

COOKE FAWCETT ARCHITECTS

Rose Cottage, Vale of Health, NW3 1AX Design and Access Statement 5 11.05.2018

180511_135_REP_DAS_5

1. Introduction
2. Existing Building
3. Planning History
4. Site, Conservation and Heritage
5. The proposed works
6. Justification for Proposals
7. Conclusion

Appendix 1 - Practice Profile

1.0 Introduction

1.1 Purpose of the document

This document accompanies an application for Householder Planning with Listed Building Consent (Planning portal reference PP-06863719) for proposed works to Rose Cottage. The works are intended to be completed in parallel to works consented under 3 previous applications (see planning history).

1.2 Summary

Rose Cottage is a modest scale terraced house in the Vale of Health in Hampstead. The applicants, Simon and Sarah Walker purchased the property in 2017. The property has had no recent maintenance and the applicants wish to refurbish the property to safeguard its future.

In addition to safeguarding the future of the property, the applicant also seeks to use the opportunity provided by the refurbishment works to update the layout of the rear outrigger. The proposed alterations will provide suitable modern accommodation in line with the on-going evolution of the building, whilst at the same time respecting the history of the building as far as possible.

This application follows 4 previous planning applications, 3 of which have been approved. The works described in the 3 approved applications include general refurbishment, strengthening of foundations beneath the rear outrigger and an application of insulated lime based render to the facades of the rear outrigger. A previous application proposing removal of the rear outrigger chimney breast to create an improved, workable kitchen plan was refused in March 2018.

During the previous planning application process, alternatives to the removal of the rear outrigger chimney were discussed. This application seeks approval for a revised arrangement of the rear outrigger. It incorporates modest alterations to the existing chimney alongside other practical changes to the existing layout, aimed at making the existing spaces more conducive to modern usage.

1.3 Scope of work

This application describes the following items of work to the rear outrigger of Rose Cottage:

- Alterations to the existing rear outrigger chimney masonry to improve the current layout of ground and 1st floors. This work will include the enlargement of the existing hearth to create a visual connection between the two existing kitchen rooms, and the enlargement of the existing hearth at 1st floor to create an area for storage.
- Removal of the partition currently dividing the existing kitchen from the existing bathroom. In the proposed layout a new bathroom will be created at 1st floor level and the removal of the partition at ground floor will create a larger, more usable kitchen.
- Creation of a new enlarged hallway by incorporating the existing external porch with a new front door matching an existing door elsewhere on the rear outrigger.

1.4 Supporting information

The following information is submitted alongside this document:

Architectural drawings

- Existing plans: 135_RVH_0100_RevF
- Existing elevations: 135_RVH_0500_RevF
- Existing sections: 135_RVH_0600_RevF
- Proposed plans: 135_RVH_1100_RevG
- Proposed elevations: 135_RVH_1500_RevE
- Proposed sections: 135_RVH_1600_RevE

Supporting documents

- Schedule of opening up now completed at the property
- Heritage statement produced by Neil Burton of the The Architectural History Practice
- Schedule of existing condition completed by Warmans
- Structural Assessment by Philip Cooper of Cambridge Architectural Research.
- Pre-application enquiry letter and response from Camden Council



Existing west facing elevation (formerly the front)



Existing east facing street elevation (formerly the rear)

2.0 Existing building

2.1 Overview

The existing building is made up of two parts: the original house, which includes reception rooms and bedrooms, and a rear outrigger housing secondary spaces: kitchen, bathroom, utility space, storage and a small bedroom. The rear outrigger was likely constructed in stages, following the completion of the main house. The fabric of the rear outrigger suggests that this part of the building has been gradually adapted over the life of the building to suit changing patterns of use.

2.2 Programme of refurbishment

The works proposed in this application are focused on improving the layout of the existing rear outrigger. These works should be understood in the context of the works consented as part of the previous applications, which together represent an overall refurbishment of the property. The applicants are taking on a house which has been somewhat neglected: although not under immediate threat, the building is in need of extensive refurbishment and repair work. Taken holistically the proposed works will safeguard the future of the building.

2.3 Failings of existing layout

In principle, three key failings have been identified in the existing layout:

1. Bathroom location. The bathroom is currently located at ground level at the far end of the existing outrigger. To get to the bathroom from any of the bedrooms, occupants must go down stairs and through the hallway, kitchen and utility room. This is impractical.
2. Kitchen size. The existing rear outrigger comprises 4 small rooms at ground floor. Two of these are used as the kitchen. This layout is impractical and not suitable when compared with current space standards: the hob and sink are in different rooms which is inconvenient and poses a health and safety risk as hot pans must be carried through a doorway and using the sink means leaving the hob unattended. It is not possible to form a new kitchen in one of the existing spaces because neither is large enough to accommodate a reasonable number of units for a three bedroom house. Moving the hob and oven to the sink room or vice versa would partially address safety issues however it would also result in a scenario in which the room with the hob and sink was also lacking in adequate prep area.
3. Currently two external doors provide access to the property. The door closest to the gate from the street provides access directly into the existing bathroom. A second 'front' door further along the paved entrance area provides access to the central stairwell. Whilst this second door brings people to a convenient central location in the house, it is also cramped and there is little space to welcome guests or hang coats.

The proposed works seek to address the failings listed above by improving the layout of the existing rear outrigger. The proposed changes will enable Rose Cottage to function better as a family home.

2.4 Warmans survey of the existing building

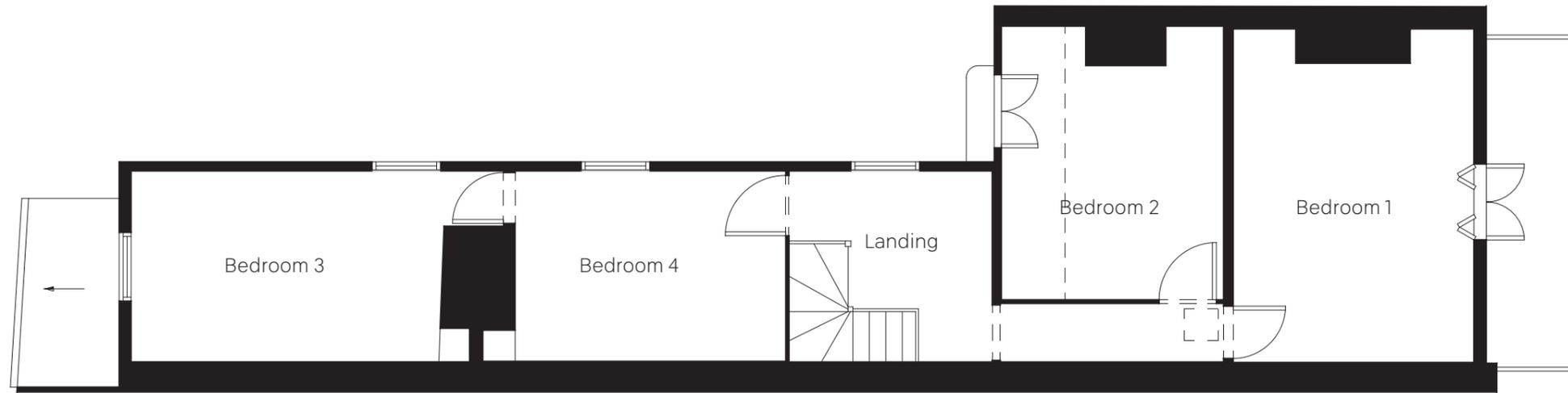
The works proposed as part of both this application and the previous consented application have developed from an understanding of the existing condition of the building. A detailed survey of the existing condition has been completed by Warmans, the findings of which have informed the proposed works.

2.5 Structural assessment by Philip Cooper

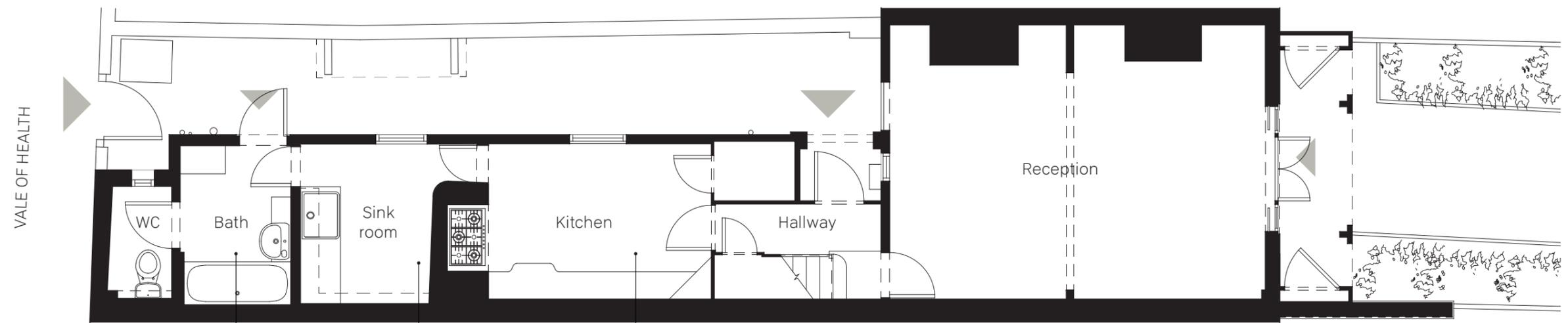
As a follow up to Warman's initial survey, the structural engineer Philip Cooper, of Cambridge Architectural Research has made a structural assessment of the property.

2.6 Opening up

To understand the existing fabric of the building, a series of areas of opening up were agreed with Camden Council. The findings of this exercise are described in the accompanying schedule of opening up.



First floor plan



Ground floor plan

bathroom
4 sqm

sink room
5 sqm

kitchen
8.2 sqm

Existing kitchen counter length
6260mm





Clockwise from bottom left:

1. Paved pathway to west of Rose Cottage
2. Street elevation and adjacent properties
3. Street elevation and cottage beyond
4. Passageway lining rear addition of property (view to street)
5. Passageway lining rear addition of property (view to house)
6. Principle west facing elevation



Clockwise from bottom left:

1. Kitchen
2. Upstairs bedroom in rear addition
3. Bedroom in main part of 1st floor (east)
4. Master bedroom at 1st floor (west)
5. Ground floor reception room
6. Ground floor reception room

3.0 Planning History

3.1 Previous applications relevant to the proposed works

- 2017/3531/P & 2017/3681/L – Approved September 2017 (General refurbishment and window replacement)
- 2017/5070/PRE – Pre-application advice
- 2017/7062/L – Approved March 2018 (Foundation strengthening)
- 2017/7063/P & 2018/0887/L – Approved March 2018 (External insulation and lime render to rear outrigger)
- 2017/7064/L – Refused March 2018 (Alterations to rear outrigger chimney and layout)

3.2 Summary of planning process to date

An initial application describing a comprehensive scope of works was submitted in summer 2017. This option included a proposal for a new layout of the rear outrigger including alterations to the chimney as described in option A, on the following pages. During this first application process, Camden council advised that it would be advantageous to remove several items considered controversial from the application. These became the subject of a pre-application advice discussion. The original application was then approved and the alterations to the rear outrigger chimney, foundation strengthening, and wall insulation were transferred to a pre-app.

