

Munro Terrace Chelsea, SW10

Planning Application

Prepared for Martin's Properties Holdings Limited | August 2017
16860 | RT-01

SCOTT⁺
BROWNRIGG

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Approved

Signature

Date

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1.0

1.0 Introduction

1.1 The Brief

1.2 The Site Location

1.3 Connectivity

1.4 Site Boundary

1.1 The Brief

Scott Brownrigg have been appointed to consider the redevelopment of the site at 1-4 Munro Terrace/ 111-112 Cheyne Walk.

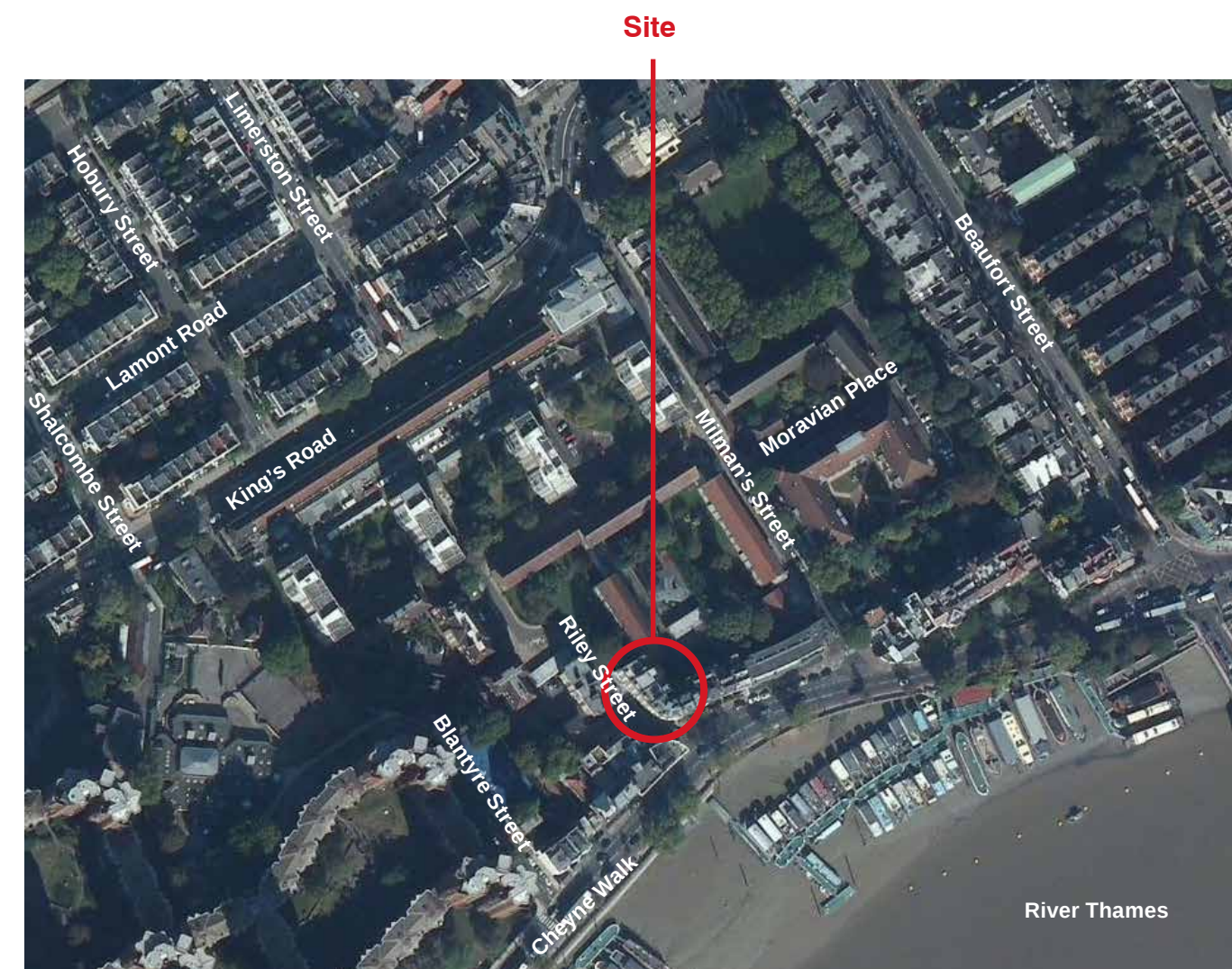
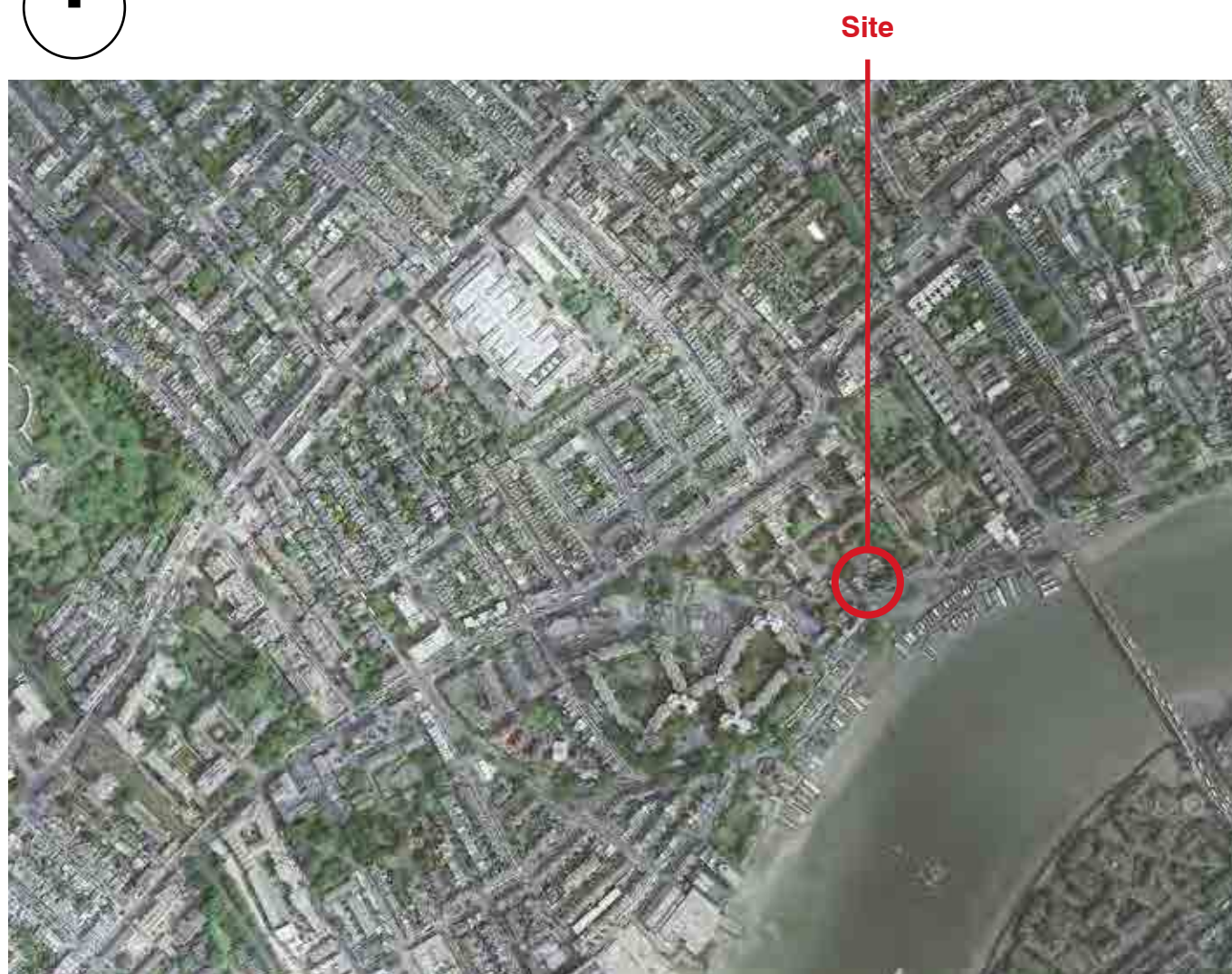
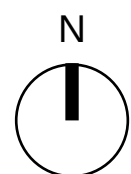
The brief calls for part demolition and extension to the basement and rear of properties 1-4 Munro Terrace and 111-112 Cheyne Walk to allow for the re-configuration of existing buildings along with associated external works to provide; commercial office accommodation (Class B1) at part basement, part ground and part first floor levels, retail accommodation (Class A1) at part basement and part ground floors, and residential accommodation (Class C3) at part first, second, third and fourth floor levels (13 flats).

The brief calls for an innovative, high quality and sustainable mixed use development which responds to its surroundings and enhances the existing buildings.

1.2 The Site Location

The site is located to the Southern end of Munro Terrace, which is also known as Riley Street, south of the Kings Road and North of Chelsea Embankment, marking the entrance to the Cheyne Conservation Area.

