

15 Prince Albert Road

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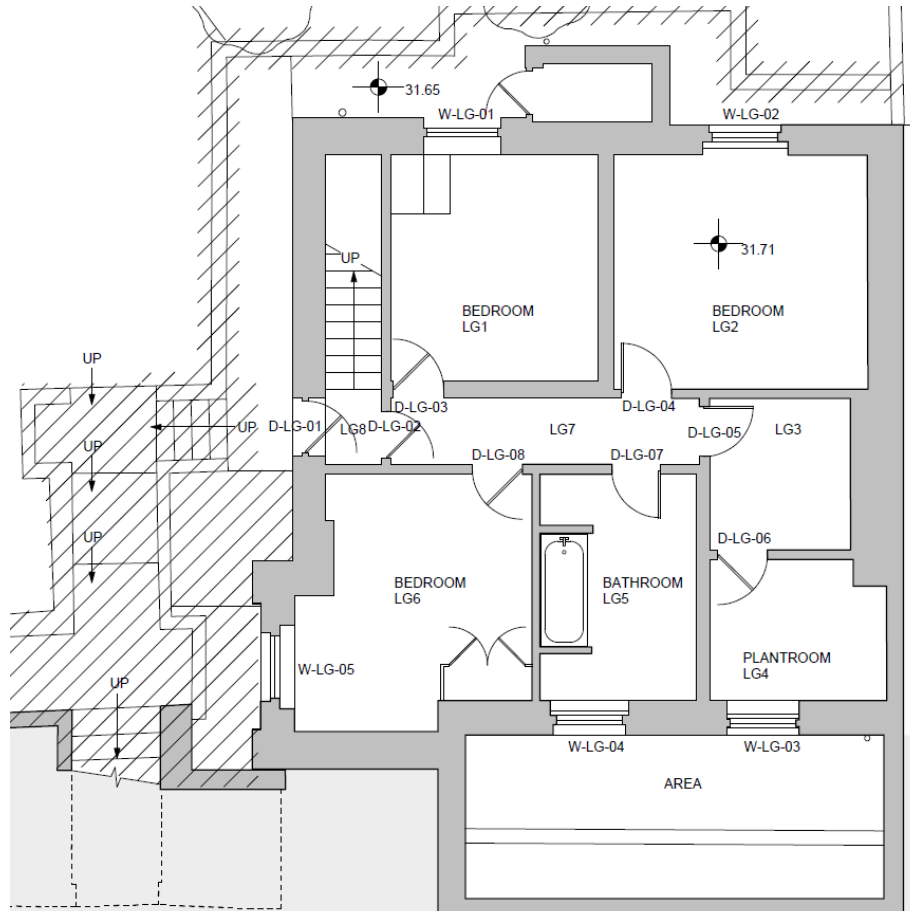
Heritage Appraisal – Appendix C

Location of Architectural Features and Assessment of Proposals

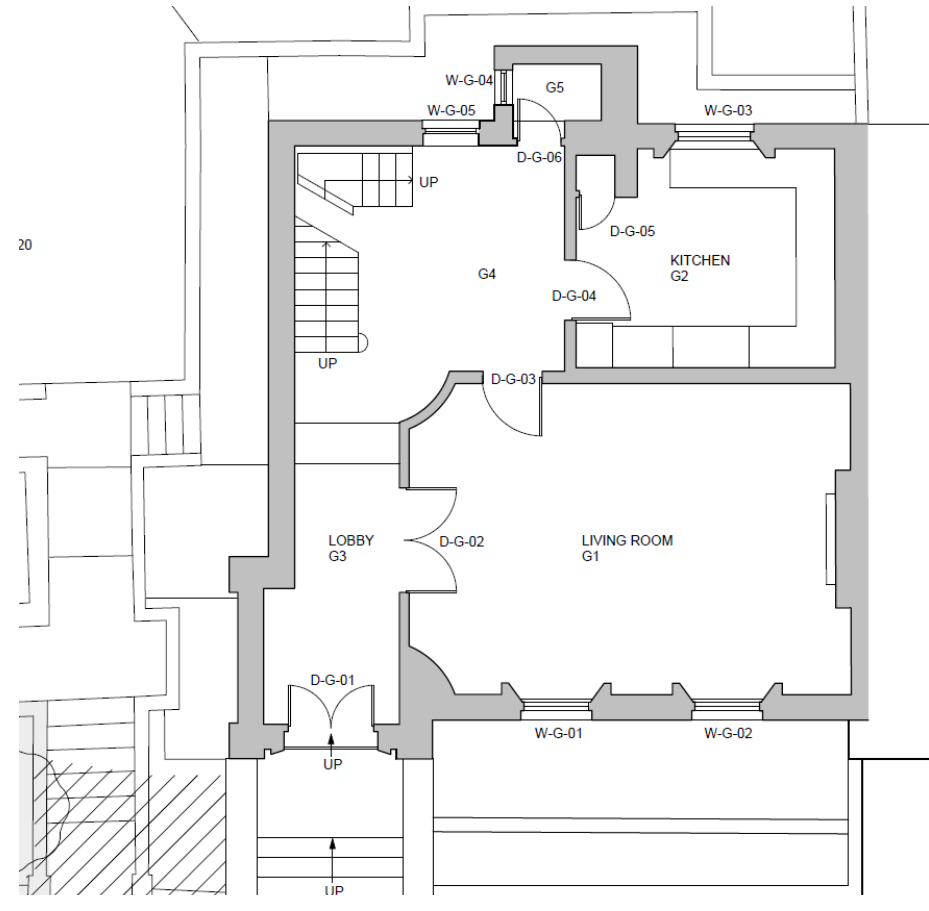
To accompany the planning and listed building applications for Scheme A by Alan Higgs Architects

