

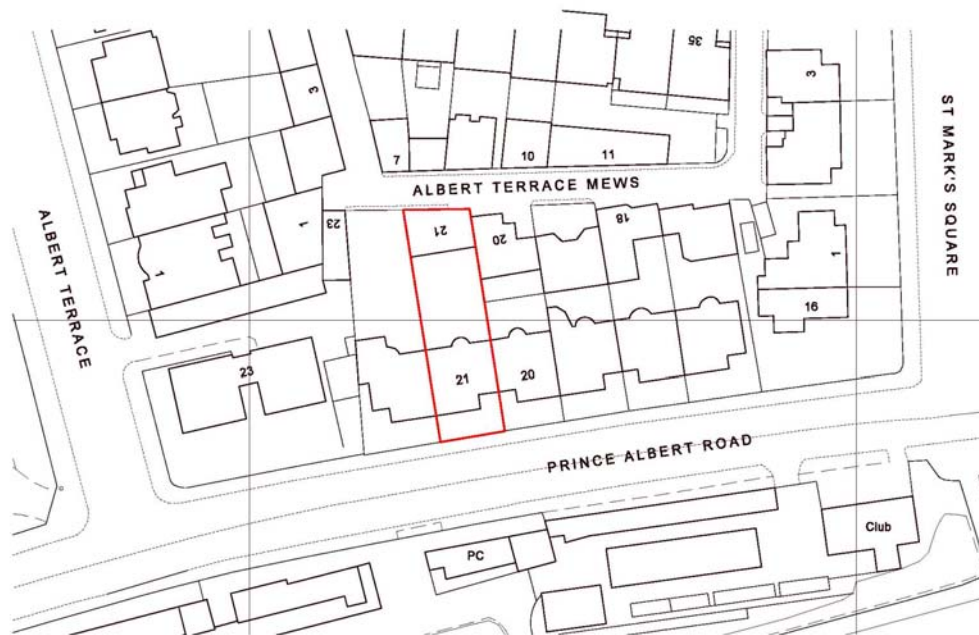
HERITAGE, DESIGN & ACCESS STATEMENT
21 PRINCE ALBERT ROAD LONDON NW1 7ST

Description of the Heritage Asset & Its Setting

No. 21 Prince Albert is a substantial semi detached villa, arranged over 4 floors with a further basement. It dates from c. 1840, and is fine example of this type of property. It is set back from the road, with a high front boundary wall, and a mature tree in the front garden.

The house is stucco finished, with fine detail around windows and at the side entrance portico. There is particularly attractive bracketing at the eaves, and a semi-circular dormer window set within the slate roof.

The house overlooks Regents Park, is Grade II Listed and located within the Primrose Hill Conservation Area.



LOCATION PLAN 1:1250



Excerpt from the Listing

TQ2883NW PRINCE ALBERT ROAD

798-1/75/1341 (NORTH SIDE)

14/05/74 Nos.17-22 (CONSECUTIVE)

GV II

3 SEMI-DETACHED PAIRS OF VILLAS, LINKED BY SIDE PORTICOES.

MID C19. STUCCO. SLATED ROOFS WITH PROJECTING BRACKETED EAVES AND DORMERS, No.22 SEMICIRCULAR. CENTRAL TALL SLAB CHIMNEY-STACKS. 3 STOREYS, ATTICS AND SEMI-BASEMENTS. 2 WINDOWS EACH.

SYMMETRICAL FACADES WITH SIDE PORTICOES HAVING HALF ROUND COLUMNS CARRYING A MODIFIED ENTABLATURE CONTINUING ACROSS THE FRONTS AT 1ST FLOOR LEVEL; SEGMENTAL-ARCHED DOORWAYS WITH FANLIGHTS AND PANELLED DOORS. ARCHITRAVED, SEGMENTAL-HEADED SASHES (SOME WITH MARGIN GLAZING), No.22 WITH BLIND BOXES. CENTRAL GROUND FLOOR WINDOWS, CANTED BAYS WITH MODILLIONS IN FRIEZES OVER.

Nos 19 & 20 AND 21 & 22 WITH PLASTER BAS RELIEF ROUNDELS DEPICTING PUTTI AT 2ND FLOOR LEVEL.

INTERIORS: NOT INSPECTED.

LISTING NGR: TQ2816683696

Planning History

Several applications have been made to alter the listed property.

