FOLEY HOUSE STABLES

EAST HEATH ROAD, NW3

DESIGN AND ACCESS STATEMENT

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DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

1.1 DESCRIPTION OF DEVELOPMENT

This Design and Access Statement is in support of the Planning Application and Listed Building Consent application for the following development, namely: 'Conservation repairs and alteration works to the Foley House Stables and the introduction of conservation roof lights'.

A previous Listed Building Consent Application (Application Ref: 2012/2508/L) was granted conditional approval in July 2012. This application was not implemented at the time and therefore the Listed Building Consent has now expired. This application seeks permission for alteration and conservation works which are based on this earlier approval with minor amendments to internal layouts.

Within this application, detailed information will also be provided for Condition 4 of LBC 2012/2508/L. The application for Approval of condition 4 was approved in June 2013 (Application Ref 2013/3123/L). Through including this additional information and all documentation below, we will be demonstrating that the proposal and its conservation repairs will result in enhancements to the listed building and the conservation area and the application should be granted approval.

1.2 SITE DESCRIPTION

The Foley House Stables, which is subject to this application, building sits within the grounds of Foley House, a Grade II listed building on East Heath Road. The stables to the South-East of Foley House are a grade II listed structure constructed in the late 18th Century, as the stable and coach house serving Foley House.

The stables have a weather-boarded gable front that retains its stable doors, original window forms and a small dovecot. The front elevation faces a courtyard within the Foley House grounds. This courtyard has direct vehicular access from East Heath Road. The rear wall of the stables forms the boundary to Well Walk.

The timber structure of the building is exposed internally, throughout, to the ceilings of both and ground and first floor. Many of the fittings relating to its past as a working stable are also still present.

The nature of the structure requires regular maintenance and a new restoration and repair cycle is due. It is proposed that this work is coupled with improvements to the internal accommodation.

Existing front facade

Existing side elevation from Wells Walk

Existing condition of garden wall

1.3 DESIGN AND ACCESS STATEMENT

Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and `permitted development' rights do not apply to listed building consent. Listed building consent is not normally required for maintenance and like-for-like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.

Article 4C of the General Development Procedure Order 1995 inserted from August 10, 2006 by the Town and Country Planning (General Procedure Order) (amendment) (England) Order 2006 (SI 20061062) requires Design and Access Statements to be submitted in support of certain application.

The substance of the Design and Access Statement is laid out in the National Planning Practice Guidance published 6th March 2014. Further guidance has historically been provided by CABE as follows:

'Design and Access Statements – How to write, read and use them':

Design: It is noted that the design statement needs to include the following information, namely:

Use – What buildings and spaces will be used for.
Amount – How much would be built on the site.

Layout – How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

Scale – How big the building and spaces would be (their height, width and length).

Landscaping – How open spaces will be treated to enhance and protect the character of a place.

Appearance – What the building and spaces will look like, for example, building materials and architectural details.

Access: The statement needs to include two potential aspects of access, disability access and fire escape. That is not to say they are separate, and the statement should show that all access issues have been considered together.

2.0 SITE CONTEXT

2.1 CONSERVATION AREA

Foley House stables is situated in the Hampstead Conservation Area, focused around Hampstead village and Hampstead Heath, which this building stands opposite.

The conservation area Hampstead is situated North London and extends from Finchley Road to Highgate. It was designated as such in 1968 due to its

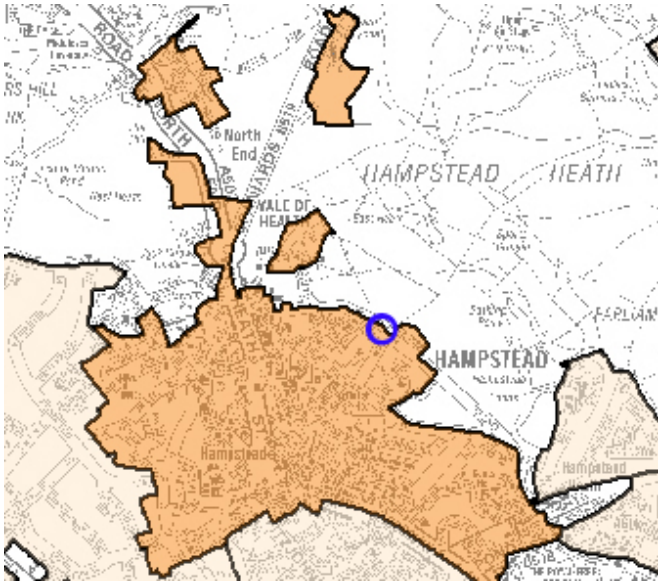
- large number of listed buildings of architectural interest, the historical association of these buildings in terms of former residents and of the village in the context of the history of London as a whole;
- the street pattern of the original village which is retained and is reflected in the fragmentation of the street blocks and close and irregular grouping of the old buildings;
- the striking topography which gives rise to the complex of narrow streets and steps characteristic of the village and provides an important skyline when viewed from other parts of London;
- the proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side.

2.2 CONTEXT WITHIN THE CONSERVATION AREA

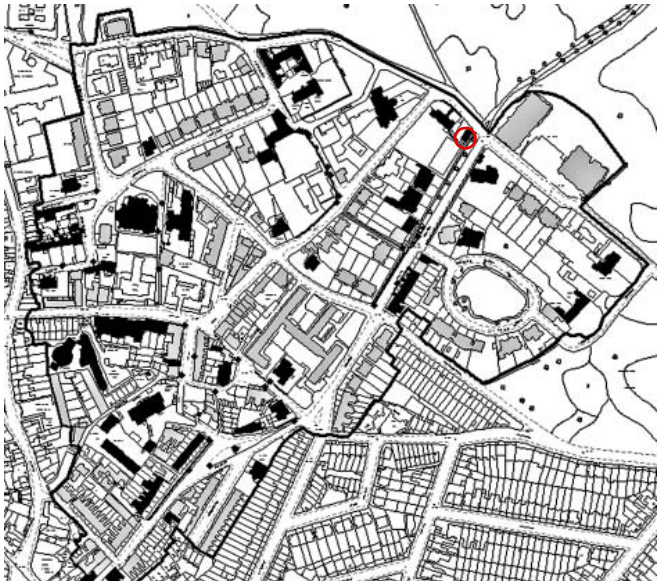
The conservation area statement describes how East Heath Road forms the boundary between the village and the Heath with its tall brick garden walls. The stables of Foley House were built right up to this wall, enhancing the 'walled town' effect even further.

The Conservation Area Statement mentions Foley house as: "Foley House (listed, probably c1771, reputed to be 1698) is set back from the road behind a high brick wall, penetrated by a fine porch added in the 1880s. The garden is designated as East Heath Open Space in the UDP." within the 'East Heath Area'. It also mentions the Stables again in the 'Well Walk / Well Road Area' as the termination point on the north-west side of Well Walk.

Aerial photograph showing property in proximity to Hampstead Heath



Map of Hampstead Conservation Area



SUB AREA TWO: Christ Church/Well Walk map of Conservation Area Statement

3.0 DESIGN & ACCESS STATEMENT

3.1 USE

This application seeks to enhance the habitable space that is currently limited by the split level first floor, the large ratio of storage to usable space and the lack of daylight.

The Stables currently provide garage and storage space on the ground floor, with a studio space to the first floor. This proposal seeks to make the studio more habitable by lowering the floor to the Northern end of the building to create a flat floor plane, and by inserting conservation rooflights to illuminate the dark interior spaces. Access to the studio is to be improved by a new partition, creating a small lobby area at the ground floor entrance.

3.2 AMOUNT & SCALE

The proposed development subject to this application is seeking approval for conservation repairs and alterations to the listed building. The proposal will utilise the existing building to its best potentials with a series of internal alterations to modernise the space and ensure that it is fit for purpose.

The floor area of the development is to stay as existing.

3.3 LAYOUT AND ALTERATIONS

The proposal will include works to the ground floor and the first floor level. Sensitive alterations are proposed to allow better use of the space and therefore safeguard the building for the future and ensure adequate facilities for a modern environment.

Ground Floor

The main entrance to the building is into the horse stalls area of the ground floor. The stalls and feeding troughs remain in place and are in good order. The Dutch Clinker brick floor to this area is specifically mentioned in the listing.

