



KIDDERPORE AVENUE • HAMPSTEAD NW3

LISTED BUILDING APPLICATION

SKEEL LIBRARY

DESIGN & ACCESS STATEMENT

15230.4.02 August 2016

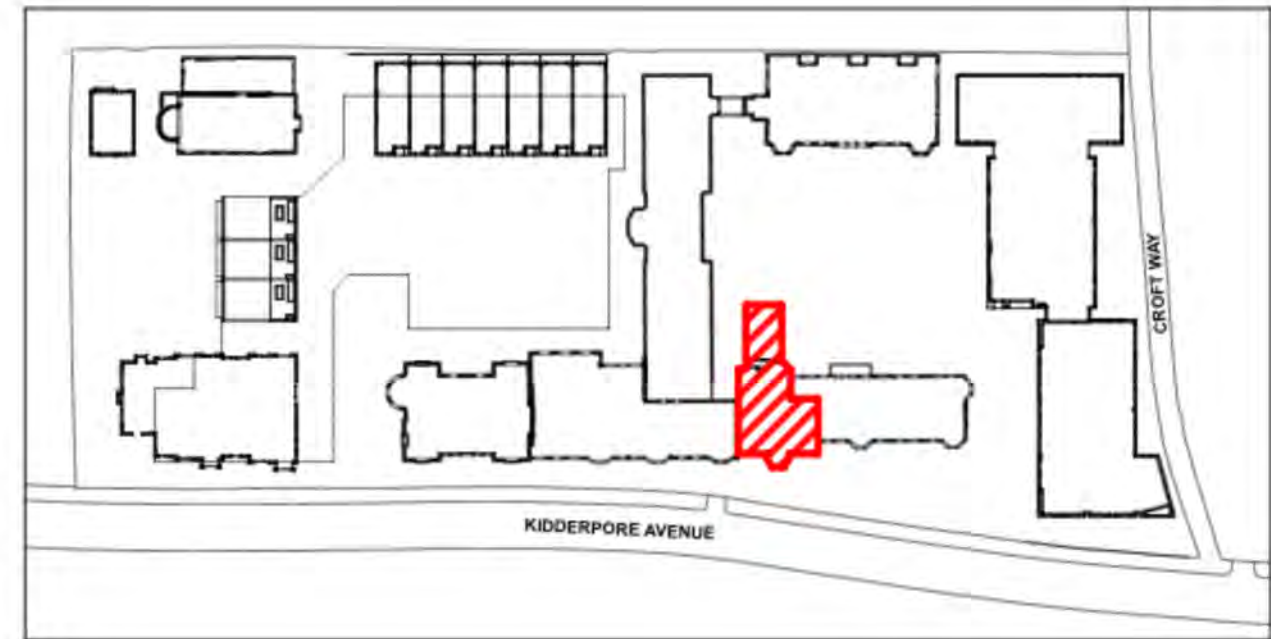


INTRODUCTION

Skeel library forms an integral part of the former Kings College site, granted approval to be converted to residential use on 6th April 2016, LPA Ref: 2015/3936/P.

Skeel library was also granted Listed Building Consent on 6th April 2016, LPA Ref: 2015/4123/L.

Since approval, intrusive structural surveys and further design development work has occurred, together with a review of the scope of proposals, resulting in a few proposed amendments to the conversion, now the subject of this application.



PROPOSED AMENDMENTS



GENERAL

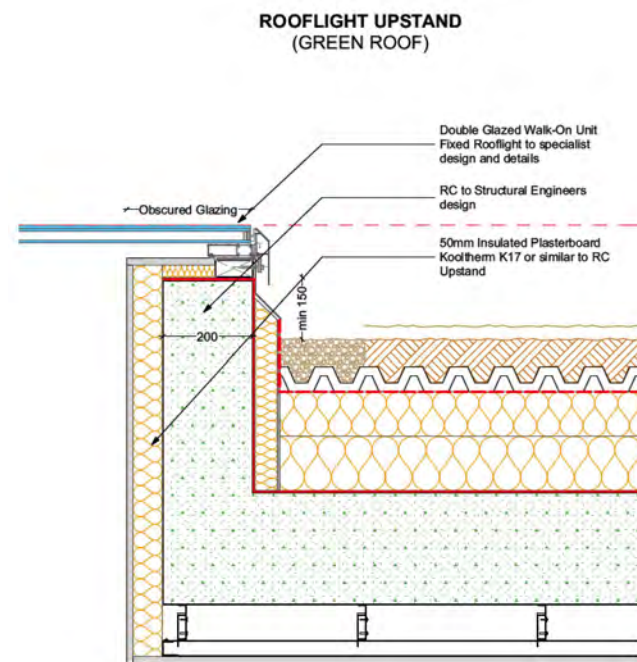
The approved proposal to convert the building into a four bedroom single family dwelling is unchanged.

LOWER GROUND FLOOR

The approved proposals incorporate provision of a swimming pool in the reconstructed single storey extension facing the courtyard.

Following Market research, Mount Anvil have decided that the attraction of including a private pool in such a dwelling, appears to be considerably less than that anticipated at the time of preparing the original application. The decision was subsequently taken to omit this facility and redesign as a guest bedroom suite.

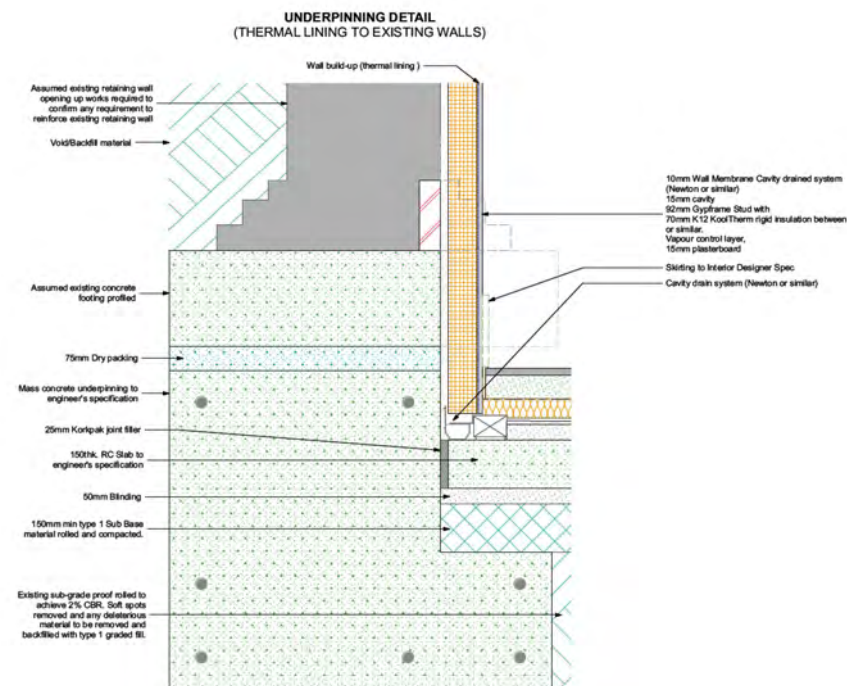
The provision of a central roof light has been retained, in a similar location to the existing and approved designs, but to limit direct overlooking from Maynard Hall, it is proposed to use a flat rooflight, with fritted glass instead of a lantern light. As the roof of this single storey building also provides an emergency escape route from the main building, in the event of a fire, the type of rooflight is suitable for walking over. The rooflight will also incorporate an internal blind for added privacy.



