

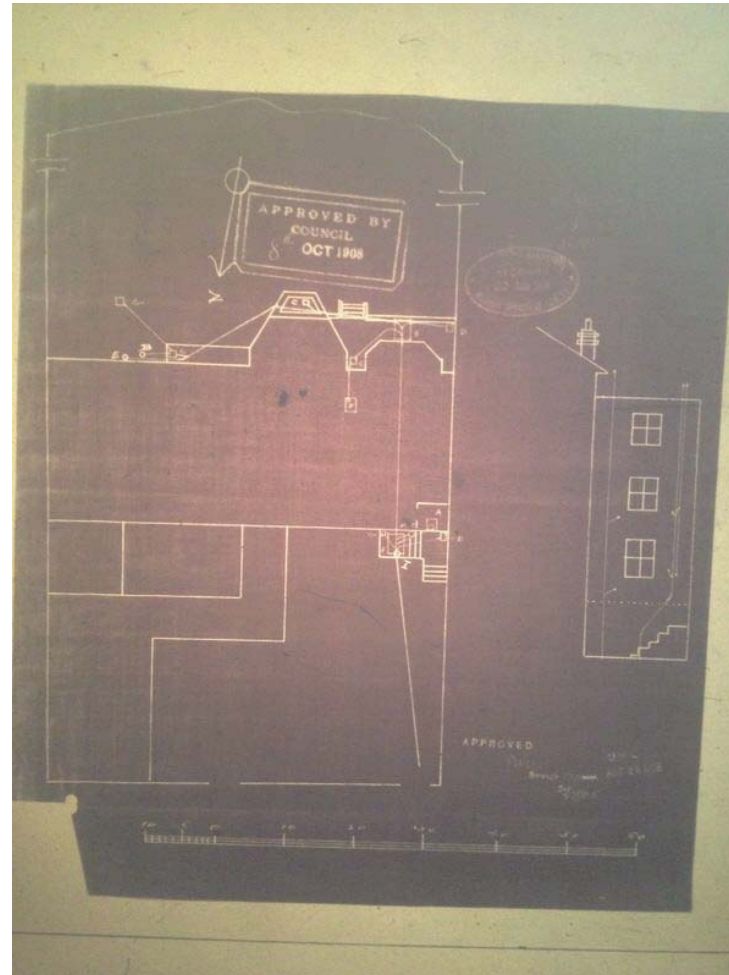
## RICHARD GRIFFITHS ARCHITECTS

### Historical Plans / Building Development

The property has been significantly altered over the years, namely internal remodelling for various flat configurations. The extracts on the following pages summarise the findings from Camden Local Archives.

1908:

- Studio form present



## RICHARD GRIFFITHS ARCHITECTS

1931:

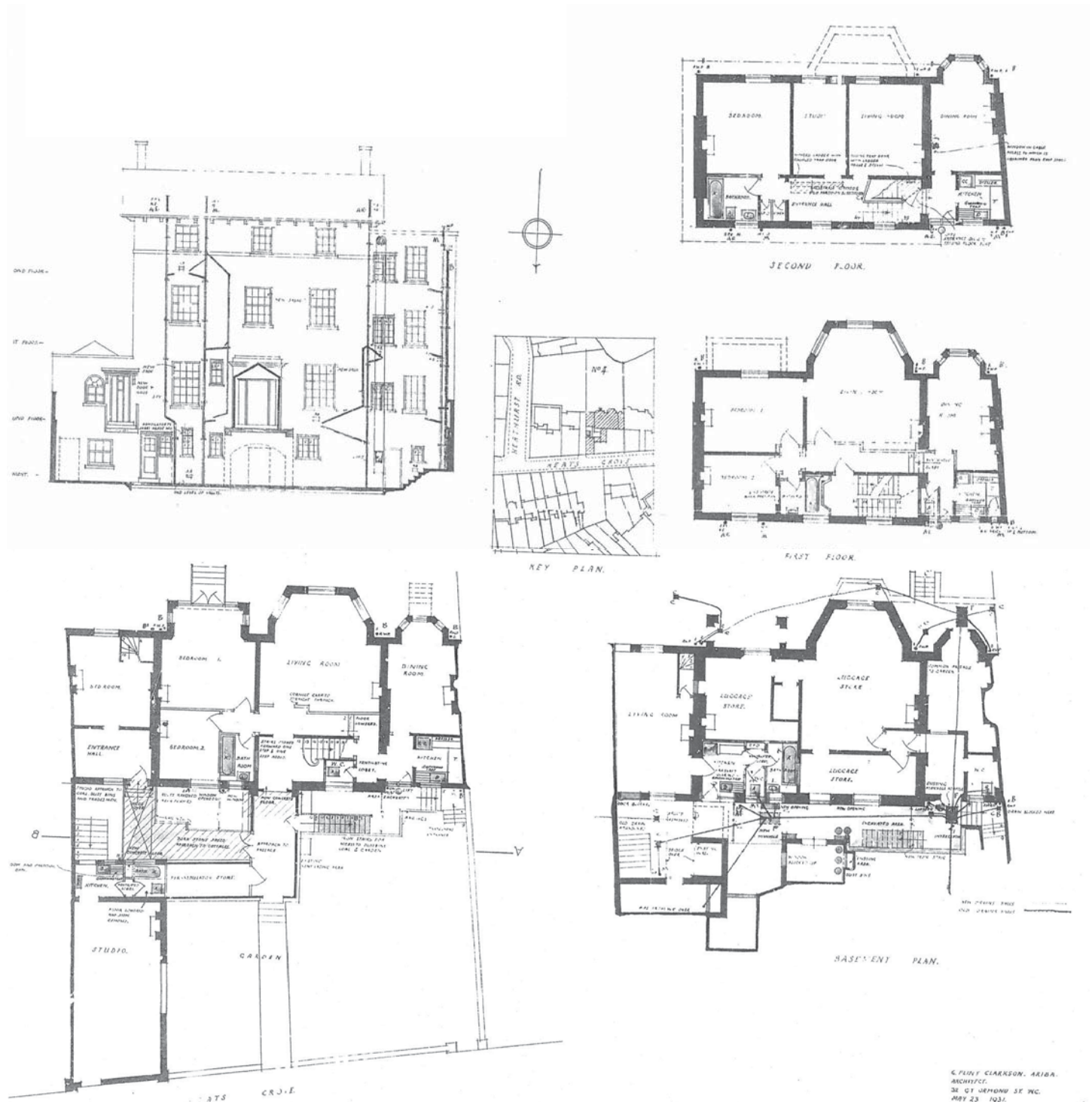
- Studio GF with access from street and the Lower Ground Floor courtyard. Three windows to street elevation.
- Studio LGF (basement) made up of a small cellar only.



# RICHARD GRIFFITHS ARCHITECTS

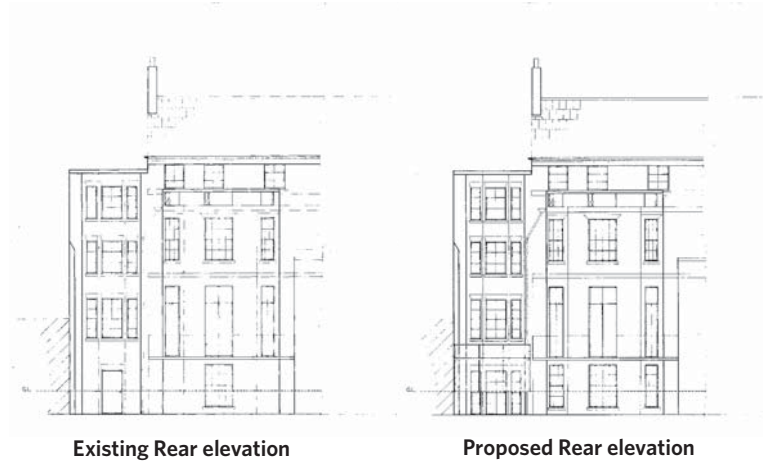
1931:

- Access to Studio via north Lower Ground Floor courtyard and street. No street elevation windows evident anymore.
- Studio - section below shows the original configuration of the windows on the courtyard façade and the pitch of the roof.



