

## 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.

### **Existing Condition**

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 to first and second floors 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 been 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 two 2<sup>nd</sup> floor windows facing Camden Road. 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 lime render applied to inner (roof) face of the front elevation parapet and projecting party walls. Existing cast stone/ concrete copings were retained. Existing structural timbers – valley gutter timbers and rafters – were retained.

Existing brickwork will be repointed where necessary, with lime mortar, struck to replicate existing jointing. Repairs will also be carried out as necessary to existing rendered surfaces, stone/conc cills and projecting roof-level cornice, prior to painting. The existing plastic downpipe and hopper on the rear elevation will be repainted Black or replaced with new black plastic RWP and hopper.

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 will be installed on the street elevation to match the entrance doors to nos 20 and 22 in every respect. The existing rear door with multiple small glazed lights will be retained and overhauled, or replaced with a new part-glazed 4-panelled door.

Existing timber architraves around windows and doors will be retained, together with timber panelling below second floor windows on the street elevation. Existing secondary glazing to street elevation windows, with vertically sliding sashes and aluminium frames, to provide essential sound insulation, will be retained and overhauled, or replaced like-for-like.

Patch repairs will be carried out to internal wall plaster. This is not considered to be significant as plaster appears to be modern gypsum or sand/cement, presumably, applied as part of 1960s or later conversion works. Plasterboard linings to partitions will be renewed where necessary. Internally plasterboard ceilings will be replaced, together with defective wall plaster. Covings will not be installed, as the cost of historically correct covings would be prohibitive.

The construction of the existing partition between the entrance hall/ staircase and the shop unit will be investigated and additional fire-lining board introduced, if necessary, to provide 60 minutes fire resistance between the different uses. Care will be taken to retain the original dentil coving around the small section of ceiling between the secondary entrance door and staircase, together with the half-round arch at the foot of the stair.

Internal doors will be replaced with new doors (fire-resisting to habitable rooms). The existing doors between the staircase and the rooms are flush. It is proposed to replace these with new four-panelled doors, which is an improvement over the existing. The existing panelled double doors between the living room and kitchen will be retained and overhauled.

Insulation will be installed in the first floor (above the shop) to provide 60 minutes fire separation - 100mm Rockwool Flexi mineral wool insulation cut to fit tightly between the joists, on 25mm diam chicken wire mesh laid across whole floor and formed to follow the profile of the joists and the top face of the ceiling lining.

Square-edged floor boards will be replaced together with stair treads impregnated with rat urine. Existing square edged stair balusters will be retained or replaced with matching balusters. Existing skirtings in the staircase will be retained. Hardboard (3mm) will be laid throughout ready for residents' own floor coverings.

Electrical services will be renewed together with gas, central heating, hot and cold water services, and drainage pipework. The existing redundant hot water cylinder will be removed. A mains operated fire protection system, including smoke, heat and carbon monoxide detectors, will be installed.

New kitchen and bathroom fittings will be installed. Additional kitchen units may be required compared to existing, but this is not considered significant as the kitchen is not original and no additional historic fabric will be removed.

The property will be completely redecorated internally. External decorations include painting windows, stone/concrete cills, render surfaces and projecting parapet cornice.

### **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 its 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.