The immediate surrounding area comprises a wide range of amenities and services; small shops, restaurants, bars, Imperial Wharf rail station and a theatre. It is a short walk to the Kings Road, a major shopping street stretching through Chelsea and Fulham.

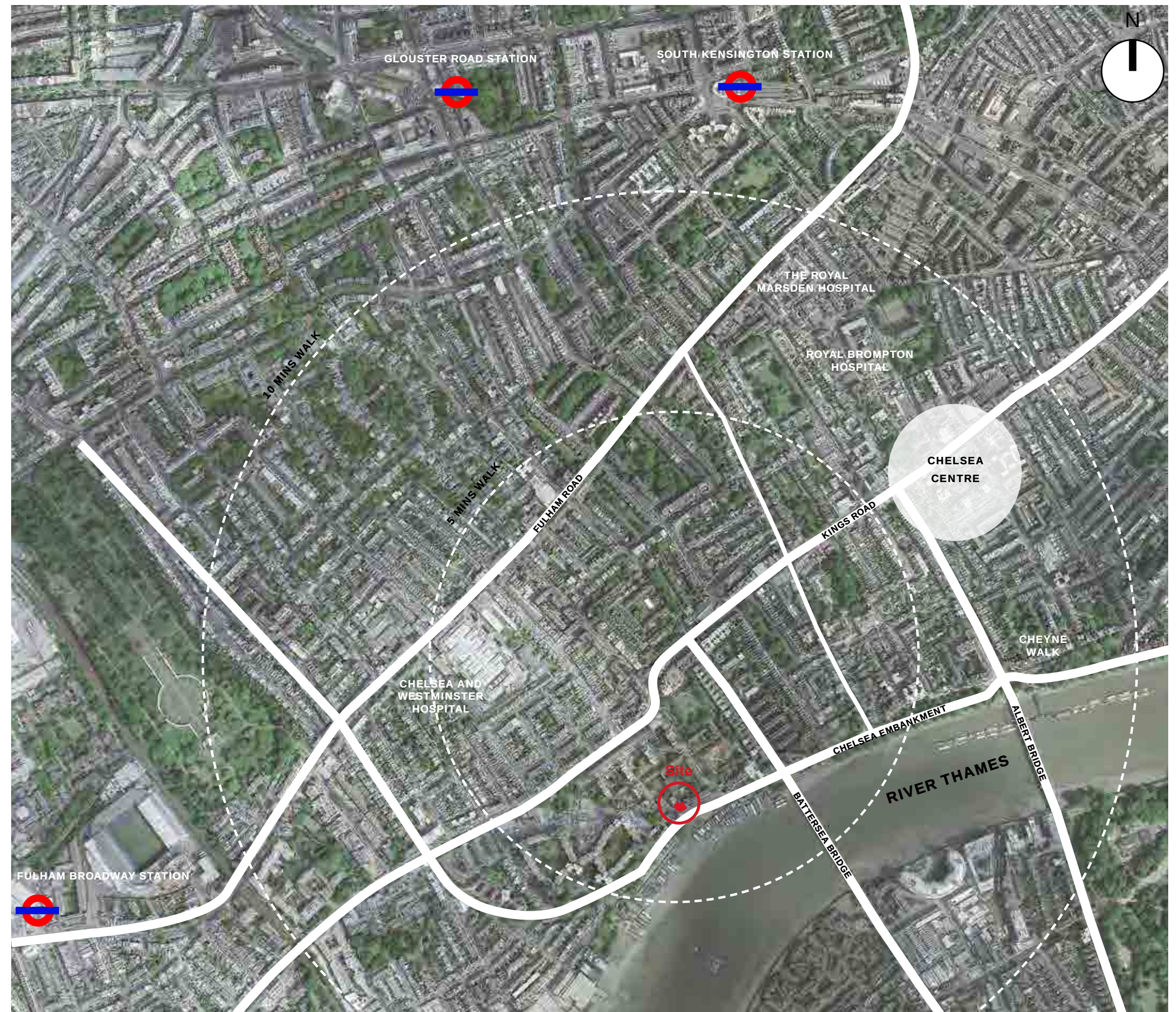
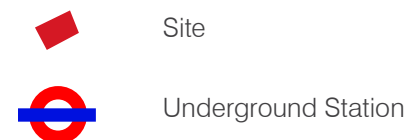


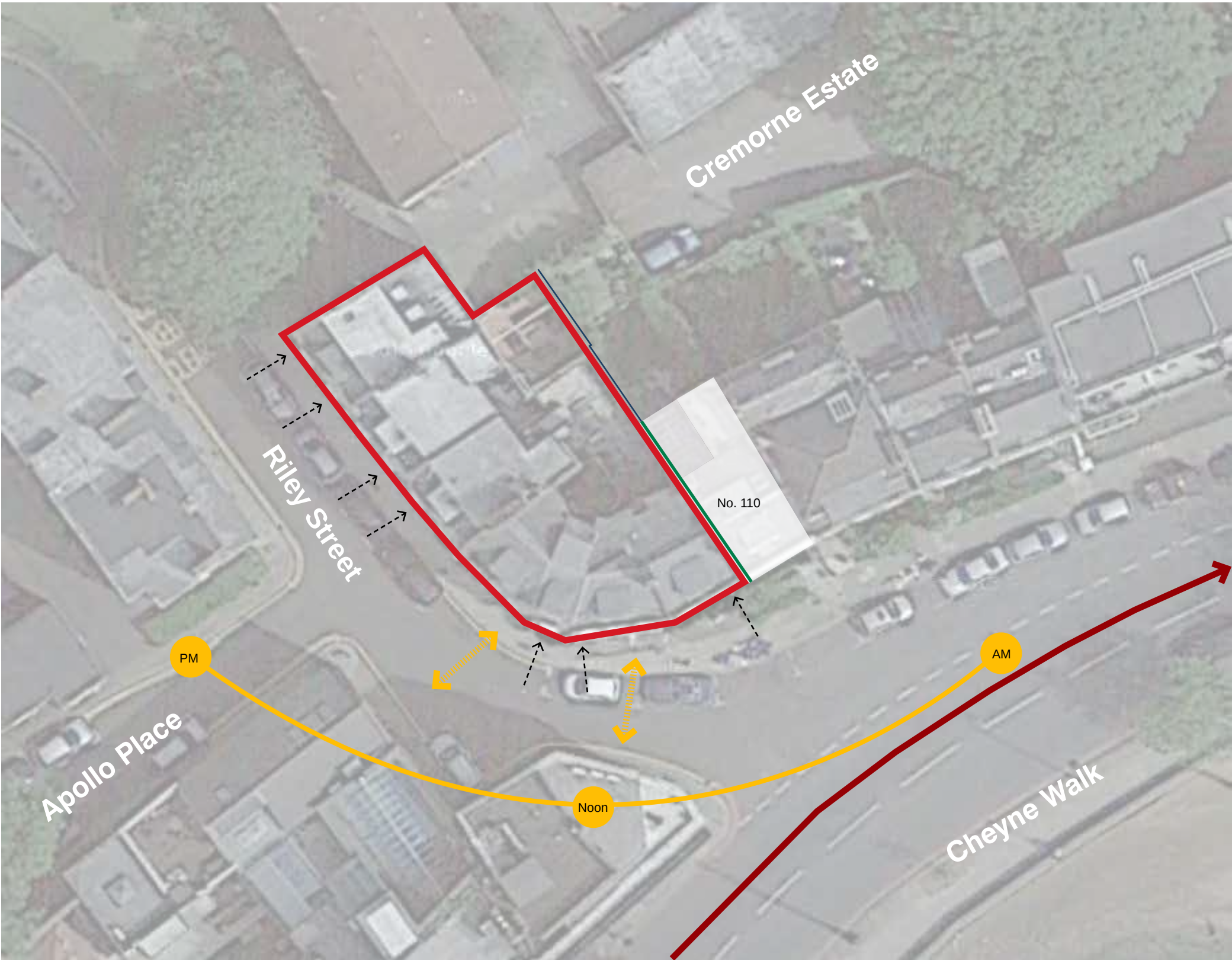
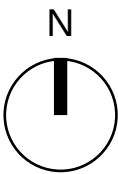
1.3 Connectivity

The site is located within a 20 minute walk of South Kensington and Gloucester Road Underground Stations which are on the District, Circle and Picadilly Lines in Zone 1 - this means that the site is approximately a 30 minute journey from central London.

The site is located, adjacent to the River Thames and a short walk to Battersea Park, across Battersea Bridge and a short walk to the Kings Road, with all the amenity that they provide.

Heathrow Airport is accessible by Underground in approximately 50 minutes and by car in approximately 30 minutes.





1.4 The Site Boundary

The site at Munro Terrace and Cheyne Walk is an existing building. The site area is 381.5 square meters. The north and west elevations are predominantly residential, whereas the east elevation is a mix of commercial units and residential properties. The south elevation opens up to the River Thames.

