

First Floor Plan (as submitted on Jan.9th 2019 ref:2019/0151/PRE)

First Floor

- The proposed door opening between the front two rooms was concealed with two flush jib doors on each face of the wall to maintain the form of the rooms.
- The original section of the nib partition in the rear WC, previously shown to be removed, was retained.

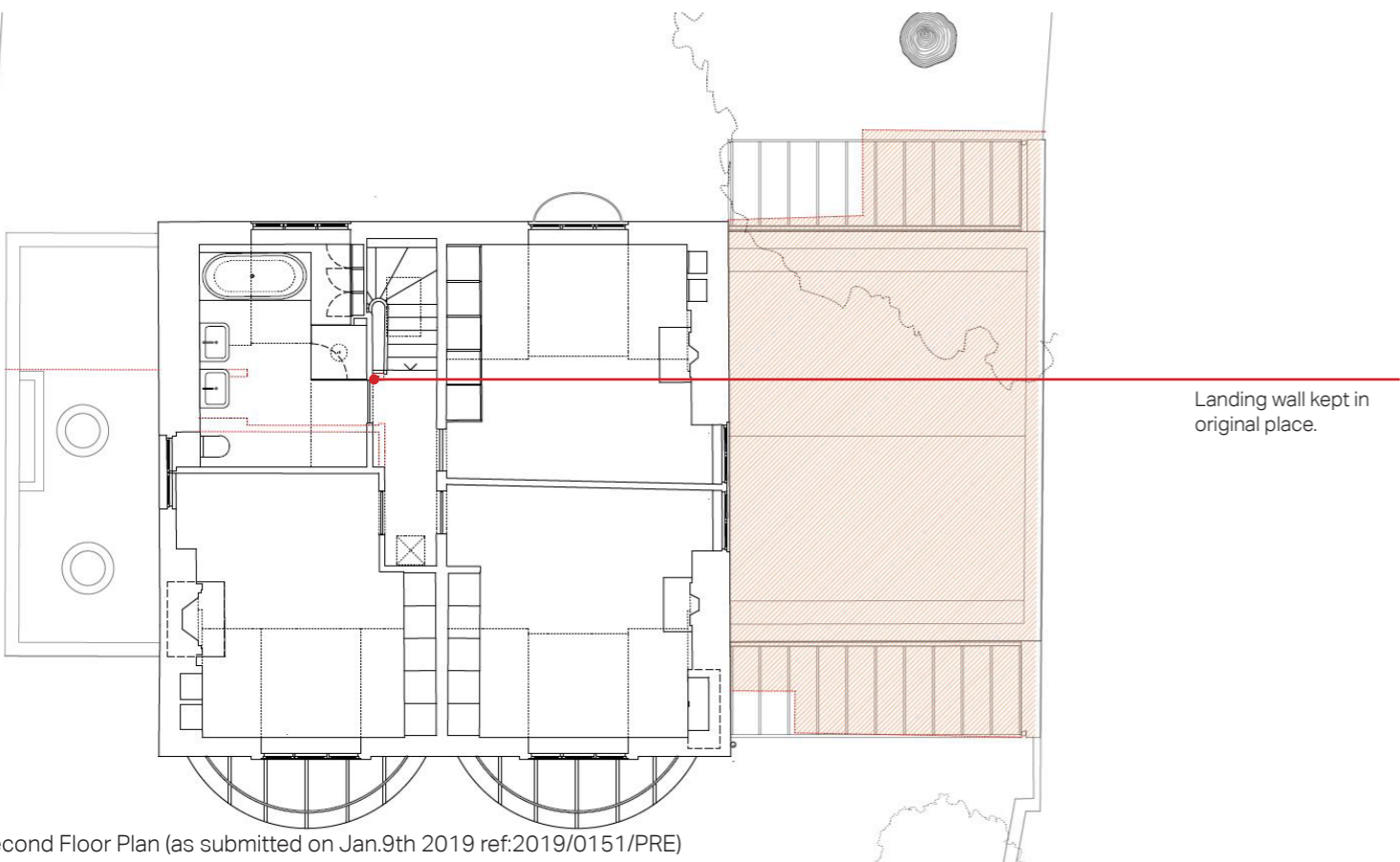
Line of proposed extension pushed back.

Proposed roof changed to hipped lead roof.

Existing wall partially retained

Jib door introduced to both sides

Front roof glazing reduced in area by 40%



Second Floor Plan (as submitted on Jan.9th 2019 ref:2019/0151/PRE)

Second Floor

- Reinstatement of the western spine wall to the original line, so reinstating the symmetry of the original plan form was considered to justify the loss of the later 1930's wall fabric, limited to wall studs as the partition is faced in modern plasterboard to both sides.

Landing wall kept in original place.

4.1 Pre-App 1 (ref 2019/0151/PRE) Cont'd

Kitchen Extension Massing

- The footprint of the revised kitchen extension was reduced in size by 11% so it would equal the footprint of the existing garage extension it replaces.
- It was noted that the proposed extension was described as a two storey extension in Camden's pre-app response; but it was clarified that the proposal is for a single storey extension with an entirely concealed lower-ground level.
- The elevations to both the front and rear were revised to be further set back. At the front the set back of the proposed from the main house was increased to 600mm; 300mm further back than the existing garage to enable a clear definition of its subservient relationship. At the rear the extension facade was brought in a further 750mm; 850mm shallower than the existing garage extension.
- The central section of the proposed roof was reduced by 32% compared to the existing flat roof. The curved glazed setback reduces the visible mass and height of the proposed extension. It also shows that the side gable of the existing house remains clearly dominant and visible. It was also noted that proposed alterations to the first floor plan meant that unsightly external drainpipes to the east gable could be removed.

