

## **MENS ET MANUS LTD**

Heidi Rosenwald  
8 Ashworth Road  
London W9 1JY  
T: 07919 417531  
E: heidi\_rosenwald@yahoo.co.uk

**Project:**       **Old Boiler House  
Lauderdale Mansions,  
Lauderdale Road,  
London W9 1LX**

Householder:

Architect:       Heidi Rosenwald, Mens et Manus Ltd.

Date:             13 June 2016

## **DESIGN and ACCESS STATEMENT**

### **The Site and Property.**

The property is located in the communal garden area of the Lauderdale Mansion block on the north side of Lauderdale Road and corner of Biddulph Road. The single level structure is currently abandoned and uninhabited. The structure was originally built as a boiler room to service the heating needs of the entire block. It once housed the hot water tanks and pumps but was made obsolete a number of years ago when the heating system for the mansion blocks was decentralized.



**Image 1.** Old Boiler Room Interior. View to tank platform.

Lauderdale Mansions sit within the Maida Vale Conservation Area. They are not designated as listed buildings by English Heritage. The Mansion Blocks date to 1897 and consist of red brick masonry, stucco detailing at the gable fronted roofs, bay windows and rendered trim detailing. Balconies with black metal railing span the entry door areas. The roof is a mansard form with red clay tiles. Tall, wood frame dormer windows/doors punctuate the mansard roof at regular

intervals above the bay windows. The garden side of the block are functional in appearance. The architectural detailing has not been carried through and the elevation is of common bond masonry with no further articulation. Window openings puncture the rear elevation and overlook the communal gardens.

The Old Boiler House sits within the communal garden, which is for use by the residents of the mansion block only.



**Image 2.** Old Boiler Room Exterior East Façade.

## **Design Brief.**

The proposed design is to convert the existing abandoned boiler house into a residential use property and habitable one-bedroom home with direct access to the communal garden outdoor space.

The conversion of this structure into a dwelling uses an available resource and up-cycles the existing construction in a sympathetic manner given its location and size. The intent is to utilize the land that is already built-on and convert the existing construction with minimal impact or change to the existing site. In doing so, the purpose is to add living space within this strongly residential neighbourhood. The conversion would also add a dwelling within a well-managed mansion block and highly-supported residential environment. The proposed design takes advantage of its location adjacent a green space thereby creating desirable living in an unobtrusive manner.

The Freeholder (as represented by Carrington's, the managing agent) wishes to utilise and adapt this asset in a positive and beneficial manner. The intent is two-fold: namely, to provide a desirable small home within this well-established and well supported neighbourhood and mansion block organisation, and to utilize any proceeds from the sale of the leasehold to undertake necessary updates and improvements to the existing Mansion Block.

## **Design.**

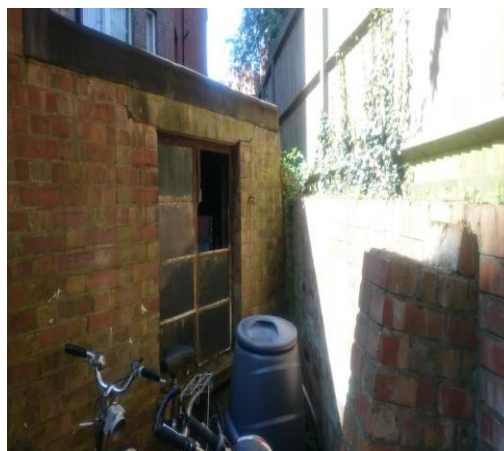
We are proposing to maintain the existing single storey building and make essential modifications and refurbishment to adapt it for use as a one-bedroom home.