1981/82:

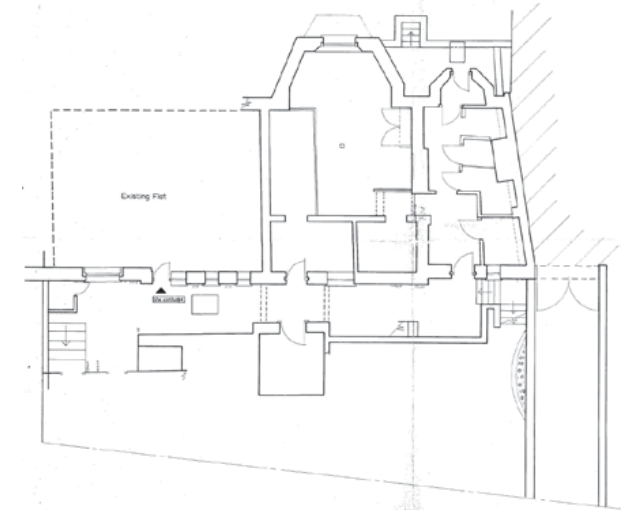
- Studio not shown.



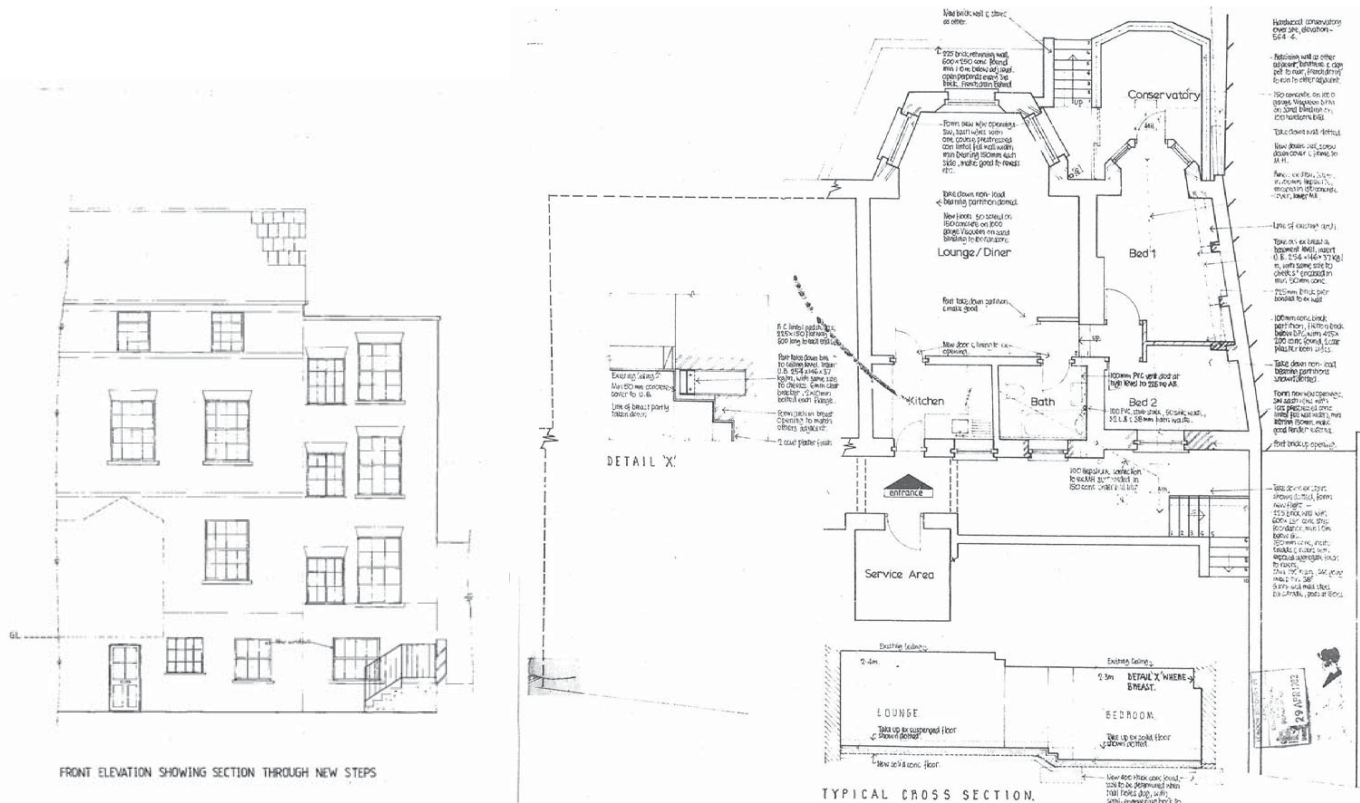
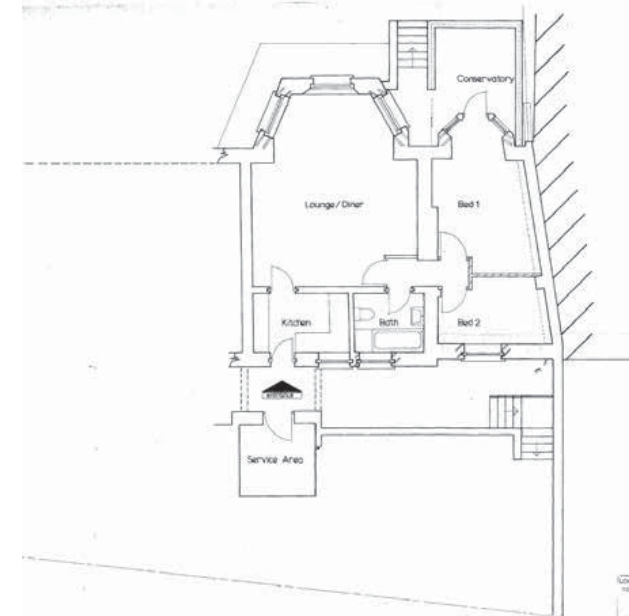
Existing Rear elevation

Proposed Rear elevation

Existing Lower Ground Floor



Proposed Lower Ground Floor

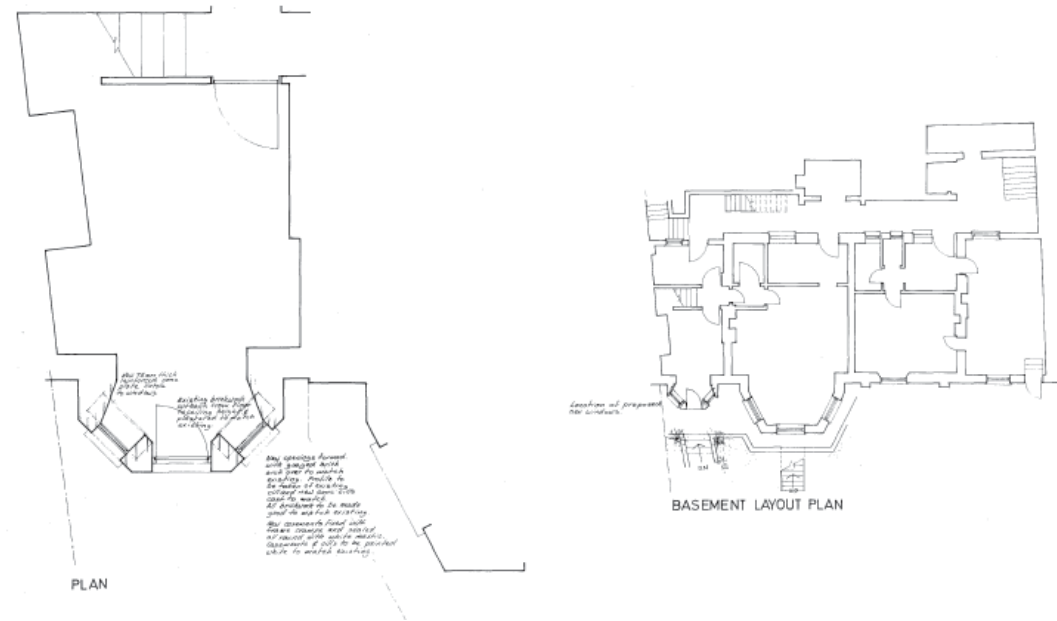
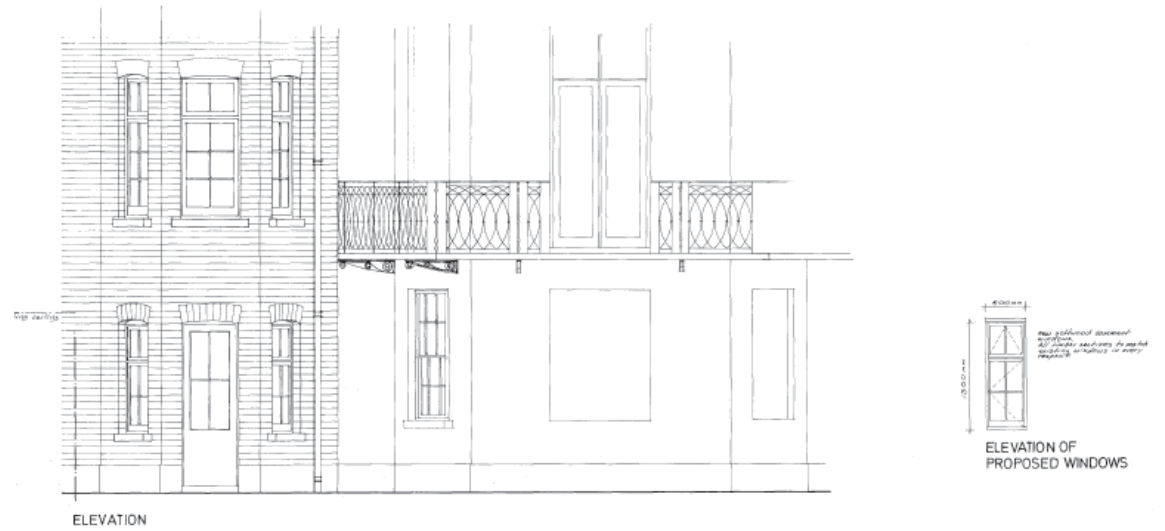