Kitchen Extension Glazing

- In response to Camden's comments on the perceived lack of visual relation to the solidity of the main house; the extent of glazing was reduced by inserting solid panels to either side of the previously fully glazed front.
- The depth of the curved roof glazing was reduced to both front and rear to further reduce the glazed area.
- The effect of these changes was to reduce the area of glazing to the front elevation of the extension by 40% compared to the original pre-app scheme - to significantly reduce artificial light spill.
- To the rear the area of glazing was reduced by 18%. Light spill here was naturally reduced by the large protected lime tree which obscures the extension.
- In response to the concern raised about the extent of openable glazing in the proposed extension; only the two central doors were proposed to be openable to the principal façade, with the remainder fixed. The glazing was divided into panels, referencing the vertical window frames and mullions of the bays of the existing house and forming a screen to avoid large areas of unbroken glazing.

Entrance Porch Extension

- The proposed Boot Room extension was redesigned to address concerns about its relationship with the existing side porch.
- The revised mass was reduced by bringing the rear wall line further back from the rear façade and stepping it in at the side; to visually separate it from the existing porch.
- The roof form was changed to a hipped lead roof to emphasize it as a clearly separate, subservient element; a later addition.
- The result of these revisions was an extension which closely follows the original porch (pre-1949 drawings show a longer footprint than the existing with a pitched roof at the rear over a WC).

Rear Facade

- The proposed widening of the rear garden door was omitted. Instead, the existing modern, fully glazed single door was replaced with a more appropriate half glazed 'back' door (to match that at Keats House).

Front Boundary Wall

- Camden's response asked for further consideration to be given to the siting of the proposed bin store, and accordingly it was revised to be concealed behind a high hedge.

Attic Air-Conditioning

- Air conditioning was omitted. Instead a discreet comfort cooling system was proposed to be installed in the three attic bedrooms.

4.2 Pre-App 2 (ref 2019/2724/PRE)

The second Pre-App submission was made to Camden Council in May 2019 (ref 2019/2724/PRE) and included all revisions as described in Section 4.1 to address Camden's initial feedback.

The Council's response to the second Pre-App (received in July 2019) was positive and overall supportive of the revised scheme (please refer to letter in the appendix). While the Council found the proposals overall acceptable, they requested further information / justification for certain aspects of the proposal; all of which are highlighted below:

3.1 Entrance Porch: queries were raised regarding the width of the proposed opening in the existing rear wall. **This opening has now been narrowed and further justification has been provided in Section 5.5 of this document.**

5.2 Landscaping: a tree survey and arboricultural impact assessment were requested; as well as further detail on the proposed garden landscaping. **This information has now been provided - please refer to Tree Survey & Impact Assessment prepared by Andrew Day Consultancy (Arboriculturalist); and Section 5.11 of this document for the Landscape Design prepared by The Land Gardeners (Landscape Architects).**

5.3 Garden Rooms: further information was requested regarding the size, positioning and design of the two proposed garden rooms. **This information has now been provided - please refer to Section 5.13 of this document.**

6.1 Structural Items: details were requested for the demolition, excavation and building phases. **This information has now been provided - please refer to the Lower-Ground Impact Assessment prepared by Price & Myers (Structural Engineers).**

7.1 Lower-Ground Floor: the proposed second door opening in the north wall of the guest bedroom was unsupported. **This opening has now been removed from the proposal.**

8.1 Upper-Ground Floor: queries were raised regarding the proposed size and position of the opening into the new kitchen extension. **Further justification has been provided in Section 5.5 of this document.**

8.2 Upper-Ground Floor: queries were raised regarding the proposed single door opening being reinstated between the two front rooms. **Further justification has been provided in Section 5.5 of this document.**

9.2 First Floor: queries were raised regarding the proposed WC door opening relocation and alterations to the non-original partition wall in the Shower Room. **Further justification has been provided in Section 5.6 of this document.**

9.3 Services: detailed information was requested on the positioning and method of installation of all new services and related fixtures. **This information has now been provided - please refer to the Services Design Document prepared by MCA (M&E Engineers).**

10.2 Comfort Cooling: detailed information was requested. **This information has now been provided - please refer to the Services Design Document prepared by MCA (M&E Engineers).**

5.0 Proposal

Following the positive feedback received by Camden Council in response to the latest Pre-Application (2019/2724/PRE) Chris Dyson Architects have continued coordination with Heritage Consultants Donald Insall Associates to prepare this formal planning application:

The proposal remains much unaltered; albeit refined in detail and adapted to reflect Camden's views. It involves the restoration and extension of the house through a number of carefully considered interventions:

- 1. Sensitive Restoration:** of external and internal finishes and details to reinstate the original Regency style detailing and materials.
- 2. Internal Alterations:** minor adjustments to the internal layout to improve the usability as a modern family home, whilst maintaining the legibility of the original plan form.
- 3. Entrance Porch Extension:** enlarging the existing entrance porch whilst maintaining its visual subservience to the main house.
- 4. Garage Replacement:** removal of the existing poor quality side extension and replacement with a new extension of sensitive and high quality architectural design.
- 5. Landscaping:** simplification of the front and rear gardens to enhance the setting of the house; including the removal of existing dilapidated garden structures and replacement with carefully considered garden rooms.

The proposal seeks to improve the appearance, usability and quality of the existing house and its surrounding gardens; whilst being sensitive to the existing fabric and causing no harmful effect to adjacent neighbours.

