



KIDDERPORE AVENUE • HAMPSTEAD NW3

LISTED BUILDING APPLICATION

THE CHAPEL

DESIGN & ACCESS STATEMENT

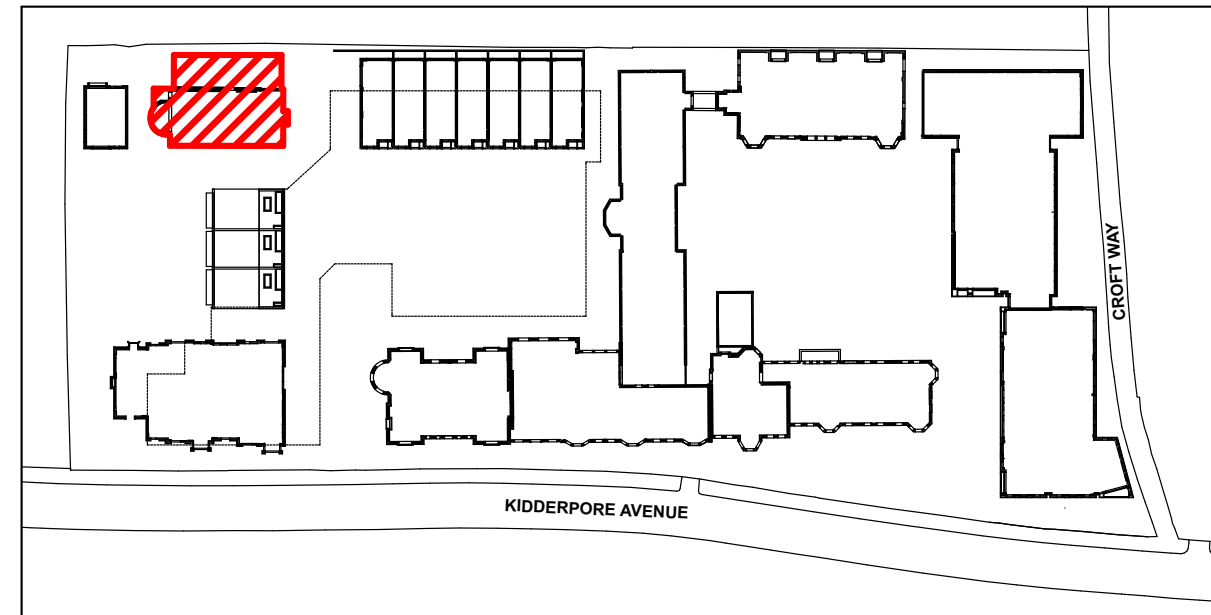


## INTRODUCTION

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

The Chapel was also granted Listed Building Consent on 6th April 2016, LPA Ref: 2015/4124/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 proposals to convert the building into a single family four bedroom dwelling remain unchanged.

## LOWER GROUND FLOOR

The Lower Ground Floor constitutes the principle level of this dwelling, providing the main living area.

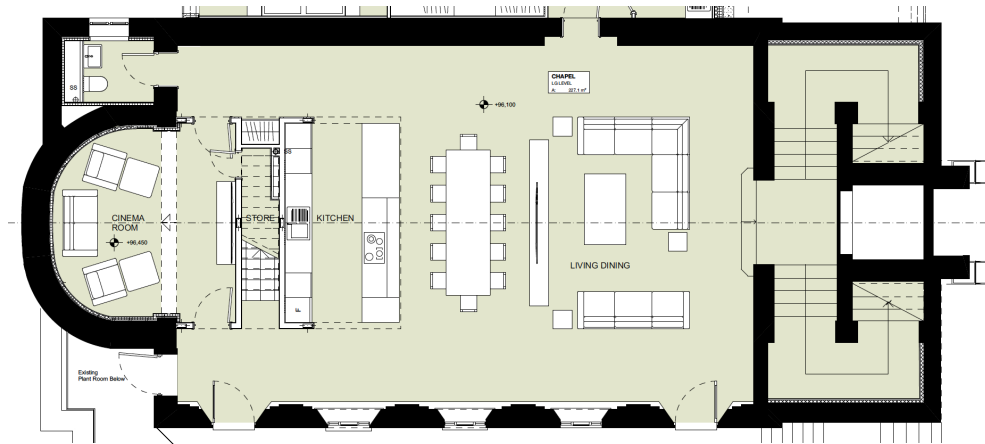
The consented layout is broadly maintained with the living and dining area in the main open space, the kitchen located under a new mezzanine, with a Cinema/Media Room behind. The use of the mezzanine has however, been changed from Master Bedroom to a secondary reception area.