The steel spiral stairs to the first floor accommodation is located in this space, enclosed within a plasterboard partition. The horse stalls area is currently only used for storage.

It is proposed to create a new glazed lobby with access to the horse stall area. The stalls and clinker floor are to be repaired and access to the stair and adjacent bathroom renewed. The refurbished space will give greater prominence to the restored horse stall fittings and will be used as a reception area to the accommodation above.

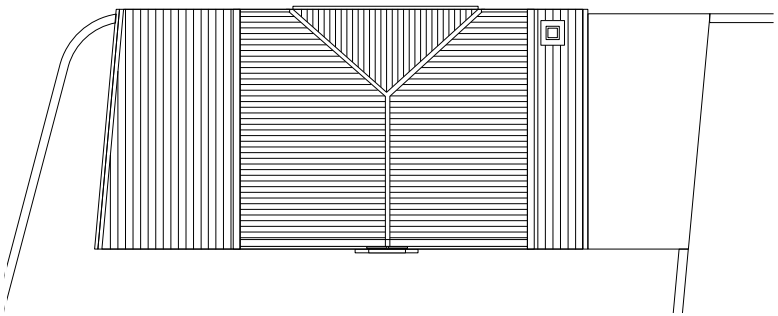
First Floor

The first floor structure is formed with two distinct levels over the stable and coach areas. This severely compromises the space in the first floor, as the head height above the raised area is limited. It is proposed to lower this floor area to the same level as the adjacent floor. This will be achieved as much as is possible by retaining the existing fabric of the floor and relocating it to the lower level.

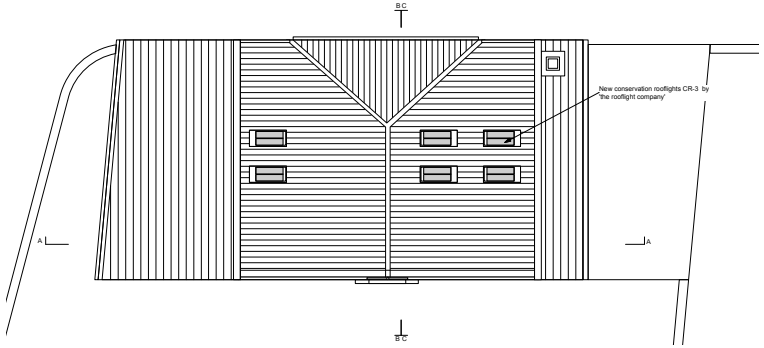
This first floor space is also currently very dark, only lit by the two small windows to the rear, one low level window and a small circular window on the front elevation. It is proposed to add 6 conservation rooflights into its roof, as the plan shows below.



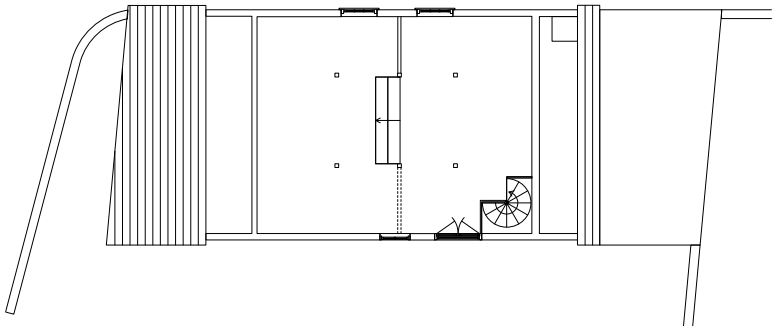


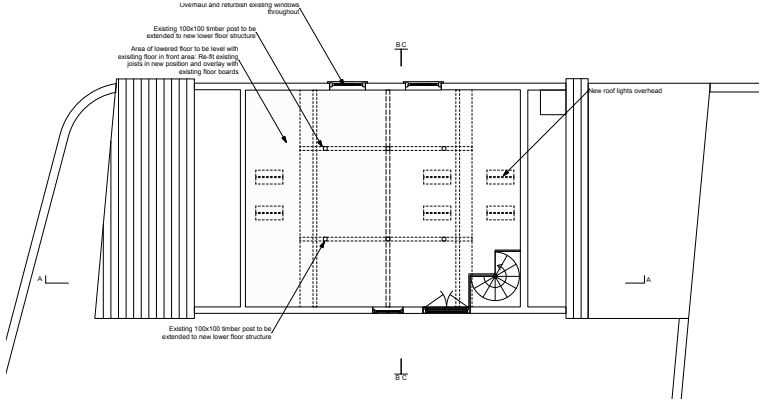
Existing roof plan



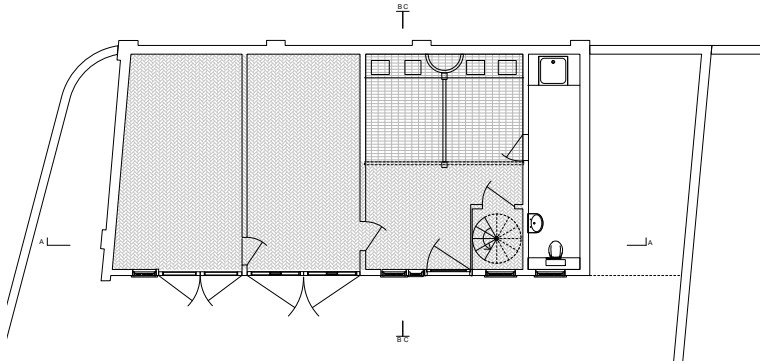
Proposed roof plan



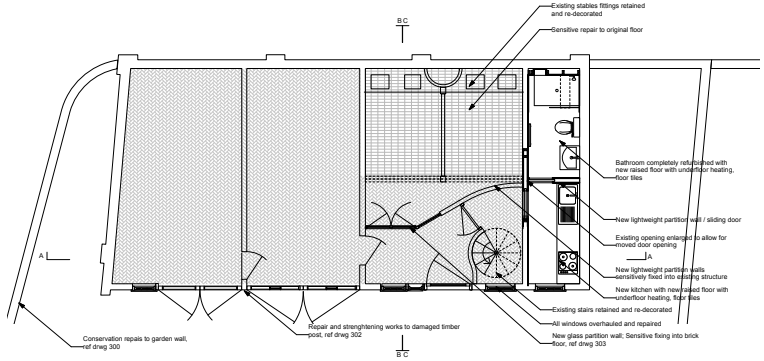
Existing upper floor plan



Proposed upper floor plan



Existing ground floor plan



Proposed ground floor plan

3.0 DESIGN & ACCESS STATEMENT (cont.)

3.4 APPEARANCE

The front elevation faced a courtyard within the Foley House grounds that retains its stable doors, original window forms and a small dovecot. The rear elevation boarding is extending directly off the brick garden wall.

Routine maintenance is planned to the strip boarded façade of the building facing the courtyard. Flashings and fascias will be examined and repaired as necessary. The timber cladding to the rear will also be checked for rot, treated if necessary and fully prepared for redecoration. All timber elements will be painted with the Dulux 'Weathershield' system.

