

13 Derby Lodge
6.12.2016

CF_127_REP_161206_RevisedScheme

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1. Introduction

This document accompanies a set of revised drawings submitted in follow up to the planning submission for proposed works at 13 Derby Lodge. In general terms the scope of the proposed works remains unchanged. The works include the removal of non-original internal partitions and linings and the creation of an opening in an existing dividing wall. The proposed revisions are submitted in response to feedback received from Camden Council during the application process and include the following items:

1. Alterations to a proposed down stand beam (forming the new opening mentioned above) to ensure the width of this element does not exceed the width of the existing partition.
2. Retention of a 250mm nib to one side of the proposed opening.
3. Retention of an existing door architrave around a door opening which will be blocked up and converted to storage.
4. Identification of a single door leaf which is to be reduced in width to enable the door to open fully.
5. Identification of the location and dimension of an existing concealed chimney breast which is to be revealed to its original state as part of the works.

2. Process

Having submitted an application for listed building consent for the proposed works, a meeting with the council conservation officer was held on site on the 26th of October. During this meeting the proposed alterations were discussed. A subsequent follow up from the council was received on the 28th of October. Since this date there has been an ongoing discussion between the council and the applicant aimed at arriving at a revised proposal which meets the applicant's aspirations while also respecting the council's advice. This is expanded under point 4 below.

Having considered the council's feedback, the applicant has now revised the proposed design. This submission reflects the revised proposal.

3. Scheme originally submitted

The proposal originally submitted includes the following aspects of work.

1. Removal of non-original partitions enclosing an existing WC
2. Removal of fittings in the existing WC and kitchen
3. Removal of non-original kitchen wall linings to restore original wall geometry
4. Alteration of the existing bedroom door to enable a clearer door swing and allow for greater flexibility in terms of options for furnishing the existing bedroom.
5. Creation of a new structural opening in the central wall of the flat in order to open the existing kitchen and living room up into one open plan living space encompassing kitchen, dining and living.
6. Reconfiguration of the existing entrance lobby to create coat storage.
7. Installation of a new kitchen
8. Redecoration throughout areas impacted by the works.

The items listed above are described in the original drawings submitted for listed building consent:

CF-DR-127-1-0100_RevB and CF-DR-127-1-1100_RevB both dated 26th September 2016

4. Council feedback

In principle the council have not expressed an objection to the general nature of the proposed changes. Comments received during the planning process relate to the detail of the proposed changes. Specifically the following points have been suggested:

1. Removal of non-original kitchen linings to reveal chimney geometry
 - Further investigation to be carried out to determine geometry of concealed wall and location of assumed chimney breast.
2. Existing architraves should be retained around the doorway which is proposed to be closed up.
 - To retain memory of original door and layout
3. Reduction in the width of the proposed down stand beam
 - Beam should reflect width of existing partition wall.
 - 200mm deep down stand suggested
4. Proposed opening between kitchen and living room.
 - Additional existing fabric should be retained to maintain readable memory of original layout.
 - Proposed opening should be articulated as an opening within the existing wall.

5. Amendments to proposed scheme

The applicant has accepted the first three of the council's suggestions, outlined above, and incorporated them within the revised proposals.

Regarding point 1, similar flats above and below the applicants property have been visited. The flat above retains the original chimney arrangement. This geometry has been surveyed to understand the size and location of the chimney breast running up this wall of Derby Lodge. This survey information has been incorporated in the revised existing and proposed drawings.

