Intervention after Catastrophic Loss

15/16 HAWLEY SQUARE, MARGATE

Sam Causer - Dossier 3/4 - March 2019
Application for Accreditation as a
Conservation Architect

Fig 1.1. Photo-collage proposal of rear facade onto Princes St. Note angle of new rear staircase angled to match the roofs of the adjacent Grade II listed Theatre Royal. Drawing produced by a Pt II Assistant under my direction.

Fig 1.2. Photo, 2017 showing rear of 15/16 Hawley Sq facade onto Princes St.

INTRODUCTION

This case study is based on a building next door to my office in Margate, and examines how to conserve and occupy a building after catastrophic loss of original fabric.

15 & 16 Hawley Square are a pair of listed grade II early C19th five-storey houses which were laterally converted into one building after what may have been a catastrophic fire in the early 1970s. The building was until recently A2 use class, with a Marine Insurance agency occupying the first floor only. The rest of the building is uninhabitable and barely-serviced. From the general state of material decay, it appears likely that no significant works or maintenance have been carried out since the '70s.

My client is Brede Properties Ltd, one of the major investors in the Dreamland amusement park, who also own hotels and other sites in the town building a portfolio of sites over the last decade. They bought the building in 2017, and appointed my office to propose a use and gain planning permission and listed building consent with a view to then carrying out the works with a budget in the order of £1m - 1.2m.

I was responsible for all stages of work as Director and Project Architect, with the assistance of one Pt II assistant.

I was granted Planning Permission and Listed Building Consent in 2018 for repairs, refurbishment and alterations to form three lateral dwellings, with the support of the Conservation Officer and Thanet Heritage Advisor. We are currently awaiting go-ahead for RIBA Stage 4. The dwellings will be managed and serviced by my client's hotel as "the best accommodation in Margate" to host visiting performers to Dreamland.

The specific focus of this study is on:

i) Analysis of the history of the building;
ii) Representation of this history through drawings and diagrams;
iii) Research of appropriate sources for accurately repairing missing elements of an early C19th facade accurately;
iv) Justification of proposals to re-inhabit the repaired shell of the building through drawings and diagrams.

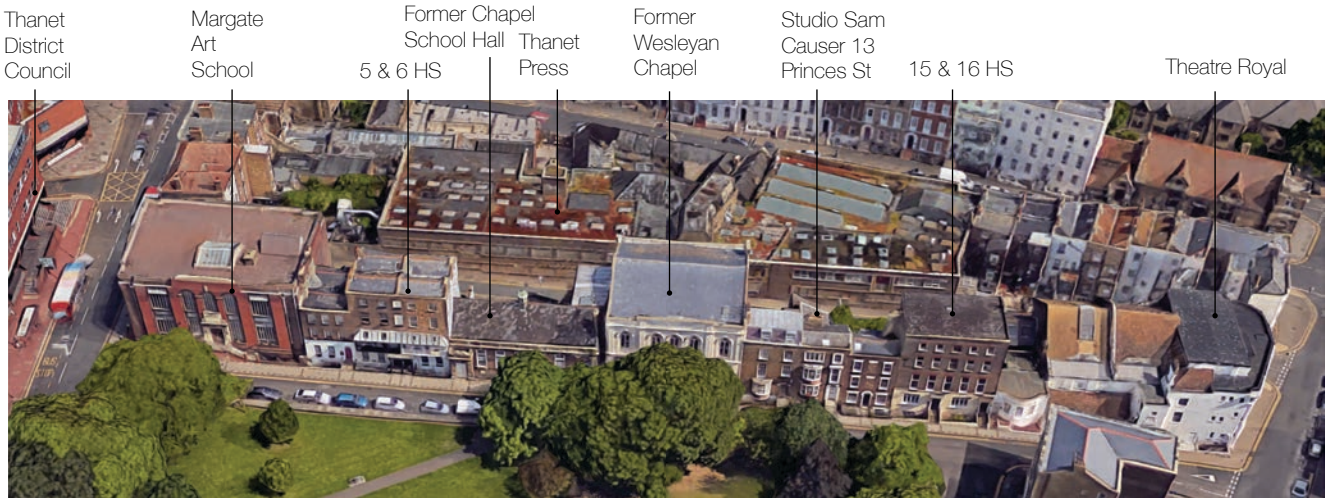
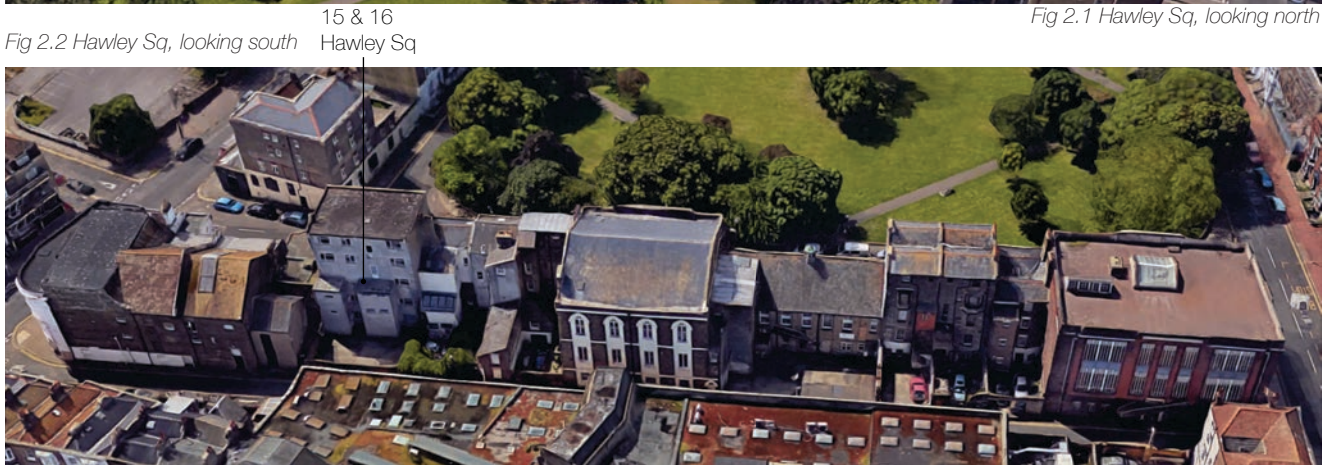


Fig 2.1 Hawley Sq, looking north

Fig 2.2 Hawley Sq, looking south



HISTORY OF THE BUILDING AND ITS CONTEXT

Research on the history of Hawley Square was drawn mainly from the document '*Hawley Sq, Margate*' written in 2015 by the Kent Gardens Trust, itself drawing on a variety of sources laid out in its bibliography, alongside historic maps, photographs and occupancy directories. [d]

One of the first Georgian Squares in a seaside town, Hawley Square was laid out in the late 1700s; a fenced pleasure garden surrounded on four sides by houses, a theatre, a reading room, and a chapel. This collection of types is indicative of the late C18th and early C19th town as a centre of pleasure and recreation for well-to-do and sophisticated visitors, mostly from London. Margate's fortunes as a leading seaside destination have been up and down, recently reviving after a slow decline since the second world war. The square's metropolitan offering is now joined by an art school, an English language school, a homeopathic medical centre and the District Council offices. Immediately to the north is a large former printing press, a collection of undesignated mostly late C19th and early C20th buildings forming one large site, derelict since 2014, and recently purchased by Tracey Emin and other notable artists and dealers, currently being refurbished to a very high standard. [a,c]