FRONT ELEVATION SHOWING SECTION THROUGH NEW STEPS

TYPICAL CROSS SECTION.

1994:

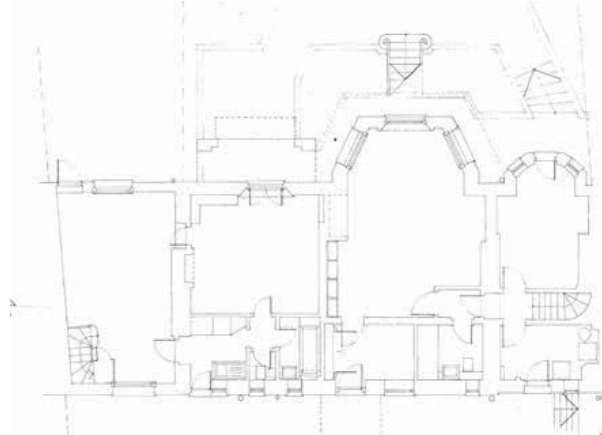
- Studio not shown



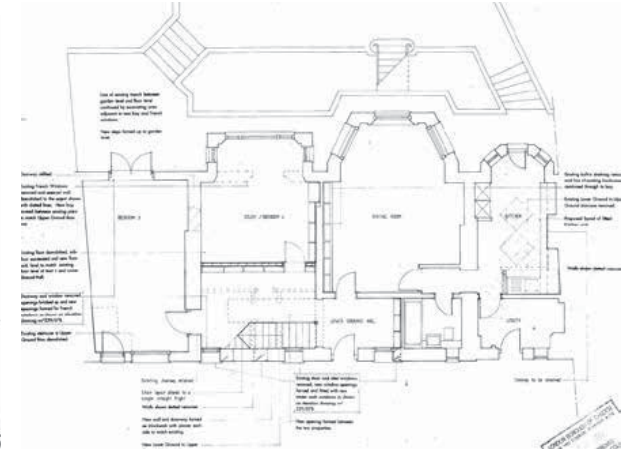
1997:

- Studio not shown.

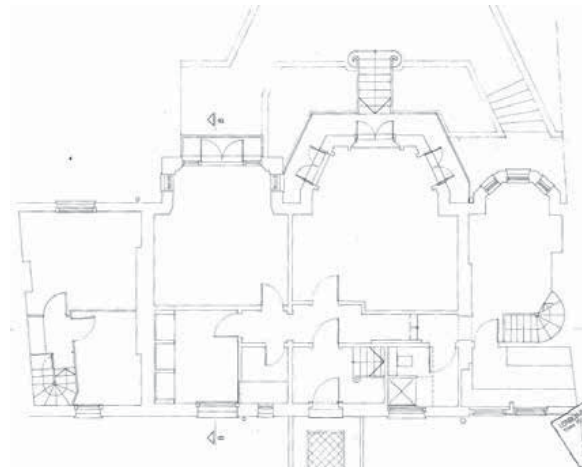
Existing Lower Ground Floor



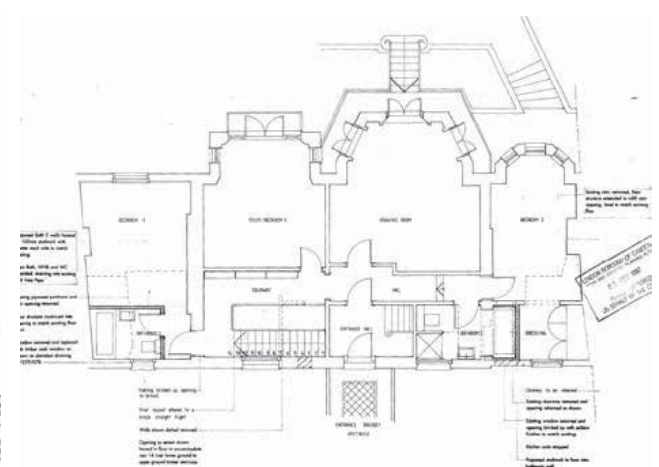
Proposed Lower Ground Floor



Existing Ground Floor



Proposed Ground Floor



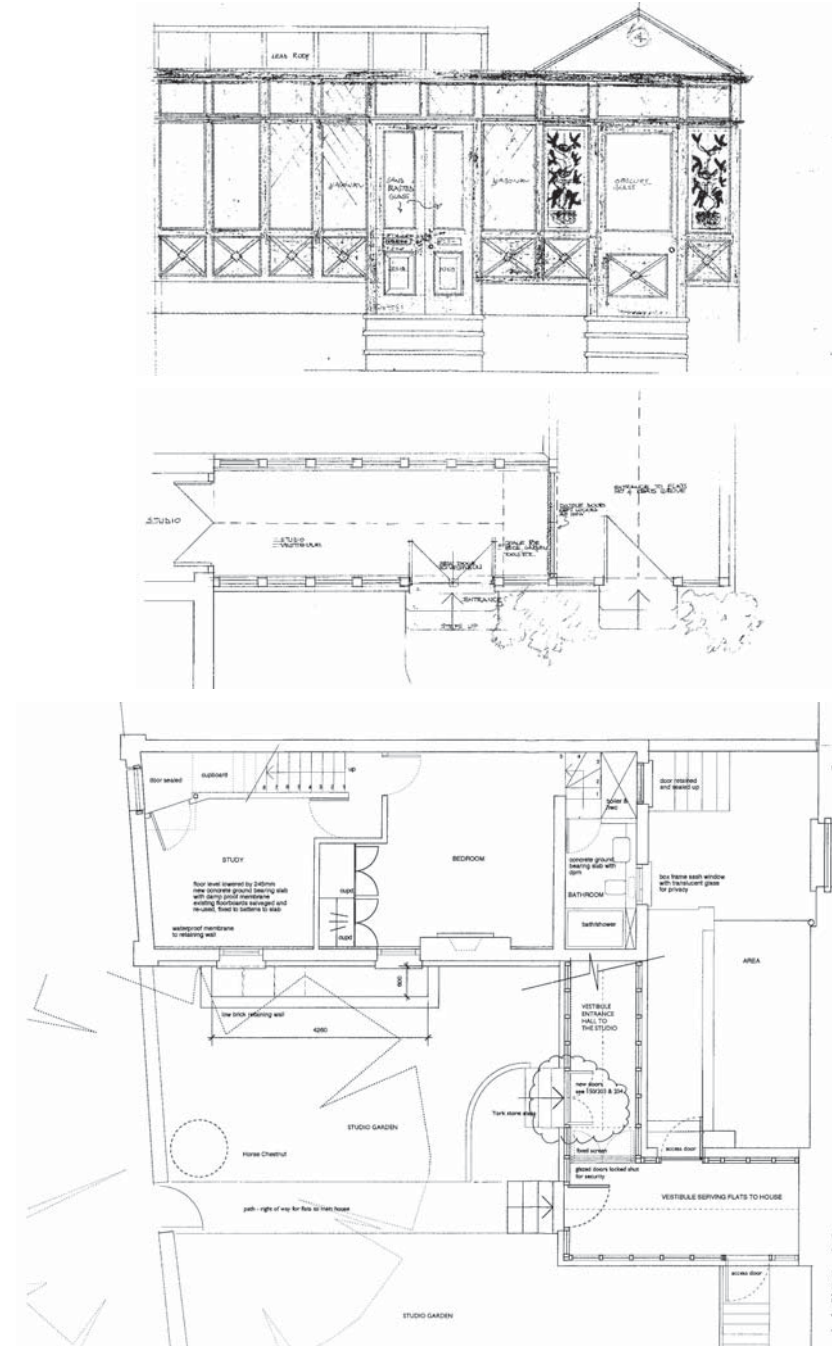
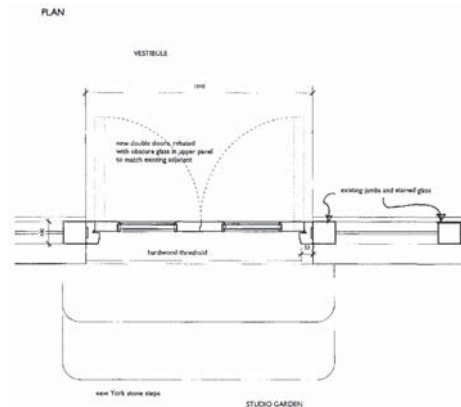
# RICHARD GRIFFITHS ARCHITECTS

