

**18 Camden Road, London NW1 9DP**  
**Refurbishment of 1<sup>st</sup>/ 2<sup>nd</sup> floor maisonette**

**HISTORIC BUILDING IMPACT ASSESSMENT**

**Proposal**

The proposed works are for the complete refurbishment of the residential unit on the first and second floors of 18 Camden Road. The shop unit at ground floor is not included.

**Heritage**

18 Camden Road is part of a listed terrace (18 – 62), built in the early C19, with shops at ground level. The buildings are yellow stock brick, 3 or 4-storeys, with rusticated stucco ground floors or stucco shopfronts. 18 Camden Road is 3-storeys, with a shopfront, which has been altered at a later date, together with projecting rear extension at ground level. Upper floors have gauged flat brick arches and recessed timber sash windows. The street elevation has a flat parapet with stucco cornice and band. The roof is concealed behind the parapet - slate covered, with central lead-lined valley gutter discharging into plastic downpipe on the rear elevation.

18 – 62 Camden Road were Listed Grade: II in May 1974, List entry No: 1272437.

The interiors of 18 – 62 Camden Road were not inspected in connection with the listing.

The residential maisonette appears to have to have been the subject of major internal refurbishment works in the 1960s, or later. All wall and ceiling surfaces appear to have been re-plastered. Any original cornices have been removed and in the rooms modern small-section skirtings have been fixed in place of the originals. Flush doors have installed, with fire-resisting board added to the room faces of some doors. A pair of large, panelled doors remain at first floor level connecting living room and kitchen. There are simple ogee architraves around windows and doors, with timber panels under some windows. Aluminium framed secondary glazing has been installed over windows on the street elevation. The staircase has simple square-section balusters. Modern kitchen and bathroom fittings were installed – now in very poor condition.

At ground level short sections of decorative cornice remain to the ceiling between the entrance door and staircase, together with a half-round arch. The internal, secondary entrance door is a simple 4-panelled door with GW cast glazing. The main entrance door to the street is missing. The lobby between the street and secondary entrance doors has timber panelling.

The property is in very poor condition. It was squatted, and has been vacant for some time, with a serious rat infestation, requiring removal of all ceilings and, as part of the proposed works, replacement of all floor boards and stair treads.

**Proposed Works**

The proposals entail full refurbishment of the residential unit and building envelope, to accord with current regulations, where permissible. The roof has been recovered with natural slates and lead-lined valley, with structural timbers replaced as required. Existing timber windows will be retained and repaired, with defective timber cut out and replaced as necessary. Stone cills will be repaired or replaced to match existing. The lead flashing over the shop front will be renewed. A new entrance door and frame (if required) will be installed on the street elevation to match the entrance doors to nos 20 and 22 in every respect.

Internally plasterboard ceilings will be replaced, together with defective wall plaster. Internal doors will be replaced with new fire-resisting doors. Square-edged floor boards will be replaced together with stair treads impregnated with rat urine. Electrical services will be renewed together with gas, central heating, hot and cold water services, and drainage pipework. New kitchen and bathroom fittings will be installed, and the whole redecorated and hardboard laid throughout ready for residents' own floor coverings.

**Site Analysis**

Photographs of the existing building are provided with the application, together with OS extract and floor plans. The photographs demonstrate that the building is in a state of serious disrepair internally, with few original features or details remaining.

## **Design and appearance (questionnaire below)**

*Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.*

The proposal does not affect the architectural interest/ character of the building. It is proposed to carry out external repairs and decorations, maintaining existing features, including existing timber windows, with piecing in of timber members only as required, and with all works utilising traditional materials and techniques, to match existing.

Internal refurbishment will entail replacement of internal finishes of no historic significance

*Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?*

The proposed works are largely internal refurbishment. Externally repairs and decorations will be carried out to existing fabric with traditional materials to match existing. It is proposed to reinstate or replace the existing street entrance door.

*If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?*

No extension or new structure is proposed.

*If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?*

No extension is proposed.

*If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?*

The layout is unaffected by the proposals. The original layout is retained. The proposed works are refurbishment – repair and decorations only. No original features will be removed. The proposed repair and replacement of internal finishes and fittings largely affects finishes and fittings installed in the 1960s, or later.

*Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?*

Roof coverings are to be replaced with natural slates, with lead flashings and valley gutter lining. Lead cover flashing above shop front will be replaced to match existing. Existing timber windows will be retained and repaired. Repairs to brickwork and cornice are to be carried out in traditional materials to match existing. Internally, plasterboard ceilings will be replaced together with defective wall plaster, most of which, if not all, are of no historic significance, having been installed in the 1960s or later. Existing floor boards have to be replaced as they are impregnated with rat urine.

*What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered?*

The proposed works do not affect access to or between parts of the building.