Section through roof showing flat rooflight

The substitution of a bathroom for the previously approved Sauna, Shower and Changing Room, still utilises the existing basement area, retaining the central brick pier between the two arched openings, which it is now proposed to be retained due to a lowering of the existing floor level to 92.750.

Most of the Lower Ground Floor is partially underground and requires a method of tanking damp proofing and insulation in order to achieve habitable spaces. It is now proposed to achieve this by utilising a drained cavity tanking system, incorporating a Newton or similar membrane and drained cavity. This was not previously identified.



Section through below ground wall drained cavity and insulation

It is now proposed to add thermal insulation is provided by an internal lining to new and existing walls, using Kooltherm rigid insulation or similar supported on a Gypframe or similar stud system.

As with the approved proposals, the whole of the single storey building is reconstructed, to the same footprint height and mass as the existing.

The approved proposals incorporated four windows in addition to the glazed doors facing the courtyard. These proposals reduce the number of windows to two large windows, plus the door, as the submitted proposed elevation.

The external terrace is retained, but the steps are removed, with no access to the central courtyard, with metal railings above the retaining wall as enclosure.



Extract of proposed new Elevation of single storey extension

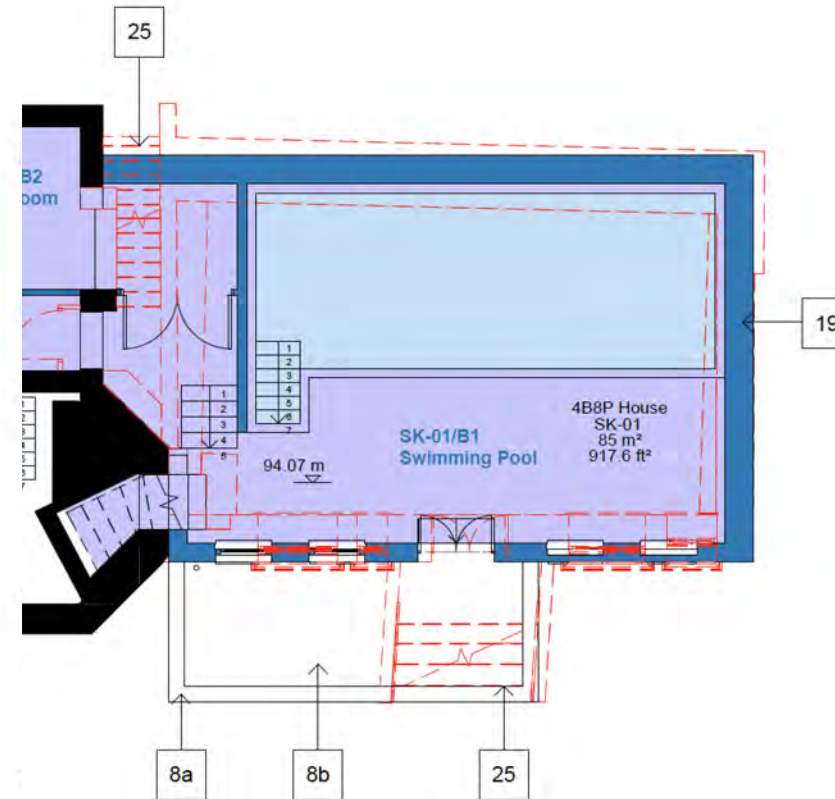
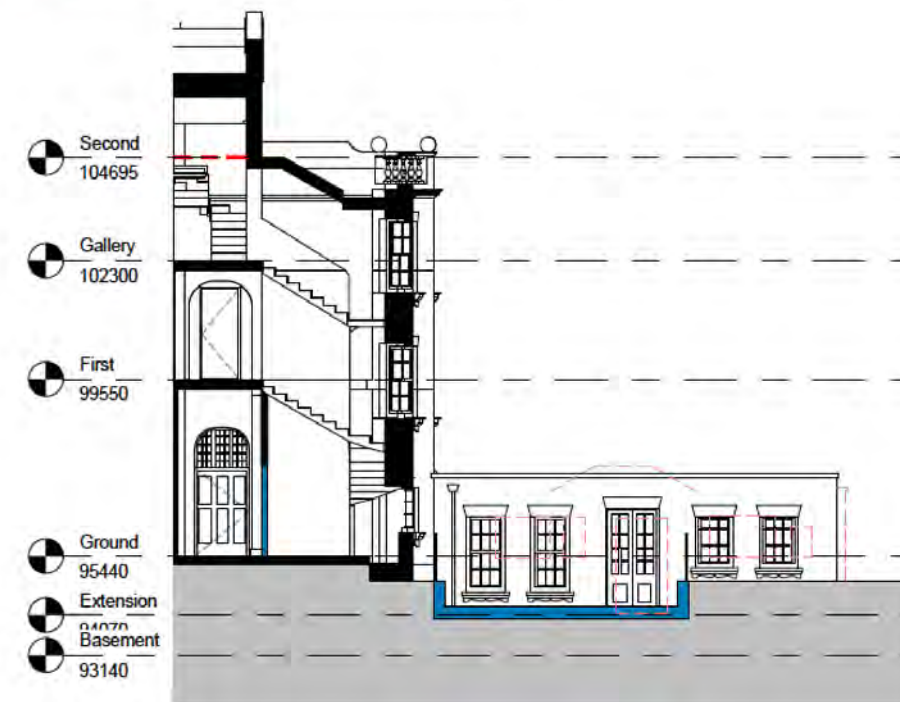
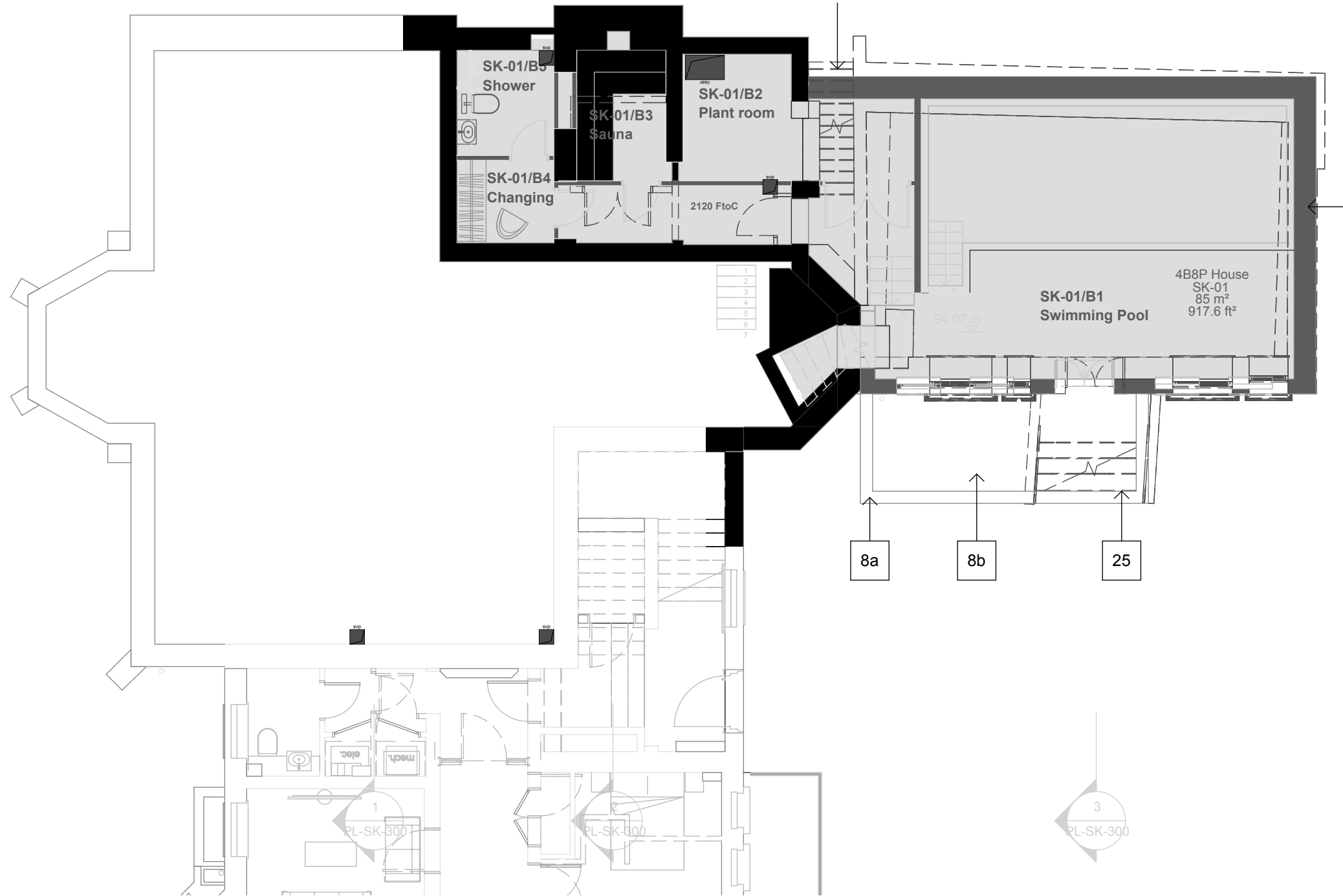