**Image 3.** Old Boiler Room Access and Exterior West Facade.

Technical Housing Standards (*Department of Communities and Local Government, March 2015*) stipulates the standard area requirements of a new dwelling. As we are creating a new dwelling space – albeit with an existing structure - the standards serve as a guideline for suitable occupancy and space requirements. The minimum gross internal floor area for one person is 37 m<sup>2</sup>. The existing boiler house has an internal area of 35 m<sup>2</sup>, which falls below the required minimum. Our proposal therefore adds a side extension incorporating the existing courtyard area into the habitable floor area. The side extension gives the house a separate bedroom and overall internal area of 50 m<sup>2</sup>, meeting the standards for a one-bedroom, two-person household.

The new side extension sits within the northern courtyard area. The new external walls of the extension follow the foot print of the existing garden wall and do not extend beyond the existing perimeter boundaries. The extension sits up against the existing garden wall and boundary line with the neighbouring property's garden. It utilises an otherwise neglected space currently used for discarded items.

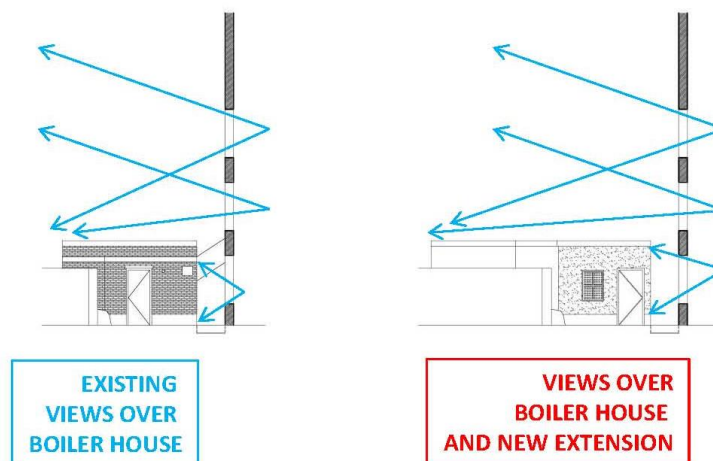


**Image 4.** Existing north facing courtyard (partial view of area of proposed extension).

The proposed Boiler House will have its entry off of a newly formed courtyard and entry door into a hallway. The shower room leads off of the hall. The dwelling consists of an open plan lounge living kitchen area with a generous double bedroom and walk-in-closet. The lounge and bedroom have garden facing windows to flood the spaces with natural light. An external storage area sits along the north side and is enclosed with new contemporary style wood trellis fencing.

The masonry of the exterior elevation will be preserved however cleaned and improved as required. The two courtyard areas (at the entry and garden storage) will receive a render finish to improve the lighting levels in these darker areas. Bins for rubbish and recycling will be concealed within a new bin enclosure in the entry courtyard with horizontal wood slats to match the new fencing.

Further modifications of the structure include altering the roof level of the lower roof (only) to match the existing higher level roof. The new extension roof would also match the existing roof level. We propose matching the roof levels to create a unified single storey building with a single level flat roof. Raising and making consistent the roof levels will not obstruct the views from the existing windows. In matching the existing roof levels, the existing vantage points from the garden facing windows remain unaltered with sightlines spanning across the roof. The new roof is designed as a planted green roof to enhance the view onto the flat roof for the existing overlooking flats.



