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24, Perrins Walk, NW3 6TH

Design and Access Statement and Heritage Statement
for works to Grade 2 Listed Building

0381-DAS 05

June 2017.

1. Introduction

1.1. The property is a 3 storey house listed Grade 2 under list entry number 1139056. It is the only building on Church Walk that is listed. Perrins Walk marks the southern edge of the Hampstead Conservation Area, and is included in the Statement alongside Church Row in Sub Area 4 on p.35. Built as coach houses for Church Row in the tradition of a Mews, a tranquil cul-de-sac with a detached and secluded air. With various building types, the appearance is tied together by the scale and rhythm of the terrace of mostly 3 storey buildings, some of which have been rebuilt.

1.2. The date of first listing was 14 May 1974. The building was originally a coach house to No.24 Church Row. The rooms fronting Perrins Walk are dated to the early C19th, with subsequent alterations and additions. Extensive interior works were carried out in 1972 under consent 143555/R and in 1973 under consent CTP/E6/23/16/161664.

creating the current open plan living arrangement, and including installation of the current stair. Planning and Listed Buildings Consent were granted in 1975 for a roof extension to create a new bedroom that has never been undertaken. There are no known drawings of this available with the council or elsewhere. It is understood that no substantial work has taken place since the property was listed, although there is evidence of some repairs that may have been recently undertaken. As part of clearing the property the 1970s kitchen units and bathroom fittings have been removed.

1.3. We were approached by the applicant, who is the executor of the estate to advise on refurbishing and updating the property, including the possibility of extending.

1.4. We have undertaken a pre-application consultation with Camden Council under reference **2017/0528/NEW**, dealt with by Anna Roe and Sarah Freeman. Comments from this and subsequent consultations and discussions have been taken into account in the final form of this application. The applicant is open to further refinements during the application process if required.

1.5. Significant alterations made during the process have included the omission of a previously proposed single storey rear extension.

1.6. A condition survey was undertaken by David Greenwood FRICS of Alexander Lyons Chartered Surveyors, and this has been considered in the pre-app and in this application.

1.7. A point cloud survey has been undertaken, from which a BIM model has been prepared, and this provides clarity over various aspects of the relationships between the proposal and neighbouring buildings and views, whilst keeping an accurate record of the form and condition of the building at the time of the survey. Is also aids accuracy in assessing views and impact of proposals.

1.8. Preliminary and investigation works have been undertaken in consultation through the pre-app process, and the findings and conclusions are set out in accompanying documents. A separate Schedule of Works and Heritage Statement also support this application.

2. Building History and form.

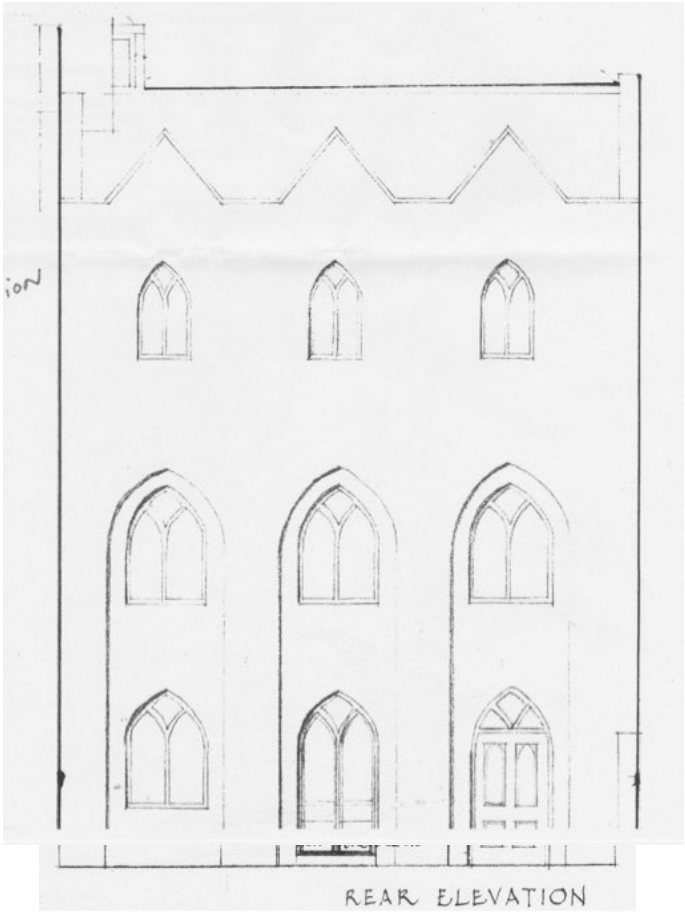
2.1. The 3 storey building with a roof terrace fronts Perrins Walk, a private cobbled street off Heath St as described briefly above.

2.2. The ground floor rendered frontage to Perrins Walk has is a garage door to the left, a row of 3 linked sashes with rendered panel below, and the main entrance to the right. The door case has channelled pilasters and enriched console brackets supporting an enriched hood, with panelled reveals and door, which from the differences between the 1972 and 1973 drawings may have been added in 1973. Channelled Pilasters also flank the garage entrance and support an entablature with a patterned frieze.

The floor level at the door is set set 4 steps higher than the garage door threshold. The 3 linked sashes were apparently installed in 1973 following consent CTP/E6/23/16/16164, which converted a former garage to this kitchen. The drawing is available on the councils website, and it is extracts from this that are included within this report.

2.3.Above this the wall is stock brick with mainly segmental arches to flush frame sashes. The first floor has a centrally located roundel with the initials of Norman Evill, an artist who lived at Church Row and is thought to have added the painted brick Gothick rear facade. There is evidence in the brickwork that there was previously a window similar to those to either side. The second floor has a central bracketed aluminium framed single glazed oriel window over the roundel which again appears to have replaced a vertical sliding sash window matching the others at that level.

2.4. The brickwork above the door, and different details to the windows and parapet of the building above the door indicates that this section may have been constructed later than the more integrated main block.

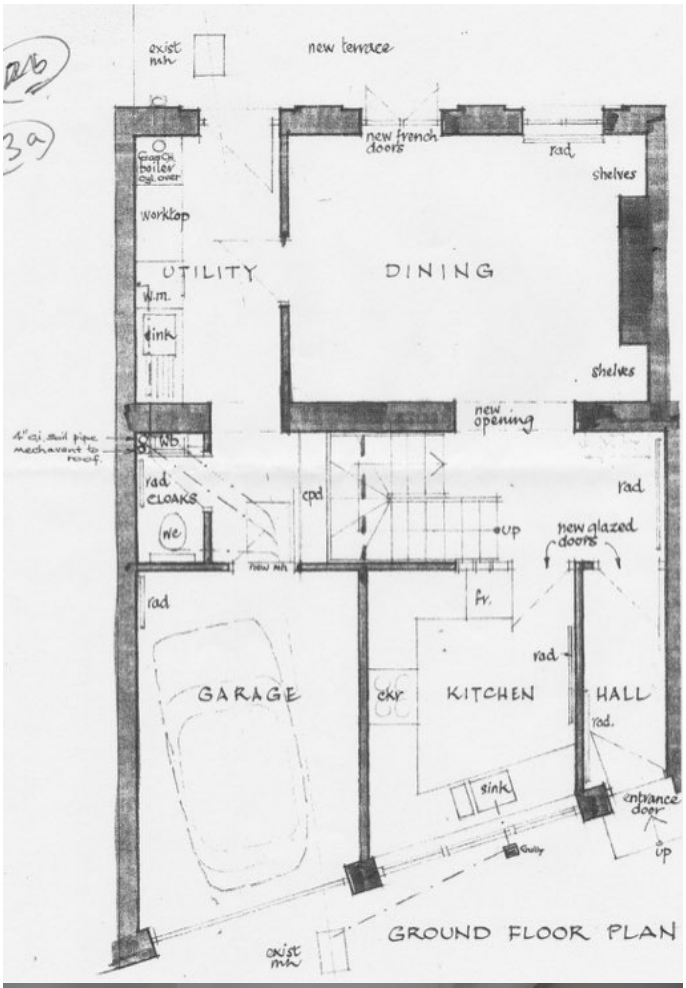


This later section and stair may have been constructed to give independent access to the rear and upper floors over a coach house/garage retained at ground floor level. The later canopy over the door conceals a lower pair of panes to the window above. The small windows above this are aluminium framed single glazed windows. The front timber double hung sliding sash windows are in need of refurbishment.

2.5. The rear, later Gothick elevation is considered to be the most significant element of the heritage asset. This is primarily painted white with ground and first floor ogee windows in arched recesses with black highlights. Tabled attic windows have lancet lights and leaded panes. The top of the lead capped parapet wall forms 3 false gables set directly above each arched window. Windows are metal single glazed with small diamond shaped glazing. At Ground and first floor, the frames are entirely iron, but found be seriously degraded and wrapped in lead. At 2nd floor level they have leaded lights. The 1973 drawing does not accurately represent the arches, nor the shape of the parapet on the rear elevation which is more accurately represented in the accompanying drawing package.