The bedroom extension block has minor changes to the internal layout, now incorporating the Master Bedroom suite.

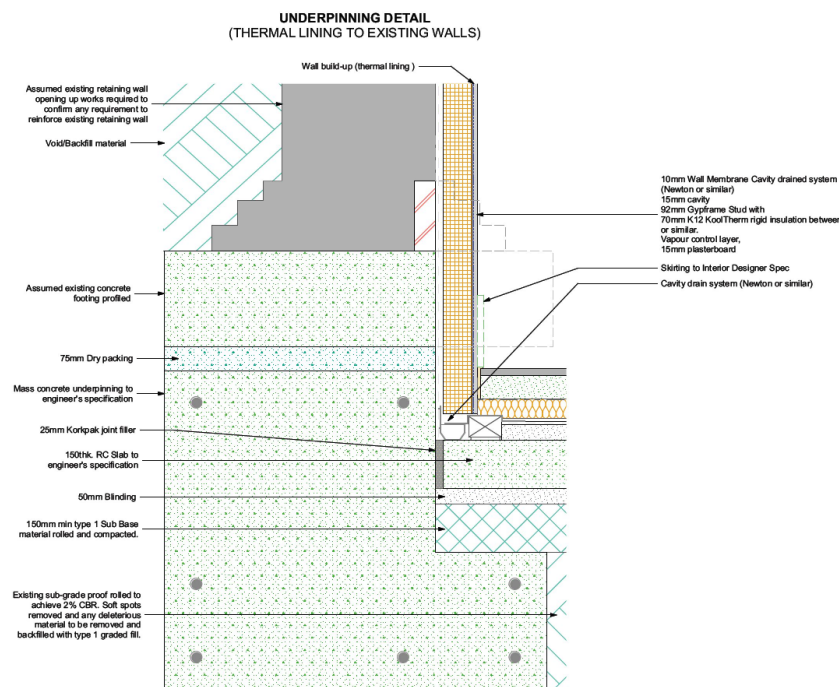
Some of the Lower Ground Floor is partially underground and requires a method of tanking, damp proofing and insulation in order to achieve habitable spaces. It is proposed to achieve this by utilising a drained cavity tanking system, incorporating a Newton or similar membrane and drained cavity to lower plinth level, behind the paneling.

Works to the existing floor at this level does not appear to be defined within the existing approval, but needs to achieve the necessary thermal insulation and damp proofing for the transition to residential occupation. It is proposed to replace the existing concrete floor with a new concrete slab, insulation and screed. The existing herringbone parquet flooring will need to be removed in order to facilitate this. It is not proposed to reuse this material due to the problems of salvaging material previously laid in bitumen and its inappropriateness for underfloor heating which is necessary in addition to radiators in order to achieve habitable standards in the very large open space.

It is proposed that the new floor will incorporate floor ducts for services and be reformed at the same finished level as existing.

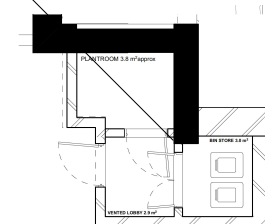


Extract of the Lower Ground Floor plan



Section through below ground wall drained cavity and insulation

There is an existing store under the paved terrace, which it is proposed to utilise and extend in order to provide facilities for services and a Refuse Store. The terrace above has to be removed in order to facilitate the underpinning work necessary to the structure. The works of extending and adapting the existing store will be undertaken at the same time.

