

### The Proposals

This proposal seeks to refurbish and extend the properties, whilst retaining and re-instating lost historical features. A detailed scope of works is annotated on the submitted architectural drawings. A floor-by-floor summary is provided on the following pages.

## Lower Ground (Flat)

The intention is to keep the lower ground flat as a separate demise, but alter the layout to provide a 2-bedroom flat, whilst improving circulation, space and daylight, and to meet the current building regulations.

The interior of the flat is almost entirely modern and does not retain any original features of note.

2 of the original 3 coal-holes were knocked through, excavated and lined in the 1980's to create a kitchen. However, this space suffers from water ingress and has been unused for a number of years. The kitchen facilities have been relocated to create an unsuitable (non-compartmentalised) living/kitchen/dining room of just 18.9 sqm.

It is proposed to extend the coal-holes by 1.2m beneath the front garden to provide a bedroom and en-suite. There is a precedent for this at no.45 Albert Street (ref: LE9800527) and pre-application advice has stated that these alterations are likely to be acceptable considering the limited nature of the excavation and the previous alteration to the historic form. Daylight will be provided to this accommodation with a new casement window in the existing (widened) opening.

Pre-application advice suggested that the proposal should seek to enhance and reveal the lost historic forms of the vaults as much as possible. To achieve this, the rear retaining walls are concave in plan, the ceilings are vaulted, and ribs have been introduced to demarcate the 3 historic volumes. The existing opening to the 3rd coal-hole will be infilled with opaque glazing to allow light to the ensuite whilst maintaining privacy and also the impression of the historic form.

At this lower ground level, the non-original closet wing (containing a bathroom, lobby and WC) suffers from water ingress and is uninsulated, making it unsuitable for modern living. The bedroom also suffers from poor daylight levels due to the aspect of the courtyard and the timber walkway overshadowing from above.

It is proposed that the 2-storey closet wing is demolished and reconstructed at a shallower depth (to align with no.45 Albert St). A lightwell/courtyard will be created in the remainder of the demolished void, and provide living accommodation in the existing courtyard area. The reversal of the orientation allows far more daylight into the lower ground living areas and also for a direct connection from the ground floor to the garden (without the need for a suspended walkway) above. As per the pre-application advice, it is proposed to clad this shallower projection with reclaimed stock brick to recede it visually

and to express the historic arrangement of the house.

It is proposed to excavate 1.8m into the garden to form terraced planters, further increasing daylight to the lower ground floor, reducing the sense of envelope and providing visual interest for the occupants. The pre-application advice states that this is likely to be acceptable subject to detailed design considerations and that is unlikely that a BIA would be required given the limited nature of the proposed excavation works.

Internally, it is proposed to partition the front room in order to form a protected-means of escape between the rear living spaces and the front door and a bedroom/en-suite. The introduction of a hallway is a reinstatement of the historic form (as reflected at ground floor).

The lower-ground Party Walls suffer from damp, it is therefore proposed to remove the plaster to a height of 1.5m and waterproof using a proprietary tanking render system.

It is also proposed to enlarge the non-original opening to the closet wing, remove a partition and lower the sill of the window within the rear wall. This is to admit more daylight, allow better circulation and to create connection between the living spaces. These alterations were flagged as a concern during pre-application discussions:

*“At basement-level, we have concerns about the loss of historic fabric in the removal of the historic sash window, dropping of the sill and unnecessary widening of the adjacent opening”.*

*“The council has doubts about the quality of accommodation proposed at lower-ground floor, and concerns about the total impact of the extension and rearrangements at lower-ground floor on the special interest of the listed building, by substantial alterations of the historic footprint and dilution of the basic plan-form. Revisions to the size and layout to address these concerns would be welcome”.*

In light of these comments, we have undergone an in-depth review of the proposals at this level. However we feel that the submitted plans are the optimum layout taking all considerations into account. Our reasoning is such:

**Hallway** - It is necessary to re-introduce a hallway between the front door and rear rooms to meet fire regulations. This reduces the size of the front room so that it is only suitable as a bedroom, rather than kitchen/living/dining as currently arranged.

**En Suites** - A family bathroom cannot be introduced due to size constraints, so

separate en-suites are most practical. This is also an optimum arrangement for sharers and makes the unit more tenable. The layout is similar to that approved at no.45 Albert Street (ref: 2006/2532/P).

**Size** - The depth of the extension (containing the kitchen/dining space) is defined by the existing courtyard retaining walls. The depth and width of the shallower rear projection is defined by the reintroduction of historic proportions to the closet wing and neighbouring rear projections above. Therefore we feel that reducing the size of the extension at this level is unjustified.

**Widening Opening** - The original width of the opening to the closet wing is unknown and in its current state is not reflective of the historical form. Widening it allows for a decent visual connection between the living room and window to the courtyard/lightwell.

**Lowered Sill** - With the re-orientation and extension into the courtyard, the existing window becomes an internal element. Lowering the sill retains the impression of the historical opening but makes it much more appropriate for the situation, allowing circulation, daylight and a direct connection between the living room and kitchen/dining room.

**Historic Fabric** - Retaining the impression of the existing window opening, stepping down into the extension and white-washing the rear brick wall (rather than plastering it) draws attention to and expresses the original rear wall which we consider one of the most important aspects of the historic form. Other major historical elements, such as the spine wall, front sash window and cast iron railings are retained and refurbished.

