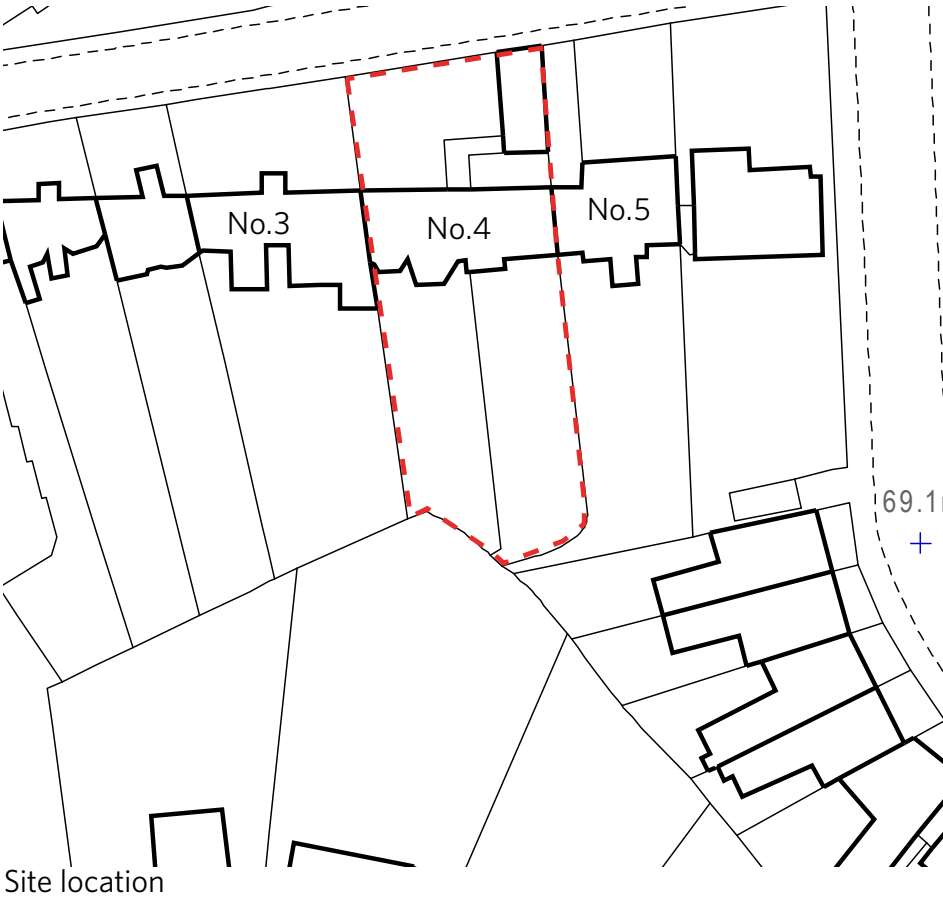


The Site

The topography at Keats Grove creates a level change from the street entrance to the rear garden. Keats Grove itself is a steep hill. The entrance path slopes up from the street to the ground floor front door. The rear garden is raised above the lower ground floor.

The property benefits from a south facing aspect to the garden. This allows light to filter through the house from the rear garden.



South aerial view



Aerial view



East aerial view

The Building

The building was originally constructed in the early 19th century as a large single Georgian house. It has been extended and altered over time, including: an additional storey, a four storey side extension, a studio in the front garden and an L-shaped glazed entrance passage. It has been used as flats throughout the 20th century in a variety of configurations. The property is now physically linked laterally to the neighbouring houses on either side.

The building was listed in 1974 (amended 1999) for its special architectural or historic interest. The listing described it as:

- A substantial terraced house, subdivided (Nos 4A, 4B & 4C), from early 19th century, and altered late 19th and 20th century.
- Yellow stock brick with channelled stucco ground floor. Slated roof with projecting eaves.
- 3 storeys and basement. Double fronted with 3 windows plus 2 window later extension on west side.
- Late 19th century L-shaped glazed portico extension with diamond pane stained glass in Art Nouveau style (leading to The Studio); segmental-arched house doorway with cornice head, patterned fanlight and half glazed double doors. Gauged red brick flat arches to recessed sashes; 2nd floor with sill band.
- The Studio: late 19th century studio attached to the main house by a glazed portico extension. Single storey. Yellow stock brick with red brick dressings. Slated pitched roof having tall inset lights and tall chimney-stack. Road facade with clasping brick pilaster strips supporting an undulating stone coped pediment with scrolled stops and triangular 3-light diamond pane window. Triangular headed entrance with block fanlight and plain door.



Building Phases

Stables: A two storey extension was built concurrently with No.5 Keats Grove to provide stables and storage to the properties. The roof was replaced in the early 21st century.

Main House: The property was first built in the 1820s as a single dwelling with relatively plain front and rear elevations typical of the Regency period. The 2F attic is thought to be a later addition.

Bay Extensions: Two bay extensions were added to the rear of the property in the 1830s and 1930s: one rectangular in plan and one comprising of 3 sides and a balcony to the ground floor.

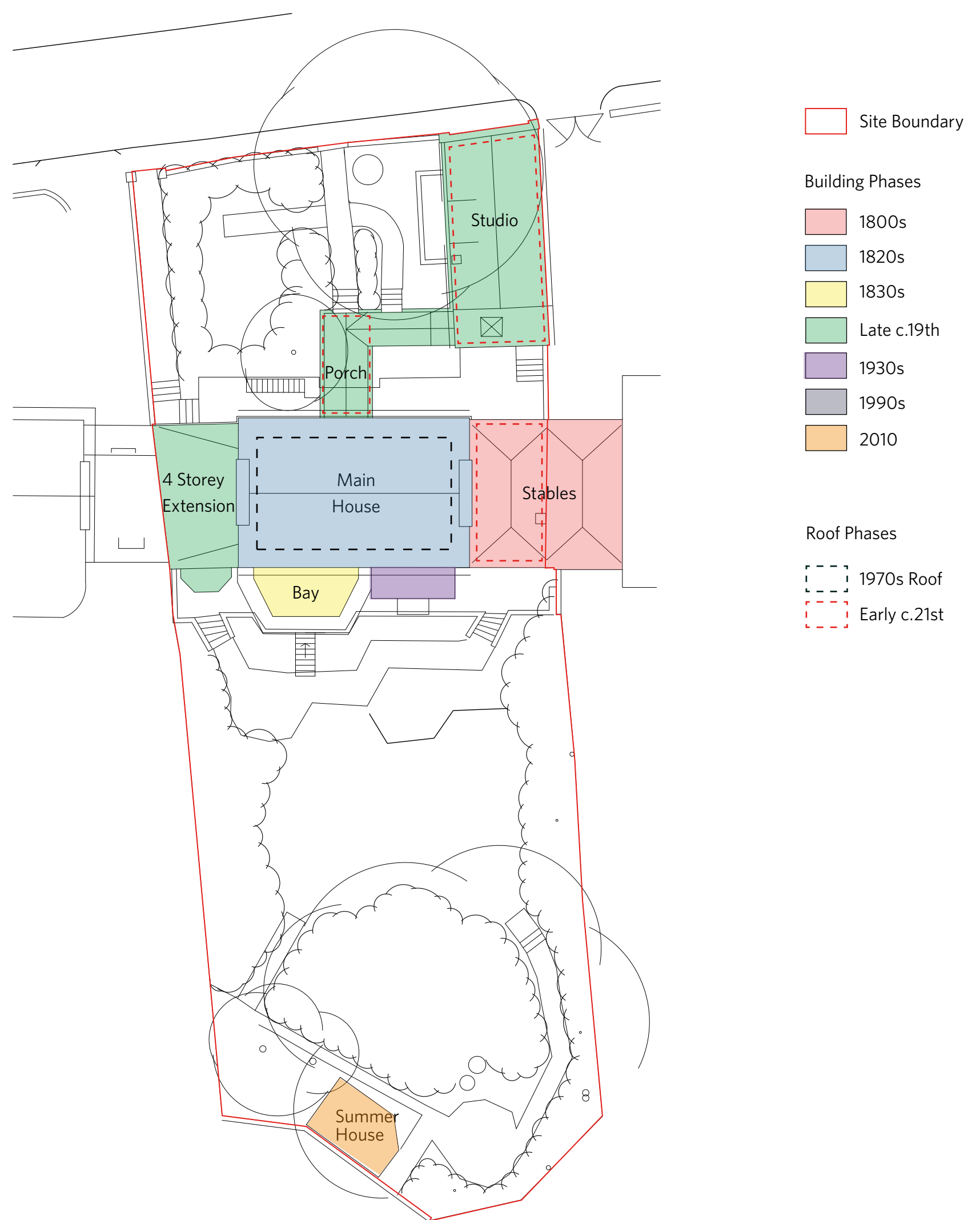
4 Storey Extension: A four storey extension was added to the west elevation in the late 19th century, which comprises of basement, ground and two upper floors, with a lean to roof against the gable wall of the original main house.

Studio: Assumed to be originally constructed as a single storey property and of traditional construction with solid brick walls. It was then altered.

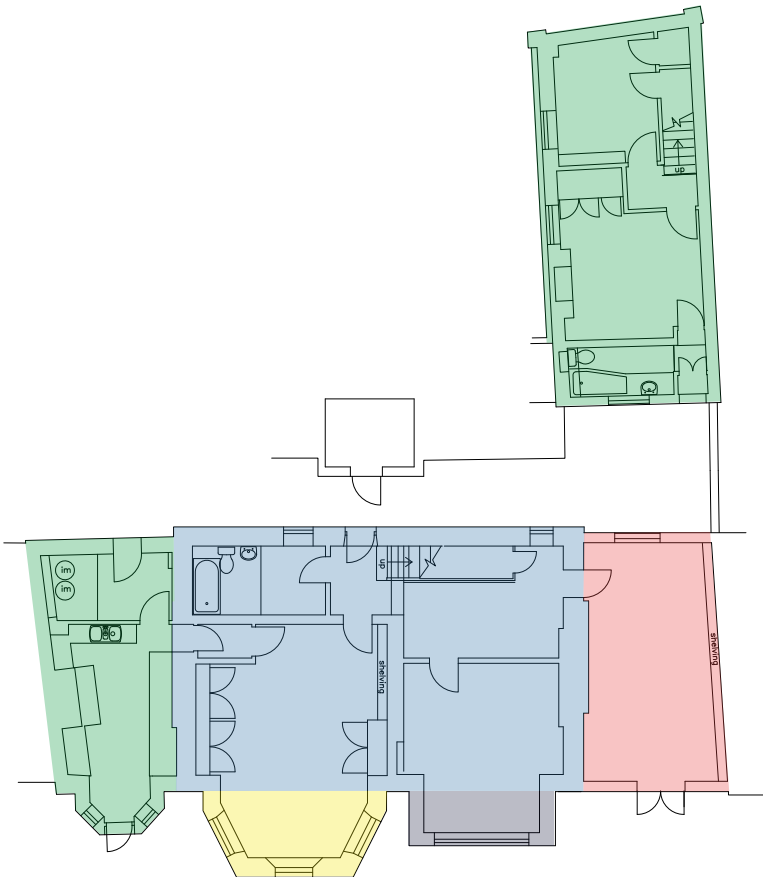
Porch: This covered walkway was added to connect the studio with the main house. It is formed of timber framing with stained glass panels and a double pitched glass roof. The original roof was replaced with PVC glazing in the early 21st century.

Main House original roof: A major fire occurred in the 1970s which destroyed the original roof structure. A new timber roof with slate covering was added subsequently.

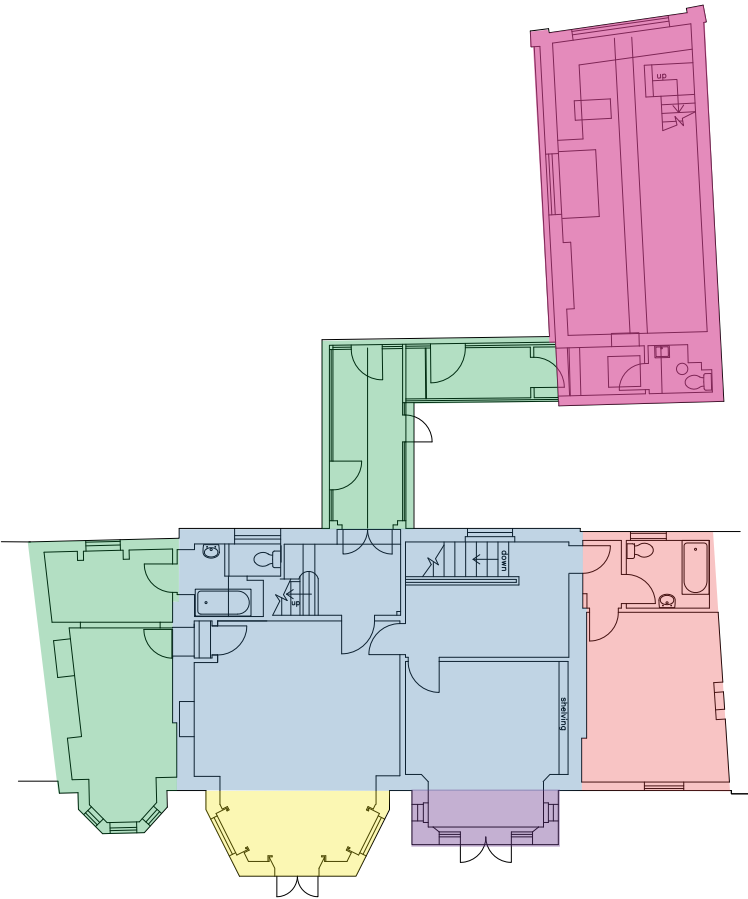
Summer house: Addition of the summer house to rear of property at site boundary.