August 2012

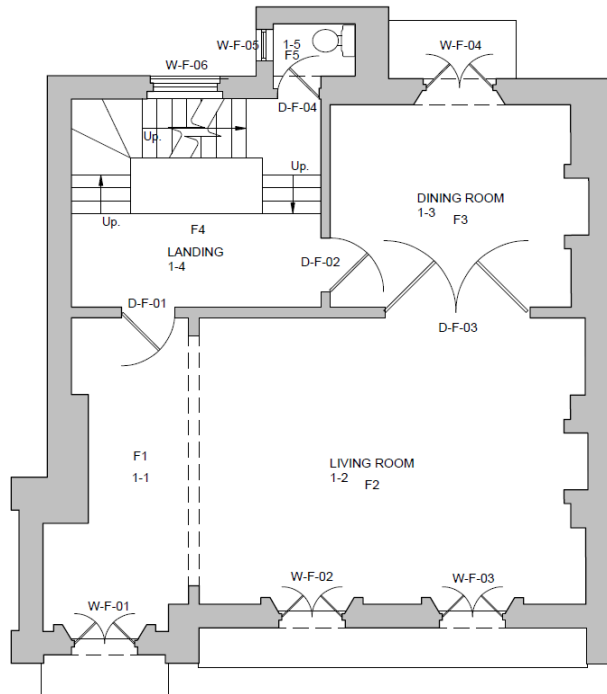
ARCHITECTURAL FEATURES – LOCATION PLANS



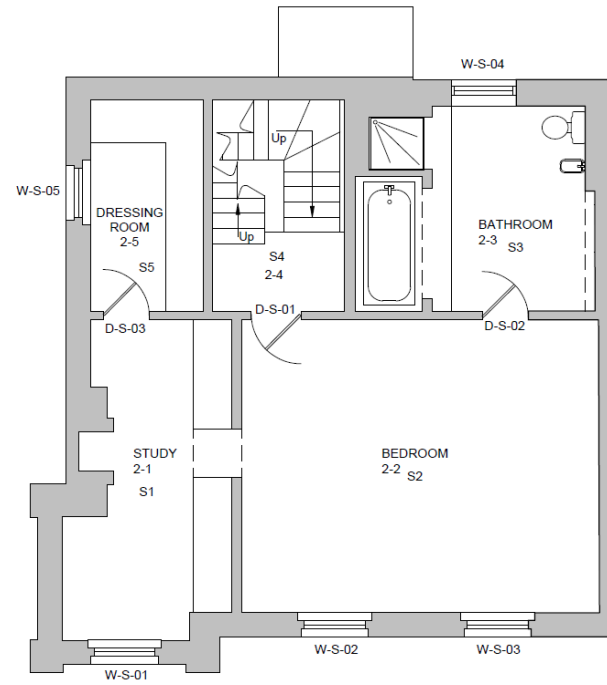
Existing Lower Ground floor plan



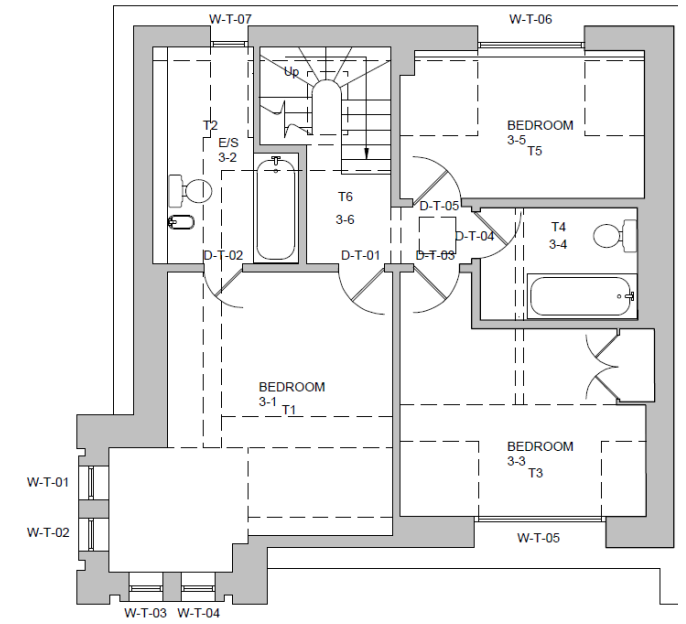
Existing Ground floor plan



Existing 1st floor plan



Existing 2nd floor plan



Existing 3rd floor plan

ARCHITECTURAL FEATURES – SCHEDULE OF LOCATIONS

Room no.	Ceiling	Cornice	Skirting	Floor	Door architrave	Doors
LG1 – Study	x	C1 - Modern cove	Sktg1 – modern torus	x	AT5	D-LG-03: 4-panel, type DR3, FD30, modern
LG2 – Bedroom	X	C1 - Modern cove	Sktg1 – modern torus	X	AT5	D-LG-04: 4-panel, type DR3, FD30, modern
LG3 – Utility Room	X	?	?	X	AT5	D-LG-05: 4-panel, type DR3, FD30, modern
LG4 – Boiler/plant	X	?	?	X	AT5	D-LG-06: 4-panel, type DR3, FD30, modern
LG5 – Bathroom	X	C1 - Modern cove	Sktg1 – modern torus	X	AT5	D-LG-07: 4-panel, type DR3, FD30, modern
LG6 – Bedroom	X	C1 - Modern cove	Sktg1 – modern torus	X	AT5	D-LG-08: 4-panel, type DR3, FD30, modern
LG7 – Corridor	X	C1 - Modern cove	Sktg1 – modern torus	X	AT5	D-LG-02: 4-panel, type DR3, FD30, modern
LG8 – Lobby	x	C1 - Modern cove	Sktg1 – modern torus	x	x	D-LG-01: Bead-butt panels x 2 below margin-glazed panels x 9 – modern 1985
G1 - Lounge	No rose	C2 – repaired original	Sktg2 – 3 stage original repaired	Marble tile - modern	AT3 to doors and windows	D-G-02: pair 4-panel, type DR3, FD30, modern D-G-03: 4-panel, type DR3, FD30, modern