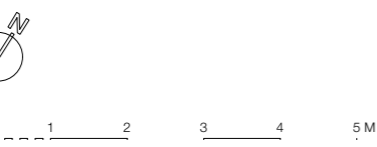
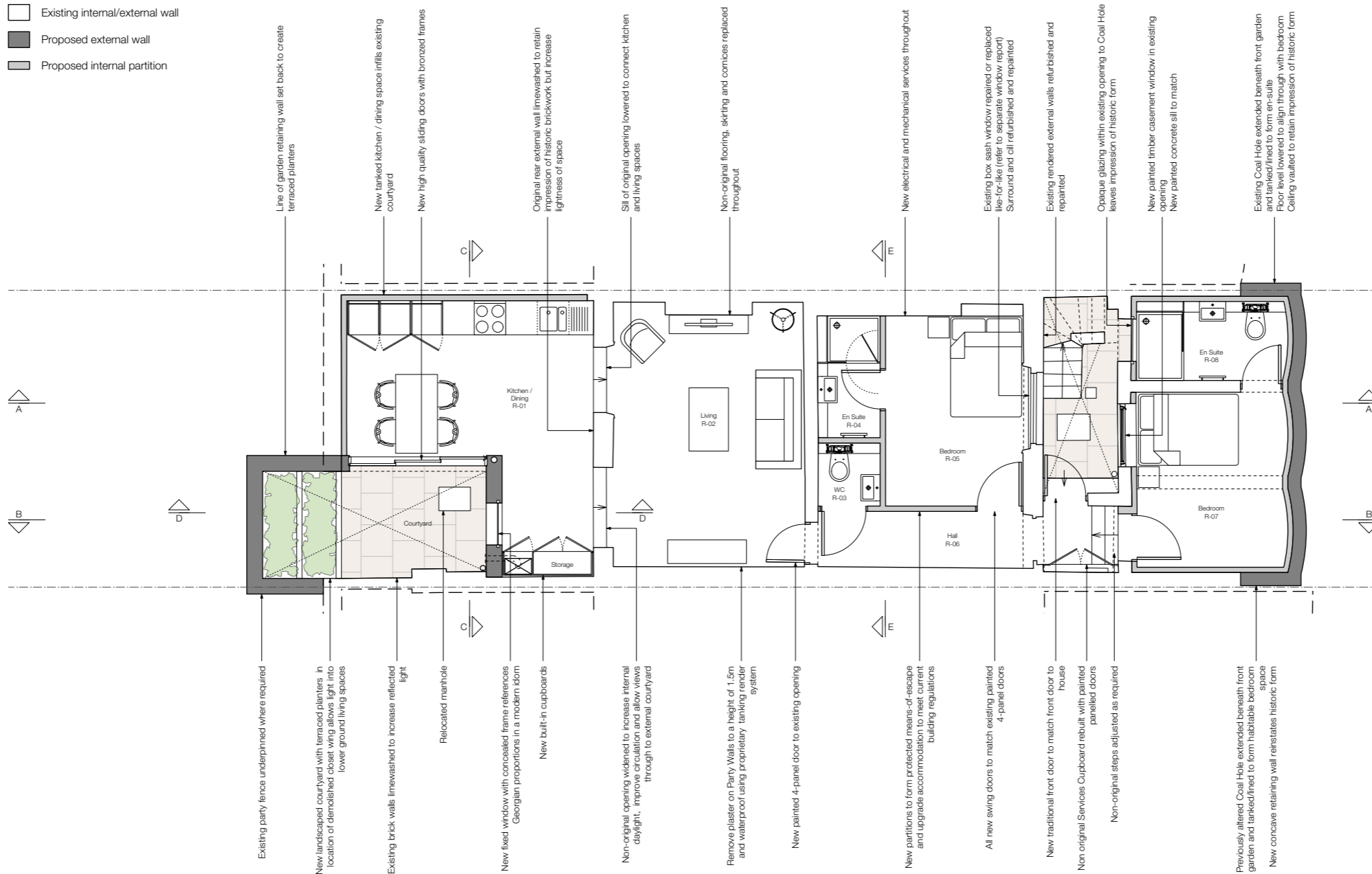
**Quality of Accommodation** - The proposals create a 2-bedroom, 4-person flat with a NIA of 71.4 sqm, which is 19.9 sqm larger than the GLA standards for a new-build. The re-orientation of the courtyard greatly improves upon the internal sunlight/daylight levels and allows the living spaces to adjoin the improved external amenity space.

**Historic Integrity** - The lower-ground layout has been adjusted over the years and no longer reflects its historic arrangement. Many of the original features (e.g. fireplaces, moldings, partitions etc.) have been stripped out and as such the historic integrity has already been greatly diminished.

Considering that the proposals would not result in the loss of an original arrangement or any historical feature of note, we feel that they are justifiable in heritage and planning terms.

**Key**

- Existing internal/external wall
- Proposed external wall
- Proposed internal partition



**NOTES**

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Project:  
 47 Albert Street

Client:  
 Mr & Mrs Morgan

Drawing:  
 Proposed Lower Ground Floor Plan

Drawing Number:  
 P1604\_P\_201

## Ground Floor (House)

In its current configuration, the ground floor is too small to accommodate the kitchen, living and dining spaces appropriate to a family house.

The proposal seeks to demolish the existing closet wing (containing the only existing bathroom) and then construct a new closet wing and rear extension that align with the depth of the neighbouring rear projections, switching the location of the lightwell to allow increased daylight to the lower-ground level.

The deeper extension creates space for a dining room adjoining the kitchen, with the patio directly connected to the garden. The shallower closet wing accommodates a utility room and allows for improved circulation.

The scale and form of the extension has been carefully considered to mediate between the neighbouring rear additions, the garden and ground floor levels, and the existing door/window openings.

Pre-application advice suggested that the shallower closet wing should be faced in a high-quality stock brick so that it recedes visually whilst still expressing the historic arrangement of the house. This advice has been integrated into the submitted proposals. The fenestration to the closet wing reflects the Georgian proportions of the windows above (i.e. 2:1), but in a modern idiom; with fixed hidden-framed glazing and simple brick reveals.

The appearance of the deeper projection is deliberately modern to separate it from the existing building and the replacement closet wing. Neighbouring rear additions are informal, in a variety of styles and none are distinctly historic. The proposal makes reference to the Georgian architecture (e.g. the window proportions) but is differentiated through modern detailing and materials.

The form is monumental in design, giving it a sense of permanence and independence that references the existing building rather than reading as a 'lean-to' addition.

Since pre-application submission, the height of the extension has been reduced by 300mm to reduce impact on no.49, but still allows clearance over the existing opening to the kitchen and proportions that sit elegantly against the Georgian building.

It is proposed to clad this single-storey extension in thin light-coloured handmade bricks, referencing the handmade qualities of the original building but creating contrast which draws attention to (and therefore enhances the qualities of) the existing London stock brickwork. Lighter brickwork will also reflect more daylight into the courtyard than a London stock brick, improving

the light to the lower-ground living accommodation.

Window frames and balustrading are proposed in bronze (or bronze effect), to sit against the lighter brick and reference the palette of the garden.