The majority of the buildings in the square were listed grade II in the 1970s, shortly after the local council tried to tear it down. Half of the western side of the square had sadly already been demolished to build the new council offices. The layout of the garden was altered in the 1930s, when the Margate Art School (listed grade II in 2017) was built in the north western corner. The cast iron railings around the garden were also removed at this time. The large holm oaks date from this period. [a,c]

In the late C19th the 'new town' area of Cliftonville was constructed (see my Case Study no. 1 on 12 Arthur Road) and the 'old town' went into decline. Most of the houses were used as offices, boarding houses and schools, with little investment in their upkeep. Only in the last couple of years that prices have started rising, has it been economically viable to invest in their conservation. [a,b,e,f]

Nos. 15 and 16 lie on the north eastern corner of the square, next to the much altered late C18th Theatre Royal. A tall pair of buildings, they are matched symmetrically on the western end of this side of the square by a similar pair of tall buildings (nos. 5 and 6 Hawley Sq), centred on a late C18th Wesleyan Chapel, now crudely converted into poor quality flats. An early C19th etching indicated that the land either side of the chapel was originally a wooded garden, with the tall flanking pairs of houses marking its boundary. Occupancy directories note that the resident of 15 Hawley Sq in 1907 was a Methodist minister, so it is possible that the house was historically connected with the chapel through ownership and/or use. [a,c,d]

15/16 has group value in the context of the square, particularly the north range around the Chapel. It also has (limited) evidential value in the remaining brickwork and form of building. [a,c]

My office at 13 Princes St was constructed in the garden of the chapel in around the 1830s, and directly overlooks the rear of nos. 15/16.

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Fig 3.1. 1821 EDMUNDS MAP
This is the earliest map I have found of Margate showing sufficient clarity to discern when the buildings were constructed. Earlier evidence will be found in local directories and parish records. Both 15 and 16 Hawley Square are present as two distinct properties. What is now the adjacent Theatre Royal office with large bow window is also present at 16a though apparently not part of 16 Hawley Square at this time. Both properties appear to have separate rear out-houses. [a,c,d]

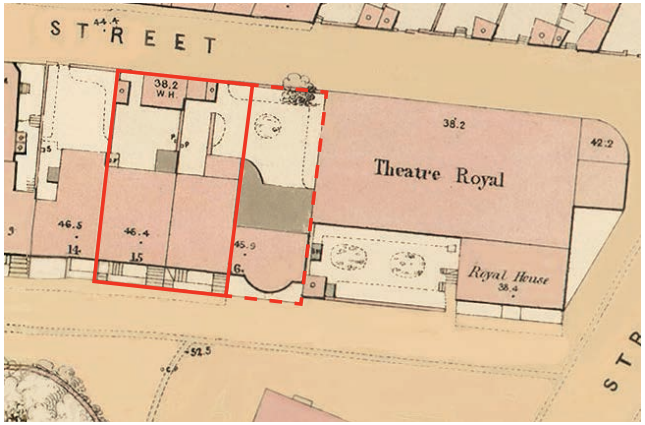

Fig 3.2. 1852 ORDNANCE SURVEY
The map shows external steps descending to basement level at the front of each property. No.15 has a separate wash-house at its rear boundary. No.16 has a rear garden and is connected with what is now the adjacent theatre ticket office at 16a. Each property appears to have a small rear annex. [a,c,d]

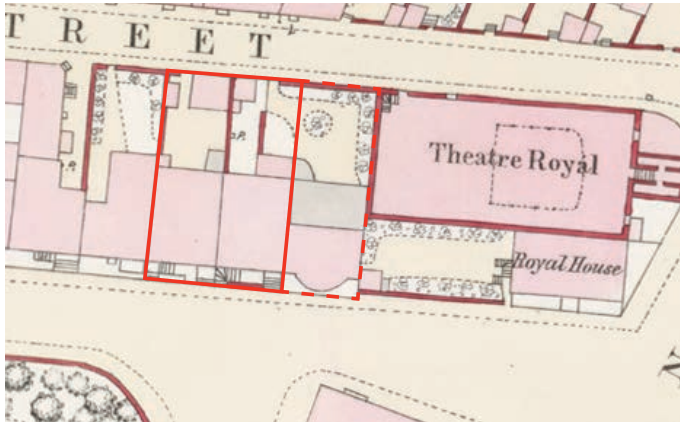

Fig 3.3. 1873 ORDNANCE SURVEY
No significant change since 1852. [a,c,d]

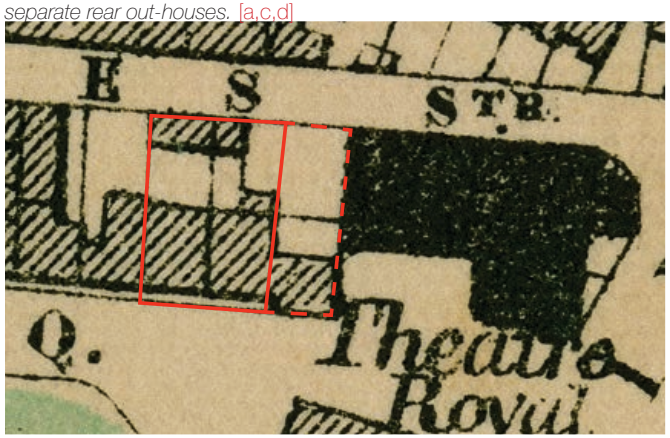

Fig 3.4. 1896 BACON MAP
Less detail available. No.15 appears to have lost its rear annex building though No.16 still has one. The wash-house is still present to the rear of No.15. No.16 is still shown as being connected to what is now the adjacent ticket office. [a,c,d]

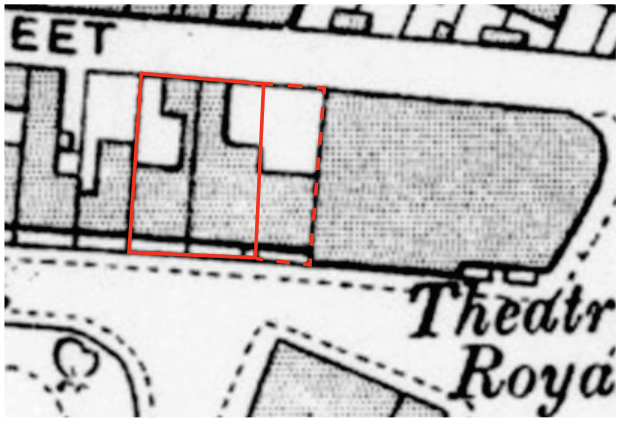

Fig 3.5. 1907 ORDNANCE SURVEY
This map from 1907 shows significant alterations to the rear of each property. The separate rear buildings (including the wash-house) are now shown as being connected with the main building. Another Ordnance Survey map from 1936 shows no significant change since 1907. [a,c,d]

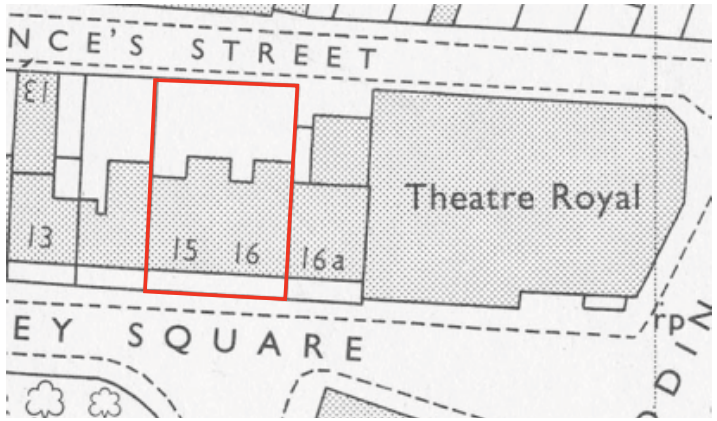

Fig 3.6. 1954 ORDNANCE SURVEY
This map shows for the first time No.16 as being separate from what is now the theatre ticket office. It also shows for the first time, No.15 & 16 being joined as part of the same property. The previous rear outbuildings have gone and two new annexes are shown which match what is present today. [a,c,d]

Fig 4.1
Front Facade of no.15 in 1908

Fig 4.2
Two separate photographs from the early 1970s joined to show nos 15 and 16.