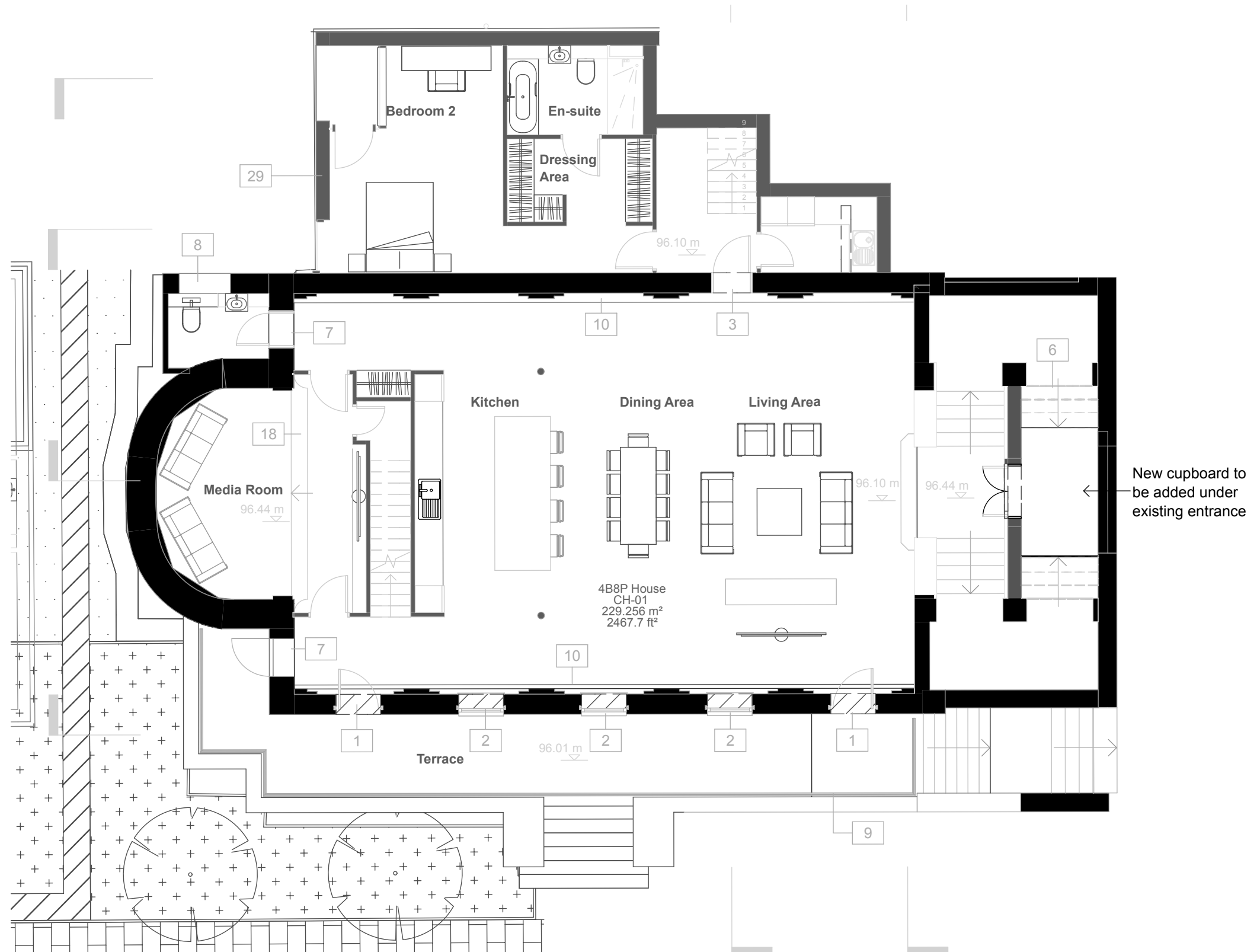


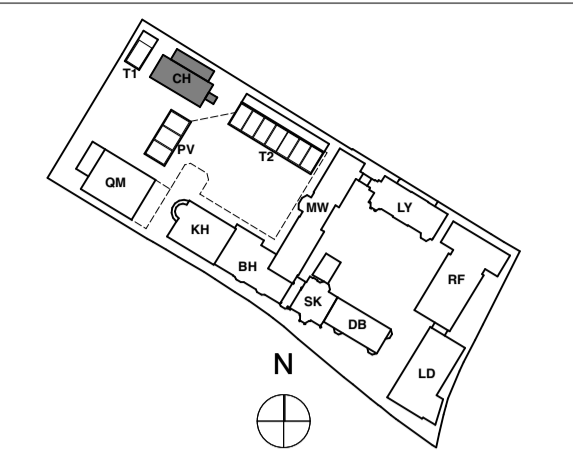
Under terrace Plant Room and Bin Store

In order to undertake the underpinning work, it will be necessary to temporarily dismantle the entrance portico, remove from site to safe storage and subsequently reassembled in the same position. This process, which is the subject of detailed proposals and a method statement by Barwin Property Services Group, will also aid the refurbishment of the existing stone columns and lintels etc.

