

Design and Access Statement

REVISED 4th FEBRUARY 2020

PREVIOUSLY SUBMITTED WITH PLANNING APPLICATION 30th August 2019

Following previously submitted Pre-planning Enquiries dated 24th December 2018 and 17th April 2019

Proposed alterations to 99 South End Road, LONDON NW3 2RJ





Location plan

This Design and Access Statement is to be read in conjunction with the following accompanying written documents:

- **Heritage Statement - Heritage Significance, Impact Assessment and Justification Statement** dated August 2019, Revised February 2020, prepared by Heritage Information Limited.

The Heritage Statement deals in detail with the following matters:

- Site location and context
 - History and development of the subject property, including previously recorded planning applications
 - Description of the subject property
 - Morphological plans
 - Impact Assessment of the proposed works
 - Policy compliance and justification for the proposed works in relation to local, regional and national planning policies
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- **Arboricultural Report to BS 5837:2012** dated April 2019, prepared by AWA Trees Limited

Introduction

The subject property is a Grade 2 statutorily listed Regency semi-detached cottage with a separate annex building to the rear. The original cottage was subsequently extended towards its neighbour 101 South End Road by having two floors built across the previously existing passageway to the rear. This side extension, probably dating from the late 19th century was formed with floors at different levels to those of the cottage, presumably to allow the continued use of the passageway beneath. The roof of this extension is a poorly conceived and constructed single pitched roof with central ridge which collides with the original M type pitched roofs with central gutter of the existing cottage. This roof is in need of replacement.

The interior of the cottage has been stripped almost entirely of original Regency partitions, stairs, materials and details and subject to successive unsympathetic internal modifications. The internal plan form is now completely different to that of the original cottage.

The fully detailed description of the location, context, construction and morphological development is set out in the accompanying **Heritage Statement**

The cottage and annex are shown on the accompanying **Existing Drawings**:

E-001 Main House Existing Plans

E-002 Main House Existing Elevations and Sections

E-003 Main House and Annex Existing Sections AA, BB

E-004 Annex Existing Plans

E-005 Annex Existing Elevations

Planning History

The detailed history of works already carried out to the cottage and annex is traced in the accompanying **Heritage Statement**. These may be summarized as follows:

- 2001 LWX0103266 - works to annex - Replacement of French doors by windows, spiral staircase for roof terrace. Approved by CBC
- 2000 LWX0002259 - works to annex - Partial demolition of internal partitions and installation of new door in kitchen extension. Approved by CBC
- 1988 – Extensive internal amendments to both main house and annex. Works to main house included removal of basement partitions and replacement of conservatory with the conservatory currently existing, enclosure of rear of passageway to form storage space, installation of new stair to basement, and general re-fitting of upper floors with new fitted furniture and sanitary installations. Works to annex included removal and amendment of full height doors from ground floor into garden.
- Pre 1988 – Major works were carried out to the house in 1951 and to a lesser extent in 1975. The 1951 works resulted in the removal of most of the internal plan forms and details of the cottage, the removal of original stair to the cottage (replaced with two separate stairs), and the conversion of the

rear stables to form the residential annex which it is today. The 1975 works saw the addition of the unfortunate entrance feature to the annex.

- Late 19th Century – side extension formed over side passageway with new floors supported from flank wall of 101 South end Road.

The Proposed Works – section amended to reflect works agreed with planning and conservation team January 2020

The proposal concerns general internal works to the listed cottage, amendment of floor levels and replacement of a failed roof construction on a previous side extension to the property, the replacement of the inappropriate existing rear conservatory and construction of an open pergola, and the return of ground floor windows to doors in the annex.

The proposed works were subject to a Pre-Planning Enquiry submitted to Camden Borough Council on 24th December 2018. There followed a meeting on site with Charlotte Meynell (planning Officer) and Anna Foreshew (Conservation Officer) of Camden Borough Council on 31st January 2019. Ms. Foreshew subsequently issued comments on the submitted documents on 14th February 2019.

A second Pre-Planning Enquiry was then submitted on 17th April 2019. This Pre-Planning Enquiry incorporated a number of amendments to the previously submitted proposal, in response to the comments regarding the previous submission, and was accompanied by a detailed Heritage Statement requested by Ms. Foreshew, prepared by specialist consultants Heritage Information Limited. Following this submission a meeting was held on site on 10th May with Obote Hope (Planning Officer) and Anna Foreshew (Conservation Officer) of Camden Borough Council. Mr Hope subsequently issued comments on the submitted documents on 4th June 2019. In this report no mention was made of the discussion on site nor of either the Heritage Statement or the architect's Design Statement.