2.6.The north facing rear has a slate clad pitched roof range set behind the parapet over the painted Gothic elevation. There are 2 roof windows in the slope facing the flat roof to the south, and a lead lined roof window facing the rear, visible behind and much wider than the central false gable, behind which a lead lined parapet gutter is set. From its appearance it may be that this, and the leading capping to the copings may be more recent than 1973.

2.7.The south facing front section of the property has a flat roof used as a roof terrace, with protective structures for the access stair and a low services cupboard. These are timber framed and clad in UPVC weatherboard, with flat roofs covered in bituminous felt. These adjoin the brick built party wall to the east over the roof of the adjoining house at no. 25. The UPVC star enclosure is visible from further up Perrins Walk, as is a vent pipe from the services enclosure.



Internal arrangements

2.8.**The ground floor** is separated into 3 areas at the front. The 6 panel stained entrance door, internally lined flush, leads to a narrow hall/corridor. A partial ogee architrave around this is visible internally, with the blanked window mentioned in the above section visible above. The Lower internal wall is concrete block with a boxed modern timber beam over, with a section of Lath and Plaster wall above, forming the side wall of a low level cupboard within the principal first floor front room.

2.9.At high level towards the interior is a decorative plaster arch, blocked to the rear with hardboard from the stair enclosure above.

2.10.From this entrance corridor are 3 steps down into the general quarry tiled ground floor level at a stair lobby opening directly to a dining room at the rear, and returning to a sliding door leading to a kitchen area at the front with 3 more

modern vertical sliding sash windows. Although the proportions of these are poor and inconsistent with the original windows above, their cill heights are still set below kitchen worktop height. This space was also formerly a garage prior to the entrance being filled in in 1973. This wall is damp below the windows and appears to be single skin plastered blockwork with no dpc.

2.11.The dining room opens onto the rear garden through french doors that are noted as being new in the 1973 drawing. It is likely that this was previously a window. The door is timber, with a bulked up, but still decayed bottom rail and poor quality leaded glazing.

2.12.Through the dining room is a cut down door with a low head that appears older, but is marked on the 1972 consent drawing as being

a new door. There is a small step down into the utility room. This wall has been investigated further as set out in the accompanying Investigation Report.

2.13. Through this door is a galley utility room which also has a cut down door to the rear courtyard garden area. This cut down panelled door has also been widened internally with the reveals appearing to have been cut away. The central top segment of the arch has also been

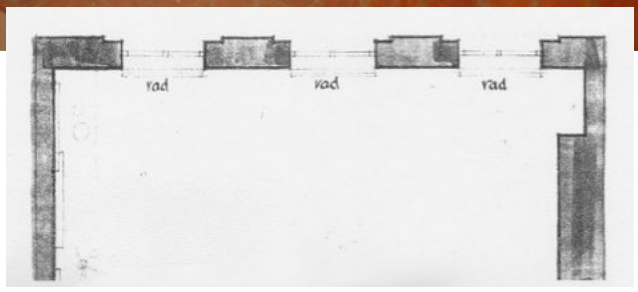
filled in internally, leaving 2 separate smaller arches visible.

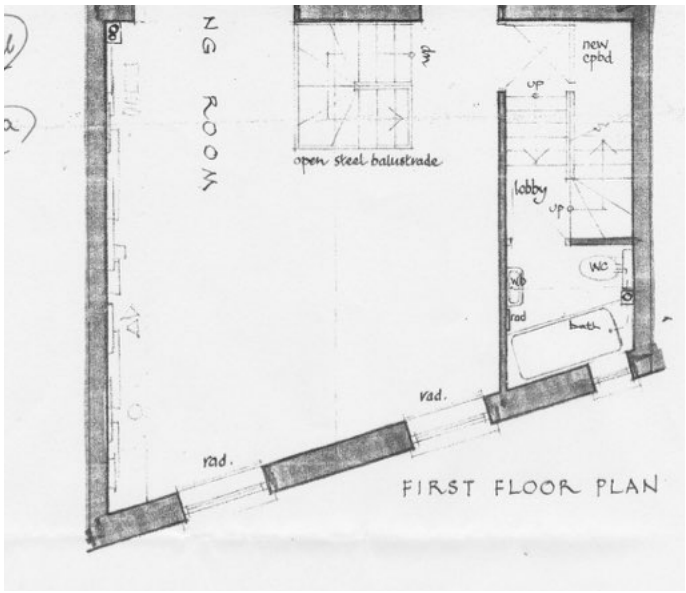
2.14.Through a small lobby area, off which is a small WC, to the front is a further step down to the concrete floor of the garage, which is too small for most cars, and with a difficult manoeuvring relationship with Perrins Walk. The walls in this area are generally concrete block, with chamfered architraves. The side wall of the garage to No.23 is painted brickwork. The wall between the garage and the kitchen is concrete block, with a flush door with planted mouldings, chamfered architraves and a glazed overpanel.

2.15.The ground floor ceilings are entirely plasterboard, but there is some significant sag adjacent to the chimney breast in the main rear room, which suggests that there may be a former failed ceiling above, although this area is shown as a separate smaller room removed in the 1972

drawing.

2.16.The stair is a 1973 stained timber winding tread stair of no architectural or historic interest, separated by a single T +G board from the corridor to the utility room to the rear. The wall between the stair and the dining room is a substantial wall that may have been previously an external wall. There have been new openings inserted in 1973. This remaining wall has cracking to the gypsum plaster indicating structural stress. This wall continues up to first floor level. Inspection





by a Structural engineer, Pilar Chapero of Chapero Marsh has confirmed that this is indicative of structural stress requiring remedial work.

2.17.The timber stair is set against this wall and is otherwise open to the generally **open plan first floor area** at the top, guarded by an open steel handrail of no architectural or historic interest, and with spindles that are spaced too widely to comply with current building regulations. This main wall has some cracking that corresponds to the wall below. A 1972 boxed steel beam spans from this wall to the front wall in place of a removed wall below. The boarding of this floor consisted of economy timber laminate over several layers of over chipboard in an attempt to level the floor. As part of the investigation

works agreed with the Conservation Officer, this boarding was removed to expose the mix of older and modern boards as described within the accompanying Inspection Report. There is a slope across the floor that the chipboard layers appear to have attempted unsuccessfully to resolve. There is a step at the threshold of the doorway that contains some services, with a differential height to the floor level on each side. The 1972 drawing shows the installation of a spiral stair in the rear right corner of this room, replacing a straight/winder stair across the party wall to No.23. The modern pine boarding at this location over the current utility room is consistent with this.

2.18.Within the open plan living space there is a low level cupboard in the wall to the stair enclosure that opens to a space below the bathroom on the landing and stair to 2nd floor level. The back wall of this adjoins the upper level of the entrance lobby. This is the only remaining area of lath and plaster, although the cupboard side is boarded with a varnished butt and bead board behind plumbing and wiring fittings.

2.19.There are 2 double hung sash windows to the front. There are 2 openings to the room to the rear, an open door opening with an architrave between the stairs, and a large arched head opening, both marked as new in

the 1972 drawing, the door opening has no door but an ogee architrave and step.

2.20. The rear room had a brick fire surround at one end, and an enlarged hearth with a solid fuel stove that has been removed to reveal gypsum plaster behind and chipboard below.

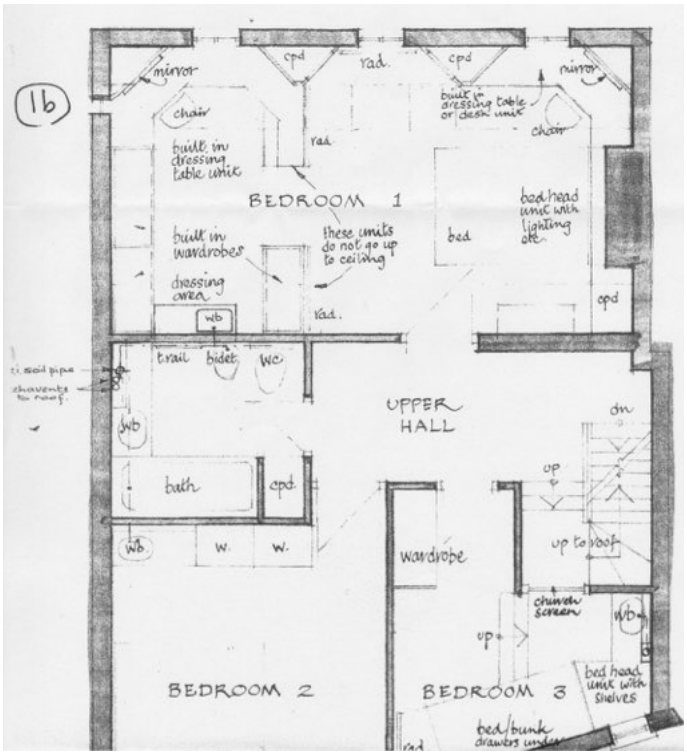
2.21. The walls throughout this floor are gypsum plaster and plasterboard with the exception of the walls to the bathroom at landing level to the 2nd floor which appear to retain lath and plaster to the internal wall. The doors are modern flush doors with planted mouldings on this floor.

