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13 Derby Lodge
22.12.2016

CF_127_REP_161222_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 both sides 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.
 - Retention of two nibs, each of 250mm width, either side of the proposed opening has been suggested.

5. Amendments to proposed scheme

The applicant has accepted 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.

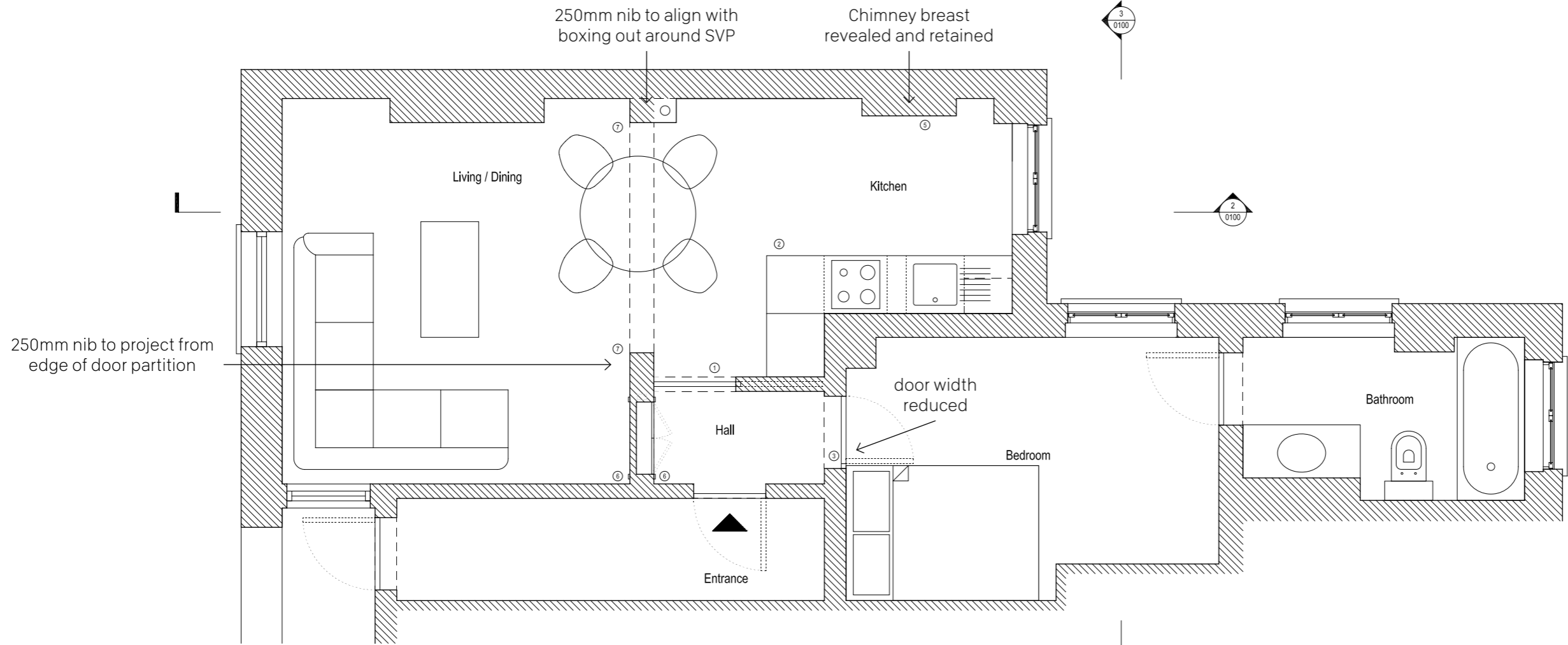
For description of the revised proposals please refer to the following drawings:

CF-DR-127-1-0100_RevE and CF-DR-127-1-1100_RevE both dated 21st December 2016

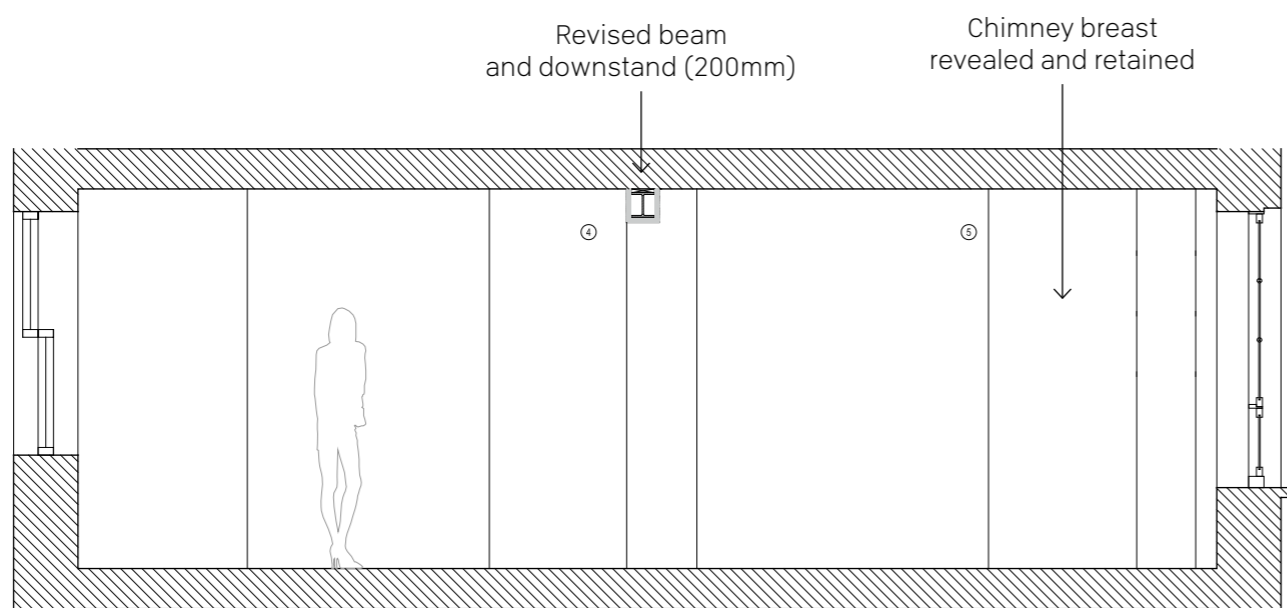
6. Conclusions

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.

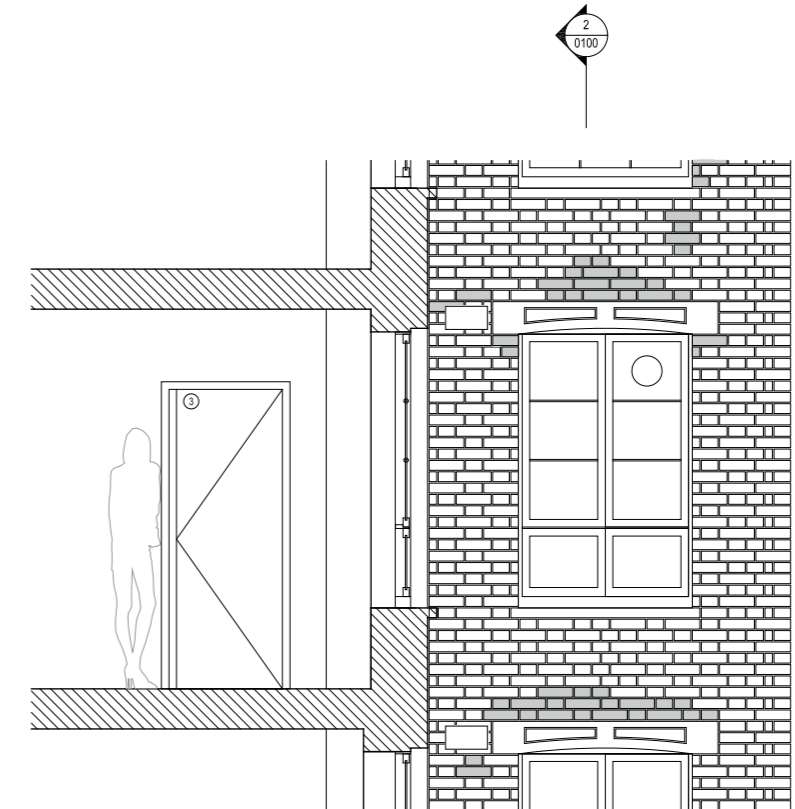
Throughout the application process the applicant has entered into a dialogue with the council. The revised proposals incorporate the council's suggestions. The proposed alterations will retain a significant proportion of the existing original fabric and will allow the original plan form to remain readable.



1 PLAN PROPOSED



2 SECTION PROPOSED



3 PARTIAL REAR ELEVATION PROPOSED

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