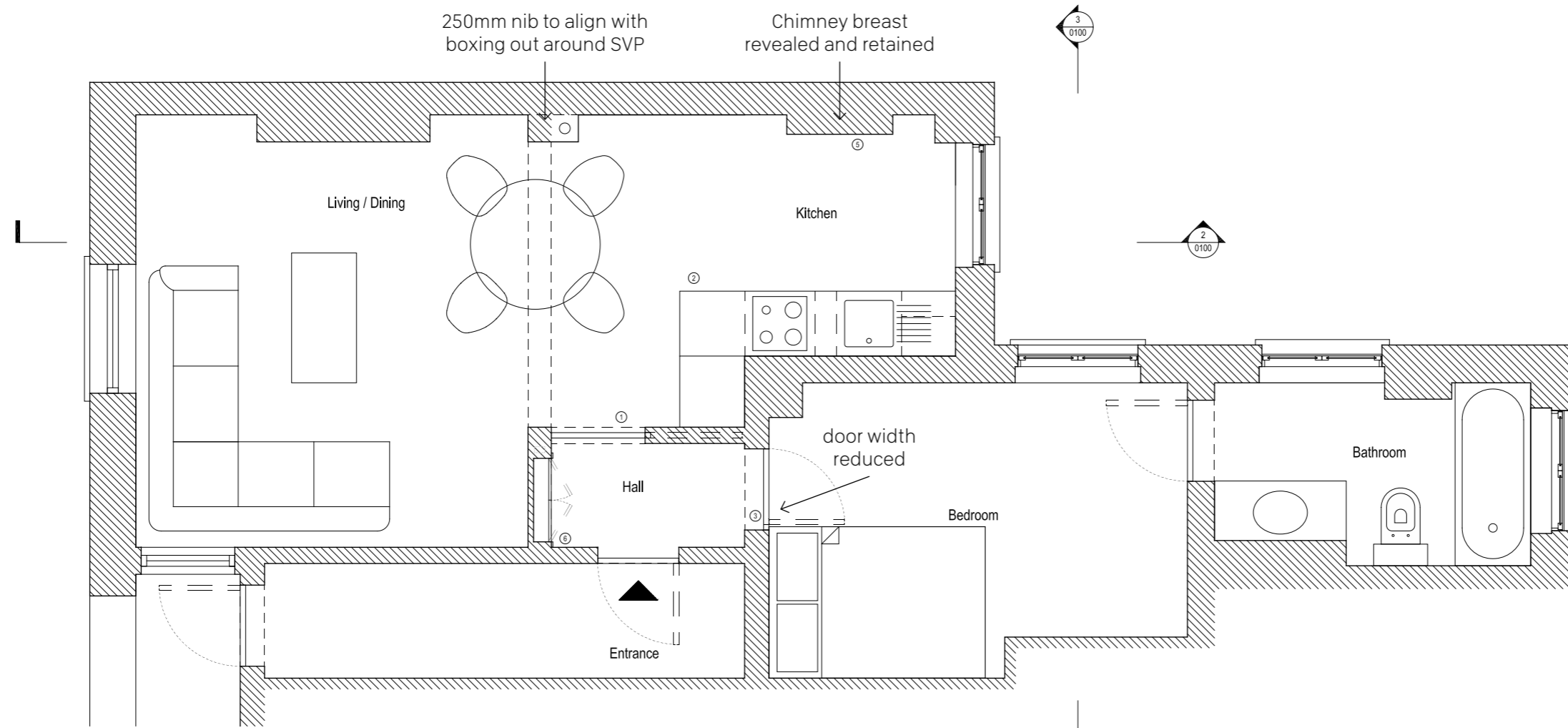
Point four above has been the subject of ongoing discussion. The applicant has sought to agree a revised proposal which is a compromise between their desire to open up the layout of the apartment and the council's suggestion that more of the existing wall should be retained. The primary goal of the proposed works is to open up the existing layout, to relieve the existing cramped feel of the flat, improve daylighting to the living area and provide reasonably sized spaces for cooking, dining and living. The proposed layout will enable a dining table to occupy the central area of the plan whilst retaining spaces either side for kitchen and living areas. The applicant's resistance to retaining additional wall in the centre of the plan is specifically driven by the fact that this additional wall would make this location extremely impractical as a table location and limit space for circulation.

During recent dialogue the council first suggested that a nib of 450mm be retained on the chimney breast side of the existing wall. In this scenario the council were content for the other side of the opening to align with the edge of the partition surrounding the existing entrance hall. A 450mm nib would render this part of the room impossible to furnish as a dining area. In response the applicant has proposed a nib of 250mm which would align with the depth of the existing chimney breasts. The nib would also align with boxing out surrounding the existing soil pipe. In response to this suggestion the council have accepted the proposal of a 250mm rather than 450mm deep nib however they have requested the addition of a further 250mm nib on the opposing side. The opening would therefore no longer align with the edge of the entrance hall but would project a further 250mm into the proposed room. This projection would serve to severely compromise the proposed layout and the intention to use this central area for a table. As such the applicant is not willing to incorporate this additional nib as part of their proposals.