During the pre-app process several options for the proposed rear outrigger plan were discussed. These are described on the following pages as options B,C and D.

Following further discussions at pre-app, the three outstanding items were submitted for planning as three separate applications. The works were separated as it was understood that two items (the external wall insulation and the chimney alterations) were considered more contentious than the foundation strengthening. Although it was understood from the pre-app that there were some concerns about the preferred chimney option (option C) this option was proposed because it offered clear spatial benefit.

In March 2017, two of the three applications were approved (foundation strengthening and external wall insulation) and the application for alterations to the existing chimney was refused.

Following refusal of the application two further options (E and F) were considered. E proposed closing the existing door and creating a new opening through the chimney. Option F, which is the current proposal, put forward by this application retains the existing door and creates a new opening in the chimney to create a visual connection between the two spaces.

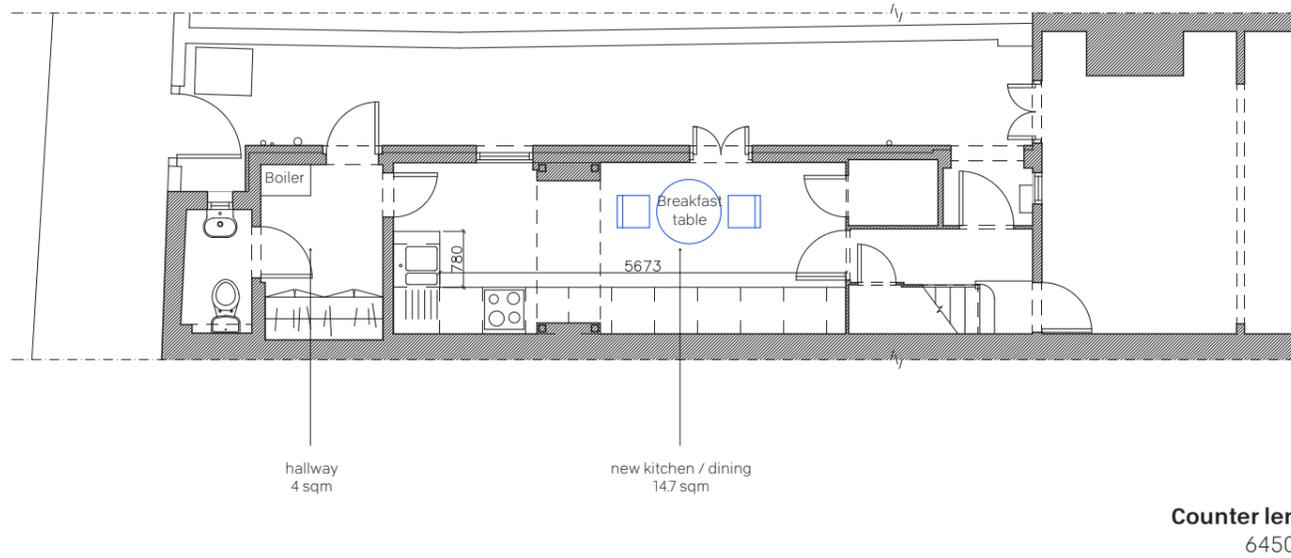
3.3 Chimney solution

Finding a workable solution to integrate the existing chimney into a revised layout is key to this application. The previous application was refused on the basis that the proposed works would result in 'less than significant harm' to the existing fabric. This feedback has informed the proposed works which propose a more open kitchen layout which incorporates, rather than removes, the majority of the existing chimney.

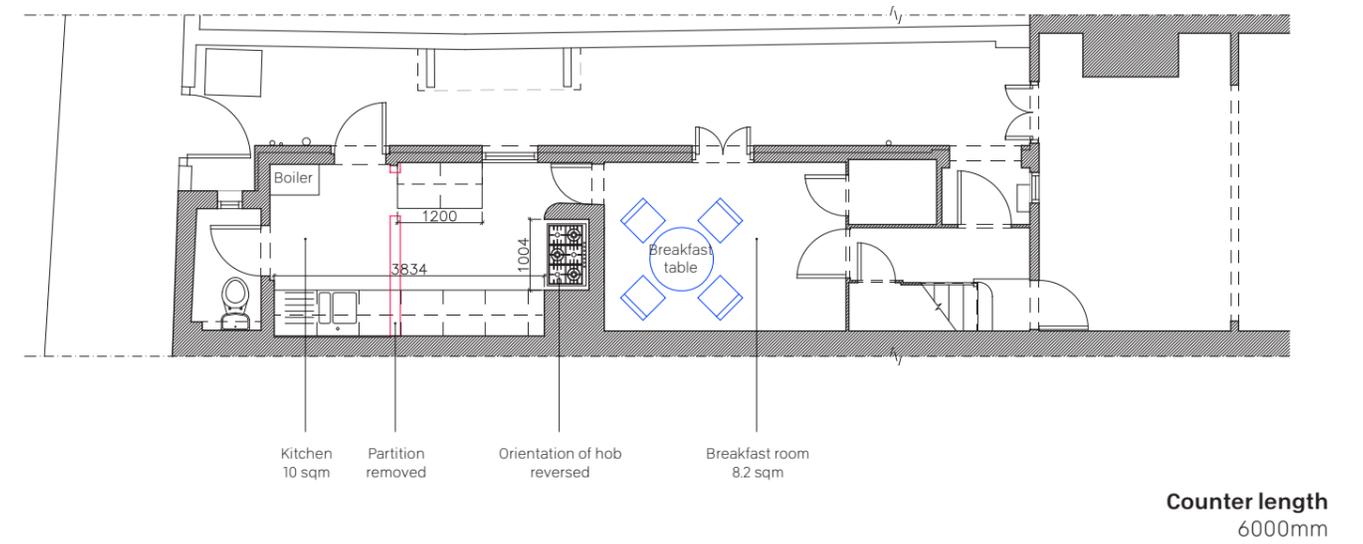
3.4 Dialogue with Camden Council

During the previous applications and following the refusal of the previously proposed alterations to the chimney, the layout of the rear outrigger has been the subject of continued dialogue with the council planning department. Options for alterations have been reviewed and the works proposed in this application are a positive compromise between the wishes of the applicant (which focus on opening up the ground floor space to make a workable kitchen) and the council, who have a preference for limiting alteration to the existing chimney.

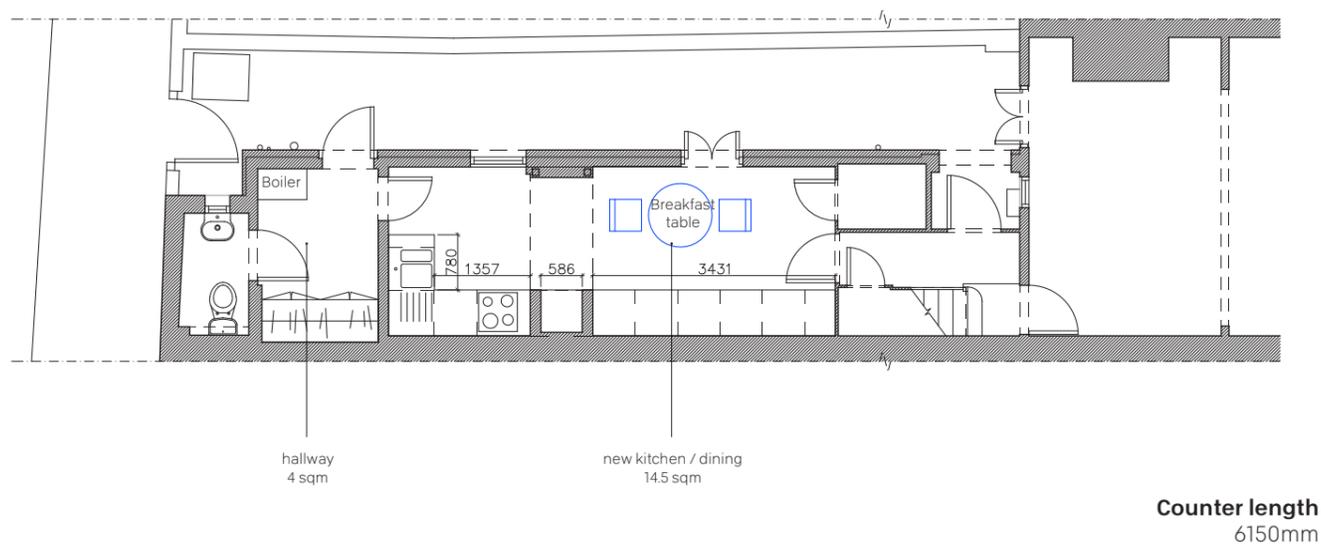
As a means of testing the proposed options, visualisations have been produced of the different configurations. The aim of this exercise has been to find a suitable way of improving connectivity between the ground floor outrigger rooms whilst avoiding significant change to the existing chimney. These options are described on the following pages.