*Please refer to the accompanying documentation: Existing and Proposed Drawings; Heritage Statement; Arboricultural Report; Lower-Ground Impact Assessment,



Proposed Street Facade



5.2.1 Existing modern front door & fanlight



Keats House main entrance front door - precedent for new entrance door panelling



5.2.8 Keats House with dark window frames



5.2.2 Existing synthetic smooth stucco & modern chimney pots



Keats House scored stucco, chimney pots & original rainwater goods



5.2.4 Existing plastic rainwater goods & pipes



5.2.5 Existing modern rear garden door



5.2.5 Keats House rear glazed garden door



5.2.6 Existing modern rear balconies

5.1 Sensitive Restoration: General

As outlined in section 3 the house has been heavily altered externally and internally throughout its history; but particularly as a result of recent works carried out in 2001. In the absence of direct documentary evidence for No.12; the Grade I listed Keats House situated opposite the application site will be used as precedent for reinstating the original Regency style detailing at No.12. Built by the same builder and as part of the same development, Keats House has been maintained in its original form in tribute to Keats (who himself refers to No.12's slow construction in a letter from the time). It is therefore considered an appropriate precedent and source of original detailing.

5.2 Sensitive Restoration: External

The proposal is to reinstate historic external detailing in a manner which aims to restore the property's integrity as a surviving piece of Regency style architecture:

5.2.1 Front Entrance - replacement of the modern entrance door with one to match that at Keats House (refer to survey, p.27); the installation of an appropriate traditional leaded fanlight above and the reinstatement of glazed margin lights to each side of the door (between reeded columns as in c.1915). The existing entrance steps are to be replaced in York stone.

5.2.2 Modern Render - removal of the existing modern render finish to all elevations and reinstatement of scored painted lime stucco. *In line with the Council's Pre-App requirements; to avoid causing significant damage to the building's fabric, a small area of current render will be tested for removal prior to stripping the facade.

5.2.3 Replacement of the modern chimney pots with ones to match the detailing of those at Keats House.

5.2.4 Rationalisation and replacement of existing plastic rainwater goods and waste pipes with cast iron. Gutters to be on curved brackets as at Keats House.

5.2.5 Replacement of the existing modern rear garden door with a partially glazed timber door to match the detailing of that at Keats House. (Refer to survey, p.28)

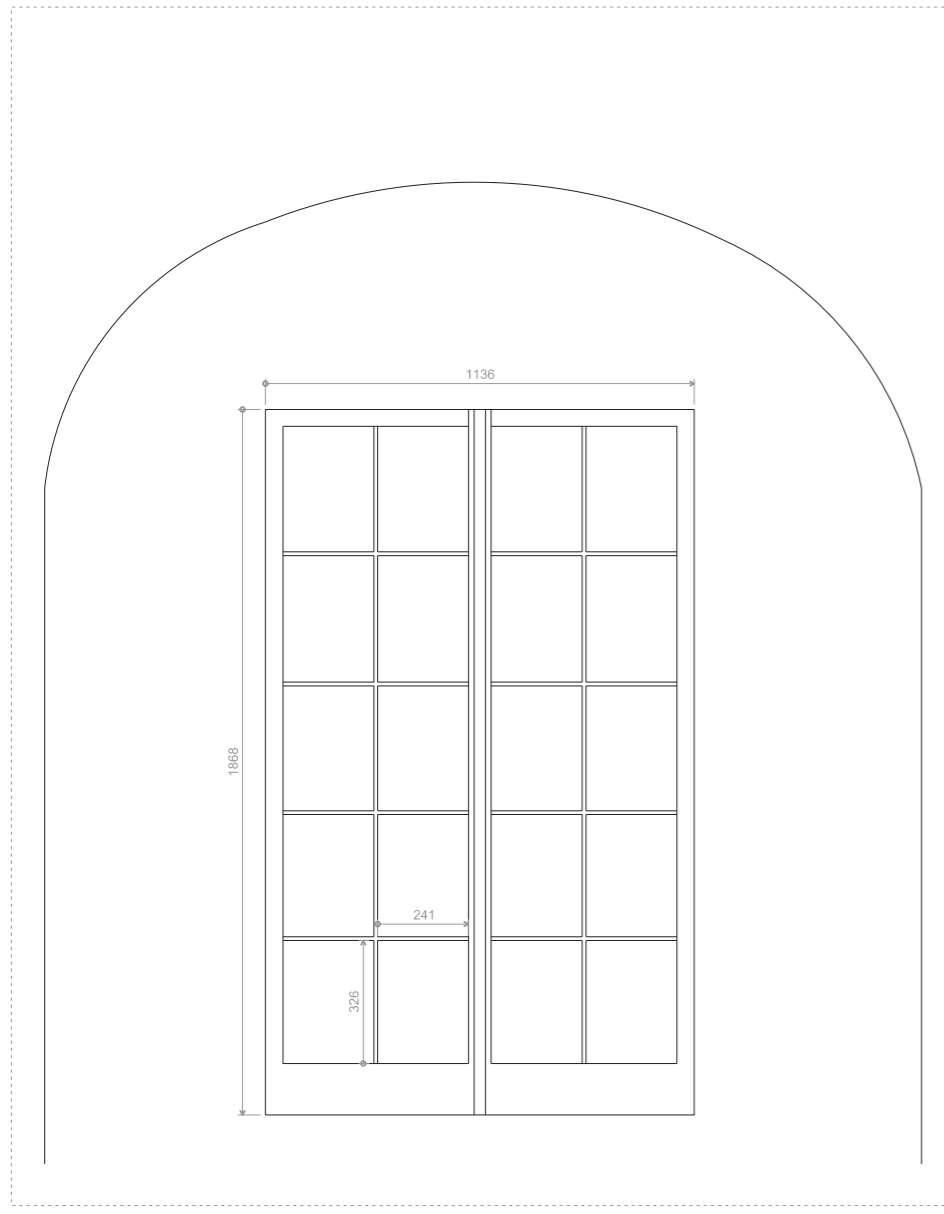
5.2.6 Replacement of the two small unauthorised projecting rear balconies to have a softer, curved plan; and replacement of all modern mild steel external railings with those of wrought iron with detailing to match that at Keats House. (Refer to survey, p.25)

