUT AND LOWER MULLION REMOVED
 SHOPFRONT
 EF03.1, EF03.2, EF03.3

REMOVE DOORS & FRAME (SHOWN HATCHED)
 EF04.1
 EF04.2

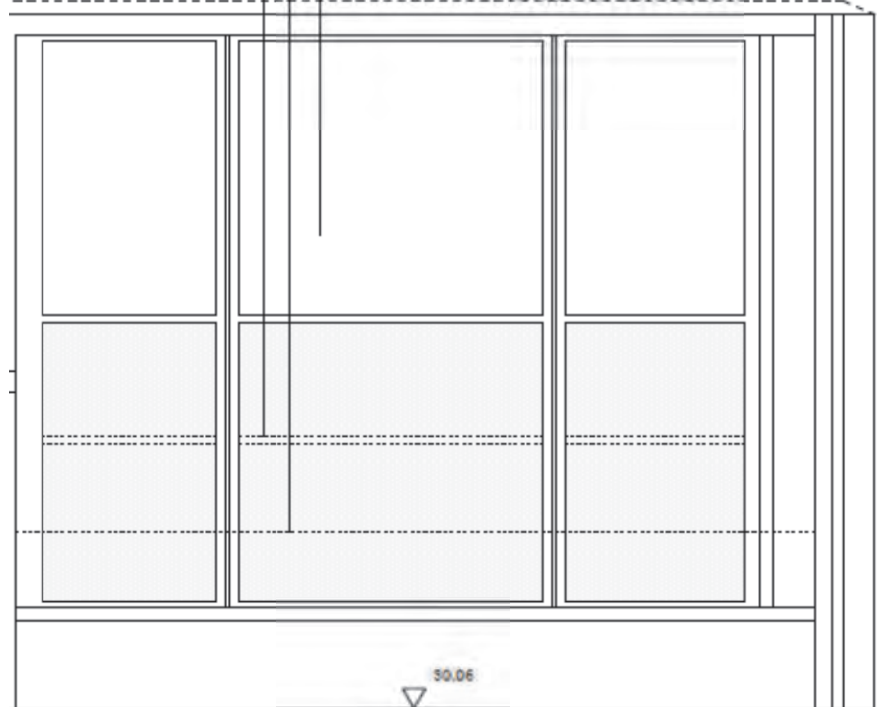


REMOVE TIMBER BOXING OUT (SHOWN HATCHED)
 EF03.3

GROUND FLOOR ELEVATION 1



Project	108 ST PANCRAS WAY NW1 9NB	
Client	BATES FAMILY	
Drawing Title	INTERNAL ELEVATIONS - WORKS TO BUILDING FABRIC	
Date	Scale	Status
JUNE 09	1:12.5 @ A1 1:25 @ A3	PLANNING
Project reference	Drawing Number	Revision
SPW	EXFW_EL03	/