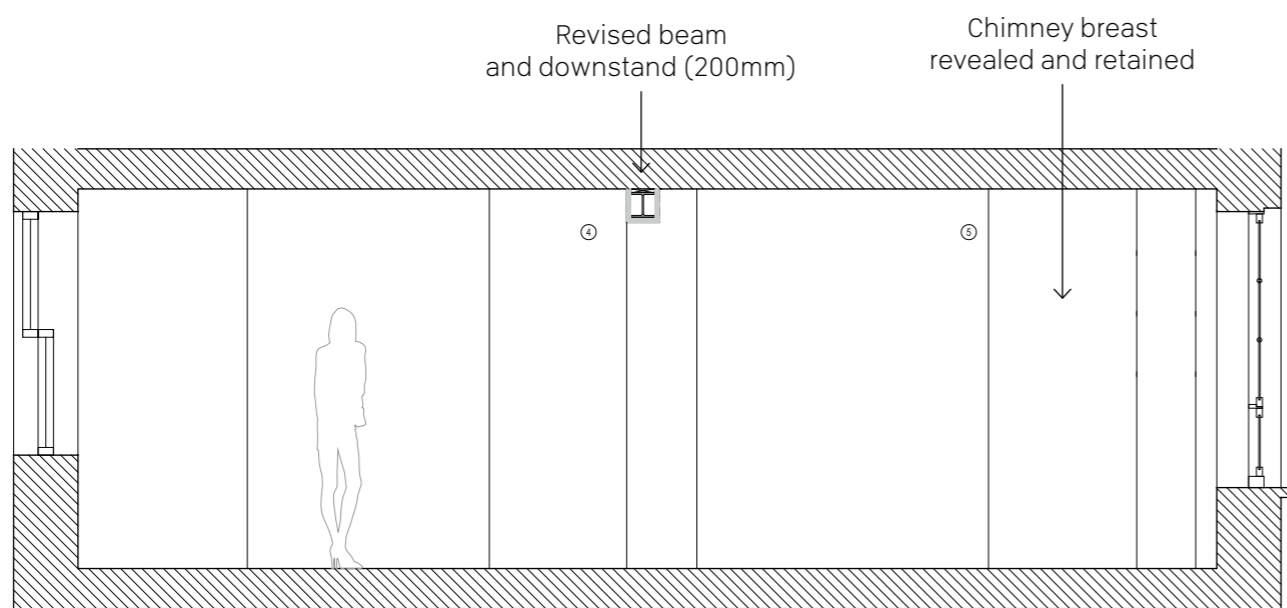
The applicant hopes that the proposal to incorporate a 250mm nib on the chimney breast side of the proposed opening can be considered an acceptable compromise between their wishes and the wishes of the council.

For description of the revised proposals please refer to the following drawings:

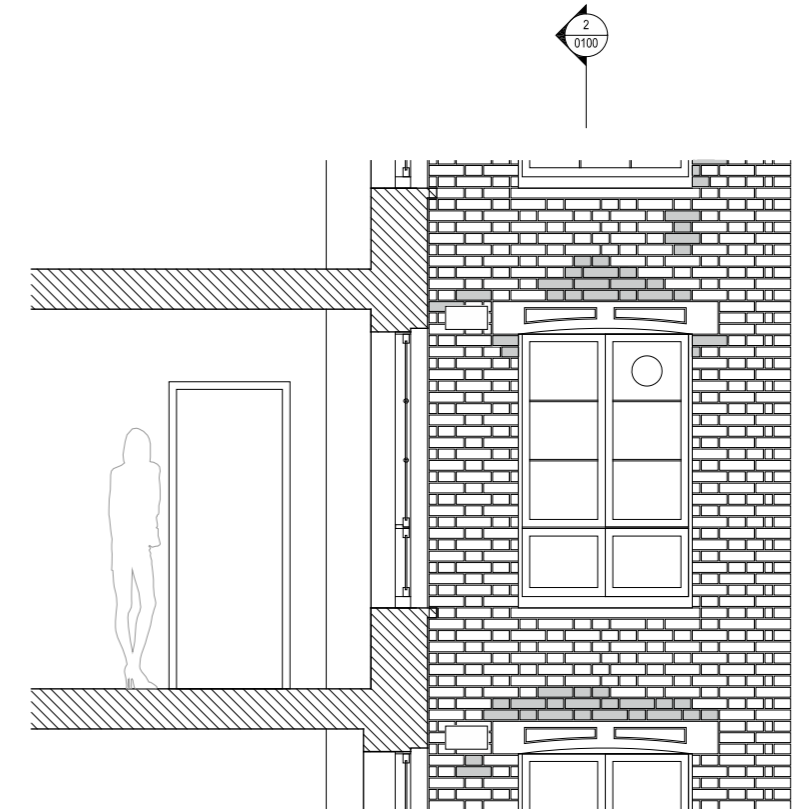
CF-DR-127-1-0100_RevD and CF-DR-127-1-1100_RevD both dated 6th December 2016