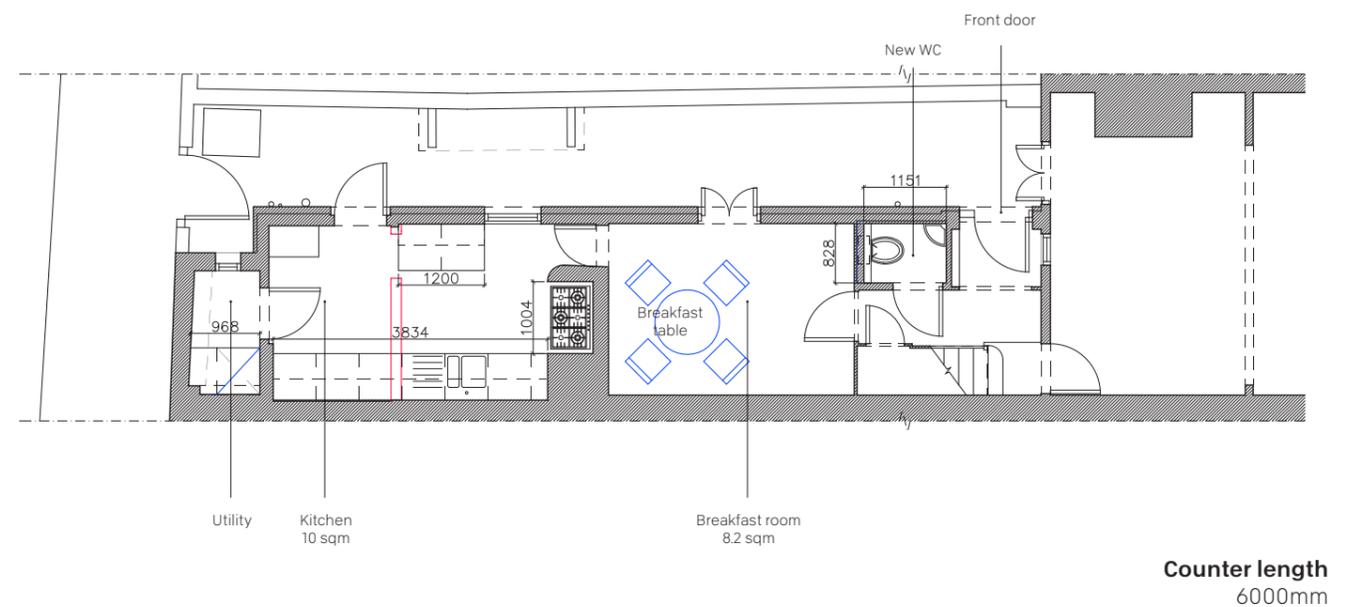
Option A (planning app July 2017)



Option B (pre-app Sept 2017)



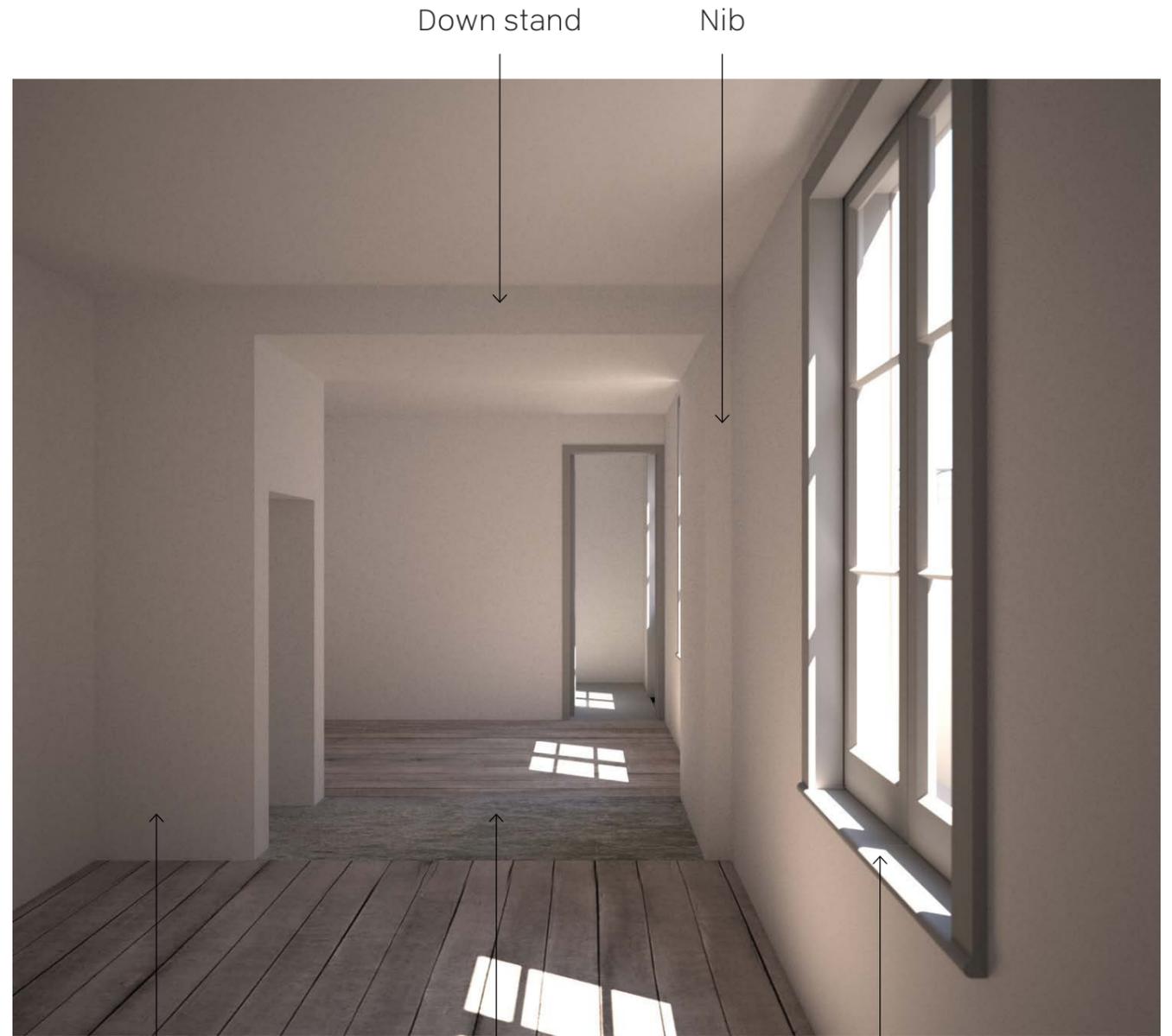
Option C (planning app Dec 2017 - Refused)



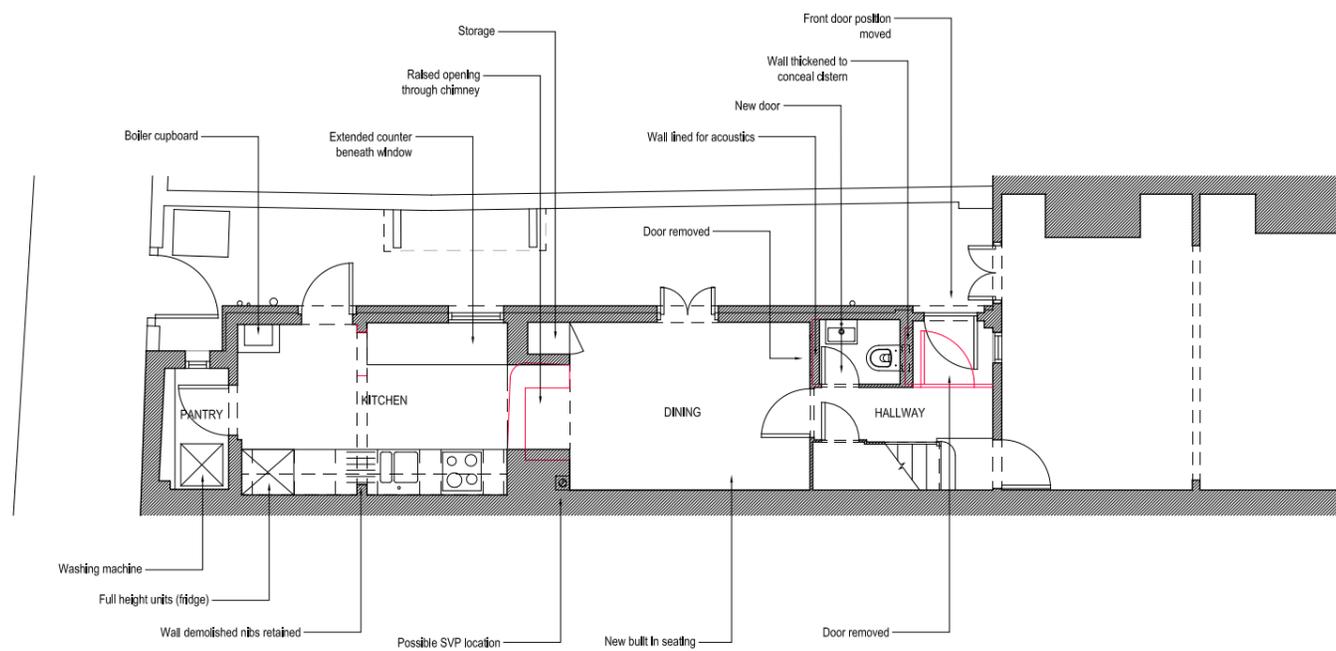
Option D (follow up to refusal)



Existing

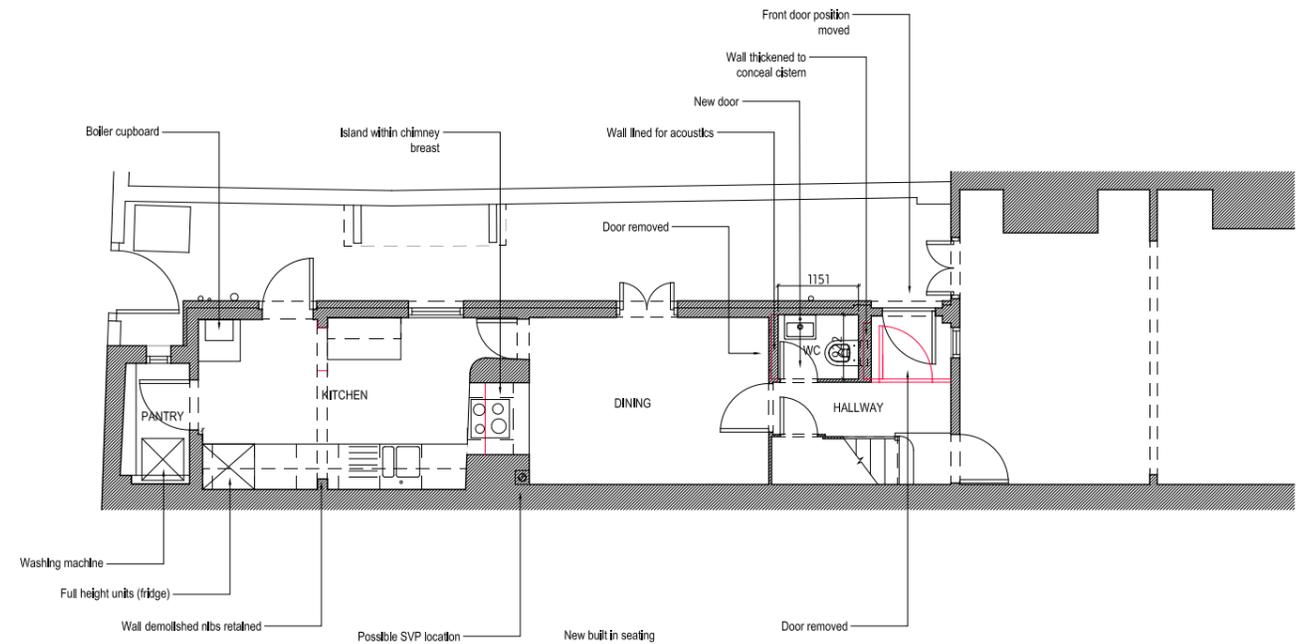


Proposed Option C (refused during previous application)



Option E (option considered post-refusal)

Counter length
6000mm



Option F (proposed)

Counter length
6000mm

4.0 Site, Conservation and Heritage

4.1 The Vale of Health

The Vale of Health, originally known as Hatchett's Bottom is a small Hamlet located to the north of the main area of Hampstead, embedded within the landscape of Hampstead Heath. The development of the area was made possible by the draining of an area of previously swampy and unbuildable land, by the Hampstead Water Co. in 1777. Several small cottages were originally built to house the poor in 1779. By 1815 the Hamlet was described as comprising 4 houses and 10 cottages and by 1851, 18 houses were identified. The name 'The Vale of Health', recorded in 1801, may have originated as a euphemism which was exploited or as a new name invented in a deliberate attempt to change the image of the place from that of a swampy area of unattractive land to one of a picturesque hamlet located within bucolic landscape surroundings. The name is potentially attributable to John Rudd, who was likely the builder of Rose Cottage.