2.22. The top of the open stair faces a door to the enclosed stair to the 2nd floor above the entrance. This has an ogee architrave on the room side similar to that to the door opening between the rooms at this level, but appears to be more modern. The stair side of this has a more elaborate architrave with an ogee around a beaded inner frame that may be earlier, but is shown as removed in the 1972 drawing. The ogee architraves may have been added to an original simple beaded architrave in the 1970s works. The door is a flush timber door with planted mouldings.

2.23. The stairs appear to be original, but the nosings on the treads have been cut off to apply a laminate floor finish without a nosing.

2.24. At the landing of the the stair up to 2nd floor level is a small bathroom with an aluminium framed window to the front over the front door. The walls of this room include some lath and plaster to the internal wall, but the ceiling is plasterboard. The door appears to be an original door, including 2 glazed panels, possibly the only one in the property.

2.25. **At 2nd floor level**, the stair opens to a hall with a door to the right to the main bedroom below the pitched roof along the rear. This is open to the roof pitch with the timber structure of rafters and collars exposed and stained. Timbers are undersized and irregular by modern standards. It is likely that the ceiling was removed and these were exposed and stained as part of the 1973 works. Fibreboard is fitted between the rafters, possibly for some insulation benefit, albeit significantly below modern standards. This is damaged in places, and is a flammable finish that should be removed.



2.26. There are some features including decorative plasterwork that is not shown in the 1972 drawing, and some decorative and stained glass that is indicated in the 1972 drawing. The door and architrave are modern flush and chamfered.

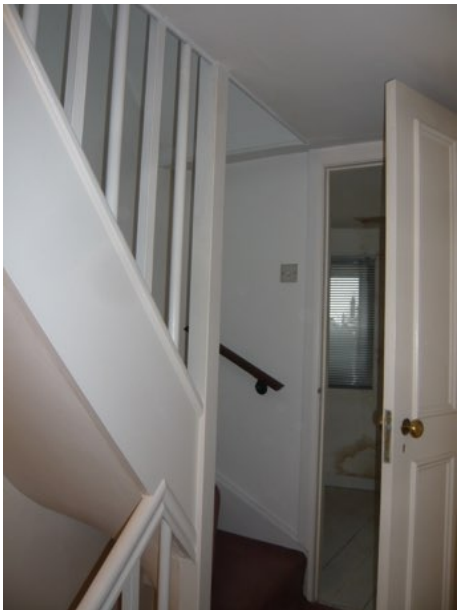
2.27. There is a row of timber posts that support the eaves of the roof inboard of the outer wall which appears damp, possibly form a formerly

leaking valley gutter. This is finished in gypsum plaster. The floor was laminate boarded but the original boards have now been uncovered and will be retained. There is no sign of the furniture layouts that are marked on the 1973 drawings. There is a small 120mm fixed glazed square window to the side wall that is on the 1973, but not 1972 drawings. The door is modern flush with planted mouldings, in a chamfered architrave.

2.28. At the end of the hall is a bathroom with plasterboard walls and boxing to a 200mmx125mm steel eaves beam that supports the inner eaves of the slate roof range. The boxing to the steelwork runs at high level projecting into the corridor. There appears to be a boxed steel post subject to further investigation, and the location of this post is consisted with additional stresses to the walls below apparent in the cracking. The 1972 drawing indicates that below this was an open front to a wardrobe set into what is now the bathroom.

2.29. A second bedroom is to the left next to the bathroom. This bedroom includes both a front facing sliding sash window and the central aluminium oriel window,

with the wall to a small bedroom 3 at the left reveal of this. The internal walls to this bedroom are entirely plasterboard. The ceiling and external walls are lined with lining paper, but investigation has confirmed that these are also modern plaster and plasterboard. The door is modern flush with planted mouldings, in a chamfered architrave.



2.30. On the left at the top of the stairs, and wrapping around behind the stair is a smaller bedroom with a split level floor, part of which is over the stair and bathroom below. There is also a door from the landing of the stair up to the roof terrace to this upper level. This upper level is likely to have previously been a separate room, probably another small bathroom as the level below, but this is shown as being opened into a single room in 1972. This has a single glazed aluminium window from the upper level, along with exposed pipework. There is a single timber sliding sash window at the lower level. The door to this room is modern flush with planted mouldings, in a 1950s style architrave. The ceilings within this area are plasterboard.

2.31. The stair continues up to a rooftop UPVC clad stair enclosure giving access to a roof terrace described above. There is an additional smaller enclosure on the roof containing water tanks, plumbing and other services.

Exterior

2.32. The rear garden contains 2 paved levels, and a lawn with borders. There is an open set of steps up to the separate garden to the property at Church Row to the rear.

2.33. It is understood that the demise of the property includes the section of Perrins Walk to the width of the house frontage.

3. Building Condition and remedial work.

3.1. This section covers general remedial work required. An outline schedule of works accompanies this applicant and is supported by the application drawing package.

3.2. There is no evidence of movement or subsidence to the foundations in the external walls, however a Lime tree 1m from the front wall of the property causes some risk to the foundations. There is already damage to the cobbled paving around the tree. It was originally considered that this should be removed to minimise risk to the building. Lime is potentially a large tree with substantial trunk and root system, and should preferably grow in a more open space. Its roots are a risk to the foundations of both this building and the neighbouring property at No23. It also acts as a barrier to access to the existing garage door. Consent was granted for this in 1996 which was not carried out. A neighbour has expressed their desire to retain this tree, so this is not included within this application.

3.3. There is no damp proof course to the front (original coach house) elevation, but the rear later elevation may have one concealed behind an external cement render plinth. The existence of the cement render plinth suggests a history of damp problems. There is evidence of previous internal damp proof treatment and cement render internally up to around 900mm, but is not adequate to eliminate damp, which remains above this. It is proposed to re-plaster this wall incorporating an adequate damp proofing membrane.

3.4. There is no evidence of damage to beams over the garage door opening identified, but the central timber post between the 2 original openings has not been inspected in detail. The front walls generally are traditional stock bricks in solid construction with concrete coping stones to the parapet wall where visible.

3.5. There is some evidence of damp within the pilaster enclosing the downpipes next to the front door that may be caused by a leak in the downpipe. This should be checked before making good.

3.6. All kitchen and bathroom fittings have been removed, and this assists in reviewing the wall finishes behind, which are primarily gypsum plaster and sand cement render.

3.7. The downpipe from the hopper over the front door has been replaced with UPVC and should be replaced with cast iron.

3.8. The parapet gutter to the rear drains to a hopper head which appears to be PVC. A different detail to the right hand side of the rear elevation drains to a decorative cast iron box section gutter. This appears to discharge though a black UPVC downpipe which should be replaced with cast iron.

3.9. All front external double hung sliding sash softwood windows have broken sash cords, are a poor fit in their frames and are in need of refurbishment.

3.10. The oriel window to the front at 2nd floor level is aluminium framed single glazed, and there are 2 aluminium single glazed windows to the stairwell over the door and consideration should be given to their replacement. There is no aspiration for fundamental change, but double glazing would be preferable, and timber sliding sash windows with matching details and slimline double glazing is proposed.

3.11. Rear windows are generally a poor fit in their frames, some have been painted in closed, and there is at least 1 broken stay. There are numerous cracked panes and the painting and putty strays onto the glass in most cases. All windows will need to be stripped of multiple layers of paint and refurbished. The subsequent trial window refurbishment described in the accompanying document found that the iron is wrapped in lead and that the iron is significantly corroded within this. See the accompanying report.

3.12. The majority of the ceilings appear to be plasterboard, many with joint cracks, although there may be some areas of remaining lath and plaster behind. The ceiling will need replacing where there has been considerable water damage, particularly at 2nd floor level. Opening up has confirmed plasterboard and the condition and construction of the flat roof above.

3.13. Internal walls are a mixture of original masonry and modern stud and plasterboard. Walls are cracked, poorly finished and debonded from the wall behind over large areas. Much gypsum plaster was visible, but there appear to be areas of original lime plaster within the stair enclosure, and some at 2nd floor level around the chimney breast wall in the main bedroom at 2nd floor level. Work is required to make the walls good. The wall between the garage and the kitchen is concrete block construction, and the wall at lower level between the hall and kitchen appears to be concrete block construction.

3.14. There is a significant concern about the structural integrity of the internal cross wall adjacent to the existing stair that would justify further investigation, and this has been confirmed by inspection by a structural engineer.

3.15. The solid ground floor is finished with quarry tiles which seem to have been laid over a concrete base which may incorporate a damp proof course, although quarry tiles are sometimes used where none exists to reduce damp. There are some uneven areas and some cracked tiles, and some investigation works should take place. The

floor levels are also of some concern, and there is a possibility that concrete may have been laid over a previous floor level, raising the floor level in areas. The cut down doors in places support this possibility. As set out in the site investigation report, the floor is concrete with various layers of screed over, with no damp proof course, and should be replaced.