Following receipt of the comments from CBC a further meeting was held on site on 3rd July 2019, at the request of the applicant's design team. The meeting was attended by the architect and Heritage Consultant for the client, and by Anna Foreshew and Rose Todd (Senior Conservation Officer) of Camden Borough Council. An email with further comments on the proposal was then issued by Anna Foreshew on 21st July 2019.

The Proposal now submitted has been revised in response to the comments made by Ms. Foreshew, and with the detailed involvement of Dorian Crone, our heritage and design consultant.

In preparing both the first re-submitted Pre-planning Enquiry in April 2019, and this Planning Application, where Ms. Foreshew requested additional information regarding the history of the property or significance of a particular feature this has been provided with the Heritage Statement. Where comments made by Ms. Foreshew suggested reconsideration of the original design, this has been undertaken and the design proposal has been appropriately amended with the advice of Dorian Crone the Heritage Expert. We have also submitted separate requests to Ms. Foreshew for clarification of a number of matters which she raised in her final email of 21st July 2019, to which no response has been received.

Copies of the correspondence received from the planning and conservation team, together with our notes upon this correspondence, are submitted separately.

Following submission of the Planning application on 30th September 2019 an extensive period of negotiation followed between the Architect and Heritage Consultant for the client, and Rose Todd for the Planning (Conservation) team of Camden Borough Council. The design team prepared further design information to justify the replacement and redesign of the roof above the existing side extension, further design options for the replacement conservatory, and presented a detailed report

into the existing building fabric prepared by SPAB Scholar Connor Meehan of Triskele Conservation. This report has been submitted in support of the application.

In summary, the report concludes that:

- All internal plaster wall surfaces, with the exception of the party wall at upper floors towards adjoining 97 South End Road, have been stripped of all original details and lime plaster, and have been refinished with gypsum based plaster or sand and cement render in the lower ground floor;
- All ceilings are of modern construction, with plasterboarding nailed over new or existing joists, and in some locations over existing lathes;
- Parts of the original brick envelope have been replaced/rebuilt with modern brick and sand/cement mortar in the recent past;
- The whole rear elevation has been refinished with impermeable cementitious render with widespread corrosion to beads at window openings.

A final package of amendments were presented by Dorian Crone our Heritage Consultant to Rose Todd on 16th January 2020, and to which she responded with a proposed compromise on 23rd January 2020. Following this the amendments were incorporated into revised architectural drawings submitted by the architect on 28th January 2020, and accepted by Rose Todd as being in accordance with the agreed design on 29th January 2020.

Refer to the accompanying **Proposed Drawings** – As amended 28th January 2020:

- SP-001 Rev. B - Existing and Proposed Site Plans
- SL-001 – Site Location Plan
- PP-002 Rev. C - Cottage Proposed Elevations and Sections
- PP-003 Rev. C – Cottage and Annex Proposed Sections AA, BB
- PP-004 Rev. D – Annex, Annex Link and Rear Garden Proposed Plans
- PP-005 Rev. C - Annex Proposed Elevations and Section
- PP-010 Rev. C – Cottage Proposed lower Ground Floor Plan
- PP-011 Rev. C – Cottage Proposed Upper Ground Floor Plan
- PP-012 Rev. C – Cottage Proposed First Floor Plan
- PP-013 Rev. B – Cottage Proposed Roof Plan
- PP-030 Rev. B –Front Garden Proposed Plan and Sections
- ~~V-001 Rev. A – 3D renderings of the proposed works Drawing omitted~~
- ~~V-002 – 3D renderings of the proposed works Drawing omitted~~

Overview of the Proposal

The proposed works seek to remove the poor-quality post second world war internal finishes and features from the cottage, and replace them with finishes and details of appropriate period and quality to the original cottage of the early 19th century. The replacement of the poor quality 1980's proprietary conservatory with a simple contemporary design incorporating a green roof offers an appropriate response to the needs of the current owner whilst enhancing the legibility of the heritage asset.

