PLANNING APPLICATION SUPPORTING DOCUMENT

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12 KEATS GROVE
HAMPSTEAD
LONDON
NW3 2RN

—

PREPARED FOR:
PRIVATE CLIENTS

—

25 OCTOBER 2019
REVISION 2

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ISO 9001, OHSAS 18001

ISSUE SCHEDULE

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LIAM CLARK	**NICKY HEYMANS**	**-**	**REBECCA ROSE**
DATE: **16 OCTOBER 2019**	DATE: **17 OCTOBER 2019**	DATE: **-**	DATE: **17 OCTOBER 2019**

REVISION	DATE	BY	STATUS	DETAILS
0	17.10.2019	LC	DRAFT	First draft issued to Chris Dyson Architects for review and comment.
1	18.10.2019	LC	DRAFT	Issued to the Client for review and comment.
2	25.10.2019	LC	SUBMISSION	No changes made.

CONTENTS

1 INTRODUCTION

.01 PURPOSE OF THIS DOCUMENT

This document has been prepared in support of a planning application in response to the pre-application planning advice in respect of the elements relating to the building services (mechanical and electrical) elements of the proposed development.

.02 BUILDING DESCRIPTION

12 Keats Grove is a Grade II listed detached villa, understood to have been constructed in the early 19th century. Accommodation is arranged across a semi-basement (lower ground), upper ground floor, first floor and second floor, with attic.

.03 DEVELOPMENT PROPOSALS

In summary, development proposals relevant to the building services element of the project are understood to comprise the following:

Upper ground floor

- New Boot Room extension adjoining the Entrance Hall
- Demolition and removal of existing garage extension
- Construction of Kitchen/Dining Room extension

Lower ground floor

- Construction of new enlarged basement plant and storage space (beneath existing Entrance Hall)
- Construction of new Laundry Room beneath the new Kitchen/Dining Room extension

First floor

- Forming of new Shower Room in former Bathroom
- Forming of new Master Bathroom in former Dressing Room

Second floor

- Alteration to walls in the existing Family Bathroom
- Strategies implemented to reduce the risk of overheating

General

- Reinstatement of historically appropriate detailing
- Reservicing and rationalising of the building mechanical and electrical services.

There will be two 'garden buildings' at the rear of the garden (A and B). It is understood that the buildings will require heating, cooling, small power, lighting and provision for a telephone/data connection. There may also be a requirement for a new sink in Garden Building A.

.04 MCA CONSULTING ENGINEERS

MCA Consulting Engineers Ltd has been in the privileged position of being associated with many of our nation's principle listed buildings, and we have a good understanding of incorporating building services within historic structures.

Much of our experience has been gained during our long association with The National Trust over the last 20 years or more, working with conservation teams developing the renewal of building services to existing building fabric. We have also assisted this client with research and development of conservation heating and environmental control systems in order to maintain suitable temperature and humidity ranges within a number of their public properties such as Knole Park, Nymans Mansion, Chartwell and Batemans.

We have also worked with The National Trust on a number of their commercial schemes which include the development of restaurant, catering facilities and visitor welcome centres at Scotney Castle, Polesden Lacey and Emmets Gardens. The development of these centres range from the conversion of existing stables and outbuildings to, in more limited cases, new build structures.

Our approach to building services design within historic buildings and structures, Grade 1 listed or other lesser gradings, is based on our understanding of preservation, conservation and aesthetics. Simply put, our aim is to engineer systems that cause minimum disruption to existing historic fabric and the least visual intrusion and yet operate to intended design parameters. It is important that we convey this approach to our design partners at the initial stage of any project and maintain this understanding through to completion of the design. Where new-build developments are dovetailed within existing structures, we would continue a similar approach, although the opportunity to conceal plant and equipment and to simplify the routing of distribution services is greater.

We have a good understanding of working within Design Teams, usually having an Architect in place as lead consultant, as well as the need to absorb design information from all Design Team members. We are aware that building services development is required at the earliest stage of most projects, and we acknowledge that our presence will be required throughout this process until project completion and handover.