2003:

- Studio reconfigured to have two storeys - GF becomes the LGF & a new floor added within to become the GF with access via the porch.
- LGF studio - floor lowered, new staircase, internal rooms created with new wall partitions, windows to internal lower courtyard re-positioned & new lightwell to front garden created.
- Proposed lead roof to Studio vestibule & the roof to the main house vestibule seen in the photo below is different to today.



EXTERNAL ELEVATION FROM FROST GARDEN

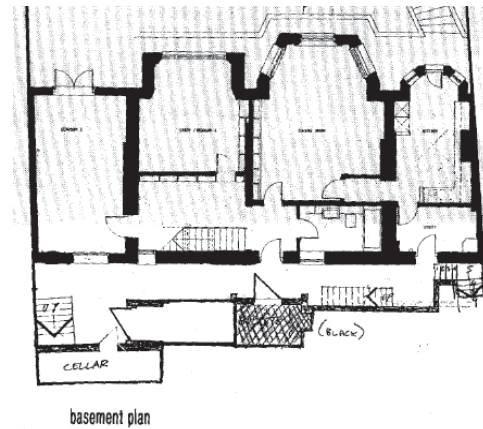


# RICHARD GRIFFITHS ARCHITECTS

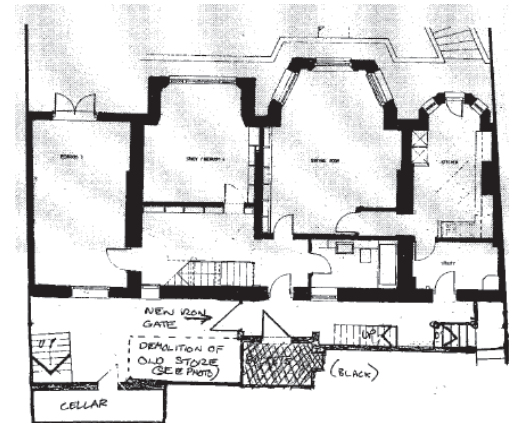
2004:

- Access to GF Studio via north Lower Ground Floor courtyard and street. LGF Studio still a small cellar.
- 2003 consented proposals have yet to be undertaken to the Studio and porch.
- Demolition of Lower Ground Floor store in north communal courtyard.

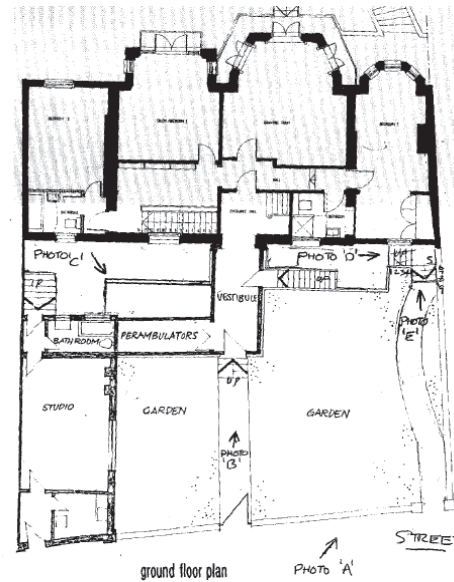
Existing Lower Ground Floor



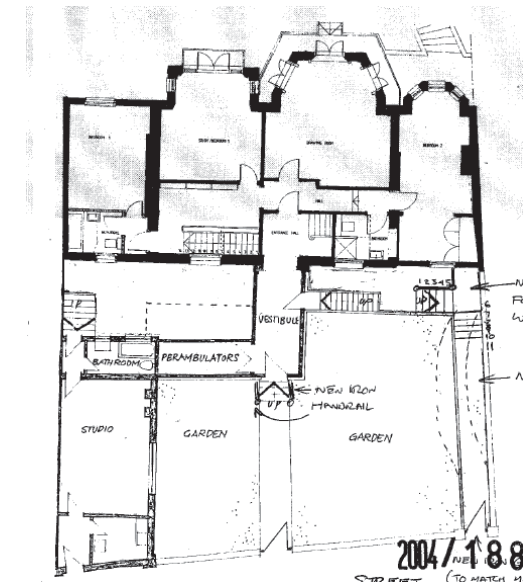
Proposed Lower Ground Floor



Existing Ground Floor



Proposed Ground Floor





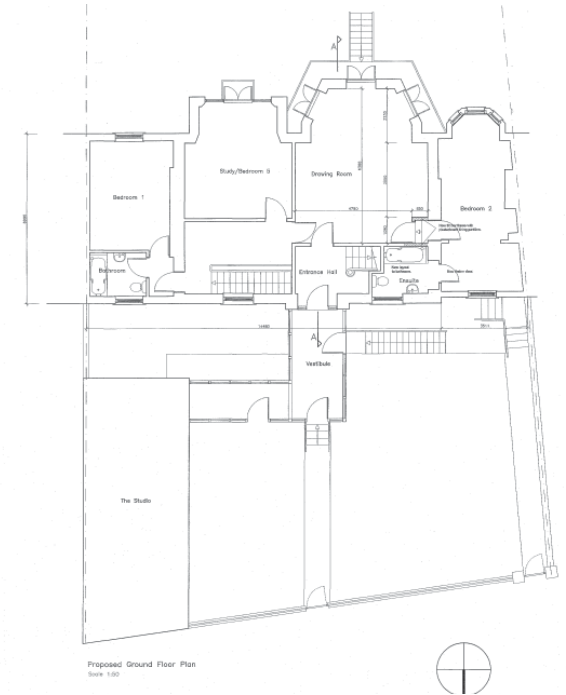
**2005:**

- Internal remodelling.
- Existing shows the new single door entrance to the front elevation of the porch evident for the first time, following its consent in 2003.
- Works to Studio to create 2 storeys and the new layout consent in 2003, are not shown but are believed to have been undertaken around this time.

**Existing Ground Floor**



**Proposed Ground Floor**

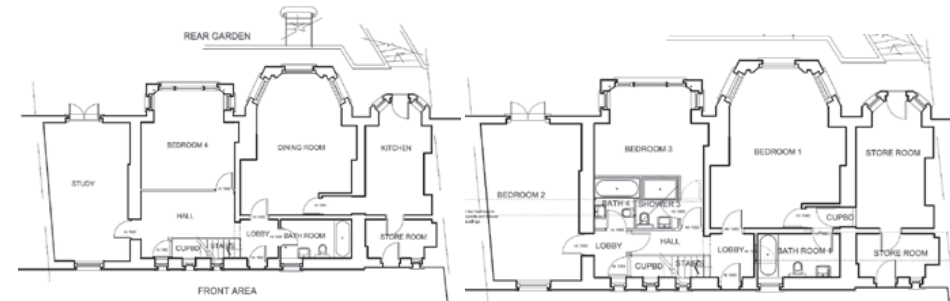


2010:

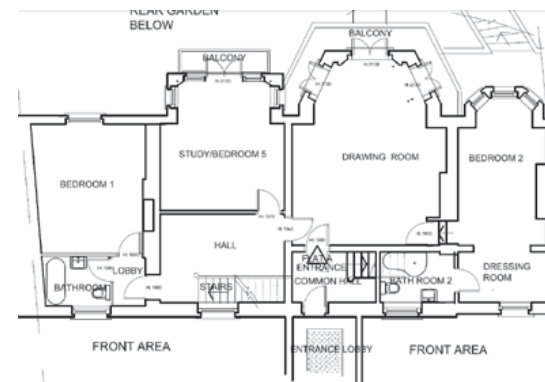
- Studio not shown.