Fig 4.3
Photo 2017, Front Facade of nos. 15 and 16 as existing.

As part of my Heritage Statement, I gathered photographic records of the building through time. I show here photos from 1908, 1967 and 2017. Carefully analysing the differences, and adding to this evidence gathered on site and in occupancy directories, it is possible to build a pretty comprehensive narrative on the history of the building. [a,b,d]

1908 PHOTO

According to local directories, helpfully published together on the Margate Local History website, at the time of this photograph (Fig 4.1) was taken, No.15 Hawley Sq was occupied by a Methodist Minister, perhaps employed at the neighbouring Wesleyan Chapel. [d]

The photograph shows a (now lost) typical early C19th canted bay to the ground floor of no. 15, which my client is interested to re-build to improve the connection between the house and the square. At no. 16 there is the edge of what appears to be a tripartite sash, matching the window we see in the 1967 photograph (Fig 4.2), suggesting that there was never a bay to no. 16. To verify this I investigated site more closely (see Fig. 7.3), and found evidence of new infill brickwork below the window to floor level, suggesting that either there had been a bay, or perhaps just a thinner spandrel panel, common in this location. To be sure, I would need to investigate behind the render on the front facade. Knowing this history and being able to evidence it would be an important part in deciding whether it was appropriate to propose building two new bays to a historic design at ground floor. [i,a,b,c]

The 1908 photo shows curved railings to each of the two first floor windows to No.15 and also to the blind central windows, making this house appear larger than no. 16 by 'claiming' the central windows as its own. Note that while the two left-hand windows at each floor are open, all 'blind' central windows are closed, and have no curtains, offering more circumstantial evidence that the windows were blind.

The 1908 photo shows railings and a gate to both houses, but by 1967 the railings to no. 16 have been replaced with a solid rendered masonry wall. [a]

1967 PHOTO

I scanned these photographs from a photo album which had been compiled in 1967 by the then council Architect (I believe) in defiance of the Council who wanted to demolish the square for town centre 'improvements'. Interestingly, this is of course the year that Conservation Areas were introduced in the UK, and Thanet was one of the first areas to have a Conservation Officer. This book is in the possession of the current Thanet District Council Heritage Advisor. The buildings were listed grade II soon after, in 1973. [h,a,c,d]

The front entrance to No.15 has a semi-circular fanlight, still present in 1967, with a similar version at no. 16. Although both doors and fans have since been removed, the door and frame to no. 15 remains intact on site in the cellar, ready for repair and reinstatement. [d]

The canted bay was still present to No.15 but has been painted white and it appears that the central bay sashes have been replaced from 1-over-1 to 2-over-2. No.16 has a Venetian tripartite sash window at ground floor level. There appears to be similar at the rear of the building visible through the front windows on No.16, though it is not entirely clear. This would also suggest there was a large internal opening between front and back rooms. However, my site investigations revealed evidence to suggest that a canted bay window to No.16 previously existed before 1908 in place of the tripartite window (see fig 7.3). [a,d]

By the late '60s the blind windows had been boarded over, perhaps fixed to the window frames, maybe to cheaply conceal broken glass? This part of Margate was down-at-heel at this time, as can be seen in the state of the paintwork to the rendered facades, especially of no. 16 and 16a. [a,e,f]

The 1967 photo shows the windows to no. 16 have simple 1-over-1 sliding sashes, but there is no earlier evidence to know if these are

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replacements. As these windows have also since been replaced, it's not possible to carry out a paint analysis to age the windows. The lost bay, together with possible replaced windows suggests there may have been a fire at no. 16 *before* 1908. Further investigation would be needed to confirm this. [b]

Both chimney stacks to No.15 & 16 are still intact with their pots. The brickwork and render appears unaltered since 1908. [b]

CURRENT CONDITION

The contemporary photo shows really significant change:

i) Both ground floor windows changed to timber-framed casements, with altered opening sizes;
ii) Both front steps replaced with concrete (perhaps over-cast?);
iii) New low masonry wall with low steel railings above replace the previous configurations to both properties;
iv) New matching front doors, overlights and canopies;
v) New timber windows, with vents in the upper panels at ground and first floors;
vi) Both properties treated identically, consistent with the plans which show single ownership, and lateral conversion;
vii) Window arches painted red;
viii) Front parapet raised 5 courses and capped with concrete slabs.

This is a very significant change to the building, representing a catastrophic loss of character of the building and the square it contributes to. [a,c,d]

My proposal was, in essence, to remove the poor quality '70s works and restore the facade to its 1908 appearance in order to regain the Georgian character of the square. The client and Conservation Officer were fully supportive of this approach. [i]

INTERIORS

The image to the right was compiled under my direction by a Pt 1 assistant. It was intended to communicate quickly to the planning officers and neighbours the character and spatial layout of the interior. [g]

The 3D CAD drawings of the existing building in the centre show how the one (modern) staircase is on the east side of the building (no. 16) at ground and lower ground, but then switches to the centre (in no. 15) at first floor and above.

It also demonstrates that there has been almost total loss of historic fabric. There are none of the covings, picture rails, architraves, skirtings, doors, ceiling roses, fireplaces, etc that one would expect in a house of this age. Even the floorboards are narrow, consistent with 1970s flooring and the joists look too regular to be older than mid C20th. It is clear that a major change underwent the building, probably after the 1967 photograph was taken. [g, a]

In order to understand more of the building's history, and help define a solution for its future, I instructed removal of the plaster in specific locations. Following confirmation from the Conservation Officer that these localised works would not require LBC, the work went ahead. [j,d,e,n]

Fig 5.1. CAD drawing split into separate floors, linked to photographs of typical rooms from that floor, in order to give a quickly-understandable grasp pf the consition of the building as a whole. [g]