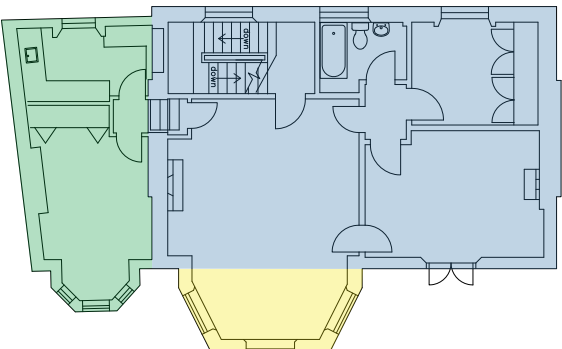
Building Phases



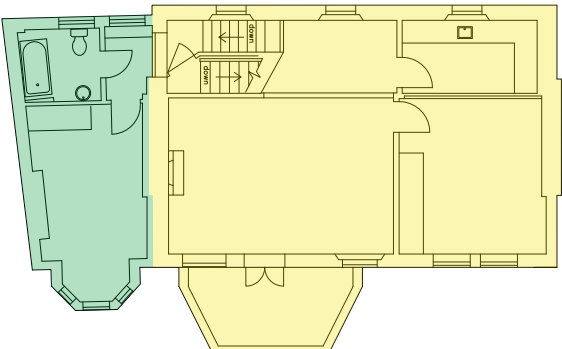
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Building Phases

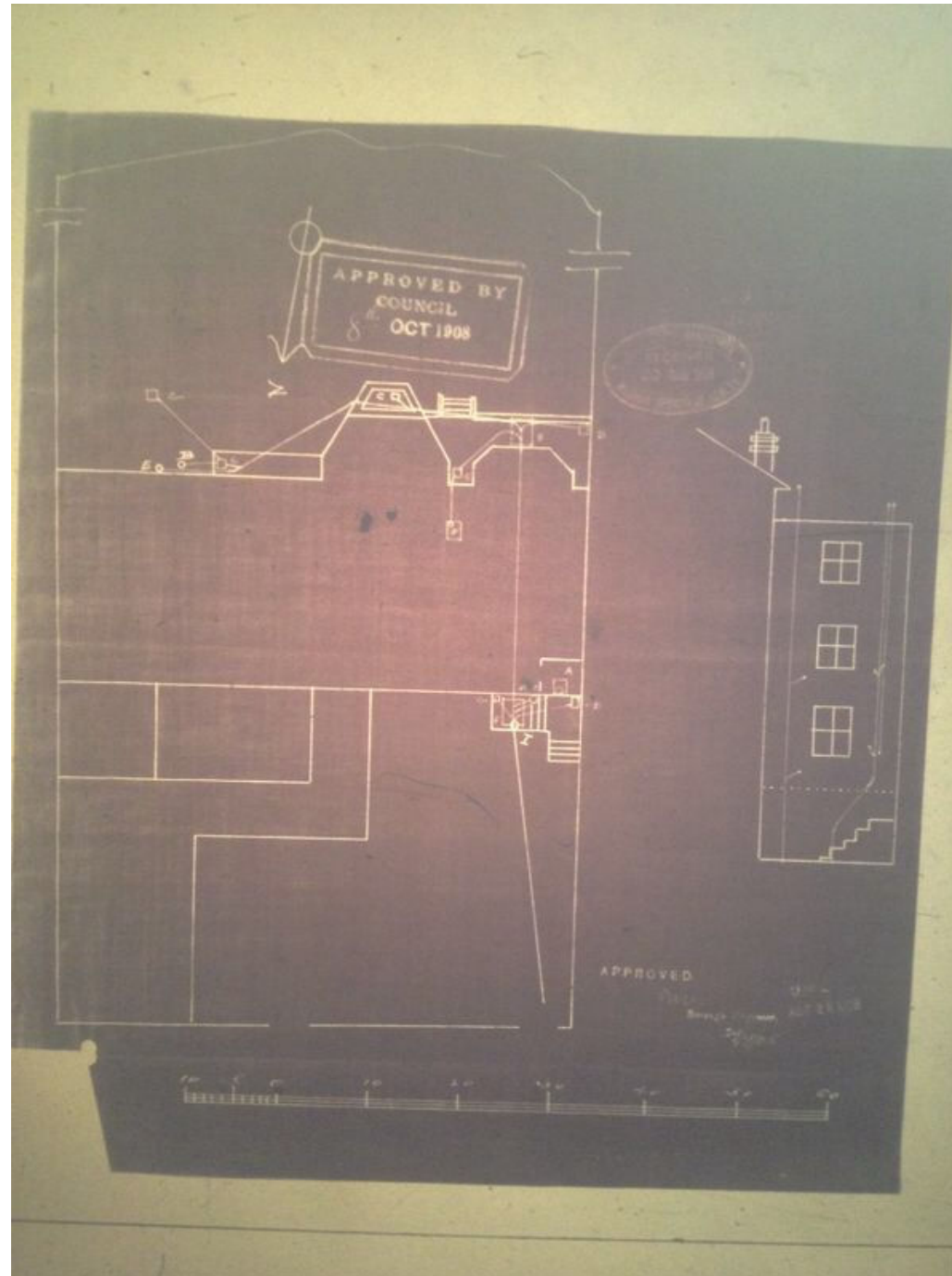
- 1800s
- 1820s
- 1830s
- Late c.19th
- 1930s
- 1990s
- Early c.21st
- 2010

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:

- The rear bay, extension and porch are in place.
- No second windows to the four-storey extension.



RICHARD GRIFFITHS ARCHITECTS

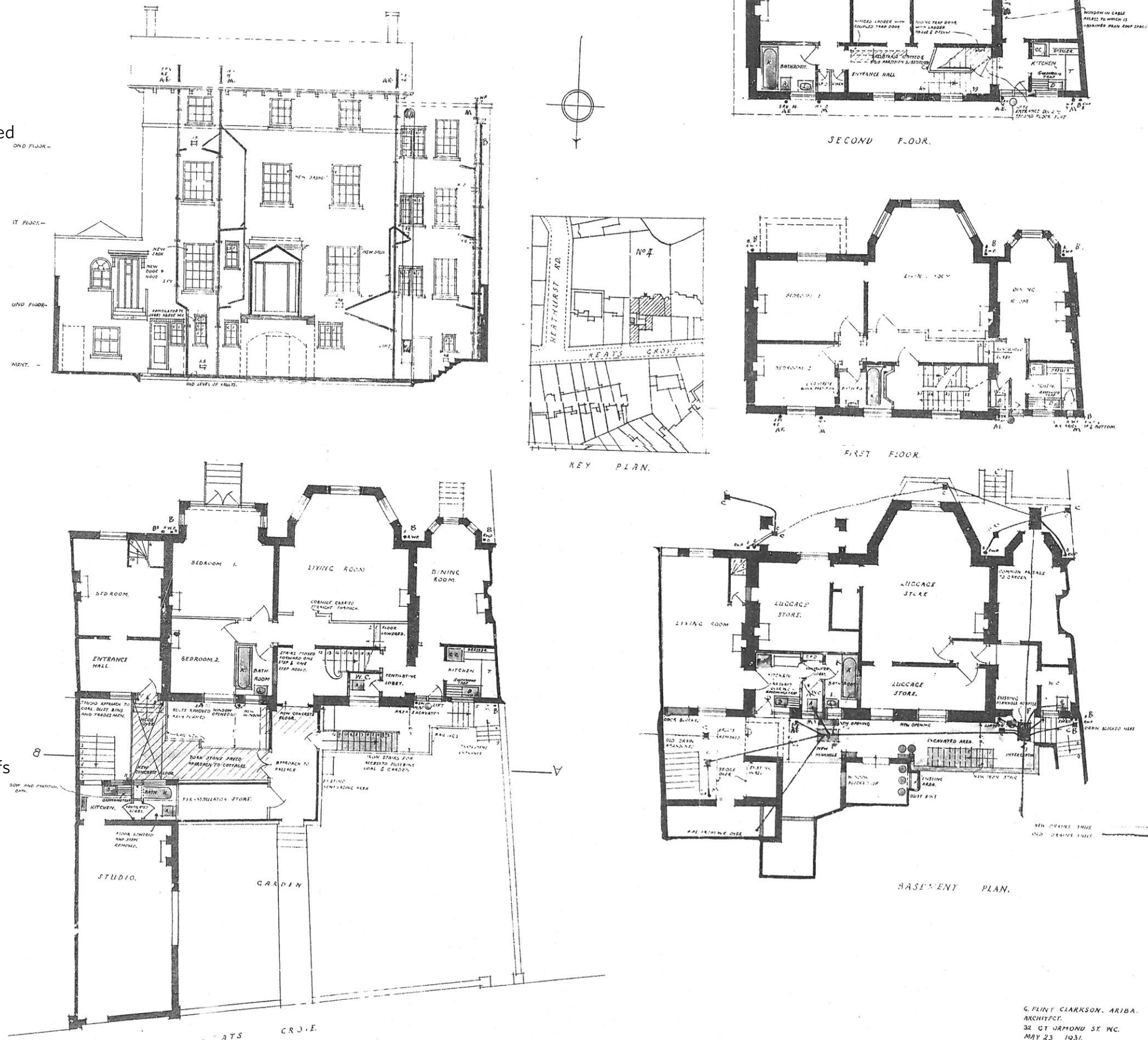
1931:

- Stables are divided and used as an independent duplex flat.
- Lower Ground Floor is used for luggage store and communal access to the garden.
- Ground Floor has a single unit with communal stairs to the upper floors.
- Garden access from Ground Floor via rear square bay window.
- Garden steps to communal garden only on right hand side.
- Direct garden access from lower floor of stables duplex.
- Lower Ground Floor dining room not yet extended into square bay as above.
- 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.



1931:

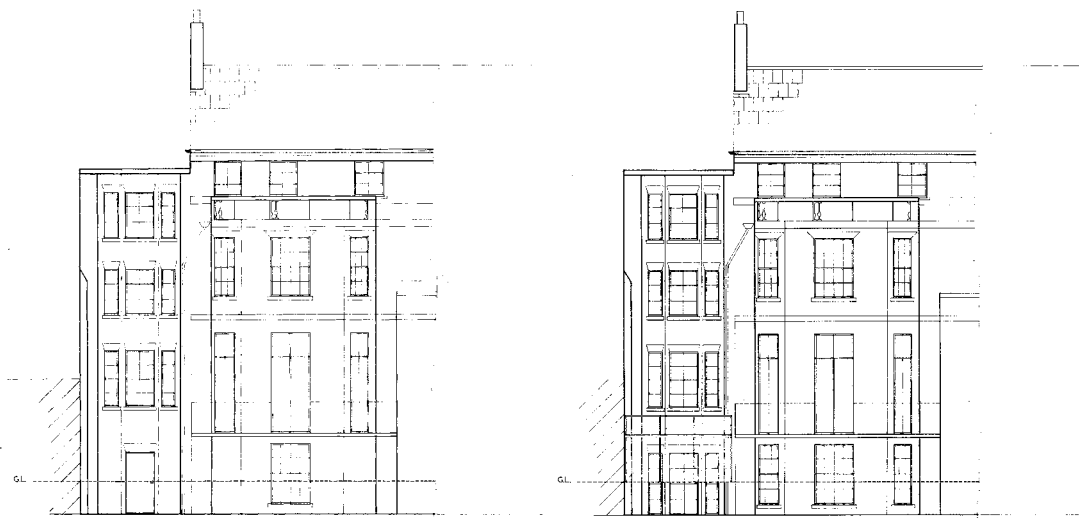
- Entrance to Ground Floor of stables via passage from the porch.
- Evidence of additional Lower Ground Floor and Ground Floor windows to north communal courtyard & existing windows labelled 'new sash'.
- Second windows to 4 storey extension now evident on 3 levels.
- Stairs relocated in stables.
- Stairs from Ground Floor dining room direct to garden.
- First Floor and Second Floor units shown as individual flats.
- Door blocked to west of Lower Ground Floor.
- 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.
- Porch - pitch of roof high and impeding on pediment in front elevation (porch section). Secondary axis used as a store, with no access through to the studio.
- GF entrance - additional step and new concrete floor added.
- No access onto the First Floor and Second Floor balconies / roofs of the bays below.



G. FLINT CLARKSON, A.R.I.B.A.
ARCHITECT.
32, ST. JAMES'S ST. W.C.
MAY 23 1931.

1981/82:

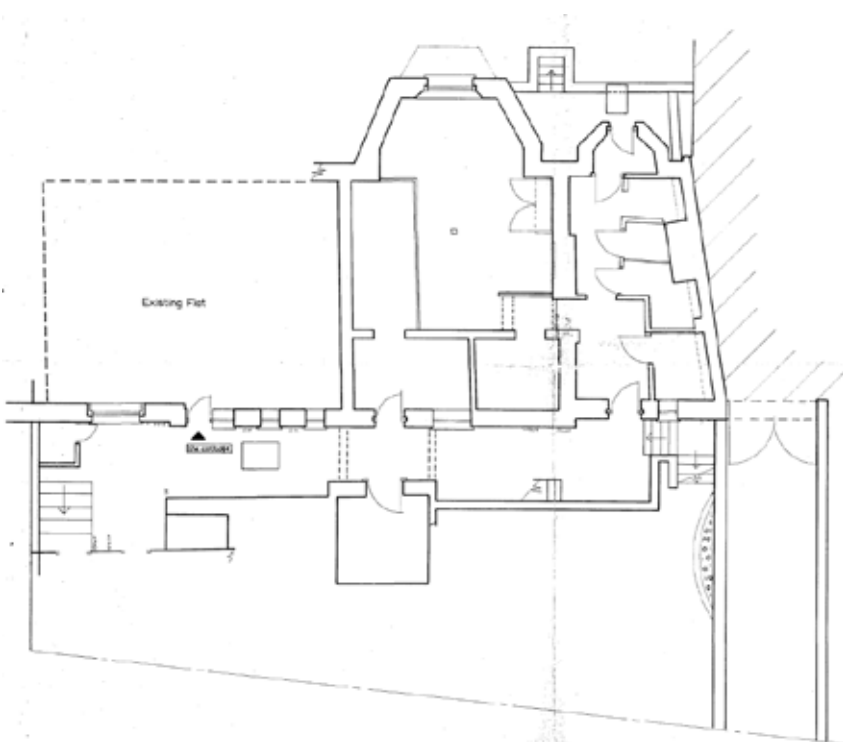
- New unit at Lower Ground Floor.
- New conservatory at Lower Ground Floor.
- New fenestration & door at Lower Ground Floor to Lounge/Diner and Bed 1 - evident on front and rear elevations.
- Internal walls reconfigured.
- Rear balcony evident to the Ground Floor.