G2 - Kitchen	No rose	C2 – repaired original	Hidden behind units	Marble tile - modern	D-G-04: AT2 D-G-05: AT2	D-G-04: 4-panel, type DR3, FD30, modern D-G-05: modern to dumb waiter, modern
G3 – Lobby	Downstand beam with C3	C3 – repaired original	Sktg4 – original torus	Marble tile - modern	D-G-01: AT2 D-G-02: AT2	D-G-01: 4-panel, new front door to original pattern
G4 – Hall	X	C3 – repaired original	Sktg4 – original torus	Marble tile - modern	AT2	x
G5 – WC	x	x	Sktg1 – modern torus	Marble tile - modern	AT3 - modern	D-G-06: 4 panel, type DR3, modern
F-1 –ante-space	Downstand beam with C4	C4 – repaired original	Sktg2 – 3 stage original repaired	Timber boards – modern	D-F-01: AT2	D-F-01: 4-panel, type DR3, modern
F-2 – Living Room	Downstand beam with C4	C4 – repaired original	Sktg2 – 3 stage original repaired	Timber boards – modern	D-F-03: AT2	D-F-03: 4 x 3-panel, original repaired
F-3 – Dining Room	X	C4 – repaired original	Sktg2 – 3 stage original repaired	Carpet	D-F-03: AT2	D-F-02: 4-panel, type DR3, modern FD30 D-F-03: 4 x 3-panel, original repaired
F-4 – Landing	x	C3 – facsimile from no. 14 PARD	Sktg4 – original torus	Carpet	D-F-04: AT2	D-F-02: 4-panel, type DR3, modern FD30
F-5 – WC	x	X	Sktg1 – modern torus	Carpet on timber	AT3 - modern	D-G-06: 4 panel, type DR3, modern