3.16. The upper floors are suspended timber construction, with worn laminate finishes that have been removed to allow inspection of existing floors. The first floor in particular has had several layers of chipboard flooring laid. The enclosed inspection report sets out the work proposed to the floor

3.17. Internal doors are plain flush plywood finished with some decorative beading with the exception of the door to the utility room which has been cut down in height, and is not original at this location, and the door to the WC on the landing between the 1st and 2nd floors.

3.18. The protective structures over the stair are likely to need at least the roofs recovered, and the insulation within them is unlikely to meet current standards. They are clad in UPVC, which is not an appropriate finish. These are proposed to be re-clad and replaced as part of the works.

3.19. The flat roof area is finished with asphalt and protective tiles, with apparent application of flashband and painted short term additional remedial work around the flashings. There is clear ponding in the roof caused by a visible sag towards the middle of the area. There is evidence of water damage internally at second floor level over the front door, which is considered to primarily result from a blocked or rusted hopper that has subsequently been repaired with UPVC, and this will need to be replaced with Cast Iron. There are other areas of evident moisture damage internally as evidence of leaks. It is unlikely that the flat roof has had any work undertaken since 1973, making it at least 44 years old relative to an expected life in the region of 50 years. Is is likely that there is little or no thermal insulation in this roof, and consideration should be given to re-roofing as part of any comprehensive refurbishment works. No access is available to the flat roof structure at present to inspect its construction or condition, but the sag in the roof is indicative of the likelihood of a requirement for structural work.

3.20. The natural slate roof section appears in relatively good condition with the exception of a single cracked slate. When seen from the inside, particularly with the fibre board inserted between the exposed rafters, it is likely that there is little or no thermal insulation within this roof. The fibreboard is flammable and is damaged in places, and should be replaced, adding insulation. Consideration should be given to reinstating a ceiling at the rafter line.

3.21. There is a chimney stack in the roof area, which appears to serve the adjoining property.

3.22. Complete internal redecoration is required.

3.23. The electrical distribution board and wiring will need complete renewal. This applies to the fire and smoke detection and security/entry systems.

3.24. The central heating system includes bare copper pipes within concrete slab, and will require complete renewal. It would be beneficial to remove the current concrete floor and relay a new concrete floor.

3.25. It is likely that external drainage will require some remedial work.

3.26. The garage is too small for modern cars without adequate fire resistance to the main house. Retaining the use of this as a separate garage appears to be impractical.

Exterior

3.27. The pointing of the external landscaping, including paving and walls is in poor condition. Whilst some of this may be addressed through re-pointing, the paving will need to be lifted and relaid, and areas of walling are likely to need to be rebuilt.

3.28. Drainage of the lower external terrace area is inadequate and may contribute to the dampness of the walls.

4. Significance of the Heritage Asset

4.1. A review of the history of the property has been undertaken and is included within this application in the accompanying Heritage Statement. The primary significance is as a former Coach House to no. 24 Church Row. The rear, North Elevation (facing Church Row) in particular is considered to be of some significance, in particular through association with Normal Evill and a group of architects instrumental in a shift in style from High Victorian to late Gothic in the early 1870's.

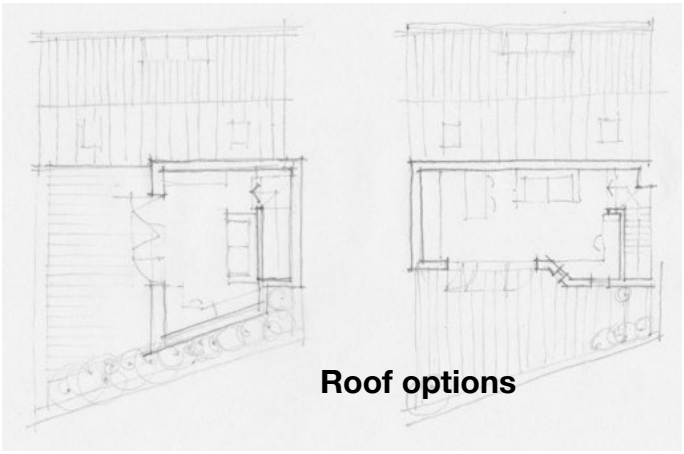
4.2. There has been significant change to and extension of the property since it’s origins as a Coach House. There is some interest in the original form and the sequence of change since, but this change has resulted in there being relatively little of the historic form or original fabric remaining, particularly in relation to finishes. The main areas in better condition and of interest internally are the stair enclosure, which appears to be a later intervention than the main width of the frontage over the garage.

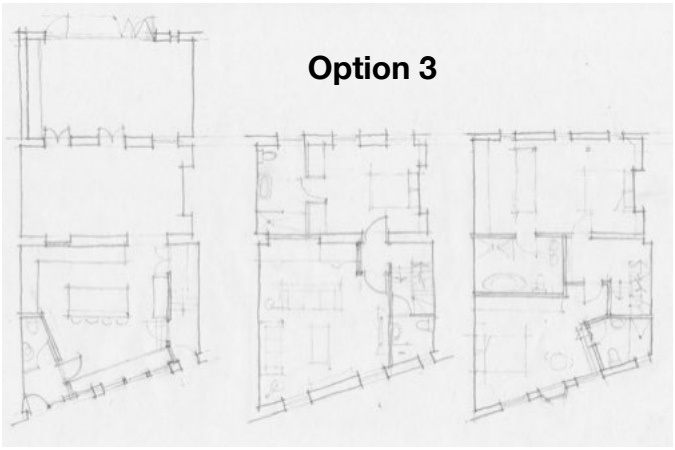
4.3. The **Conservation Area Statement** includes guidance, in particular on rear and roof extensions, that has been considered in the principles of the proposed development. Initial analysis indicates that the proposals are likely to be acceptable within this context and the Statement would be taken into account in the development of further detail.

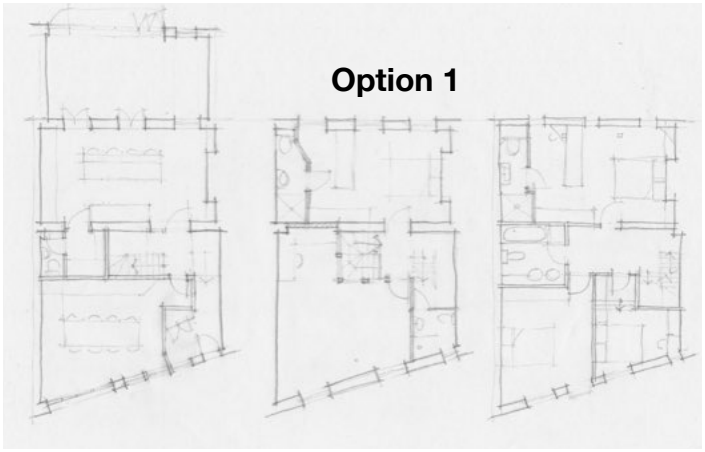
5. Proposals.

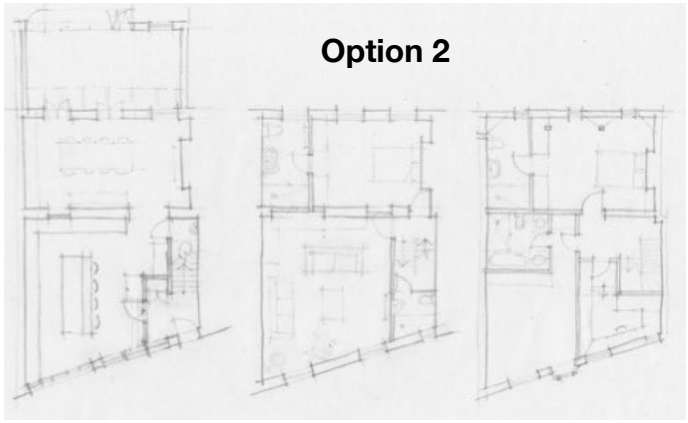
Pre-application Enquiry

5.1. A pre-application process was undertaken as set out in the introduction. 3 main alternative options were explored and discussed, along with options for the roof









extension as illustrated below. Further historic research and site investigations undertaken leading to the proposals set out below and in the accompanying drawings.

5.2. In general, the option pursued was based around Option 3 at ground floor with othe as follows: Remove the existing stair and install a new flight of stairs within the existing stair enclosure to first floor level, with a door opening inserted in the wall to the current kitchen. Replace the existing garage door with a new recessed screen including a new front door leading to an entrance lobby and WC, with inner door leading directly to the front kitchen/breakfast room.

5.3. The 1st floor is laid out as Option 2 but with a glazed lobby to the living area to the front, and to the bedroom to the rear. This is more spacious and entry to the rear bedroom is more central to the room, but more space is taken up in the living room than in Option 2, less than in Option 1.

5.4. At 2nd floor level the existing main rear bedroom would be retained with a new doorway inserted between the bedroom and the existing bathroom below the existing

cornice. This would be enlarged to accommodate both a bath and walk-in shower. This is considered to be the preferable approach, as it retains this room in its original form and size. The wall between the front 2 rooms would be removed to create a single larger bedroom, with an en-suite shower room located up 3 steps to the higher level to give a complete floor level within the en-suite.