During the early 20th century the Vale of Health became known as an area of attractions, and became somewhat 'vulgarized' by the reputation of its tavern, tea gardens, merry-gorounds, and slot machines. However, it never lost its appeal as somewhere one could experience village life in such proximity to the centre of London. The Vale of Health today very much maintains the appearance of a picturesque hamlet surrounded by the lush landscape of the heath.

4.2 The setting

The Vale of Health is accessed on foot directly from Hampstead Heath or from Hampstead via a small footpath which starts at the north end of Holford Road and skirts around the western and northern edges of the Vale. By car, there is only one point of access; a street also names the Vale of Health is accessed from East Heath Road. The Vale of Health itself is formed of one main street which divides into two branches serving its east and west sides. Rose Cottage is situated on the western branch. On entering the Vale of Health the topography initially gives the visitor the impression of descending slightly into a small hollow, the terrain then rises up slightly as you approach the centre of the Vale and its Northern part, where Rose Cottage is situated.

4.3 Conservation Area

The Vale of Health lies within the Hampstead Conservation Area, it falls within one of the areas designated 'outlying areas' which also includes North end, and The Elms. The following text is part of the introduction provided in the council conservation area statement: Hampstead was designated a Conservation Area (with North End, the Elms, Vale of Health, Downshire Hill) on 29 January 1968. The reasons given for its designation were:

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



John Constable. Hampstead Heath: The Vale of Health, Probably 1820-1822
The view describes the view from above the Vale of Health pond towards Highgate and the heath



Scott Macfarland. View of The Vale of Health, looking towards Hampstead 2007

village on the northern side. (LB Camden, Planning & Development Committee - 30 October 1967, Report of the Planning Officer).

The statement includes the following description of the Vale of Health:

The Vale of Health is a tightly knit enclave of modest houses in a hollow completely surrounded by the Heath. It stands on the edge of a large pond, built as a reservoir in 1777 by the Hampstead Water Company. Today a man-made island refuge for birds at the centre increases the pond's visual attraction. The development of the enclave began when the reservoir was created and the remaining drained land became available for building. The Vale is approached down a leafy lane from East Heath Road. Its narrow roads and alleyways create intimate vistas, with the added impact of views of the Heath, with its trees and vegetation. There is a delightful mixture of buildings. Early 19th century cottages, many weatherboarded, combine with larger villas and terraces. The secluded nature of this residential enclave, the varied scale and forms of the modest houses, contrasting with the natural backdrop of the Heath give the Vale of Health a unique charm. Apart from the older cottages the houses are predominantly late 19th century.

The statement goes on to describe Rose Cottage as one of ...a pretty row of early 19th century two and three storey painted cottages with neat gardens (Old Cottage, Woodbine Cottage, Rose Cottage, North Villa, South Villa, Vale Cottage, Vale House - all listed).

4.3 Heritage Assessment

Rose Cottage is listed grade II. The accompanying heritage statement provided by the Architectural History Practice provides a detailed description of the history of the building and its significance as a heritage asset.

In summary, Neil Burton's assessment concludes that while the value of Rose Cottage, in terms of setting and historic record, is significant, the physical fabric of the building is unremarkable and of little specific value. The key conclusions from the heritage assessment in relation to this application are as follows:

- The existing outrigger is non-original to the main part of the house and is likely the product of gradual extension and adaptation as the building has changed to suit the evolving needs of its occupants.
- The plan form of the whole building has been significantly altered and the layout of the existing outrigger is of limited if any specific value.
- The built fabric of the building is unremarkable and doesn't contain any specific feature or detailing of significant merit.
- In general, the heritage value of the building relates predominantly to its history and its contribution to the setting rather than its fabric.

4.4 Project history

The version of the Heritage Statement by the Architectural History Practice submitted with this application was originally drafted to accompany a previous application. A significant portion of the work described has now been approved. As such the assessment of the building described within the document remains accurate however the description of the proposed works is superseded by the description in this Design and Access Statement and in the accompanying schedule and drawings.



Map of Hampstead Conservation Area - Number 8 indicates outlying areas including Vale of Health



5.0 The proposed works

5.1 Ground floor plan layout

As part of the proposed works a new bathroom will be created at 1st floor level, making the existing ground floor bathroom and WC redundant. This frees up space to reorganise the ground floor. The partition separating the existing bathroom and sink room will be removed. The combined area of these two spaces will be reconfigured as a kitchen. The existing WC will be repurposed as a utility and storage room and the existing kitchen will become a dining space. To allow the existing layout to remain readable in the evolution of the building, nibs and a down stand projecting 150mm from walls and ceiling respectively will be retained on the line of the existing partition.

As part of the dialogue with Camden Council, several different options for the ground floor kitchen have been considered. These are described in the following pages.

5.2 Incorporation of chimney in kitchen / dining layout

To create a visual connection between the kitchen and the dining space the masonry that currently backs onto the existing range will be removed and the height of the range opening will be increased. This will create a larger opening in the chimney, articulated as an open doorway, through which you can walk from the kitchen to the dining space. The existing door will be closed off but retained within the proposed buildup.

This change can be implemented whilst still retaining the majority of the existing chimney

masonry. In this sense the proposed alteration is a positive compromise between the ambition to open up the ground floor and make it more suitable for current patterns of usage, and an interest from a conservation perspective of limiting the extent of impact on existing fabric.

5.3 New front door, entrance hall and guest WC

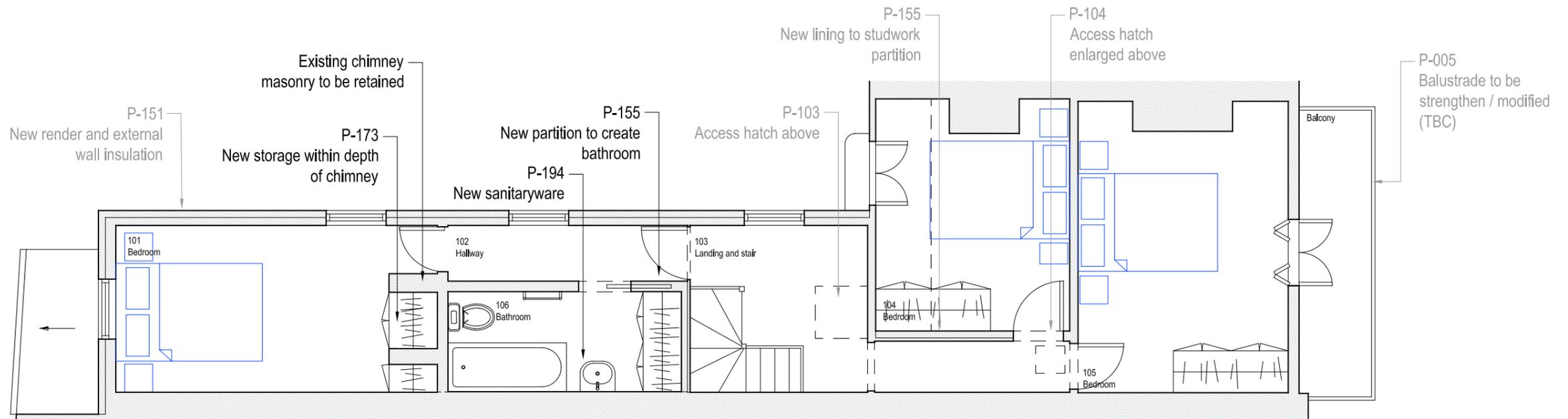
A new front door to the main entrance hall will be created on the line of the existing façade. This will enclose approximately one square metre of outside space to create an enlarged entrance hallway and coat area. A new guest WC will be created in the existing cupboard adjacent to the front door. A new door to this WC will provide privacy and separation from habitable spaces. These works will create an improved hallway and guest area in the centre point of the house from which the dining space and reception room can be directly accessed.

5.4 Creation of new bathroom at 1st floor level

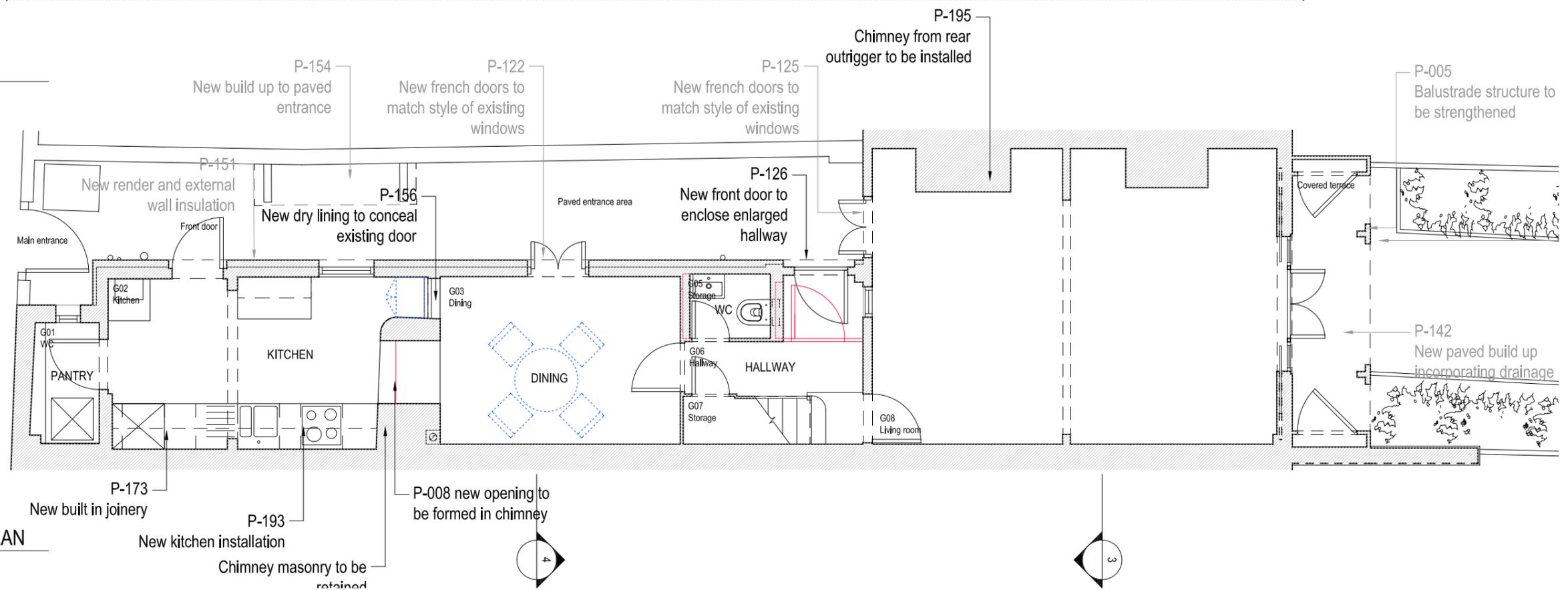
At 1st floor level a new partition will divide the room which currently separates the stair from the back bedroom. The resultant layout will include a corridor connecting the stair to the third bedroom and a new bathroom to be shared by all three bedrooms.