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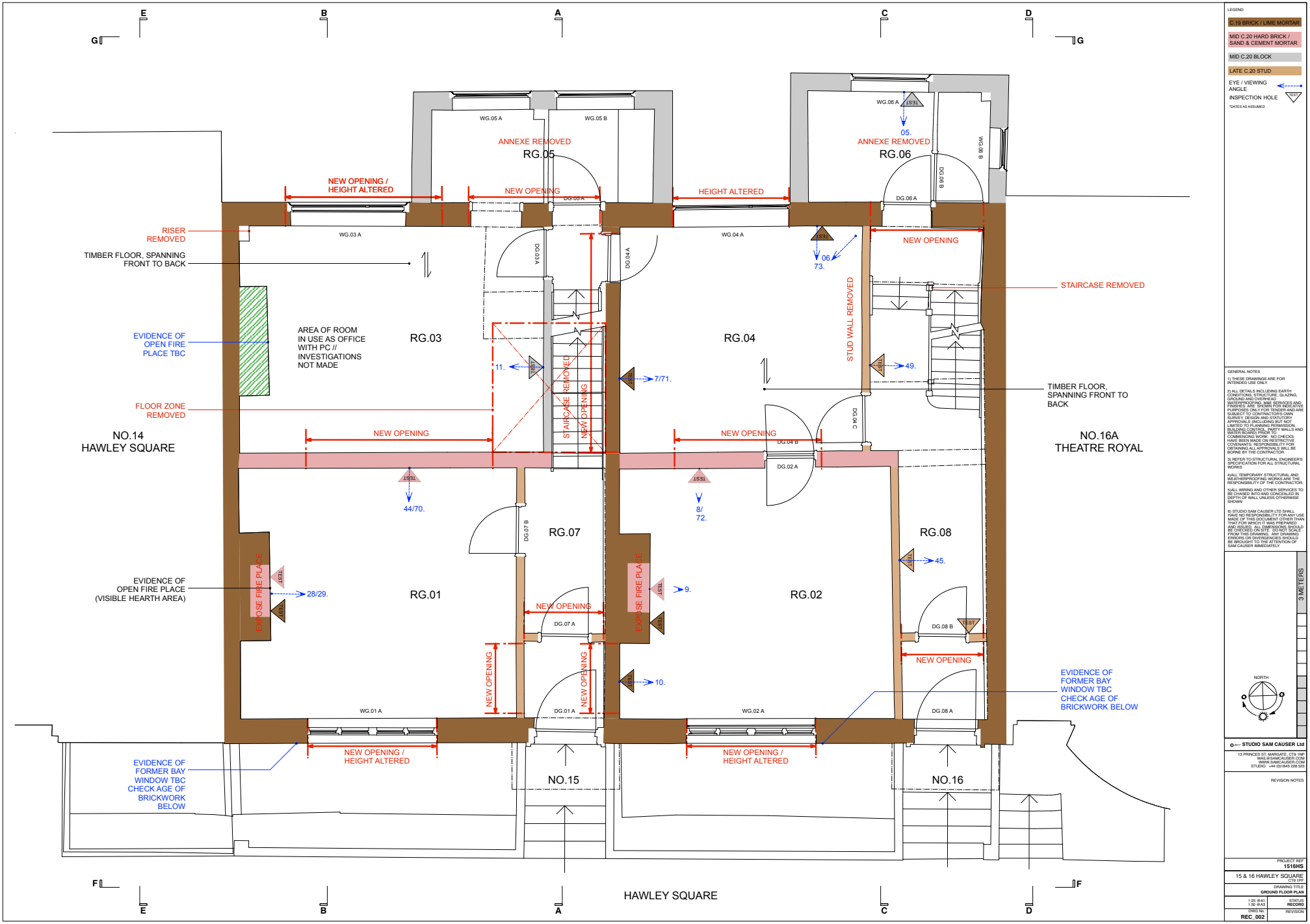

Fig 6.1. Material Analysis plan showing ages of each wall in the building. Produced by my Pt 1 assistant, under my direction. [i,k,a,b,c,d,e,f,g,l]

FINDINGS IN SUMMARY

The results of the local removal of plaster to the interiors were fascinating. I recorded the findings in the plans and in numbered, catalogued photographs, an example of one is shown on the left (Fig 6.1).

The drawing shows:
[i,k,a,b,c,d,e,f,g,l]
1) The 'As Existing' survey coloured to show the materiality and age;
2) Indication of where we opened up;
3) Indication of where I took photos;
4) Illustration of where I proposed to remove fabric with new openings.

The colours denote:

Brown: Early C19th Brick with lime mortar.
Pink: Mid/late C20th Flettons with sand/cement mortar
Grey: Mid/Late C20th concrete block
Light brown: Mid/Late C20th Stud.

If I were to produce this diagram again, I may introduce different colours to suggest different degrees of significance, rather than simply the age and materiality. ie is the front facade more significant than the rear? In the context of a formal Georgian garden square, yes I would say so. [h,i]

The findings were as follows:

Both rear annexes are constructed entirely of cement-rendered blockwork of mid C20th and so are later additions. The floor area of the annexe of No.16 appears to correspond to all historic maps since 1820, whereas the annexe of No.15 has varied considerably. [b]

The existing rear facade is largely of historic red brick construction, consistent with those used in the late C18th and early C19th. Our investigations found modern red fletton bricks with cement mortar on the third floor, suggesting that substantial damage and rebuilding of the structure has taken place. [b]

The central party wall (between nos. 15 and 16) is largely historic brickwork, becoming later (mid C20th ?) red flettons and cement mortar at the back and on the second floor and above. The party wall has a thick layer of modern cement render throughout the building. The Party Wall brickwork is tied into the front facade corroborating that the central 'blind' window on the front elevation has always been blind, supporting the idea that the building was originally two separate houses. [b]

Floor joists generally span from front to back of each room and are supported by the central dividing wall. The joists we have seen appear to be relatively modern, likely C20th. [b]

The walls dividing front from back rooms are constructed of modern red flettons and cement mortar, assumed to be mid C20th. The thickness of the wall decreases from 1.5 bricks on LG, G and 1st floor, down to 1 brick on 2nd and 3rd Floor. Where opened up in the 3rd floor, we found that the central dividing walls were not tied into the flank wall of no. 16, corroborating the idea that the dividing walls are later insertions. There is also no evidence that the previous dividing wall was previously brick, suggesting that they may have been timber stud. It is noted that other houses in the square of the same period have a timber stud central dividing wall at 1st floor upwards, on a brick base (no.s 45 and 21, for example). [b, c]

There is evidence of some older timbers (matching the appearance and variety of the assumed original timber beams over the third floor windows on no. 16) in the floor structure on 3rd floor No.15 front, though no evidence that this was not an older timber used in a newer construction however. [b]

Walls forming the 'inner' edge of the staircases are constructed of assumed mid C.20 blockwork at LG & G floors & modern studwork above at 1st, 2nd & 3rd floors.[b]

Mid C20th Stair core of No.16 terminates at 1st floor, with shared stair to floors above in No.15 only. All Internal staircases and associated dividing walls are of mid. C20th timber construction and are not of historic interest.[b]

Original fireplace voussoir arches remain on the ground and first floor, and perhaps elsewhere, subject to further investigation. [b]

All chimney stacks terminate at 3rd floor level following replacement of pitched roof with flat roof, except that in the front room of no. 16 which remains up to 3rd floor ceiling level (does not penetrate roof).

Should working fireplaces be reinstated the stack would need reconstruction on the 3rd Floor and through the roof. [b, e]

The windows on the front facade are all timber, but modern. The window openings on the front facade appear to be original, looking at the brickwork. Further site investigation revealed evidence of a full height opening to the front room of No.16 at ground floor level (see bottom far right), which suggest that a canted bay was once present. This would have architecturally harmonised the front facade of No.16 with that of No.15 (which is known to once have had a canted bay at ground floor level as evidenced in historic photographs). [b]

All windows to the rear facade are metal framed, assumed mid C20th. Further investigation is required to determine the positions of the original windows, as the existing landscape format and positioning strongly suggest these window openings are non-original. [b]

CONCLUSION

The loss of all historic timber work, including floors, stud walls, windows and roof, as well as the loss of historic brickwork at the upper levels together strongly suggests that on one or more occasions there was a catastrophic fire. The areas of remaining historic brickwork are very similar to nos. 49/50 Hawley sq which was completely gutted internally by fire in 2008. [c] Oddly, I didn't find any significant soot deposits in the remaining brickwork, but nor are there significant deposits at 49/50, where there is no doubt that there was a fire. Presumably it was all lost with the original lime plaster when the building was rendered internally. Establishing the age and significance of the fabric on site inspired the proposals, which aimed to retain and celebrate what remained of the historic fabric, and remove elements that detracted from its character. All new elements were designed to support appreciation of the historic form and materiality of the original, and the context in which the building now finds itself. [b,c,e,f]

Fig. 7.1 Evidence of voussoir arch over fireplace, I found by chiselling off mid C20th cement plaster and wallpaper face.