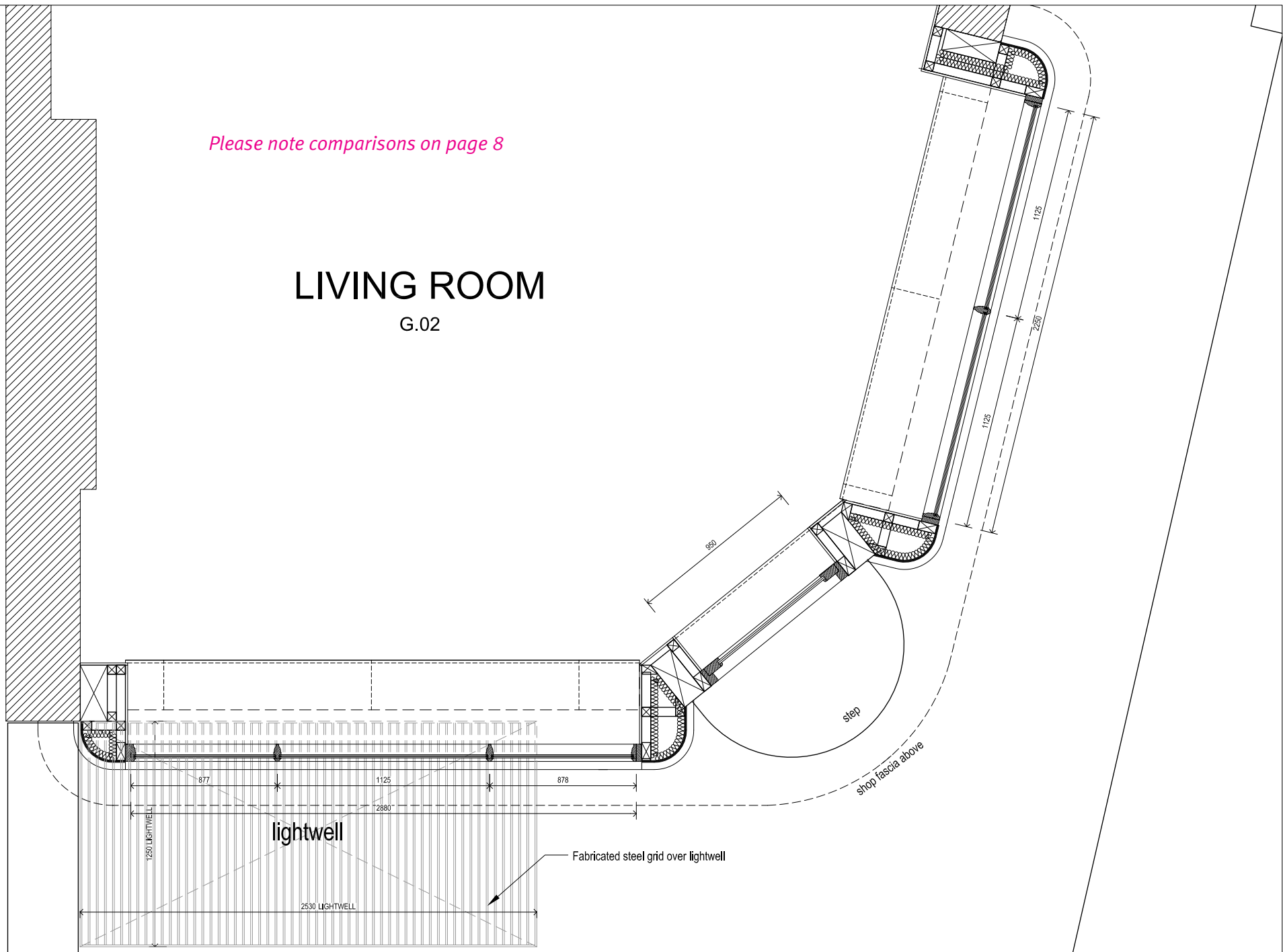


LLOWARCH LLOWARCH		147 O'DONNELL COURT SUNDERWICK CENTRE WOL16	tel: 020 7533 2882/1982 e-mail: info@lloarch.co.uk
Project	108 ST PANCRAS WAY NW1 9NB		
Client	BATES FAMILY		
Drawing Title	INTERNAL ELEVATIONS - PROPOSED		
Date	Scale	Status	
JUNE 09	1:12.5 @ A1 1:25 @ A3	PLANNING	
Project reference	Drawing Number	Revision	
SPW	PRL_EL03	/	

Please note comparisons on page 8

LIVING ROOM

G.02



Notes:
 1. See Section 4.0 for details of the window.
 2. See Section 5.0 for details of the door.
 3. See Section 6.0 for details of the roof.
 4. See Section 7.0 for details of the floor.
 5. See Section 8.0 for details of the walls.
 6. See Section 9.0 for details of the stairs.
 7. See Section 10.0 for details of the lifts.
 8. See Section 11.0 for details of the services.
 9. See Section 12.0 for details of the landscaping.
 10. See Section 13.0 for details of the furniture.
 11. See Section 14.0 for details of the lighting.
 12. See Section 15.0 for details of the heating and cooling.
 13. See Section 16.0 for details of the acoustics.
 14. See Section 17.0 for details of the security.
 15. See Section 18.0 for details of the sustainability.
 16. See Section 19.0 for details of the accessibility.
 17. See Section 20.0 for details of the fire safety.
 18. See Section 21.0 for details of the health and safety.
 19. See Section 22.0 for details of the quality management.
 20. See Section 23.0 for details of the risk management.
 21. See Section 24.0 for details of the procurement.
 22. See Section 25.0 for details of the contract management.
 23. See Section 26.0 for details of the project management.
 24. See Section 27.0 for details of the communication.
 25. See Section 28.0 for details of the reporting.
 26. See Section 29.0 for details of the evaluation.
 27. See Section 30.0 for details of the closure.