Existing Lower Ground Floor

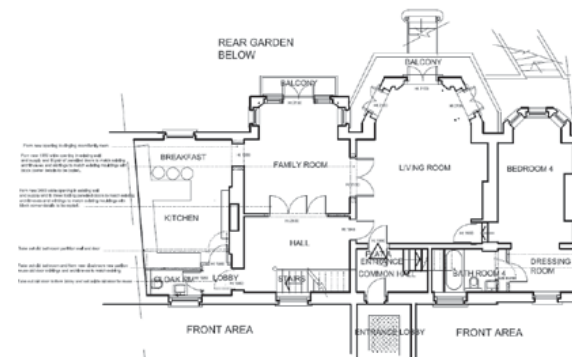
Proposed Lower Ground Floor



Existing Ground Floor



Proposed Ground Floor



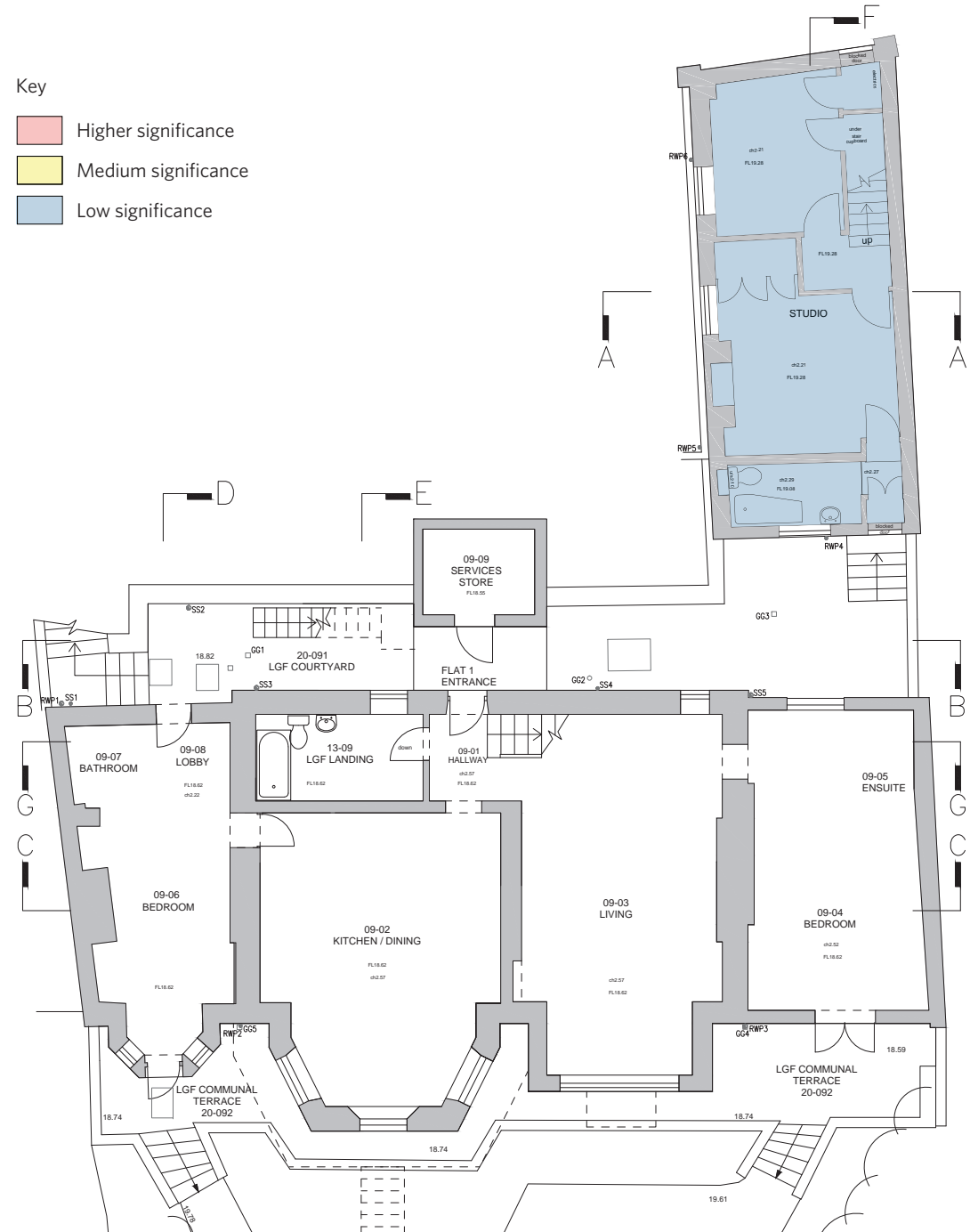
## Significance Plans

### Lower Ground Floor

- The Lower Ground Floor of the Studio was only created around 2005 following a 2003 consent. The fenestration was also adapted at this time.
- There is no original architectural features or significant historic fabric to the LGF Studio. All the walls and ceiling have been covered in plasterboard and are of low historical significance.
- None of the fenestration in the Studio is original and is of low significance. The majority of the window glazing and frames were replaced in 2005. The position of the windows and doors have also been adapted overtime, when room layouts and floor levels have been changed.