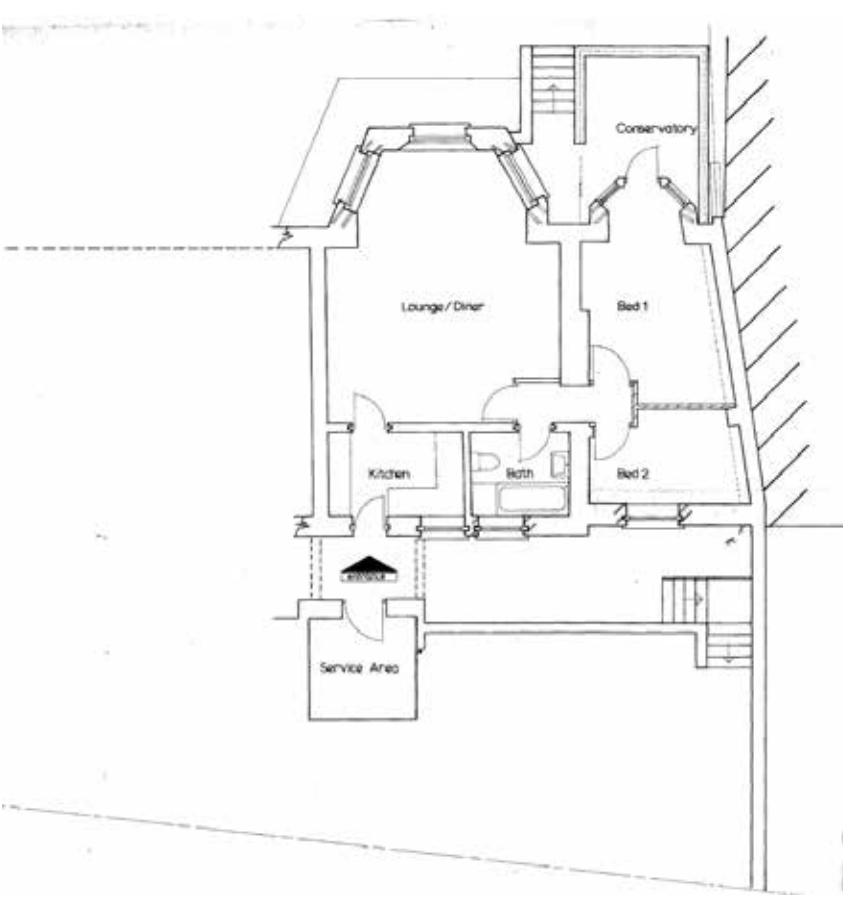
Existing Rear elevation

Proposed Rear elevation

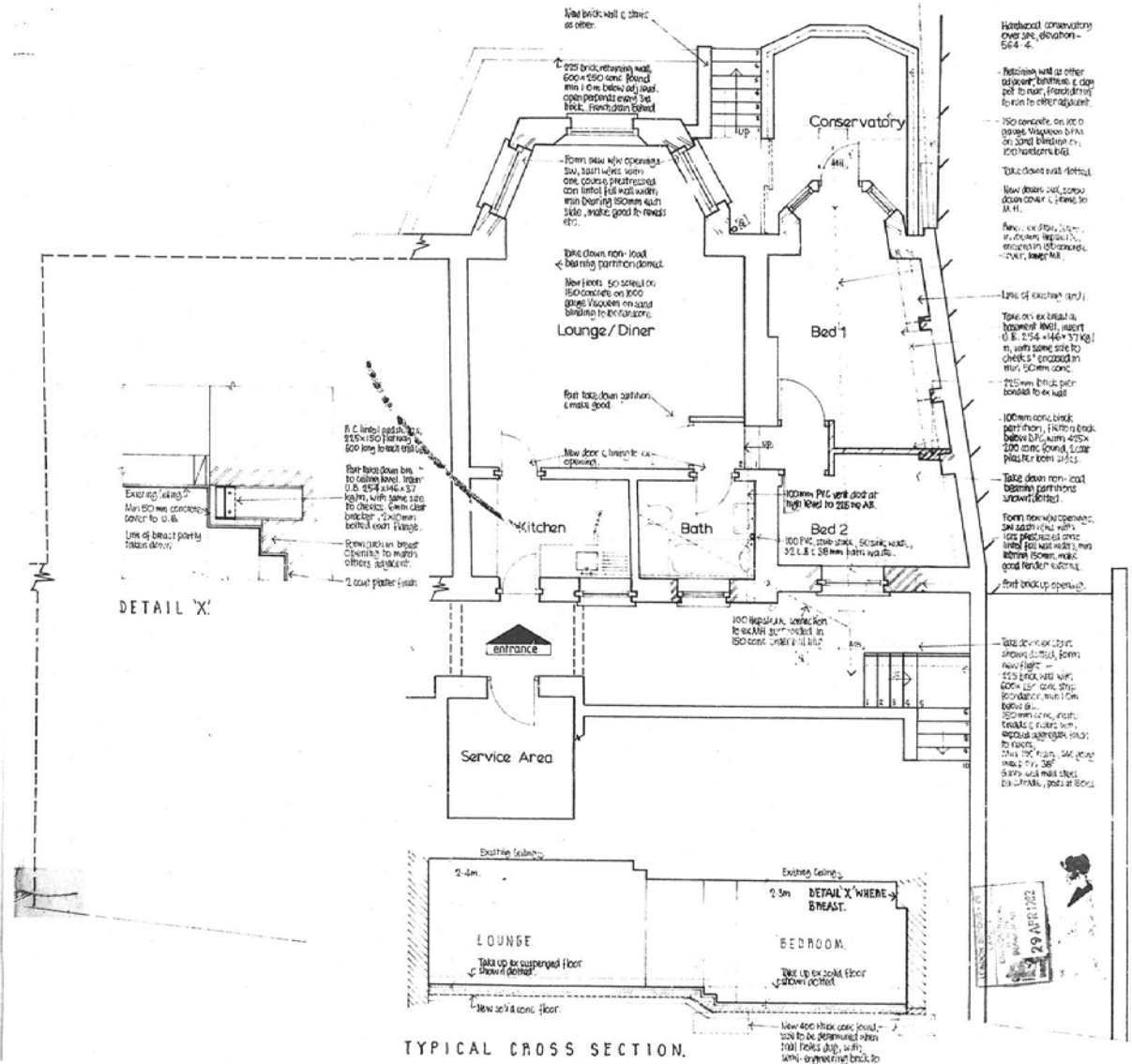
Existing Lower Ground Floor



Proposed Lower Ground Floor



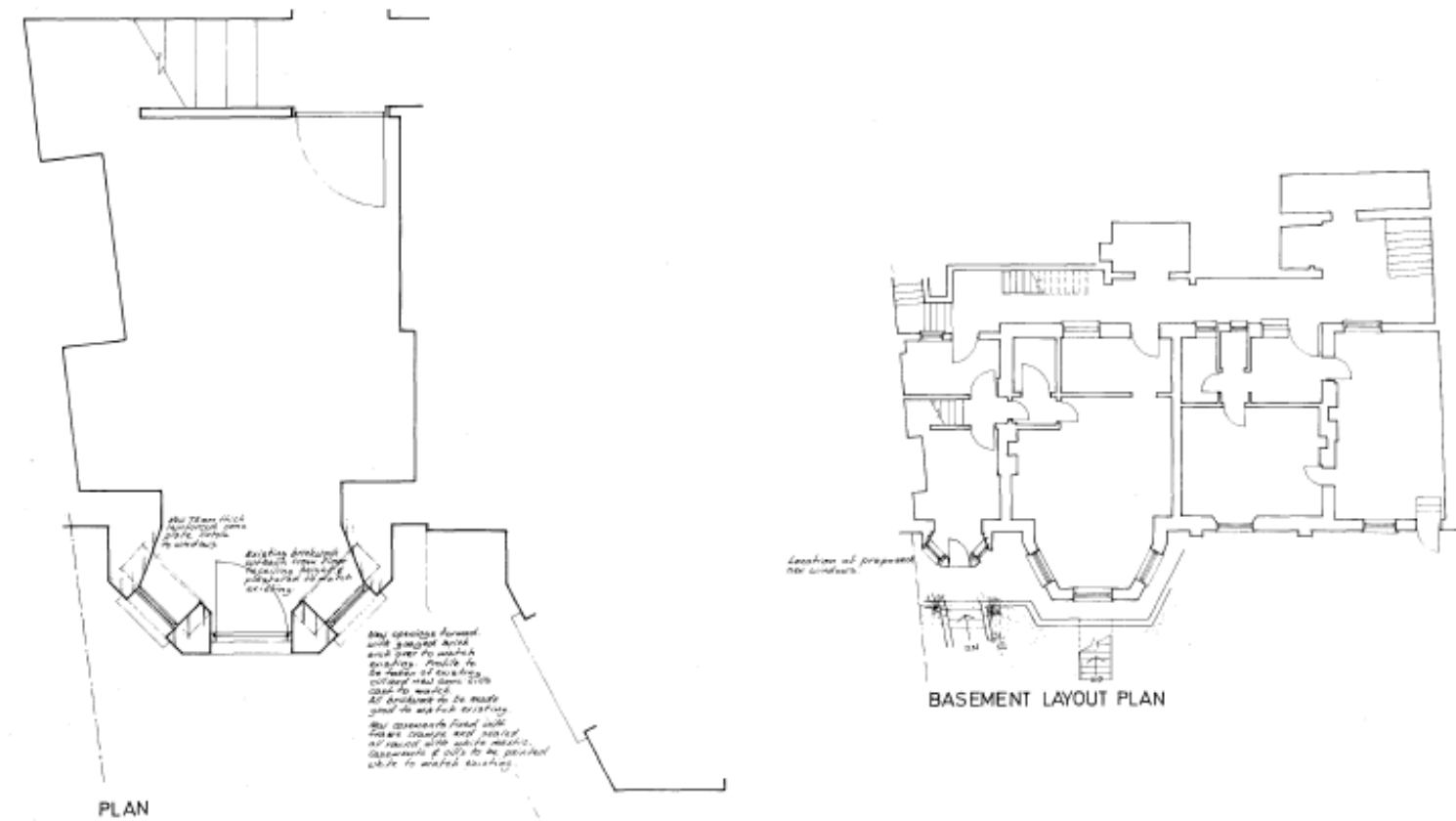
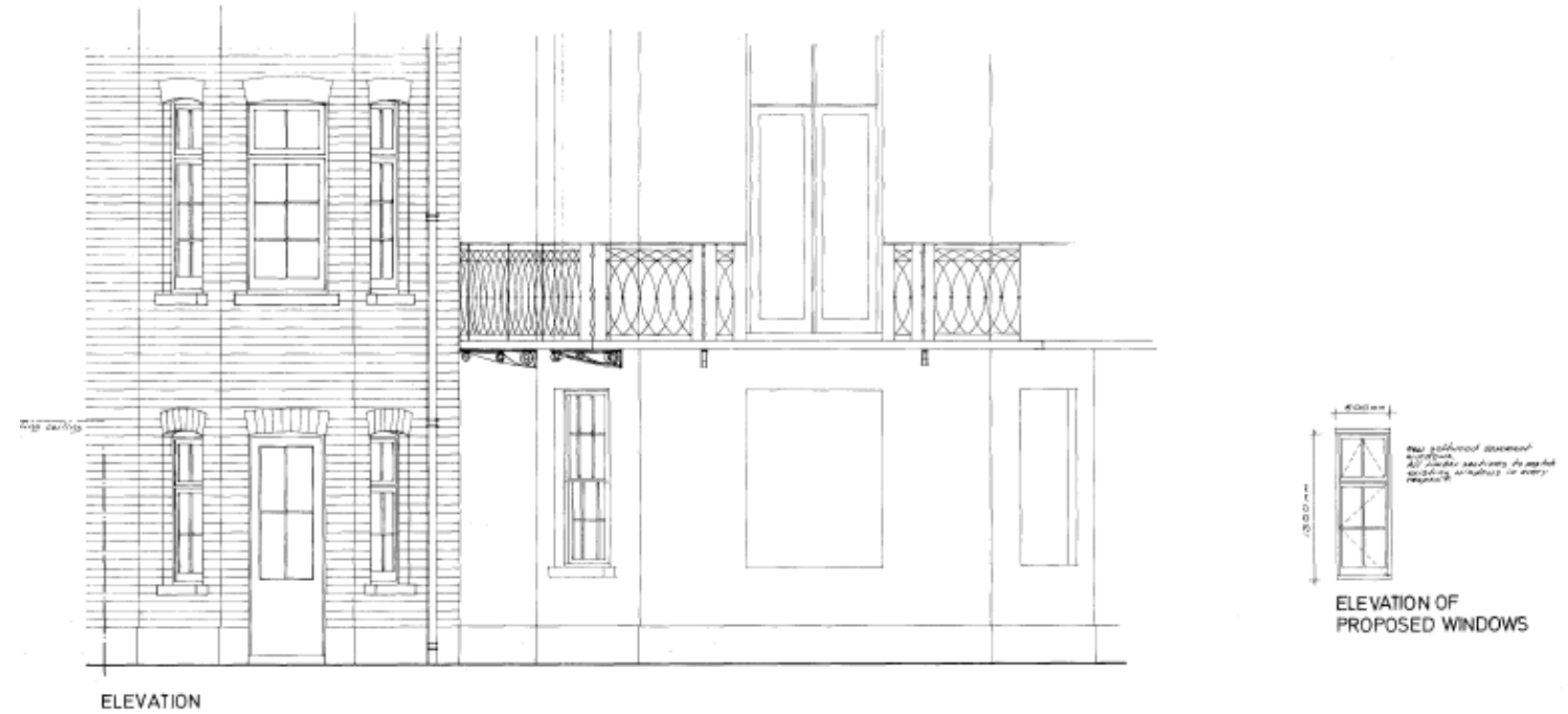
FRONT ELEVATION SHOWING SECTION THROUGH NEW STEPS



TYPICAL CROSS SECTION.

1994:

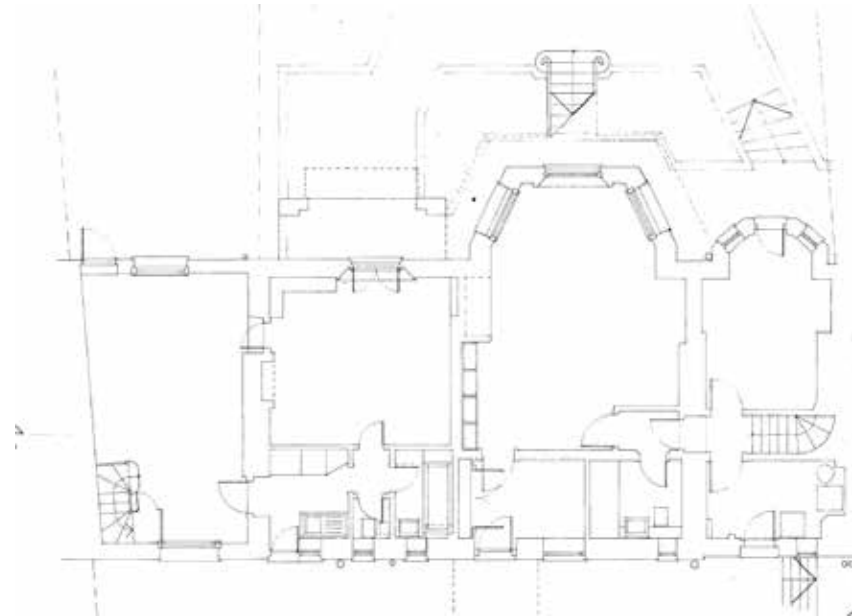
- New windows and access door to Lower Ground Floor 4 storey extension.
- Rear bay balcony & Ground Floor balcony door seen in elevation.



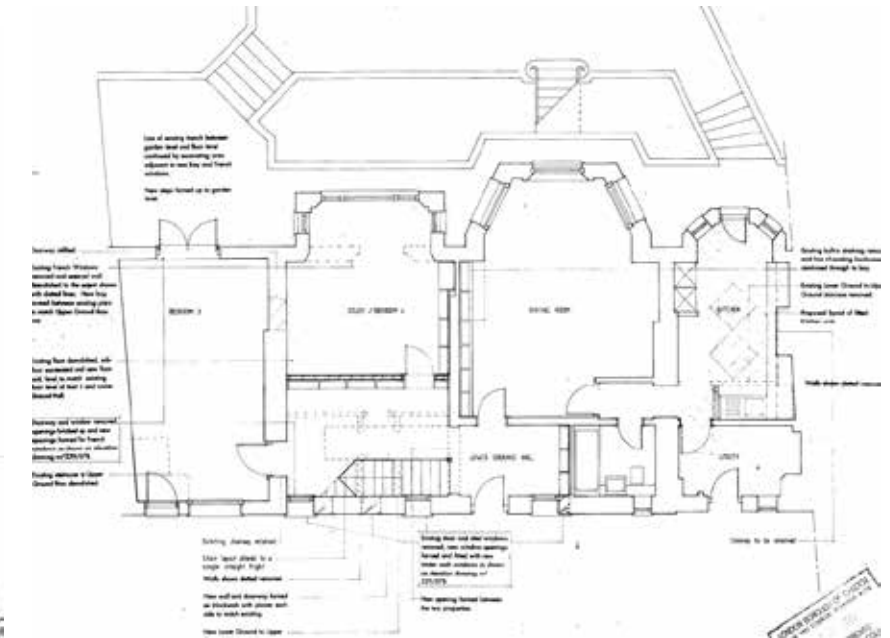
1997:

- New landscaping steps with multiple access points.
- LGF rear window to stable block replaced with a new door.
- Garden access from Ground Floor central rear bay balcony.
- GF rear balcony to Study/Bedroom 5.
- New communal stair from Ground Floor to Lower Ground Floor.
- Extension of Lower Ground Floor Study/Bedroom 4 into new square bay built with fenestration, continuing the structure of existing bay above (GF).
- GF main entrance shown as a single door with no side panels.
- Removal of stairs in individual duplex units.
- Individual rooms/units with shared Dining/Kitchen/WC facilities.
- Evidence of blocking up/alterations to Lower Ground Floor fenestration & doors.