2 PRE-APPLICATION FEEDBACK

.01 GENERAL

The pre-application identified two aspects of feedback relating specifically to the building services elements of the project as follows:

> *9.3 First Floor - The proposed introduction of a new Master Bathroom, WC and Shower room is acceptable at this stage. However, the significance of the fabric, position and method of installation of all new services and related fixtures will need to be provided at application stage.*
>
> *10.2 Second Floor - The proposed comfort cooling is considered acceptable in principle. However, details similar to the information required for additional services and related fixtures will be needed at application stage.*

.02 RESPONSE

.01 DESIGN AND INSTALLATION CONSIDERATIONS AND GUIDING PRINCIPLES

In recognition that historic buildings tend to give away their secrets only after they are opened up, at this early stage it will not be possible to be entirely prescriptive about exactly what the position and method of installation of all new services and related fixtures will be.

However, it is recognised that this is a very important consideration in seeking to preserve and safeguard the fabric of the building, not only at the design stage but, more importantly, at the construction stage. However well considered and planned the design of the new services is, the nature of the building is such that design proposals will have to be continually reviewed during the course of the works. Better understanding of the building will inevitably emerge during the course of the proposed works. Reference will be made to the following considerations and particular guiding principles in relation to the ongoing design and installation of new services:

1. When designed and installed appropriately, building services can assist with the preventative conservation of buildings, extend the life over which their beneficial use might be enjoyed, improve the internal environment, and offer cultural and environmental benefits. When design and installation of building services is carried out unsympathetically or inappropriately, irreparable damage could be caused to the fabric.

2. At each stage of the design and installation, recognise and continually remember that the building has special value and interest, and is of irreplaceable stock.

3. Wherever possible, identify how and where the new services can be installed with minimum intervention, disruption and damage. If at all possible, new systems should be reversible and removable.

4. Consider the way in which historic fabric differs from modern building materials, in that they are porous, they breathe, meaning that all builders' work in connection with the services installation will require careful consideration and input by the Architect.

5. In the relationship between building services performance, energy efficiency objectives, occupant comfort and conservation, consider conservation a priority.

6. Consider and devise bespoke engineering solutions to complement the building, rather than rely on standard solutions to the detriment of the building.

7. Re-use existing services voids and routes wherever possible rather than forming new voids or routes for the sake of convenience.

8. Stop, look and think before designing or carrying out installation works. Acting without looking and thinking can be damaging for the environment, but particularly for the fabric or structure of the building.

.02 DESIGN PROPOSALS

In relation to the specific design proposals for this scheme, there are some elements that will need careful consideration. Therefore, early stage sketch design proposals for these elements are provided with this document to support the planning application. We consider that the following systems and services have the potential to cause damage to the building if the design and/or installation if not carried out sympathetically:

1. New mechanical ventilation. Ducts of 100-150mm diameter are usual for ventilation.

2. New above-ground drainage. This is a consideration because new sanitaryware is proposed in a part of the building where there has previously been no provision of wet services. Therefore, new routes will need to be established. A particular challenge of drainage is the need to run-to-fall, which often needs either a depth of clear ceiling void, or a sacrificial ceiling within which to conceal the drainage pipe. Again, drainage pipes tend to be in the range of 32mm to 100mm diameter.

3. New flues for gas boilers. Similar to ventilation ducts, boiler flues are often 100-150mm in diameter. These will need to be given the same consideration as the ventilation ductwork.

4. New cooling. If cooling is provided for the three bedrooms on the top floor the new pipework, whilst smallbore, will require a new service route from the ground floor to the top floor bedrooms. We propose this be concealed within appropriately designed joinery.

There is clear evidence that the house has previously been re-serviced throughout, probably on several occasions throughout its life and often unsympathetically. Proposals for new services are generally very modest; the building will be less intensively serviced than at present. Therefore, we expect there to be numerous existing routes, holes, slots, notches and chases, all of which will be re-used before consideration is given to making or forming new ones. New routes will tend to be concealed either within appropriately designed joinery or within existing voids, in order to preserve the historic fabric.