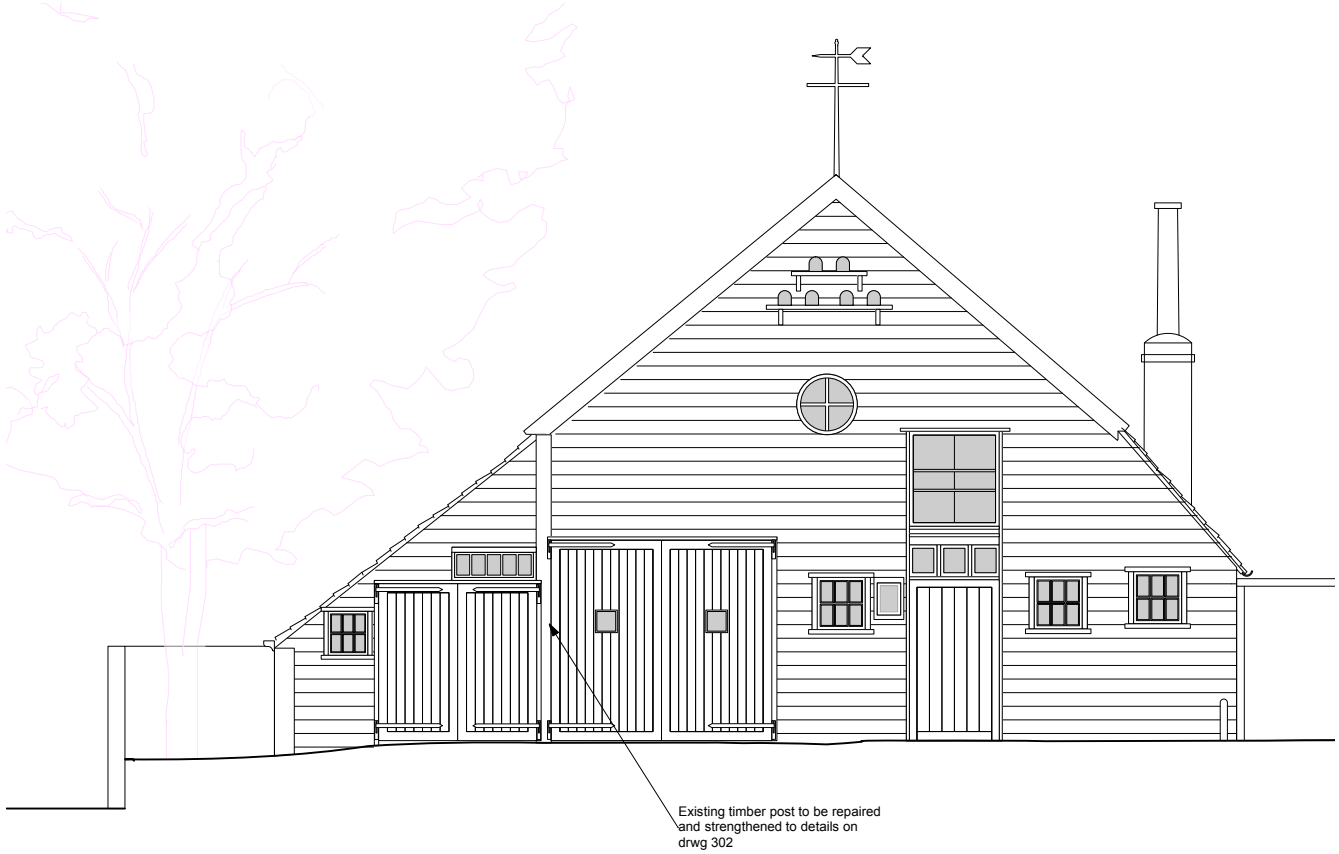
The roof will be checked and any loose or broken tiles fixed and ridges, hips and eaves examined and repaired if necessary. All repairs will be done in a 'like-for-like' manner unless otherwise noted here.

Brickwork to chimney and rear street elevation (facing East Heath Road and Well Walk) will be sensitively repaired, restoring the garden wall that fronts the Heath.

3.5 ACCESS STATEMENT

No changes are proposed to the access strategy of the existing listed building:
Access to the highway & public transport
Access for pedestrians
Access for cycling
Parking provision
Emergency and access services

The ground floor lobby will be amended to create a fire separation between the entrance to the accommodation and the storage areas.



Proposed front elevation - No alterations proposed

4.0 HERITAGE STATEMENT

4.1 HERITAGE ENGLAND LISTING

The stables house is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STABLES TO SOUTH EAST OF FOLEY HOUSE
List entry Number: 1342102

Grade: II
Date first listed: 14-May-1974

Stables with coach house. Late C18. Weatherboarded front and lean-to extension. Pantile roof. Gabled front with coach house and stable entrance doors and small windows. Some original door furniture. INTERIOR: not inspected but believed to have Dutch clinker brick floors to stables and original C18 panelling from main house reused as partitions.

4.2 HERITAGE ASSESSMENT

The proposed development subject to this application is seeking approval for conservation repairs and alterations to the listed building. The proposal will utilise the existing building to its best potentials with a series of internal alterations to modernise the space.

The external repairs to the stables gate and the boundary wall are proposed to preserve the special architectural and historic interest of the building and its location within the conservation area.

The internal upgrades and alterations are designed and detailed to have minimal impact of the original fabric of the building. It is proposed to re-use as much as possible of the existing fabric.

4.3 DELEGATED REPORT

A previous Listed Building Consent Application (Application Ref: 2012/2508/L) was granted conditional approval in July 2012. A delegated report was prepared by the London Borough of Camden with the following assessment of the proposal:

Rooflights
"...The northern slope faces the Heath but is not particularly visible in detail from the public realm due to heavy tree screening. The southern slope is glimpsed from limited areas of the elevated pavement level of the northern side of Well Walk, but again, there is a lot of green cover, which the roofscape sits discreetly within. Four of the rooflights will be positioned low down, which will minimise their visual impact given the pitch of the roof; only the uppermost pair on the southern roof slope are likely to be glimpsed. ....

Internally, the rooflights will be positioned between the rafters to avoid impacting upon original structural fabric.

Given their location, small size and limited number, is not considered that the rooflights will have a detrimental impact upon the appearance or special interest of the building."

Internal alterations
"... At ground floor level, it is proposed to install a glazed screen and door within the stable area, to create a lobby off the main entrance door, which will allow the stalls area to become a usable room which is separated from the main door... The use of glazing will allow the original proportions of the room to be appreciated whilst creating a more usable space.

On the upper floor, the floor level varies and steps up at the north by c. 500mm, creating a higher ceiling height over the coach compartment on the ground floor. It is proposed to lower this area of floor to the same level as the southern section, creating greater headroom within the upper floor. It is proposed to reuse the fabric of the existing floor structure. The vertical supporting timbers within the roof space are not historic and it is unclear from limited inspection whether the existing floor structure is historic; as such it is considered that the proposed methodology should be secured by condition, in order to ensure that no significant historic fabric is lost. The existing coach compartment is plain and lowering the ceiling by a small amount will not impact upon any significant fabric, nor is it considered to compromise the character of the upper and lower spaces."

Repairs
"General repair and maintenance of the existing structure and boundary wall is proposed, including the replacement of a number of delaminated bricks and stitching a significant crack to the outer corner of the garden wall. The replacement matching bricks will be pieced in in situ.

In summary, the works proposed are considered to preserve the building's special architectural and historic interest, in line with local and national policy and guidance. Approval is therefore recommended."

4.4 SUMMARY

As identified by the Conservation Officer in relation to the previous application and outlined within this application, the overall proposal for the works to the Foley Stables will result in preservation of the buildings special interest and will have no negative impact on the listed builidng.

5.0 CONSTRUCTION DETAILS AND METHOD STATEMENT

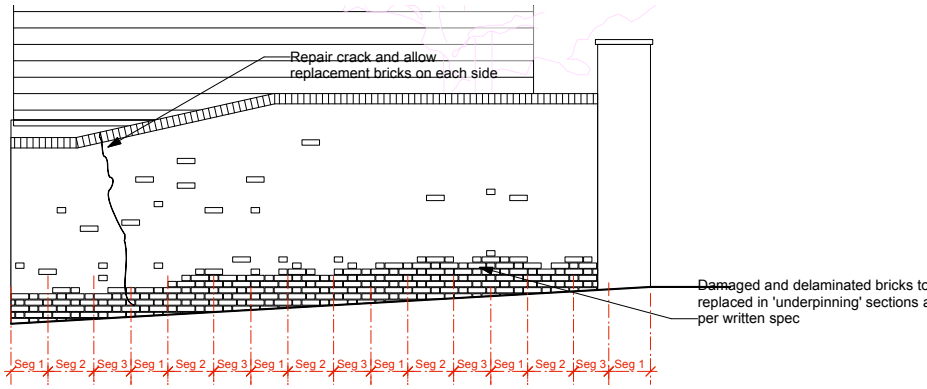
5.1 CONSERVATION REPAIRS

The junction between Well Walk and East Heath Road, where the property is located, is mentioned several times in the Hampstead – Conservation Area Statement. It is an important boundary between the residential area of Hampstead and the Heath. East Heath Road is characterised as "from Foley House up to Whitestone Pond the road `hugs' these curving brick walls, with no footpath at all on the west side giving a `walled town' effect".

This boundary wall shows visible signs of damage where the faces of the bricks have delaminated, and snaking cracks probably caused by tree roots. Careful and sensitive repair works of individual damaged bricks are included in this proposal to safeguard the fabric. Where bricks have been delaminated, they will be individually replaced with reclaimed bricks to match the surroundings.