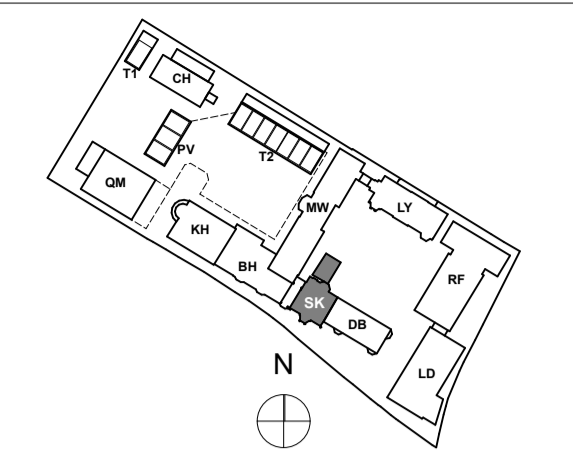
fig 4.10a Skeel lower ground floor/basement proposal



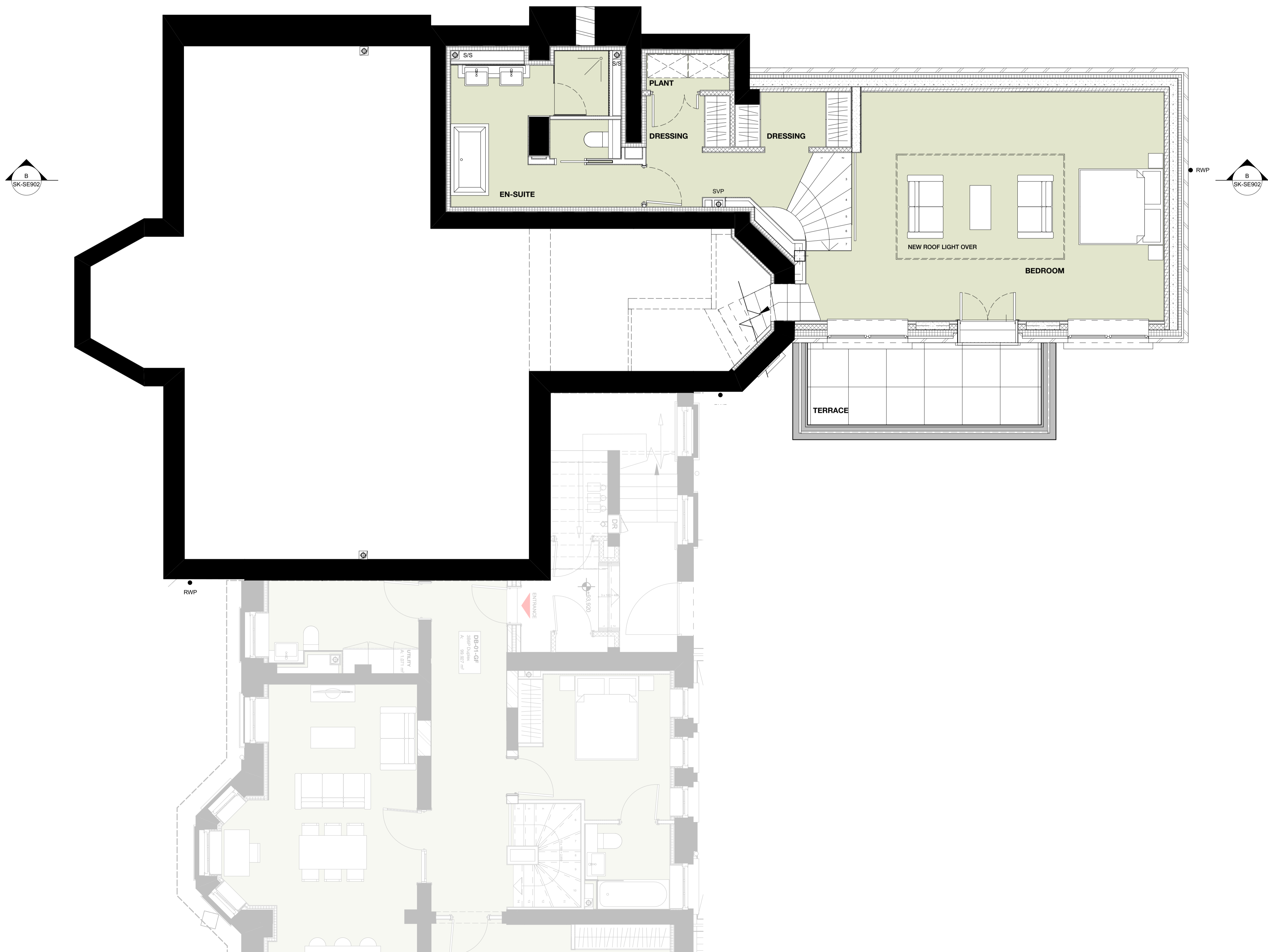
Extract from Scott Brownrigg Listed Building Report July 2015