1 PLAN PROPOSED



2 SECTION PROPOSED



3 PARTIAL REAR ELEVATION PROPOSED

6. Justification for proposals

With reference to the grade II listing of the building, improvements to layout alone cannot be the sole justification for alterations. Whilst the original proposal, which included no retained nibs on either side of the opening, would have potentially delivered far greater flexibility for the applicant, it is understood that any proposal must be a careful balance between achieving spatial benefit without causing harm or detrimental impact to the existing building. It is in this spirit that the proposed amendments to the original scheme are proposed.

In this context the proposed design is justified based on an assessment of the heritage significance of the existing building, a review of other approved precedents for similar work within the building and careful consideration of the need to preserve an articulation of the original layout within the proposed works. Central to the proposals is a belief that while the listing should dictate that works are sensitive to the history and character of the building, it should not prohibit evolution of the building to suit changing patterns of usage.

Heritage significance

The listed status applies to the complete structure including both external and internal fabric and appearance, however there is little description of the interiors of Derby Lodge within the text of the listing. On this basis it is understood that the interior of the building is of less significance than the exterior.

Research into the history of the building reveals that it marks a point of experimentation within the history of the Improved Industrial Dwellings Company (IIDC). The company's founder, Sir Sydney Waterlow was keen to use different layouts for the buildings proposed accommodation ranging from fairly typical flat plans at the east end of the building (of which number 13 is an example) to more radical experimental arrangements of accommodation in which several separate single room units shared communal washing and kitchen facilities at the west end of the building. Close in character to the work of Peabody, these shared units ultimately proved unsuccessful largely due to the fact that, unlike Peabody, the IIDC was concerned with housing a skilled and ultimately more wealthy section of London's working class population who were less inclined to share cooking and washing facilities. The units at the west end of the building were combined and converted into independent units shortly after the building was originally completed. As such, it could be argued that the plan form of the units at the west end of the building is of greater historic value than the units at the east end of the building as they reflect a more experimental initial typology and also bare testimony to the historic evolution of the building. In contrast, the plan form of the units at the east end of the building (of which number 13 is an example) is fairly typical and unremarkable.

This research and its conclusion, that the plan form of 13 Derby Lodge is of limited, if any, historic significance, supports the assertion that proposed changes to the layout will not have a detrimental impact on the heritage asset.

Precedent

In developing the revised proposals precedents for recent approved alteration within the building have been reviewed. Specifically works to numbers 33 and 36 have been assessed. These works are identical to one another and notable for two reasons – first, they include a similar scope of work to the proposed works (removal of an internal partition to open up the existing layout) and second because they affect units at the west end of the building, which, as argued above, are considered to be of greater heritage value than number 13 as a result of their more cellular, historically interesting plan form.

The key features of these consented works include the following:

- Removal of the majority of a central partition wall
- Retention of a 200mm deep down stand beam matching the width of the original wall
- Retention of a 450mm wide nib on only one side of the proposed new opening
- Complete removal of the existing wall on the opposing side of the proposed opening
- A final condition in which only 20% of the original wall remains intact when seen as an internal elevation.

Of central significance to the reference to these works as precedent for the proposed alterations, is that when viewed from the two rooms either side of the existing partition, the down stand beam and nib create a frame to only one side of the opening. On the opposing side no articulation of the original layout is retained. The resultant appearance is not one in which the proposed opening is one of a clearly framed opening in an existing wall but rather one in which the retained nib and down stand could be read as the remnants of a variety of different structural elements. On balance the consented works at number 33 and 36 are more extensive than the design for number 13. As such these works provide justification for the proposals.