The cracks will be repaired and limited areas of repointing undertaken around repairs and where exiting pointing is eroded (the lowest six courses over the pavement for example). New pointing will be recessed to match existing sound and weathered pointing. When repairs and repointing are complete the wall will be given a gentle wash to dislodge some of the accumulated dirt from the old bricks and spread it evenly onto the new.

It is apparent on the current wall condition that the damage to the wall has been caused by salt and dirt water from the street. This has caused delamination on the lower courses of the wall which gives this important garden wall an unsightly appearance. Within our application we would like to propose using matching bricks with greater strength and resistant properties to water and oil ingress which would result in a more robust and sustainable wall in the long term.



5.2 CONDITION DOCUMENTATION

Listed Building Consent Application (Application Ref: 2012/2508/L) was granted conditional approval in July 2012. Condition 4 relating to this permission states:

Condition 4: Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

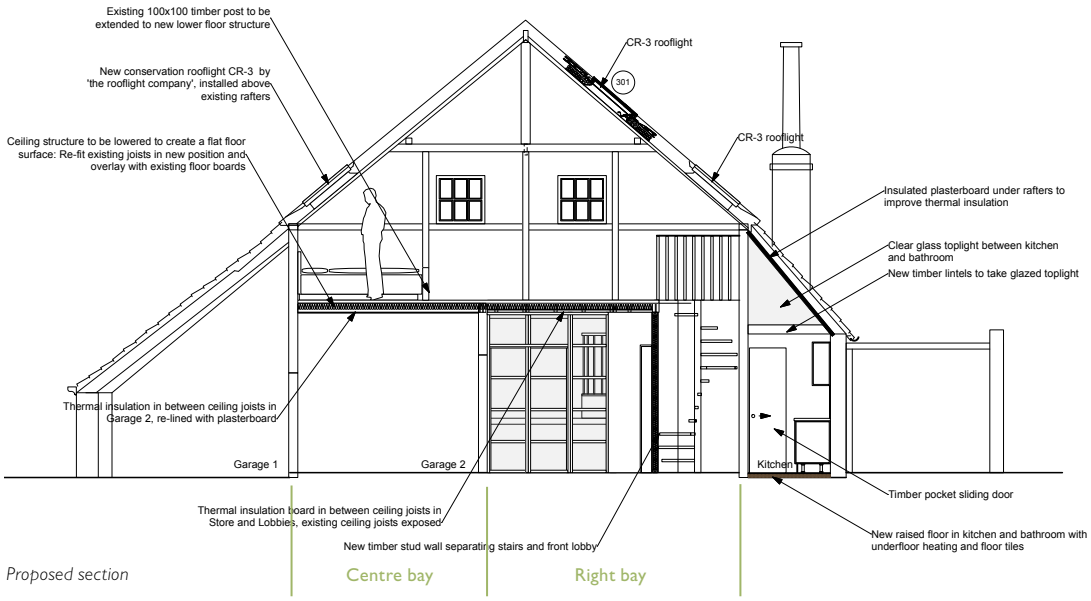
Method statement for the proposed dismantling and lowering of the floor structure at first floor level, including detailed drawings which demonstrate how the area of lowered floor will be supported, and which makes clear the amount of existing fabric which will be reused.

The first floor structure is formed with two distinct levels over the stable and coach areas.

This severely compromises the space in the first floor, as the head height above the raised area is limited. It is proposed to lower this floor area to the same level as the adjacent floor. This will be achieved as much as is possible by retaining the existing fabric of the floor and relocating it to the lower level.

As the Stables are Grade II listed and is an, in London, exceptional timber framed building, Structural Engineer's advice has been sought for the proposed lowering of the floor structure and the adjacent details. Sinclair Johnston & Partners Ltd, Engineers accredited in Conservation, have provided preliminary details and will be invited for a further site visit when the underside of the existing floors have been stripped out. The initial details are attached in the appendix of this document.

Existing section



Proposed section

5.0 CONSTRUCTION DETAILS AND METHOD STATEMENT (cont.)

5.3 OBSERVATIONS AND RECOMMENDATIONS

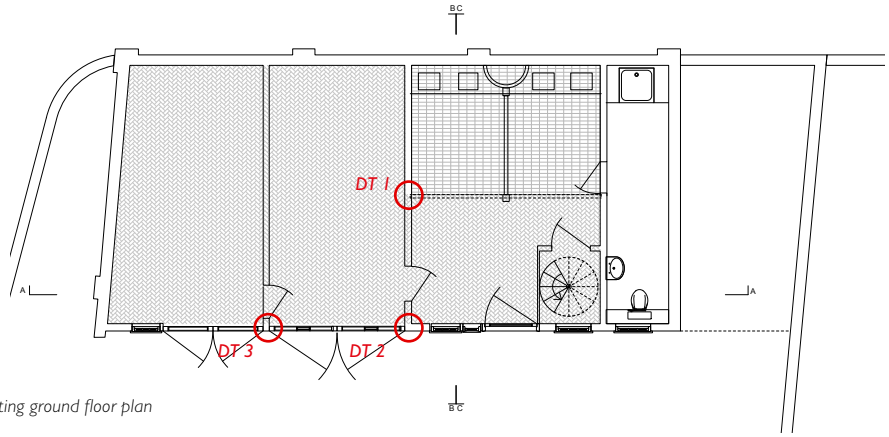
The right bay of the building hosting the stables has exposed joists spanning front to back at a distance of about 5.5m. The ceiling and upper parts of the walls of the centre bay have been lined with plasterboard but our intrusive investigations have revealed existing floor joists spanning left to right at with a span of about 3m.

Floor joists in the centre bay and the floor boards above are covered but are assumed to be part of the original fabric.

Ground floor centre bay

Ground floor right bay

First floor level change



Existing ground floor plan

DT1: exposed middle post with steel support

DT3: external wall gate post

DT2: exposed external wall post

5.4 METHOD STATEMENT FOR LOWERING THE FLOOR

In order to provide a level first floor, the high level part is to be dismantled and re-set at a lower level to match the existing floor to the right.

The existing floor boards, currently covered by a carpet, are to be very carefully lifted and set aside for re-use. Existing floor joists should be carefully taken out to be reset at the required lower level on timber blocks screwed to the existing uprights as per Structural Engineer's sketch 8026/SK1.

Joists under the posts which support the roof structure should be doubled up. It may be that the existing joist are already doubled up or have wider joist in which case the detail can be copied on the lowered location. If the existing joists are not doubled up then additional reclaimed timber joists must be installed to support the posts above. To create a diaphragm tying the side walls and back and front walls together, the joists are to be covered by 19mm plywood with staggered joints. Additional galvanised steel ties should be provided from the plywood to the back wall facing Well Lane to help provide stability.

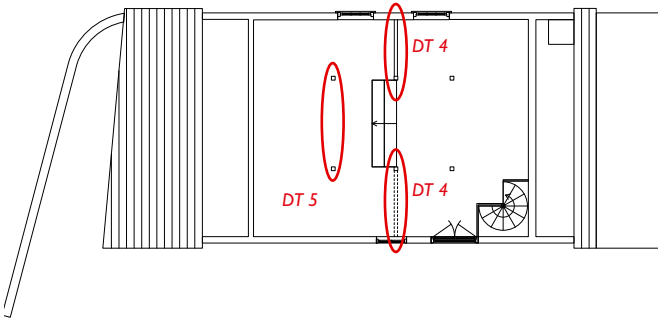
The original floor boarding should be re-laid in the same direction as original and simply pinned down to the top of the plywood.
Special care needs to be taken to set the new joists and floors level with the known as uneven existing front floor.
Two posts on the first floor (DT5) need to be extended downwards to meet the new floor level. This extension will ideally be done with a scarf joint on each post with reclaimed timber of the same size or a butt joint with a central steel plate should the first proposal be impracticable.
There are existing portions of partition (DT4) which are currently separating the raised first floor from the lower area. This is considered important restraint to the front and back walls and should be retained in place and strengthened in a braced pattern to the Structural Engineer's proposal.

The existing tie bars along the face of the front and back walls are not to be affected by the works. There is a tie bar at lower level, but the new floor will provide stability to the adjacent walls and the building as a whole. The steel uprights at mid length of the ground floor walls to the centre bay are to be investigated further when the plasterboard is stripped from the walls. To the Structural Engineer's recommendation they will either be removed completely or reduced down to the level of the new lowered floor.