5.2.8 Replacement of all existing modern windows (with chunky white glazing bars) and replacement with timber windows throughout - to have finer detailing and be dark painted to match the original design; and all existing concrete window sills to be removed and replaced in stone. (Refer to survey, p.28)

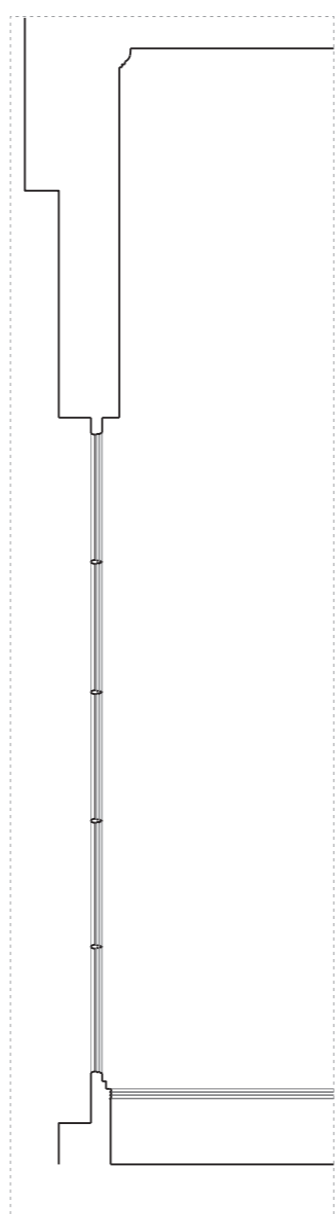
5.2.9 Replacement of the Velux window over the stairwell (to rear roof slope) with a larger conservation-type rooflight.

5.2.10 Decoration of the 1930's dormer window frames and side cheeks in leadgrey paint to diminish their appearance.

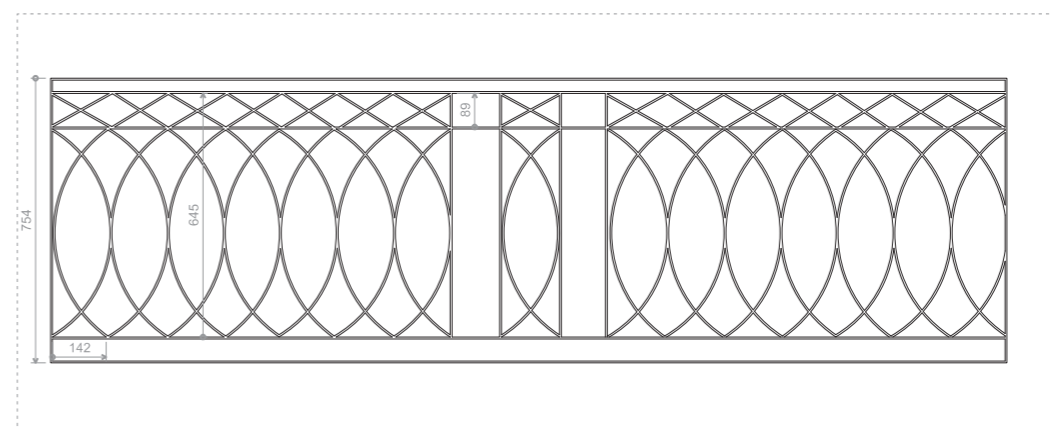
Keats House: Window & Railing Survey
- windows to be used as precedent for historic detailing at 12 Keats Grove.