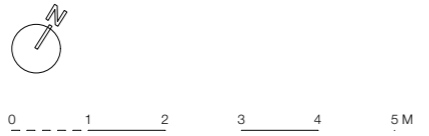
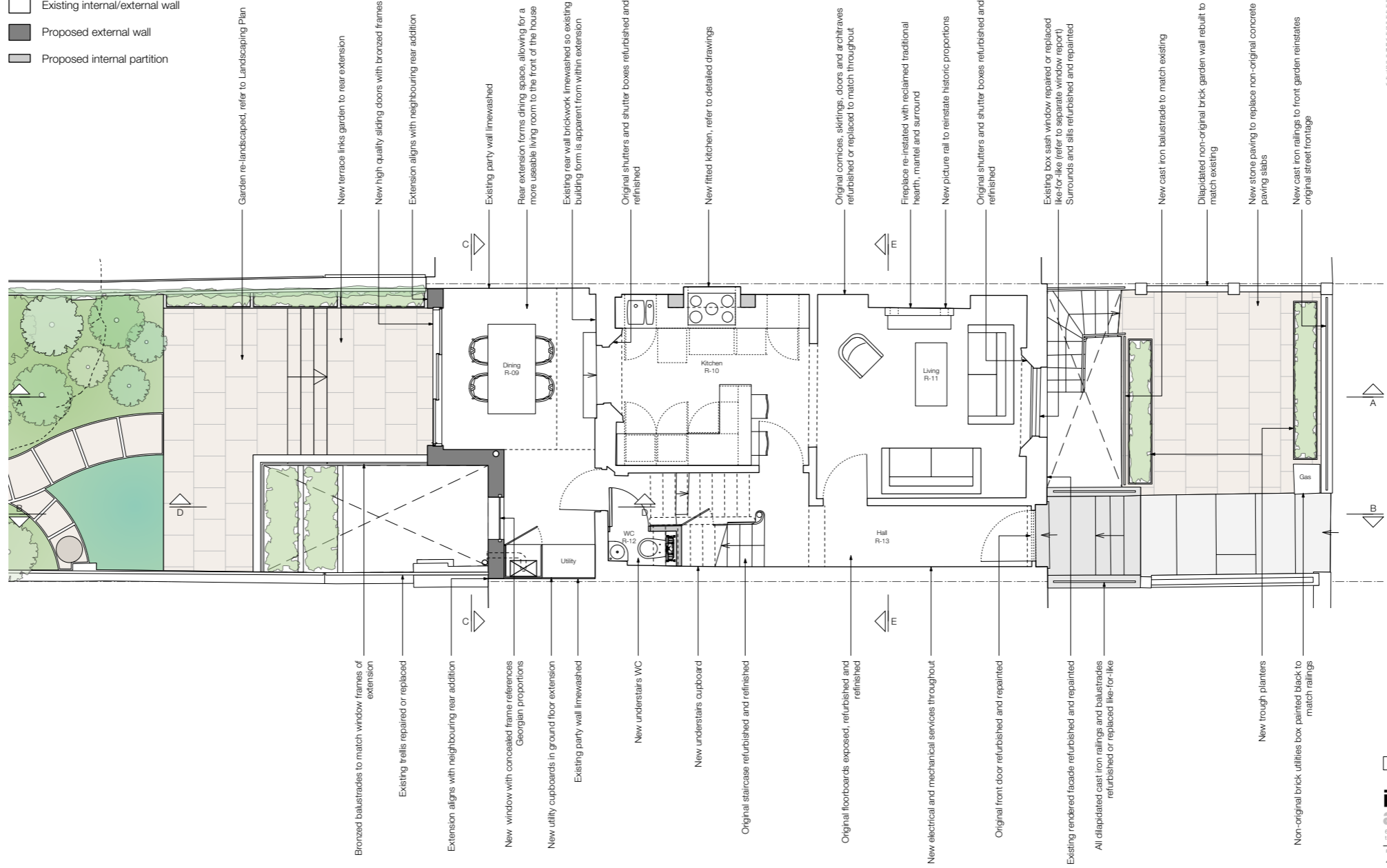
A narrow rooflight provides separation between the existing building and the extension, it allows the original façade to be read from the internal space, whilst also admitting light. A sloped ceiling directs views from the kitchen to the garden and provides privacy from the neighbouring flats. Green roofs are proposed, providing water attenuation, species habitats and a visual connection between the en suite at first floor and the garden.

Internally, it is intended to retain, reinstate and refurbish as many historic features as possible to differentiate between the existing fabric and the modern rear additions. It is intended to strip off the vinyl and carpet floor coverings to expose, refurbish and refinish the original floorboards; reinstate a fireplace to the living room; refurbish all cornices, skirtings, architraves, doors and sash boxes; and refurbish the original staircase.

It is intended that the fireplace be sourced from architectural salvage to be appropriate to the age, scale and stature of the house. It is also proposed to reinstate a picture rail at the traditional height, to reinstate the historic proportions of the room.

The current kitchen was fitted in the 1980's. As part of these works, the chimney breast was removed to a height of 1.9m. The kitchen proposals reinstate the chimney form and allow for a kitchen appropriate to modern family living.

- Key**
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  - Proposed external wall
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Project:  
47 Albert Street

Client:  
Mr & Mrs Morgan

Drawing:  
Proposed Ground Floor Plan

Drawing Number: P1604\_P\_202  
Rev: -

First Floor (House)

The first floor is to be utilised as a master bedroom with en suite.

During the 1960's the spine wall was opened up to connect the two spaces. Our proposals seek to create a 'soft' division between these two rooms again with opaque glazed folding doors/screens.