Works to the cottage 'side extension' and entrance

We propose to amend the internal layout of the cottage by replacing the existing 1950's stairs with a single new stair joining all floors, in the same location as the existing 1980's curved stair in the 'side extension'. We will re-position the existing floors in the 'side extension', using the existing joists, at the same level as the original upper floors to the cottage to allow the removal of the many non-original short flights of steps in the existing property.

The amended floors within the 'side extension' will be contained within the existing front and rear elevations, and no amendments will be made to window openings to the front or rear elevations.

At the lower level of the side extension, there is currently a garage used for general storage. This will be amended to form a new side entrance to the cottage, and linked by a new door opening (in a location where there is some evidence of a previous opening) to the main living area of the cottage at lower ground level. The floor level of this area currently slopes to the rear of the garage which is at approximately the same level as the lower ground floor of the cottage, the front of the garage being some 60cm higher. The whole will be reduced to the same level as the lower ground floor of the cottage, with a new insulated and waterproof floor construction, and finished with natural stone to reference the original passageway.

To the rear of this new entrance area a new utility room will be formed to accommodate hotwater and heating appliances, laundry facilities and general utility storage.

Natural stone paving will run through the entrance hall, and be reflected in the new rear conservatory, reflecting the original use of the rear garden as a paved yard giving access to the annex, undoubtedly used originally as a cart shed or storage building.

Into this new entrance hall will descend the new stair. Un-enclosed and with a free-standing sculptural form, the stair will form a contemporary counterpoint to the historic fabric without hindering its legibility.

To the front elevation the existing garage doors will be replaced with similar new doors, extended downwards to suit the revised floor level, and with a fixed over-panel to suit the revised floor levels above.

The existing pitched roof of the side extension over the existing garage/storage area will be replaced with a simple detailed flat roof design agreed with Rose Todd. This will feature low parapets at each façade slightly set back to avoid the pitched roof eaves to the cottage, allow the drainage of the central roof valley, and incorporate a new low profile flat roof light over the new stair.

Works to the rear of the cottage

We will replace the existing rear conservatory with a new conservatory of contemporary design

The conservatory is supported using a simple steel frame with concealed cantilevered ground beams allowing foundations to be set away from the historic fabric enclosing it. The walls of the conservatory, in common with the pergola, are mainly fixed frameless glass or minimally framed sliding screens, with the intention that the conservatory is as transparent as possible so that the historic fabric of the listed cottage can be read beyond. The roof of the conservatory is divided into the main solid green roof which is minimally detailed as a plane which over-sails and shades the transparent walls below, and is separated by a frameless strip of clear glass 800mm wide from the rear elevation of the cottage, which is left un-interrupted. The presence of the glass strip separating the new conservatory roof from the cottage allows better daylighting to the lower ground floor of the cottage, whilst the planted green roof, visible only from the upper ground floor windows, maintains the prominence of the 'green' aspect of the rear garden when viewed from above, rather than emphasize the new conservatory structure. Above all, the glazed strip separates the conservatory both visually and physically from the rear elevation of the cottage, and allows the Georgian façade to be understood and appreciated fully.

Following the comments of Ms. Foreshew in her email of 21st July 2019, the conservatory is reduced in width to reflect the two bays of the rear elevation of the cottage.

Waterproofing and drainage works

The lower ground floor has no waterproofing in the post-war ground bearing concrete slab floors, and suffers from rising and penetrating damp in the loadbearing walls both internally and on all four external faces. This is detrimental to the historic fabric and to internal finishes. The neighbouring properties which abut the shared party boundary walls have un-surveyed damp proofing measures which may be exacerbating this situation.

The lower ground floor post-war concrete slab will be replaced throughout with a new insulated and tanked ground bearing slab. The existing loadbearing walls of the basement will be damp proofed to a minimum of 1m above finished floor level.

The existing surface water drainage to the front of the property have been shown by camera survey to be partially blocked. As part of these works all underground drainage will be inspected and any damaged pipework suitably replaced. New foul and surface water connections and sub-ground pipework will be installed as shown on the proposed drawings.

Works to the upper floors of the cottage generally

The upper floors to the cottage are generally to have all finishes, details and fixtures dating from the mid-20th century and later removed.

The existing partition arrangement at upper ground floor dating from 1951 will be removed, and the plan form of the main living room improved by the re-introduction of a new nib and down-stand beam on the line of the original spine wall. The guest cloakroom and office will remain in their current locations at the amended floor level in the 'side extension', both accessed now from the stair landing. The door opening from the stair landing into the living room will moved by a small distance.

