

| RBKC CONSERVATION & DESIGN COMMENTS | | | | |
|---|---|------------------|------------------------------|-------------------------|
| Application No: PP/17/07888 | Site Address: 132B Fulham Road, LONDON, SW3 6HX | | Date: 06/02/2018 | |
| Proposal: Demolition of dwelling house and erection of a two storey 2-bedroom detached house with subterranean development | | | | |
| More info needed – see officer | No objection | No objection STC | Concern Raised – see officer | Objection - see officer |
| X | | | | |
| Grade (if any) | Grade II | DM Officer | | C&D Officer |
| CA (if any) | Thurloe and Smith's Charity | DAMA | | MAK |
| Summary of Significance | | | | |
| <p>No.132B is an unlisted building, which seems to date from the 1980s. It is located within the Thurloe Estate and Smiths Charity Conservation Area. This building is considered to make a neutral contribution to the character and appearance of the conservation area.</p> <p>The application property sits immediately adjacent to the Grade II listed terrace at No.s 128-132 Fulham Road, which dates from the early 19th Century. The architectural design of these buildings, their surviving architectural features and historic fabric are considered to form part of the significance of these listed buildings.</p> | | | | |
| Comment | | | | |
| <p>No.132B is located within the former rear garden of No. 37 Cranley Gardens and within the Thurloe Estate and Smiths Charity Conservation Area.</p> <p>Historic records suggest that this building dates from the 1980s. It is a single-storey brick dwelling with a mansard roof and dormers and a front projecting gable at attic level. The building is unlisted and sits back from the road side behind a 3m brick boundary wall. It is accessed through a door within the boundary wall which has a stone door surround – above which has a stone scribed with 'Cranley Lodge'.</p> <p>The building sits immediately adjacent to the Grade II listed terrace at No.s 128-132 Fulham Road, which dates from the early 19th Century. These properties are constructed of brick with stucco across the front elevation at ground floor level.</p> <p>To the south-west of the site is the 5-storey brick constructed 37 Cranley Gardens.</p> <p>No.s 130-132 and 132B Fulham Road are referred to within the Thurloe Estate & Smith's Charity Character Appraisal as follows: "<i>These three stock brick houses date from the early nineteenth century and have Georgian paned sashes, fanlights over their multi-panelled front doors, flat frontages and anthemion balconies to the first floors. They are set secretively behind treed front gardens. There is a concealed house immediately to</i></p> | | | | |

the west accessed by a door in the wall which retains the leafy character of gardens surrounding the houses."

Four pre-application submissions have previously been submitted and commented upon (PREAPP/15/00662, PREAPP/15/00939, AR/15/01283 and AR/17/05618).

The principle of demolition and re-development of the site has previously been supported, subject to a sensitive and appropriate design scheme. The design of the building is largely the result of various discussions with previous case officers and consultees.

Based on the available information, the design approach is considered appropriate for this site. The front elevation is made up of different elements, which helps to break down the overall expanse of this facade. The building is of a 'simple' form and appearance; however the detailing to the concrete and corten steel add visual interest. The size and form of the building will ensure that the proposed building is subservient to its neighbours and, whilst of a contemporary design, the chosen materials compliment, and are a modern interpretation of, those on the adjacent historic buildings. The retention of the front boundary walls and mature tree within the front garden will retain the sites discreet presence and help to preserve the character and appearance of the street scene.

Please request a side elevation drawing so that the appearance of the development front the Cranley Gardens side can be assessed.

Due to the demolition of the chimney to No.132B and the slightly lower height of the proposed replacement building, the proposed scheme is likely to better reveal the historic flank elevation of the listed building. It is of a fairly simple design and would not compete for dominance with the adjacent listed terrace.

Considering the previous involvement of the AAP, it would be useful to have their input on the current scheme.

The applicant's Structural Engineer has carried out trial pit investigations and identified the following:

"The north-east elevation of the existing building on site at 132b FR (in line with the elevation of No 132 Fulham Road, a Grade II listed terrace) is an independent wall, built subsequently to the elevation that forms the end of the terrace at 132 FR; the trial pits carried out along the site boundary show the foundation of the two walls to be independent one to another." (Construction Method Statement, page 12).

The Construction Method Statement (CMS) therefore sets out the following proposals for the construction of the new basement:

"In order to make sure that no unexpected movement occurs to the listed terrace, both the listed and the more recent walls will be retained and an RC wall will be built in approximately 250 mm from the face of the modern wall. The new wall will be built in an underpinning sequence, which will ensure safety during construction and reduce the movement to a minimum. Once the reinforced concrete box that forms the basement is completed, the existing north-east elevation of 132b Fulham Road will be taken down and rebuilt in reinforced concrete" (CMS page 12).

According to the submitted 'Ground Movement Assessment' and the CMS, the damage to No.132 Fulham Road will not exceed Category '0', which corresponds to negligible damage.

A condition would be required to ensure that the boundary wall (and associated detailing) between the front gardens of No.s 132 and 132B Fulham Road is retained and not altered (with the exception of the render removal works).

Recommendation:

REQUEST ADDITIONAL ELEVATION DRAWING.

Relevant Legislation, Policy and Guidance

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework: Chapter 12 Conserving and enhancing the historic environment
- RBKC Local Plan. Chapter 34: Renewing the Legacy. In particular policies CL1 (Context and Character), CL2 (Design Quality), CL3 (Heritage Assets – Conservation Areas and Historic Spaces), CL4 (Heritage Assets – Listed Buildings, Scheduled Ancient Monuments and Archaeology).