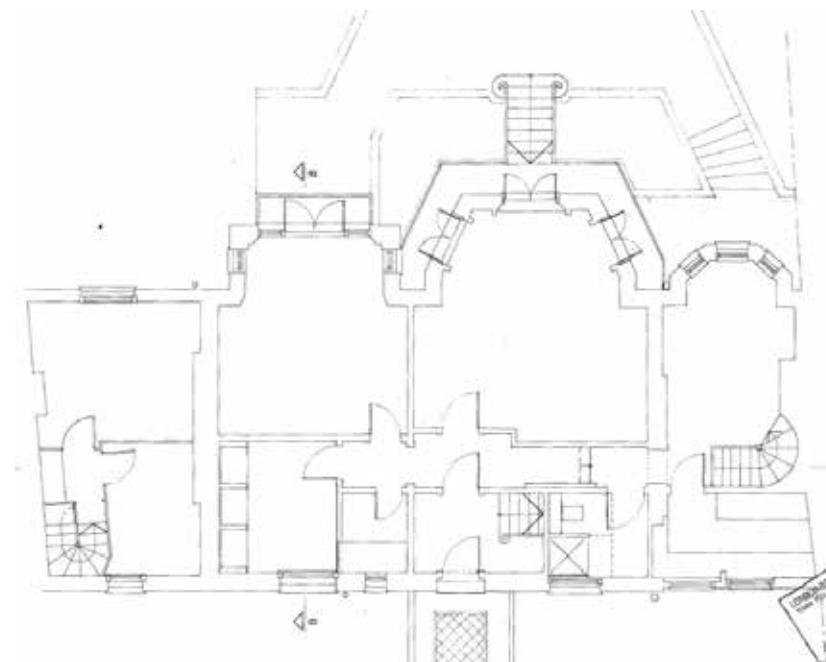
Existing Lower Ground Floor



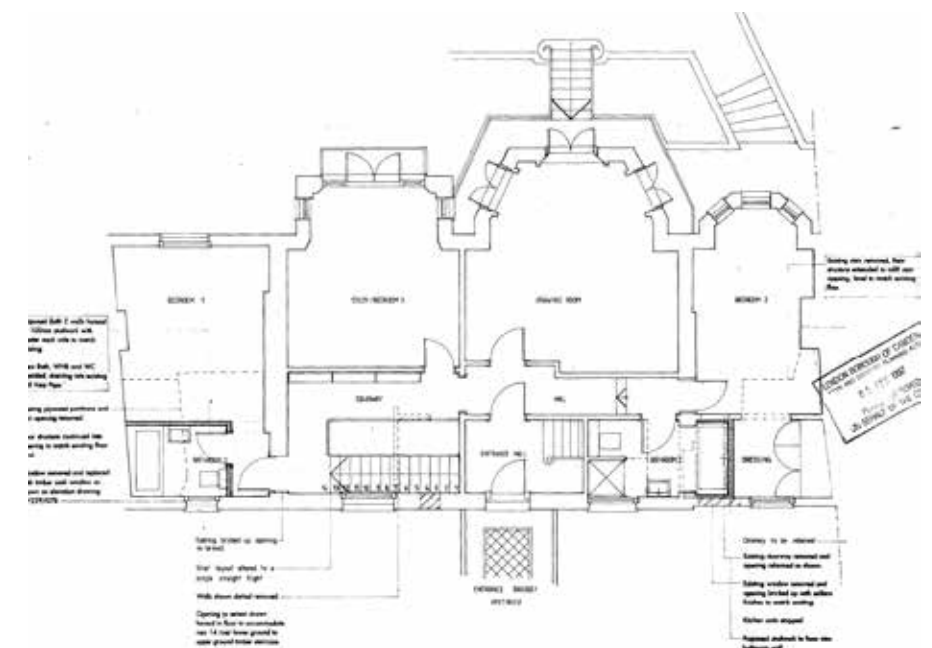
Proposed Lower Ground Floor



Existing Ground Floor

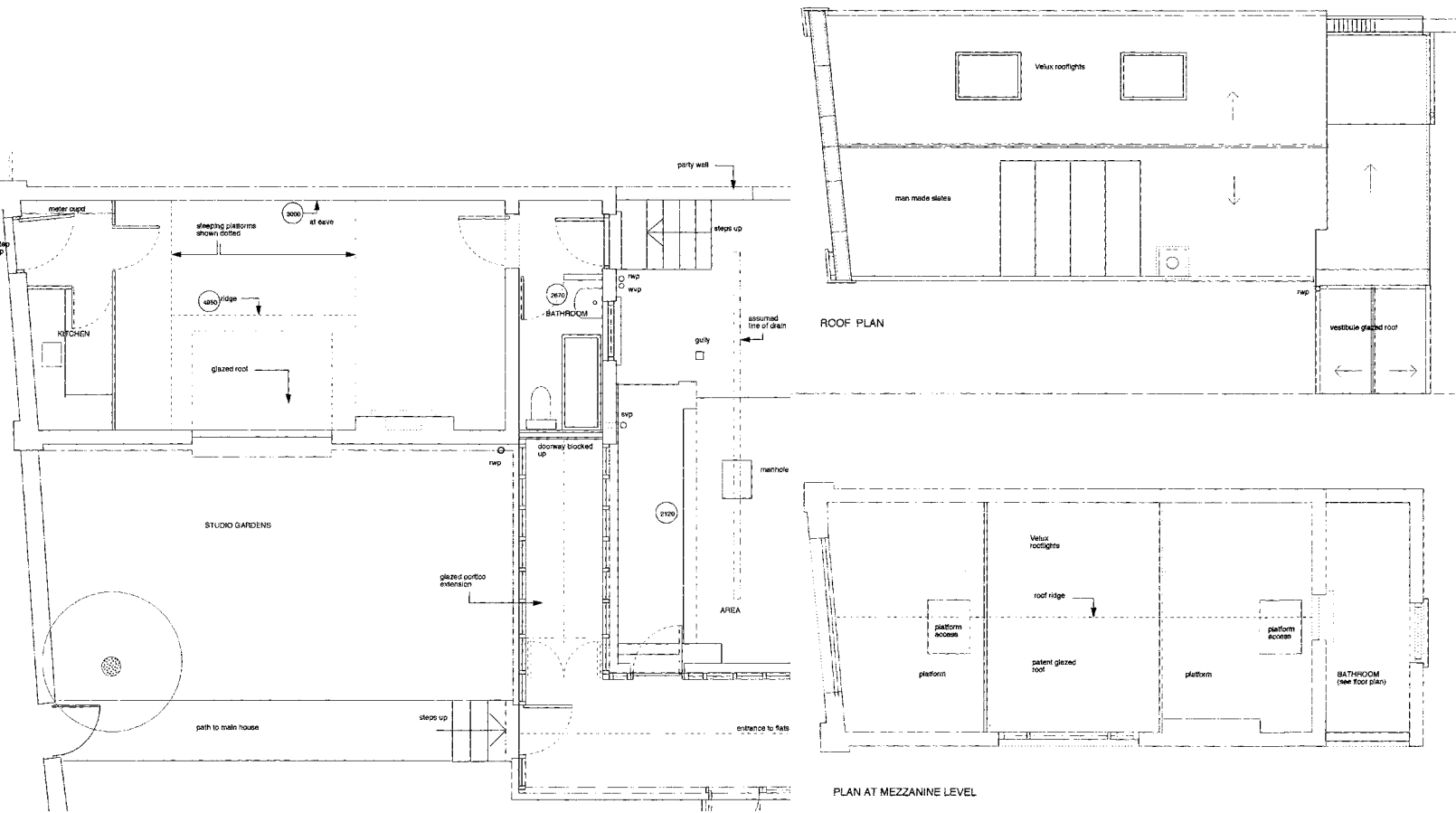
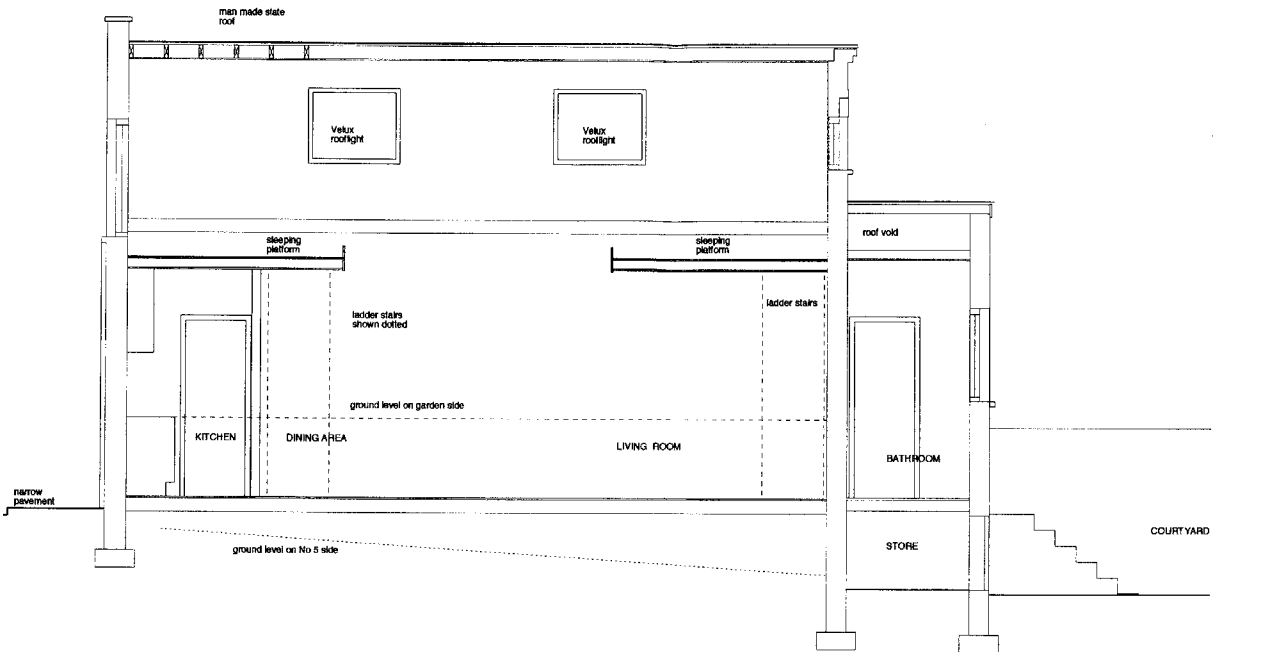
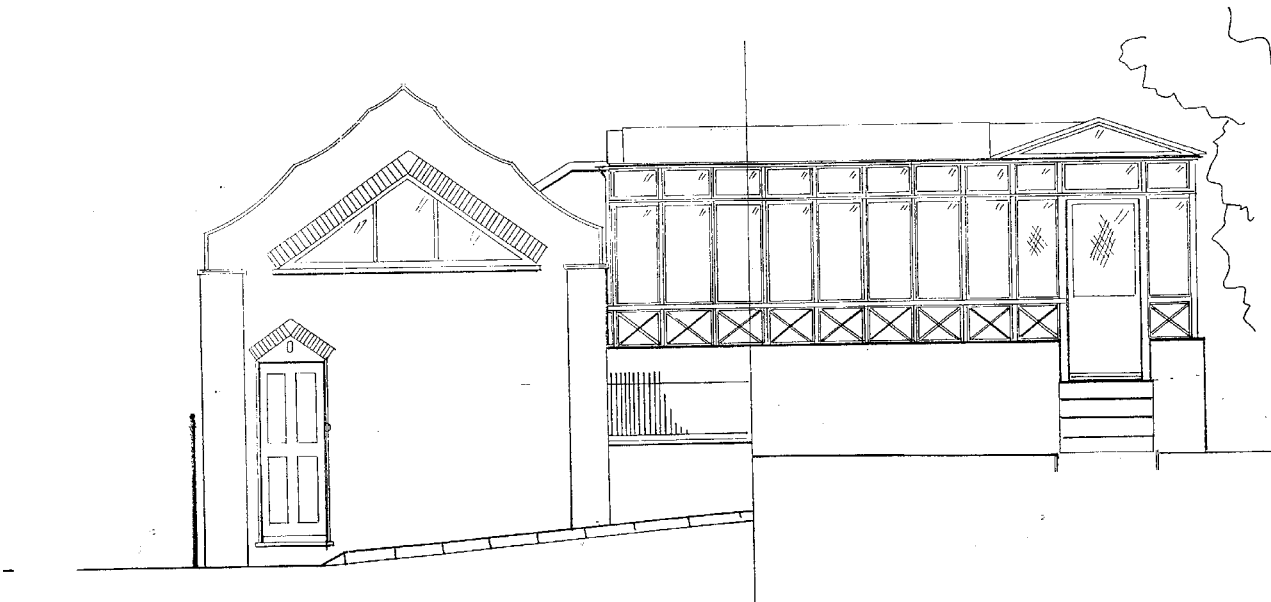
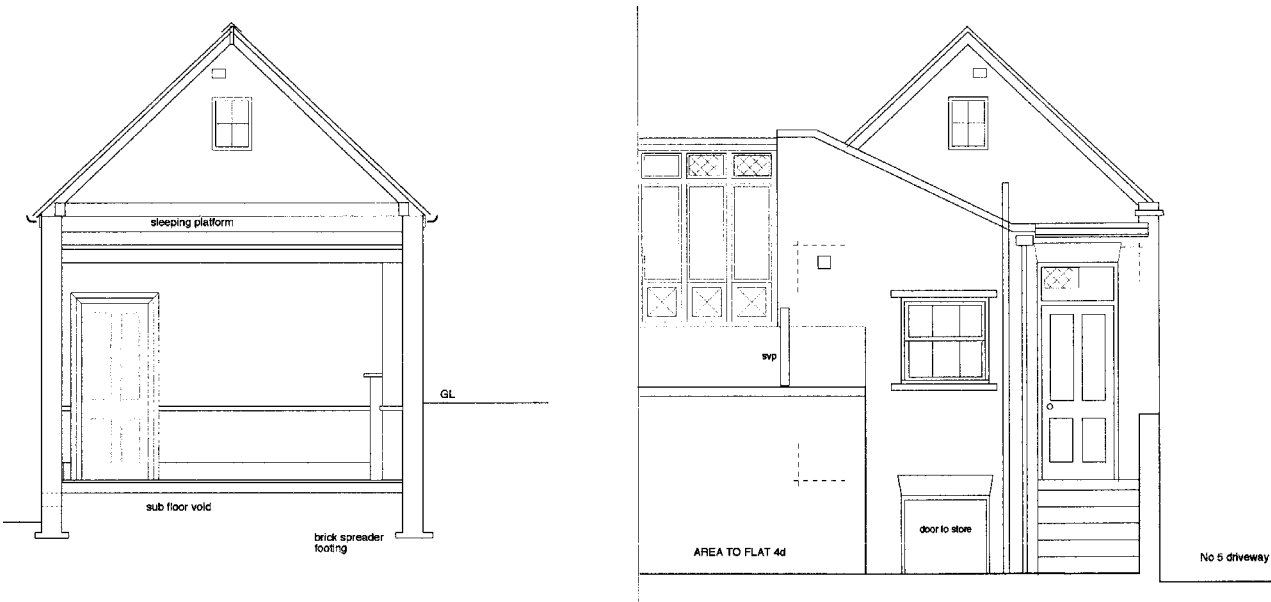


Proposed Ground Floor



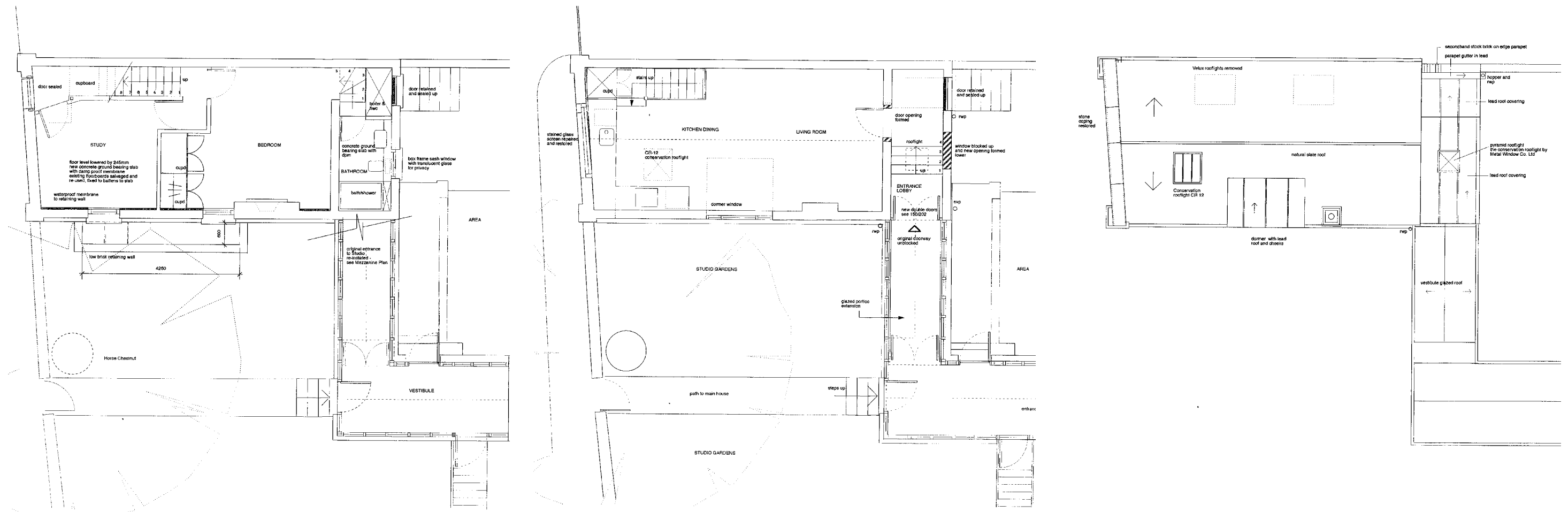
Existing in 2001:

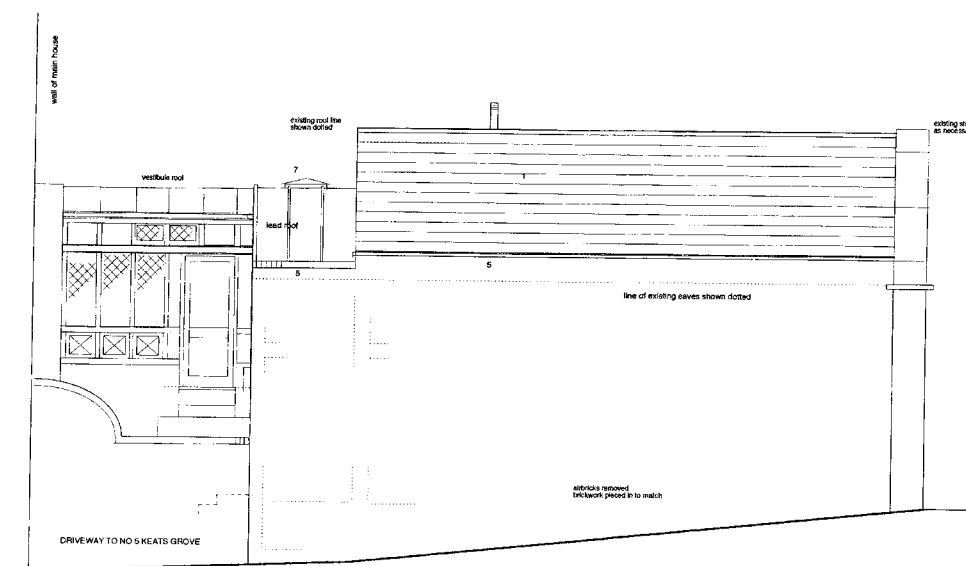
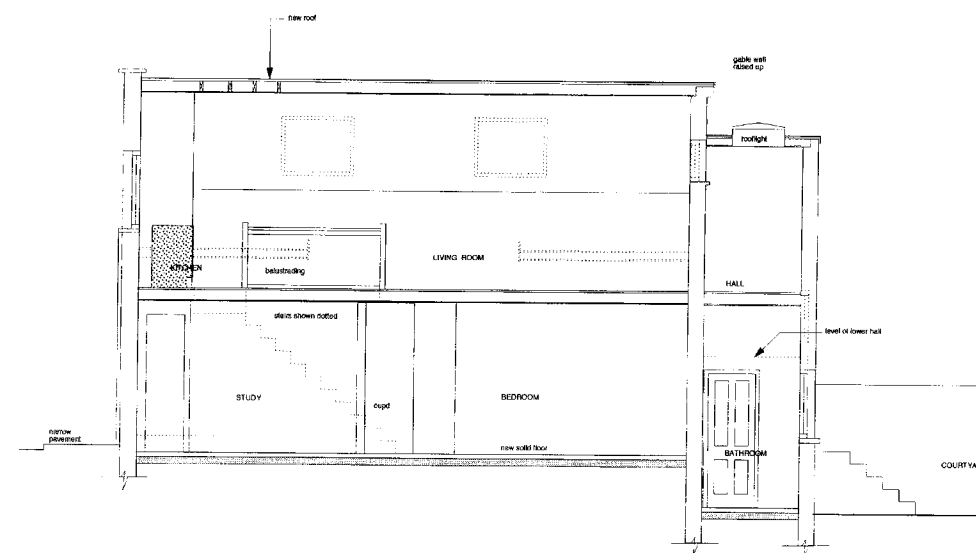
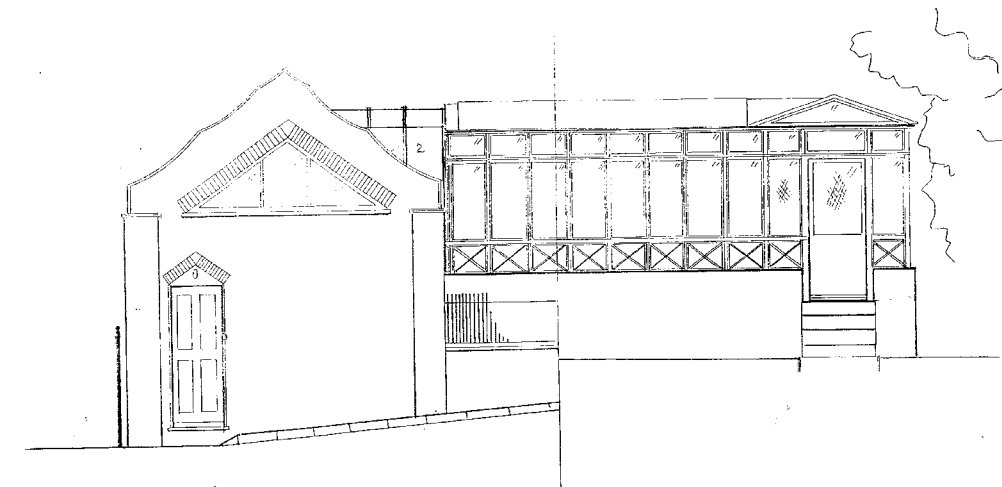
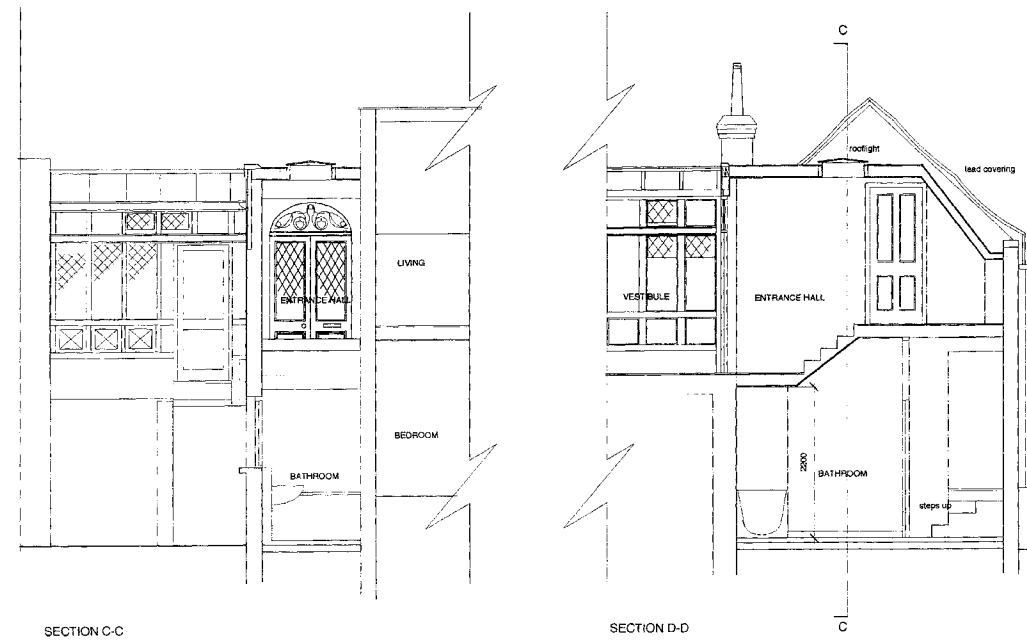
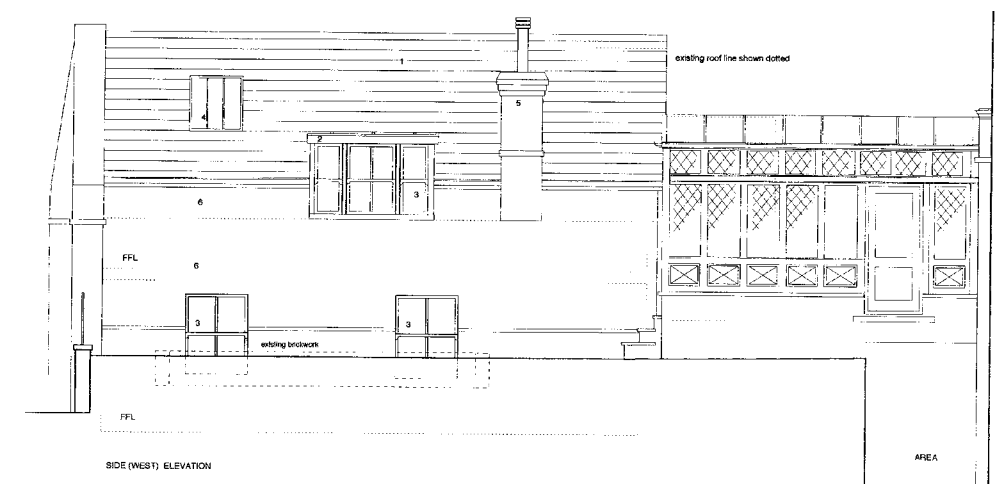
- Single storey studio with mezzanine sleeping platforms accessed by ladders. No internal stair.
- Access from LGF courtyard via steps and street level. No direct access from porch.
- Velux rooflights to east elevation. Glazed roof and large windows to west elevation.
- Main slate roof lower than front elevation gable. Rear elevation roof even lower and angled up to porch roof.
- One main entrance door into porch.



2002/3:

- Studio reconfigured to have two storeys - GF becomes the LGF & a new floor added within to become the GF with staircase between. GF accessed via the porch. LGF courtyard and street level access sealed up.
- LGF studio - floor lowered, new floor build-up, new staircase, internal rooms created with new wall partitions, windows to internal lower courtyard re-positioned & new lightwell to front garden created.
- GF studio - new stud floor structure, open plan living room / kitchen diner created, and new steps & door to allow access from the porch.
- New raised slate roof and gable wall to main studio, and new lead roof to porch connection. Velux rooflights removed from east side. New conservation rooflight added to west side. Glazed roof area made into a dormer with windows on the west elevation.



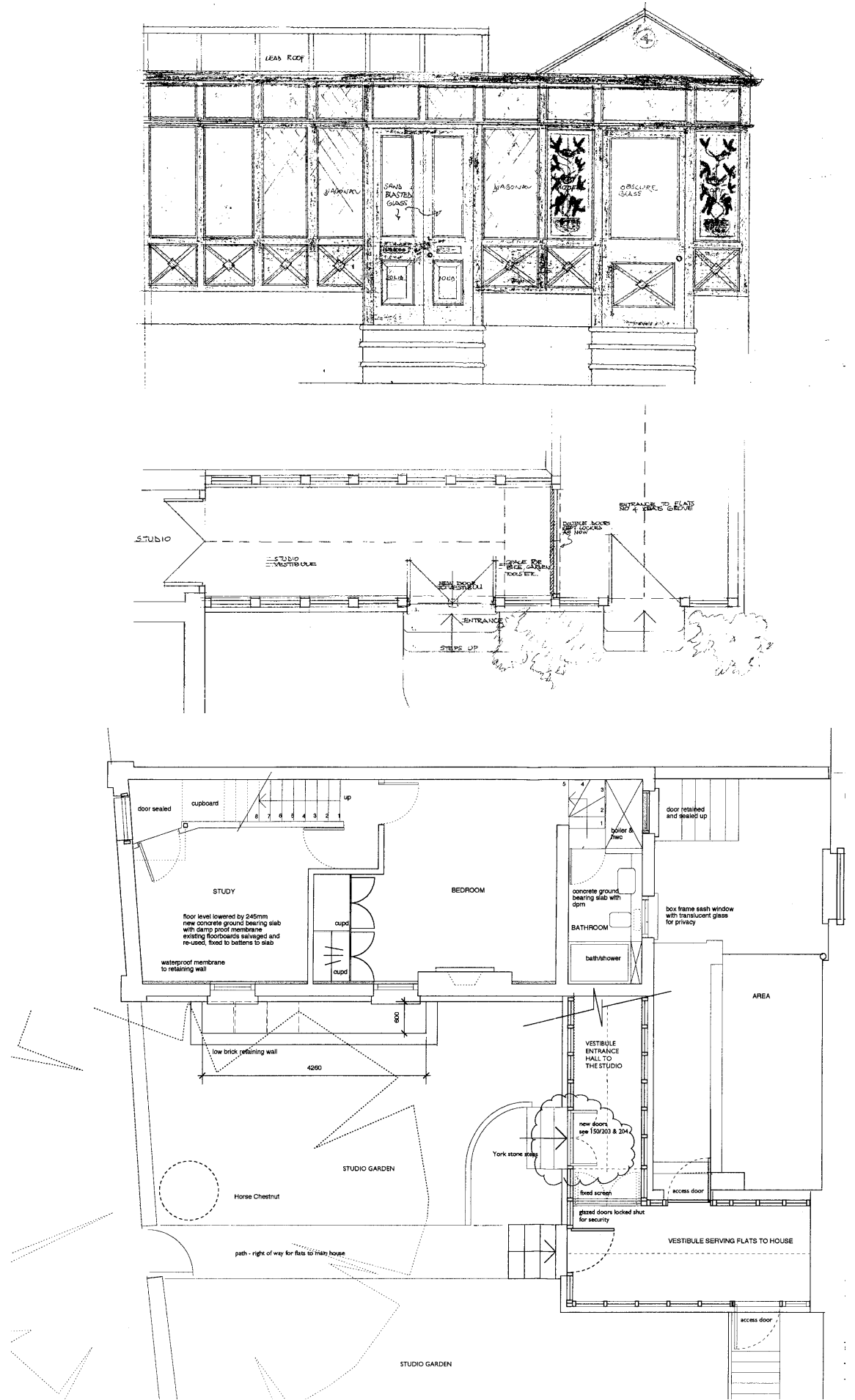
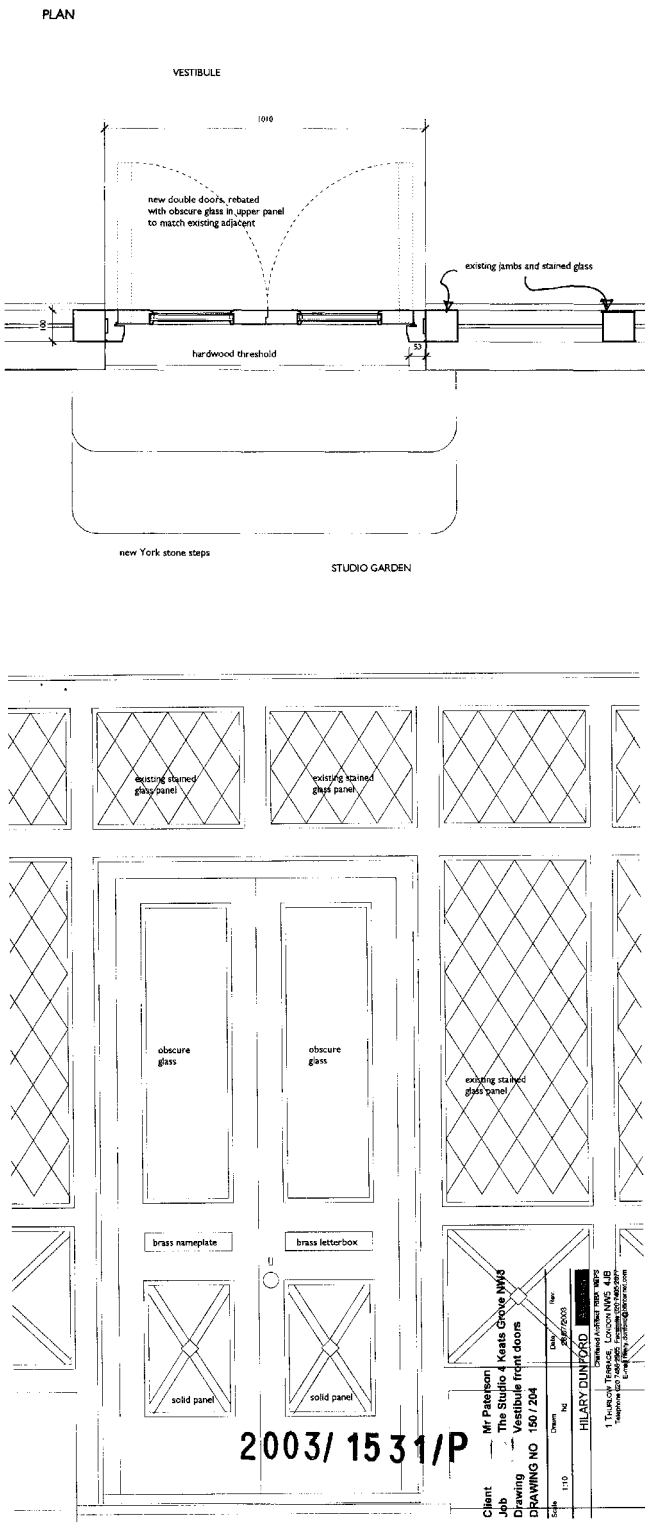