SKEEL LIBRARY | LOWER GROUND FLOOR
Original proposal by Scott Brownrigg





NOTE:
ALL INFORMATION SHOWN ON THIS DRAWINGS IS SUBJECT TO DESIGN DEVELOPMENT



PLANNING

Revision	DRN	CHKD	DATE
- First Issue	KrC	KrC	15/07/2016
A Window and Door Reference Numbers Added	KrC	KrC	28/07/2016
B Gym replaced with Bedroom. Window and Door Reference temporary removed.	Gc	KrC	26/08/2016



CLIENT
MOUNT ANVIL LTD

PROJECT
KIDDERPORE AVENUE

DRAWING
Skeel Library
Level LG Proposed GA Plan

SCALE 1:50 @ A1 DATE August 2016

DRAWING No. 15 230 DRAWN BY KrC
9000-DRG-03SK-LG910 REV B

A & Q PARTNERSHIP (LONDON) LTD
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ARCHITECTURE DESIGN MASTERPLANNING INTERIORS

GROUND FLOOR

With the reworking of the lower Ground Floor as a guest bedroom suite, the opportunity has been taken to provide a master bedroom suite at the ground floor, instead of two bedrooms and a much larger media room.

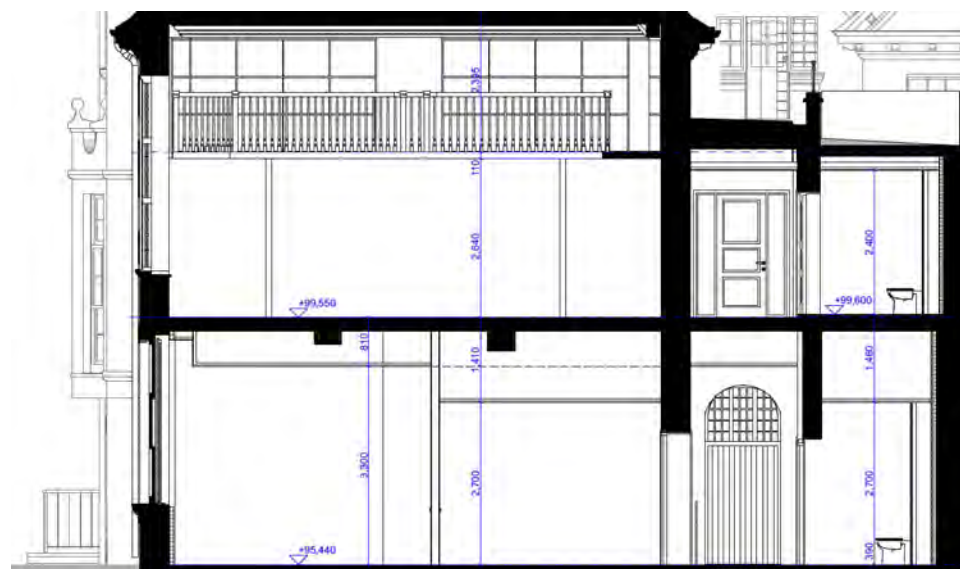
The sub division of the space into three zones follows the same principle as the approved layouts.

The cloakroom area has been adapted to allow for a service riser from below, but otherwise follows the principle of the approved layouts.

The section indicates the proposals to deal with services within a new suspended ceiling, particularly dealing with the routing of services to the main room above.

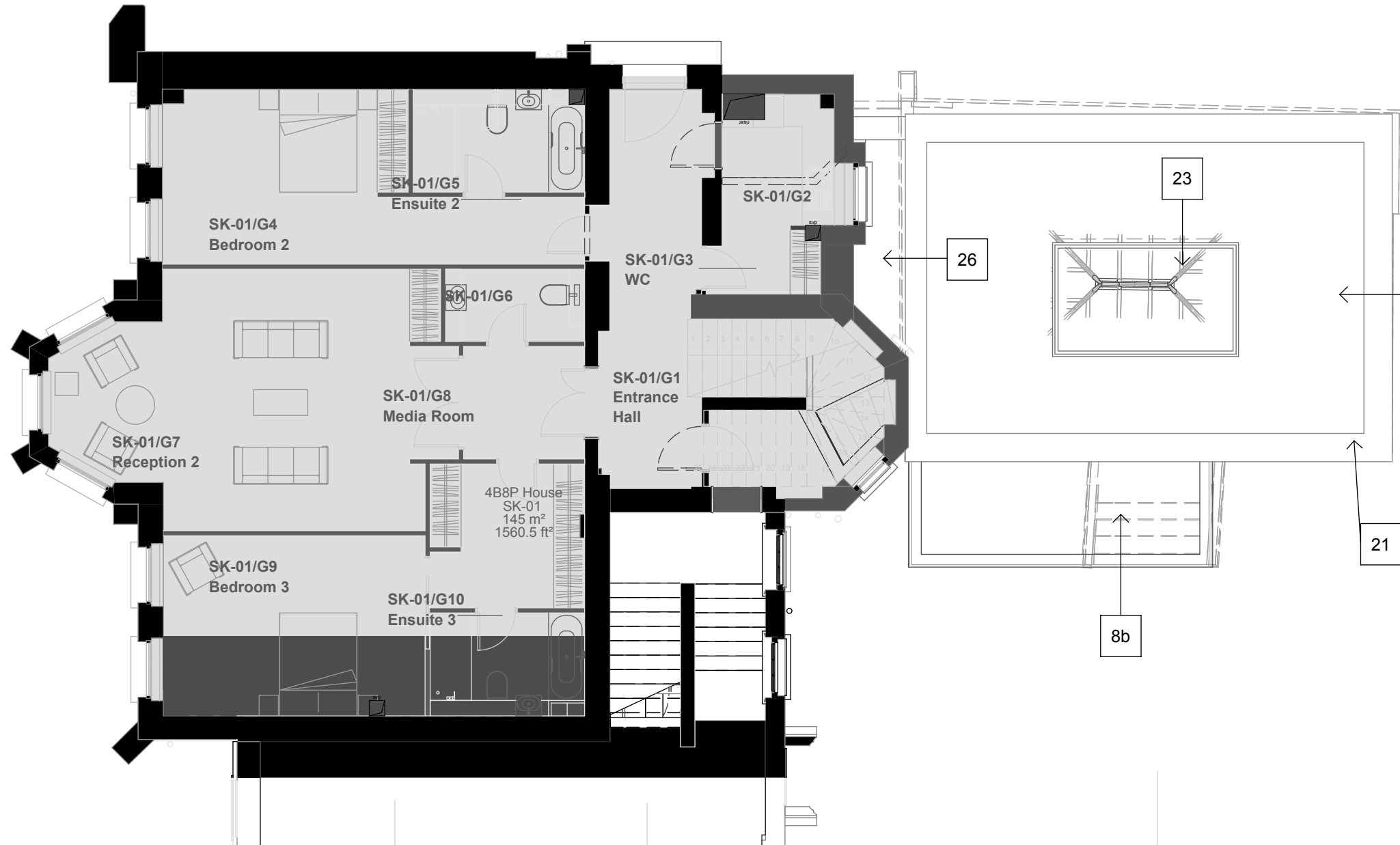
It is proposed that the external walls are lined with insulation, as the lower level, with extended window reveal timber linings.