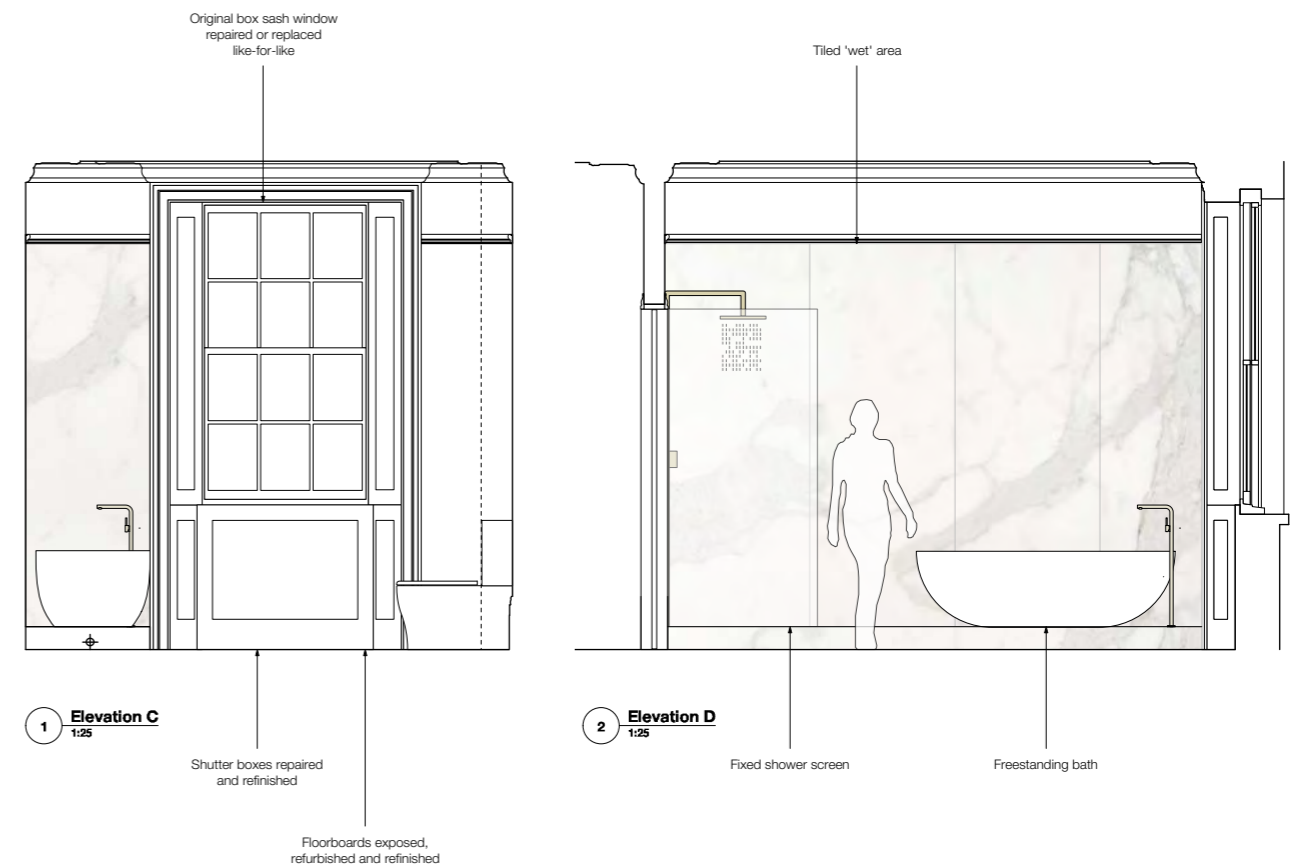
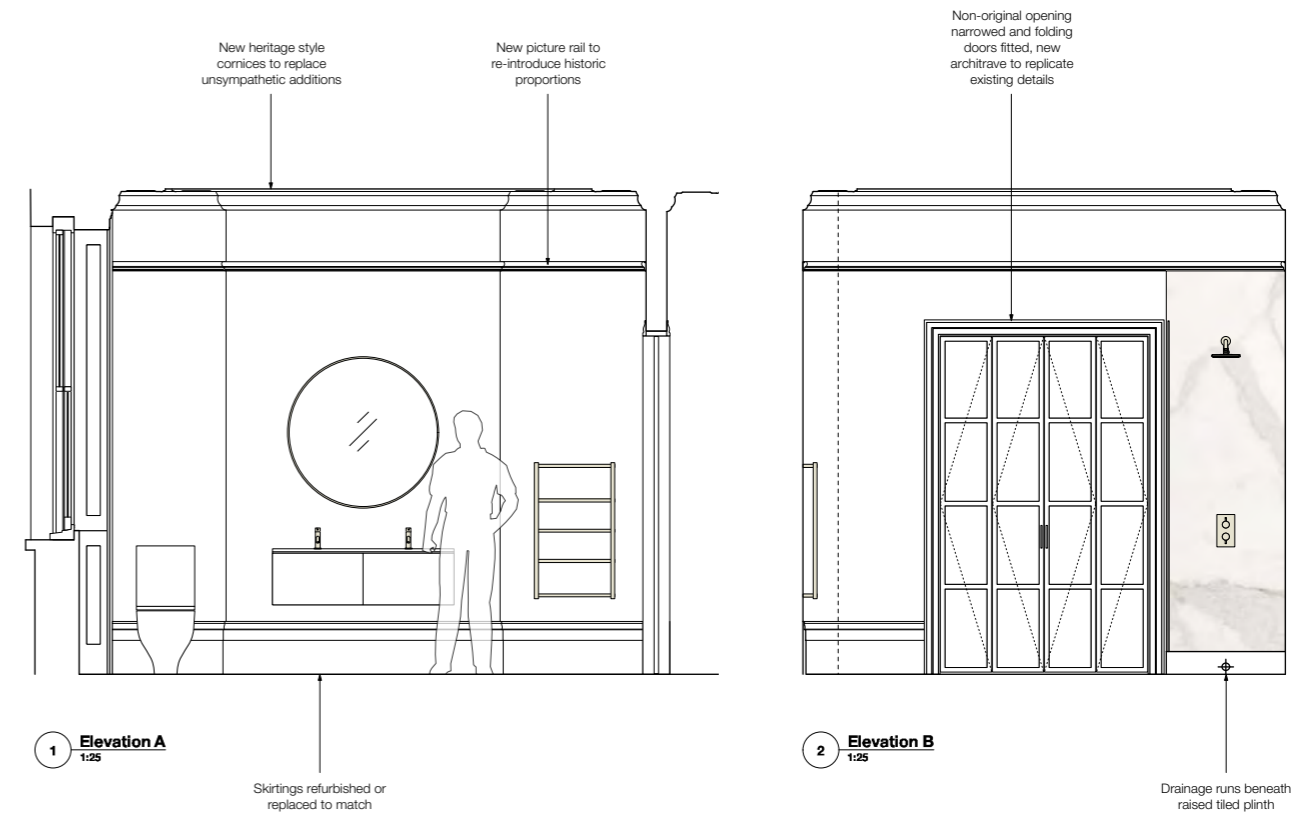
The proportions and layout of this floor are integral to the historic attributes of the building, so it is intended to configure this space with loose furniture instead of partitions or joinery.

As intended elsewhere, all original cornices, skirtings, architraves, doors and sash boxes are to be refurbished or replaced to match. The picture rail is to be reinstated and the existing fireplace refurbished.

The front balcony and railings are to be refurbished as required.