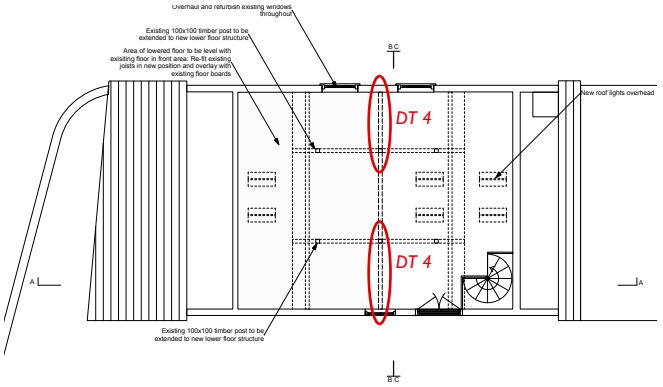
All front elevation posts are to be tied into the wall, and in particular into the new floor, underneath the plywood. The left hand door post is to be strengthened by a galvanised steel channel. The hinges for both gates need to be bolted though the timber post and the steel channel.
The above stated method for lowering the floor will re-use all sound existing fabric, i.e. floor joists and boards. A timber treatment specialist will be invited to site to advise on the condition of the existing timber and recommend treatment. All newly introduced joists and floor boards will be reclaimed timber to match existing.

The structural engineer has recommended that arrangements made for him to re-inspect the building when all plasterboard is stripped out within the subject area and also the matchboarded ceiling is removed from the left hand proportion of the sloping roof soffit.

In agreement with the architect, any problems uncovered which may differ from above mythology will be resolved in accordance with the general principles applied in formulating this method statement.