Articulation of original layout

By comparison to numbers 33 and 36, the revised proposals for 13 Derby Lodge retain a greater proportion of the original wall area, create a clear 'framed' appearance when viewed from the main living space and provide a clear articulation of the original layout:

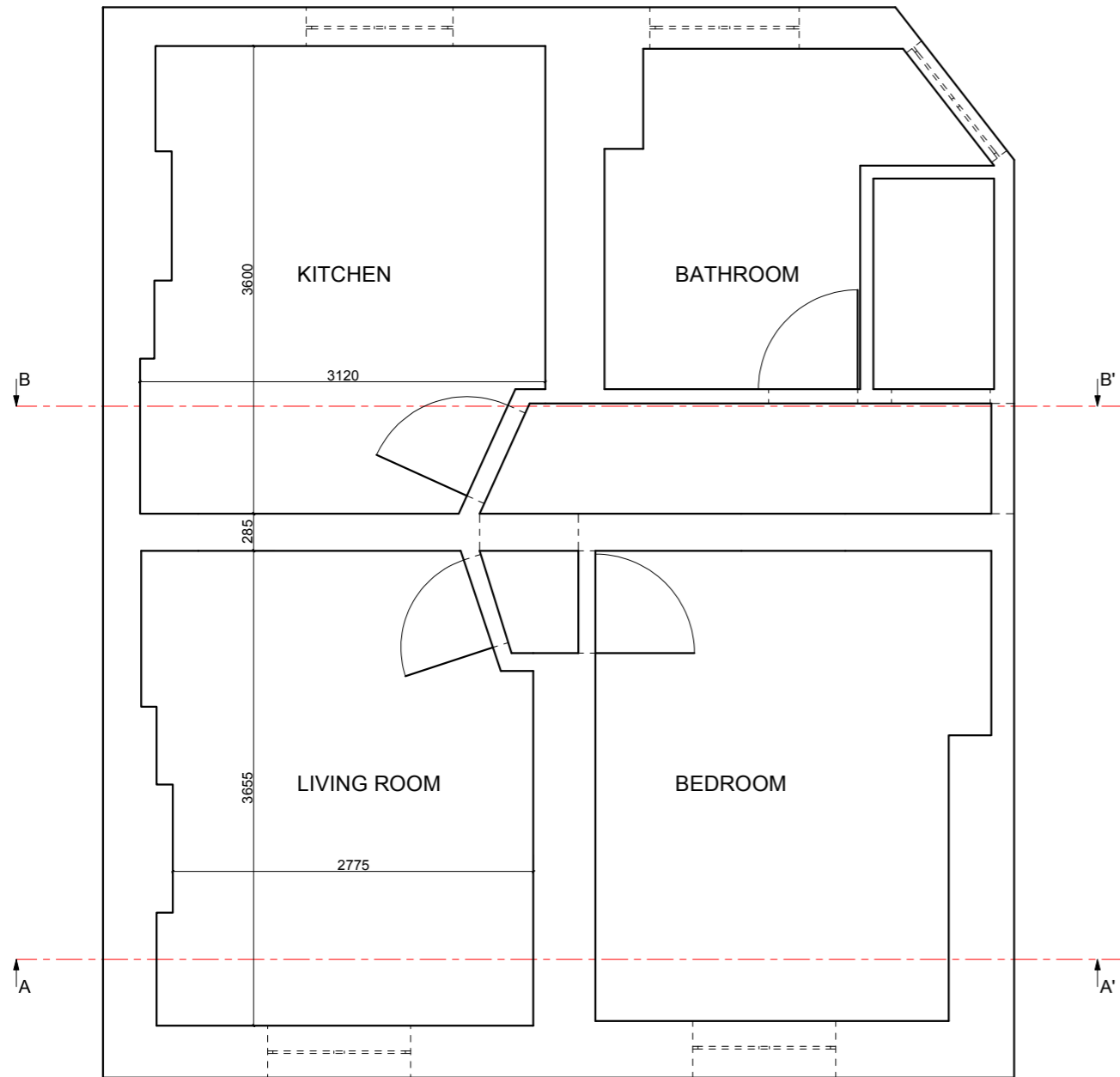
- A down stand beam of 250mm is proposed
- A nib of 250mm on the chimney breast side of the wall is retained
- On the opposing side of the opening a significant length of original wall is retained (1.1m)
- The architrave surrounding the existing doorway will be retained to further articulate the history of the original wall.
- The gap between the retained architrave and the edge of the proposed opening of 250mm creates a balanced elevational composition in relation to the 250mm nib on the opposing side.
- Overall 40% of the original wall will be retained

The proposed works will meet the applicant's aspirations while retaining a significant proportion of the original fabric and allowing the original plan form to remain readable in the final condition.