revision notes:

Rev	Desc	Date
1	Issue for tender	15/10/14
2	Issue for tender	15/10/14
3	Issue for tender	15/10/14

Health & Safety notes:

1. See Section 1.0 for details of the health and safety.
 2. See Section 2.0 for details of the health and safety.
 3. See Section 3.0 for details of the health and safety.
 4. See Section 4.0 for details of the health and safety.
 5. See Section 5.0 for details of the health and safety.
 6. See Section 6.0 for details of the health and safety.
 7. See Section 7.0 for details of the health and safety.
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 14. See Section 14.0 for details of the health and safety.
 15. See Section 15.0 for details of the health and safety.
 16. See Section 16.0 for details of the health and safety.
 17. See Section 17.0 for details of the health and safety.
 18. See Section 18.0 for details of the health and safety.
 19. See Section 19.0 for details of the health and safety.
 20. See Section 20.0 for details of the health and safety.
 21. See Section 21.0 for details of the health and safety.
 22. See Section 22.0 for details of the health and safety.
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 25. See Section 25.0 for details of the health and safety.
 26. See Section 26.0 for details of the health and safety.
 27. See Section 27.0 for details of the health and safety.
 28. See Section 28.0 for details of the health and safety.
 29. See Section 29.0 for details of the health and safety.
 30. See Section 30.0 for details of the health and safety.