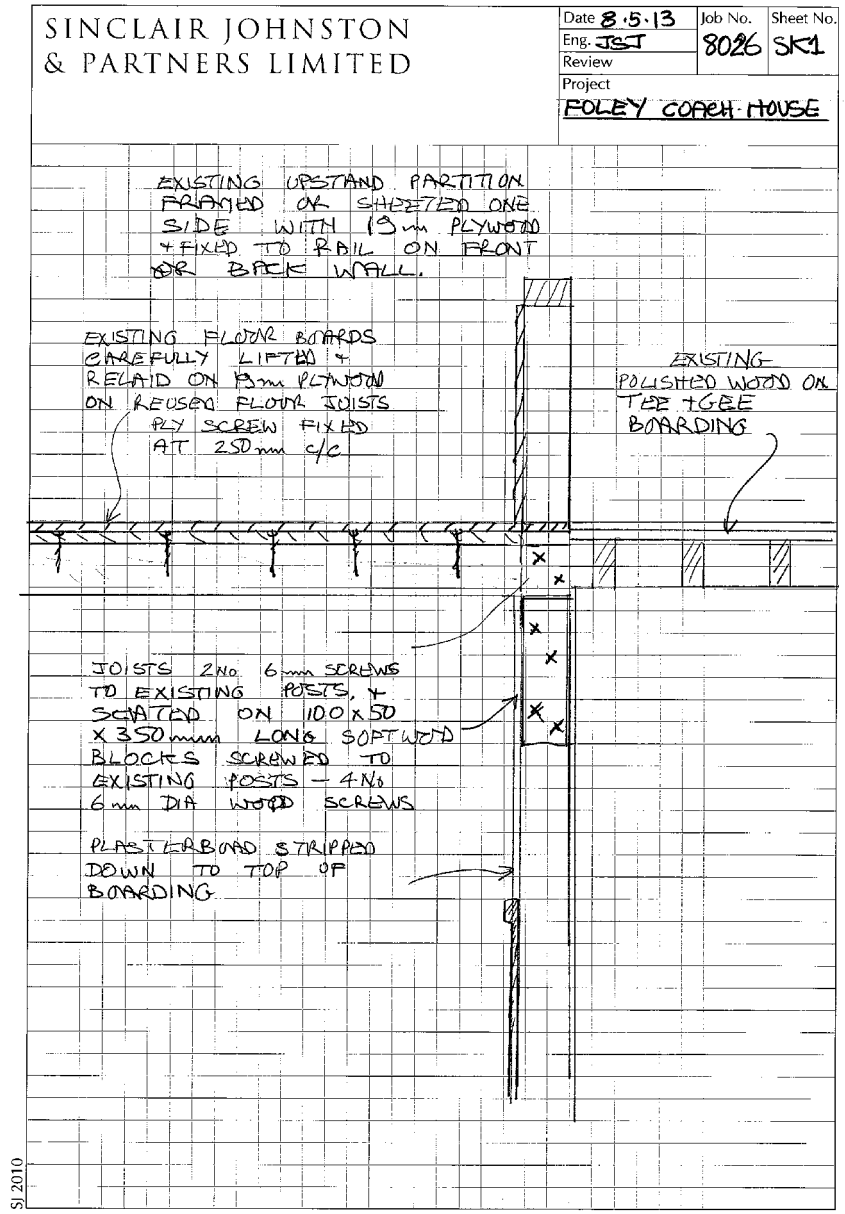


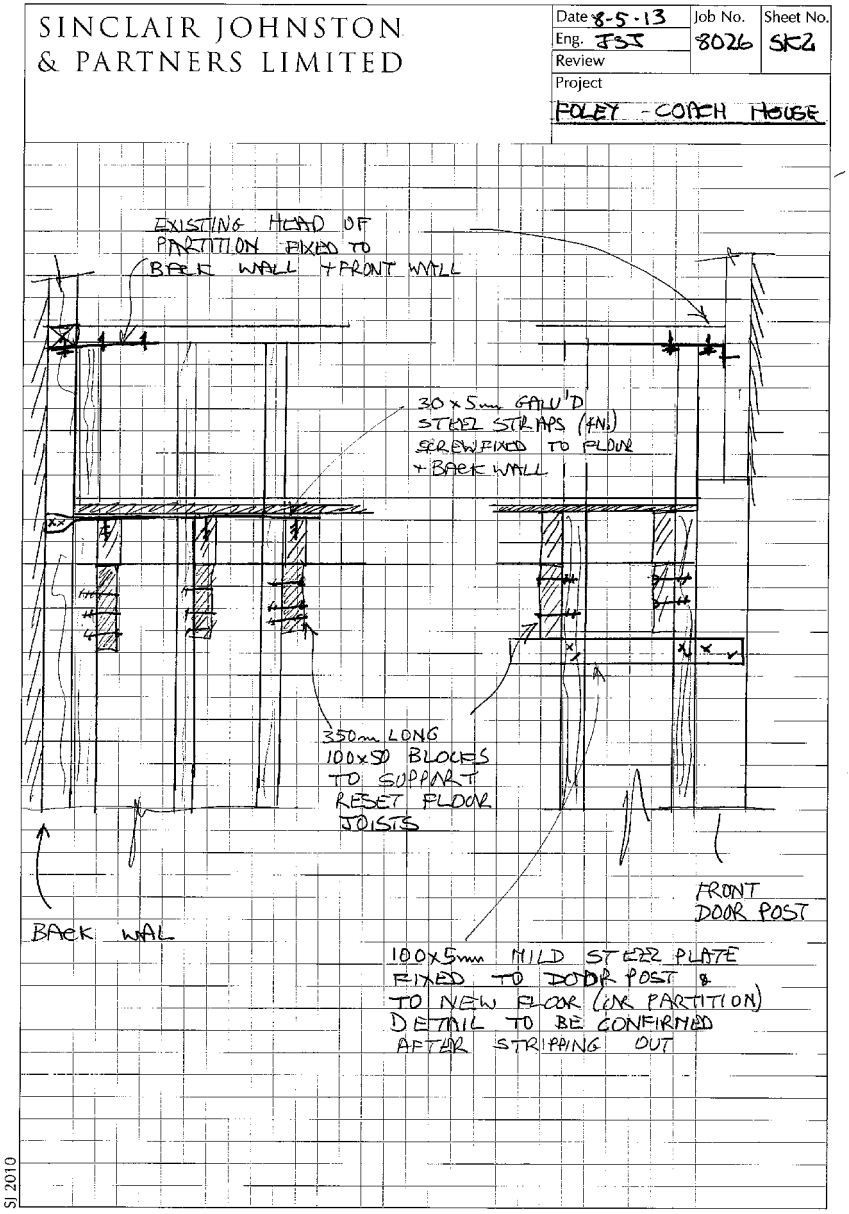
Existing upper floor plan



Proposed upper floor plan

5.0 CONSTRUCTION DETAILS AND METHOD STATEMENT (cont.)





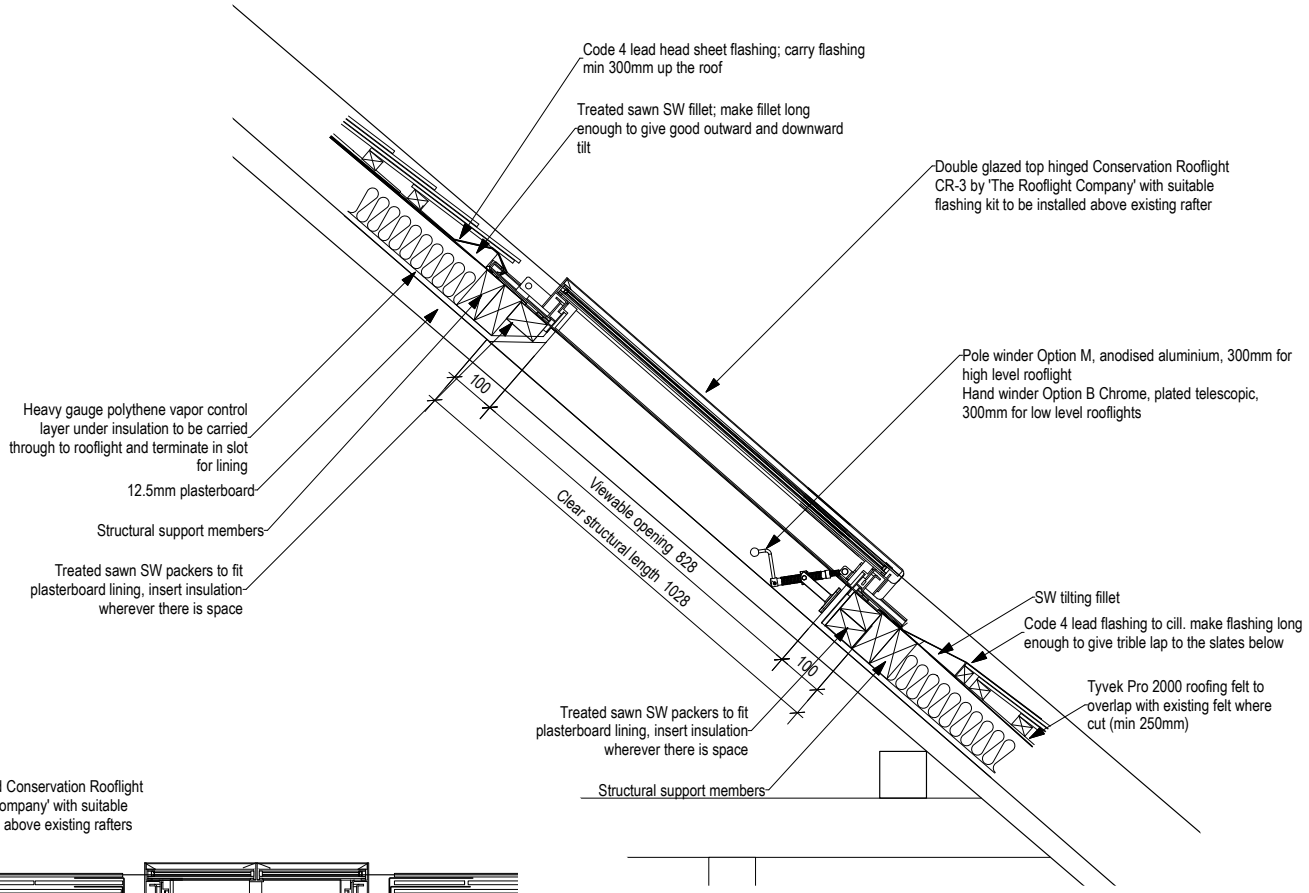
5.5 GROUND FLOOR FENESTRATION AND ROOF LIGHT DETAILS

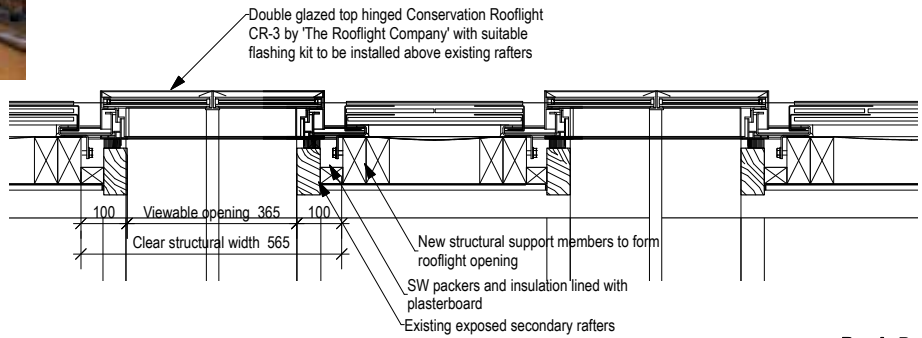
The proposed ground floor fenestration as well as the conservation rooflights have been carefully selected to be in keeping with the listed timber building and allow a modern use of the property.

The proposed conservation glass wall is being fitted carefully to the existing brick floor to the front of the right bay of the property. I will be installed in front of the listed Dutch clinker brick floors at the horse stall area. The stalls and clinker floor are to be repaired.

On the upper floor, multiple small roof lights are proposed to minimise the impact on the exposed timber structure of the roof whilst providing a sufficient, evenly spread level of daylight.

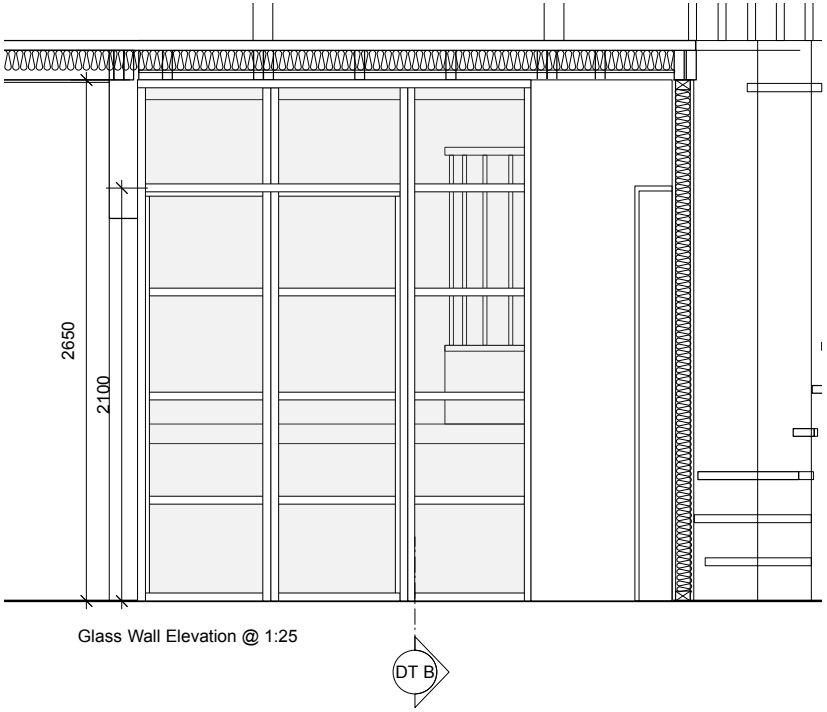
(All drawings shown are not to scale)



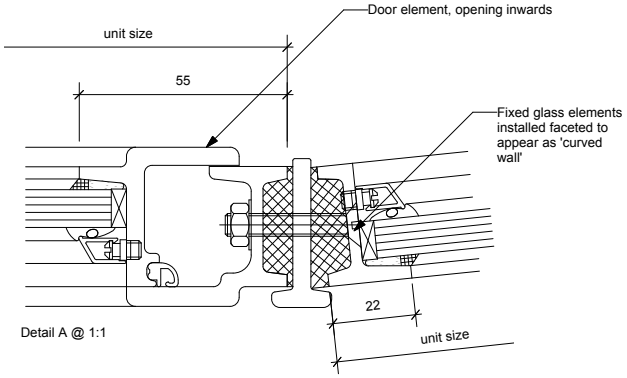


Rev A: Rooflights narrowed to fall between roof joists

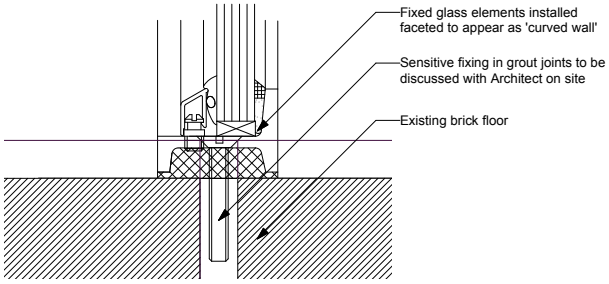
5.0 CONSTRUCTION DETAILS AND METHOD STATEMENT (cont.)