The site is bounded by Cheyne Walk to the South, Riley Street to the West and a walkway through to the 1950s Cremorne estate to the North. 111 Cheyne Walk adjoins No. 110 which is a Grade II listed 4 storey building with a basement, which the listing identifies as having been built in the mid-18th century. It appears to be a loadbearing masonry structure with timber floors, typical of houses of this date. The boundary to the north east of the site adjoins the rear Garden of No. 110. A masonry wall approximately 2m high and 225mm thick separates the two properties. It appears to be in reasonable condition. For a more detailed analysis of the relationship between the site and the listed building, refer to the ‘Construction Method Statement’ and ‘Heritage Assessment’ by Alan Baxter submitted with the planning application.

- Site boundary
- Sun path
- Daylight / Sunlight Constraints
- Main Roads
- Party Walls
- Garden Wall to 110 Cheyne Walk
- Pedestrian access into the site

2.0

2.0 Heritage Assets and Conservation Analysis

2.1 Site History

2.2 Conservation area analysis

2.3 Surrounding area photographic site appraisal

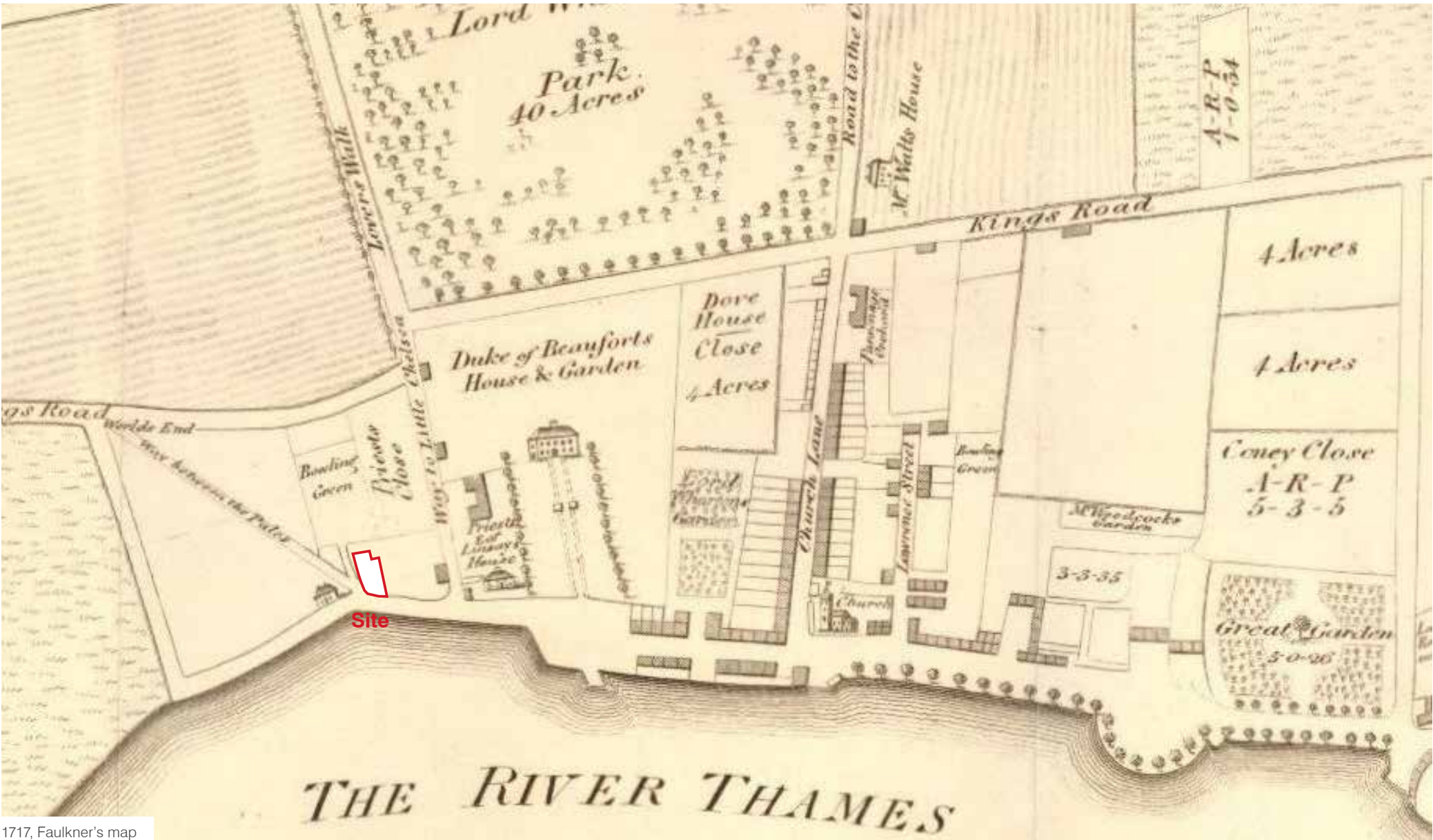
2.4 Building History

2.5 Contribution to the Conservation Area

2.6 Features that make a positive contribution to the Conservation Area

2.7 Features that detract from the Conservation Area

2.8 Opportunities for enhancement



1717, Faulkner's map



1865, Ordnance survey



1895, Ordnance survey

2.1 The Site History

Research suggests that Munro Terrace is likely to have been built c.1889, during the local building boom that accompanied the construction of the Chelsea Embankment (completed 1874). At this time Chelsea was changing from a 'riverside pleasure town' into a dense metropolitan suburb, as described in the Victoria County History.

This part of Cheyne Walk retains its curved alignment as shaped by the River Thames over the centuries. Riley Street, however, originated as a path through fields leading to a bowling green, as shown on Faulkner's map of 1717. The field boundaries of this period account for the curved form of the building seen today. Riley Street was first laid out for housing in 1792 and built up by the 1830s. The northern part of the street was realigned in the 1950s for the Cremorne Estate, but the southern part of the street near Cheyne Walk retains its historic form.

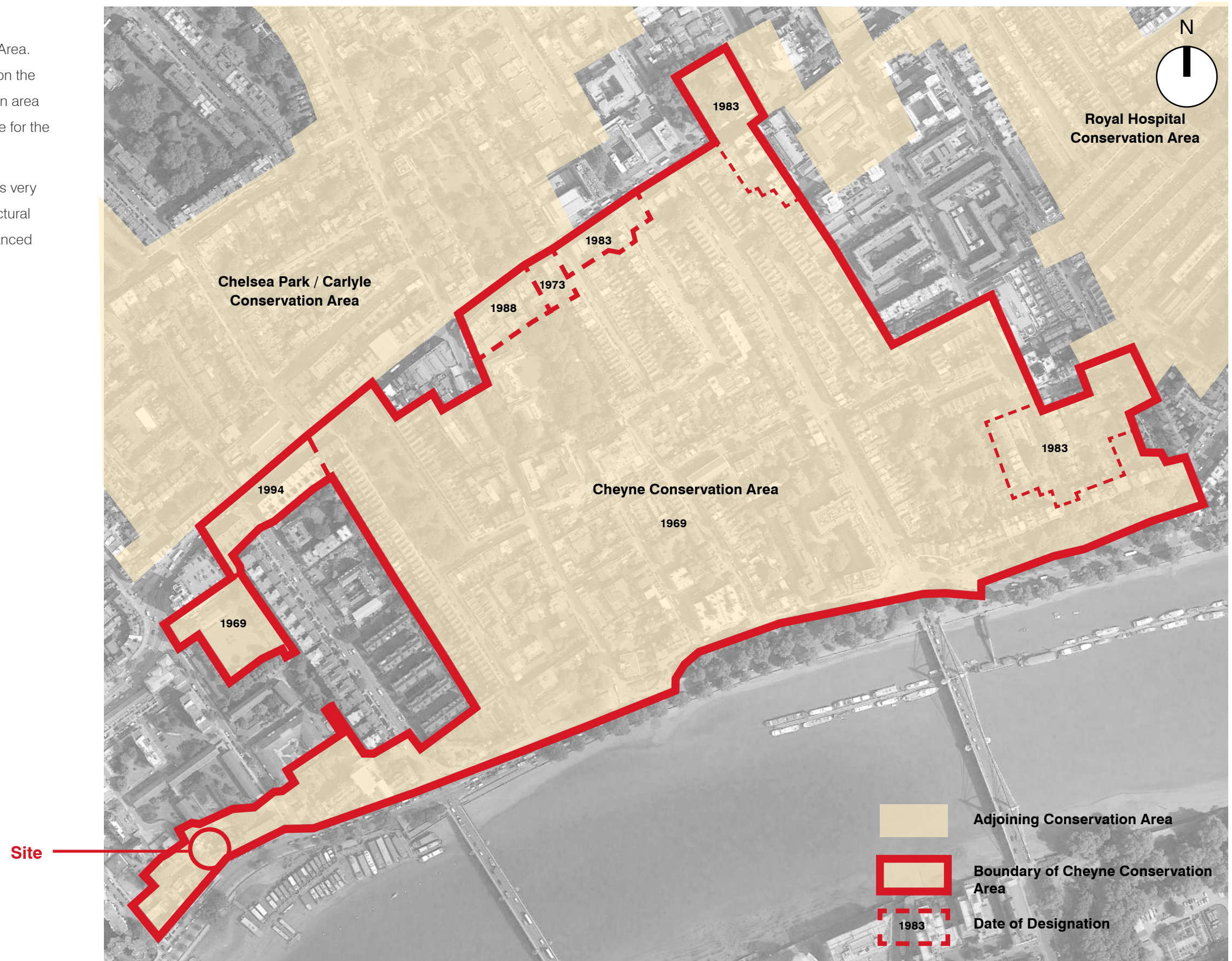
Many housing blocks such as Munro Terrace were provided in Chelsea in the second half of the nineteenth century by the industrial dwellings companies following the Sanitary Act of 1866. These 'industrial dwellings' were provided through a combination of philanthropy and profit. The accommodation was designed for artisans, i.e. skilled workers, who worked in Chelsea's riverside industries and often lived in poor conditions in tightly packed cottages. The social reformer Charles Booth noted that this western part of the parish was poorer than the eastern part, where many large houses were erected in the late nineteenth century.