TENDER

client:
Mr & Mrs Rowe Parr

project:
108 St Pancras Way

title:
Shopfront - Glazing Plan

scale:
1:10 @ A1

drawn by:
WLC

start date:
October 2014

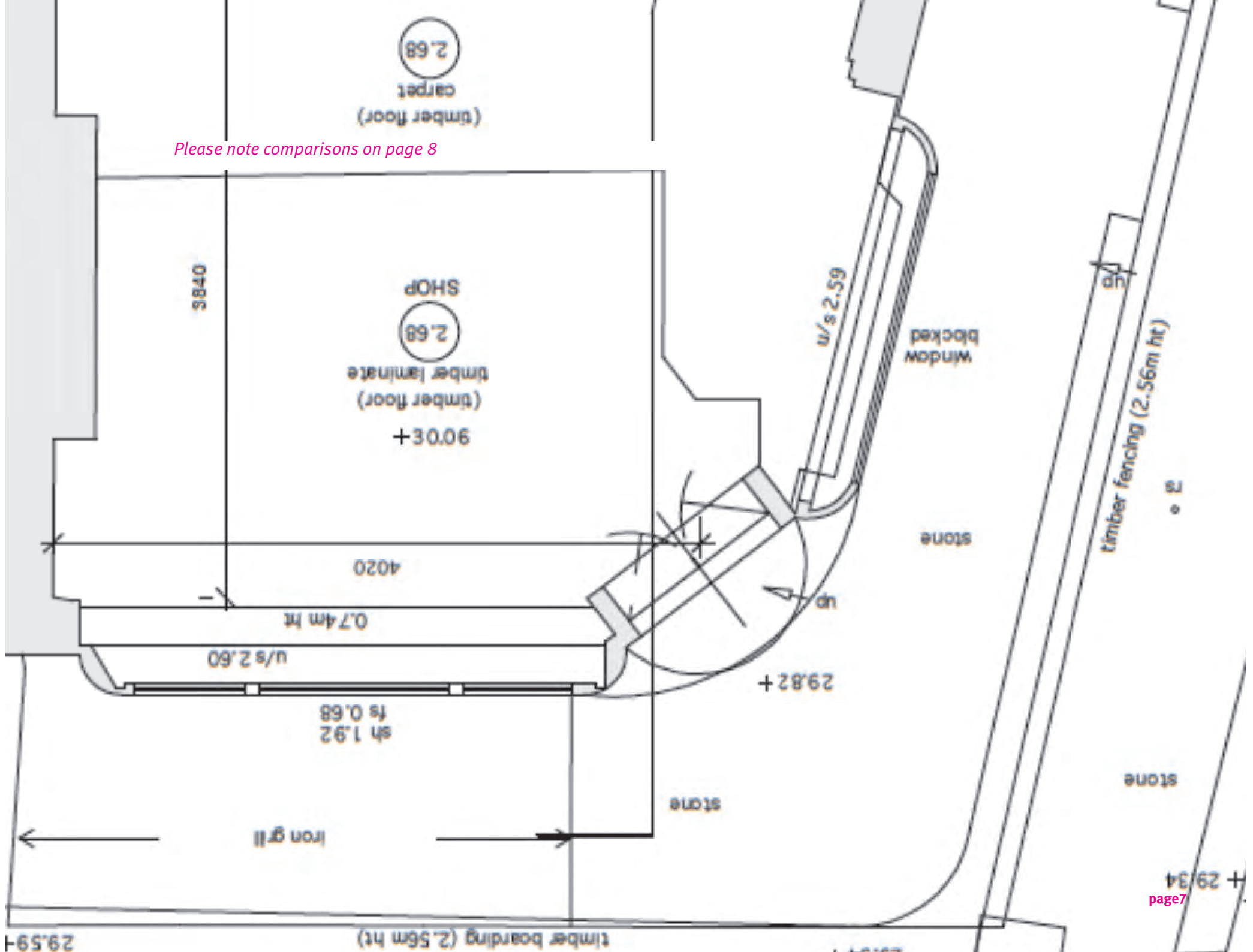
checked by:
JRP

drawing number:
SPW_797_240

revision no:
P3

Shopfront plan - 1:10 @ A1

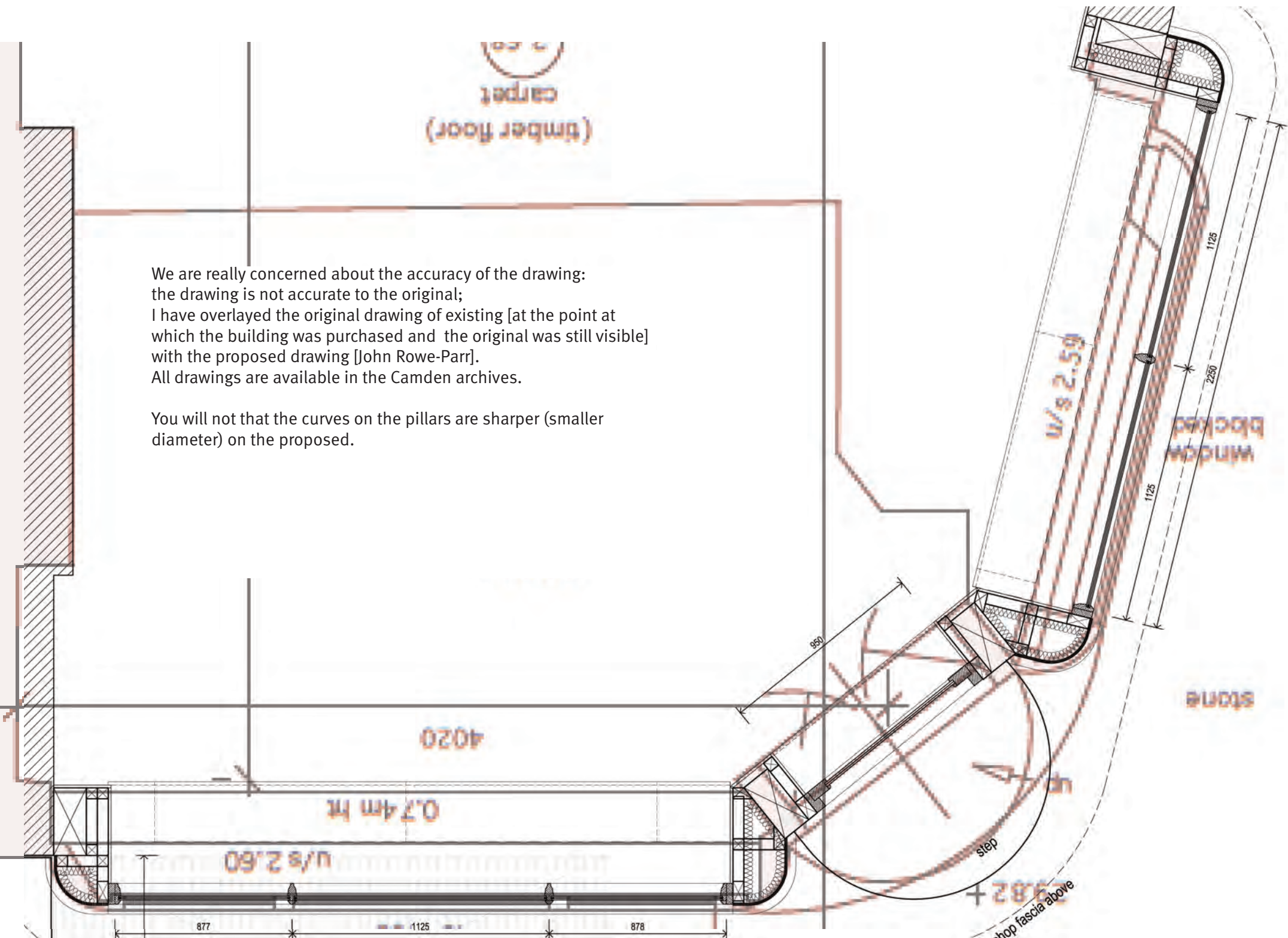
Bates original drawing: EX_GA02



Please note comparisons on page 8

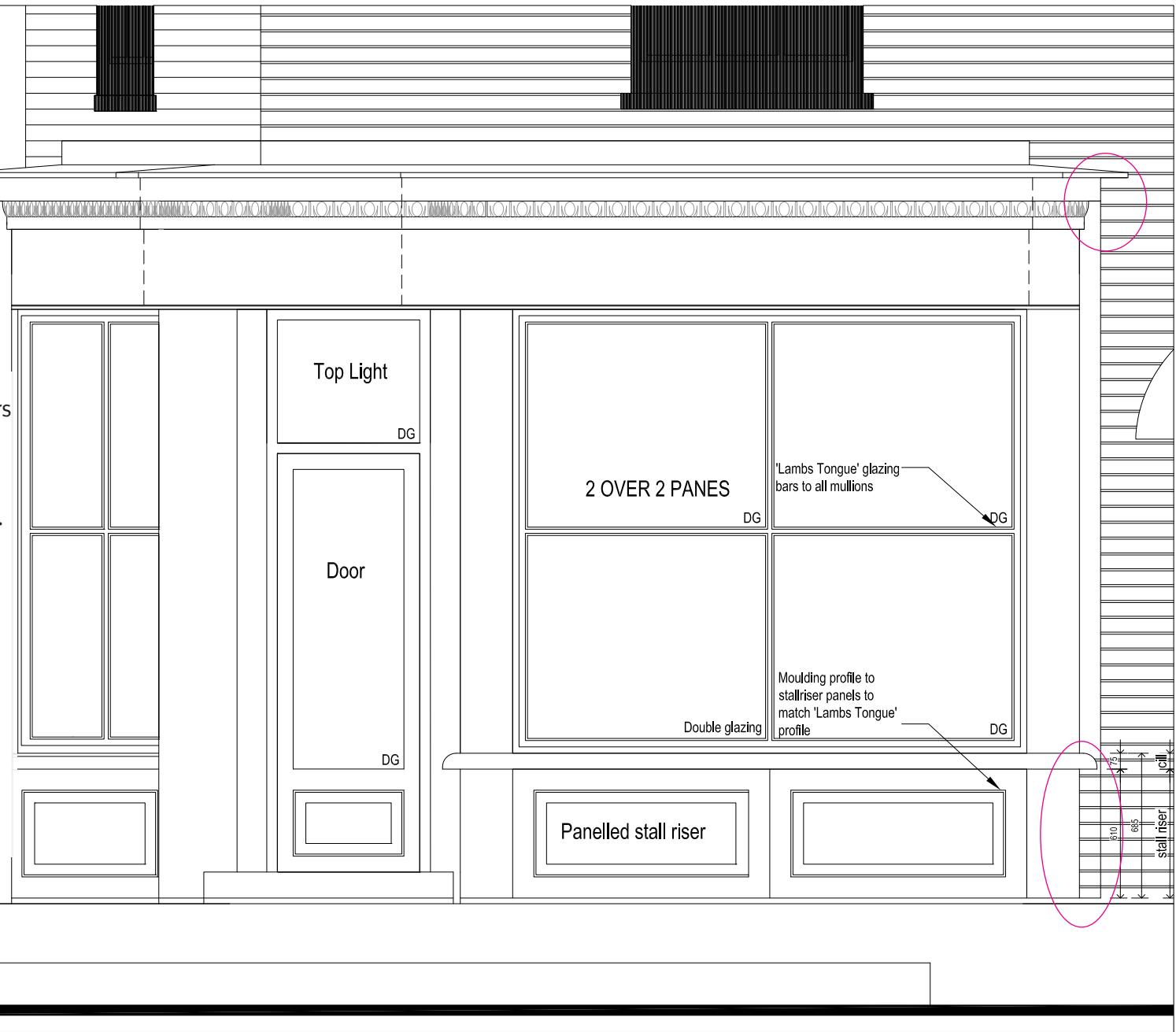
We are really concerned about the accuracy of the drawing:
the drawing is not accurate to the original;
I have overlaid the original drawing of existing [at the point at which the building was purchased and the original was still visible] with the proposed drawing [John Rowe-Parr].
All drawings are available in the Camden archives.

You will not that the curves on the pillars are sharper (smaller diameter) on the proposed.





- Note in relation to shop fascia
- not the return detail against pillars on the brick wall;
 - the 'canopy' above the moulding is not drawn correctly – the moulding is not *egg and dart*.
 - the 'shop door is *unlikely* to have
 - these proportions
 - have one large glass panel
 - is most likely to have been solid
 - is most likely to have matched the side entrance door [which was original].



Notes:
 Use 2016/3488/L for all work.
 All work to be done in accordance with the Building Regulations 2010.
 The drawing is for the use of the client and is not to be used for any other purpose.
 The drawing is the property of the client and is not to be used for any other purpose.
 The drawing is the property of the client and is not to be used for any other purpose.

revision notes:

1	Issue for client	11/11/14
2	Issue for client	12/11/14
3	Issue for client	12/11/14

Health & Safety notes:

TENDER	
client:	Mr & Mrs Rowe Parr
project:	108 St. Pancras Way
title:	Shopfront - Glazing
scale:	1:10 @ A1
drawn by:	WPL
start date:	October 2014
checked by:	JRP
drawing number:	SPW_797_239
revision no:	P3