APPENDIX 1 – SKETCH DESIGN PROPOSALS

KEY:

- EXISTING FABRIC
- NEW FABRIC
- OUTLINE OF EXISTING GARAGE EXTENSION

SUMMARY OF KEY ALTERATIONS:

1. NEW STEPS WITHIN EXISTING DOORWAY.

2. NEW LAUNDRY ROOM & LARDER (OCCUPIES SMALLER FOOTPRINT THAN EXISTING GARAGE EXTENSION).

3. NEW STAIRCASE CONNECTING THE LOWER-GROUND LEVEL TO THE NEW KITCHEN/DINING ROOM EXTENSION ABOVE.

4. REINSTATED FIREPLACE AS PER HISTORIC PLANS.

5. EXISTING OPENING INFILLED TO REINSTATE ORIGINAL FLOOR PLAN.

6. ALL MODERN WINDOWS REPLACED WITH NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.

7. DOOR OPENING MOVED; MODERN DOOR REPLACED WITH BESPOKE TIMBER PANELLED DOOR APPROPRIATE TO HISTORICAL DETAILING.

8. NEW BOARDED HINGED DOOR.

9. EXISTING WC ENLARGED AND FLOOR LOWERED TO FORM PLANT / STORE ROOM.

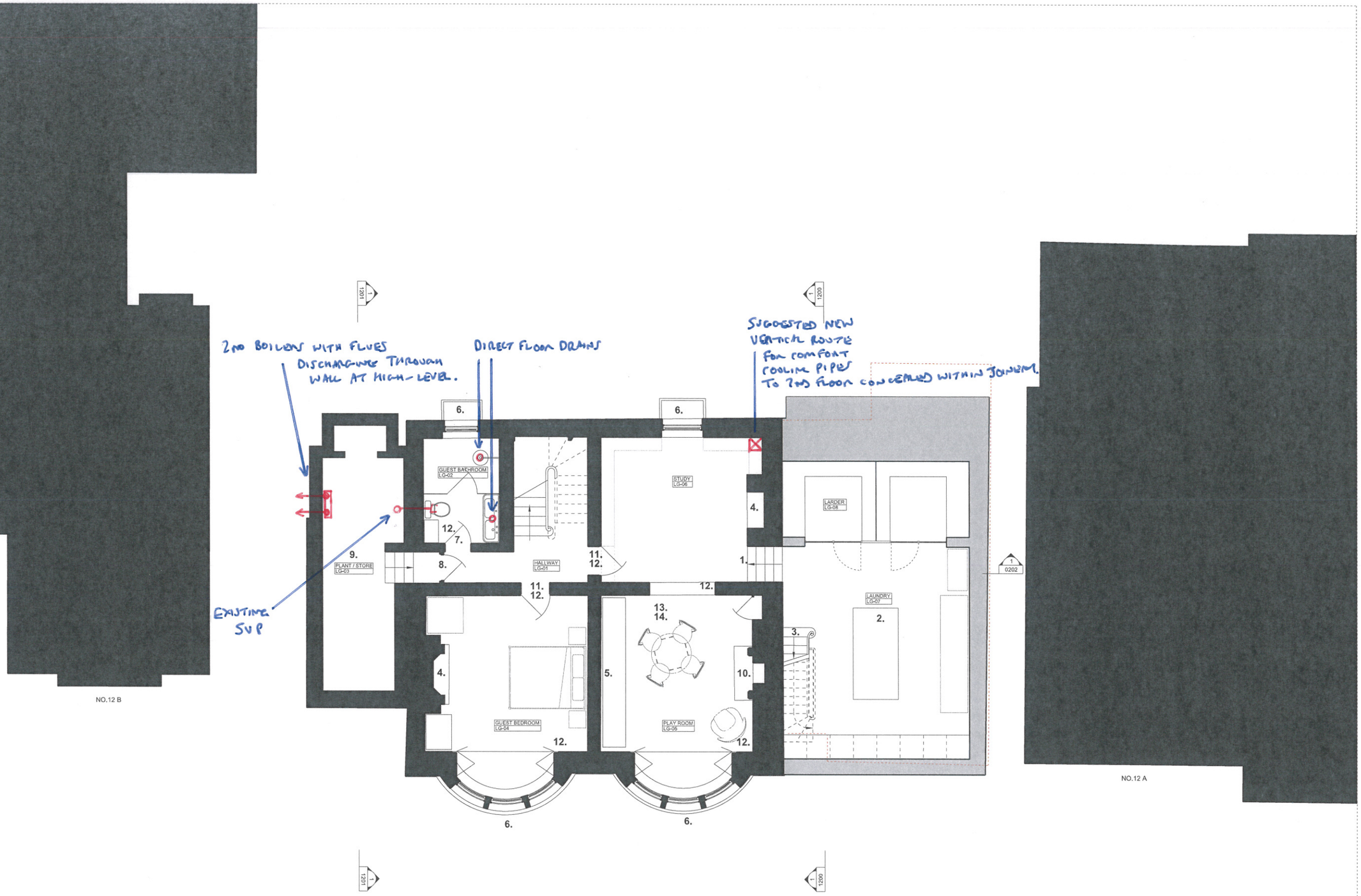
10. EXISTING FIREPLACE SURROUND REPLACED WITH RECLAIMED; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW.