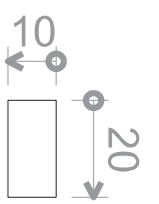
1 1:10 @ A1, 1:20 @ A3
GROUND FLOOR - WINDOW ELEVATION STUDY



2 1:5 @ A1, 1:10 @ A3
GROUND FLOOR - WINDOW SECTION

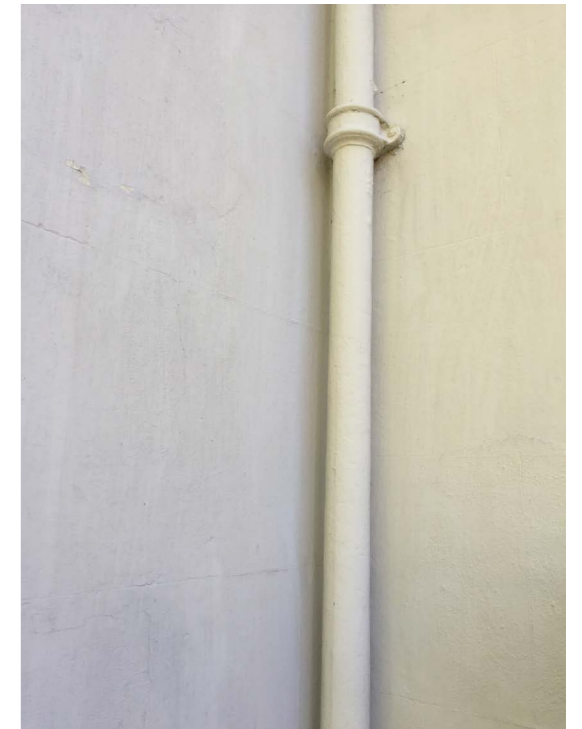
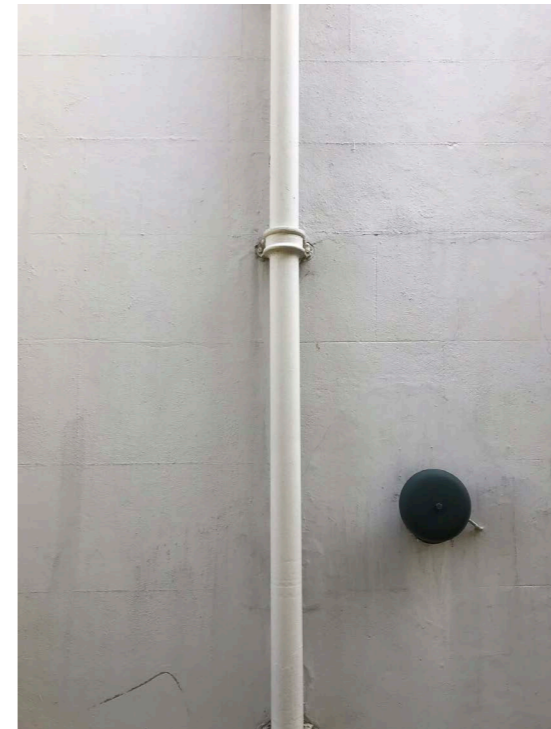
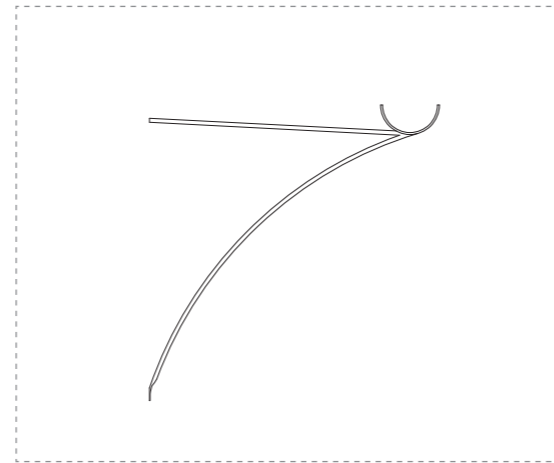