Fig. 7.2. Internal dividing wall not keyed into the external flank wall

Fig. 7.3 Evidence of full height opening at 16 Hawley Square Front Facade, newer lower brickwork (hard brick and and cement mortar) with non-original concrete capping beam

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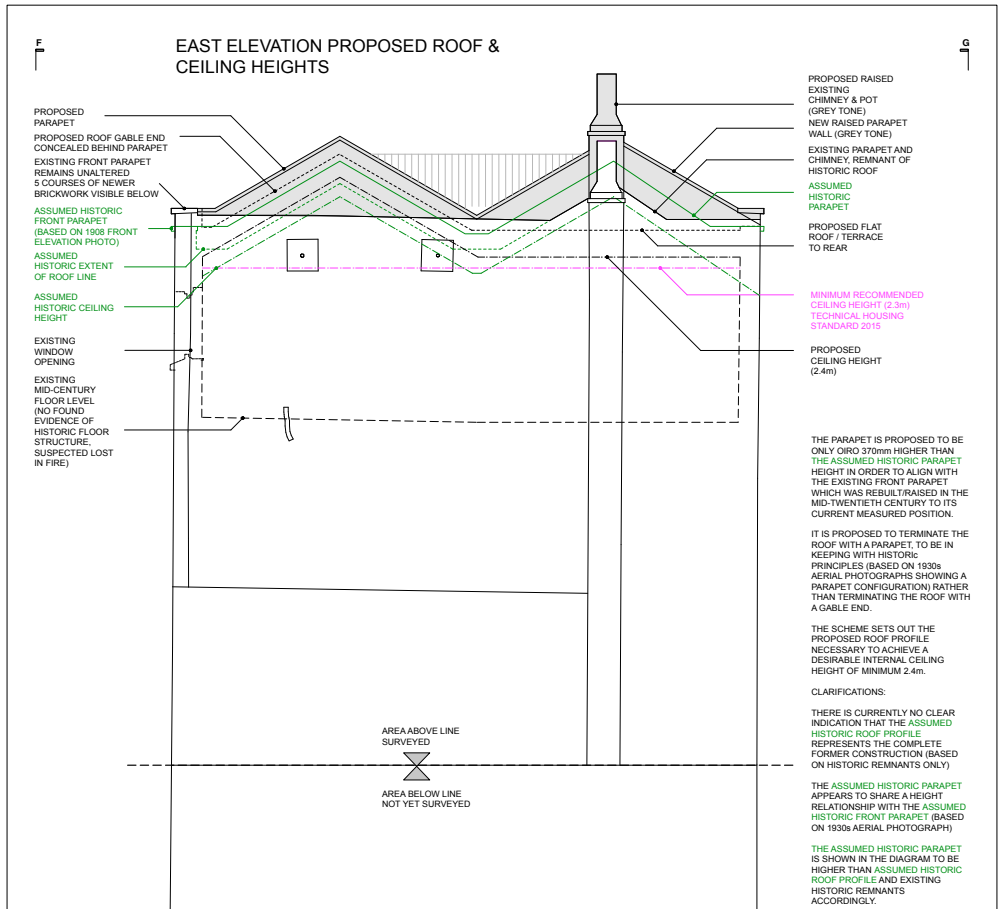

Fig 8.1. Extract from section/east elevation drawing showing justification of alteration to roof and parapet form. Produced by me.

I considered the proposed form of the roof in some detail, and the justification in design terms is laid out on pages 10 and 11. I produced this drawing above in order to clearly show: i) the existing condition; ii) the assumed historic condition ((green) based on a combination of photographic and material evidence on site); and iii) the proposed new arrangement. [n,b,c]

The existing front parapet has been built up around five brick courses higher than the original; we can see this from the historic photographs. I proposed to retain this level. and behind that, build up sloping gable walls and slate roof in the same form as the original, at the front pitch only. The north-facing pitch would be glazed to allow a great deal of light into the top floor, which currently has only very small and low nursery windows. For the rear pitch, I proposed building up the gable walls only, with a flat terrace roof between the gables. This would provide the most spectacular views over the rooftops of Margate to the sea. I also proposed re-building the chimney stacks above roof level, which I now realise I mistakenly left off this elevation diagram drawing. Full details can be seen on pages 9,10,11. There would be minimal loss of historic building fabric in this proposal, and a significant benefit in being able to take advantage of the spectacular view, and gain amenity space at the top of the building. The visual integrity of the Georgian garden square would be completed, while the back would be demonstrably C21st (Figs. 1.1 & 12.2). [i,b,c,g]

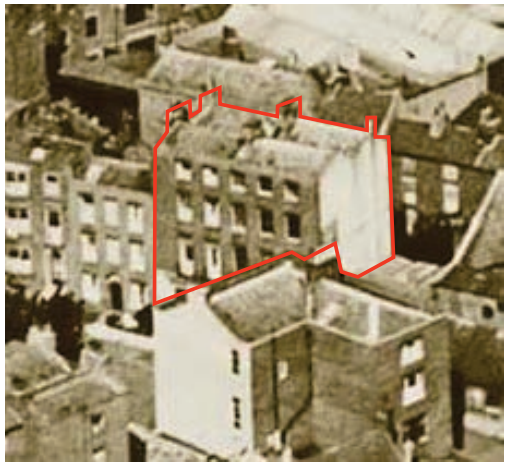

Fig. 8.2: 1920s - PITCHED ROOF [d]
The original duo-pitch roof and chimney stacks are still intact at this point.

The Georgian timber sashes to the central blind windows on the front façade are still present.

Fig. 8.3: 1930s - AERIAL VIEW [d]
I estimate the date of the photograph (I found hanging in a friend's house, from unknown source)to be a little later than fig 8.2, based on the presence of the Thanet Art School on the square, which was completed in 1931.

The picture shows the rear façade of the building. What is clear is that there are no rear annex buildings present at high level, though there may be single storey annexes concealed behind the trees. The double pitch of the roof and chimney stack are also still visibly intact.

Fig. 8.4: 2017- FLAT ROOF [d]
The original duo-pitch roof and chimney stacks are no longer present. A flat asphalt roof has been constructed over both No.15 & 16 accessible via a central hatch.