5.5. The proposals are set out in more detail on the enclosed drawings and described within the accompanying schedule of works, but primarily include the following:

5.5.1. **Front Elevation** - Replace the existing aluminium windows to the front elevation. Remove and replace the existing garage door, incorporating the garage within the living accommodation, and replace the 1970's infill construction to the wall of the previously converted garage with a new design. Drainage pipework and rainwater goods will be consolidated and UPVC replaced with cast iron.

5.5.2. **Rear Elevation** - Repairs to the existing windows, redecoration. Drainage pipework and rainwater goods will be consolidated and UPVC replaced with cast iron.

5.5.3. **Ground Floor** - New entrance, lobby and WC at the location of the existing garage. Open out the ground floor level as a primary living area, with works to the structurally stressed central pier and increasing the openness between the front and rear rooms. This is generally as Option 3 in the pre-app, but with the retention of the wall dividing the front rooms.

5.5.4. Replace the existing ground floor slab with a new insulated floor construction incorporating underfloor heating and dpc.

5.5.5. Remove the existing 1970s, stair and construct a new stair between ground and first floor levels at its original location.

5.5.6. **First Floor** - Reinstate part of the internal cross wall (removing the false arch) at first floor level to create a new bedroom and en-suite shower room to the rear. Create new opening from stairwell to rear room. Raise door head height

5.5.7. Install new en-suite bathrooms within the rear rooms, connected to the drainage from the utility room below.

5.5.8. Second Floor - Alter the position of the door to the small bedroom 4, remove the door from the landing to the upper level of bedroom 4, remove all glazed over panels from doors and replace architraves. Insulate between and board below the rafters on their pitch in the main rear room, install new en-suite bathrooms within the rear room connected to the drainage from the utility room below.

5.5.9. **Roof** - Remove the UPVC Cladding from the roof access enclosures and create a new room on the roof to enable better use of the roof terrace. The proposal has evolved in response to feedback through the pre-app process

resulting in a simplified proposal that still retains a roof terrace and set back from the front elevation.

5.6. We have altered and omitted some aspects of the proposal through the pre-app process. In particular the omission of a single storey rear extension which was explored in a number of forms to test whether any may be acceptable. Consideration is being given to a separate garden room as an alternative, and this may be subject to a separate application in due course. We have also altered the proposals to retain the existing wall dividing the rear room at ground floor level.

External Elevations - Front

5.7.The front elevation will retain its existing character and general appearance, including all decorative details, pilasters and entablatures, which will be repaired and redecorated. The front elevation is visually separated into different elements as described above. The ground floor is separated from the main brickwork elevation by the entablature, enhanced and completed by the pilasters, which frame the former garage door openings as separate elements of the overall composition. The main symmetrical part of the elevation is flanked by the matching but slightly different brickwork of the stair tower, with its smaller windows set to landing rather than general floor heights.

5.8.The main areas of alteration will be the removal of the remaining garage door and the removal of the wall and linked sash windows at ground floor level that infilled the previous 1970s garage. These will both be replaced by timber clad infill walls with a strip of slim framed aluminium polyester powder coated windows above, set directly below the entablature that previously headed the garage doors. A new timber modern front door, integrated in appearance with the adjacent timber cladding will be included as described in the section on the ground floor layout below and as shown in the adjacent render. This is intended to

represent the general arrangement and does not show the detail of the pilasters or entablature, which will remain. The new infill is designed to pick up on the former garage door recessive character, but in an attractive, non-literal way. An integral planting box, also timber clad, will be constructed below the right hand infill, with space for a planting pot adjacent to the left hand. The existing tree and short hedgerow at the boundary with no. 23 will be retained at the request of neighbours.

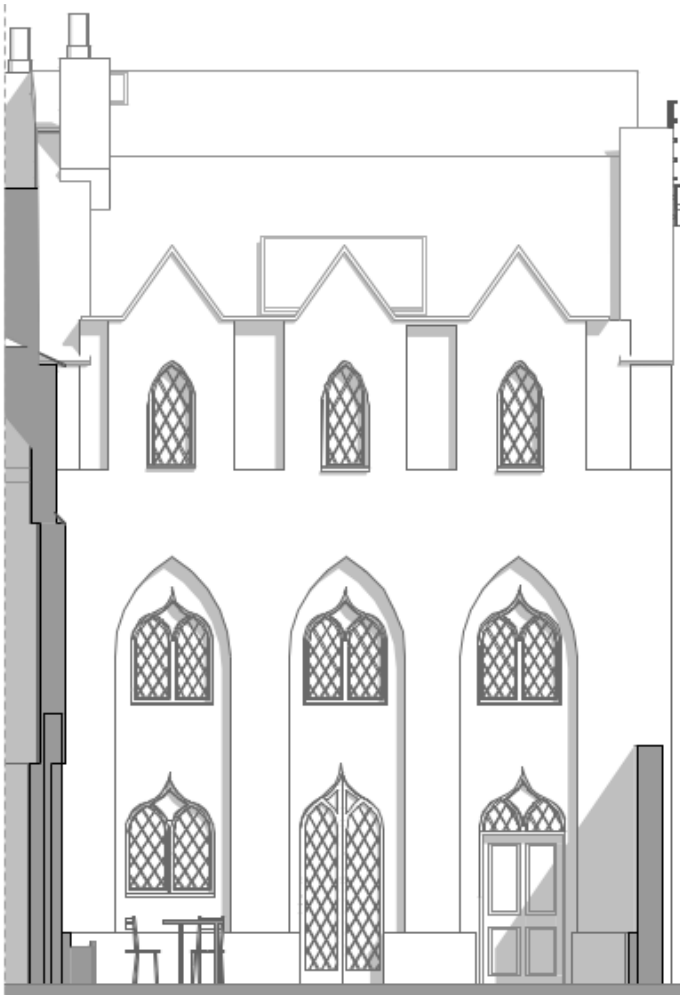
5.9. Above ground floor level, in the stair enclosure, the lower small timber window set partially behind the canopy over the front door will remain as is. The small aluminium windows above will be replaced with timber sash windows, and will use slimlite 11mm double glazing with no glazing bars.

5.10. The Aluminium framed Oriel window will be removed and replaced with a timber sliding sash window on the front face, with fixed glazing to the side panels, detailed to match the main window, but without taking the additional space required for additional sash boxes. The glazing for this window will also be slimline double glazing. The replacement of the incongruous aluminium windows with a more traditional approach, improves the proportions of the elements in the elevation overall, without overcrowding and creating glazing bars at different proportions to the windows to either side, which would appear uncomfortable. Consideration was given to different approaches to this window, and pre-app discussions led to agreement that the retention of the oriel window, its canopy and bracket below were important. Whilst in this context a casement window would have been acceptable, on further review the proposed arrangement is considered to provide a more resolved solution.

5.11. The existing UPVC rainwater pipe from the hopper head will be replaced with Cast Iron, painted black, and the vent pipe emerging from the roof at the right hand corner can be removed completely.

External Elevation - Rear

5.12. The rear elevation is agreed to be the area of primary significance of the Heritage Asset. Proposals for a rear extension have been omitted from proposals as a result of pre-application discussions with the conservation officer. The rear elevation will be



redecorated in the white masonry paint of previous redecorations. As shown in the accompanying site investigation report, existing paint layers were removed to from a small section of the rear wall to expose the brickwork and stone by multiple applications of a water based poultice. The bricks behind were in reasonable condition. The multiple layers of paint proved difficult to remove by poultice, and on balance the decision was made to repaint the exiting elevation with white masonry paint over the existing.

5.13. The rear windows, a combination of iron and lead are in generally very poor condition with a thin lead wrap contributing to the deterioration of the original steel casement. A sample repair is being undertaken. The windows will be repaired as described in detail in the accompanying documentation, primarily the *Rear Window Works* schedule.