3 1:10 @ A1, 1:20 @ A3
FRONT ELEVATION - EXTERNAL IRON RAILING

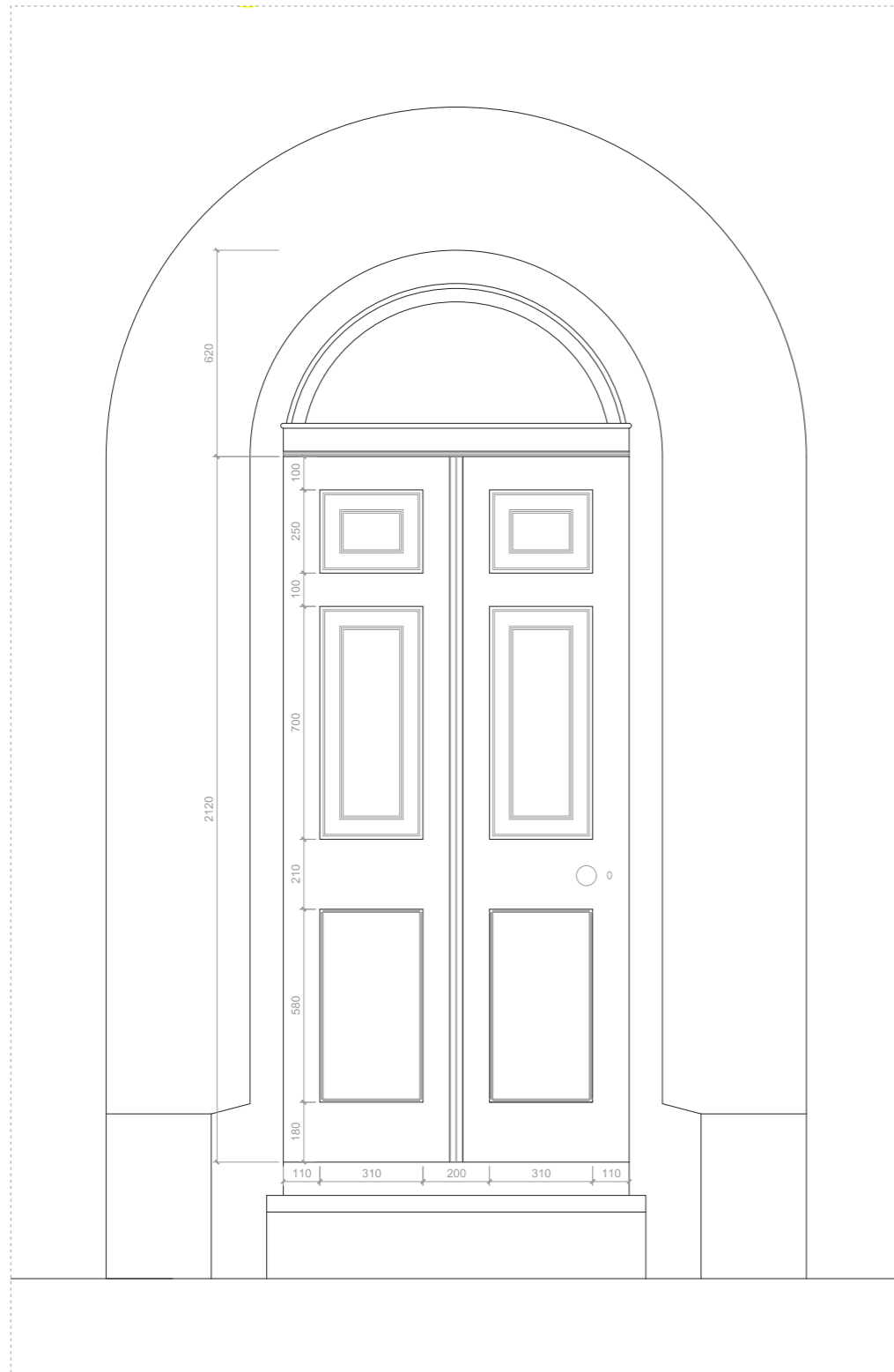


External railing dimensions (mm)

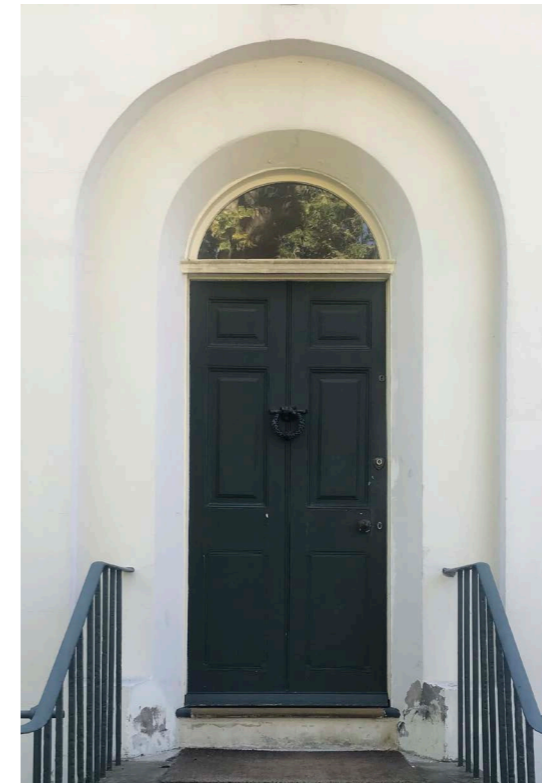
Keats House: Gutter Brackets & Pipework Survey
- to be used as precedent for historic detailing at 12 Keats Grove.



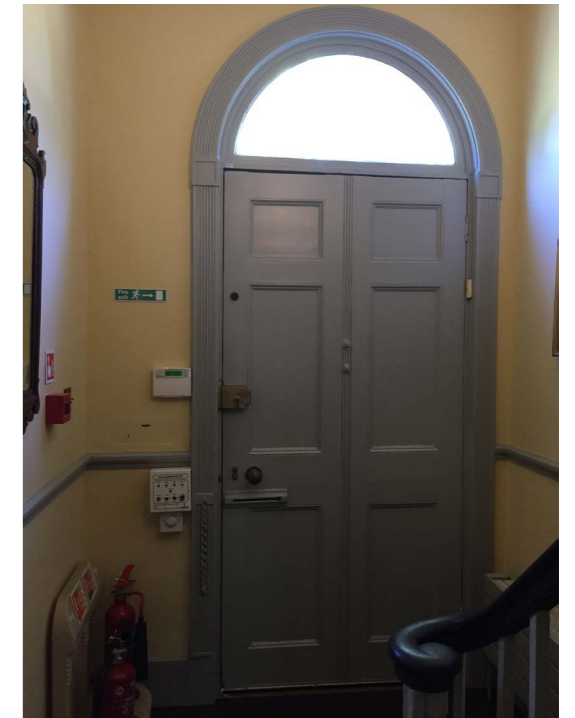
Keats House: Front Door Survey
- to be used as precedent for historic detailing at 12 Keats Grove.