Room no.	Ceiling	Cornice	Skirting	Floor	Architrave	Doors
S-1 – Dressing Room	X	C6 – existing altered	Sktg4 – original torus	Carpet on timber	D-S-03: AT4	D-S-03: 4-panel, type DR3, modern
S-2 – Master Bedroom	x	C6 – existing altered	Sktg4 – original torus	Carpet on timber	D-S-01: AT4 D-S-02: AT4	D-S-01: 4-panel, type DR3, FD30, modern D-S-02: 4-panel, type DR3, modern
S-3 – Master Bathroom	X	C6 – modern	X	Carpet on timber	D-S-02: AT4	D-S-02: 4-panel, type DR3, modern
S-4 – Stairs	X	??	Sktg4 –modern torus	Carpet	D-S-01: AT4	D-S-01: 4-panel, type DR3, FD30, modern
S-5 – Dressing Room	x	C6 – modern	Sktg4 – original torus	Carpet	D-S-03: AT4	D-S-03: 4-panel, type DR3, modern
T-1 – Bedroom	X	X	Sktg1 – modern torus	Carpet	D-T-01: AT5 D-T-02: AT5	D-T-01: 4-panel, type DR3, FD30, modern D-T-02: 4-panel, type DR3, modern
T-2 – Bathroom	X	X	Sktg1 – modern torus	Ceramic tile - modern	D-T-02: AT5	D-T-02: 4-panel, type DR3, modern
T-3 – Bedroom	X	X	Sktg1 – modern torus	Carpet	D-T-03: AT5	D-T-03: 4-panel, type DR3, FD30, modern
T-4 – Bathroom	X	X	Sktg1 – modern torus	Ceramic tile - modern	D-T-04: AT5	D-T-04: 4-panel, type DR3, modern
T-5 – Bedroom	X	x	Sktg1 – modern torus	Carpet	D-T-05: AT5	D-T-05: 4-panel, type DR3, FD30, modern
T-6 – Stairs	x	x	Sktg1 – modern torus	Carpet	-	-

SCHEDULE OF WORKS – ASSESSMENT OF SIGNIFICANCE AND EFFECTS

INTRODUCTION

This assessment follows the numbered sequence of the Schedule of Works prepared by Alan Higgs Architects and which is part of the Listed Building Application. The three columns below 1) describe the works proposed, 2) analyse the identified significance, and 3) provide justification for the proposals. The purpose is to show compliance of the proposals with the guidance in PPS5, as well as English Heritage's *Conservation Principles: Policies and Practice (2008)*.

Levels of Significance: **A:** Exceptional **B:** Considerable **C:** Some **D:** Little **N:** Neutral **Int:** Intrusive

Works	Analysis of Significance of the fabric affected	Justification
Exterior Works		
Demolition of Pool House	Fabric: N Appearance: D Historic - N: None	Provides better setting and growing space for TPO lime tree. (see also new Garden Wing below)
Demolition of covered walkway	Fabric: N Appearance: N Historic: N	Visually 'busy' structure which takes up space in the garden. Would make ground plane of garden clearer and stronger, i.e. better for the setting of the listed building
Construction of garden wing	Fabric: N/A Effect on setting of LB: C, +ve Effect on CA: D, +ve	LB setting: The timber slat wall will be a soft and natural elevation to the garden. The contrast in appearance with stucco will emphasise original construction. The modern character will be compatible with classical style of the house. CA: It will be partly visible in winter from the canal towpath but hidden in summer. The reductions in scale and additional screening as described above, relative to the previous application, will not reduce the positive qualities of the proposals.
Construction of new 2 storey extension	Fabric: N/A Effect on setting of LB: C, +ve Effect on CA: D, +ve	LB setting: The west wall presents a blank and forbidding aspect to the garden. The extension will be directly overlooking and allowing access to it. The proportion of new will be subservient to the remainder above. It will be set back from the corner turret. There will be an improvement in the proportions of the west wall and the relationship between house and garden.