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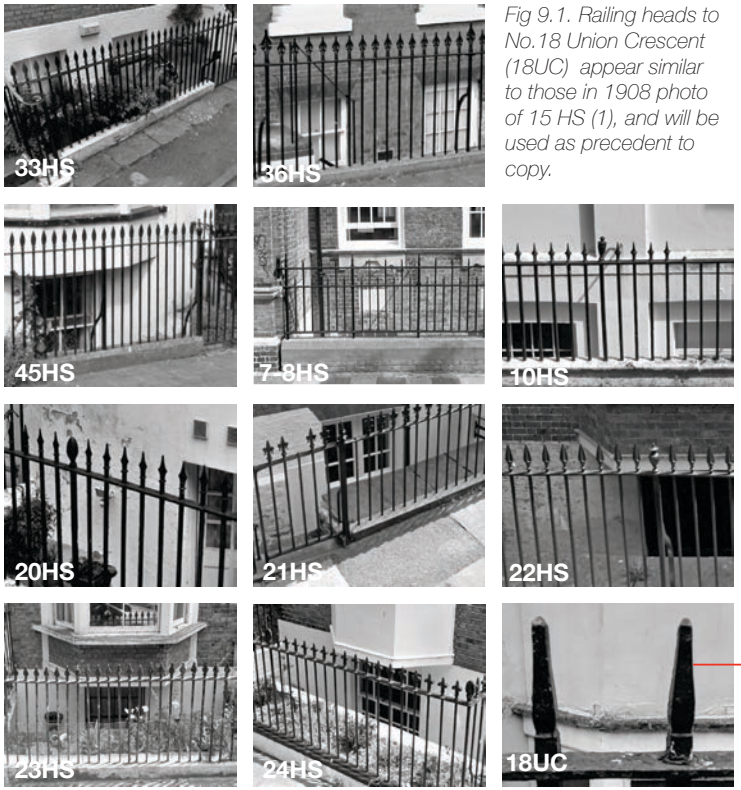
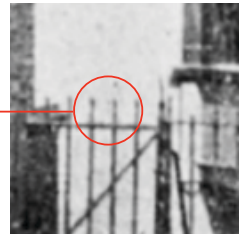


Fig 9.1. Railing heads to No.18 Union Crescent (18UC) appear similar to those in 1908 photo of 15 HS (1), and will be used as precedent to copy.

Fig. 9.2: Enlargement of 1908 photo (fig. 4.1) showing likely original cast iron gate detail to No.15 Hawley Square.



To recreate details of the lost facade, we looked closely at the photographs, but also local contemporaneous examples from which we could accurately measure. One example I present here is the cast iron railings. There are many different types in Hawley Square and its immediate context. The photos above, taken in Hawley Sq and the adjacent Union Crescent show there is no consistent historic railing style, rather an eclectic mixture. All are however similar in material and method of fixing, ie cast iron, bedded in lead-filled pockets in a rendered brick upstand with a single horizontal cross bar near the top.[b,d]

From the 1908 photo of 15/16 Hawley Square (Fig 9.2) it is evident that the railings were plain, perhaps 'obelisk' type. By the 1967 photo the tips had been sawn off and painted white from rail upwards (Fig. 9.3). No.18 Union Crescent (a house on a neighbouring road) has existing historic railings which appear to closely resemble the 1908 state of no. 15. Therefore the proposed replacement railing heads for 15/16 Hawley Square are to be based on the design of those of 18UC. [b,d]

The entrance photograph from 1967 shows that the urn finials were still intact at this point. It is proposed that they be incorporated into the proposals.

A similar approach will be taken with the design for all front facade fenestration when the project proceeds to tender / satisfaction of Planning Conditions.

Fig. 9.3: Enlargement of mid C20th photo (fig. 4.2) showing likely original finial detail to No.15 entrance steps.

Fig 9.4. Front Elevation drawing showing proposed reinstatement of lost features based on photographic evidence and site material analysis. Produced by my Pt II assistant, under my direction.[g]

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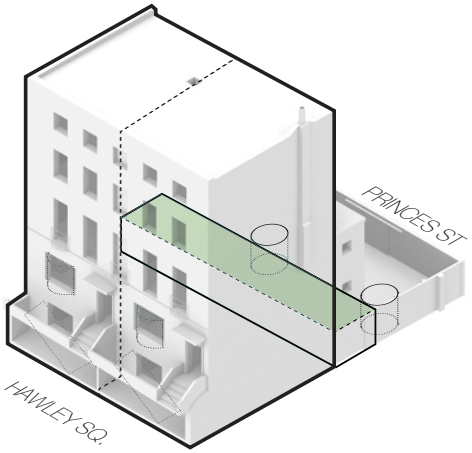
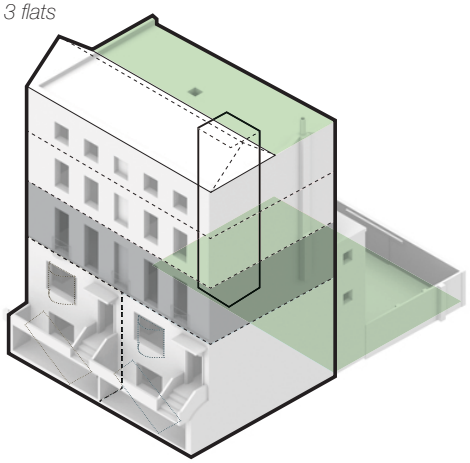
COLOUR CODING:
Green = Outside Space
Yellow, Blue, Grey, Pink, Beige = Separate Homes