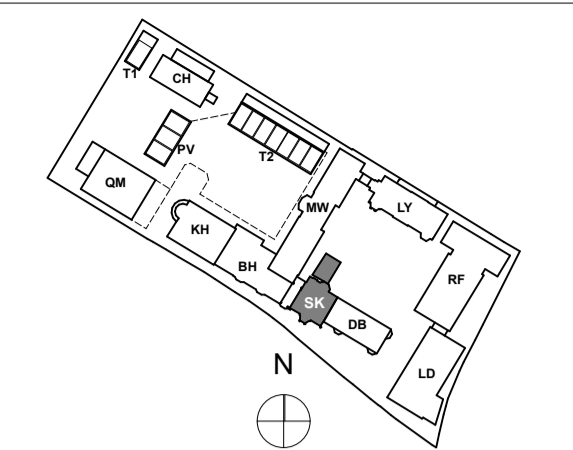
Any work to the floor of the main building at this level does not appear to be defined within the existing consent. This floor consists of timber boards and joists on brick sleeper walls. In order to remove joist bearing ends from damp external walls, provide thermal insulation, the ability to run underfloor heating and deal with the conversion proposals, it is proposed to replace the existing joists and boards with a suspended concrete slab, insulation and screed. An enhanced and adapted timber floor would be less able to provide the necessary performance required.



Extract of proposed new Section showing Ground Floor Ceiling heights

SKEEL LIBRARY | UPPER GROUND FLOOR
Original proposal by Scott Brownrigg





PLANNING

Revision	DRN	CHKD	DATE
First Issue	KrC	KrC	15/07/2016



PROJECT
KIDDERPORE AVENUE

DRAWING
Steel Library
Level GF Proposed GA Plan

SCALE 1:50 @ A1 DATE July 2016

DRAWING No. 15 230 DRAWN BY KrC
9000-DRG-03SK-GF910 REV

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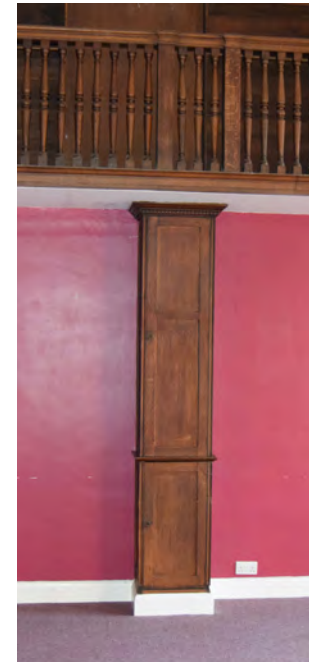
FIRST FLOOR

The approved proposals retain this main room, together with the upper level gallery, much as existing, as a large open plan living area.

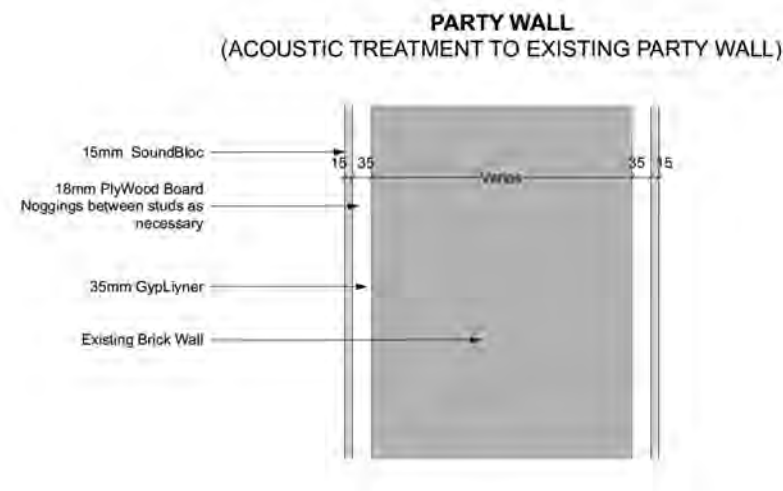
The existing boxing on the eastern wall containing former heating pipes, is expanded in order to house fan coil units as well as a soil pipe etc, to service the new residence. The false wall enclosing these services is terminated at the underside of the gallery. This wall will also house media hardware.

The width of the boxing is then reflective of the kitchen fittings on the opposite wall.

The external wall of the Living/Dining Room is to be retained without the addition of extra insulation, but the internal party walls with Bay and Dudin Brown require acoustic enhancement, which it is proposed to be provided by a Gypliner system, with insulation and new plasterboard, spaced off the existing plaster, preserved behind. This will also facilitate new services without the need to chase the existing wall face. The acoustic lining will terminate at the underside of the gallery, with a new skirting replicated from the existing, on the new plaster line.



Existing Pipe casing to eastern wall



Typical Acoustic treatment of existing walls

The bridge to Bay House and the Utility/WC area is reworked in more detail, but follows the same principle as the approved layouts.

It is proposed that the external walls in this rear area will be insulated to improve thermal performance, suitable for residential use. This will result in overlaying insulation, new plaster finish and new skirting, over existing walls.

GALLERY

There is no change from the consented drawings.

SECOND FLOOR

Considerable horizontal bracing exists in the timber stud walls, running under the ridge fitch beam, which needs to be retained and reinforced with additional plywood.

The approved drawings suggest en-suite accommodation is located within the front dormer. There is however, no practical way of draining this space from this position. As a consequence, it is now proposed to relocate the en-suites to the east and west of this floor level, running drainage and services down behind the side wall boxing in the main Living/Dining Room.