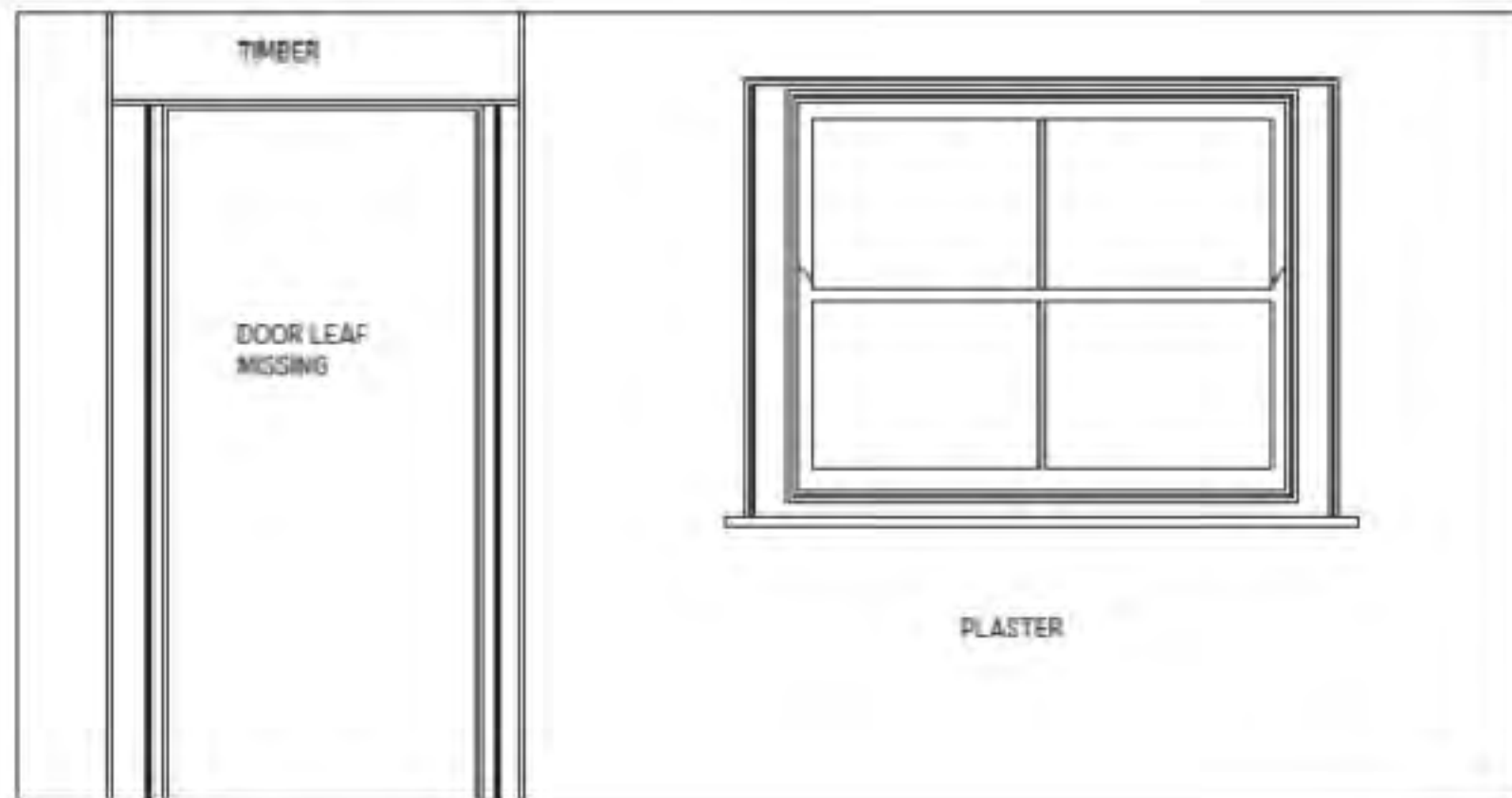
Wilmot Place Elevation - 1:10 @ A1



Note in relation to shop fascia and the side entrance door

- inappropriate lamps!
- the side entrance door [which was original] has not replicated the style.
- the curves and returns on the door pillars are not accurate.
- the steps to the side door do not replicate the original round step.





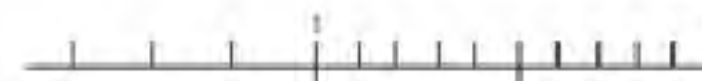
BASEMENT ELEVATION 1

*Has the basement window been replaced by the same glazing bar arrangement?
The original window was in place with a single original coat of paint on it.*

Notes:
All dimensions are approximate and are subject to verification on site.



