Listed AND Modern
ARCHITECTURAL AWARDS — 2023

www.lpoc.co.uk/listedandmodern

APPLICATION FORM

Projects must be in the UK, Isle of Man or Channel Islands and must have reached practical completion by the Summer of the year of submission.

Please indicate which award category/ies you would like to be considered for. The judging panel may consider projects which fall outside the award categories (see below).

Projects must be completed in the last 10 years and can only be submitted once. Deadline for entries is 1st November 2023

The award categories are

- ☐ Residential Modern Extension of the Year
- ☐ Refurbishment of the Year
- ☐ Commercial Remodelling & Refurbishment of the Year

Judges: Peter Bell BA, MA *(bldg. cons.)*, **PDD** *(pldg. cons.)*, **IHBC.** *(LPOC Conservation Advisor)*, **Duncan Phillips MSc, MPhil, PhD, FRICS, IHBC** *(Listed Building Surveys)*, **Martin Anslow** *Editor-in-Chief (LPOC)*

Please make sure you include the following with your entry:

- Good quality photographs of the completed scheme in jpeg (or similar) format. These should be sent as individual files and not embedded within a document. For restoration schemes it is important that you provide images that show before, after and, where possible, during the works.
- Professional drawings and elevations

The judging panel may see fit to request further documents in support of your application as required. Please return completed forms and supporting information to **charlie@lpoc.co.uk** Large files should be sent by WeTransfer or a similar file sharing service.

Please include copyright details of each photograph in the file name. By returning this form you give permission for your images to be used in any LPOC publication.

DETAILS REQUIRED FOR ENTRY - PLEASE COMPLETE ALL SECTIONS

Name of organisation or individual submitting the entry	
Address	
Daytime telephone	
Email	
Name of project	
Location	
Listing Grade	
Local Authority	

PLEASE SUPPLY 300-500 WORDS ABOUT THE PROJECT, IN THIRD PERSON.

Below is an example of the copy needed:
Tower House is a Grade II listed house in Barnsbury, Islington that has been renovated and extended by Dominic McKenzie Architects. The original house was constructed in 1824 and had previously been extended to the rear in the 1980s. This previous addition was poorly insulated and contained the house's only bathroom – located a full storey below the bedrooms.

The new 2½ storey rear extension, which replaces the 1980s extension, creates a slender tower at the back of the house – giving the project its name. This vertical element was inspired by the towers constructed by competing merchants in the Italian hill town of San Gimignano.

The upper part of the tower contains a new bathroom which is now located in much closer proximity to the bedrooms. Beneath the bathroom a dramatic new 1½ storey space is created which contains the lower ground floor dining room. This is discovered on arrival via a new balcony from the existing staircase half-landing.

To the rear of the dining room, a new timber sash window echoes the retained sash window at the rear of the bathroom, but is considerably taller (3.5m). Similarly the two timber French doors adjacent are 3m high. These large glazed elements produce a playful, unexpected shift in scale on entry to the lower ground floor and garden.

Within the main house the original period details have been retained and carefully restored. The bespoke lower ground floor kitchen and master bedroom storage was created by a specialist joiner to DMA's design.

The remodelled rear garden comprises a series of planted terraces which step down towards the lower ground floor level from the original rear garden level. A large portion of the existing garden was excavated to achieve this, allowing the lower ground to be fully connected with the garden – previously the basement dining room looked in to a drainage gully. The terraces, steps and patio and lower garden walls are clad in York stone to materially unify the garden.

PLEASE SUPPLY 300-500 WORDS ABOUT THE PROJECT, IN THIRD PERSON.

PLEASE SUPPLY 300-600 WORDS ABOUT THE APPLICATION PROCESS AND LOCAL AUTHORITY, IN THIRD PERSON.

Below is an example of the copy needed:
Like is often the case when working with listed buildings, approval for the project required a large amount of tenacity and multiple planning / listed building applications, plus an Appeal to get to the right approved design suitable for construction.

The initial planning application proposed a single storey application at lower ground and an extension at roof level - to fill in the gap between two neighbouring roof extensions. The roof extension was to have been detailed in a completely conventional way, however the proposal ran up against a Conservation Department moratorium on roof extensions in the street and following discussion with the planning officer, we were forced to withdraw this initial application. After review, the client decided to temporarily shelve the idea of the roof extension to concentrate on the lower part of the house.

Perhaps because of the initial negativity regarding the roof extension, the council seemed to be much more accepting of our second planning / listed building application, in which the lower extension was enlarged to a single storey part, plus an additional taller part – what became 'the tower'. This application went through very smoothly, but with one sticking point. Despite being willing to permit the larger extension (i.e. the one that was eventually built) the Conservation Department would not agree to us enlarging the lower ground floor opening between the new extension and original house interior (from the existing single window/ door width). This would have left the new extension effectively separated from the main body of the house with the resulting interior room in the main house unnecessarily dark and unusable. Unfortunately the council would not move from the position, so we were forced to accept the approval with this small connection between new and old.

Following Approval, we then submitted a further listed building application with the proposed design exactly the same as before, except for an enlarged opening between the new and the old at lower ground floor. When two months or so later this was inevitably refused we then proceeded straight to Appeal.

A Householder Appeal is a quicker process than Appeals for larger projects, nevertheless it was a further 3 or 4 months before the Appeal Inspector visited the house. An Appeal Inspector is appointed by the Secretary of State to review the proposals objectively against local and national planning policy is meant to review a case objectively - they come in from Bristol where they are based and so are independent from the mindset of local Conservation departments. Prior to the visit both the design team and the council were given an opportunity to put their positions in writing. Thankfully, following our written testimony and the site visit, the Appeal Inspector saw the reasonableness of our proposal to enlarge the lower ground floor opening and 'allowed' the Appeal. We were then able begin the construction detailing, the work towards tender and eventually the construction of the project. Since completion, the project has been published internationally, it won the 2019 Don't Move Improve award for Best Historic Intervention and was going to be on the cover star of a forthcoming RIBA book called 'How to extend your Victorian terraced house', until it fell down on the technicality that the house is in fact late Georgian rather than Victorian - which was a shame. With the completion of the Tower House project, this only leaves the roof extension for the future…

PLEASE SUPPLY 300-600 WORDS ABOUT THE APPLICATION PROCESS AND LOCAL AUTHORITY, IN THIRD PERSON.

NAMES, ADDRESSES AND TELEPHONE NUMBERS OF ALL MAIN PARTIES/CONTRACTORS INVOLVED IN THEPROJECT (e.g. architect, lead contractor, craftsmen and specialist consultants)

1 Architect / Designer

Address

Daytime telephone

Email

2 Contractor 1

Address

Daytime telephone

Email

3 Contractor 2

Address

Daytime telephone

Email

4 Please list other key suppliers or contractors:

PRIMARY CONTACT FOR APPLICATION

The primary contact will be used in the first instance for all correspondence relating to the application.

Name

Daytime telephone

Email

By submitting this application I understand that The Listed Property Owners' Club reserves the right to use submitted content for inclusion in any LPOC publication.