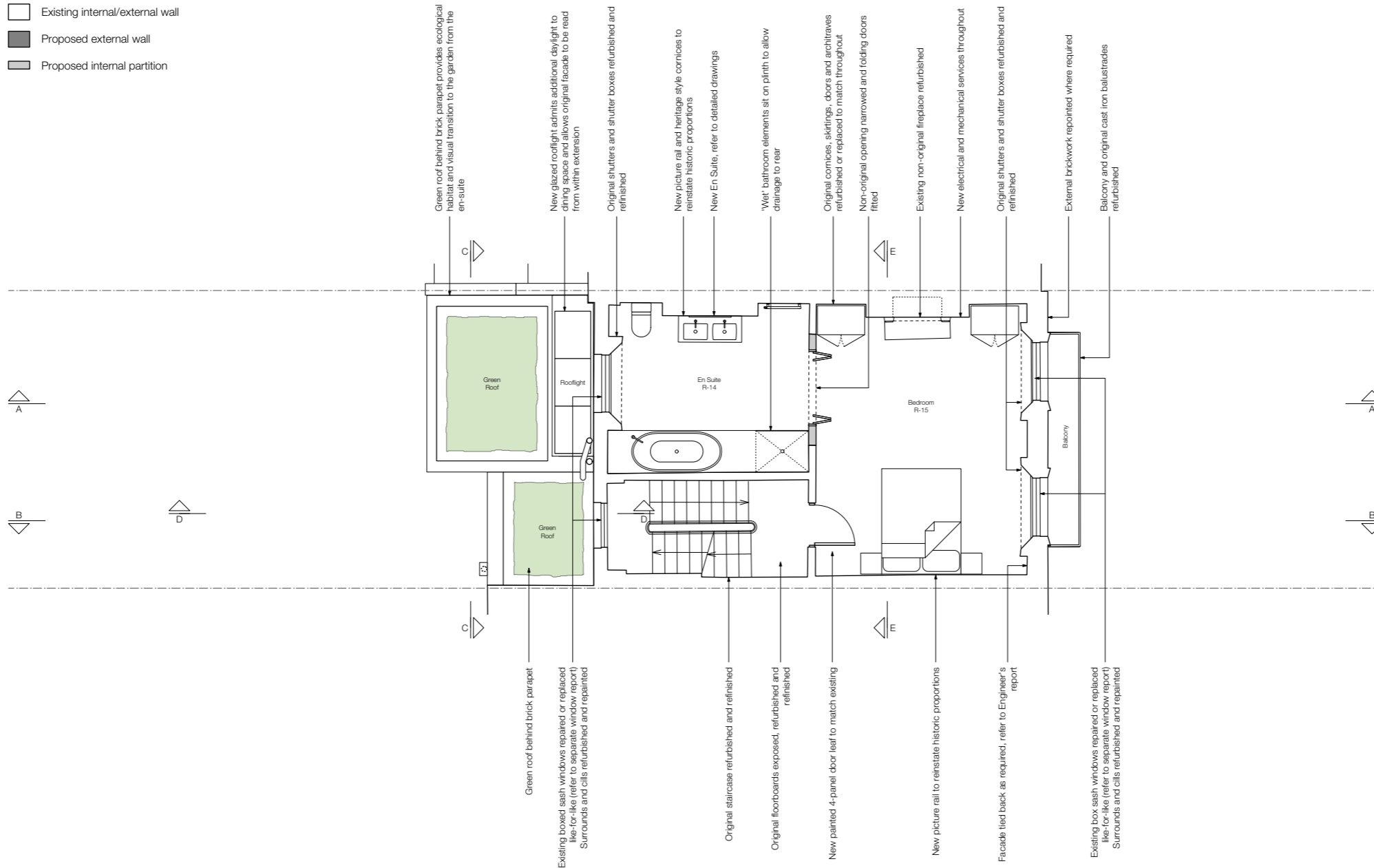
Rather than tile the floor of the ensuite, it is proposed to expose, refinish and refurbish the original floorboards. This will carry through into the master bedroom linking the spaces. To provide adequate water protection and allow drainage to be installed without disrupting the historic fabric, it is proposed to sit the 'wet' elements of the ensuite (i.e. shower and bath) on a tiled plinth that runs along one side of the space.

The pre-application discussions raised the concern that a plinth could disrupt the historic volumes, so the proposals have been revised to reduce the amount of plinth and limit it to one side of the space. We feel that the historic volumes are unimpeded and the ability to expose the floorboards, reduce the amount of tiling and make a feature of the chimney breast, is a heritage advantage. It also works well in an aesthetic and functional sense.

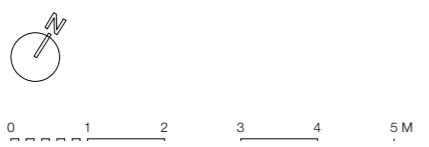


**Key**

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Project:  
47 Albert Street

Client:  
Mr & Mrs Morgan

Usage:  
Proposed First Floor Plan

Drawing Number: Rev:  
P1604\_P\_203

## Second Floor (House)




The pre-application submission proposed to create a 3rd floor roof extension to allow the building an adequate number of bedrooms to be used as a family home (i.e. 3 bedrooms). We were advised that this would be strongly resisted and as such a roof extension is not submitted as part of the application.