1 1:10 @ A1, 1:20 @ A3
FRONT DOOR

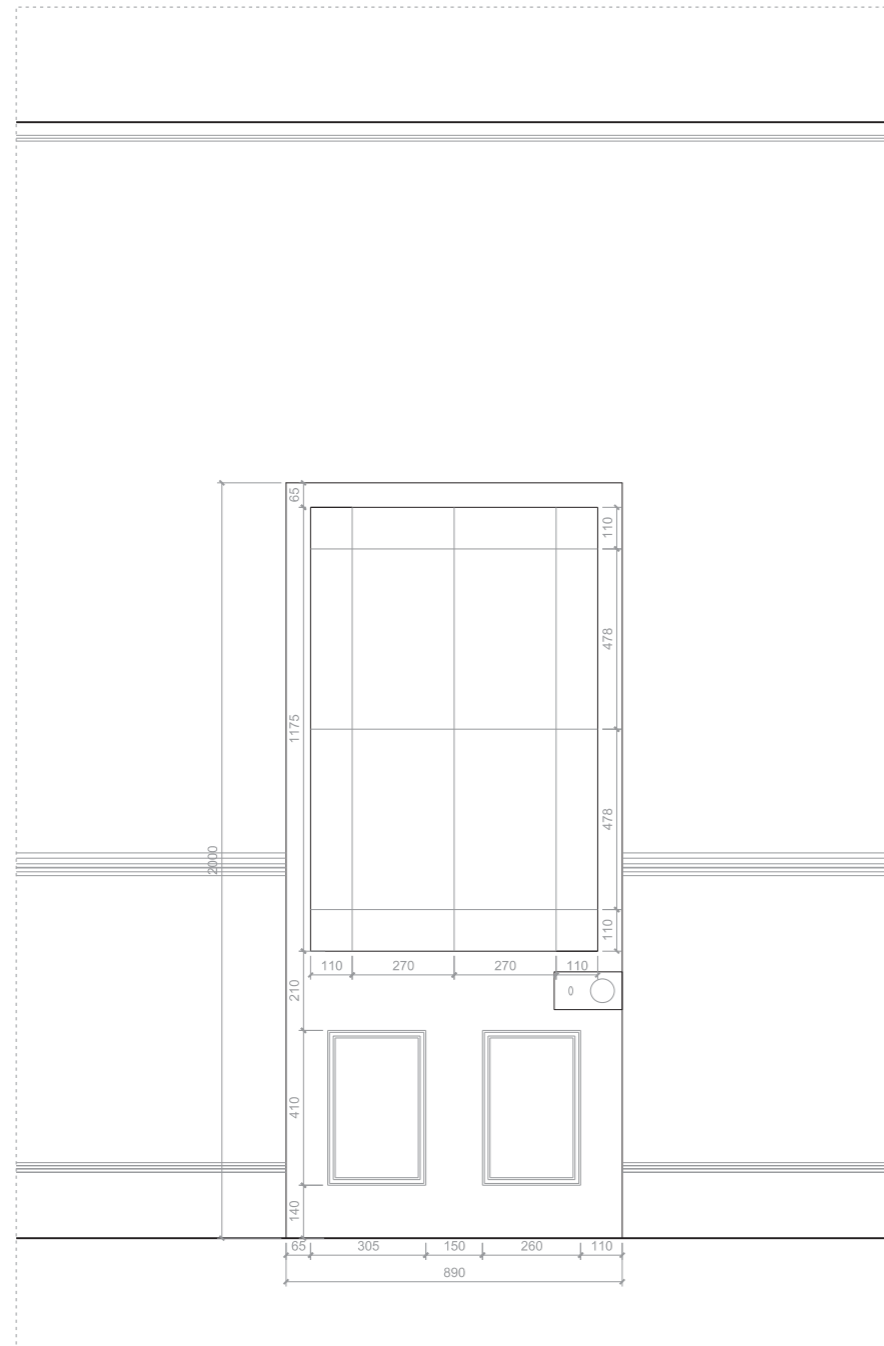


Keats House Front Door - external view



Keats House Front Door - internal view

Keats House: Rear Garden Door Survey
- to be used as precedent for historic detailing at 12 Keats Grove.



2 1:10 @ A1, 1:20 @ A3
REAR DOOR



Keats House Garden Door - external view



Keats House ground floor, fireplace



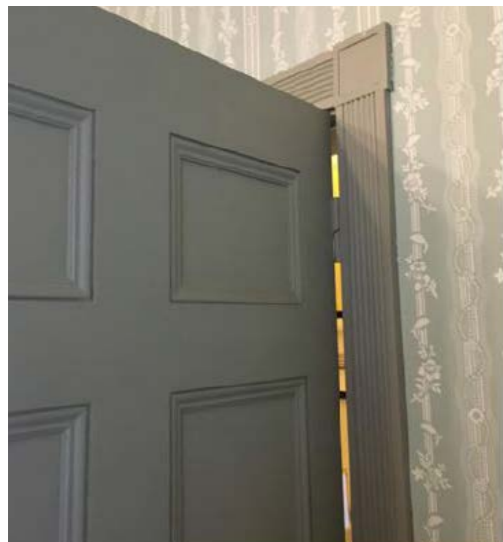
Keats House first floor doorway detailing



Keats House first floor doorway detailing



Keats House staircase



Keats House ground floor doorway detailing



Keats House rear glazed entrance door

5.3 Sensitive Restoration: Internal

In line with the external approach, the internal proposal is to reinstate historic detailing in a manner which aims to restore the property's integrity as a surviving piece of Regency style architecture:

5.3.1 Replacement of modern plasterboard to all walls and ceilings with lime plaster on traditional lathe.

5.3.2 Removal of all modern false ceilings and (unauthorised) recessed downlights and built-in speakers.

5.3.3 Replacement of modern staircase balusters with narrower section to match Keats House. (Refer to survey, p.33)

5.3.4 Replacement of all modern catalogue doors with bespoke timber mortise and tenon doors with paneling detail appropriate to each floor level as at Keats House. (Refer to survey, p.30,31,32)

5.3.5 Replacement of (unauthorised) modern sections of skirting and architraves, to match sections of original skirting and/or details at Keats House. (Refer to survey, p.30,31,32)