Most works relate to works to the renovation/extension of the mews house to the rear of the plot, fronting Albert Terrace Mews.

An application was made in 2004 (2004/2007/L) to make alterations at Basement level, forming new structural openings where the kitchen and further living spaces are located, all part of a general refurbishment of this floor.

These works have been carried out by the previous owners.

A recent application (2013/8143/L) was made by ourselves in December 2013 to replace the staircase from ground to basement, together with the forming of cupboards beneath the stairs at ground floor. This application was refused with the loss of the existing staircase deemed unacceptable.

Advice was received suggesting that the cupboards would be acceptable, as would work to increase the head height on the ground to basement stair (subject to detail).

Photographs of Existing



View of No. 21 looking north from Prince Albert Road



Rear garden elevation



Inner entrance hall, raised ground floor, with main stair rising and second stair to basement



Main stair at raised ground floor



Stair to basement



Basement stair from bottom, (inadequate head height over)

The Proposals

The items submitted for listed building consent are as follows:

Lower Ground Level.

The basement level has relatively low ceiling heights when measured against the rest of the property.

Dropped ceilings exist across the majority of the floor, with no original mouldings or plasterwork visible. The newer ceilings appear to have been added relatively recently, presumably as part of the 2004 works to refurbish the basement level.

Scope exists to improve the natural light and space at this level, without any compromise to the original elements of the building.

The works proposed therefore are to:

1. Lower Ground Level. Form 2 new windows to front elevation. (Dwg. P.206)

A pair of new traditionally detailed, vertically sliding sash windows are proposed at lower ground level, either side of the existing front bay. The windows would align with and complement the existing central sash.

The immediate neighbour at No. 20 has similar windows which have an attractive relationship with the rest of the elevation. The windows can only be seen from within the front garden, set low against the prevailing ground levels.



No. 21



No. 20 with side bay windows.



Proposed Elevation with new windows to No. 21.



Masonry panel where window proposed to be added.

DESIGN RESPONSE

The proposed new windows have been design to accurately replicate the existing detail and complement the elevational composition.

IMPACT OF THE PROPOSED ALTERATIONS

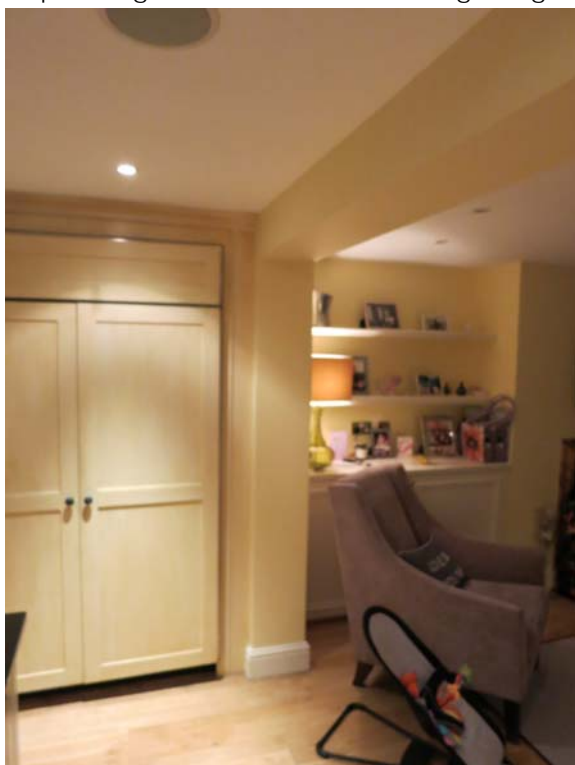
The minor loss of original masonry within the bay is of no significance, and there are no moulding or architraves that would be compromised as a result of the windows insertion.

The elevation is improved, though only visible from inside the front garden, itself screened from the street by the front 2.6m high garden wall.

2. Raise Ceilings & Central Opening between Kitchen & Sitting Room (Dwg.P.207)

The existing opening between front and rear lower ground rooms is proposed to be raised, allowing for improved connection between spaces.

At the same time the existing non original ceilings are to be removed, with ceilings over understood and either restored or underboarded at a raised level improving the basement ceiling height.



Downstand beam & ceiling to be raised

DESIGN RESPONSE

The proposed works are a logical solution to improving the ceiling heights at this level.