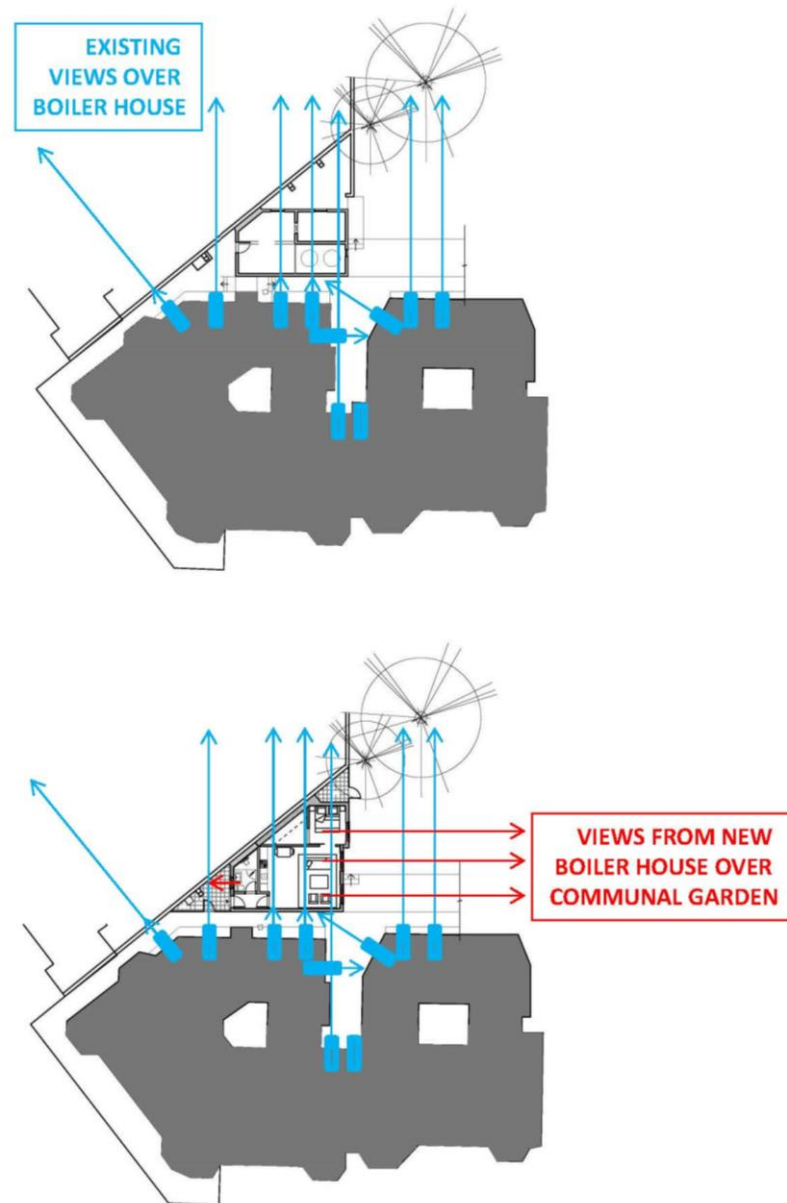
New windows are to be added to overlook the garden. The entry door is to remain along the same façade however has been shifted right to improved access and the internal layout. The existing door opening is to be converted into a window. The new windows are to be sympathetic in style to the existing windows. We are proposing glazed 'French door' type windows on the garden façade with a single mullion, which is in keeping with other windows and doors found elsewhere in the block. All new windows will however use double glazing for thermal insulation as well as providing additional acoustic isolation.

At the garden level of the mansion block, there are existing windows opening up onto and overlooking the communal garden. Residents accessing the communal gardens must pass by the lower ground level windows to reach the garden area. In converting the Boiler House to a residential use, there will be marginal additional foot traffic by the new occupants. However, on a daily basis this will be only represent an addition of two people. Furthermore, as there are two means of accessing the Boiler House (primarily through the gate on Biddulph, but also via the basement stairs leading off of Lauderdale Road) the added foot traffic is not significant. Residents of the mansion block already use both of these access paths to reach their garden.



**Image 5.** South walkway showing relationship between Old Boiler House and existing Mansion Block windows.

Converting the Boiler House does not change any overlook situations significantly. No new openings are proposed that would directly look into the existing lower ground flats. The new windows look directly onto the green space of the communal gardens. Conversely, the view into the new dwelling that is created by adding the new windows is not any different than the view already afforded into the windows of the numerous existing garden level flats.



The existing Boiler House stands adjacent and level with the garden level flats. These flats have windows that look directly onto the side (south) wall of the house. Flats at the above levels all have views over the roof top of the Boiler House. The conversion of the Boiler House into a dwelling and construction of the extension as well as partial raising of the existing lower-level roof would not alter any of the existing view corridors from the garden facing windows.