The current buildings at Munro Terrace and Cheyne Walk appear to have been constructed c. 1889 (application documents survive from Dec 1888).

2.2 Conservation area analysis

The site sits within the Cheyne Conservation Area. It is therefore relevant to take into consideration the character and appearance of the conservation area in developing an appropriate design response for the scheme.

The townscape within the conservation area is very diverse and therefore the historic and architectural heritage is assessed and, we believe, is enhanced through the proposed scheme.



Map of Cheyne Conservation Area



1. View of the Worlds End Estate



2. View down Riley Street to Cheyne Walk



3. View towards Cremorne Estate



4. View down Apollo Place

2.3 Surrounding Area Photographic Site Appraisal - Building styles within the Conservation Area

In the locality of the site, there exists architecture from a number of different eras.

The Primary style within the Cheyne Conservation Area is Georgian simplicity, terraces which over the years have been sympathetically repaired.

The site sits within the narrow strip of the Cheyne Conservation Area forming the South West corner boundary extending to the Worlds End Estate (1970's), a post war housing estate with seven tower blocks.



2.4 The Building History

External Appearance

The original use of the building is not certain, but its multi-storey arrangement and internal divisions are characteristic of industrial dwellings. The ground-floor shops appear to be an original feature, though much altered. Above these, the ornament is relatively spare, confined to bands of contrasting brickwork and some distinctive mouldings to the window lintels. The decoration is therefore structurally integrated with the façade as associated with the High Victorian movement in architecture, popularised in the 1860s and 1870s.



Distinctive mouldings



Contrasting brickwork



1. Elevation to Riley Street



2. Shop windows



1. Rear Elevation



Mansard roof



Bomb damage



Exposed services

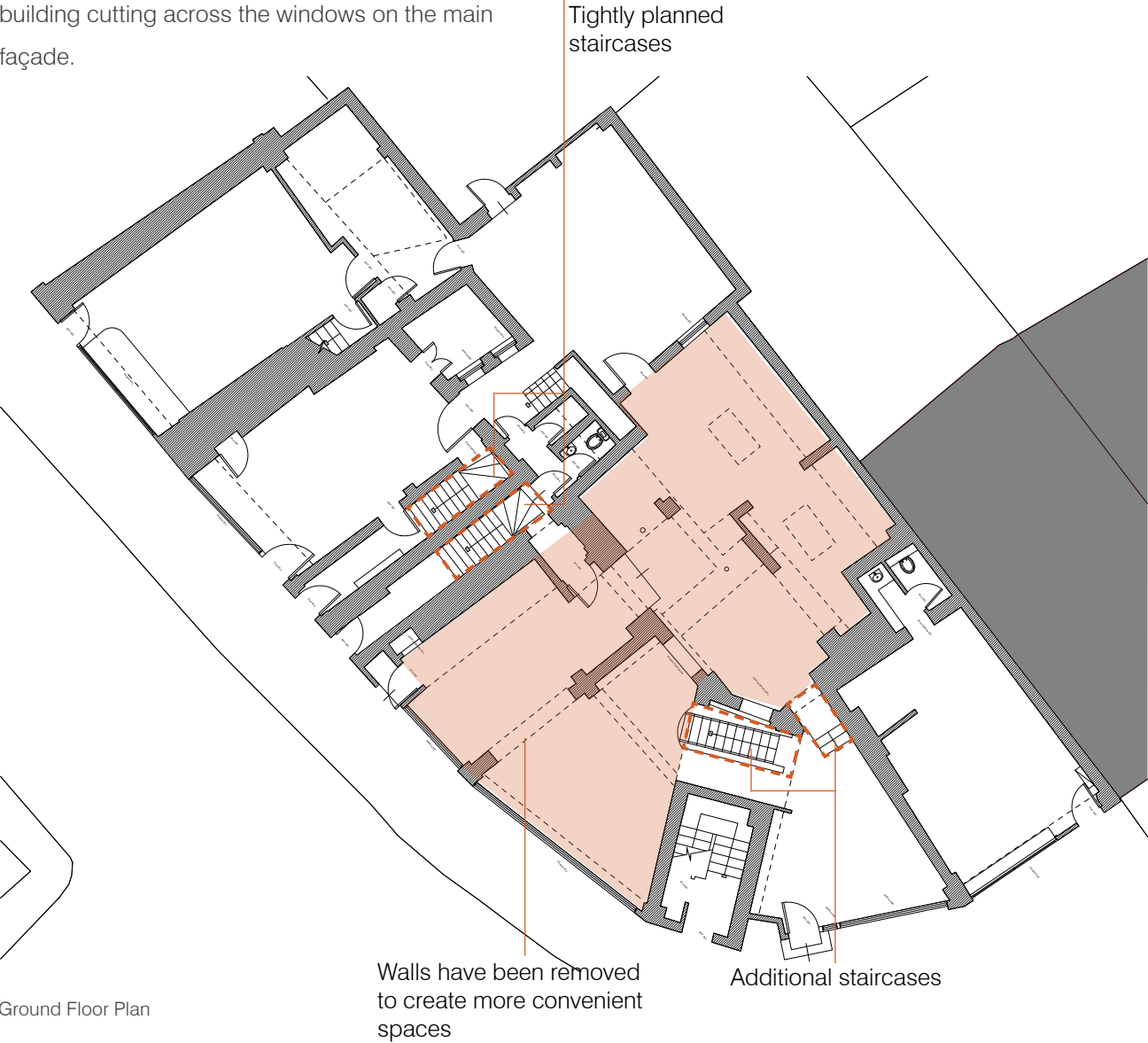
The building has never benefited from a holistic refurbishment, as is apparent from the untidy rear elevation with its exposed services and ad-hoc window and roof alterations. Drawings held by Kensington Central Library indicate that the roof and dormers were rebuilt in the 1930s, but it is clear there have been subsequent alterations that have degraded the appearance further. The building was even threatened with demolition in 1949 along with neighbouring properties as part of the Metropolitan Borough of Chelsea's plans for the Cremorne Estate.

Planning history demonstrates that substantial works were also undertaken to the premises during the 1980's which include a hap-hazard roof construction and rear elevation changes.



Internal Layout

Internally, the building is divided into many small rooms, with tightly planned staircases at the rear. At the angle of the building this creates awkward trapezoidal room shapes. As the use of the building has changed, later owners have removed walls to create more convenient spaces. The restaurant appears to have been altered and extended c. 1969-70. This history of alteration may account for the lack of historic mouldings inside the building. Even the staircases have been reconstructed, with the replacement of nearly all the balusters during the twentieth century. The re-planning of the internal rooms has also led to the main staircase on the corner building cutting across the windows on the main façade.





1. Elevation to Riley Street



Traditional materials of the main facade

2.5 Contribution to the Conservation Area

As set out in the Cheyne Conservation Area Proposals Statement, the Conservation Area retains property boundaries surviving from Chelsea's early history and a range of interesting building types from later periods, all contributing to a rich historic grain of high interest and quality.

2.6 Features that make a positive contribution to the Conservation Area

- The cranked plan of the main façade provides an interesting incident in the townscape and relates strongly to historic field boundaries as well as to the River Thames.
- The traditional materials and ornament of the main façade contribute to the visual richness and variety of the Conservation Area (albeit somewhat damaged over time).
- The active street frontage 111 -112 Cheyne Walk.



Cranked plan of the main facade

2.7 Features that detract from the Conservation Area

- The bare brick parapet of reclaimed stock bricks and oversized dormers provides a very crude termination to the building and is clearly not the original treatment.
- The original timber shop fronts have been altered to varying degrees leading to a lack of coherence and uniformity with some jarring additions including some grossly oversized fascia boards .
- The rear elevation features obtrusive services and an incoherent array of different windows and roofs from successive alterations.
- The modernised interiors make no contribution to the Conservation Area and in places detract from it, in particular at the angle of the building where the rebuilt staircase can be seen to cut across windows of the principle facade.