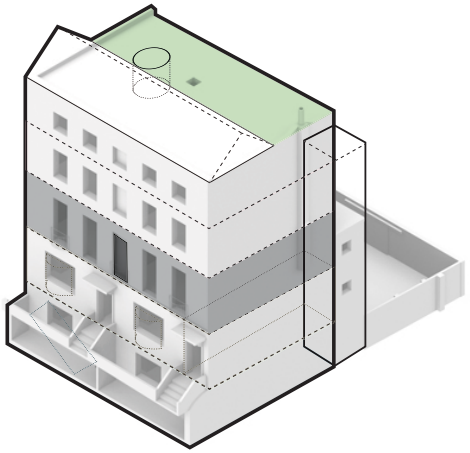
Option 1 ⊗
2 Houses



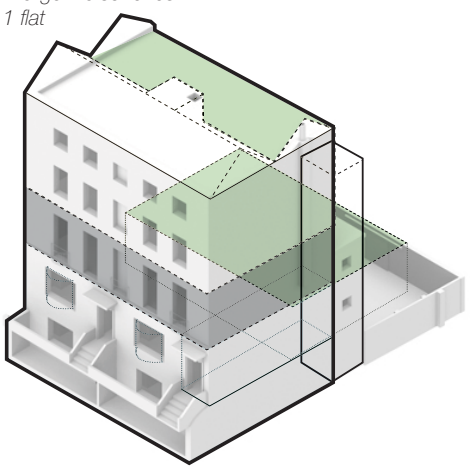
Option 2 ⊗
2 small maisonettes
3 flats



Option 3 ⊗
5 flats



Proposed (Front View)
Option 4 ✓
2 large maisonettes
1 flat



LEVELS
ROOF
3
2
1
G
LG

	Option 1	Option 2	Option 3	Option 4	
STRENGTHS	- RESTORED HISTORIC ARRANGEMENT; - DEMOLITION OF 1960s LEAN-TO; - NEW SINGLE STOREY EXTENSION PROVIDES REAR TERRACE;	- SHARED CENTRAL ACCESS WITH NEW STAIR CORE - PRIVATE GARDENS FOR MAISONETTES - HISTORIC ROOF FORM RESTORED - SEA VIEWS FROM NEW ROOF TERRACE AT REAR	- IMPROVED 1ST FLOOR VIEWS OF HAWLEY SQUARE - 5 LATERAL APARTMENTS - NEW EXTERNAL STAIR CORE ACCESSIBLE FROM BOTH HAWLEY SQ. AND PRINCES ST.	- TWO LARGE AND SPECIAL MAISONETTES, BOTH WITH PRIVATE ROOF TERRACES; - GARAGE FOR 3 CARS - EFFICIENT SHARED ACCESS - COMFORTABLE AND GENEROUS 'HORIZONTAL' ACCOMMODATION.	
WEAKNESSES	- UNLIKELY TO BE ECONOMICALLY VIABLE WITH ONLY TWO UNITS; - ALL HISTORIC TIMBER AND INTERIORS LOST.. - DIFFICULT AND PERHAPS INAPPROPRIATE TO RE-CREATE TALL, NARROW 5-STOREY HOMES.	- DOESN'T REINSTATE APPEARANCE OF TWO HOUSES; - G FLOOR BEDROOMS AS A RESULT OF CENTRAL CIRCULATION; - IMPOSSIBLE TO RETAIN HISTORIC ROOM FORMS; - NO OFF-STREET PARKING.	- DOESN'T REINSTATE APPEARANCE OF TWO HOUSES; - OVER-ABUNDANCE OF SIMILAR PROPERTIES IN MARKET; - ROOMS ARE SMALL; - IMPOSSIBLE TO RETAIN HISTORIC ROOM FORMS; - UNDESIRABLE L.G. FLOOR; - NO OFF-STREET PARKING.	- DOESN'T REINSTATE APPEARANCE OF TWO HOUSES.	
OPPORTUNITIES	- OPPORTUNITY FOR HISTORICIST RIGOUR TO REINSTATE LOST FABRIC; - REINSTATE BAY WINDOWS TO FRONT; - GENEROUS SIZED HOMES.	- REINSTATE BAY WINDOWS TO FRONT; - PANORAMIC VIEWS FROM TOP	- REINSTATE BAY WINDOWS TO FRONT; - PANORAMIC VIEWS FROM TOP	- DRAMATIC REAR FACADE; - PANORAMIC VIEWS FROM TOP; - GENEROUS INTERNAL PLANNING - REINSTATE GRANDEUR OF BAY WINDOWS; - LIFE-TIME HOMES ACCREDITATION.	
THREATS	- ECONOMICALLY UNVIABLE, AND HARD TO SELL A VERTICAL MODERN HOUSE IN A TOWN WITH ABUNDANT AFFORDABLE, INTACT GEORGAIN HOUSES. DON'T COMPETE ON THOSE TERMS!	- OVER-DEVELOPMENT OF SITE - INADEQUATE SIZE HOMES - ROOF TERRACE OVERLOOKING	- OVER-DEVELOPMENT OF SITE - INADEQUATE SIZE HOMES - ROOF TERRACE OVERLOOKING	- DEMOLITION OF SOME ORIGINAL FABRIC; - OVERLOOKING FROM TERRACES	

Fig 10.1. Extract from the Appn for PP and LBC, showing exploration of different ways the building could be divided into residential units. Diagrams produced by my Pt 2 assistant, under my direction. The existing building was one laterally converted building with A3 Use Class, and only one staircase. [i,g]

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Fig 11.2 Extract from the Appn for PP and LBC, showing explanation of each of thre main aspects of the design proposals. Produced by my Pt 2 assistant, under my direction.

Proposed Rear

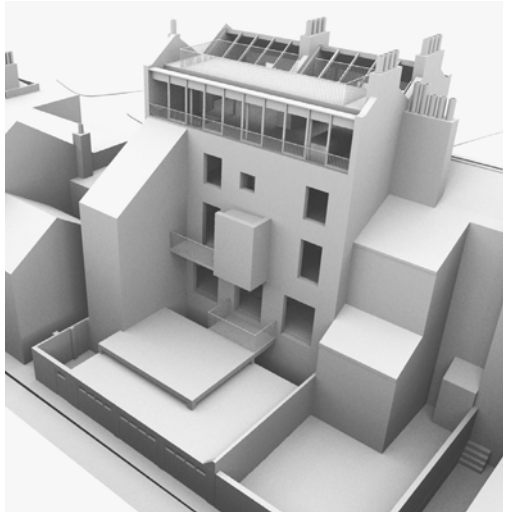
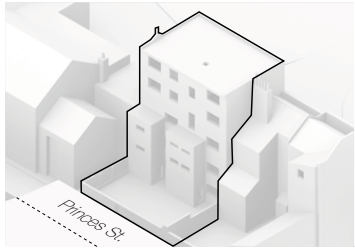
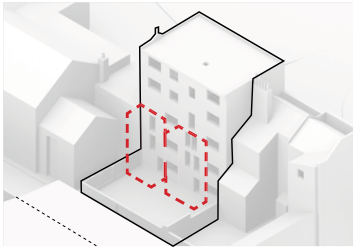


Fig. 11.1. CAD model of the proposed rear elevation, produced by a pt II assustant under my direction. [g]

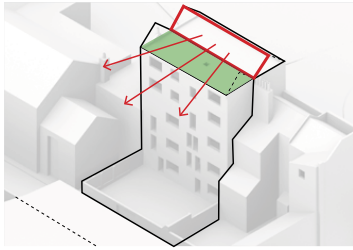
1. Existing Building



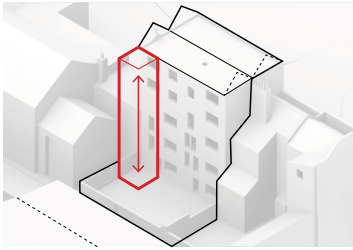
2. Remove Annexes
Modern, unsightly, poorly detailed



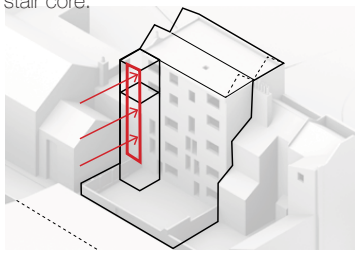
3. New Roof & Terrace
Panoramic views



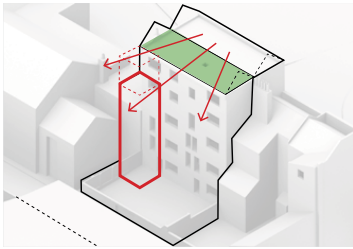
4. New Circulation Core
Frees internal planning



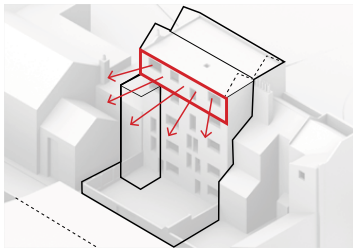
5. Vertical Glazing to Stair Core
Provides daylighting to compartmentalised stair core.



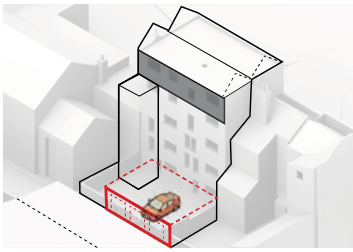
6. Reduce Mass of Stair Core
Disrupts view from 3rd fl & roof terrace



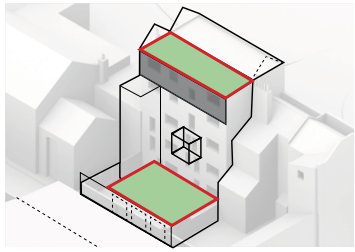
7. Cut in 3rd Floor Window
Panoramic views



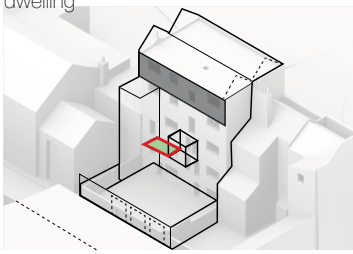
8. Covered Garage
One parking space per dwelling



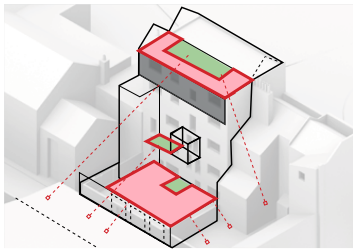
9. Green Amenity Space
Provides amenity space for the two largest dwellings



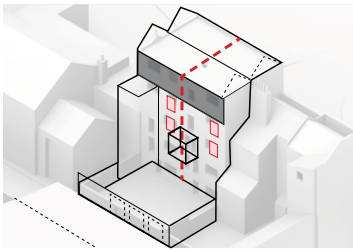
10. Introduce 1st Floor Balcony & Extrusion.
Provides amenity space for smaller dwelling



11. Constrain Amenity Space Access
Mitigates overlooking site lines



12. Reference to Historic Division
Vertical divide to read as two properties



The 'SWOT' analysis diagram I devised (left) helped to clarify and justify how I felt the building should be developed. I felt pressure from the client - whose interest was to maximise return on their investment - to pursue two main options: 1 or 3 (see left). Option 1 is the 'common sense' option of simply returning the building into two separate houses, with internal changes and only basic repairs and refurbishment to the exterior. This option would be relatively low cost, but I felt would not produce architecture of good enough quality to compete with the very affordable, and intact Georgian equivalents, rendering the project unviable financially.