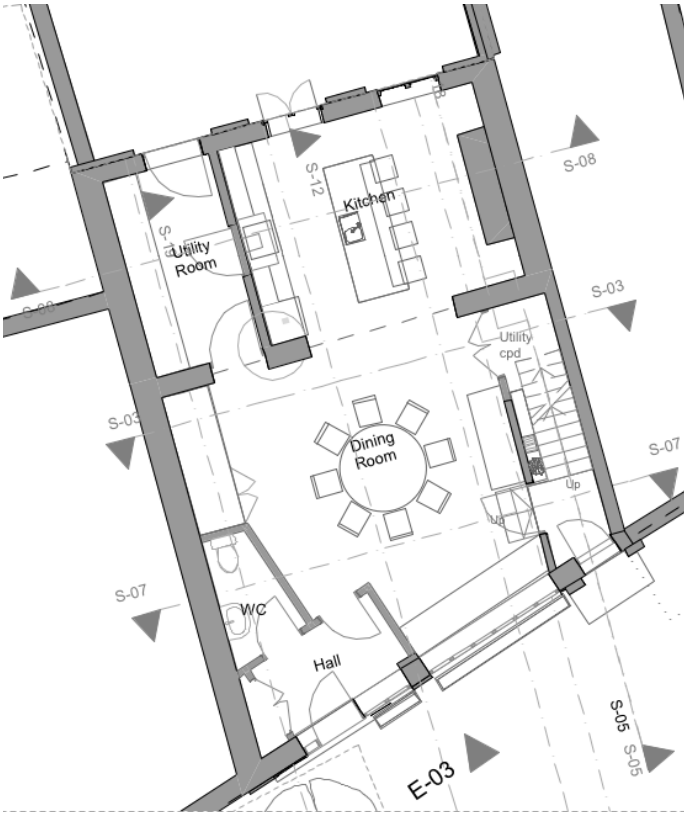
5.14. The central timber 1970s double door will be replaced with a metal door to match the window details, with steel glazing bars, also to match the windows. As this will be a new door, and the stability requirements for the door will require larger sections, there is space for a slimline double glazed panel to be included internally across the rear of the glazing bars. This will improve the consistency of the external appearance, and improve the performance of this larger opening at ground floor level.

5.15. Rainwater downpipes on the rear elevation have been replaced with black UPVC, whereas the cast iron pipework remaining is painted white. The black UPVC will be replaced with cast iron, which will then be painted white to blend into the white painted elevation.

Ground Floor

5.16. This includes the existing garage space within the internal accommodation. This is understood to be supported by policy DP19, and was considered favourably through the pre-app discussions.

5.17. Based generally upon Option 3 from the pre-app, a new front door in proposed at the location of the existing garage door leading directly to the entrance storey at ground level, improving accessibility by allowing level access and a WC to that level. An



inner door leads directly to the dining room and subsequently to the kitchen to the rear.

5.18. The 1970s front wall infill and 3 sash windows will be replaced with a new damp proof course, insulated wall and window, with timber cladding externally, and external planting box as described in the front elevation section above.

5.19. The existing 1970's winder stair will be removed and a new flight of stairs installed within the existing stair enclosure to first floor level. The area to the side of the stairs below the retained section of lath and plaster above to be retained for storage. There will also be a storage/utility cupboard opening to the dining room below this stair.

5.20. The concrete block wall between the existing entrance hall at the base of the new stair to the existing kitchen (proposed dining room), and the offset wall section and small section of ceiling between will be retained. A new door will be inserted within this wall to give access to the stair from the ground floor living area. There will be 3 risers between the landing level and the general ground floor level.

5.21. The existing concrete floor slab will be removed and replaced with new insulted floor construction.

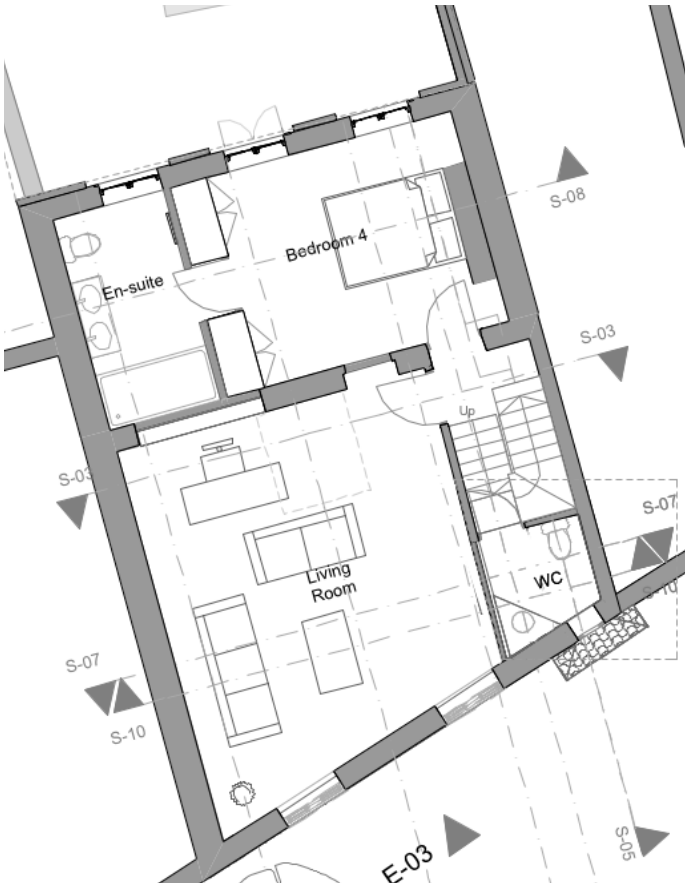
5.22. The existing central pier within the central wall that is currently under structural stress will be renovated in consultation with Chapero Marsh Structural Engineers. New foundations and piers will support a new steel beam over the opening between the front and rear rooms, improving the circulation and layout and use of space. This beam will stand down into the room, finished with the wall to retain the clarity of this wall as a primary structural element in the layout. The approach to this has changed during the pre-application consultations to reduce the size of the opening. This also retains 2 separate openings rather than a single larger opening as originally proposed. The existing opening between the utility room and the front room is retained, with the concrete block walls around the existing WC, and the walls between the 2 front rooms, inner lobby and 1970's stair also removed.

5.23. The wall across the rear room included in the inspection report will be retained. This contains some lath and plaster construction between the 2 rear rooms. Although there was consideration of removing this, consultations with the Conservation Officer

have led to its retention. The existing cut down door will be refurbished and fixed closed facing the utility room side. The lath and plaster on this side will be made good with lime plaster on the existing lath. The architrave facing the utility side will remain untouched. The wall on the new kitchen side will be patched where the investigation was undertaken with new lime plaster. This wall will be overboarded to preserve the existing slim architrave behind undamaged or altered within the construction. This new boarded wall will form the main run of kitchen units.

5.24. This layout makes use of the tight angle of the building form for a new entrance and WC. It also prevents any requirement to increase the entrance area at the base of the stair, which can remain at its current size, consistent with its historic form. Following review and discussion with the conservation officer at pre-app stage, we believe that this layout provides an appropriate response to retaining the architectural and historic significance of the listed building.

First Floor



5.25. The removal of the 1970s staircase and the return of the stair to its original provision facilitates a number of additional improvements at first floor level. The openings within the main central wall will be partially filled in, again separating the front and rear rooms. Access to both will be directly from the stair. The doorway and architrave as described above to the front room will be retained. The doorway to the rear room will be fitted with a matching architrave, comprising the ogee and beaded mouldings Both will be new 4 panel timber doors to replace the existing flush doors with planted mouldings.

5.26. The rear room will become a bedroom with en-suite bathroom, with a new wardrobe/partition between at the position of a former partition and staircase removed in the 1970s. This will be over a section of 1970s floor as described in more detail in the accompanying inspection report. The windows will be refurbished as set out in the accompanying window schedules and the sections above.

5.27. As described above and in the accompanying Inspection Report, the floor at first floor area is at a significant slope, with a range of floor boards in a range of conditions.

The existing boards will be lifted and marked, the existing floor joists will be packed to provide a new level throughout, set to the doorway to the existing stair, and the existing boards relaid over, supplemented where required as set out in the Inspection report.

5.28. Continuing up the stair to the landing level the existing bathroom at this level will be converted to a more spacious WC. The existing door and architrave will be retained. The current aluminium window to this room will be replaced with a timber sash window as described in the front elevation section above.

Second Floor

5.29. The 2nd floor level, although this is largely modern timber stud would be retained largely as is, with some alterations to the doors and openings.

5.30. The smaller, split level bedroom (Bed 3/Study) makes use of the raised area as a bed, with the head at the party wall, and the raised area extended by 200mm to extend the length of the bed to 2m long. This would be extended by a further 200mm to provide some storage underneath the bed. This is improved by the removal of the vent pipe as described above. The existing door at the landing level, which has a modern flush door with applied mouldings and chamfered architraves would be removed and replaced with timber stud construction. The door at the main, lower landing level, also a flush door with chamfered architraves would be relocated within the modern stud wall to allow space for a wardrobe and cupboards along the foot of the bed. The glazed overpanel will be removed and the wall above made good.