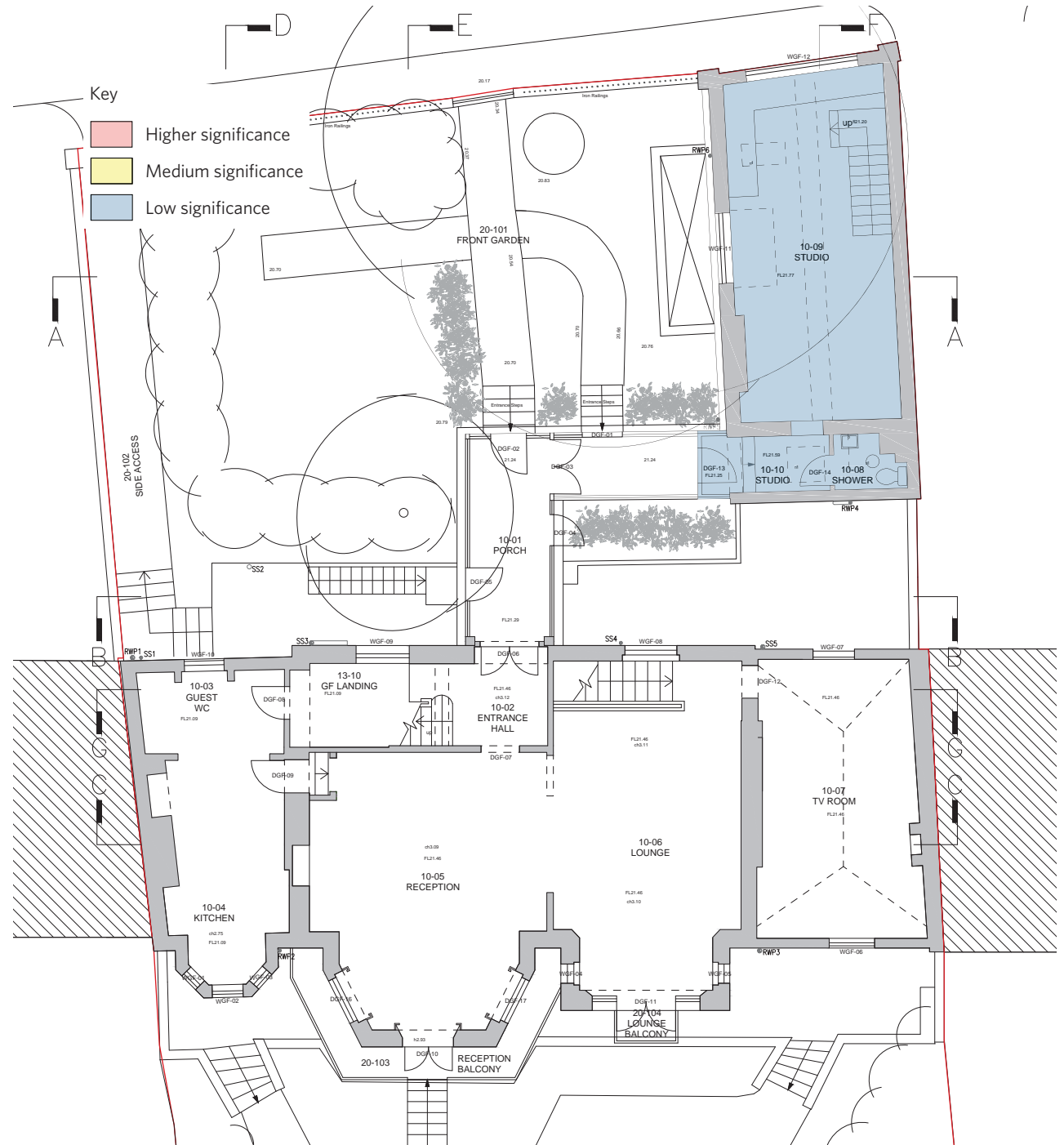
#### Key

- Higher significance
- Medium significance
- Low significance



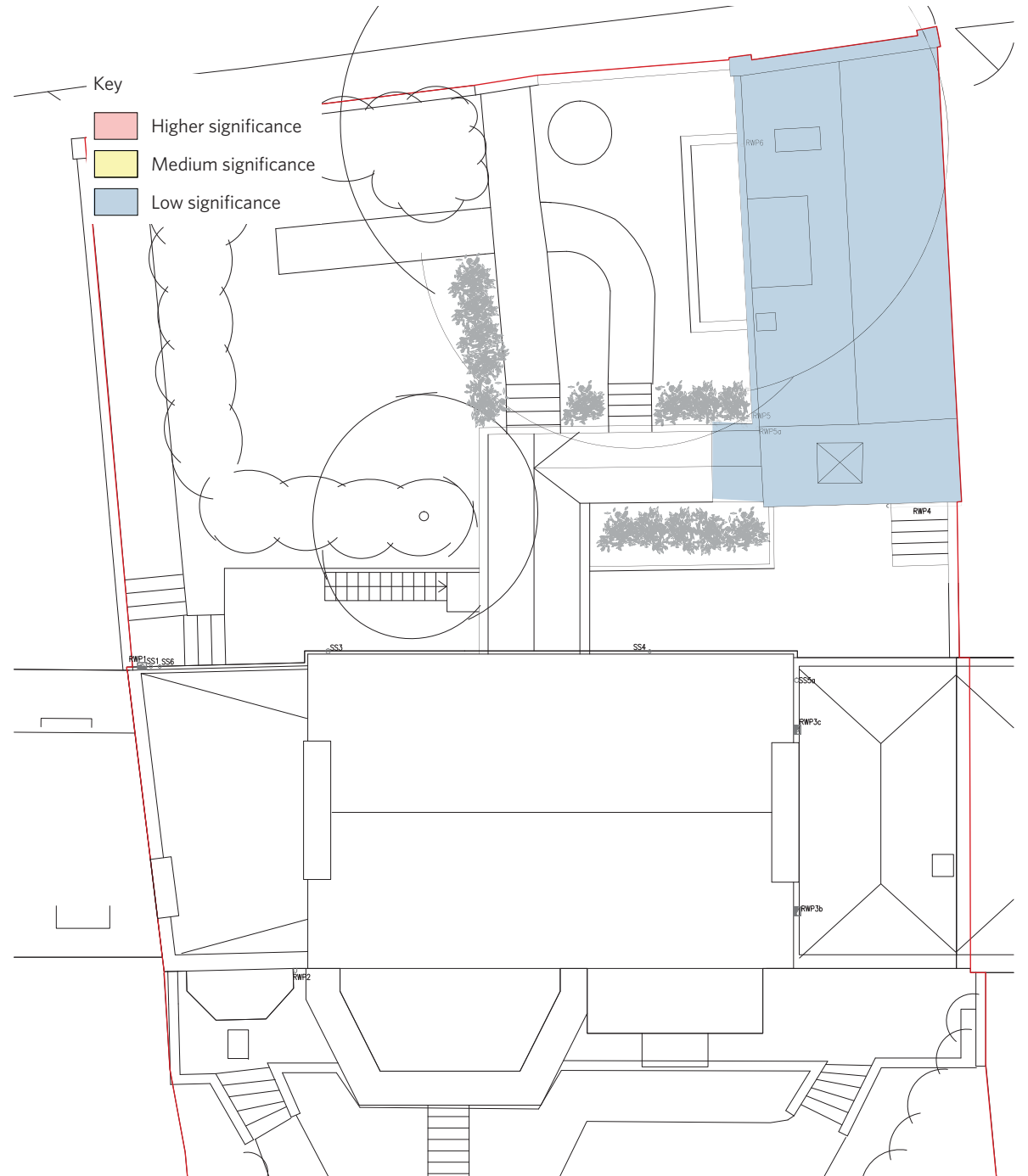
**Ground Floor**

- The Studio itself was built in late c.19th, but the roof, windows and internal layout have since been altered & replaced since 2003, and are of lower historic significance.



**Roof Plan**

- The roofs to the Porch and Studio have been noted as low significance as they have been replaced recently and are of no historical importance. The Studio roof has been adapted since 2004 to include a second storey within, a flat roof area, dormers and roof lights.



## Significance of Existing Elements

The proposed works to the main house have already received consent (ref: 2016/6840/P & 2016/7148/L). This application deals with the Studio building and includes alterations to the fenestration, remodelling internally including the introduction of a communal pool to the LGF and creating an open plan studio flat to GF, as well as the rationalising of the entrances and circulation.

**Studio:** The historic OS maps indicate that a smaller Studio building was on the site in 1870, but was then enlarged/rebuilt by 1890 to the size it is today. It has been internally remodelled and externally altered to provide a 2 storey unit, since permission was granted in 2003. The roof, dormer, roof lights and windows are modern. The current access to the Studio is via the Porch. Both the doors to the street and to the north Lower Ground Floor communal courtyard are blocked and the spaces internally are used as storage. The doors remain visibly externally.



## RICHARD GRIFFITHS ARCHITECTS

### Analysis of Existing Condition & Proposed Works

**Studio:** The historic OS maps indicate that a smaller Studio building was on the site in 1870, but was then enlarged/rebuilt by 1890 to the size it is today. It has been internally remodelled and externally altered to provide a 2 storey unit, since permission was granted in 2003. The roof, dormer, roof lights and windows are modern. The current access to the Studio is via the Porch. Both the doors to the street and to the north Lower Ground Floor communal courtyard are blocked and the spaces internally are used as storage. The doors remain visibly externally.

The proposed works include:

- Relocating internal staircase, to maximise the potential GF floor space.
- Open up courtyard doorway for access to Lower Ground Floor
- Insert communal pool to Lower Ground Floor level
- Create studio apartment at Ground Floor

The proposed works are internal and affect 21st century alterations. The relocation of the existing stair will allow for more efficient use of the Ground Floor as a self contained unit.

The excavation works required for the proposed pool have been limited to underneath the existing building as much as possible. The Studio benefits from a lower courtyard, light well and lower neighbouring access drive to its perimeter, which will aid access during construction. The plantroom has been located underneath the building away from the TPO tree in the front garden and it's significant roots, to avoid any damage to them.

The above should be read in conjunction with the accompanying Basement Impact Assessment and Arboricultural reports.



Studio elevation on road



Studio side garden elevation with light well



Studio rear lower ground floor courtyard elevation



Existing ground floor living space



Existing stair



Evident 21st century alterations to the exterior

## Analysis of Existing Condition & Proposed Works

**Fenestration:** *The Lower Ground Floor and Ground Floor windows and doors, have been altered multiple times to the studio building. The existing windows have been installed sometime since 2003. The existing doors have been in these locations since at least the 1930s, but are likely to have been affected by the subsequent alterations to the studio building.*

### Windows

- Whilst carrying out the repairs, there is a proposal to upgrade to laminated single glazing to the Lower Ground Floor and Ground Floor. The existing window profiles and glazing bars will be adhered to as closely as possible, and the type of laminated glass has been carefully chosen to minimise visual impact. The potential public benefit of improved security will be balanced with preserving heritage significance. All of the windows to the LGF and GF have been replaced since the 2003 consented application with modern glass. No historic fabric will be lost by these improvements.

- WLGF-10. This window is to be replaced with a 3 over 6 sash window to match the existing 2F main house windows with new laminated glass. The profiles and glazing bars will match existing. This enlarged window will bring more light into the external space, and no historic fabric will be lost. This elevations has had many different configurations of windows, and the existing is modern with new bricks surrounding it.

- WGF-12. This windows 3 panes of glass and leaded areas will be replaced with new clear laminated glass within the existing frames. This will match the other windows in the studio building more closely. The window and its glass has been replaced since 2003 and is of no historic significance.

- WRL-03. This new roof light is proposed to match the existing WRL02 and mirror each other either side of the existing WGF-11 window. The TPO tree to the front garden, as well as other existing planting and the railings help to hide the existing and the proposed rooflights from the street. No historic fabric will be lost as the roof has been adapted since the 2003 consent and is made of modern materials.