The other 'obvious' option (3) was to create 5 lateral 2-bed flats, one per floor. Very sellable, relatively easy to form within the existing volumes, but competing at a very low point in the market. Margate is flooded with 2-bed flats in converted houses and they are very cheap, usually socially rented. This too would be unviable as the market value would be so low.

Instead, I favoured forming just 3 lateral apartments. I felt that the more generous size combined with the horizontal character of space this typology offered would be a 'unique selling point' for the homes, especially if the they could benefit from the magnificent views to the sea and onto the garden square. The homes would then be *unique* in a local market, so the values would be higher, thus making the development viable. [i]

In summary, I felt that the complex history of the building, including the loss of all historic internal walls and floors, and the lateral conversion, should be used in a positive way, to create better quality, generous contemporary living spaces. The client was convinced, and became excited how the apartments could by managed as part of his hotel, to offer the best quality serviced accommodation.

The proposed ground floor plan (Fig. 12.1 overleaf) shows one of the main aspects of my proposal was to create a new 'common' stair at the rear, creating access to all floors, from both the front and the back of the building. This allows the historic layout of the houses to work well, in terms of a grand front entrance (for all 3 apartments) and a rear service yard, where each home has a parking space, bin store and space for a bike or other storage. Many other of the historic aspects of the houses are also proposed, including:
i) Forming openings between front and back rooms;
ii) Reinstating the lost bays;
iii) Reinstating the proportions and spacing of windows in the rear facade, based on on-site evidence of the position of original openings;
iv) Exposing the historic fireplaces;
v) Re-instating the original proportions of the entry halls and primary rooms, but with large openings to maximise connection and social interaction across the 'living' floors.
vi) Reconstructing the original cellular room proportions on the 'sleeping and bathing' floors.
The image above (Fig. 11.1) shows a series of simple diagrams to explain the factors involved in our decision making process regarding the proposed form of the rear of the building. Alongside my analysis of the historic building material remaining on site. we had to consider how three generous homes could be well lit, have good amenity, access to the rear mews. and take advantage of the lovely sea views from high up the building. [i,a,b,c,g]

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Fig 12.1. Proposed General Arrangement Ground Floor Plan, as submitted for PP and LBC, drawn by my Pt II assistant under my direction.

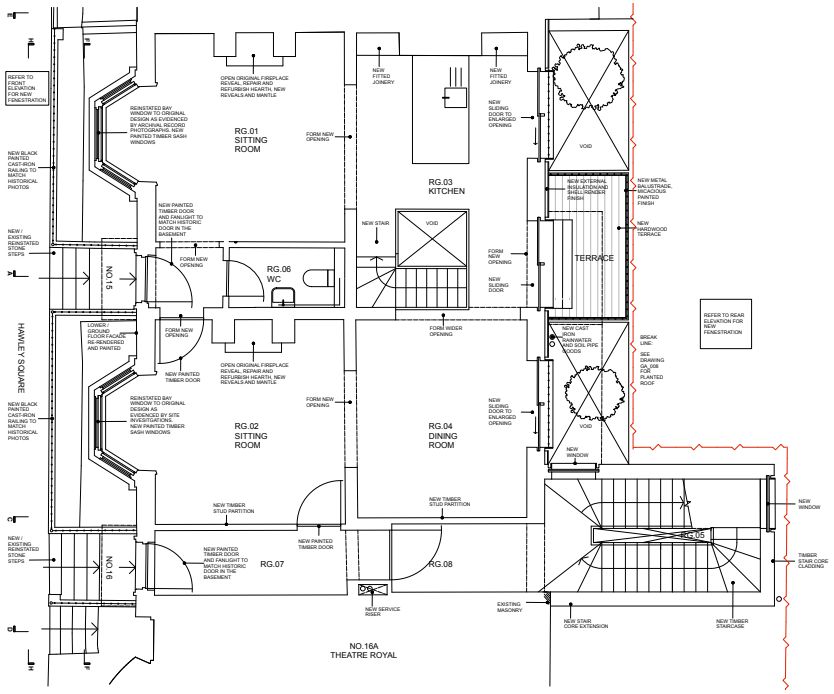

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Fig 12.2. Point Cloud Map survey produced by JC White of the interior and exterior of the building, under my direction.

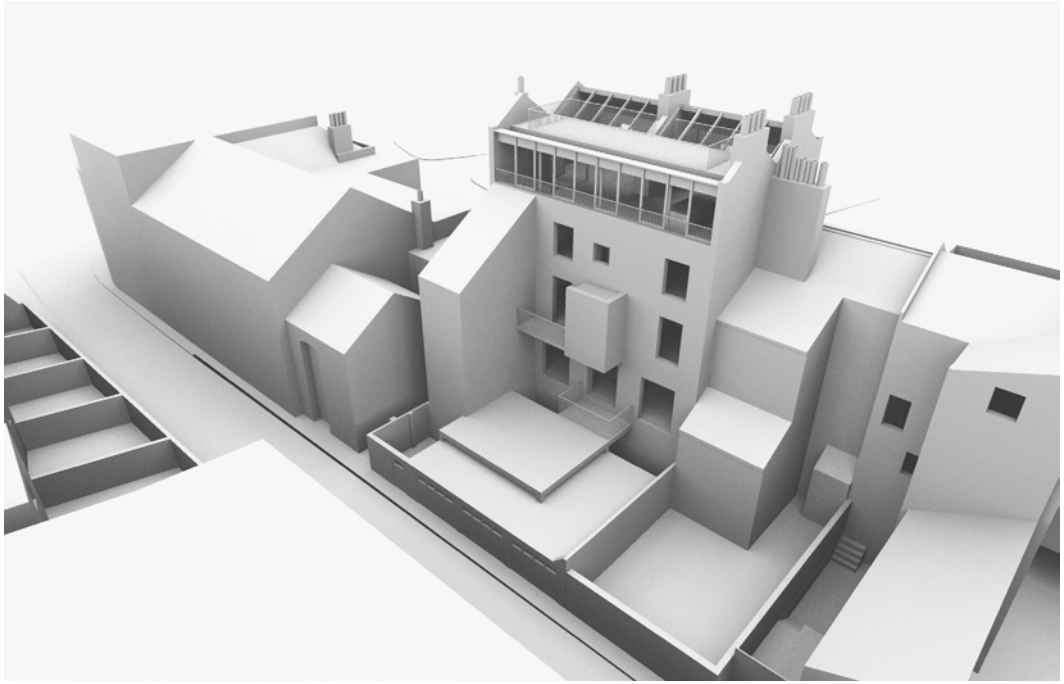

Fig 12.3. 3D CAD model produced by one of my Pt II assistants, under my direction. [g]