11. MODERN METAL GLAZED DOORS TO BE REPLACED WITH BESPOKE TIMBER PANELLED DOOR APPROPRIATE TO HISTORICAL DETAILING. MODERN DOOR FURNITURE TO BE REPLACED WITH APPROPRIATE RECLAIMED.

12. MODERN ARCHITRAVES TO BE REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE.

13. MODERN SKIRTINGS TO BE REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE. MODERN PLASTERBOARD WALLS TO BE REPLACED WITH BEAD & BUTT DETAILING TO MATCH KEATS HOUSE THROUGHOUT. PLASTERBOARD CELINGS TO BE REPLACED WITH LIME PLASTER ON TRADITIONAL LATHE & UNAUTHROIZED DOWNLIGHTS TO BE REMOVED.

14. MODERN TERRAZZO FLOOR & UNDERFLOOR HEATING TO BE REMOVED THROUGHOUT. RECLAIMED TIMBER FLOORING & RADIATORS TO BE REINSTATED.



1 1:50 / 1:100 PROPOSED LOWER-GROUND FLOOR PLAN

0 1 2 3 4 5 6 7 8 9 10
SCALE IN METRES: 1:50 @ A1, 1:100 @ A3

00 25.10.19 PLANNING ISSUE KS
REV DATE NOTES INIT.

PROJECT
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN

DRAWING TITLE
PROPOSED LOWER-GROUND FLOOR PLAN

STATUS PLANNING

DATE	DRAWN	CHECK	SCALE @ A3 1:100 SCALE @ A1 1:50
JULY 19	KS	GP	

PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
0431	A		-1000	00

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KEY:

- EXISTING FABRIC
- NEW FABRIC
- OUTLINE OF EXISTING GARAGE EXTENSION

SUMMARY OF KEY ALTERATIONS:

1. NEW KITCHEN / DINING ROOM EXTENSION TO REPLACE EXISTING GARAGE (EQUAL TO EXISTING FOOTPRINT).

2. NEW STAIRCASE TO LOWER-GROUND FLOOR.

3. NEW NARROW OPENING WITH JIB DOOR (OPENING CENTRES THE FIREPLACE).

4. REINSTATED FIREPLACE WITH RECLAIMED SURROUND & GRATE; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW.

5. EXISTING BALUSTRADE REPLACED WITH NEW CURVED WROUGHT IRON RAILING; WITH APPROPRIATE DETAILING.

6. STAIRCASE BALUSTERS REPLACED WITH NARROWER SECTION; TO MATCH KEATS HOUSE.

7. NEW BOOT ROOM EXTENSION.

8. NEW PARTIALLY GLAZED DOOR TO MATCH KEATS HOUSE REAR GARDEN DOOR.

9. NEW EXTERNAL STEPS IN YORK STONE.

10. NEW SHALLOW PENDENTIVE DOME WITH LANTERN SKYLIGHT ABOVE.

11. REINSTATED MARGIN LIGHTS.

12. FRONT DOOR REPLACED TO MATCH KEATS HOUSE & APPROPRIATE FANLIGHT REINSTATED ABOVE.

13. REINSTATED FIREPLACE WITH RECLAIMED SURROUND; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW. EXISTING GRATE RETAINED.