5.5 Incorporation of chimney in 1st floor layout

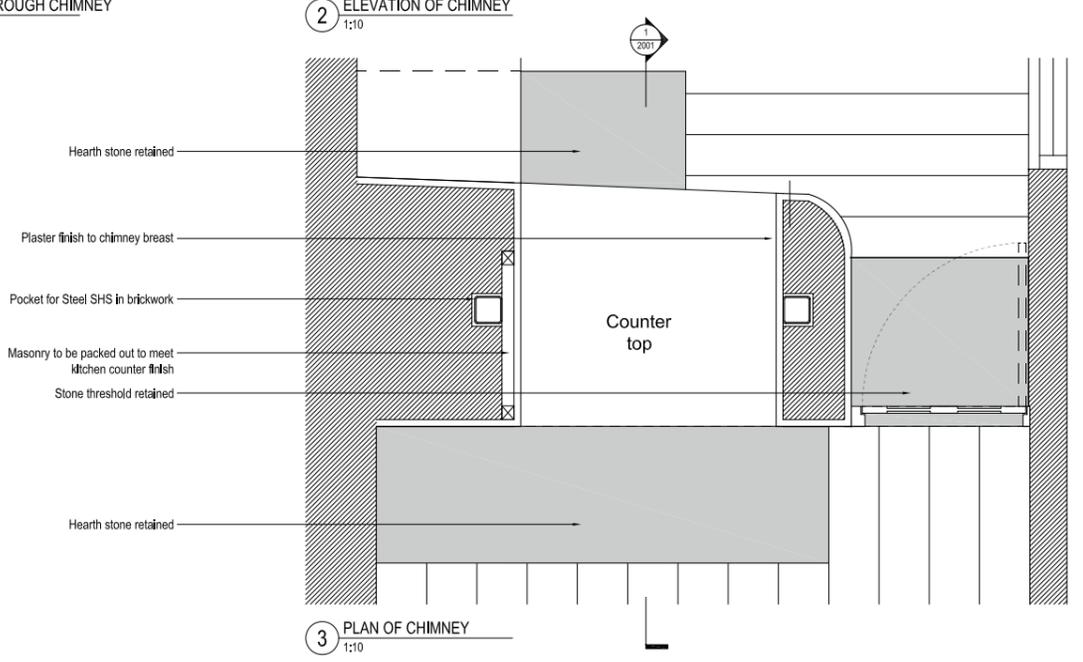
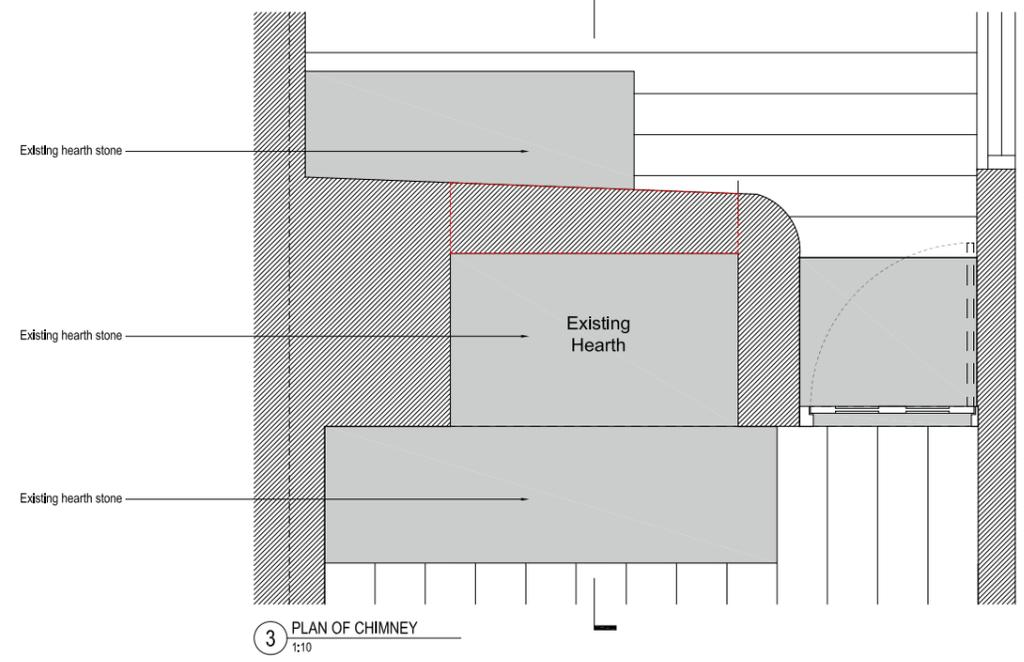
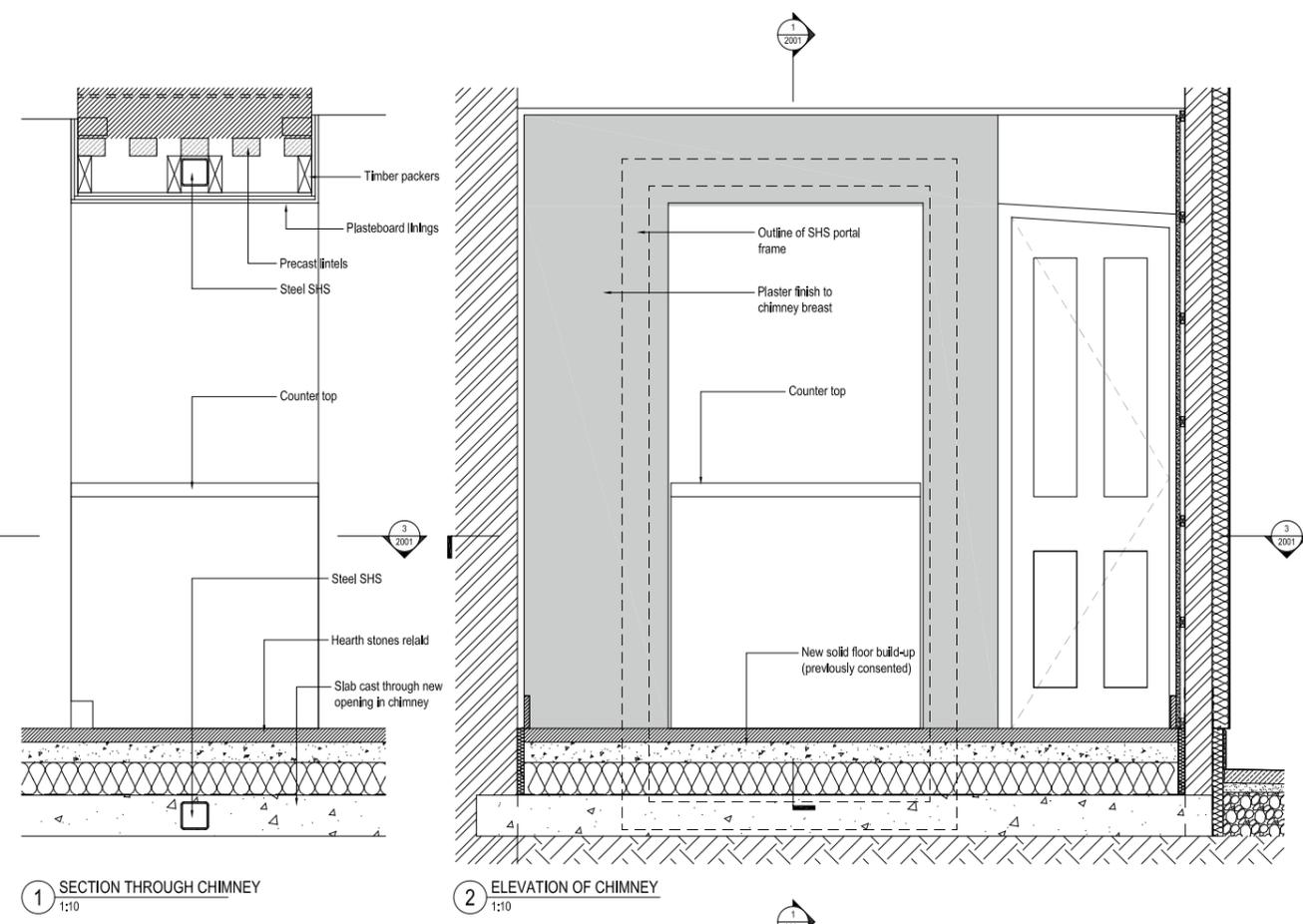
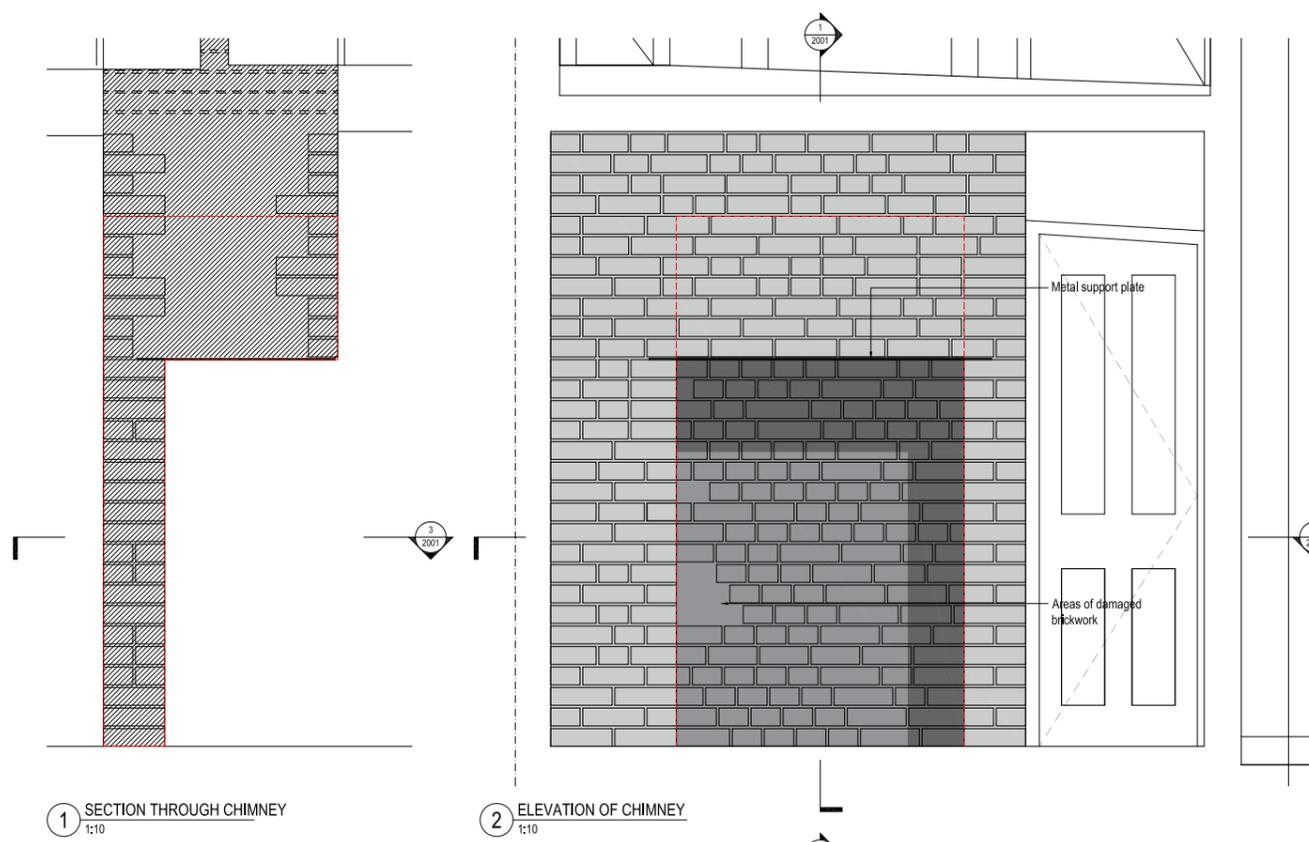
The existing chimney contains two fireplaces serving rooms on either side. Although neither are understood to be original features, one of the chimneys is an attractive Victorian feature. The other is Edwardian and unremarkable. The existing chimney incorporates voids which are currently used as cupboards. The proposed works will remove the two fireplaces, the nicer of which will be re-used in the ground floor reception room (which has previously lost its fireplace). The chimney will then be incorporated in the proposed layout in a similar manner to the ground floor proposals. The existing fireplace opening on the bedroom side will be enlarged to create storage accessed from this room but the majority of the existing masonry will be left intact.