1. Rear Elevation



2. Existing roof



3. Existing Shop fronts



Opportunity to remove the braces

Opportunity to rebuild a true mansard which would enhance the character of the facade

Opportunity to remove balustrades which detract from the character of the facade

Opportunity to incorporate the cables internally so they do not detract from the facade.

Opportunity to improve the flashing detail which is degrading

No. 1 and 2 Munro Terrace shop fronts reflect the age and character of the original buildings, there is an opportunity to improve No. 3, 4 and 111-112 Cheyne Walk shop fronts.



1. View from Cheyne Walk

Opportunity to remove ad on's



2. View from Riley Street

2.8 Opportunities for enhancement

Front Facade

- There is an opportunity to look into some sympathetic improvements to the front facade.
- There is an opportunity to provide a stronger visual termination to the building, informed by the original mansard design and in keeping with the distinctive character of the main façade.
- There is an opportunity to repair and restore the poor quality and visually damaging shop fronts, based on analysis of surviving fabric, which would be a considerable benefit to the Conservation Area. The images below indicate areas where improvements are proposed.

Rear Facade

There is an opportunity to rationalise the rear elevation. It is, by its nature, an informal elevation, but the current array of exposed services and different window shapes and roof types relates poorly to the visual character of the Conservation Area.



1. View from Cremorne Estate

Modern alterations adjacent to the listed building

Opportunity to rebuild the mansard so it response to the character and age of the properties

Opportunity to remove loose cabling across a number of locations on the facade

Opportunity to remove or find an alternative location for the flues so they do not clutter the facade



1. View from Cremorne Estate



3.0

3.0 Design Development

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3.3 Roof

3.4 3D Models

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3.11 Fire strategy

3.12 26-30 Old Church Street

3.13 Conclusion

3.1 Design Concept

Design Objective:

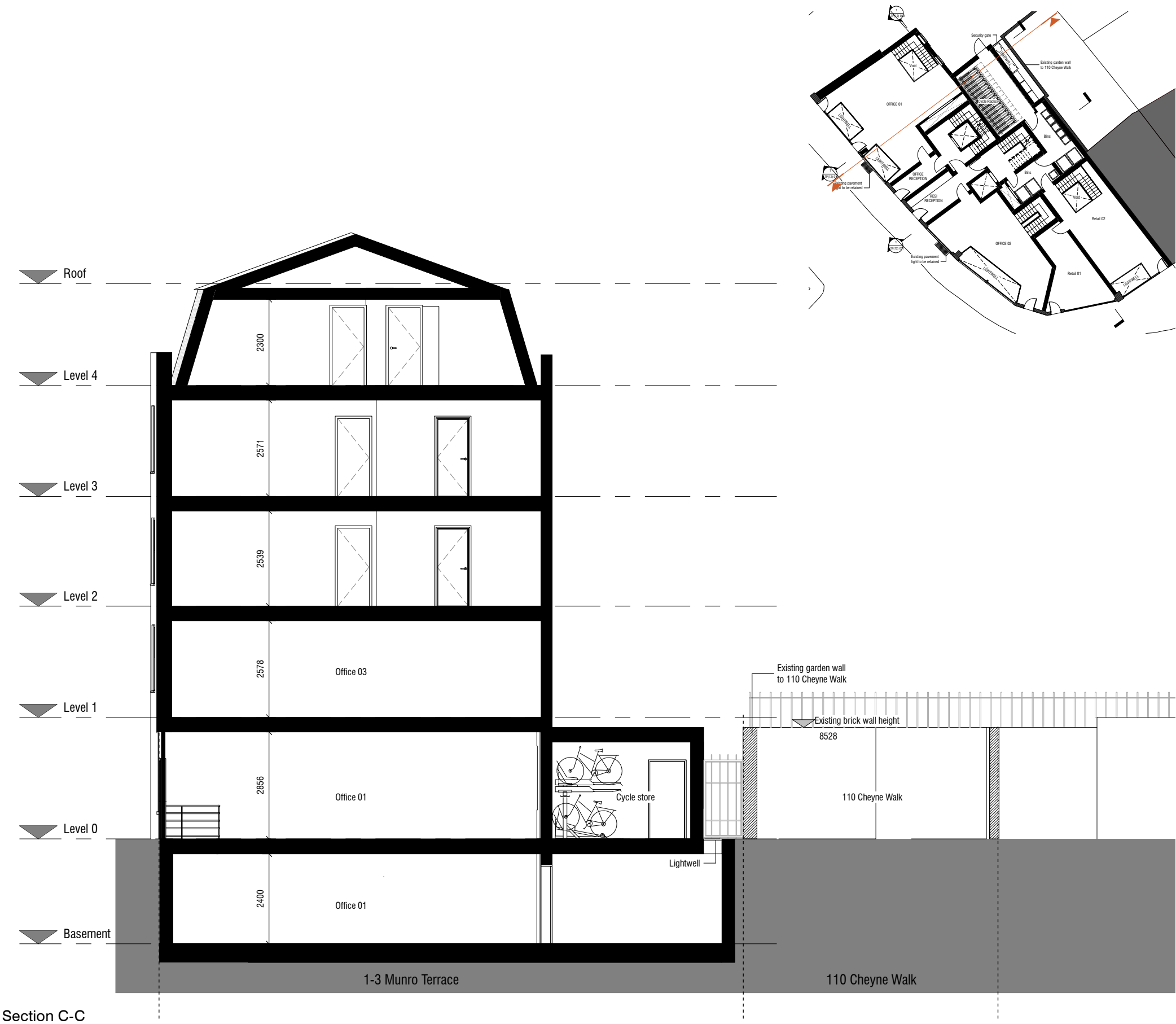
The key design objective is to enhance the presence of the building within the conservation area. The redevelopment will preserve and improve the front façade, whilst optimising the internal layouts and rear façade, in keeping with the style of the existing building.

Design Principles

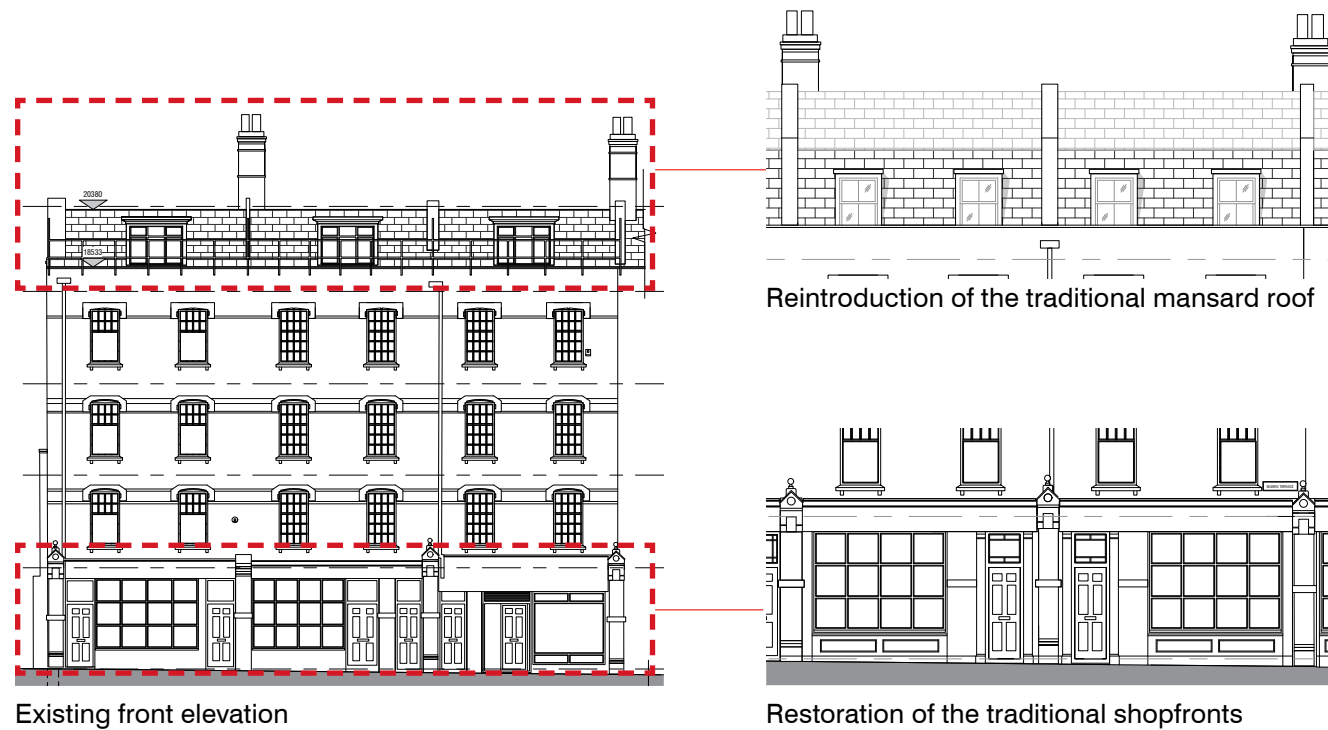
- The proposals will offer quality housing which complies with, if not exceeds, the Government and the council's housing standards;
- The proposals will offer high quality flexible office space which is required within the area;
- The proposals will respect and respond to the site context and maximise the potential of the land;
- The proposals will enhance the character and presence onto Cheyne Walk and Riley Street;
- To incorporate sustainable design and passive measures to ensure the proposal is energy efficient and minimise environmental impact;
- The materials for the rear facade will be brick and slate to match the front facade and compliment the Conservation Area;
- Dormers which have been added over time and are uncharacteristic of the area of the building removed and traditional double pitch dormers added;
- The proposals will safeguard the long-term character of the area.