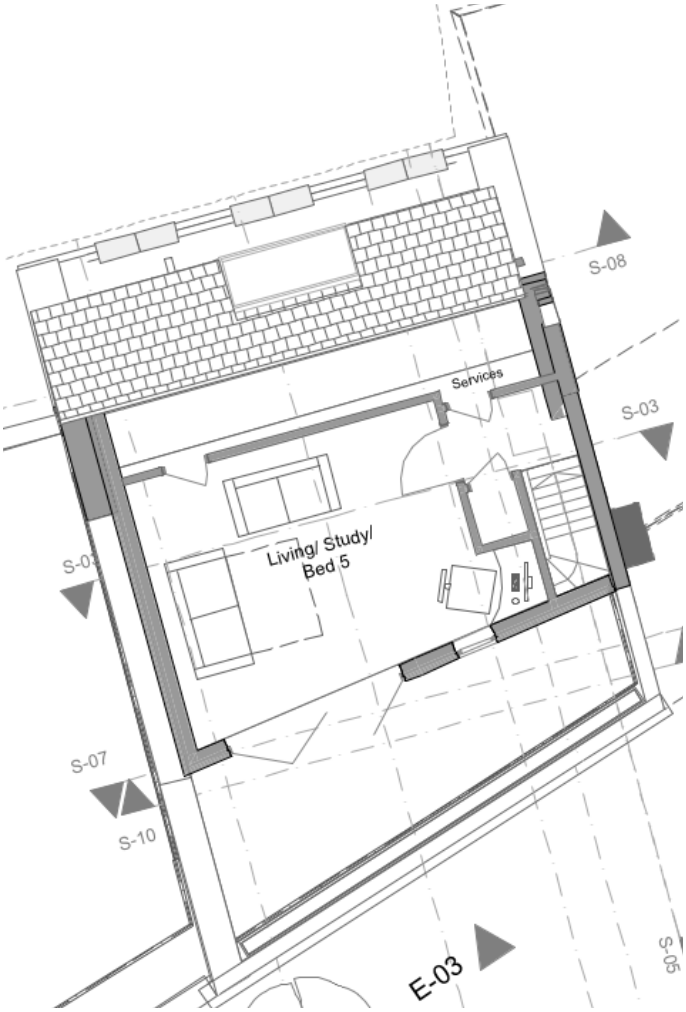
5.31. The other doors at this level, to Bedroom 2 and the bathroom will also have their glazed overpanels removed and new ogee architraves fitted, with new 4 panel timber doors. The chamfered architrave to bedroom 1 will also be replaced with an ogee section.

5.32. The fibreboard inserted between the exposed rafters within the vaulted roof pitch will be removed and replaced with thermal insulation, The underside of the rafters will then be boarded and finished over a vapour barrier to prevent interstitial condensation. The new roof line will follow the pitch of the roof as indicated in the 1972 drawings. There will be no alteration to the decorative cornice, its return or the associated plain areas that are illustrative of past changes to the layout of the property.

5.33. A new en-suite shower room will be installed in the end of Bedroom 1 in a similar format as proposed for the room below, minimising the impact of pipe runs and servicing the the building fabric.

Roof level

5.34. The proposal for a new room on the roof was reviewed during the pre-app in its impact on the listed building and on the Conservation Area and streetscape. Initially, 2 main options were considered: Option 1 to mirror the approach taken for the roof extension at no.23; and Option 2 for running the room parallel to the roof pitch set back from the front parapet along its length. There was an approval for a roof extension that with a similar arrangement to Option 2 in 1975 (HB1158 and E6/23/16/20881). There have been no drawings of this located from the council's records.



5.35. That there is an existing enclosed stair to the roof was acknowledged, which would mean that there would be limited alteration to the existing fabric, and the existing stair itself would be retained. The existing block on the roof is inappropriately clad in white UPVC cladding, and it was agreed that there would be a benefit in terms of both the listed building and the streetscape in replacing this with more appropriate materials.

5.36. Discussions confirmed that any proposal should result in minimum increase in bulk from any viewing position. Upon review of the point cloud, alongside the 3d model in relation to existing views, it was agreed that Option 2 would be more appropriate, as Option 1 would significantly increase the bulk of the building when seen from further up Perrins Walk. Although there is a very limited

window of visibility, with nothing visible from the majority of the length of Perrin's Walk, this was considered to be important. The views taken in the accompanying drawings, and adjacent, are from the position of maximum visibility of the roof extension.

5.37. Following adoption of Option 2 as the preferred approach, the design has been further developed and revised with priority on the 2 main areas of visibility, as seen from the position of visibility further up Perrins Walk, and from the rear of the properties at Church Row. The elevations included do not represent the visibility of the proposal from any position, so reference should be made to the main viewing positions set out in the 3d views on the model and point cloud integrated as included in the drawings and shown in the adjacent renders.

Existing Far view

Proposed Far view

View From top of Street

Photo for reference

5.38.From Perrins Walk, the current view above the parapet includes the felt roof of the service cupboard, from which emerges a 100mm black vent pipe from the foul water system to a further 1.3m height. It is this vent pipe that is most prominent in this view. A review of the servicing and drainage requirements generally facilitates the removal of this service cupboard and vent, reducing the bulk of the building at this corner.

5.39.To the right of this is a brick chimney, with the UPVC cladding to the corner of the flat roofed stair enclosure visible to the left and of this. Earlier proposals brought the side wall of the enclosure further forward towards the front elevation, but the impact on the street scene was considered to be undesirable. The proposal was therefore revised back to the line of the existing stair enclosure to minimise any impact on the street scene or increase in bulk or massing.

5.40.Another consideration was that any increase in height should be minimised. Improvements in the thermal performance by the addition of insulation add some thickness at both wall and roof level. With reference again to the position of maximum visibility shown in the accompanying drawing, an important reltionship is

considered to be retaining the prominence of the existing chimney. On the proposed scheme, the top of the brickwork and the chimney pots break above the line of the new roof set behind this, maintaining the existing balance of the streetscene.

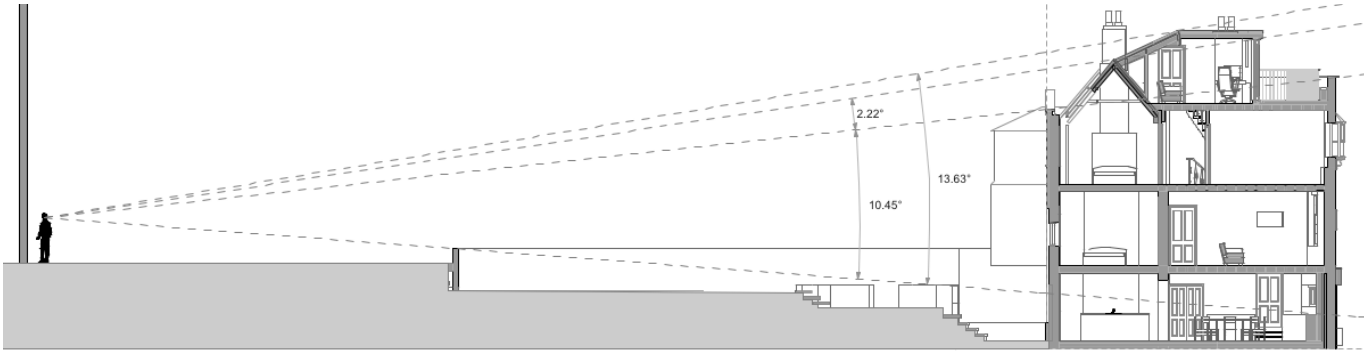
Existing Close up View, combined point cloud and model

Proposed Close up View, combined point cloud and model

5.41. Alongside the shape of the extension, consideration was also given to the most appropriate materials to use for the cladding in place of the UPVC. Both lead and slate were initially considered. An initial preference for lead in this context emerged, in preference to vertical slate hanging, both in terms of resilience and coherence of appearance in the context. Upon further review of the 3d model and point cloud together, whilst the lead would be generally a more appropriate material, its darker hue could be considered to be more imposing a feature when seen against the sky than the existing UPVC, which again may be detrimental to the streetscape. Further consideration of this has resulted in a change of materials to an unfinished zinc. This has a lighter appearance with a soft reflectance that will further tone down shortly after installation and exposure to the air. This softer reflectance will pick up the colours and shapes of the sky when seen from Perrins Walk, further reducing the apparent bulk of this block, even beyond the and is therefore considered to provide the most appropriate balance of form and material in the streetscene. The images shown are indicative of massing rather than being photo render of the materials. The use of zinc cladding on a number of buildings in the vicinity, including on nearby upper storeys of buildings on Perrins Walk further support this approach.

5.42. On balance, the bulk and massing is no more than the existing when seen from Perrins Walk.

5.43. From the rear of the building, the majority of the height of the roof extension will be hidden behind the existing slate roof range. In order to accommodate an adequate ceiling height, the new ridge height will be higher than the existing however, and consideration was given to a number of approaches to the relationship between the new and existing roof. The possibility of leaving the existing front facing lead pitch in place, and stepping back the rear facing elevation of the new extension was considered, allowing for drainage of the valley between the two. Consideration was also given to glazing within this area.



5.44. The majority of the view from the rear is also concealed by some significant trees. The images enclosed to some extent overplay the visibility of the proposed extension by omitting the foliage in order to adequately explain and illustrate the proposal. In reality, it will be further concealed from the rear by foliage.

5.45. In discussion with the Conservation Officer the preference for an approach more integrated with the existing slate roof emerged. The ridge and structure of the existing roof will remain as is, and the rear facing slate roof slope will be unaltered. A lower pitched, mansard roof will rise from this, also clad in slates reclaimed from the current inner/front facing roof slope. This will be in matching materials, but will have limited visibility from the rear, even at the rear of the houses on Church Row as illustrated on drawing 0381-02.2.6. The angle of visibility of the rear elevation, the roof, and the proposed mansard arrangement to illustrate this further. The relationships are also illustrated on the enclosed 3d sheets that show both the model and the point cloud for a precise representation.