2 FIRST FLOOR PLAN
1:50



1 GROUND FLOOR PLAN
1:50



Existing

Proposed



Chimney retained

Door retained

View towards chimney from dining



Opening in made
of rear of existing
chimney to create
visual connection
between rooms

View towards chimney from kitchen

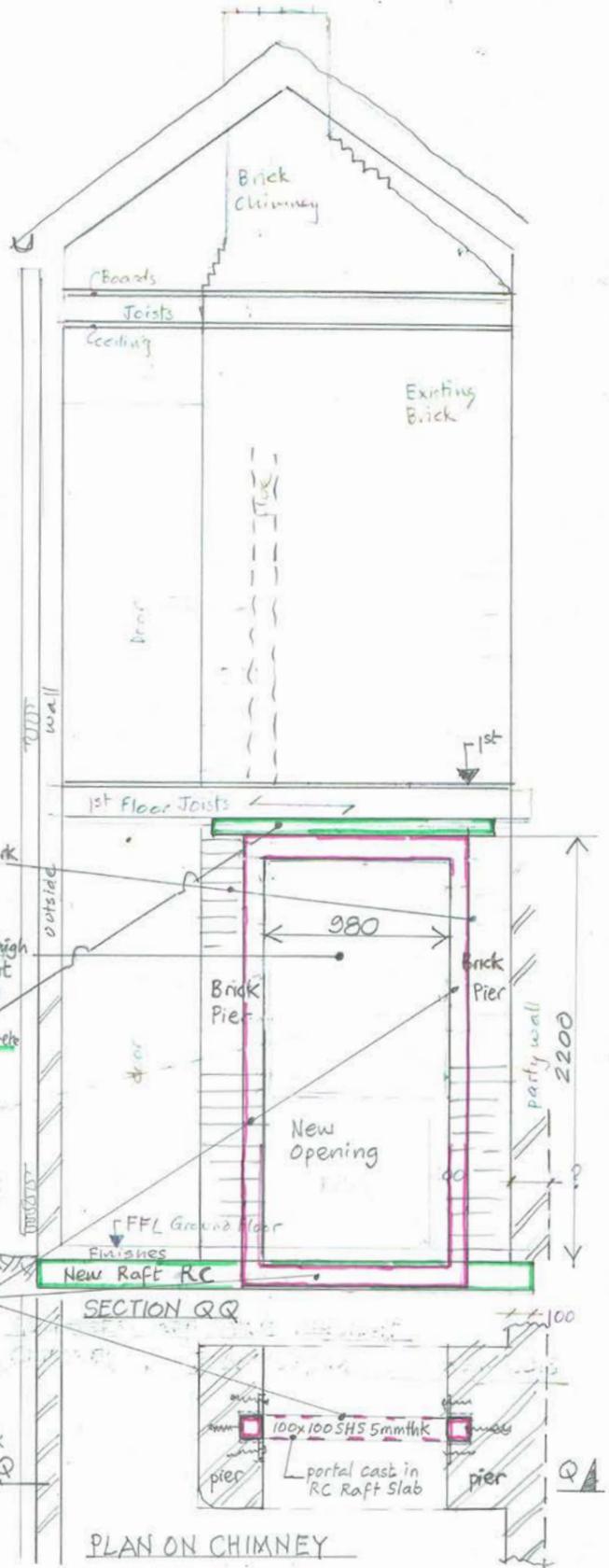
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TO CREATE NEW
 OPENING :-
 STRUCTURAL WORK
 TO CHIMNEY
 ROSE COTTAGE 2 May 2018

Retain Brickwork
 piers

Cut hole 2200 high
 980 wide, support
 above with 5 No
 65x100 precast
 prestressed concrete
 lintels

Steel Portal
 Frame 4
 corners full
 strength butt
 weld, 100x100
 SHS @ 5mm
 thick. With 3
 tabs 8mm thick
 M12 bolts to
 brickwork





Existing Victorian fireplace in back bedroom



Existing chimney breast in main reception room (fireplace previously removed). The proposed works include the reinstatement of the back bedroom fireplace in this location.



Existing passageway to main entrance



Proposed view of passageway



Proposed view of New front door

Proposed french door to reception room (approved)

Down pipe moved (approved)

Proposed french door to kitchen (approved)

Existing window

Proposed french door to reception room (approved)