Existing window WGF-12



Existing window WGF-11



External view of existing window WLGF-10



Internal view of existing window WLGF-10



Existing roof light WRL-02



## Analysis of Existing Condition & Proposed Works

### Doors

- DLGF-26 was blocked and plastered internally to allow for the insertion of the floor in the Studio. The space internally is used as a store cupboard. This door will be opened to be a functioning access door. The height of the door will be lowered to suit the existing internal level.
- DLGF-27 was blocked and plastered internally to allow for the insertion of the floor in the Studio. This door will be used for access during the construction phase to allow easy access from the street, and then will be blocked up again.

### Justification:

The proposed upgrading of windows and doors will improve the security, heat loss and noise levels of the existing building, as well as the visual coherence of the elevations. The majority of the windows and doors have been replaced and altered multiple times throughout history to accommodate the remodelling of the interior. The fenestration to be replaced to the LGF & GF have no historical significance. Their glazing and frames were replaced since the 2003 consent for full remodelling internally was granted. The new sashes will be made in a like-for-like manner, to match the existing, and reuse the existing frames. Options for the new laminated glass have been reviewed and a specific 6.4mm sample carefully chosen to minimise the visual impact on the building. These improvements will have no negative impact on the street elevation or on the surrounding Conservation Area. Only one window is visible and this will be upgraded to improve the continuity throughout the building and match the other windows as closely as possible. The unblocking and lowering of the door to the lower courtyard will allow for direct access from this level and bring the original entrance route back into use.

The above should be read in conjunction with the accompanying Window and Door Schedule.



Existing door DLGF-26



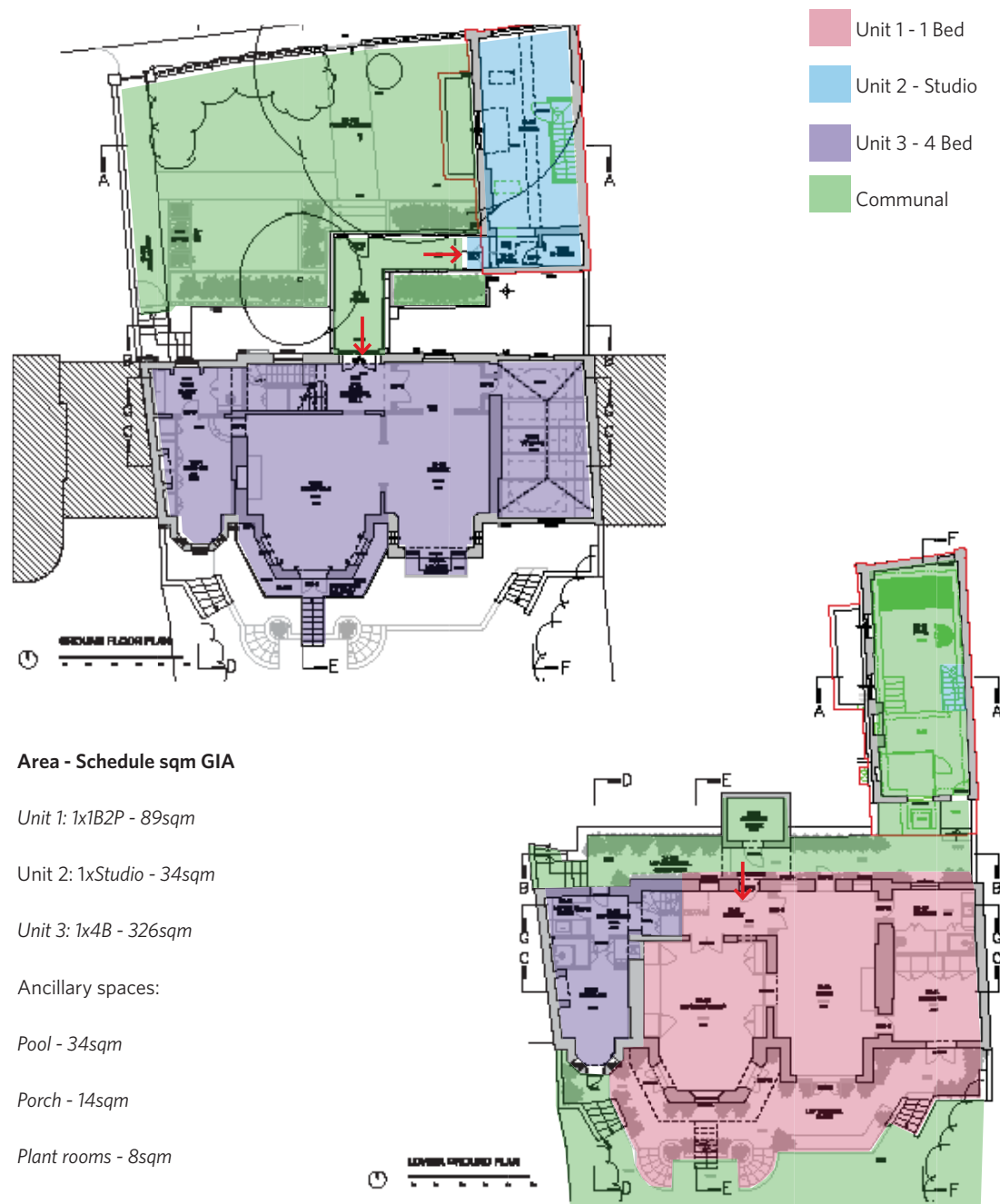
Existing door DLGF-27

## Analysis of Existing Condition & Proposed Works

**Change of size of the 3 units:** *The previous consent included the change of residential units from 4 to 3; 2x1B and 1x1B. This application still proposes 3 units also, but the mix is now proposed to be 1x studio, 1x1B, 1x4B. The demise of the units is shown in the adjacent diagrams.*

Unit 1 is accessed via the existing side access stair and courtyard to the front. Unit 2 and 3 are entered through the existing Porch.

- In order to maintain the hierarchy of entrances to the property, the Porch leads the viewer to the main house. The Studio is accessed from the porch as it is now and the Lower Ground Floor unit is accessed from the lower courtyard.
- Access from the street is for all occupants via the perimeter secure gates.
- The post delivery will be relocated to a secure box located within the railings, allowing direct delivery from the street.
- The meters are maintained in the existing lower courtyard services store.
- Refuse storage is relocated to the top of the side stair and integrated into the landscape proposals.
- The proposed pool is communal. It can be accessed from the lower communal courtyard for Unit 1 and 3 and via internal stairs for Unit 2.
- Unit 1 has private amenity in the rear perimeter terrace and shared use of the rear garden. Planting is used as a buffer between this terrace and the communal garden. A planting buffer is also included to the north in the lower courtyard to restrict access to the windows.
- Unit 2 can enjoy amenity use of the front garden.
- Unit 3 has private amenity in the rear balconies and shared use of the rear garden.
- The freeholder will be responsible for the maintenance of the shared communal areas; pool, rear garden, front garden and lower courtyard.



## Analysis of Existing Condition & Proposed Works

### External repairs and maintenance

General repairs and maintenance of the building fabric is also proposed. This will include:

Repairs/replacement with like for like rainwater goods or where modern plastic ones have been used, they will be replaced with traditional iron goods.

Repairs to lime mortar and brickwork with like for like materials.

Repairs to windows and doors as per schedules.

Repairs to slates, flashings and membranes to roofs.

Removal of redundant service pipes and vents to elevations.

Light clean to area of stained brickwork if necessary.



Repairs/rationalising rainwater goods



Repairs to gutters



Repairs/rationalising rainwater goods



Repairs to brickwork

## Structure and Mechanical & Electrical

### Structural Engineers

The proposed supporting information has been gathered:

- Existing assessment report has been carried out. This identifies any localised repairs required to the existing structure.
- Method Statement. This proposes a strategy for the key structural alterations / repairs, including:
  - Alterations to ceilings and roofs
  - Lowering the lower ground floor level
  - Additional structure to new openings and existing areas in need
- Drainage survey. A full drainage survey has been undertaken to assess the existing condition, and a drainage strategy with remedial works will be proposed follow these results. Overall, all the sewers surveyed are in reasonably good condition.

### Mechanical and Electrical Engineers

The proposed supporting information has been gathered:

- Assessment of existing services
- Method Statement
  - Seperate services for units
  - Meter store
  - Removing the water tank from roof space
- It is assumed at this stage that all mains services and drainage connections and all the mechanical and electrical service installations will be renewed as the condition of the existing is not suitable for reuse.