5.3.6 Replacement of modern door furniture with appropriate reclaimed.

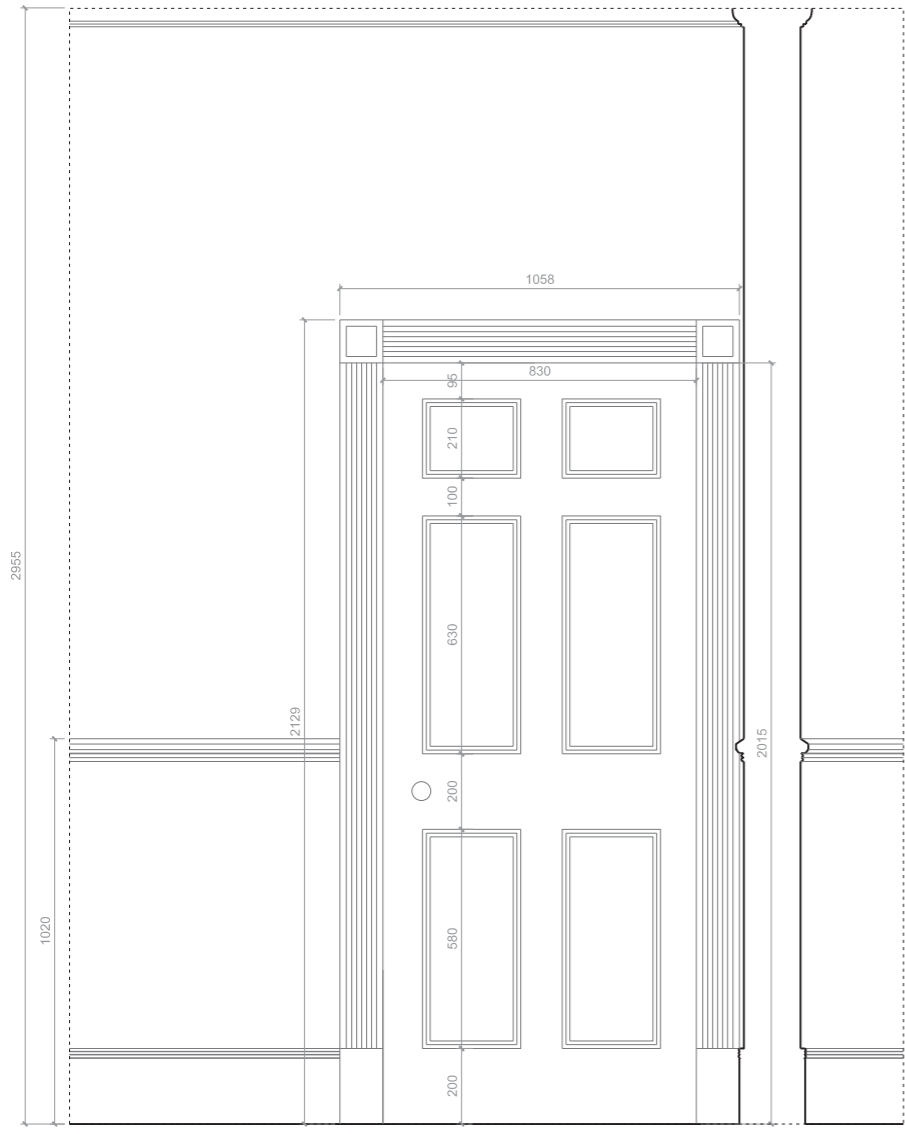


Keats House lower ground floor

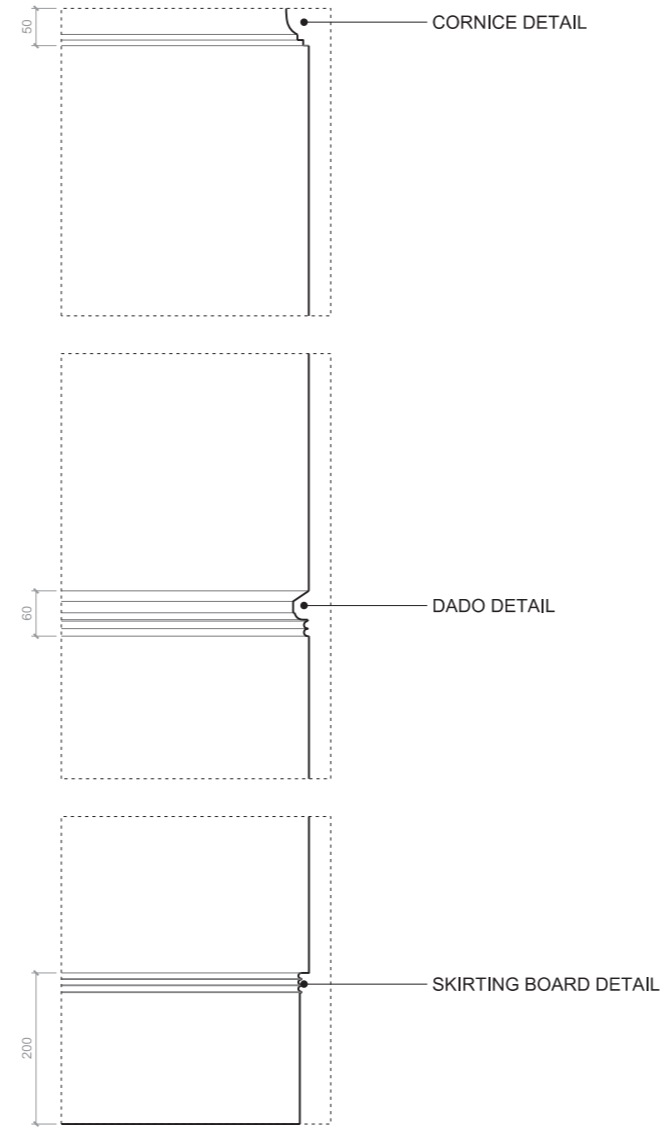


Keats House ground floor parlour

Keats House: Lower-Ground Floor Survey
- to be used as precedent for historic detailing at 12 Keats Grove.



1 1:10 @ A1, 1:20 @A3
GROUND FLOOR - INTERNAL ELEVATION STUDY



2 1:5 @ A1, 1:10 @A3
GROUND FLOOR - WALL SECTION



3 1:10 @ A1, 1:20 @A3
GROUND FLOOR - DOOR PLAN