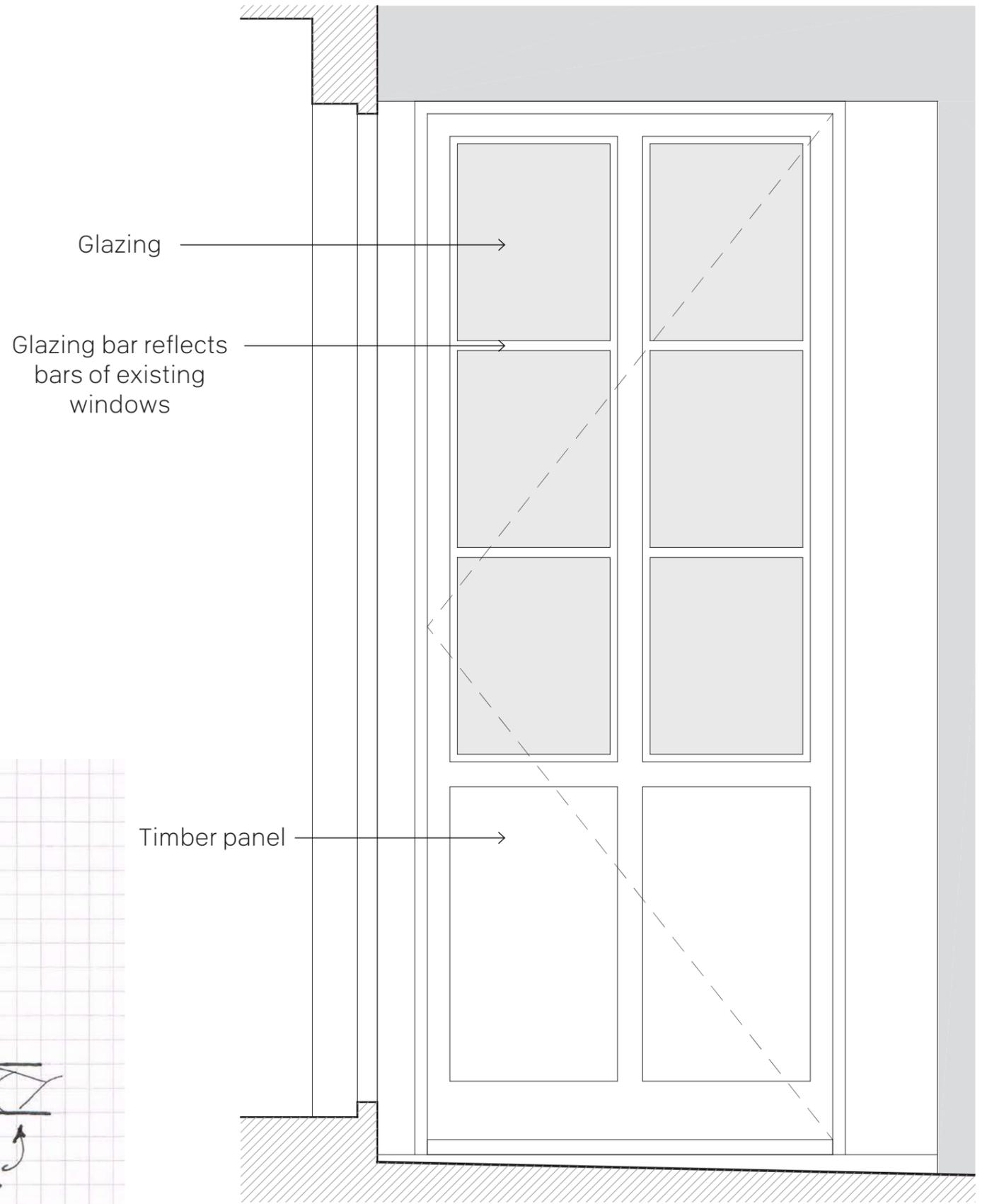
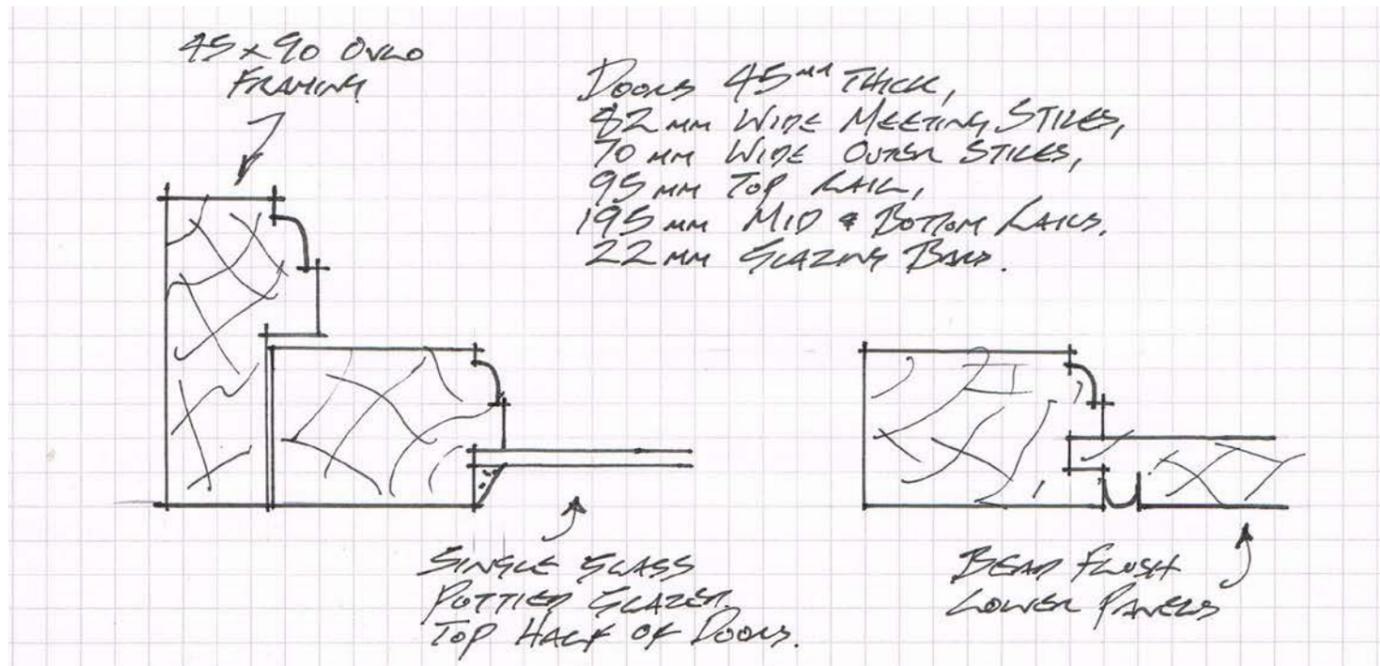
Existing steel to be concealed behind new render

Proposed reveal to frame door

Proposed replacement entrance door

Proposed replacement entrance door

Joiners sketches showing proposed profiles, beading and door details



Elevation of proposed front door scale 1:10

6.0 Justification for proposed works

6.1 Layout changes

The value of any changes proposed to a listed building must be balanced against the need to avoid impacting characteristics and qualities that contribute to the value of the building as a heritage asset. At the same time it is understood that a listing should not prevent considered changes aimed at allowing a building to evolve and remain in active use in line with changing patterns of occupancy.

In this context, the proposed changes to the layout of the rear outrigger are justified for the following reasons:

They offer clear spatial benefit

1. A new bathroom will be created at the same level as the bedrooms
2. A new adequately sized kitchen will be created (see reference to current London space standards on following page)
3. The central hallway will be enlarged and a new guest WC will be created. Both changes will improve the entrance sequence to the building.
4. Solving the challenges of the existing building within the rear outrigger, an area of limited historic significance, avoids the need for more radical re-purposing of other areas of the house – for example by integrating a kitchen in the main reception room which would be a way to create an adequate sized kitchen without changing the footprint of the building.
5. Generally, the proposed changes will create a needed clarity in terms of how the building is entered, how the kitchen relates to the reception rooms and the separation of private areas (bedrooms and bathrooms) from the more public ground floor of the house.
6. The proposed works are the product of considered testing and review of potential options to create a workable ground floor layout. Of the options considered and described in this document, the proposed design is felt to be the best positive compromise in terms of creating a good, usable layout, while retaining and respecting the character of the existing chimney.

They are in keeping with the historic pattern of evolution of the property

7. By locating works within the rear outrigger, the applicant is focusing change on an area of the building which is itself the result of gradual adaptation and extension. This part of the building has historically evolved to meet the changing needs of its occupants. The scale and nature of the changes now proposed is in keeping with this pattern of development and represent a logical next step in the continuing evolution of the building.
8. They are grounded in a clear assessment of the heritage value of the property. The conclusions of the heritage assessment of the building are that its history and contribution to the setting are of significant value. In contrast the specific built fabric and internal layout, whilst generally consistent with buildings from this period, is of limited value. Architecturally the higgledy piggledy appearance of the exterior is reflective of piecemeal development and contributes to the picturesque appearance of an ensemble of local buildings. However its idiosyncratic nature also supports a certain flexibility. Neither the nature of the built fabric of the building or its specific appearance warrant preservation in aspic at the expense of preventing sensible change to the internal layout.

Limited detrimental impact on plan form

9. The existing layout of the rear outrigger is unremarkable. Its specific plan form is not considered of heritage significance. The proposed changes retain the majority of the existing chimney and incorporate nibs and a down stand as a memory of the partition which is to be removed. On the basis of the above, combining these spaces will not have a detrimental impact on the character of the building. The proposed nibs and down stand will allow the evolution of the plan of the building to remain readable.
10. The current partition dividing the sink room and bathroom may itself be a late addition. At first floor level there is no matching partition and the wall may have been added to create a bathroom in this part of the house when the outrigger was previously extended. The removal of this partition will not harm the character of the building.
11. The incorporation of the existing external porch is considered a positive benefit to the overall reading of the building, helping to resolve an existing awkward corner which offers no spatial or architectural benefit.
12. Division of the 1st floor room with a new partition, to create the new bathroom will not have a negative impact on the character of the building. This is also an easily reversible change, should any future owner or occupant seek to reinstate the current layout.

Limited detrimental impact on architectural features

13. The central chimney as a primary masonry feature of both the kitchen and sink room will be retained. The enlarged opening through the chimney at ground floor level will be an enlargement of the existing void in which the range currently sits. The chimney will remain readable and the majority of the masonry will remain in situ. The structural role of the chimney, providing lateral stability to the rear outrigger will remain unchanged.
14. At first floor level, whilst the removal of two fire places could be considered a loss, this must be balanced against the fact that these fireplaces are non-original and essentially unremarkable. The nicer of the two, which is Victorian, will be reused in the ground floor reception room, which is considered a positive benefit.
15. Overall, changes to this chimney should be seen in the following context:
 - a. Changes are limited to minor internal alterations – there will be no visible to change to the exterior of the building. As such the works will have no impact on the character of the conservation area.
 - b. Of the three chimney breasts in the house, this is the least attractive, the most utilitarian in nature, and also the least significant in terms of offering characteristics which would typically be considered of value in the assessment of a chimney breast: symmetry, decoration, materiality, contribution to plan form, sense of orientation of a space, focal point.
 - c. The role of the chimney as a vertical ordering element will be unaffected.
 - d. The cellular nature of the rear outrigger, to which the chimney currently contributes, will remain unchanged.
 - e. The contribution of the chimney to the character of the kitchen: that of a solid large scale masonry hearth with characterful openings will be retained.

Appendix 1 - Space Standards Study

This study of room sizes relative to designed occupancy levels is the basis of the minimum space standards (GIA) of Standard 4.1.1. To develop the space standards, each type of room was planned around the furniture listed in Appendix 2 and activity and access requirements. The GIA is the cumulative total of room areas plus an allowance for circulation and partitions.

	Kitchen <small>*see key to kitchen items</small>	Dining <small>dining area calculated as difference of kitchen dining and kitchen</small>	Living	Combined Kitchen/Living/Dining:	Double	Twin	Single
1-person	6.2 sq.m	9.4 sq.m dining area 3.2 sq.m	12.0 sq.m	21 sq.m			Bedspace 8.0 sq.m
1-bed, 2-persons	6.8 sq.m	10.4 sq.m dining area 3.6 sq.m	13.0 sq.m	23 sq.m	Double Bedroom 12.0 sq.m		
2-bed, 3-persons	7.5 sq.m	11.2 sq.m dining area 3.6 sq.m	14.0 sq.m	25 sq.m	Double Bedroom 12.0 sq.m		Single Bedroom 8.0 sq.m
2-bed, 4-persons	7.5 sq.m	12.0 sq.m dining area 4.5 sq.m	14.8 sq.m	27 sq.m	Double 12.0		
3-bed, 5-persons	8.3 sq.m	12.8 sq.m dining area 4.5 sq.m	16.0 sq.m	29 sq.m	Double Bedroom 12.0 sq.m	Twin Bedroom 12.0 sq.m	Single Bedroom 8.0 sq.m
4-bed, 6-persons	9.6 sq.m	14.4 sq.m dining area 4.8 sq.m	17.0 sq.m	31 sq.m	Double Bedroom 12.0 sq.m	Twin Bedroom 12.0 sq.m	2 Single Bedroom 16.0 sq.m

Recommended space standards for kitchen and kitchen / dining in 3 bed 5 person dwellings

Appendix 2 - Furniture Schedule

The following schedule of furniture should be shown on dwelling plans to demonstrate Requirement 4.1.2. The furniture formed the basis of the Space Standards Study in Appendix 1.