### Energy efficiency planning guidance for conservation areas, Camden

The below strategies will be incorporated to maximise the energy efficiency of the building whilst maintaining the character and appearance:

- Adding floor insulation to all floor build-ups, between the existing joists.
- Adding roof insulation, improve roof construction & repair slates.
- Repairing rainwater goods.
- Repairing windows and shutters, include draft proofing.
- Proposed laminated glazing to lower ground floor and ground floor windows to improve heat loss and noise levels, as well as security of the building.
- Inclusion of curtains in interior design.
- New heating system including underfloor heating, radiators & fireplaces, as well as new vents for chimneys and existing windows for natural cross ventilation.



Our Ref: JM/JM/51649

November 2016

**Suggested Method Statement  
For Proposed structural alterations to  
4 Keats Grove, Hampstead  
London NW3**

**1.0 General**

- 1.1 The house is a grade II Listed substantial 4 story terraced house, located at 4 Keats Grove, Hampstead, London. The proposed works will include structural repairs and alterations to the external and internal masonry, strengthening of suspended timber floors, and re-ordering of internal areas, as well as reducing the lower ground floor level.

**2.0 Proposed Alterations.**

- 2.1 The principal alteration will involve lowering of the existing concrete floor level, to form a new insulated concrete slab incorporating under floor heating.
- 2.2 Some masonry strengthening works to any cracks seen in the brick work, involving possible brick stitching and helibar repairs.
- 2.3 The installation of new service ducting within the lower floor zone, which will need to ensure that the existing foundations are NOT undermined.
- 2.4 The method statement is considered as a suggested sequence of structural works that the main contractor may utilise to get from the existing condition to the proposed end construction without compromising the structural integrity and fabric of the building.
- 2.4 The main contractor will need to provide his own method statement for approved prior to works commencing.
- 2.5 This document is to enable planning conditions to be discharged.

Page 2.../

**3.0 Enabling Works**

- 3.1 Enabling works have already been carried out in terms of some trial holes to confirm that the existing foundations on the whole are suitable, and it is unlikely that the foundations will be undermined during the course of excavation to lower the floor level.
- 3.2 Where the existing suspended timber floors have been confirmed, we envisage that the existing timber floors will in general be adequate for the proposed use, with the likelihood of strengthening floors to accommodate the increase in dead load for bathrooms areas.
- 3.3 Where the existing roofs are to be altered (Proposed TV Room & Main Roof), in terms of altering their structural shape, we envisage that the roofs will be stripped, removing the dead load, structural roof changes made, allowing the new roof structures to transfer their loads as designed.
- 3.4 Once the external scaffold has been erected, it will be possible to inspect the fabric of the building and carry out appropriate repairs.

**4.0 Construction Works**

- 4.1 Whilst the principal contractor will be responsible for all temporary works, and given the current stripped out condition of the property, we suggest that as part of the pre-construction risk assessments that the proposed level of propping through the building is outline for consideration by the Structural Engineer.
- 4.2 The proposals will more than likely involve a sequence of needling for the existing structural masonry walls/ floors; with an agreed demolition plan for proposed alterations for careful removal of the brick work walls, and temporary propping of the appropriate floor structure. The temporary works may require back propping down to the lower ground floor level.

Cont'd.../



also at: London 020 7448 9910, Cambridge 01223 314794, Bristol 01172 020070 and Norwich 01603 230240  
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847 The Crescent,  
Colchester, Essex CO4 9YQ

Telephone: 01206 228800  
www.rj.uk.com

## Mechanical & Electrical: Method Statement



**SGA Consulting Ltd**  
Building & Environmental Services  
Consulting Engineers  
<http://www.sgaconsulting.co.uk>

73 Mornington Street,  
London NW1 7QE

Date:- 29/11/16

Ref:- J1329 Keats Grove –  
MEPH Method Statement

### -KEATS GROVE-

## METHOD STATEMENT FOR THE MECHANICAL, ELECTRICAL AND PUBLIC HEALTH SERVICES SYSTEMS

### EXISTING SERVICES ASSESSMENT

The existing services at Keats Grove are not useable, except for the incoming services of which only the water supply needs be altered.

The existing rainwater system is in a poor state of repair. Much of the external rainwater goods are in a poor state. Much of the external soil and waste pipes are redundant.

### INCOMING SERVICES AND METERING

The Services Store, located beneath the porch, separate from the dwellings, will house the incoming services and the associated meters:

Electricity Supply – Existing 100A supply retained as it is in the current location, entering the Services Store.

Gas Supply – Existing gas supply to be diverted to Services Store. Meters currently located externally in LGF Communal Courtyard. To be relocated into Services Store.

Water Supply – Existing 25mm water supply to be upgraded to 50mm dia. Existing point of entry in lower ground floor unit. To be relocated to Services Store.

Separate meters will be provided for electric, gas and water supplies for all 3 units.

- The studio
- The lower ground floor unit
- The main house unit – part of the lower ground floor, all of the ground, first and second floor

### WATER TANK

The existing water tank is located in the roof void. The tank is to be mechanically cut up, allowing it to be removed from the building through the existing access hatch. No hot works will be permitted.

A 7-day water pressure testing analysis shows the pressure to be more than adequate to supply the building without a water tank, so no replacement tank will be installed.



**SGA Consulting Ltd**  
Building & Environmental Services  
Consulting Engineers  
<http://www.sgaconsulting.co.uk>

73 Mornington Street,  
London NW1 7QE

Date:- 29/11/16

Ref:- J1329 Keats Grove –  
MEPH Method Statement

### ROUTING OF SERVICES

New internal services will be concealed.

Services pipework and cables will run within the structural floor; new partition walls or within new risers hidden within existing recesses.

Services in the structural floor are run parallel to joists wherever possible. Where services need to cross the run of joists, existing holes and notches will be re-used. However, some drilling/notching of joists will inevitably be needed. In this case standard structural guidelines will be followed to maintain the integrity of the joist.

Existing foul drainage branch pipes made redundant by the renovation will be removed from the façade of the building. Internal drainage will replace these. The overall effect will be to 'clean up' the façade. Rainwater goods will be renewed with the appropriate pipework.

Penetrations through the external wall will be limited. Where such penetrations are unavoidable, these will be located sympathetically. Traditional ironwork is likely to be used in these openings.

New heating will be provided. Generally, this will be underfloor heating. The underfloor heating offers an even distribution of heat at floor level, the heat rising from low level provides warmth to the occupants more directly than conventional radiators meaning less heat input is needed. The underfloor heating is to be fitted in between existing joists resting on battens nailed laterally into floor joists.

In 5 rooms fire places will be reinstated. Building control may require each of these rooms to have permanently open ventilation in order to comply with part J. If required, grilles will be installed at low level on the rear façade to provide ventilation to grilles on the internal walls. All grilles will be at low level with an effort to locate them inconspicuously in corners. The style of the grilles will be in keeping with the building's character. The largest of these grilles will be approximately 0.15m<sup>2</sup> in area (equivalent to 450m x 350mm). For safety reasons ceiling mounted carbon monoxide monitors will also be located in these rooms.

## Camden Planning Policy & Listed Building Consent

### **The National Planning Policy Framework (NPPF) (March 2012)**

The National Planning Policy Framework (NPPF) (March 2012) contains twelve core principles, with two relating directly to heritage conservation and environmental sustainability.

On heritage, any development should:

*“...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”*

On energy conservation, any development should:

*“...support the transition to a low carbon future... (and) encourage the reuse of existing resources, including conversion of existing buildings and encourage the use of renewable resources.”*

We have reviewed the below policies in preparing these proposals:

**CPG1 Design, London Borough of Camden, July 2015**

**CPG2 Housing, London Borough of Camden, July 2015**

**CPG3 Sustainability, London Borough of Camden, July 2015**

**CPG4 Basements and Lightwells, London Borough of Camden, July 2015**

**Conservation Area Statement, Hampstead, Camden.**

**Hampstead Conservation Area Design Guide, Camden, Oct 2001.**

**Hampstead Conservation Area Streetscape Audit, Camden.**

**Hampstead Conservation Area Appraisal, Camden**

The site does not fall under Article 4 Direction.

## Conclusion

### **Benefit**

The benefits of the proposals include energy efficiency measures, repair of listed building fabric and a sustainable division of uses.

### **Conservation Area**

The proposals have sought to follow the principles of the Conservation Area. Therefore the redevelopment will add to and enhance the Conservation Area.

### **Policy**

Overall the proposed works will preserve the character and appearance of the Grade II listed property. Therefore the proposed internal alterations fully comply with the Hampstead Conservation Area Design Guide and policies CPG1,2,3 and 4 and in general accordance with the NPPF/PPG.