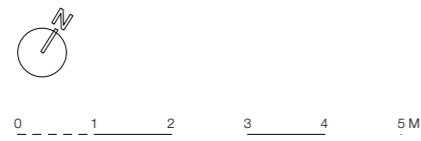
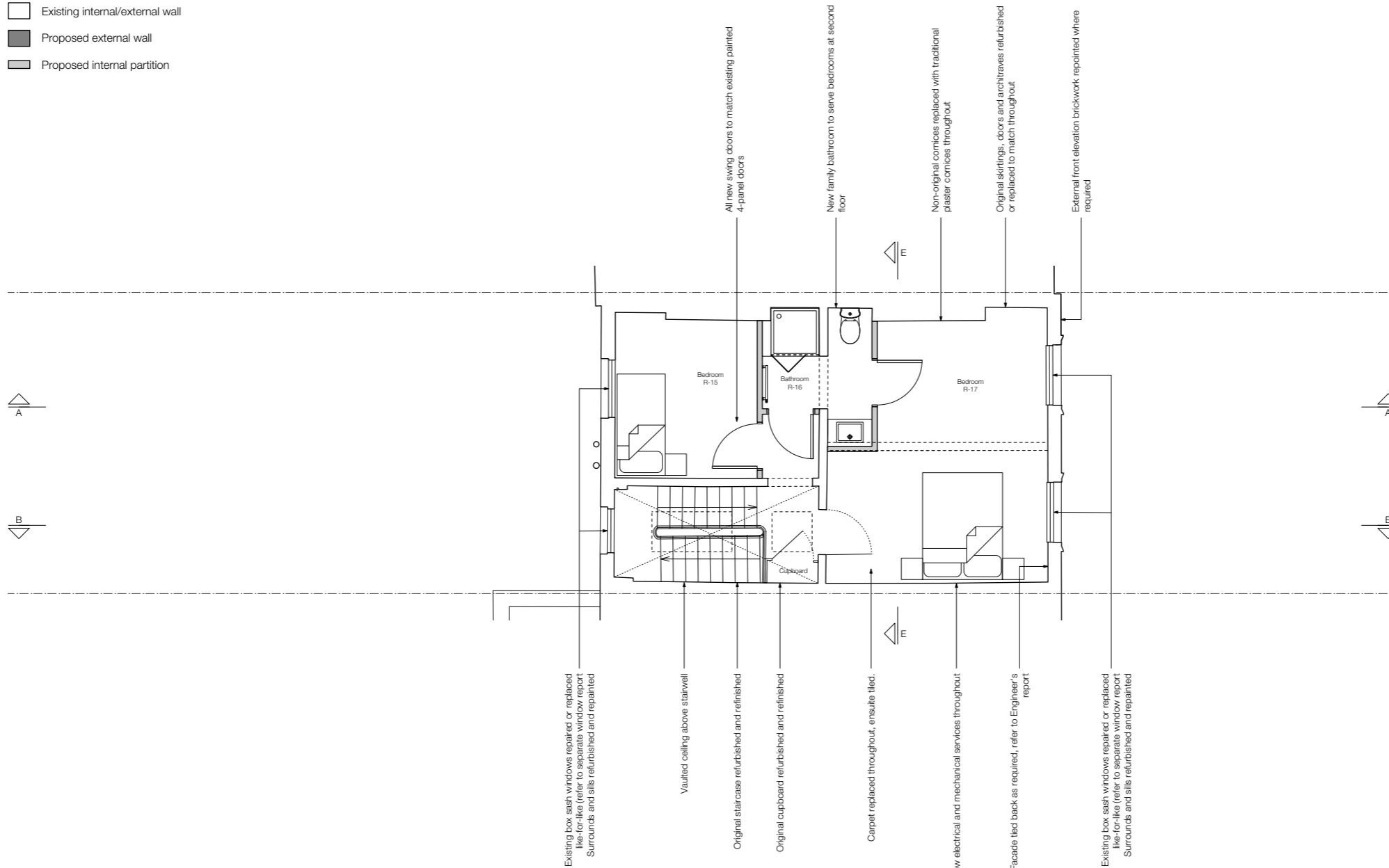
To maintain 3 bedrooms, it is proposed to alter the layout of the second floor and introduce a family bathroom. We are aware that this is contentious in heritage terms and the proposals have been scrutinised. However, we have deemed that the layout as submitted is most appropriate for the scheme for the following reasons:

- The 2nd floor is lower down the hierarchy of historical importance. Few historic features are remaining at this level. The most important are the staircase, staircase cupboard and windows which are all to be retained and refurbished.
- It is apparent that the spine wall suffers from structural problems (refer to Structural Report). As such, it is necessary to open up the wall and inspect the studs; works that will significantly disrupt the historic fabric. In this context, introducing a doorway-sized opening is relatively harmless to facilitate this optimal layout.
- The second floor suffers from water ingress and as such, major refurbishment works need to be undertaken to the roof and ceiling.
- The pre-application advice states that a shared bathroom facility could be provided in a single room on either the first or second floors. Providing this on the second floor reduces the number of bedrooms to 2, which is not appropriate for a family house of this size. Providing this on the first floor removes the en suite facility, with 3 bedrooms sharing a single bathroom which again is not appropriate for a family house of this size.
- The layout of the bathroom is compact and allows for 2 properly-sized bedrooms (as per the original design intent), rather than compromised layouts.
- New doors, architraves etc. are to match the existing. The non-original coving is to be replaced with suitable heritage-style cornicing to improve upon the sense of heritage.

Alongside these layout changes, it is proposed to remove the ceiling above the staircase to create a vaulted ceiling and allow the form of the butterfly roof to be read internally.



- Key**
-  Existing internal/external wall
  -  Proposed external wall
  -  Proposed internal partition



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Project:  
 47 Albert Street

Client:  
 Mr & Mrs Morgan

Drawing:  
 Proposed Second Floor Plan

Drawing Number: P1604\_P\_204



Panorama of the Existing Roof




## Roof (House)

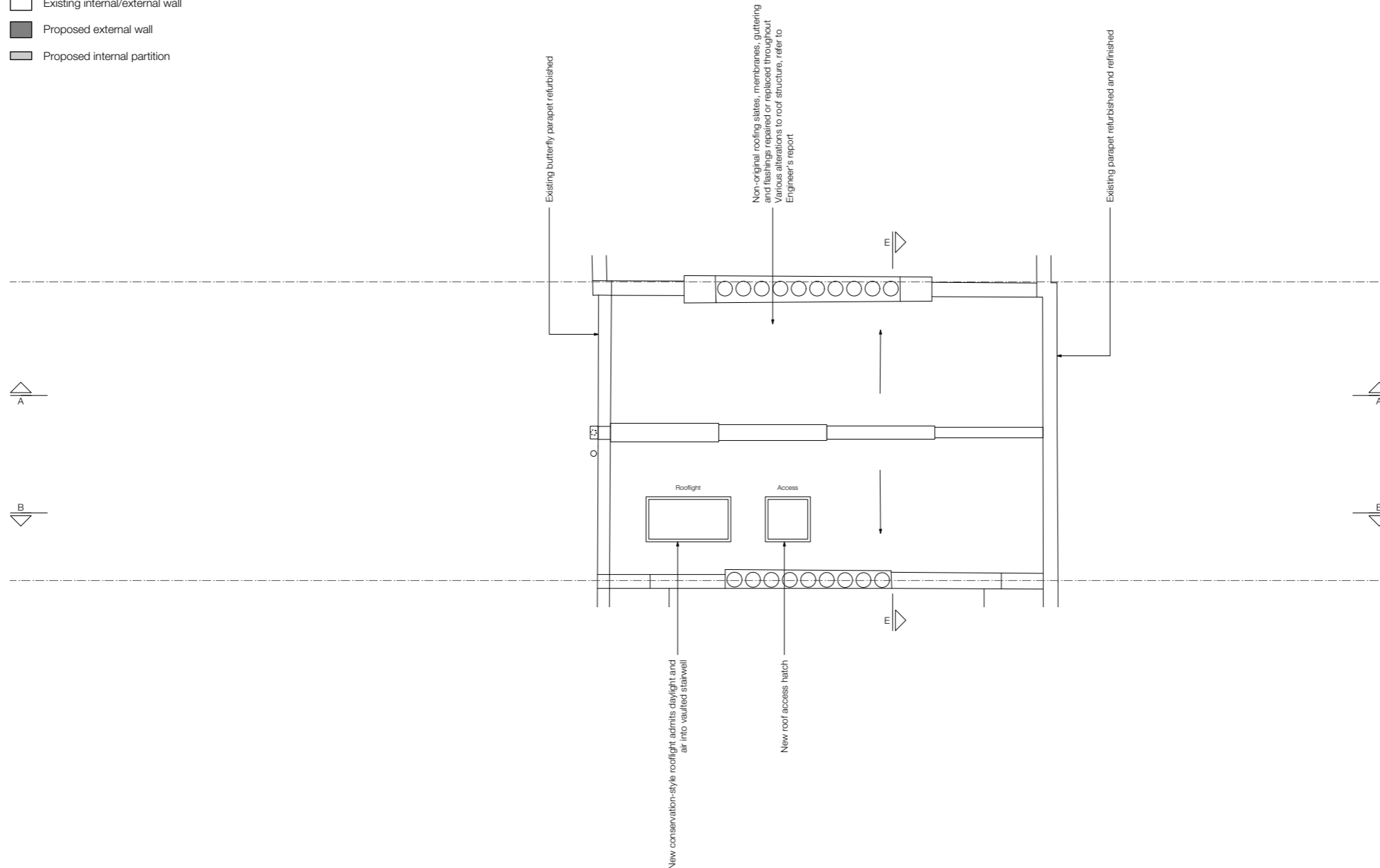
Due to pre-application advice that a roof extension would not be supported by the council, this submission only proposes to undertake works to make the roof watertight and structurally sound.