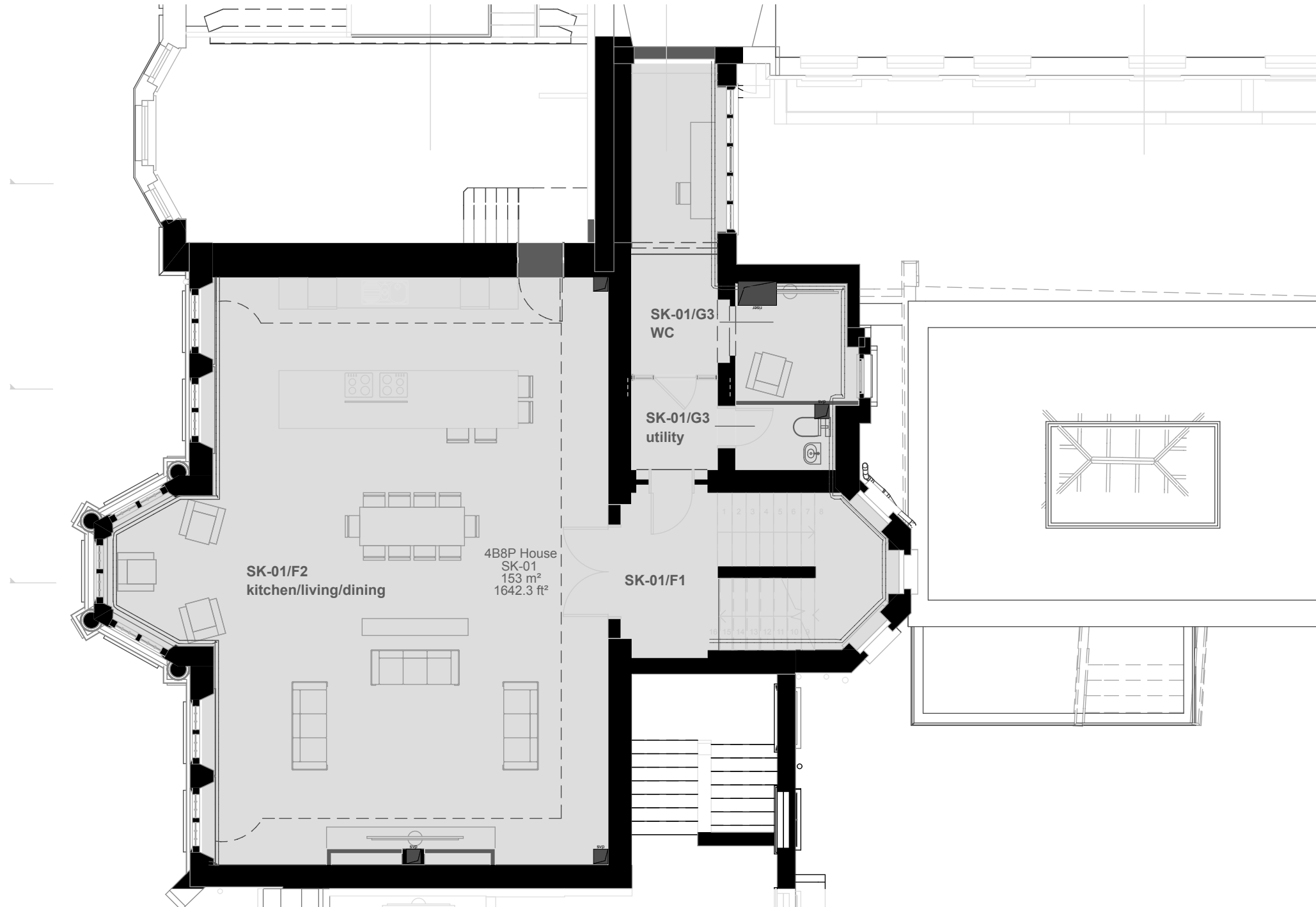
Much of the existing ceiling lining has been removed by previous owners. The replacement finish will be an insulated plasterboard, together with roof insulation between rafters etc.

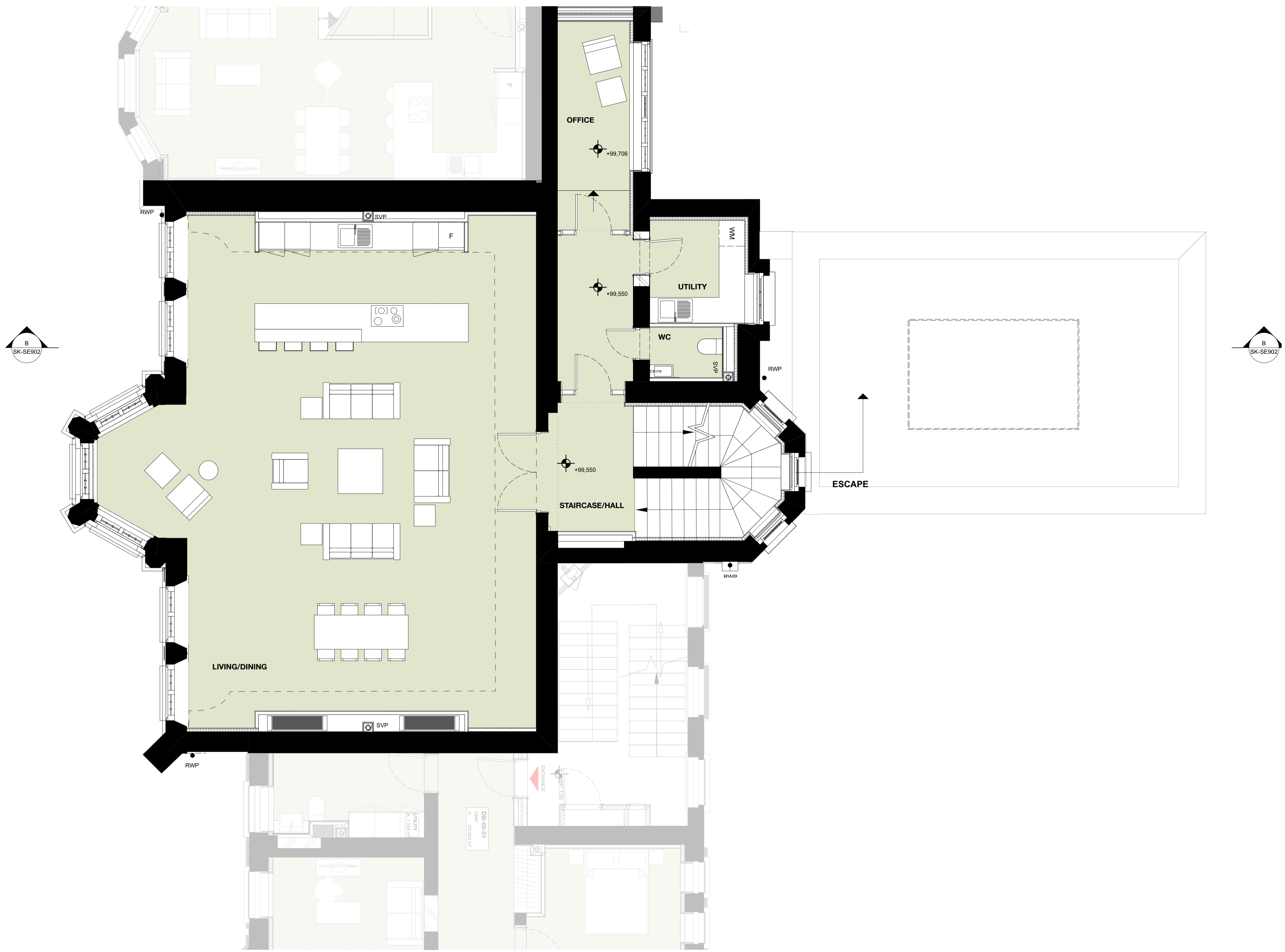
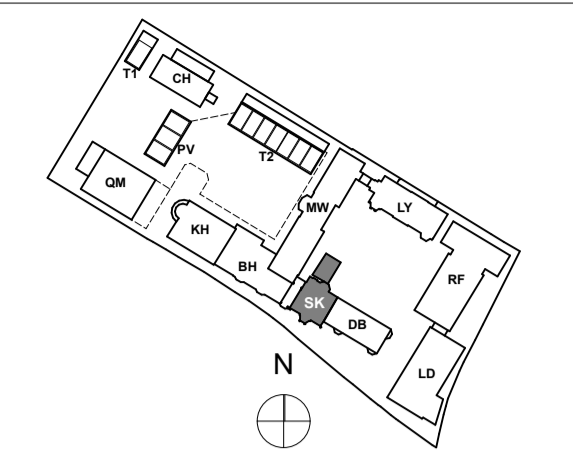
It is intended to retain the existing staircase between second and third floors.