Design Constraints

- The internal finished ceiling heights are restricted by the existing windows on the front elevation.
- Rear roof height is restricted by the height of the existing listed wall of 110 Cheyne Walk.



Front Elevation development of design principles

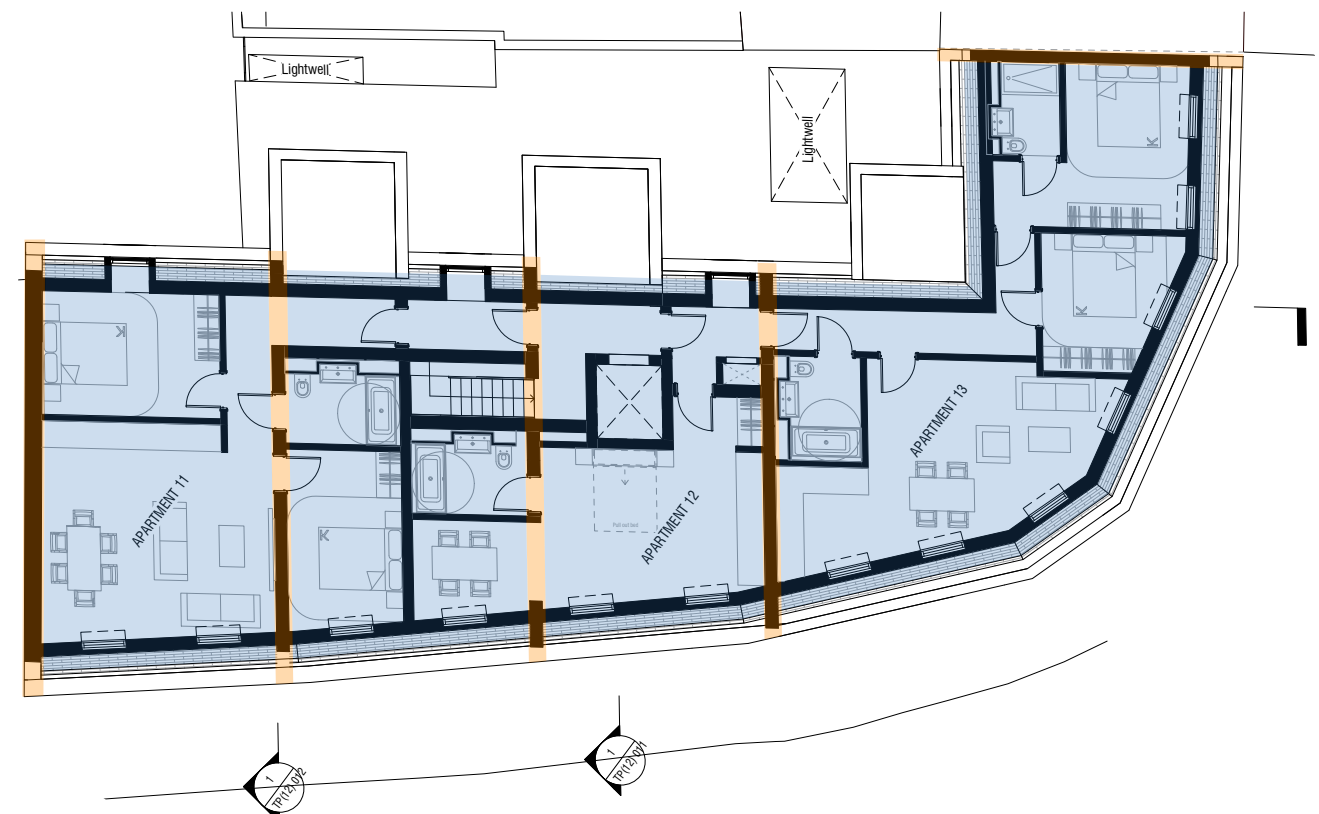


3.2 Front Elevation and Internal Layout Development

Reintroducing party walls

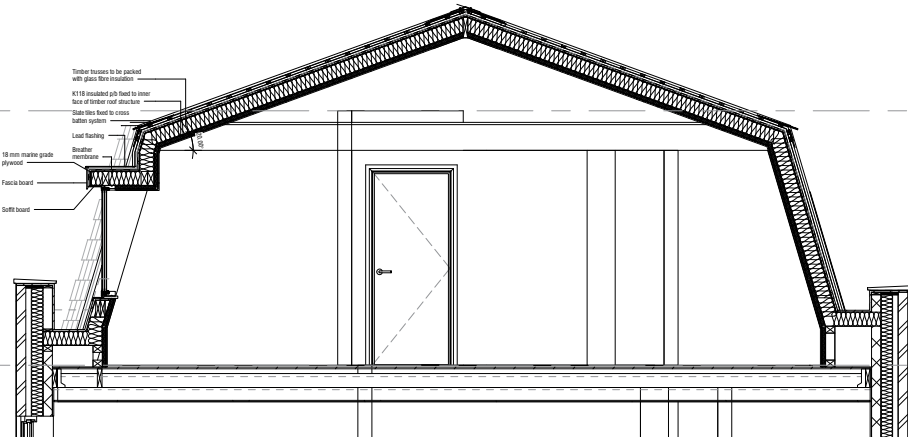
As mentioned in Section 1.4 the initial proposal extensively remodelled the interior layout, this resulted in an incoherent layout detaching from the original character of the building.

The proposal will reinstate the party walls in their original locations to maintain room proportions.

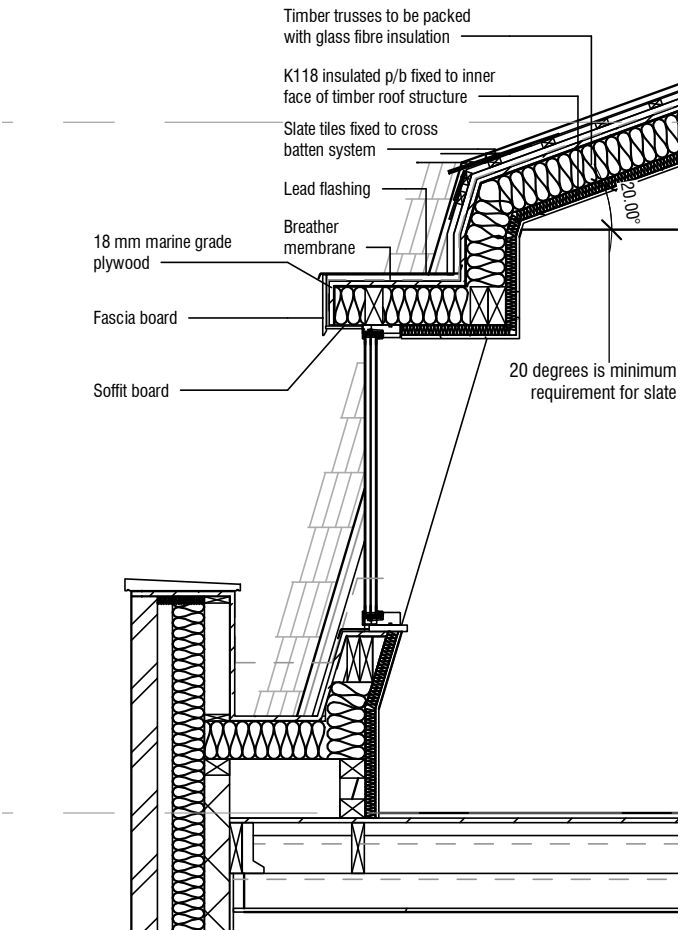


3.3 Roof

The design intention is to create a high quality mansard roof which is architecturally sympathetic to the age and character of the building and group of buildings along Cheyne Walk and Riley Street. The mansards and dormers are designed to be of a traditional form and appearance as found elsewhere in the Conservation Area and therefore enhance the buildings character onto the street. The proposed materials are slate with timber sash windows and lead cheeked flashing.