Most of the historic fabric of the roof has been lost over time. Although the main roof beam is intact, many rafters are rotten and some have been supplemented with new timbers; the slates, flashing and guttering are all modern. Despite this and evidence of remedial work, the roof suffers from water ingress which is most pronounced where the valley gutter passes through the rear parapet. The failure is likely due to flexibility in the structure (please refer to Structural Report).

It is proposed to lift the slates to install a new breather membrane and then reinstated or replace as required. The lead guttering, flashing etc. will all be replaced.

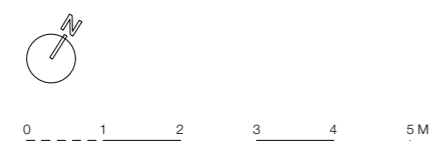
It is also proposed to replace the roof access hatch and install a rooflight above the stairwell. Both of these elements will sit approximately 150mm above the slates and not be visible from the street.

- Key**
-  Existing internal/external wall
  -  Proposed external wall
  -  Proposed internal partition



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Project:  
 47 Albert Street

Client:  
 Mr & Mrs Morgan

Drawing:  
 Proposed Roof Plan

Drawing Number: P1604\_P\_205

## Front Façade

It is proposed to refurbish the front facade of the building. Works include; refurbishing (or replacing like-for-like) all dilapidated single-glazed sash windows; repainting all window surrounds; repointing brickwork where required; refurbishing and repainting the existing parapet; repairing and repainting the stucco; and refurbishing the front door.

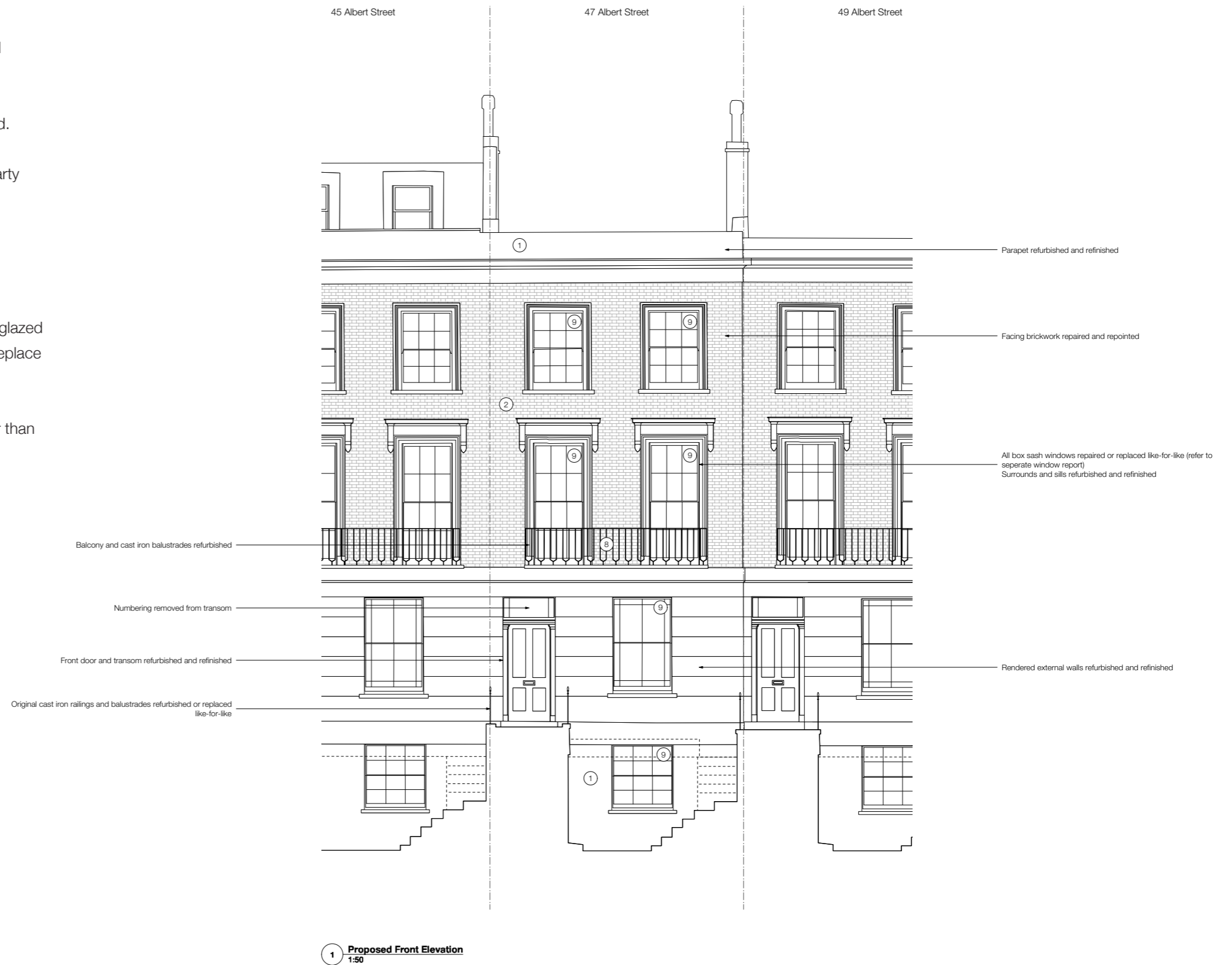
The balcony and cast iron balustrades will be refurbished and repainted.