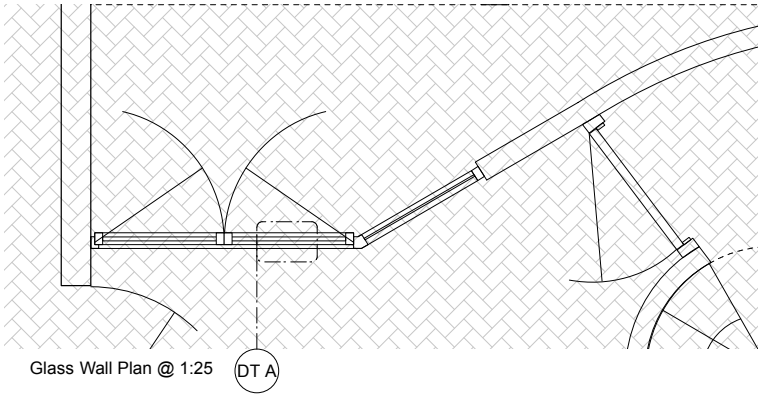
Glass Wall Elevation @ 1:25



Detail A @ 1:1



Detail B @ 1:1



Glass Wall Plan @ 1:25

6.0 APPENDIX

APPENDIX A: LISTING ENTRY SUMMARY

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STABLES TO SOUTH EAST OF FOLEY HOUSE
List entry Number: 1342102

Location
STABLES TO SOUTH EAST OF FOLEY HOUSE, EAST HEATH ROAD

The building may lie within the boundary of more than one authority.
County Greater London Authority
District Camden
District Type London Borough
Parish

National Park: Not applicable to this List entry.

Grade: II
Date first listed: 14-May-1974
Date of most recent amendment: 11-Jan-1999

Legacy System Information
The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 477161

Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building
Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.

History
Legacy Record - This information may be included in the List Entry Details.

Details
CAMDEN

TQ2686SE EAST HEATH ROAD 798-1/17/360 Stables to south-east of Foley House 14/05/74
(Formerly Listed as: EAST HEATH ROAD Stables of No.11)

GV II

Stables with coach house. Late C18. Weatherboarded front and lean-to extension. Pantile roof. Gabled front with coach house and stable entrance doors and small windows. Some original door furniture. INTERIOR: not inspected but believed to have Dutch clinker brick floors to stables and original C18 panelling from main house reused as partitions.

Listing NGR: TQ2677086157

Selected Sources
Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 26770 86157

6.0 APPENDIX (cont.)

APPENDIX B: DECISION NOTICE - LISTED BUILDING CONSENT
APPLICATION REF: 2012/2508/L

Camden

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

David Gibson
David Gibson Architects
35 Britannia Row
London
N1 8QH

Application Ref: **2012/2508/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

10 July 2012

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
Foley House
11 East Heath Road
London
NW3 1DA

Proposal:
Alterations and repairs, including the installation of x6 rooflights on the east and west upper roof slopes, levelling of the first floor and addition of a partition wall and a door on the ground floor of existing dwelling house (Class C3).
Drawing Nos: Site Location Plan; Drawing Nos 1291 001; 101; 002; 102 rev A; 003; 103 rev A; 004; 104; 005; 105; 006; 106 rev A; 007; 107; 008; 108 rev A.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Method statement for the proposed dismantling and lowering of the floor structure at first floor level, including detailed drawings which demonstrate how the area of lowered floor will be supported, and which makes clear the amount of existing fabric which will be reused.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting listed building consent. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development

Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

APPENDIX C: DECISION NOTICE - APPROVAL OF DETAILS APPLICATION REF: 2013/3123/L

Camden

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Ms Andrea Miorin
David Gibson Architects
35 Britannia Row
London
N1 8QH

Application Ref: **2013/3123/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

18 June 2013

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Approval of Details (Listed Building) Granted

Address:
11 East Heath Road
London
NW3 1DA

Proposal:
Details required by condition 4 (Method Statement) to listed building consent (ref:2012/2508/L) granted on 10/07/2012 for alterations and repairs, including the installation of 6x rooflights on the east and west upper roof slopes, levelling of the first floor and addition of a partition wall and a door on the ground floor of existing dwelling house (Class C3).

Drawing Nos: Method statement dated May 2013 - David Gibson Architects; Sinclair Johnston structural engineer's advice dated May 2013.

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

1 You are advised that no further conditions relating to listed building consent ref. 2012/2508/L granted on 10/07/2012 require details to be submitted.

Director of Culture & Environment
Rachel Stopard

APPENDIX D: SINCLAIR JOHNSON - STRUCTURAL ADVICE DOCUMENT

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.

Page 2 of 2 2013/3123/L

SINCLAIRJOHNSTON
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

STRUCTURAL ENGINEER'S ADVICE

ON

LOWERING FLOOR AND ADJACENT DETAILS

AT

THE STABLES, FOLEY HOUSE, HAMPSTEAD

J.S. Johnston BSc CEng FICE FIStructE FCONSE
An Engineer Accredited in Conservation
Sinclair Johnston & Partners Limited
93 Great Suffolk Street
London
SE1 0BX

Tel: 020 7593 1900
Fax: 020 7593 1910
E-mail: sjohnston@sinclairjohnston.co.uk

8026/JSJ/VME **MAY, 2013**

SINCLAIRJOHNSTON

THE STABLES, FOLEY HOUSE, HAMPSTEAD

1.0 INTRODUCTION

1.1 We were asked by Rob Hughes of David Gibson Architects to attend this building and provide Structural Engineering advice primarily on the rearranging of the central bay of the first floor which is to be reset at a lower level to match the adjacent bay to the right, and other peripheral structural aspects.

1.2 We met Rob Hughes on Wednesday morning, 8th May, 2013 and had access to the building though this advice is limited to areas that were accessible and no assurance is given that areas that were covered or inaccessible are free from rot, decay, cracks or other defects.

1.3 The Stables are listed grade II in their own right and is an interesting and in London exceptional timber framed building on ground and first floors only with a central ridge and pitched roofs sloping left and right.

2.0 OBSERVATIONS AND RECOMMENDATIONS

2.1 The centre bay of the Stables has raised first floor which is presumed always to have been at that level with existing floor joists spanning left to right a distance of about 3m.

2.2 In order to provide a level first floor and this high level is to be dismantled and re-set at the level to match the existing floor to the right.

2.3 It is recommended that before doing this to strip the plaster on the ground floor walls left and right from the existing ceiling down to the top of the timber boarding, and then from the ceiling.

2.4 The existing floorboards which are covered and not visible but are assumed to be part of the original fabric to be very carefully lifted, and set aside for re-use.

2.5 The floor joists should be taken out working from the back towards the front and reset at the required level on 100mm x 50mm timber blocks screwed to the existing uprights. It may be that these uprights do not match each other on plan, and the floor joists, therefore, are not perfectly parallel, but that does not matter. See sketch 8026/SK1 attached and photograph 7711.

2.6 The joists to be covered by 19mm plywood taking care to stagger all the joints and screwed down with 6mm screws 65mm long at 250mm centres to provide a diaphragm which will tie these side walls together and also tie the front and back walls together (see later). The original boarding as lifted should be relaid in the same directions as original and simply pinned down to the top of the plywood.

2.7 Care should be taken to set the new joists and plywood and original boarding to match in with the finished level of the existing first floor to the right and acknowledging that that first floor is definitely out of level and uneven.