2003:

- New double door to Victorian porch proposed with obscure glass to match existing.
- Existing obscure glass to the main entrance door and internal glazed panelling - see elevation and internal photographs.
- 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 FRONT GARDEN



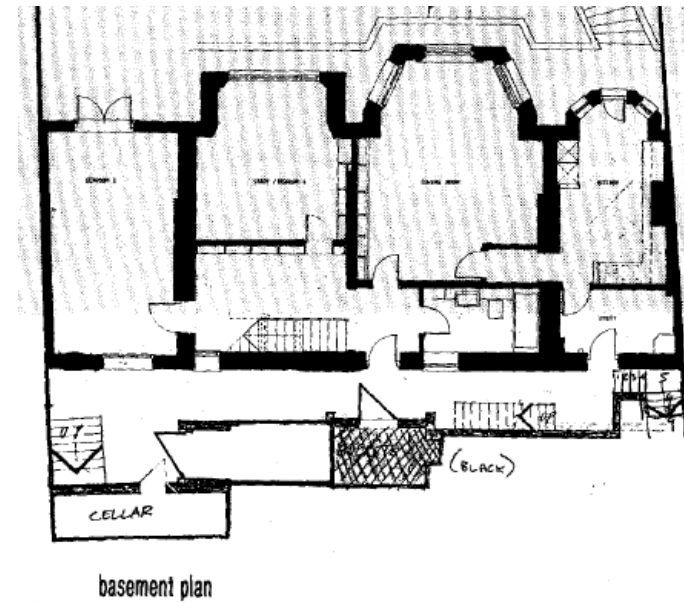
RICHARD GRIFFITHS ARCHITECTS

2004:

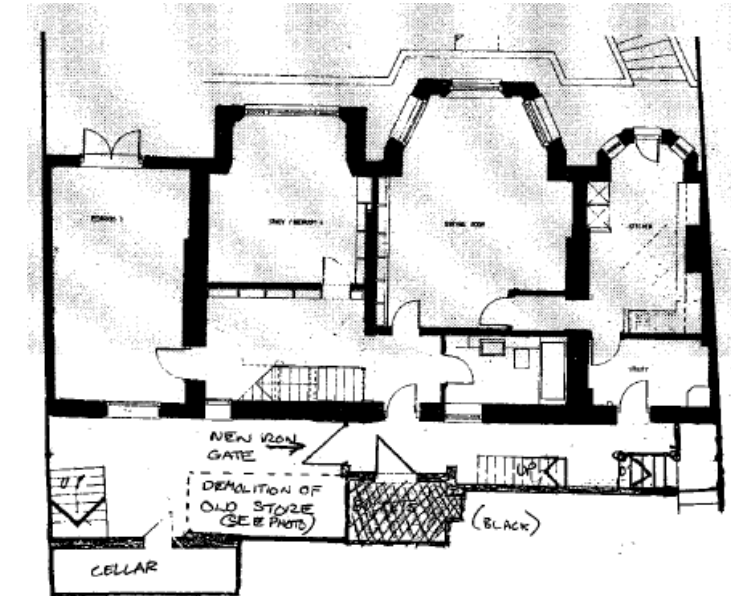
- Access to GF Studio via north Lower Ground Floor courtyard and street. LGF Studio still a small cellar.
- 2003 consented proposals have yet to be undertaken to the Studio and porch.
- Demolition of Lower Ground Floor store in north communal courtyard.
- Evidence of blocking up/alterations to Lower Ground Floor fenestration.
- GF main entrance shown as a wide opening with no door or side panels.



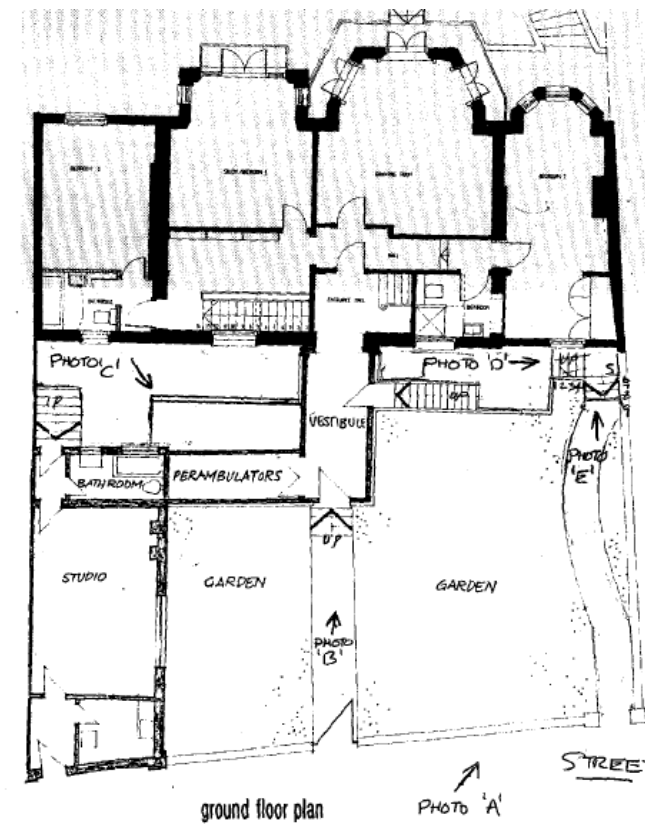
Existing Lower Ground Floor



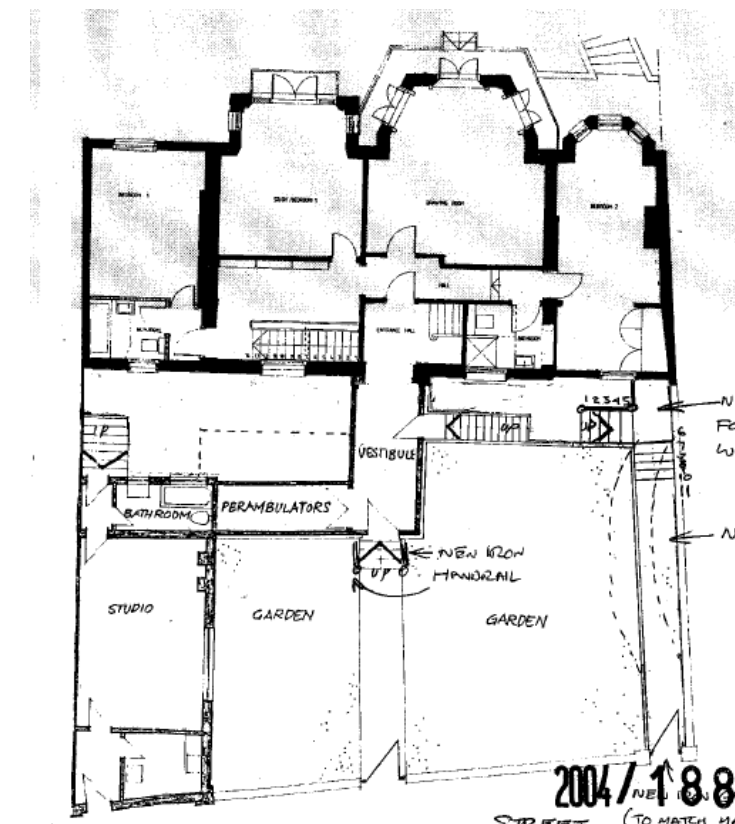
Proposed Lower Ground Floor



Existing Ground Floor



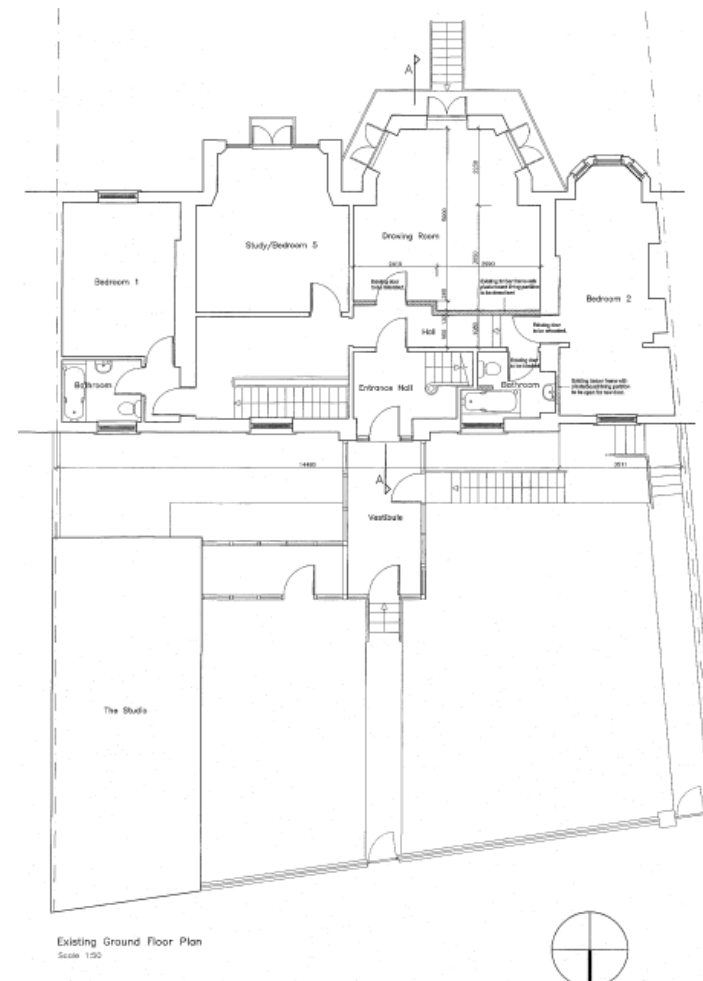
Proposed Ground Floor



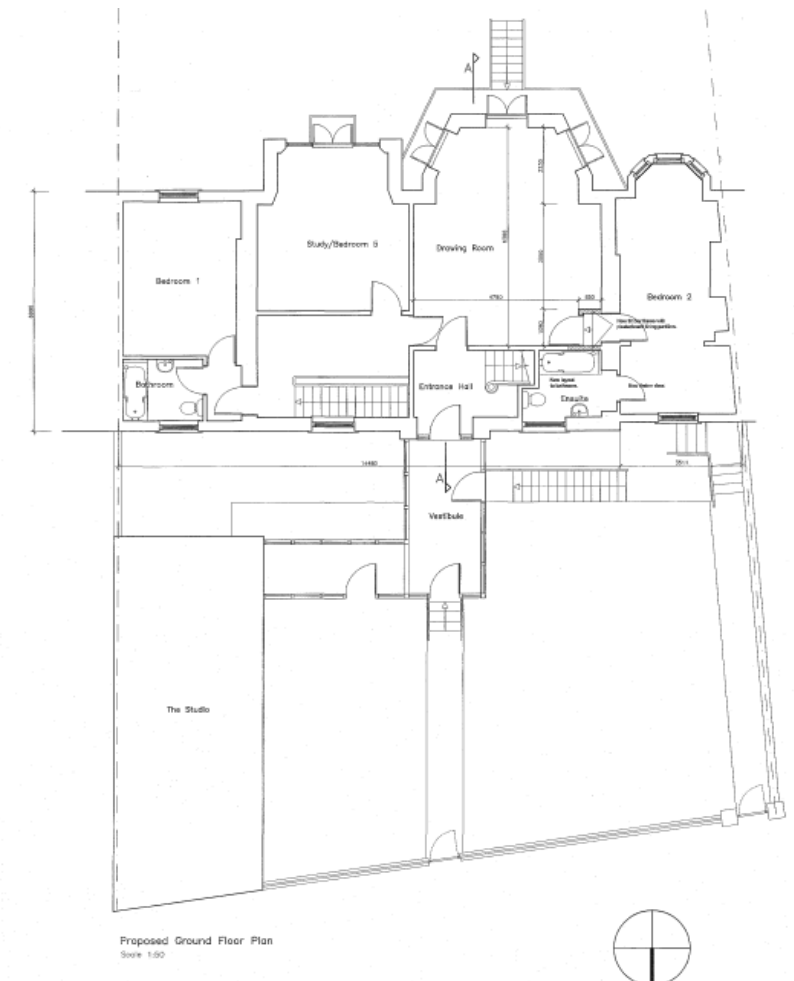
2005:

- 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.
- GF main entrance shown as a single door with two side panels.
- GF rear balcony to Study/Bedroom 5 shown smaller.

Existing Ground Floor



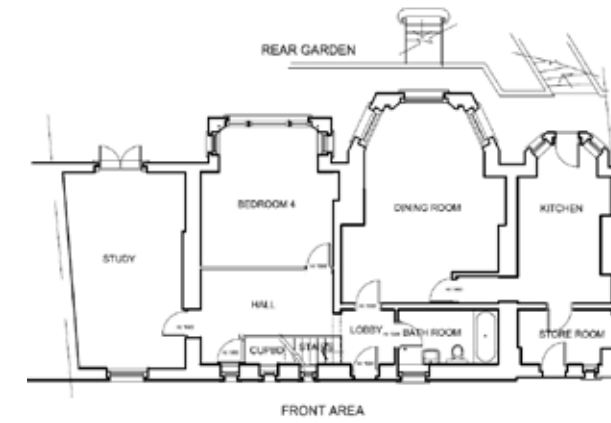
Proposed Ground Floor



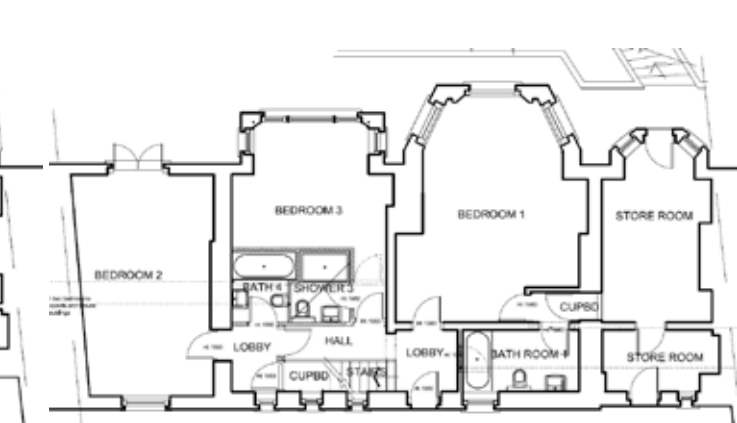
2010:

- Internal remodelling and new openings to GF & LGF.
- Evidence of alterations to Lower Ground Floor fenestration.
- LGF front three windows to hall/stair are still evident, whereas two have been blocked up today.
- GF main entrance shown as an off-centre single door.