ROOF

There is no change to the approved roof drawings.

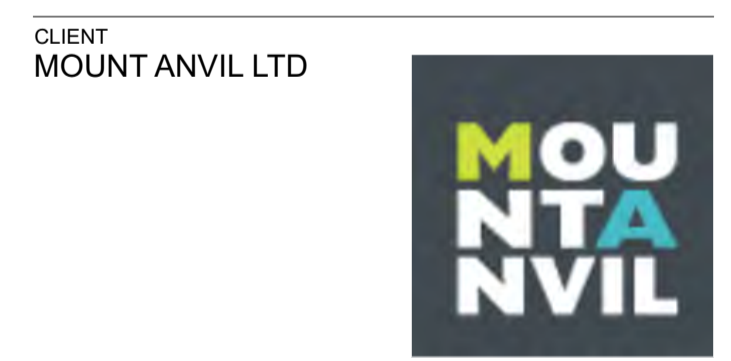
SKEEL LIBRARY | FIRST FLOOR
Original proposal by Scott Brownrigg





PLANNING

Revision	DRN	CHKD	DATE
First Issue	KrC	KrC	15/07/2016



PROJECT
KIDDERPORE AVENUE

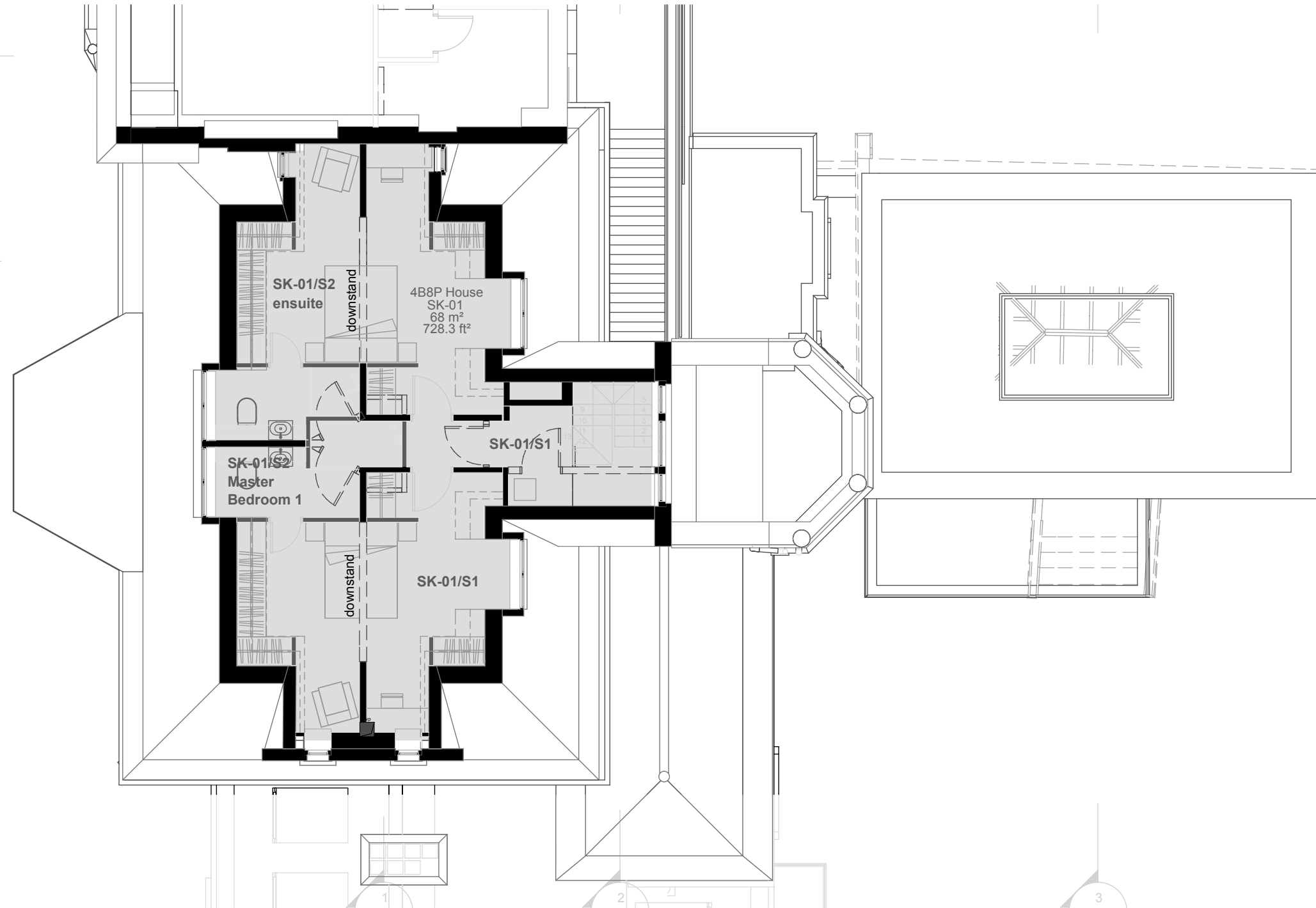
DRAWING
Steel Library
Level 01 Proposed GA Plan