2.8 Galvanised steel ties should be provided from the plywood to the back wall, that is the wall facing Well Lane to help provide stability.

SINCLAIRJOHNSTON

2.9 At the front; the right hand door post should be tied into the wall, and particularly into the new floor, preferably underneath the plywood or if necessary underneath the floor joists with blocking pieces within the joists, mild steel strap 100mm x 5mm screwed to at least three joists and fixed to the door frame; detail to be agreed when this is stripped out.

2.10 On the left hand the door post is distorted out of vertical and may be fractured. The post to be strengthened with a steel channel at the back as David Gibson Architects drawings. Again this post should be tied back to the floor to hold it in place. Detail in 100mm x 5mm mild steel flat when this is striped out.

2.11 It is noted that the left hand door which tends to drag on the ground has an upper hinge which is poorly fixed to the post simply with wood screws and this needs to be remedied. It would be best if the hinge could be drilled to be bolted right through to the steel channel with say 10mm diameter steel bolts. (Photograph 7721).

2.12 Incidentally there is probably too tight tolerance between the bottom of the doors and paving, and this should be eased as large doors like this in a timber framed building will always move slightly and the clearance over the paving should allow for that. (Photograph 7719).

2.13 When the floor joists are relaid allowance should be made for doubling up the floor joists under the two posts from above which support the roof structure. It may be that the existing joists are already doubled up in this location or a wider joist may be in place or may not. If the existing joists are not doubled up or special joists provided then new timber must be added to support the posts above with the same method of support left and right on the existing partitions below.

2.14 The two posts above which need to be extended downwards can be done so either by careful carpenter's scarf joints on each post with timber of the same size and the scarf extension glued and screwed in place, or a simple butt joint in timber the same size with a central steel plate screwed in and secured by screws through the timber and steel. (Photograph 7714).

2.15 There are existing portions of partition which are currently separating the raised first floor from the lower area. These partitions abut the front and back walls and provide some stability, since there is a horizontal rail in the front and back walls at a level of the top of the partition.

2.16 This is considered important restraint to the front and back walls and should be retained in place. The upstand partitions should be strengthened either by timber framing in a braced pattern or sheeting on at least one side with 19mm plywood. A steel bracket should be screw fixed between the horizontal rail of the upstand partitions and the horizontal rail of the front and back walls. (Photograph 7717).

2.17 There are tie bars set along the face of the front and back walls. These may be important and should not be affected by the works. (Photograph 7716).

2.18 There is a tie bar at lower level, but the new plywood floor will provide stability to the adjacent walls and hence the building as a whole.

2.19 At mid length on the right hand portion (and possibly also on the left) there are two steel channel uprights (Photograph 2708). These will be further exposed when the partitions are stripped, and it can thus be decided whether they are removed completely or just down to the level of the lowered first floor.

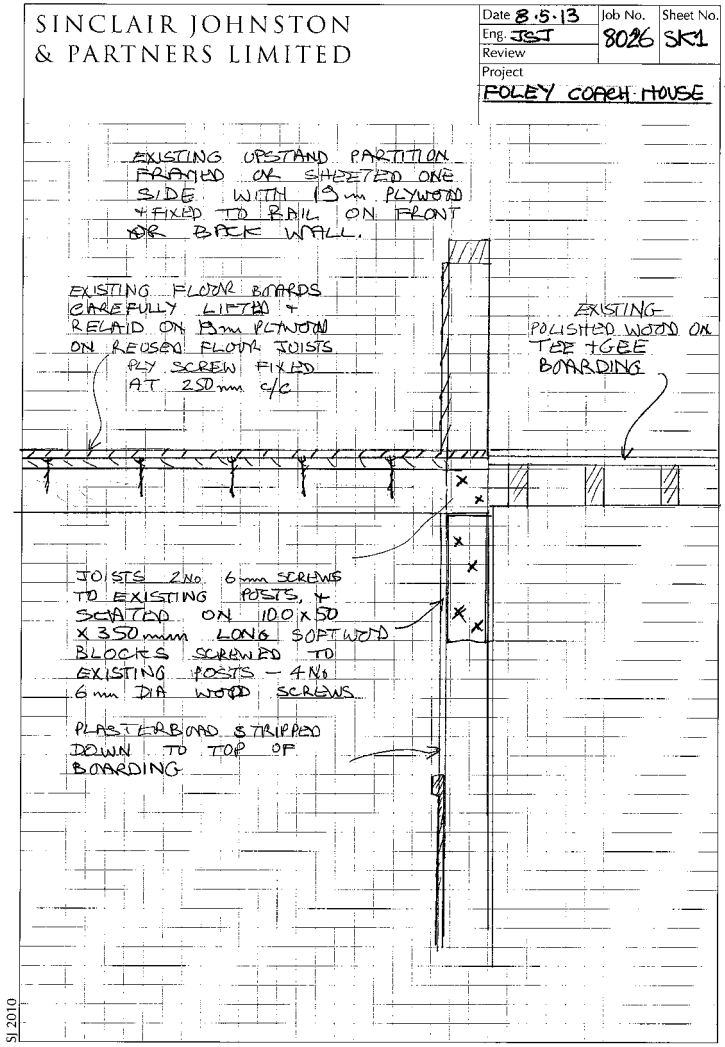
2.20 Arrangements should be made for a Structural Engineer to inspect the building when all the plasterboard is stripped out within the subject area and also the matchboarded ceiling removed from the left hand portion of the sloping roof soffit.

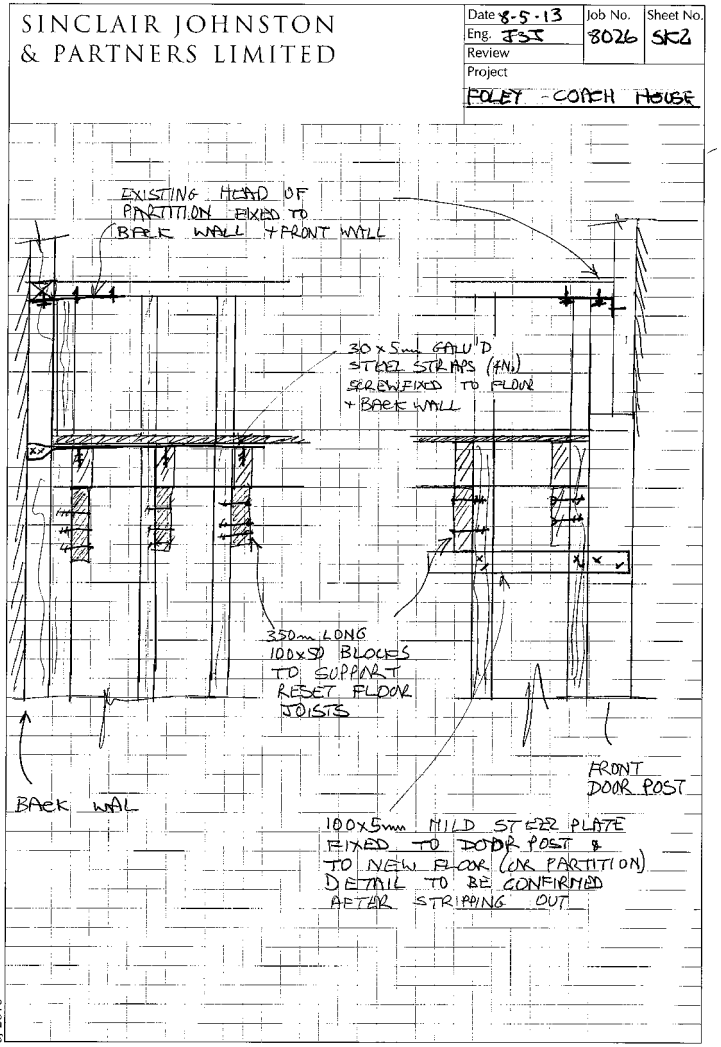
J.S. JOHNSTON, BSc, CEng, FICE, FIStructE, FCONSE

THE STABLES, FOLEY HOUSE

APPENDIX A

8027 SK1 AND SK2





THE STABLES, FOLEY HOUSE

APPENDIX B

PHOTOGRAPHS

IMG_7708.JPG

IMG_7711.JPG

IMG_7717.JPG

IMG_7719.JPG

IMG_7714.JPG

IMG_7716.JPG

IMG_7721.JPG

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