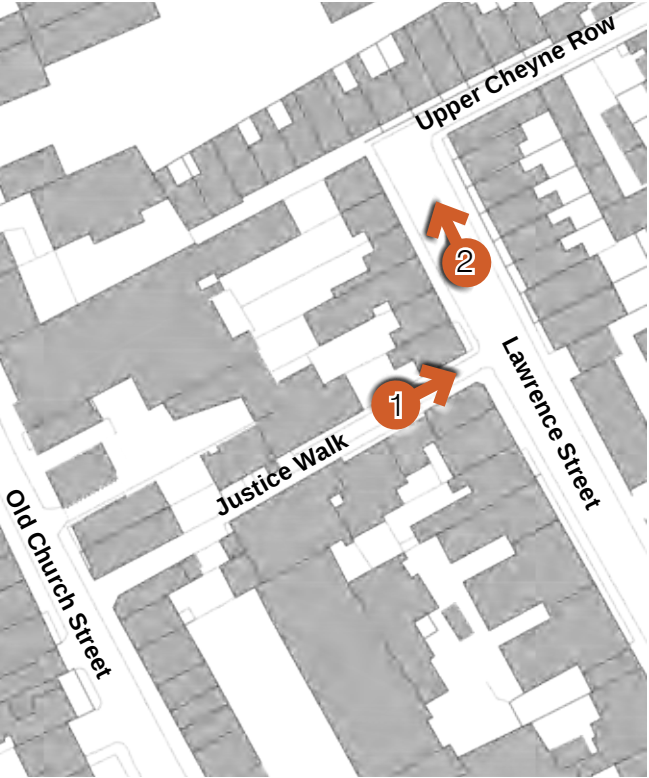
Proposed mansard roof



Proposed mansard roof detail



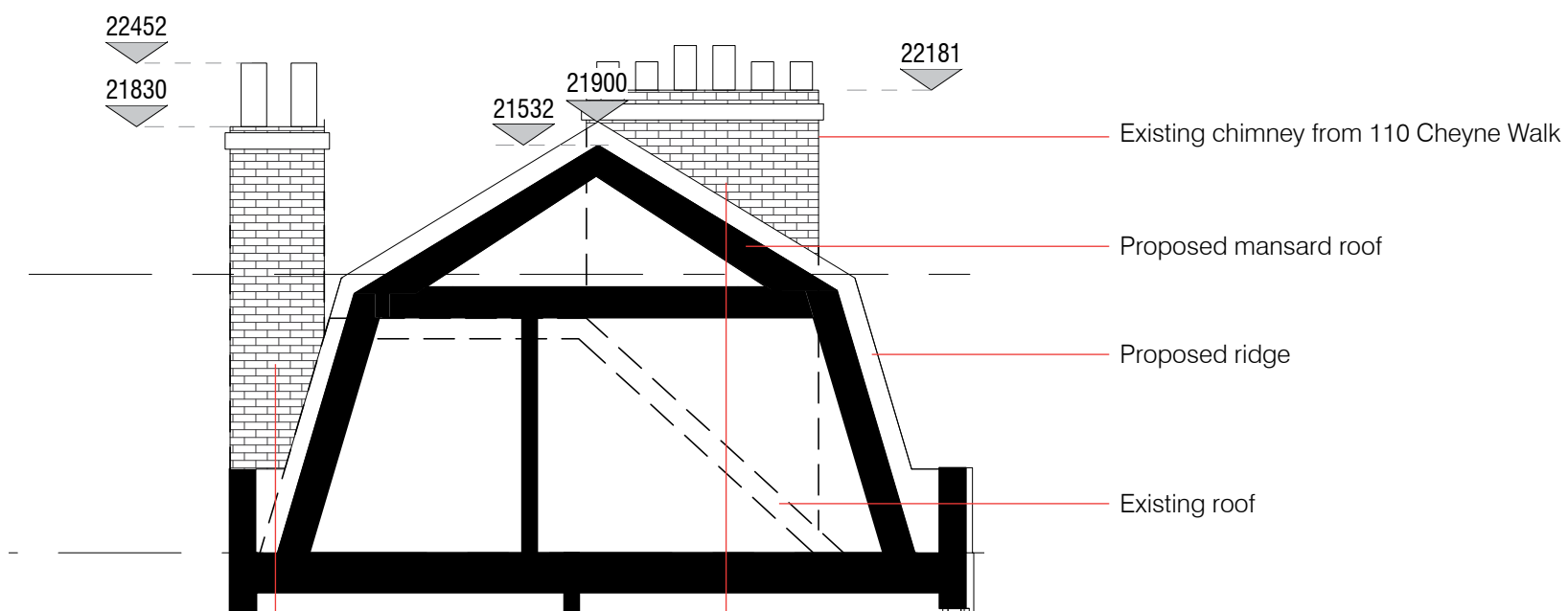
1-3 Munro Terrace Proposed front elevation design



Justice Walk



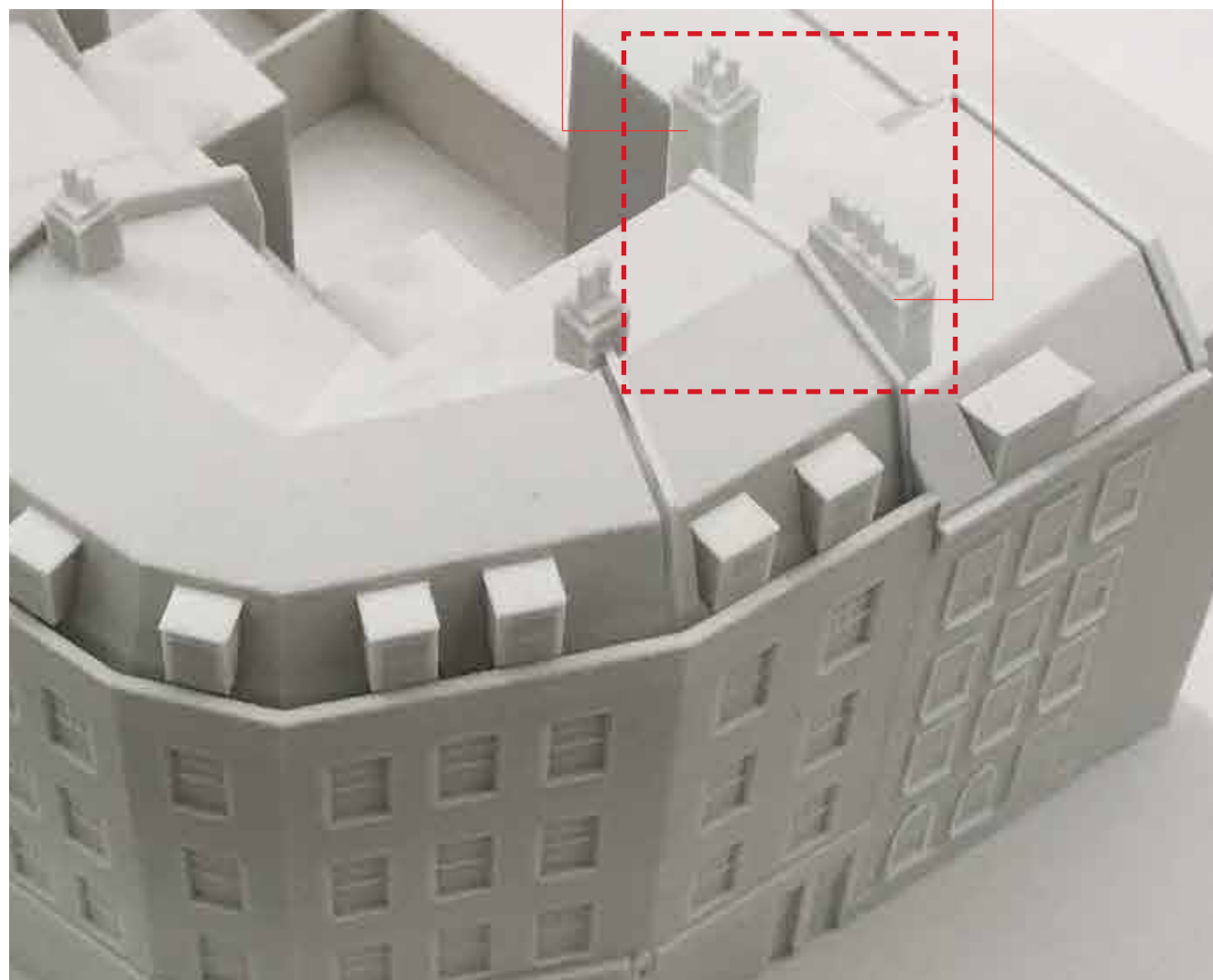
Lawrence Street



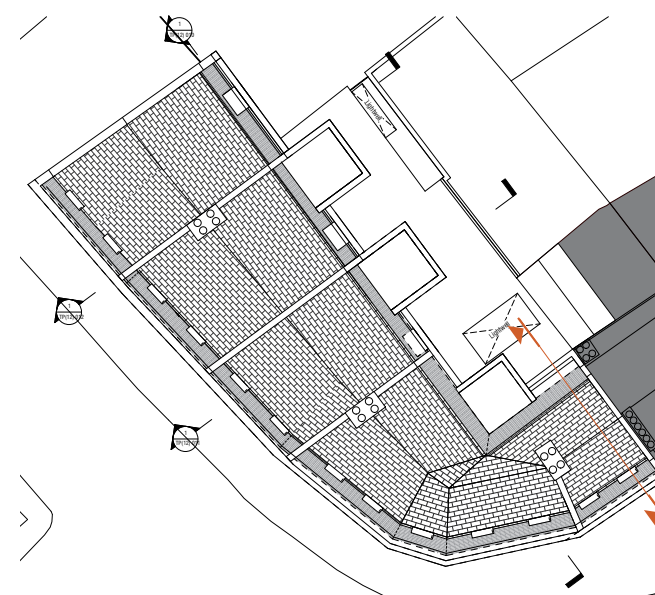
The section through the proposed mansard roof demonstrates the relationship between the listed building and the proposed flank wall.