The existing structure is of common bond masonry walls atop a concrete base. The masonry work is in poor condition and has numerous openings and infilled areas. In its current "patchwork" state, its condition detracts from the garden and has been called an eye-sore by residents. Our proposal is to maintain and paint the concrete base and patch the masonry with like for like brick work and re-point all existing masonry walls. The façade facing the existing block is currently painted white and will be re-painted.

The new dwelling will share use of the communal gardens like the other mansion block residents. Direct access to the gardens is via operable glazed doors from the lounge or via the entry door. Access to the communal garden makes for a highly desirable green feature for this small dwelling.

Further works include removing the sloped and bridging chimney flue that currently spans across the walkway. This was made obsolete and serves neither functional nor architectural purpose. It obstructs the pathway to the gardens requiring a step down and step up in the walkway. We propose to remove the flue and infill the pathway to improve access, sightlines and reduce this trip-hazard.



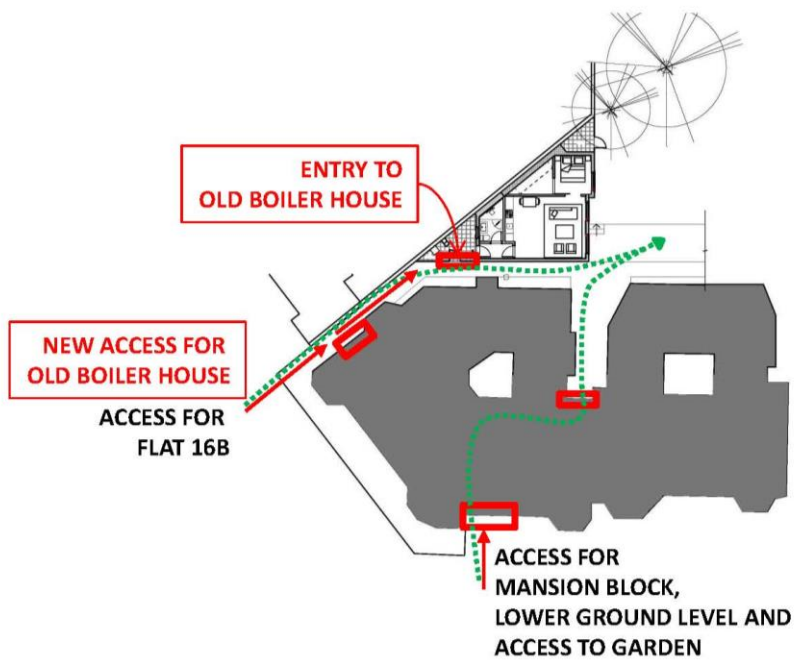
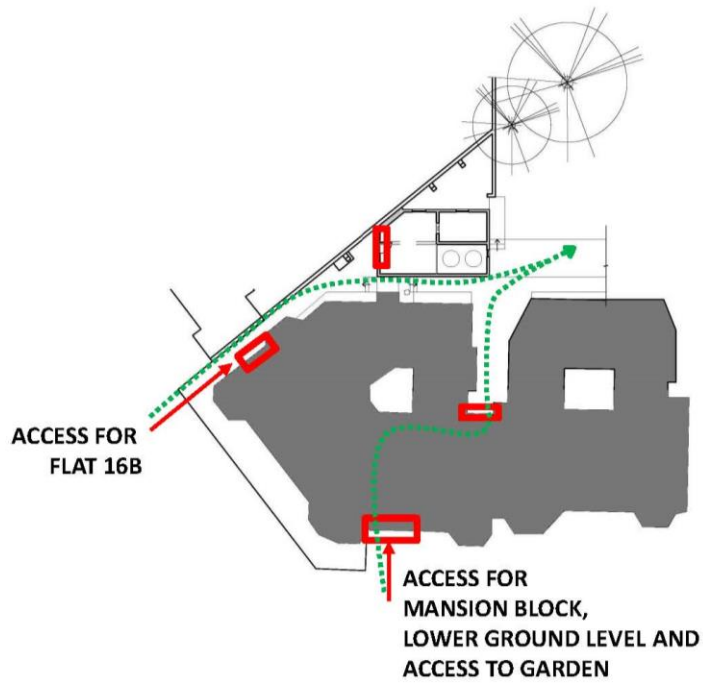
**Image 6.** Old Boiler Room walkway with view of bridging flue (to be demolished).