Kitchen Furniture Schedule

Key to Items

- AE Ancillary Equipment
- BU Base Unit
- CYL Hot Water Cylinder
- DR Drawers
- DW Dishwasher-optional
- FF Fridge Freezer
- RB Recycle Bins
- SU Storage Unit
- T Tray Space
- WM Washing Machine

Dining Space Furniture Schedule

Table 1p-2p, Table 3p, Table 4p, Table 4p, Table 6p, Table 7p, Sideboard Options (depending on number or persons)

Circulation Zones

1400x1700 Turning Ellipse, 1500 Turning Circle

6.0 Justification for proposed works (continued)

Existing fabric

16. The works will impact a limited amount of existing fabric.
17. The built fabric impacted by the works has been assessed to be of little if any heritage significance.
18. The Victorian fireplace at 1st floor level will be salvaged and reused in the ground floor reception room.

Historic legibility and retention of character

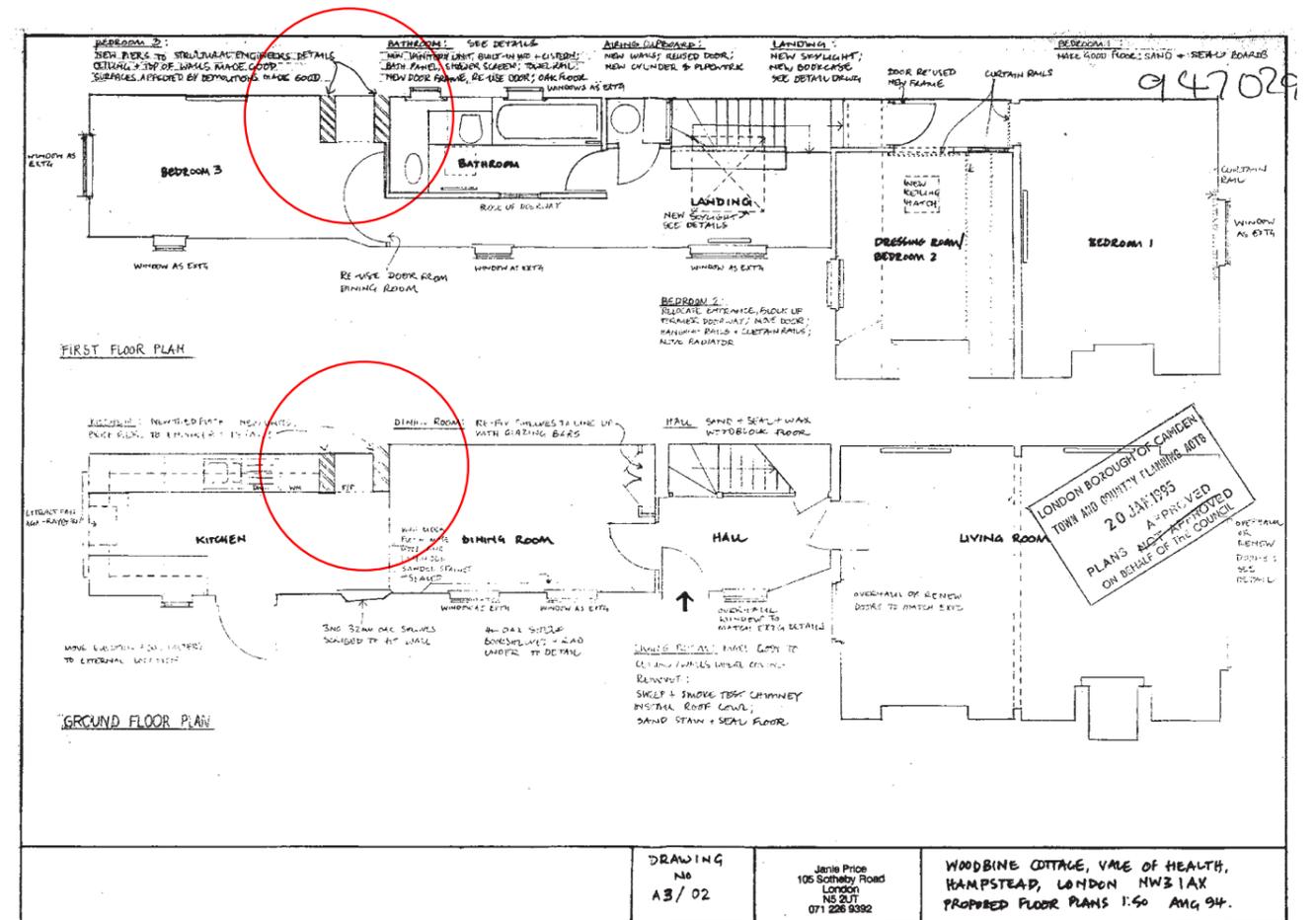
19. The proposed changes will be articulated in a manner which ensures that the history and evolution of these spaces remains readable: the ceiling down stand and projecting wall nibs, all record the location of the existing partition.
20. The spatial character of the existing ground floor will be unchanged – the kitchen space will remain a domestic scale room focused on a hearth, in which the existing chimney informs the understanding of the building as a sequence of connected cellular spaces.
21. The existing character and geometry of the rear outrigger has been carefully recorded should anyone at any point in the future be interested to study past changes to the building.

Precedent

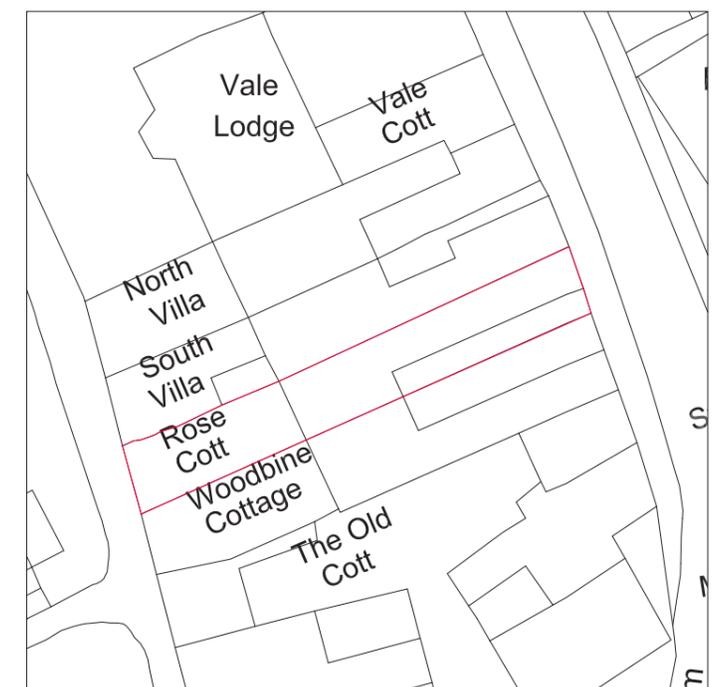
22. Numerous examples exist of houses from this period which have evolved to meet changing patterns of use. However perhaps the best precedent for the proposed works is the previous evolution of Rose Cottage itself. The rear outrigger of the building has always housed spaces which are inherently supportive in nature. Concentration of rooms such as the kitchen, bathroom, storage and utility space in this part of the house, has enabled the main part of the building to be retained in largely its original layout (with the obvious exception of the combined ground floor). Against this backdrop, the proposed changes are consistent with the pattern of development presented by Rose Cottage itself.
23. Similar works were previously executed at Woodbine Cottage. Woodbine Cottage and Rose Cottage are mirror images of each other and form a distinct pair. Previous works at Woodbine cottage include alterations to the main chimney and incorporation of a bathroom at 1st floor level. These works demonstrate how these kind of changes can be implemented with little if any impact on the character or value of these buildings.

Public benefit

24. When seen as part of a larger package of works, which include items already approved under previous applications, the proposals represent an opportunity to upgrade the existing fabric of the building and ensure the viability of the building, without impacting either its footprint or its character and appearance within the setting of the conservation area. As such these works represent public benefit – the future of the building and its ability to be actively used and enjoyed is being safeguarded in a way which retains the key attributes for which it is considered of heritage value.



Plans of previous works to Woodbine Cottage



Plan showing relationship of the two cottages

7.0 Conclusion

The proposed works represent a genuine opportunity to upgrade existing fabric, and safeguard the future life of the building. These improvements can be achieved without causing significant harm to the building: The works will have no external visual or spatial impact and no negative impact on aspects or characteristics of the building considered significant to its heritage value. The works will have no impact on the setting of the building, its external character or the character of the conservation area.

The proposed works are the conclusion of considered scholarly work and assessment of options. Specialist consultation (existing fabric / heritage / structural engineering) and ongoing dialogue with the council conservation team has informed the proposals. In parallel to developing the design, opening up works have increased knowledge of the building and confirmed the validity of the proposals.

Appendix 2 - Practice Profile

Cooke Fawcett Architects is an architectural practice founded in 2015. The practice was set up to combine and build on the significant experience of its two founding directors in cultural buildings, housing developments, educational institutions, commercial office and research buildings.

Prior to establishing the practice Oliver Cooke and Francis Fawcett worked for some of Europe's leading architectural practitioners including Renzo Piano, Allies and Morrison Architects, Jamie Fobert and Make Architects.

From 2007 until 2015 Oliver and Francis worked for Pritzker Prize winners Herzog & de Meuron Architects in both their Basel and London offices. Notable projects from this period include the Tate Modern Extension in London, the Wood Wharf development at Canary Wharf and the Blavatnik School of Government which was runner-up for the 2016 Stirling Prize, and on which Francis worked as project architect during design and delivery stages of the project.

Oliver and Francis met while studying architecture at the University of Cambridge. They subsequently studied together again as part of a combined academic programme organized by the universities of Harvard and ETH Zurich where Oliver and Francis respectively completed their architectural education. This shared experience underlines an ongoing interest in architectural research.

Alongside ongoing design projects both Oliver and Francis continue to pursue academic and research interests. As a Winston Churchill Fellow, Oliver is currently completing a research project aimed at learning from successful housing design in Europe and the United States, Francis teaches an architectural design studio at the University of Cambridge. Both directors have been guest lecturers and critics at several major universities.

The work of Cooke Fawcett covers a range of different sectors and scales. Rather than focus on a specific size or type of building, the practice focuses on projects in which potential for innovative design can be successfully employed to meet a client's specific brief and aspirations. The practice is currently engaged on a wide variety of projects including commercial development, private housing and cultural work. Projects with which the practice is involved frequently involve developing a sensitive approach to working with heritage assets.

Notable current and recently completed projects involving heritage assets include a private house in a conservation area in Islington, the refurbishment of a grade II listed Victorian villa in Highgate, the conversion of a grade II apartment in Westminster, the conversion of a grade II listed commercial property in Pimlico, the refurbishment and extension of a grade II listed building in Kensington, the replanning as artists studios of a converted school in a conservation area in Cornwall, and the conversion and extension of a grade II listed commercial Georgian building in Farringdon, central London.



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