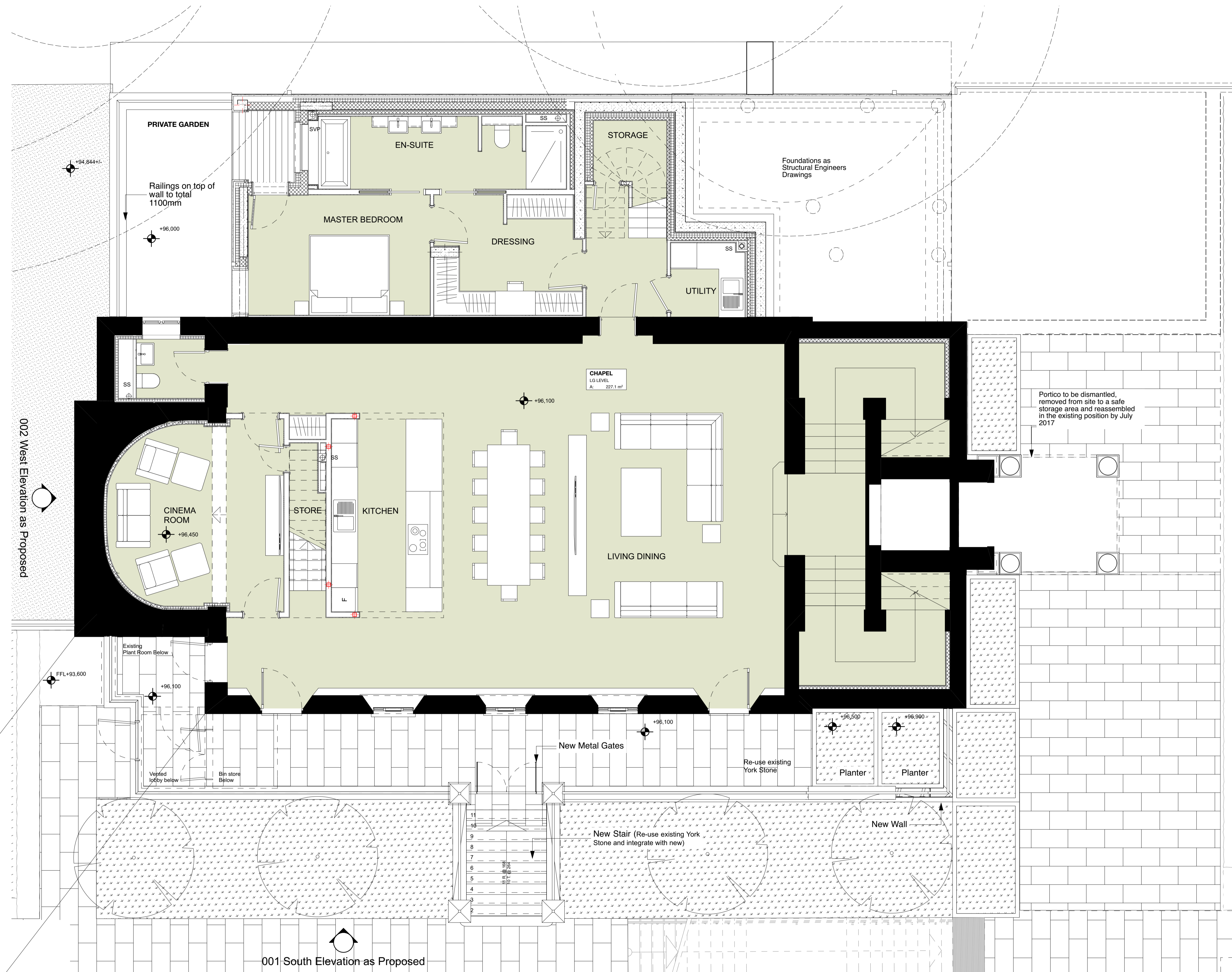
# KIDDERPORE CHAPEL I LOWER GROUND FLOOR

Original proposal by Scott Brownrigg

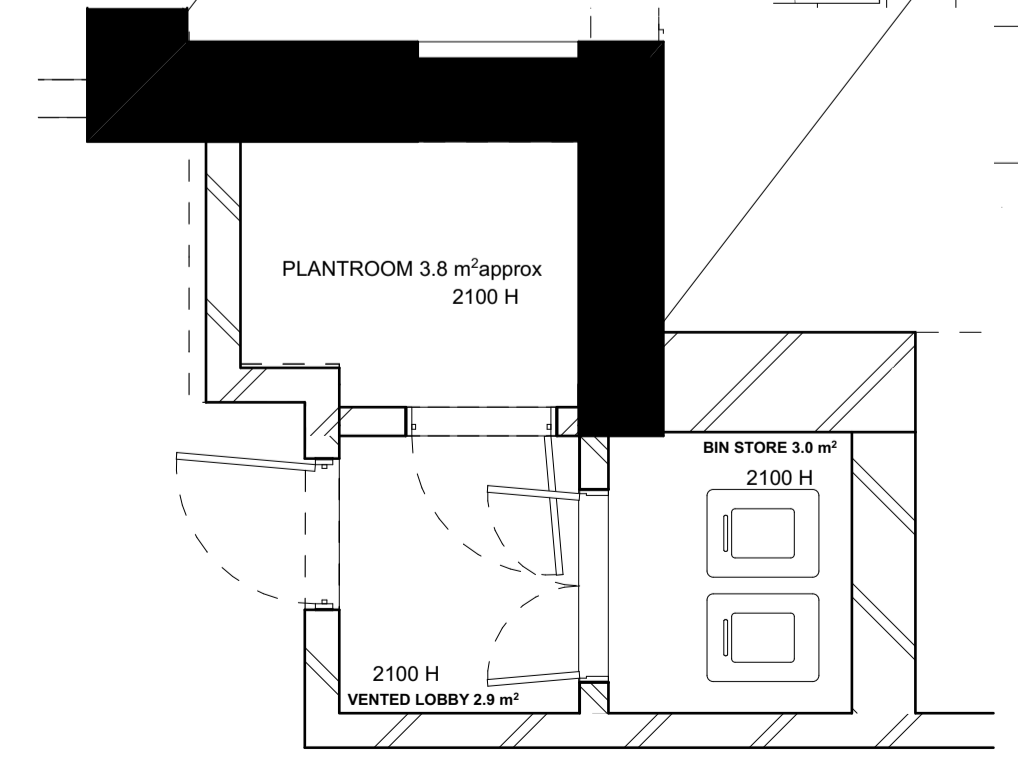




KEY PLAN  
NOTE: ALL INFORMATION SHOWN ON THIS DRAWINGS IS SUBJECT TO DESIGN DEVELOPMENT



LOWER GROUND FLOOR



PLANTROOM AND BIN STORE

**PLANNING**

| REVISION   | DRN | CHKD | DATE       |
|--|-----|------|------------|
| - First Issue  | K/C | K/C  | 29/07/2016 |
| A Window and Door Reference Numbers Added  | K/C | K/C  | 29/07/2016 |
| B External Areas Updated following discussions with conservation Officer and Plank | GC  | K/C  | 07/10/2016 |



CLIENT  
MOUNT ANVIL LTD

PROJECT  
KIDDERPORE AVENUE

SCALE @ A1 DATE October 2016

DRAWING No. 15 230 DRAWN BY K/C  
9000-DRG-03CH-LG910 REV B

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