It is our intension to match the existing architectural fabric as much as possible. We intend to construct the new extension and modify the existing structure so that it remains conceptually true to the original simplicity of its design. This is fitting with a look of pared down architectural features and no unnecessary embellishment. We strive to provide a conversion that enhances and improves on the existing. It is our intension to do so in a manner that is in keeping with the existing character of the building and respectful of the architectural impact on the neighbouring properties.

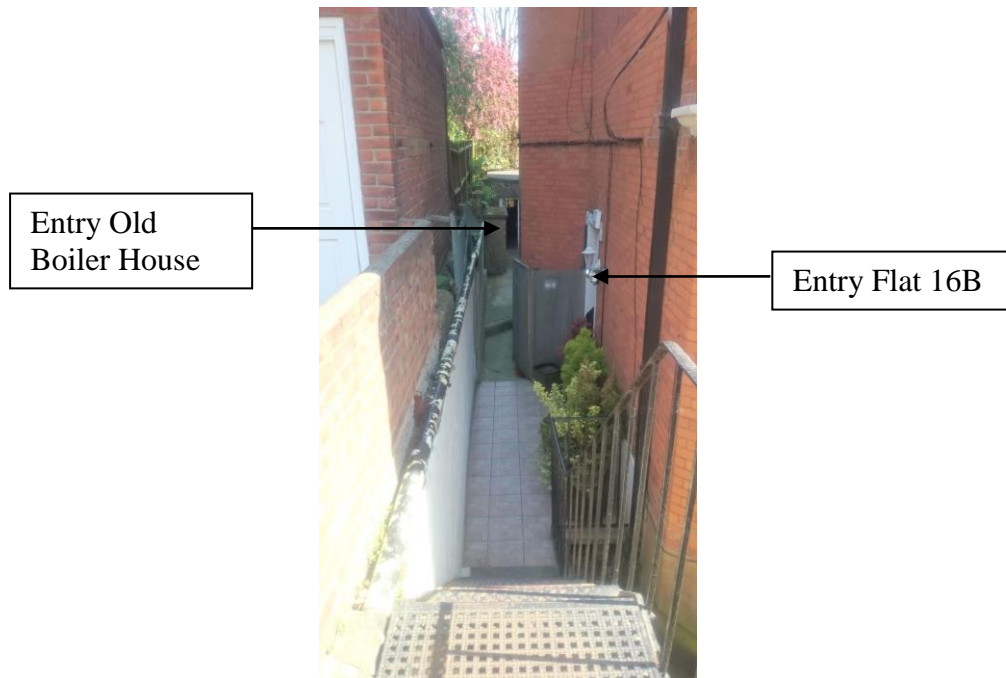
### **Access.**

The proposed alterations do not change the existing access to the house. All existing entrances are preserved in their current format.

The two paths of access into the communal gardens are via the common stairwell areas through the basement and also along the side alley garden gate found on Biddulph Road. The side alley garden gate serves as the primary access and entry way for flat 16B.







**Image 7.** Proposed access to the Old Boiler House via the side entrance on Biddulph Road.  
(Note existing entry door to flat 16B to right.)

Access to the new dwelling would be via the existing side garden gate on Biddulph Road. This would increase the foot traffic along the side alley way. However as the dwelling is intended as a two-person residence, the increase in foot traffic is not significant. Further, this side alley way would continue to serve as an access point to the communal gardens for all residents of the block and therefore would continue to be used by others in the block.