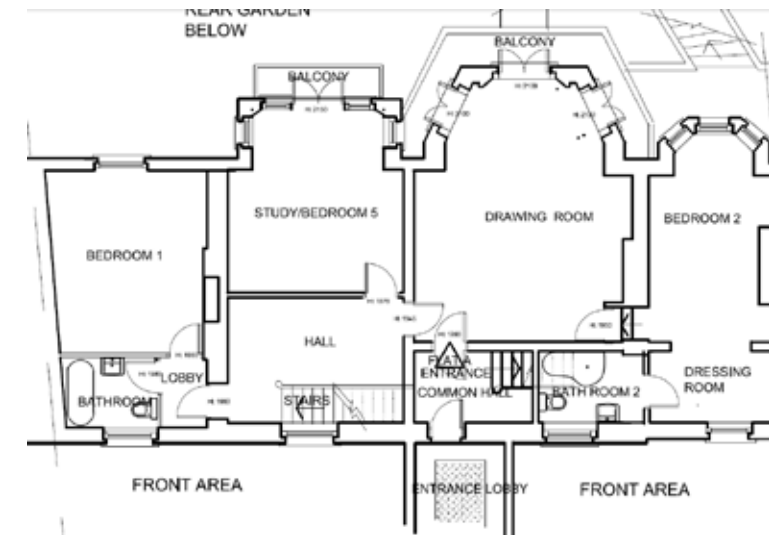
Existing Lower Ground Floor



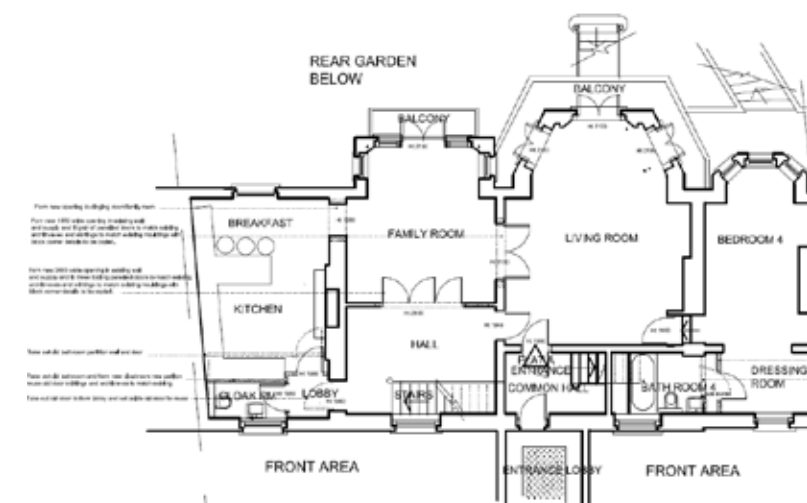
Proposed Lower Ground Floor



Existing Ground Floor



Proposed Ground Floor



Prior Consented Application

Prior Consented Application 2014/7932/P

Conversion of 4 flats into 3 flats (1 x 3-bed, 2 x 1-bed), replacement of front porch, and alterations to front and rear fenestration

Prior Consented Application 2015/0125/L

Replacement of front porch, alterations to front and rear fenestration and internal works to enable conversion

For clarity these applications intend to take forward the prior consented elements of the above applications with some amendments including:

Demolition of porch: The previous consent included demolition of the existing porch and replacement with a small portico. This application seeks to refurbish the existing porch, reinstate original elements and adapt features to improve it’s functionality today.

Removal of stables ground floor ceiling: The previous consent included the removal of the stables ground floor ceiling. This application will reinstate a ceiling after making the roof structurally sound.

Alterations to fenestration to the front and rear: The previous consent included alterations to the existing fenestration. This application has reviewed these consents and revised them accordingly to suit the new proposals and improvements where possible.

Landscaping to front and rear gardens: The proposed landscaping to the front and rear in the previous consent will be taken forward. With the addition of revisions to suit the new bin store, and the areas of lowered external lower ground floor, to suit the consented internal floor level.

Change of use from 4 units to 3 units: The previous consent included the change of residential units form 4 to 3; 2x1B and 1x3B. This application proposes to retain the 3 units, but proposes them to be 1xStudio, 1x1B, 1x4B.

Reinstatement of main staircase to lower ground floor: The previous consent included the continuation of the main stair to lower ground floor and associated removal of a separate stair. This application will take this forward, but with a revised configuration of the stair.

Rationalise architectural features; doors, skirting, architrave, cornice: The previous consent included the rationalising of the architectural features, with the hierarchy of the house restored. This application seeks the same, but with a revision to the proposed replacements and retaining the existing where possible.

Lower floor level of lower ground floor: The previous consent included the lowering of the lower ground floor. This application will do the same, but with a reduction to the extent of the lowering.

Prior Consented Applications 2016/6840/P & 2016/7148/L

Internal alterations to partitions, doors, floors, ceilings, cornices and architraves, new ceiling to the stables and alterations to the second floor of the main house, refurbishment of the porch, alterations to fenestration, landscaping to front and rear, replacement of a chimney, replacement of the rear balustrade.

For clarity this application intends to take forward the prior consented elements of all the above applications, but with a few further amendments. These are all indicated on the accompanying drawings.

Regularisation

In addition the previous applications included the regularisation of works carried out prior to consent. This will still be taken forward. These include:

Internal remodelling: Removal of partition walls

Building Control

For the readers information the client has been in discussion with the London Borough of Camden to assist with the regularisation of the works and future proposed Building Control consent.


The Building Control officers have provided initial consultation on the proposals. This includes:


- Fire protection:
- Configuration of second floor partitions
- Fire strategy for the second floor.
- 1hour fire doors to the main staircase
- Early warning fire detection in the pool area
- Structure:
- Lowering ground floor of studio for pool
- Lowering lower ground floor of house
- Alterations to main roof

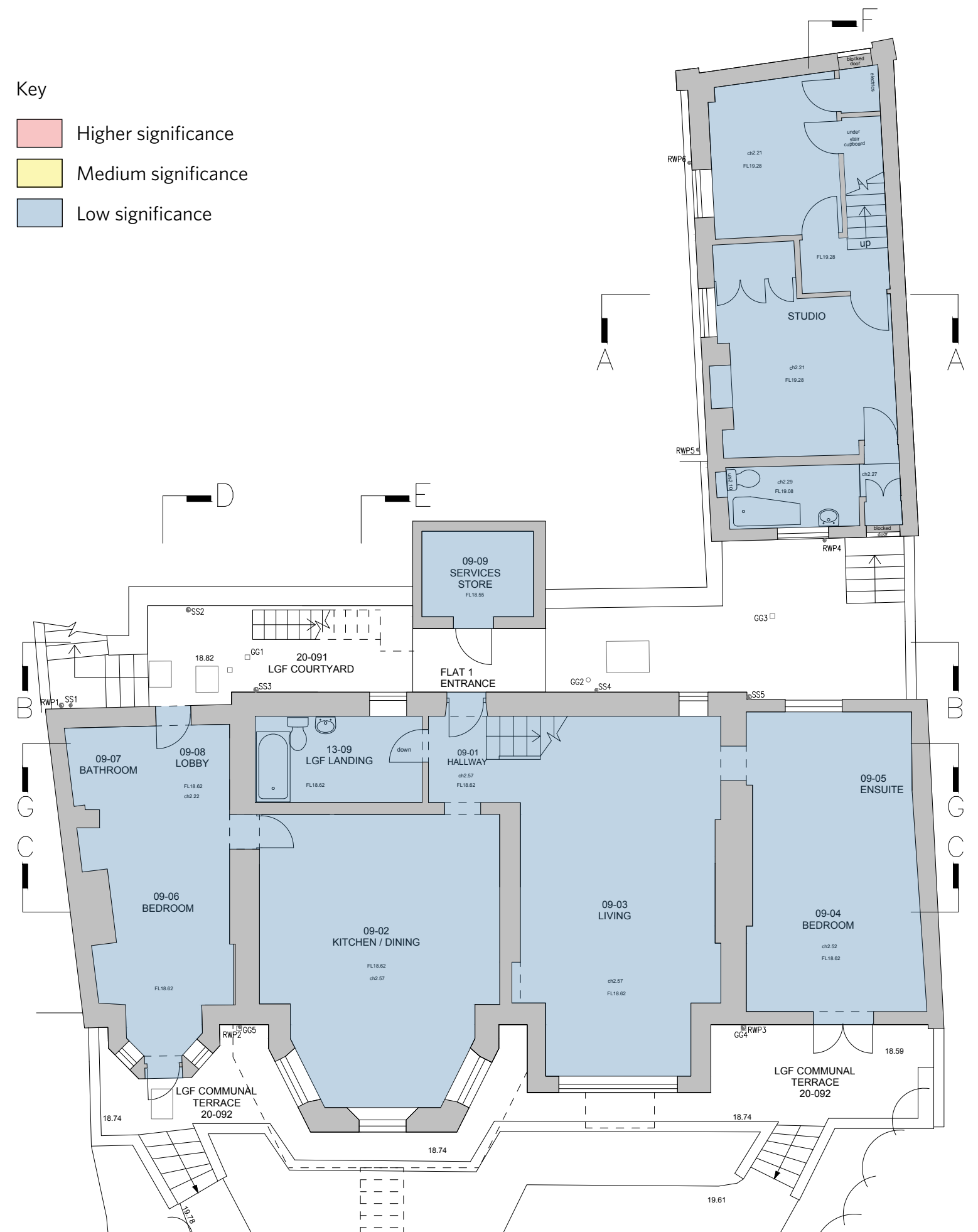
- Extensive internal reconfiguration has resulted in the loss of any original architectural features and significant historic fabric to the LGF. All the walls and ceiling have been covered in plasterboard, gypsum plaster or cement, and are of low historical significance.

- 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.
- The internal staircase is of low significance as it is a later addition, added in 1997, and has no historic value.
- The Victorian Porch is of medium significance. Despite not being original to the building or in the best condition, it still retains some historic features and its original configuration. However there have been some alterations such as the addition of doors in the place of panels, changes to glazing and new roofs, which have had an impact on its architectural significance.
- The Kitchen and Guest WC in the 4-storey extension are of low significance. The extension itself was a later addition in the late c.19th, and the rooms have since been altered internally many times since 1930s. Additionally the historic window glazing & frames have been replaced with poorly made softwood sashes and casements, and no original detailing remains.
- The main entrance and stairwell is of medium significance, as despite being altered in more recent times, they still have historic and architectural features remaining of significance. These include the stair handrail, panelled arch and fanlight.
- The Ground Floor of the main house is made up of areas of slightly higher significance. The Reception and Lounge are the most intact rooms in the main house, with parts of the original cornices remaining and their original plan forms evident.
- The TV Room is part of the Stables, the oldest part of the building. Because of this it is of higher significance than other areas in the house, but other than this, the main walls, the roof and windows have been replaced in recent years and therefore have little historical significance.

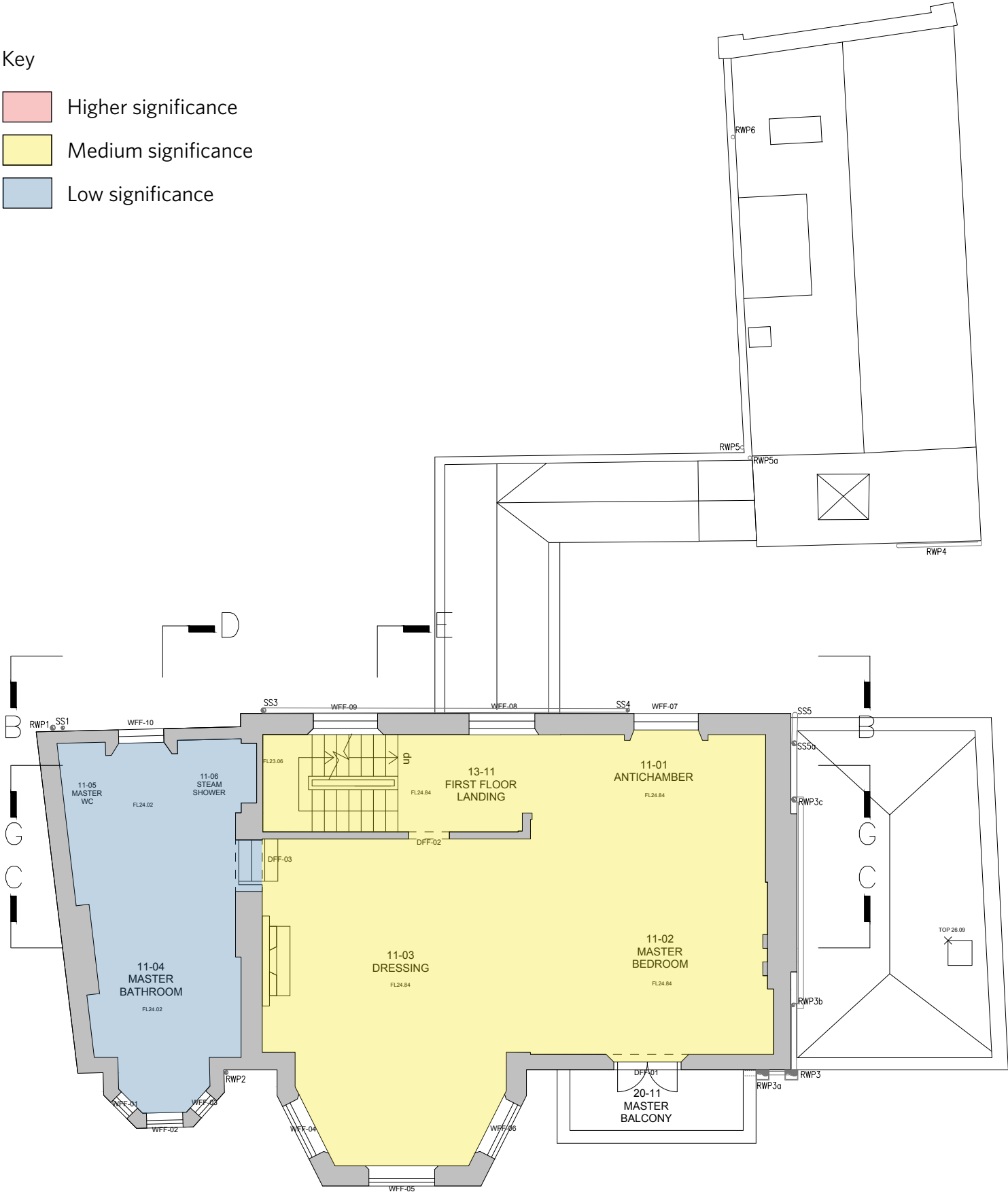


First Floor

- The First Floor of the main house is of medium significance. There are a few areas of original wall fabric remaining, however the extensive internal reconfiguring has led to many walls and ceilings being removed, and replaced in places with gypsum plaster, plasterboard or even left bare. The original plan form is barely legible.
- There are also no significant architectural features, such as cornices or skirtings remaining within these areas, and in particular within the 4-storey extension where the chimney has also been blocked up. Additionally, none of the sash glazing or doors are historically significant. Many of the locations are original, but some have been adapted or removed, and all of the original glass has been replaced more recently.