At the first floor the bathroom accommodation will be completely renewed in the same overall positions as existing, but set at the revised floor level of the side extension. The existing doorways from the side extension to each room will be retained, but a doorway will be re-opened between the two rooms in a section of the spine wall where there was previously a door into the front bedroom from the original stair landing.

Throughout the upper floors all skirtings, architraves, internal doors and frames etc will be replaced with items correctly matched to the original construction period of the cottage, and agreed with CBC.

Works to the Annex

The existing single storey extension to the front elevation of the annex (currently serving as entrance hall, W.C. and boiler room) will be removed. The ground floor of the annex will be amended to provide a revised utility room, a new WC to replace that which was in the removed extension, and to allow an amendment to the lowest flight of the existing stair. The elevation of the annex towards the garden will have the existing casement windows replaced with larger full height door openings fitted with sectional timber sliding doors externally, concealing minimally framed modern glazed sliding doors on the inside.

Works to the front garden

The drive will be narrowed after the initial area allocated to car parking. It will then follow its existing levels until being formed into steps for safe access to the new side entrance. The new drive and steps will be finished in natural stone. The re-landscaped garden and re-finished drive will enhance the setting of the cottage and the building group.

The proposal reduces the total area of hard landscaping, increases the area of soft landscaping and planting, and creates a safer access to the side entrance by replacing the excessively sloped tarmac with paved steps.

The front garden has a total area of 191m². Of this the existing hard landscaping (drive, pavement, paths etc) = 93.5m², whilst soft landscaping and planting = 97.5m²

The proposed amendments to the front garden reduce hard landscaping to 78m², and increase soft landscaping to 113m². We are therefore increasing the area of planting and soft landscaping by 15.5m² (or 16%) in the front garden.

The lightwell in front of the kitchen window will be widened. The existing drainage will be replaced, and a single large bay tree will be removed.

The front boundary will be enhanced by the replacement of the existing timber fence with new iron railings to match the existing gates. The existing gates will be refurbished and equipped with concealed opening mechanisms. A new hedge will be grown inside the line of the front railings to a height of 30cm above the railings to match similar arrangements on 101 to 107 South End Road. No works are proposed to other site boundaries.

A new parking place will be formed for a small city car behind the new hedge, and a new bin store to approved detail will be formed. Dead tree T1 will be removed and replaced with a new specimen tree, and a number of overgrown wild shrubs will be removed.

Works to the rear Garden

The rear garden will remain as mainly lawn, but reduced in level by approximately 30cm to be at the same level as the internal finished floor of the cottage and the annex. The Magnolia tree will be kept within a retaining bed, along with one of the mature camelia shrubs along the border towards 97 South End Road. Appropriate measures will be taken to safeguard the Magnolia tree during the works.

Access

Access to the property remains unaltered. There is a single shared pedestrian and vehicular access from South End Road via wrought iron double gates. These are to be refurbished and have concealed electric opening devices added.

Refuse

The existing provision has 2 wheelie bins standing on the drive just inside the front gate. This will be improved by the construction of a small enclosure as noted on the proposed site plan, concealed behind a new hedge and limited in height to 1.25m.

In Conclusion

We believe that this amended proposal safeguards and preserves the listed property, it's site and it's setting. We have worked strenuously to incorporate the legitimate concerns of the local authority, and these are reflected in the submitted proposal. The original regency plan of the cottage is preserved and enhanced, whilst the amendments proposed internally will remove as much as possible of the more modern and inappropriate details such as corning, fireplaces etc and replace them with detailing appropriate for the age and status of the cottage.

The replacement of the low quality 1980's rear conservatory with a simply designed modern conservatory with fully glazed walls, sympathetically proportioned and subservient to the cottage will improve the appearance, functioning, and legibility of the listed heritage asset whilst having no detrimental impact upon it.

The replacement of the pitched roof above the existing side extension with a simple flat roof improves the legibility of the cottage pair in relation to the neighbouring adjoined property.

The removal of the front entrance feature to the annex reinstates the original footprint of the annex, and improves the rear garden.

The improvement of the front garden hard and soft landscaping and boundary fence to South End Road will enhance the setting of the cottage.

We believe the proposal represents an appropriate re-modelling to preserve and enhance this listed structure and its setting whilst allowing it to evolve in response to the reasonable needs of its custodian today.