

36 Lancaster Grove

London NW3 Unit 1

Heritage Assessment of proposed modifications

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The Leathermarket 11-13 Weston Street
London SE1 3ER
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1 Scope

- 1.1 This assessment has been prepared to support a listed building application for modifications to the proposals for unit 1 for which consent was originally granted under application 0745/P.
- 1.2 It has been prepared by Anthony Walker, a chartered architect with a post-graduate diploma in building conservation. He has been a visiting professor at Kingston University and lectures in MSt courses at Cambridge and Leicester Universities.

2 Description of unit as approved

- 2.1 Unit 1 occupies the space previously used as fuel store at the eastern end of the fire station. The consented extension is rebuilt to provide two levels of accommodation with a staircase in the north east corner linking the two levels.
- 2.2 At the lowest level there is a kitchen, dining and living areas and a small cloakroom. This is set at ground level and the main entrance to the unit is on the northern side of the unit and leads directly into the end of the kitchen.

- 2.3 The upper level is set within the roof and comprises quite a tight double bedroom with a small shower room.
- 2.4 The roof is an L shape with a small dormer window on the northern side and a flat area running east-west belying the otherwise traditional form of the roof.

3 Modifications to the layout and external appearance

- 3.1 The overall dimensions of the unit are unchanged and the general disposition of the rooms and form of the building in an L shape are retained.
- 3.2 The lowest floor is set lower than as existing and is at the same level as the basement of the adjoining units which are formed out of the previous storage areas.
- 3.3 This has a significant impact on the quality of the accommodation provided by enabling the main bedroom on the upper floor to occupy a larger part of the upper floor instead of having to be inset to allow for the pitched roof above. The entrance is into the corner staircase thus freeing up the use of the lower floor and enabling the staircase to provide a lobby between the entrance and the rooms on the two floors.
- 3.4 The external elevations show more signs of alteration.
- 3.5 The main entrance is located facing the courtyard on the northern side of the site. This relates better with the massing of the unit 1 extension positioning the doorway in the dominant form of the gable end in this elevation.
- 3.6 The sunken amenity area on the south side with a small staircase out the garden area is in keeping with the approved form of the similar amenity areas for the adjoining units 2, 3 and 4. This provides a more cohesive treatment of the southern façade.
- 3.7 A small dormer has been introduced on the southern slope of the roof which reflects the rest of the approved building design and supports the use of roof spaces with dormer windows which have been a feature of the building from the outset when the tall windows were a part of the identification of accommodation over the appliance bay. In the case of unit 1 and other residential units the smaller dormers reflect the smaller scale of the units.

4 Impact of the changes on the significance of the unit

- 4.1 The scale of unit 1 retains its role as a subsidiary extension to the main body of the building. The sunken courtyard retains the link with the adjoining units 2-4 and the linkage between the unit and the garden area

5 **Summary**

- 5.1 The development of the design for unit 1 has improved the quality of the space provided while retaining the essential relationship between this extension and the main building.
- 5.2 It retains the architectural language of the historic building and that of the other approved alterations.
- 5.3 The proposed alteration to the main door provides a clear marker for its location and importance while providing a better relationship with the other main entrances.

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