No remedial works to the 110 Cheyne Walk listed building and chimney breasts are required.

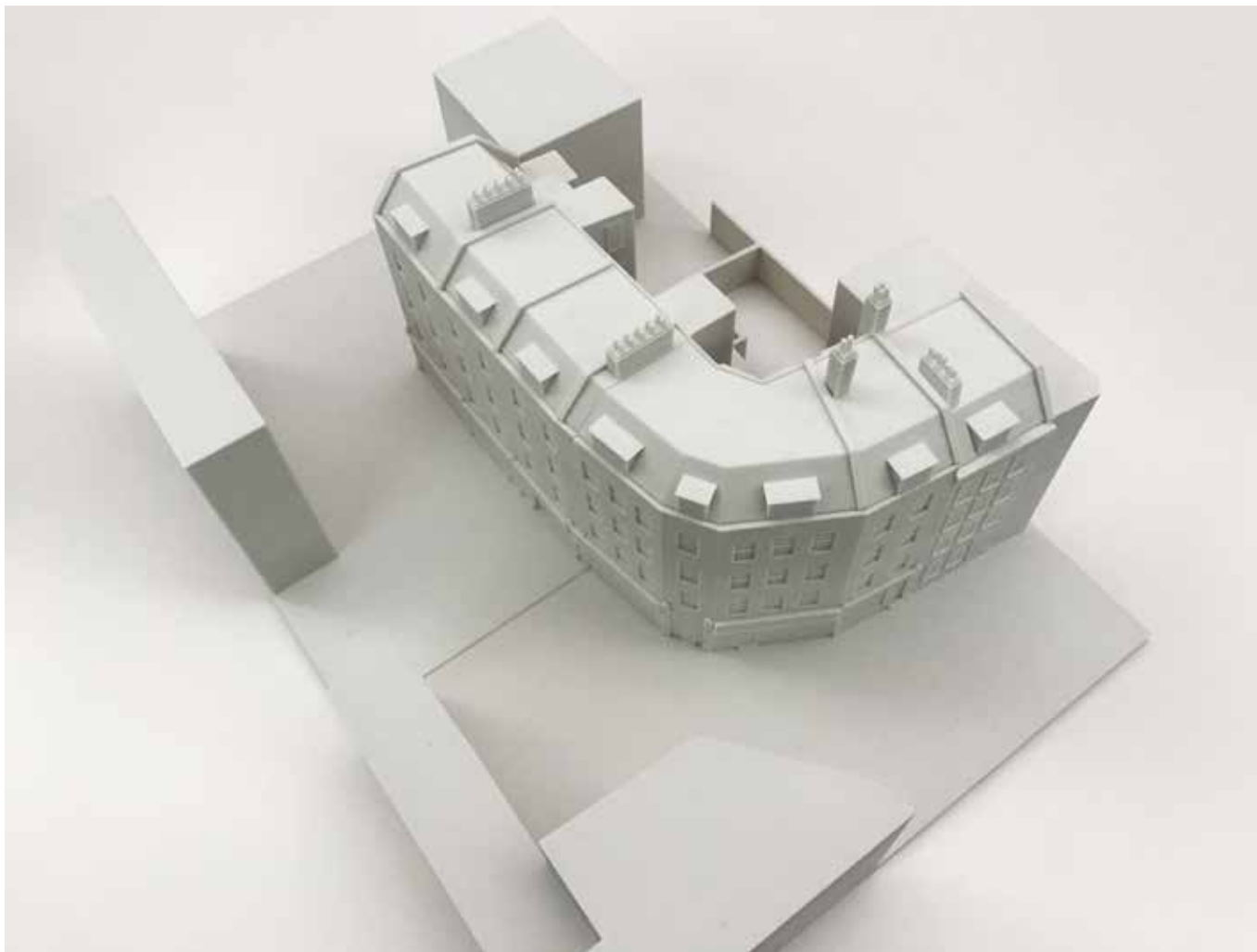
Section through the mansard roof



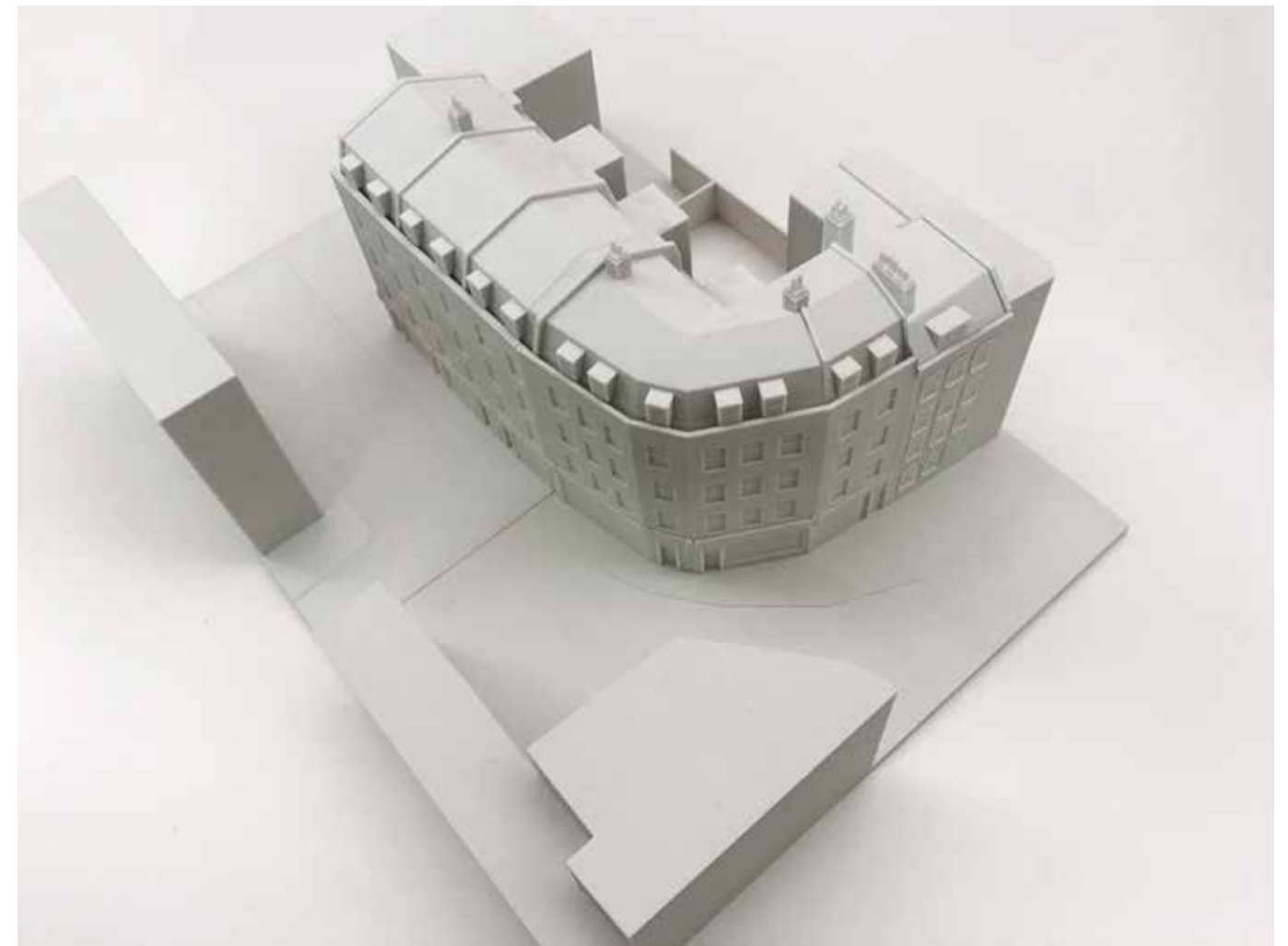
Proposed 3D model



3.4 3D Models



Existing Building



Proposed Building