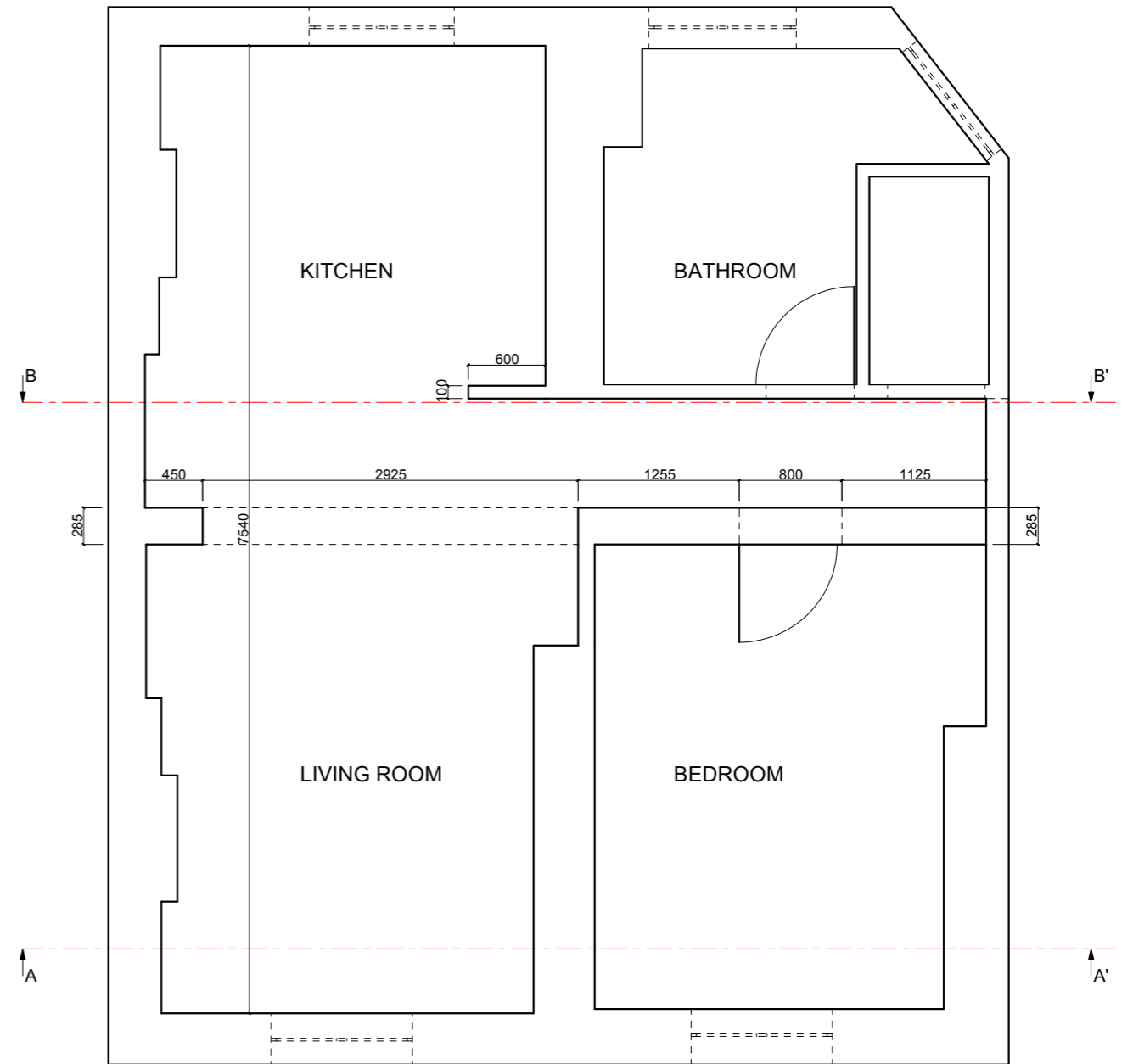
7. Conclusions

The pattern of usage of the flats at Derby Lodge has evolved from its original condition. At approximately 40sqm net internal area, number 13 is of size that would be considered appropriate for either a single occupant or a couple. In this context opening up the living spaces to create a more flexible arrangement is a logical and reasonable step in the buildings evolution. Linking the rooms on the north and south of the flat will enable direct sun light to reach all living spaces which will make the resultant layout far more attractive.