IMPACT OF THE PROPOSED ALTERATIONS

There will be no loss of original building fabric as a result of the works. Original features may well be exposed again, although more will be understood once the finishes are stripped out.

3. Raise Beam/widen opening to Sitting Room rear bay window. (Dwg. P.208)

The existing opening on to the rear garden is relatively small with a low beam over.



Opening widened, downstand beam & ceiling to be raised

DESIGN RESPONSE

Works are proposed to enlarge this opening nominally either side, and to raise the beam over. With the bay window externally, there would be no appreciable difference from the outside.

IMPACT OF THE PROPOSED ALTERATIONS

The minor loss of original masonry within the bay is of no significance. There are no mouldings or architraves that would be compromised as a result of the works.

The net effect will be more daylight and sunlight within the lower ground level, without the original building fabric being compromised in any way.

4. Alterations to stair from Ground to Lower Ground (Dwg. P.209)

Following the previous application, it was established that an existing stone or concrete stair exists beneath the visible timber one, and that the original stair has been overclad in timber, with matching timber balustrade.

A similar type property at No. 22 currently has what would appear to be the original staircase exposed, photographed as below:



Stair from No. 22



Overclad stair at No. 21

The proposal is to strip back the non original timber over cladding and handrail, to expose the stair beneath. Options for reinstatement would then be considered, all with the intention of improving the head height to the stair, which is currently unacceptably low and dangerous.

Options to consider therefore are to retain the existing stone stair, with new appropriately detailed metal balustrade. Alternatively, the stair could be overclad again in timber, but more efficiently using up less space than may have been used previously.

Further works are shown on Dwg. P209 to move the top balustrade and landing edge over 300 – 400mm to improve the head height over the stair at lower ground floor.

This reinstatement phase would be subject to further agreement of detail with the conservation officer, all with the intention of making the stair less dangerous than it currently is, whilst retaining intact the existing stone stair.

IMPACT OF THE PROPOSED ALTERATIONS

The loss of the non original stair cladding is of no historical significance, with the proposed works an improvement on the existing arrangement.

Raised Ground Floor

5. New cupboards formed beneath the existing main stair rising to first floor.

(Dwg's P.11 & P.12)

As per the previous application, new cupboards are proposed to be formed beneath the main stairs rising from ground to first floor.

Storage space is always at a premium in any hallway, and the proposal is to better utilise the dead space beneath the existing stair.

DESIGN RESPONSE

New secret cupboards are proposed beneath the existing stair accessed from the hall side. The existing wall is studwork and is to be altered to accommodate the new doors/linings.

The new cupboard doors would be painted as 'wall', formed in a flat faced material on concealed hinges. The skirting would run through across the base of the doors which open on push latches. The result would be valuable usable space for storage with negligible impact on the appearance of the main ground floor hall.

IMPACT OF THE PROPOSED ALTERATIONS

No historical building fabric will be lost as a result of the works. The cupboards proposed have been designed to have minimal visual impact.

6. Remove redundant door from Dining area

A door currently exists in the corner of the dining room that part accesses the under stairs area, though most of the opening is restricted by the existing WC & partition.

DESIGN RESPONSE

The reinstated wall and skirting will exactly match the existing finishes.

IMPACT OF THE PROPOSED ALTERATIONS

The existing door and architrave make little sense given the current layout. The loss of the door/architrave is not significant in the context of the overall house.



Door to be removed at far right of Dining Area

Second Floor

7. Form new Ensuite Shower Room off of Bed (2)

A storage space existing beneath the stairs rising to the third floor. This store is currently accessed from bedroom 3.

The proposal is to provide an ensuite shower room accessed from bedroom 2, with the door infilled on the bedroom 3 side.

DESIGN RESPONSE

The door, lining and architrave taken from bedroom 3 can be re-used to form the new doorway from bedroom 2.

The skirting and wall on the bedroom 3 side can be pieced in/made good so that all fabric is retained and re-used.

IMPACT OF THE PROPOSED ALTERATIONS

Little or no original building fabric is lost, with the alterations proposed sensibly re-using existing features.



Existing door from Bedroom 3 to be relocated in Bedroom 2

Conclusion

The proposals have been carefully designed to complement the existing property and its historical context.

Whilst of minimal impact, the subtleties of the existing period detail have been understood, and will be accurately replicated.

In summary therefore, the proposals represent a significant improvement to this fine period building.

Neal Tuson RIBA (Chartered Architect)