Key

- Higher significance
- Medium significance
- Low significance

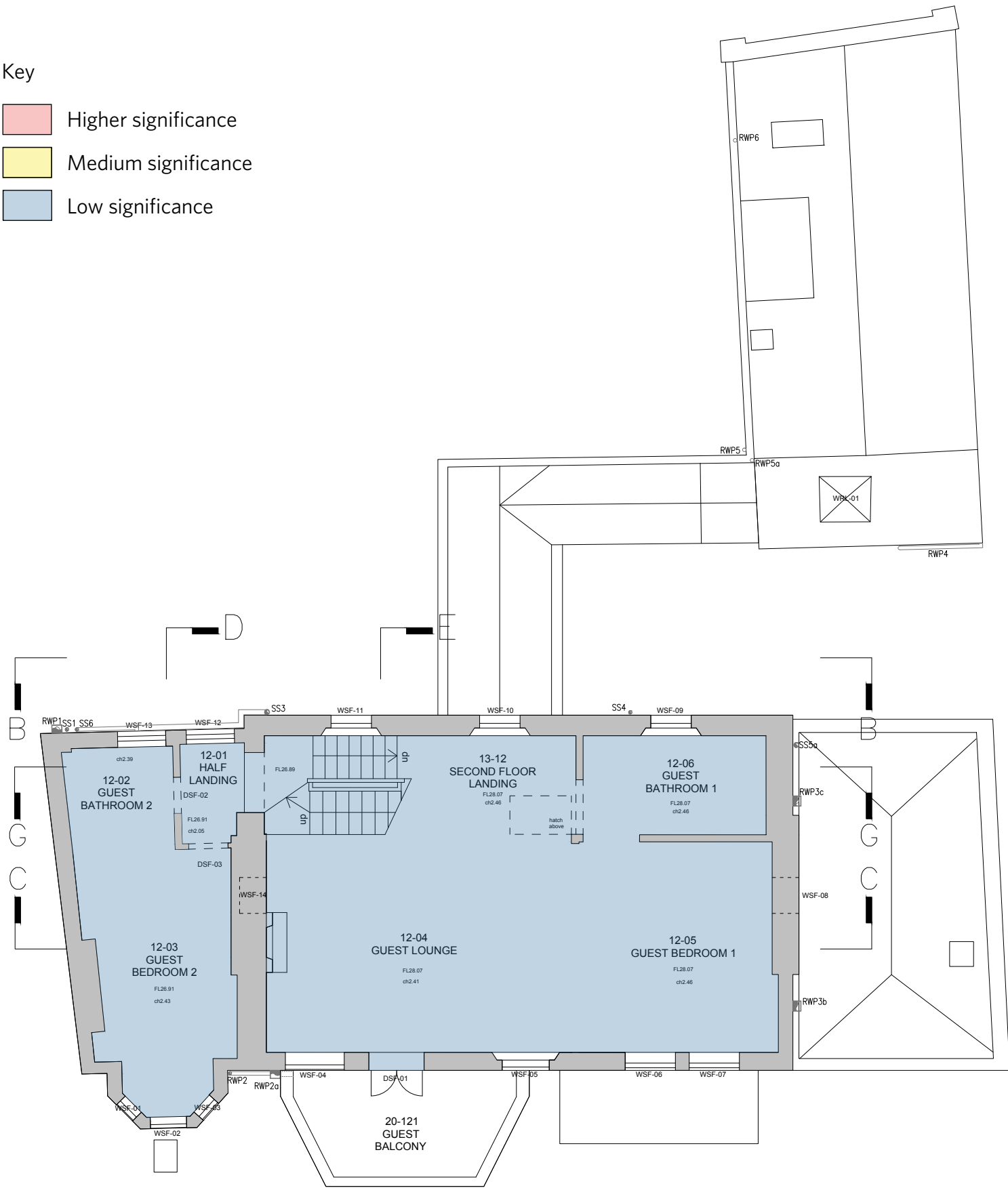


Second Floor

- The rooms within the 4-storey extensions are of low significance. This part of the building was a later addition and has incurred many alterations & removal of historic fabric. However, the plan form is still evident and the windows are still in the same opening as seen in the 1931 historic plans.
- The Second Floor of the main house is of low historical significance. The whole level is believed to be a later addition to the original house, when compared to the neighbouring No.3 Keats Grove. Additionally the ceiling, roof and their historic fabric were destroyed by a fire in the 1970s and the roof had to be rebuilt.
- The plan form seen in 1931 historic plan and in turn the original plan before, are barely legible. The extensive internal reconfiguration has left these rooms with little to no historic fabric or features remaining. The window glazing has also been replaced, as with all the other floors of this property, and the fenestration to the rear has been altered and relocated since the 1930s.

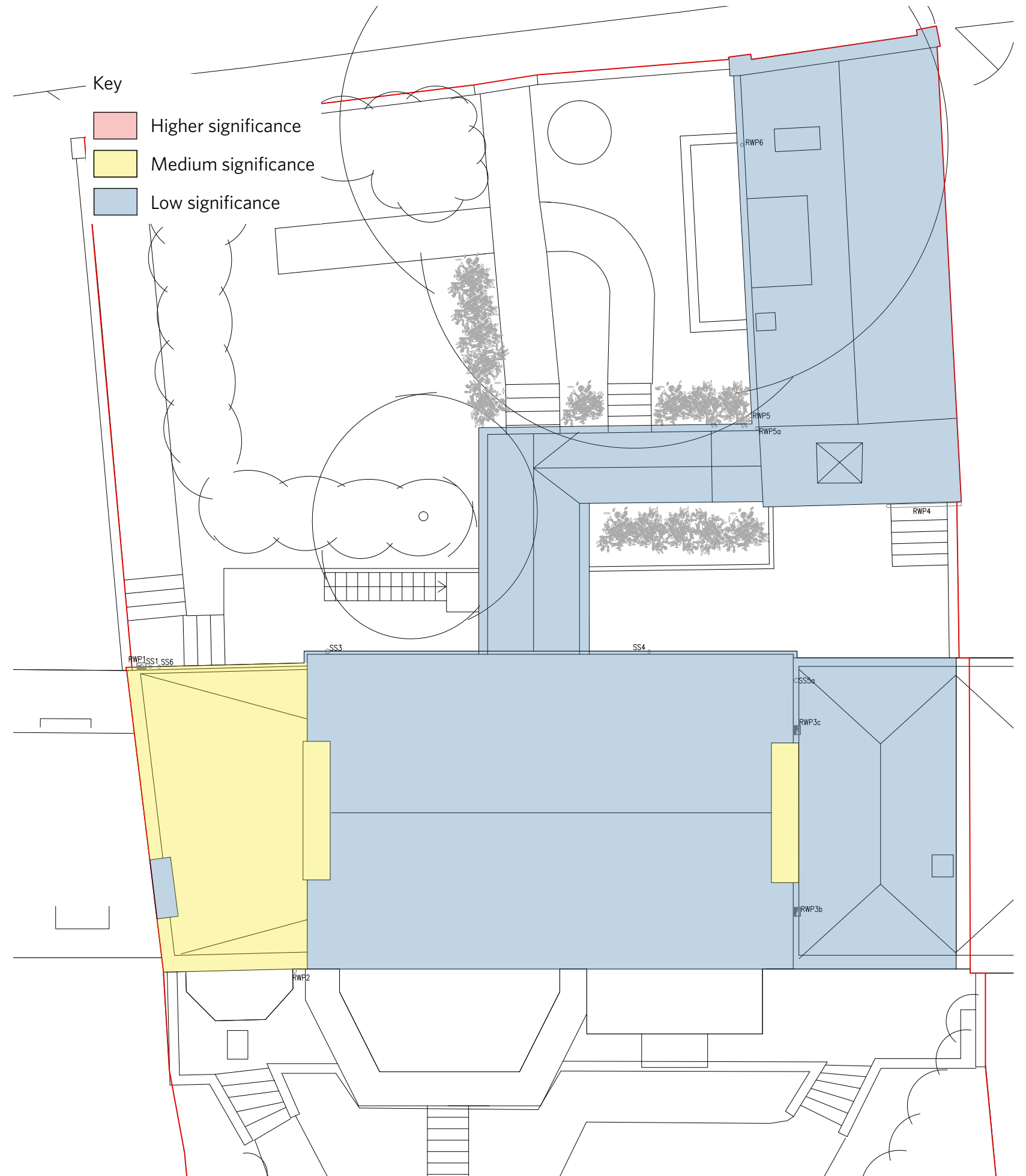
Key

- Higher significance
- Medium significance
- Low significance



Roof Plan

- As described on the previous page, the roof to the 2F of the main house was destroyed in a fire and was rebuilt in the 1970s. It is therefore of little historic significance. The chimney stacks, however, are believed to still be in their original state, but may have also undergone some repairs and alteration during this time.
- The roof to the 4-storey extensions is believed to be original to this part of the building, but as with all of the other roofs, it may have undergone some repairs and updating when the main roof was being repaired. The chimney stack, however, is of low significance. Its appearance is believed to have been altered since it was original built, possibly when the fireplaces were blocked up on the floors below. Today it is barely visible from the street and is a mere stub that appears mutilated and truncated, and doesn't appear to have the height needed to draw smoke from efficiently from the once functioning fireplaces below.
- The roofs to the Porch, Studio and Stables have been noted as low significance as they have been replaced recently and are of no historical importance. The Porch roof has been replaced since 2004 with modern PVC glazing. The Studio roof has been adapted since 2004 to include a second storey within, a flat roof area, dormers and roof lights. The Stable roof has been renewed to take new slates, gutters and flashing.



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 amendments to these consents and new proposals for the Studio building.

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.

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 there locations since at least the 1930s, but are likely to have been affected by the subsequent alterations to the studio building.

To the main house the Lower Ground Floor, Ground Floor and rear elevation fenestration has been altered multiple times in the property's lifetime. Past alterations have resulted in a loss of symmetry and historic fabric. Much of the front elevation is partially obscured by the link building and mature planting from the street. All the windows and doors have been previously repaired and replaced, and there is no historic glass remaining. The majority of the glazing dates from the 1980s or as late as 1994.

Balconies: The rear balconies were added after 1931, and were later reconfigured along with the GF garden access to the layout seen today. The Lounge balcony has been altered in size and format multiple times. The style of balcony is common in the Conservation Area.

The external staircase from the GF balcony to the garden was added around the same time as the balcony and is in poor condition. The balustrade is not in keeping with the regency period of the building and does not match those of the balcony. The handrail however is narrow and elegant and typical of regency work.

Porch: The Porch is not original to the building or in the best condition, but still retains some historic features and its original configuration. It has undergone alterations including the addition of doors to replace panelling, changes to glazing and new roofs, which have all had an impact on its architectural significance.

Floor boards/cornice: The architectural details and floorboards have been significantly altered due to the continued internal remodelling of the property, and few original features remain.

Internal Remodelling: The property has been significantly altered over time, however some of the plan form remains. The ceiling height and room size retain the hierarchy of the floors.

Landscaping: The landscaping to the front and rear has been altered several times to suit the internal configurations. However, the property has always read as a coherent whole, without subdividing the landscaping. The proposed revisions are minimal and seek to maintain the green, attractive, tranquil qualities of the conservation area.



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:

- Lowering of the LGF by 200mm to match the existing bathroom FFL.
- Reconfiguring of internal walls, steps and lowering of doors to suit new FFL.
- Open up courtyard doorway for access to Lower Ground Floor



Studio elevation on road



Studio side garden elevation with light well



Studio rear lower ground floor courtyard elevation

Justification:

The proposed works are internal and affect 21st century alterations. The floor to be lowered was added after 2003 and is made of modern materials. No historic fabric will be lost by this or the reconfiguring of the internal walls & doors.

The works will be limited within the footprint of the existing building, away from the trees and planting in the front garden, to avoid any damage to them. Underpinning will not be required, but rather a sequenced slab installation is proposed by the Structural Engineer to the wall to the lightwell and the front elevation. This can be undertaken from inside the structure, and will minimise the impact on the existing building and its surroundings.

The Studio benefits from a lower courtyard and light well, which will aid access during construction.



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 there locations since at least the 1930s, but are likely to have been affected by the subsequent alterations to the studio building. To the main house the Lower Ground Floor, Ground Floor and rear elevation fenestration has been altered multiple times in the property's lifetime. Past alterations have resulted in a loss of symmetry and historic fabric. Much of the front elevation is partially obscured by the link building and mature planting from the street. All the windows and doors have been previously repaired and replaced, and there is no historic glass remaining. The majority of the glazing dates from the 1980s or as late as 1994.

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 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 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.
- DFF-01 has a very high threshold which is impeding the use of the master balcony. The step will be lowered and the bottom rail of the door will be increased to suit. The rest of the proportions, profiles and glazing bars will match the existing. This will improve access to the balcony and will not have any visual impact on the exterior of the building.

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



Existing door DFF-01 - Internal & External view

Analysis of Existing Condition & Proposed Works

Balconies: *The rear balconies were added after 1931, and were later reconfigured along with the GF garden access to the layout seen today. The Lounge balcony has been altered in size and format multiple times. The style of balcony is common in the Conservation Area.*

The external staircase from the GF balcony to the garden was added around the same time as the balcony and is in poor condition. The balustrade is not in keeping with the regency period of the building and does not match those of the balcony. The handrail however is narrow and elegant and typical of regency work.

The proposed works & justification:

The previous application consented to the replacement of the existing balusters with those to match the regency style ones of the GF balcony. This application seeks to take this forward, whilst also widening the staircase to centre it on the lounge doors and improve its accessibility. The steps will be retained and adapted, and the handrail will be reused. No historic fabric will be lost.



Existing GF balcony staircase



Porch: *The Porch is not original to the building or in the best condition, but still retains some historic features and its original configuration. It has undergone alterations including the addition of doors to replace panelling, changes to glazing and new roofs, which have all had an impact on its architectural significance.*

The proposed works & justification:

The previous application consented to reinstate the front elevations original appearance, replace the side doors with panels to match the existing, reinstate a lead roof and rationalise the glazing. This application seeks to take this forward, whilst also improving the thermal efficiency of the structure. It is proposed to introduce removable slimline secondary glazing to the internal side of the window recesses, and add single glazing to the outside, to match the existing approach seen on the front elevation. These additions would not negatively impact the function, configuration or most importantly the street presence of the existing building, and would instead seek to improve the Porch's useability today.



Existing Porch - External & Internal views

Analysis of Existing Condition & Proposed Works

Landscaping: *The landscaping to the front and rear has been altered several times to suit the internal configurations. However, the property has always read as a coherent whole, without subdividing the landscaping. The proposed revisions are minimal and seek to maintain the green, attractive, tranquil qualities of the conservation area.*

The proposed works include:

The previous application consented to a new landscaping design including extended retaining walls, adding new steps and introducing various areas of planting. This application seeks to take this forward, whilst also:

- Improving the boundary by replacing the flimsy fence with a brick wall to match existing areas.
- Introducing new plant beds to the LGF courtyard to improve its usability.
- Rebuilding the planter structure to be used as a plant room and plant bed.

Justifications:

The boundary fence is modern and in poor condition. The new brick wall will be the same height as the current fence, and will match the brick type and bond used for the existing areas of wall.

The planter is of no architectural or historic significance. In 1931 it was an enclosed space with a walkway overhead, but then this was removed and the structure became redundant. It is currently used as a plant bed. The new structure will match the existing footprint and height, and the space within will be brought back into use, allowing all the plantroom equipment to be contained within one space for better efficiency and servicing. The roof will be used as a plant bed to match the existing.



Existing area of brick boundary wall



Existing planter structure



Existing services store

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 areas of stained brickwork or damaged stucco 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.