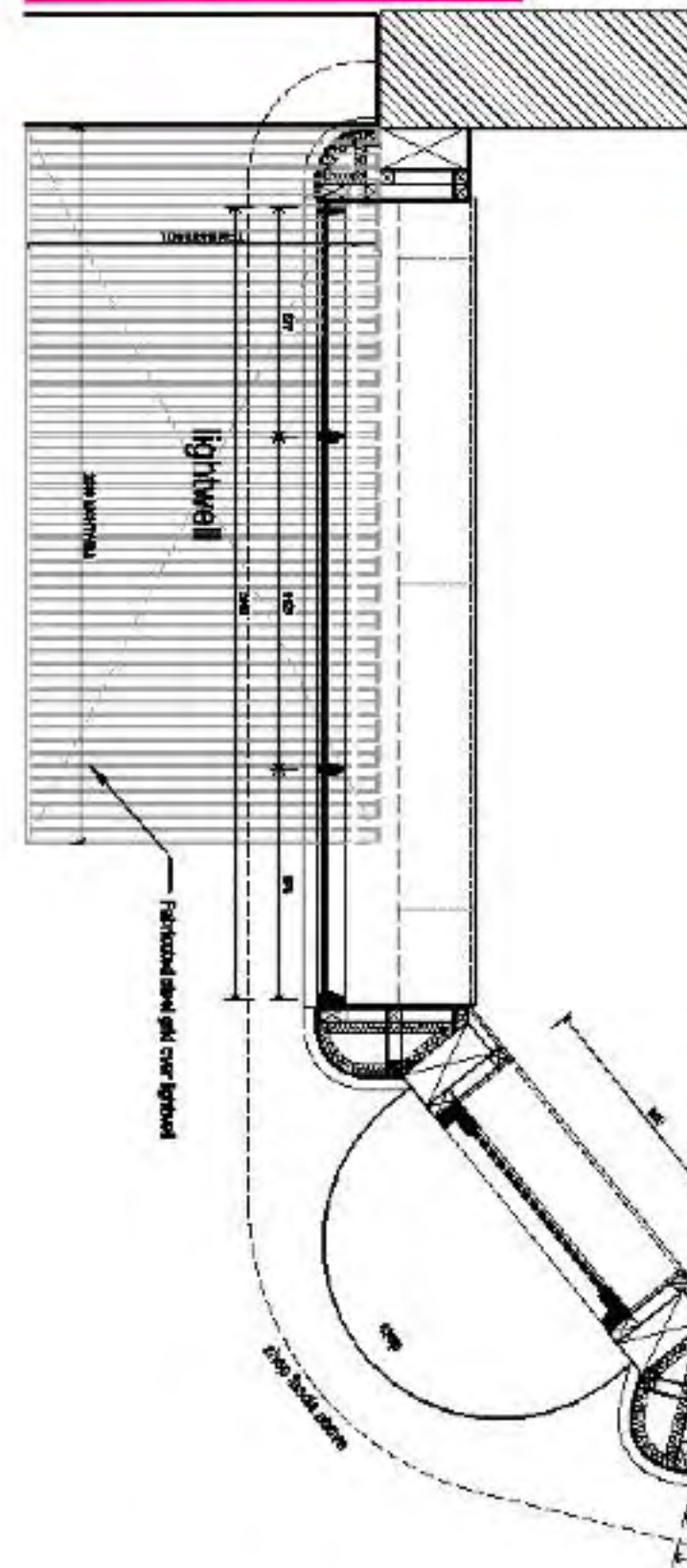
BASEMENT FLOOR KEY PLAN



LLOWARCH LLOWARCH		
Project	108 ST PANCRAS WAY NW1 9NB	
Client	BATES FAMILY	
Drawing Title	INTERNAL ELEVATIONS - EXISTING	
Date	Scale	Status
JUNE 09	1:12.5 @ A1 1:25 @ A3	PLANNING
Project Reference	Drawing Number	Revision
SPW	EX.L.15	1



App: 2016/3488/L



really concerned about the label: 'fabricated steel grid'; what happened to the cast iron grid that previously existed?



The height of the 'garden wall' has increased, reduced and increased again to its present height. The original, listed, wall was 28 courses.

You will note that the present wall has three new courses plus and inappropriate stone capping.