		CA: The improved appearance of the west elevation and garden will be partly visible and will provide a minor enhancement. The reductions in scale and additional screening as described above, relative to the previous application, will not reduce the positive qualities of the proposals.
Rearrangement of driveway	Fabric: N/A Effect on setting of LB: C, +ve Effect on CA: D, +ve	The existing levels and landscaping are late C20. The rearrangement is minor and will restrict cars to the existing small driveway and prevent the parking area straying. This will preserve the front setting of the LB.
Opening up of new windows in W elevation	Fabric: D Effect on setting of LB: C, +ve Effect on CA: C, +ve	Fabric: The walling to be removed for the windows is original but that lost will be minimal in quantum. LB: The appearance will be enhanced by fulfilling the potential for the corner turret, implied by its projection and rustication on both S and W elevations. CA: The character and appearance will be enhanced in more directions and when moving by the turret providing visual interest fully on two sides.
Interior Works		
Alterations to lower ground floor partition walls	Fabric: D Appearance: C Historic: N	The Carden & Godfrey plans show much of the fabric to be altered is modern. No original features would be affected.
G4: New door in W wall to connect to extension at ground and lower ground floors	Fabric: D Appearance: D Historic: D	The ground floor opening will be centralised under the beam midway between the double doors to the sitting room and the beginning of the stairs. It will be a little wider than a door given its importance in the plan. The dado and skirting will be cut through perpendicularly with no returns. This will make clear its date, with no features to distract from the original character of the hall. The height of the opening leaves sufficient wall area between the door head and underside of the ceiling beam so as not to dominate the plane nor undermine its visual support to the beam.
G4: Realignment of upper flight of stairs to lower ground floor	Fabric: N Appearance: N Historic: N	The stair was completely rebuilt in 1985, so no original fabric would be lost. The return is a solution often found in contemporary houses in Belgravia. The glass has now been omitted in favour of more balustrading matching the existing
G1: Blocking up of D-G-03	Fabric: N Appearance: D Historic: N	The door was inserted or reinstated in 1985, so the architraves to be removed from the room side are modern fabric. The presence of the double doors to the hall as well is a duplication of entrances into the room.

		Keeping the door to the hall is a reminder of the original layout.
G2: Widening of D-G-04	Fabric: D Appearance: D Historic: D	The existing door is modern, so the only possible loss would be part of the partition wall. The removal of the kitchen and dumb waiter will reinstate the room's proportions and a fireplace where there should be one. The double doors will enhance the importance of the room and integrate it with the living room.
G1: New double doors	Fabric: D Appearance: D Historic: D	The new double doors has precedent on the 1 st floor and was a standard part of plans in this building type and era. The spine wall may be original fabric but any loss will be minimal and balanced by the improved plan.
F2: Insertion of bedhead	Fabric: N Appearance: N Historic: N	This will be reversible construction (furniture), low and will not intrude into the space.
F3: blocking up D-F-02	Fabric: N Appearance: D Historic: N	The door was inserted or reinstated in 1985, so the architraves to be removed from the room side are modern fabric. Keeping the door to the hall is a reminder of the original layout.
F3: Conversion to shower room	Fabric: C Appearance: C Historic: C	The room seems to have been preserved in 1959 and Carden & Godfrey restored its features and inserted a new fireplace. This would be removed but retaining all the other features. The bathroom fittings would not be full height and reversible.
S1: opening up wall to bedroom	Fabric: N Appearance: N Historic: N	This partition seems to have been added since the Carden & Godfrey permission or it was built by them. The fabric is modern but the effect of the wall diving the bedroom and study would remain by keeping both cornices either side and sufficient wall area between them and the head of the door.
S1: move D-S-03	Fabric: N Appearance: N Historic: N	This room was a bathroom before its conversion in 1985. The door and fittings are modern.
T2: replace bathroom with new door to landing	Fabric: N Appearance: N Historic: N	There is no interest in the existing modern fitting out. The realignment will increase the landing area and make it feel more spacious.
RT3/T4: reconfigure bathroom as ensuite with T3	Fabric: N Appearance: N Historic: N	Reducing the size of the bathroom reinstates the line of the original spine wall. The walls being removed are modern.