14. REINSTATED SINGLE DOORWAY AS PER 1915 PLAN; WITH HISTORICALLY APPROPRIATE PANELLED DOUBLE HINGED POCKET DOORS.

15. MODERN DOORS REPLACED WITH BESPOKE TIMBER PANELLED DOORS APPROPRIATE TO HISTORICAL DETAILING.

16. MODERN SKIRTINGS AND CORNICES REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE.

17. MODERN PLASTERBOARD WALLS & CELINGS TO BE REPLACED WITH LIME PLASTER ON TRADITIONAL LATHE. UNAUTHROIZED DOWNLIGHTS TO BE REMOVED.

18. ALL MODERN WINDOWS REPLACED WITH NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.

19. NEW, HISTORICALLY APPROPRIATE FIREPLACE INSERTED IN ENTRANCE HALL.

EXISTING SVP ALTERED AND CONCEALED IN JOINERY.

DRAINAGE FOR BATHROOM ABOVE IN EXISTING CEILING VOID

COMFORT COOLING PIPES CONCEALED IN JOINERY

REAR GARDEN

FRONT GARDEN

NO.12 B

NO.12 A

BOOT ROOM G-02

WC G-04

HALLWAY G-03

ENTRANCE HALL G-01

LIBRARY G-07

DRAWING ROOM G-06

SITTING ROOM G-05

KITCHEN & DINING G-08

1200

1207

1 1:50 / 1:100 PROPOSED UPPER-GROUND FLOOR PLAN

0 1 2 3 4 5 6 7 8 9 10

SCALE IN METRES: 1:50 @ A1, 1:100 @ A3

REV	DATE	NOTES	INIT.
00	25.10.19	PLANNING ISSUE	KS

PROJECT

12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN

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PROPOSED UPPER-GROUND FLOOR PLAN

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PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
0431	A		1000	00

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KEY:

- EXISTING FABRIC
- NEW FABRIC
- OUTLINE OF EXISTING PARTITIONS

SUMMARY OF KEY ALTERATIONS:

1. ROOF OF NEW SINGLE STOREY EXTENSION (WITH INTEGRATED ROOFLIGHTS).

2. EXISTING BALUSTRADE REPLACED WITH NEW CURVED WROUGHT IRON RAILING; WITH APPROPRIATE DETAILING.

3. NEW DOOR OPENING WITH JIB DOOR.

4. EXISTING MODERN BATHROOM PARTITION WALLS ALTERED & DOORWAY REPOSITIONED.

5. REINSTATED FIREPLACE WITH RECLAIMED SURROUND & GRATE; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW.

6. MODERN DOORS REPLACED WITH BESPOKE TIMBER PANELLED DOORS APPROPRIATE TO HISTORICAL DETAILING.

7. MODERN ARCHITRAVES TO BE REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE.

8. MODERN SKIRTINGS AND CORNICES REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE.

9. MODERN PLASTERBOARD WALLS & CELINGS TO BE REPLACED WITH LIME PLASTER ON TRADITIONAL LATHE. UNAUTHROIZED DOWNLIGHTS TO BE REMOVED.

10. STAIRCASE BALUSTERS REPLACED WITH NARROWER SECTION; TO MATCH KEATS HOUSE.

11. ALL MODERN WINDOWS REPLACED WITH NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.

12. LEAN TO ROOF OF NEW SINGLE STOREY BOOT ROOM EXTENSION.

13. NEW LANTERN ROOFLIGHTS ABOVE ENTRANCEHALL.

NO.12 B

NO.12 A

EXISTING SVP

EXTRACT FAN 100ø

DRAINAGE PIPEWORK WITHIN EXISTING CEILING VOID BELOW.

BLUE DASHED LINE DENOTES 70mm NOTCH TO UNDERSIDE OF JOISTS.

COMFORT COOLING PIPEWORK CONCEALED IN JOINERY.

SHOWER ROOM 1-03

HALLWAY 1-01

DRESSING ROOM 1-05

MASTER BATHROOM 1-02

MASTER BEDROOM 1-04

100ø

50ø

40ø

JOISTS

UNDERCUT DOOR FOR VENTILATION

70

40 ø WASTE TO FALL

50

1201

1200

1 1:50 / 1:100 PROPOSED FIRST FLOOR PLAN

0 1 2 3 4 5 6 7 8 9 10

SCALE IN METRES: 1:50 @ A1, 1:100 @ A3

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