Proposed

5.46. A flush conservation rooflight (CR-8 from The Rooflight Company) is set within this new mansard slope, largely concealed behind the projecting chimney this will be largely imperceptible from ground floor level, but will bring daylight to the stair well below and to the 2nd floor landing/lobby area. The flat roof above will be a single ply membrane, with a fascia in zinc matching the walls. This will drain to the mansard roof into the valley gutter to the rear.

5.47. The terrace area will be slightly higher

than the existing to facilitate the addition of thermal insulation, and will be finished in a single ply membrane

5.48. The front facing elevation is set back from the parapet to retain a generous, usable roof terrace area accessed from a large polyester powder coated folding sliding door. There is also a window from a small study area. This is also clad in zinc to give a recessive, softly reflective appearance, that will only be visible from the terrace, and at an angle from the position of maximum visibility further up Perrins Walk as illustrated on the accompanying drawings.

5.49. A railing is also proposed along the front elevation set back from the parapet. This is proposed as a traditional metal railing to match that at No.23 to give an integrated overall appearance. Consideration was given to a glazed railing syste,

5.50. The existing fences shown on the drawings are those that already surround the existing terrace at No.23.

General details

5.51. Where existing modern chamfered architraves exist, these will be replaced with ogee architraves. Similarly the existing flush doors with planted mouldings will be replaced with 4 panelled timber doors. Doors retained will be the existing front door, the existing back door from the utility room and the existing door between the utility room and the rear dining room. The door to the WC at the landing between the 1st and 2nd floors will also be retained. All other doors will be replaced.

Garden

5.52. The garden will be repaired and refurbished to designs by Sarah Oxby of Hampstead Garden Designs, included within this application. This retains the character and layout of the garden, whilst providing local enhancements and enrichments to the hard and soft landscaping.

6. Review of Significance of the Heritage Asset.

6.1. Aspects of the proposals are reviewed below, tabulated alongside a review of the anticipated impact on the significance of the heritage asset. This is prepared as a general review of the matters set out in more detail above and as set out in the accompanying drawing package.

	Proposed Alterations	**Benefit and impact on Architectural and Historic Value**
1	Incorporate garage into living accommodation	Garage is small for modern vehicles, with difficulty in manoeuvring in and out. Historic use as Coach house would be lost, but form of front elevation would be retained, and architectural treatment of existing opening would be recessive within retained pilasters and entablatures differentiate relationship and coach house origins. Other examples exist of this approach locally. The removal of this garage was consented in the 1972 Planning consent but not implemented. The opportunity would be taken to replace the 1970's garage infill with a more suitably recessive architectural approach.
2	Construction of rear extension	Removed from proposals.
3	Removal of existing stair and service shelters at roof level and construction of new room on the roof, retaining a roof terrace area.	Alternative approaches were reviewed during the pre-app, and the design developed accordingly. This would be from lightweight construction with additional structure to span across the roof at the new roof level. Remedial work on the roof is required in any case, and care would be taken to preserve original fabric where possible. The size and shape proposed has been adjusted tot he same line as the existing roof enclosure. Whilst it is slightly higher than the existing to accommodate additional floor thickness and thermal insulation, the adjacent chimney and adjacent brick wall remains dominant when seen from the street. The removal of the SVP, the service enclosure and the use of zinc will mean that on balance there is no impact on the appearance Conservation Area or on the amenity of neighbouring residents. From the rear, the majority of the height is concealed by the existing slate roof range. The additional height will be in a mansard using slate reclaimed from the front pitch of this range. The increase will be barely perceptible from the rear, and will have no impact on the conservation area or the amenity of neighbouring residents. The existing stair will be re-used and the existing structure and fabric of the roof retained, other than current asphalt finishes. No harm.
4	Remove existing Lime Tree adjacent to garage door opening.	This has been omitted from proposals.

5	Lift and Relay the Ground Floor	The solid quarry tiled ground floor is set at various levels and is in poor condition. There is an existing concrete slab, various screed, no damp proof course, and the floor levels appear not to be original. Replacement of the existing concrete floor would allow determination of a suitable ground level and the installation of a sound and insulated floor construction - No harm
6	Removal of the existing wall between garage and kitchen	Concrete block wall - No harm.
7	New door within wall between the existing entrance lobby and existing kitchen.	Concrete block wall - No harm. Care would-be taken to retain the existing lath and plaster at high level.
8	Remove existing back door from utility room to rear and replace with new pair of doors to match central door.	This has been omitted from proposals.
9	Wall between the 2 rear rooms at GF level - fix door closed and board from proposed kitchen side	This wall is slightly incongruous within the overall layout and in relation to the rear elevation. The floor level drop between the main room and the utilty room appears later, and the door head height is low, with different architraves on each side, more decorative on the utility room side. It appears that this rear room may have been originally designed as a single space, and it may be that this wall was constructed at the same time as the rear door was altered to accommodate the large cut down single door that is currently in place. The removal of this wall was omitted from proposals. The door will be retained, but fixed closed, visible from the utility room side, and finishes will made good with matching materials. The wall will be lined and boarded from the proposed kitchen side to preserve the fabric, finishes, slim beaded architrave and door behind, and to provide a backing to the kitchen units and space for services without further disturbance to this wall. This facilitates the retention of this wall and preserves historic fabric and results in no harm to the Listed Building.
10	Removal of existing stair between the ground and first floors, and installation of new stair within stair lobby (Options 2 and 3)	Existing stair of no architectural or historic value, and represents a fire and health and safety risk. Poor quality and incongruous within existing building - Beneficial to listed building. Installation of new stair in existing stairwell would mean opening to existing arch, a shorter flight from the raised floor level, and would make the building more legible in its original form - Beneficial to listed building.

11	Infill existing archway between front and back rooms at 1s floor level and install a shower room within and at the end of the rear room	This arched opening appears fairly recent, and is boxed out in plasterboard. The remaining central wall appears to have some structural movement and infilling this opening may prove structurally beneficial. The shower room aligns with the drainage and services from utility room below, so would be straightforward to install. This would subdivide this room, but without interfering with any historic features. A drawing from a 1972 Planning Consent 14355/R indicates that this room was previously subdivided, including a spiral stair to the utility room below - No harm.
12	Option - Insert new door opening from stair enclosure into rear room at 1Fl level.	This would be an option to remove the need for the construction of an inner lobby for access from the stairwell to the newly separated front and rear rooms as shown in Pre-app options considered. This would be a more efficient layout, allowing the main front room to be retained in its original form. The 1973 drawing indicates that there was previously an opening at this location which has been filled in. Reinstalling this door with matching architraves would be a beneficial change.
14	Alterations to layout at 2nd floor level.	Alterations are alterations to modern stud partitions, which would be of no harm to the heritage asset - No harm.
15	Re-installing vaulted ceiling within rear bedroom at 2nd floor level by installing insulation between and boarding below existing rafters.	The 1972 consent indicated a ceiling following the line of the current rafters and ties. The existing form of the ceiling would not have been an original intention or design, as the rafters and ties are utilitarian and would normally have been concealed behind a ceiling - No harm

7. Planning Matters

7.1. During the Pre-Application enquiries reference was made to matters of **Transport**, in that the conversion of the existing garage is in accordance with Policy **DP19**. Reference was also made to the possible financial contribution to mitigate the impact of the proposed development on the transport network. The applicant would be willing to review the detailed requirements for this in the context of this proposal to upgrade an existing single dwelling. There remains space to park 2 cars within its own land on Perrins Walk which is a private road. Access to and use of the garage is limited by its size, shape and position on Perrins Walk, but its loss as a garage does theoretically remove a 3rd parking space from the property.

7.2. The reference in the pre-app to a **Construction Management Plan (CMP)** is noted. Perrins Walk is a private road. The applicant would prefer to submit supplementary information for approval alongside the application than enter into a s.106 agreement, but would be willing to review this requirement through the application process, and enter into an agreement if required.

7.3. Reference was also made in the pre-app to Policy **CS5** to protect the amenity residents and **DP26** to manage the impact on occupiers and neighbours. The footprint of the proposed roof extension has been altered and developed as described in more detail above in response to the comments set out. The composite effect is to limit any additional sense of overbearing or impact on the amenity of neighbouring occupiers within acceptable levels. The proposal for a single storey rear extension has been removed from the proposals.

7.4. The proposal to remove the tree adjacent to the proposed front door position has been removed from the proposals, so the submission does not include the reports or information as set out.

8. Summary

8.1. This application has evolved in consultation with the Conservation Officer and Planning Officer through a formal pre-application process. Whilst this has reached a stage of development and consultation for submission, the applicant would be open to making further refinements and alterations in more detailed review during the application process.

8.2. The applicant wishes to minimise the use of conditions that would delay commencement of the works, and once the principles of the approach are agreed, the applicant would like to submit further details for inclusion in any consents. It is requested that any further conditions are subject to approval prior to commencement of the item of work concerned rather than the project as a whole.