The revised proposals incorporate the majority of the council's suggestions. Where they deviate from this advice, it is only because the suggested amendment to the design (incorporating an additional nib) would severely restrict the flexibility and usability of the resultant layout. In making this revised proposal the intention has been to find an appropriate compromise between the wishes of the council and the aspirations of the applicant. The proposed alterations will retain a significant proportion of the existing original fabric and will allow the original plan form to remain readable.

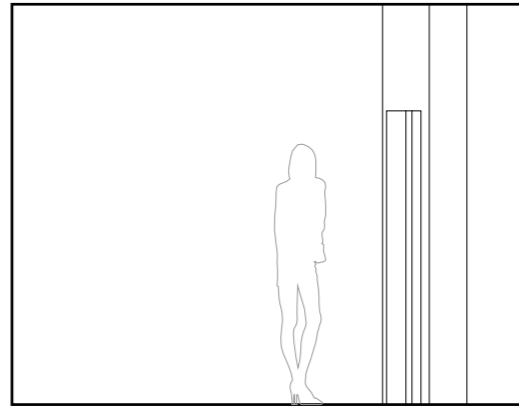


Original plan (existing)

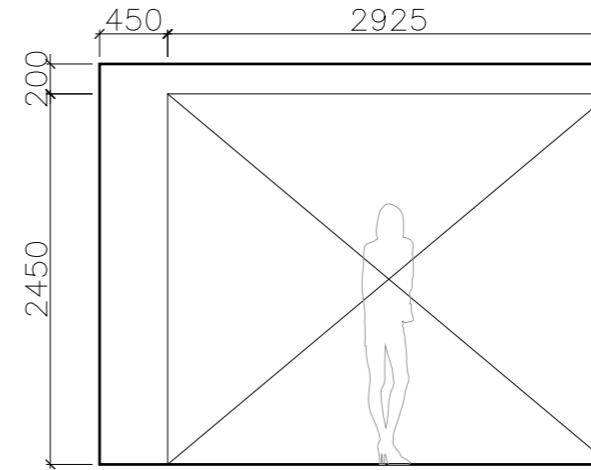


Proposed plan (consented)

Precedent
33 and 36 Derby lodge - same work
carried out in both units



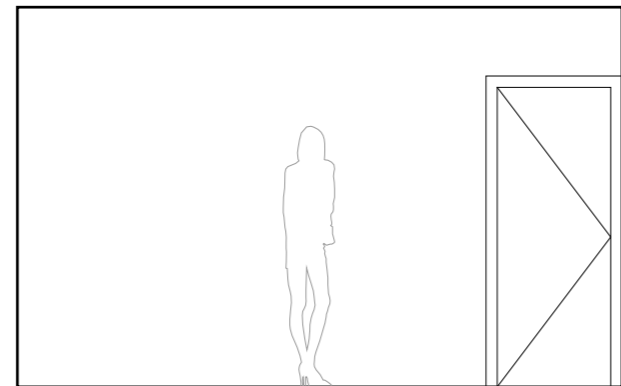
Previous internal elevation



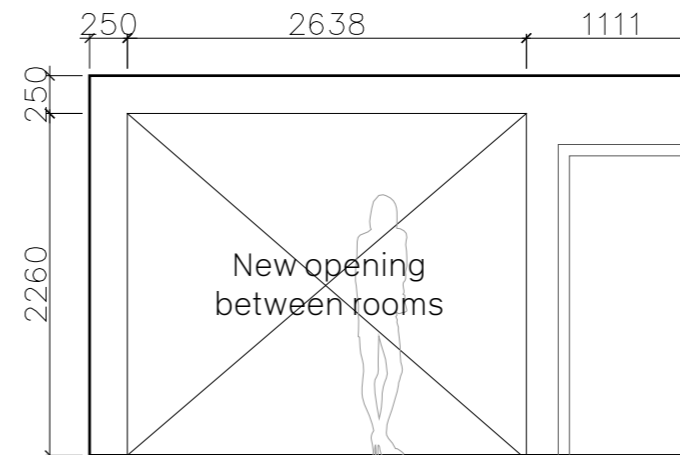
Consented internal elevation

Total area of elevation = 8.94 sqm
 Area to removed = 7.16 sqm
 20% of original wall retained

Proposed works
13 Derby Lodge



Existing internal elevation



Proposed internal elevation

Total area of elevation = 10 sqm
 Area to removed = 6 sqm
 40% of original wall retained
 Architrave retained around original door position

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