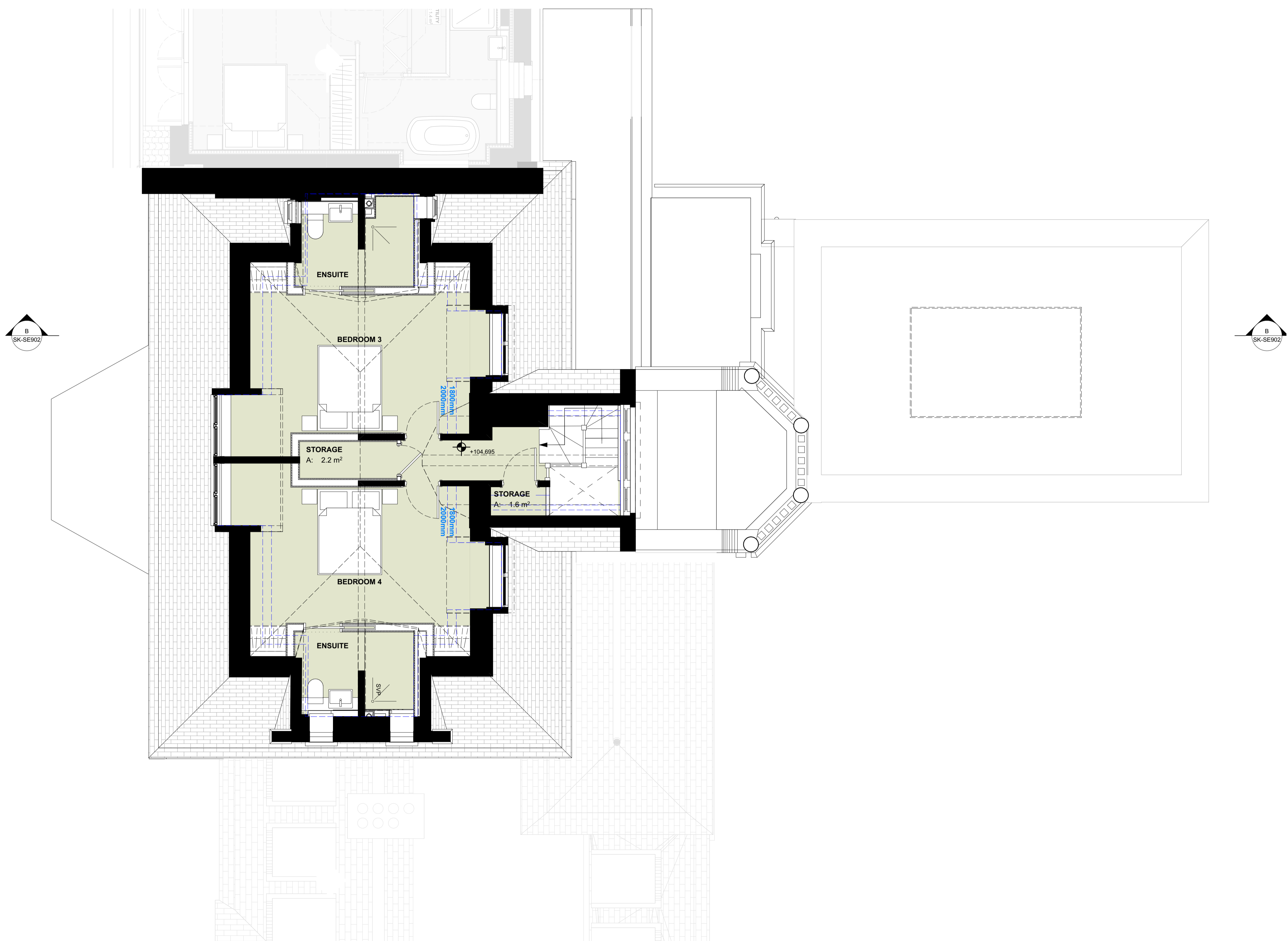
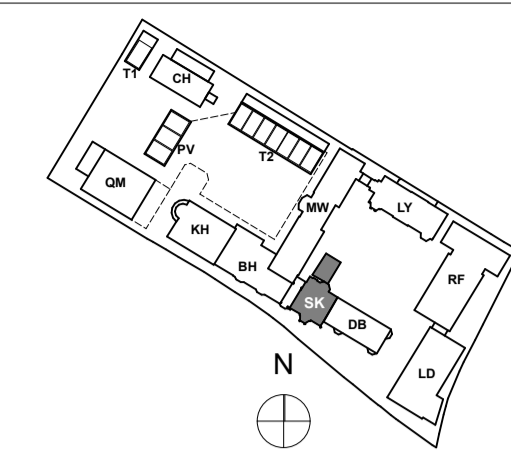
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SKEEL LIBRARY | THIRD FLOOR
Original proposal by Scott Brownrigg





PLANNING

Revision	DRN	CHKD	DATE
First Issue	KrC	KrC	15/07/2016



CLIENT
MOUNT ANVIL LTD



PROJECT
KIDDERPORE AVENUE

DRAWING
Steel Library
Level 02 Proposed GA Plan

SCALE 1:50 @ A1 DATE July 2016

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EXTERNAL LANDSCAPE AND CONTEXT

There is no change from the consented drawings.

HERITAGE

The facts taken into account when consent 2015/4123/L was granted, largely remain unaffected by these revised proposals.

The internal features previously retained, remain so, although the introduction of rational servicing and environmental control has added some additional necessary boxing for concealment.

Acoustic enhancement is a necessary aspect to enable transition to a residential environment, with minimal intervention and the ability to avoid some of the new service chasing in existing walls.

We do not consider that these revised proposals have a detrimental impact on the preservation of Skeel Library, or its Listed neighbours.

See the Supplemental Heritage Statement by Montagu Evans.

ACCESS

There is no change to the proposed entrance and access route from the cobbled passage. Any relaying of the cobbles provides the opportunity to consider adjusting the level at the threshold to ease access.

Access from the external terrace to the approved pool area out into the eastern courtyard is no longer available as a direct route, which is considered more appropriate, in common with other buildings surrounding the courtyard.

An emergency escape, in the case of fire, for Skeel residents, has been added from the staircase window, over the roof of the single storey extension. No visible alteration to the building will be apparent as a result of this. Providing this route prevents the need for extensive lobbying and separation of the stairs at each floor level.

APPLICATION DRAWINGS

FLOOR PLANS

Lower Ground Floor	9000 – DRG – 03SK - LG910
Ground Floor	9000 – DRG – 03SK - GF910
First Floor	9000 – DRG – 03SK - 01910
Mezzanine	9000 – DRG – 03SK - MZ910
Second Floor	9000 – DRG – 03SK - 02910

ELEVATION

East Elevation	9000 – DRG – 02SK – EL903
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SECTION

Section BB	9000 – DRG - 04SK - SE902
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