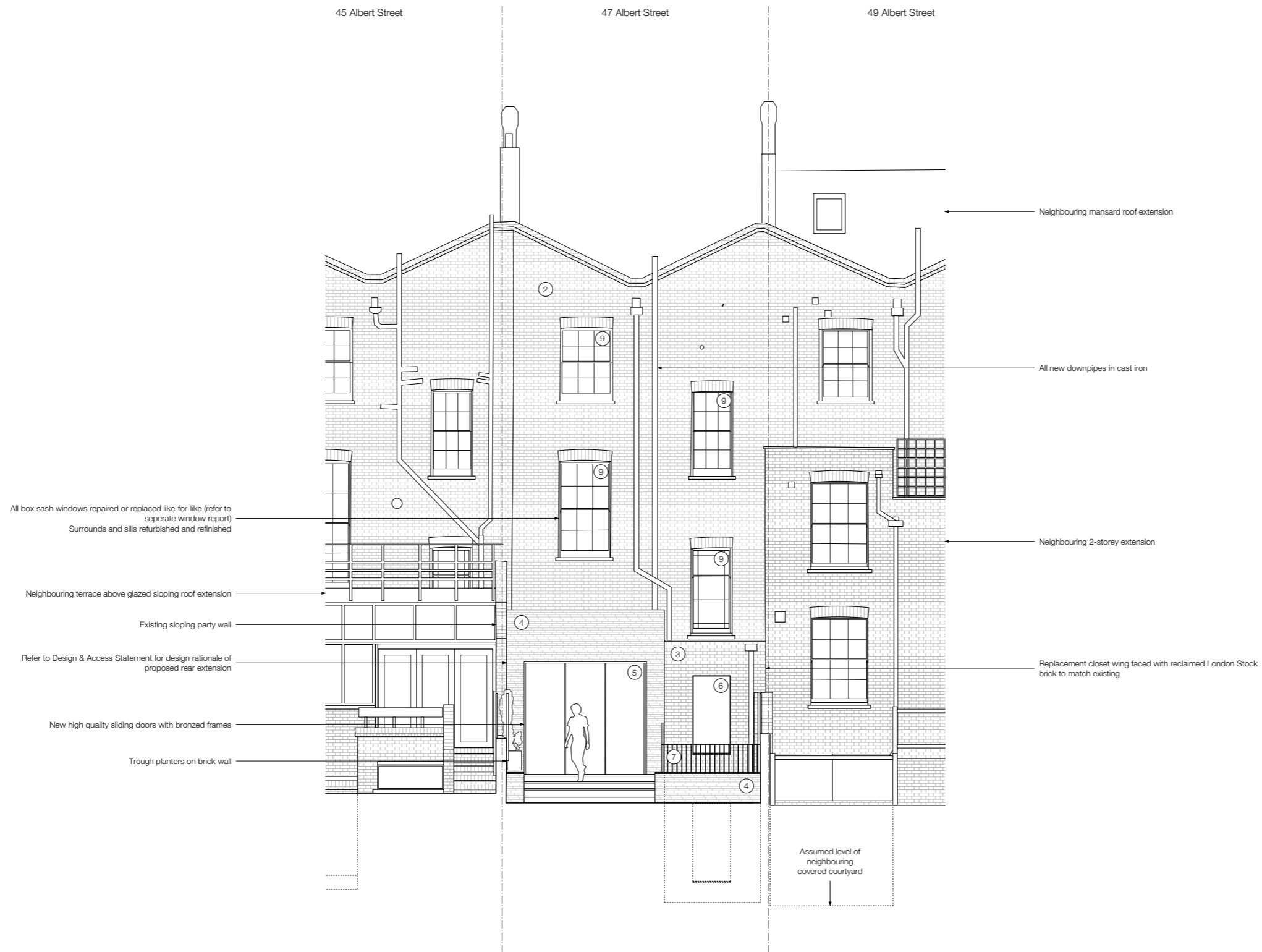
Structural works are also required to tie the front facade back to the party walls, please refer to the submitted Structural Report.

## Rear Façade

It is proposed to refurbish (or replace like-for-like) all dilapidated single-glazed sash windows; repair and repaint all window surrounds and sills; and replace uPVC downpipes with high-quality painted cast iron fittings.

The areas of brickwork that become internal will be limewashed, rather than plastered, to retain the impression of the brick.





1 Proposed Rear Elevation  
1:50

## Landscaping

It is proposed to improve the visual amenity of the front garden, and reinstate historic features. The proposals include; replacing the non-original concrete paving slabs with high quality stone paving; rebuilding the damaged brick wall between no's 47 and 49; replacing non-original brick planters with black metal planter boxes; painting out the existing utilities box; repairing the dilapidated cast-iron railings and installing a new painted cast-iron railings (to match existing) to the street boundary and lightwell.

The design intent for the rear is to create a densely planted garden oasis. The patio will be constructed with high quality stone and bounded by low brick walls of the same material as the extension. Planter troughs and trellis (with year-round planting) along the boundary with no.49 will increase visual separation between the upper patios. Simple metal balustrades will be finished to the same colour as the new window frames and protect the edge of the lightwell.

The swept form of the path allows for a secluded rear patio, screened by tall plants and shrubbery. The existing fruit tree is retained, giving the garden a sense of maturity and providing some visual separation from the buildings on Mornington Terrace. Waist-height planting to the south of the path allows sunlight into the rear patio and a wildflower lawn allows views from the house to a small water feature. This is likely to be a bowl fountain or similar, no taller than 1m.

The boundary walls and trellis's are to be retained to maintain visual separation from the neighbouring gardens and increase the green backdrop.





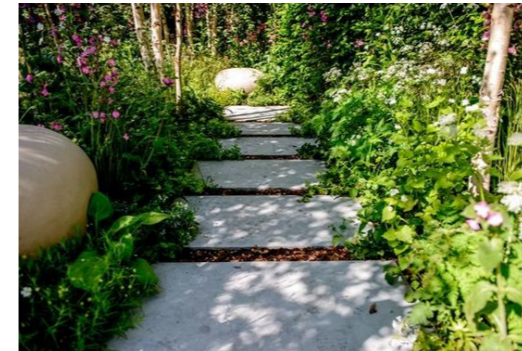
A sweeping garden path allows for a secluded rear patio area



Tall grasses and wildflowers create meadow-like lawn area



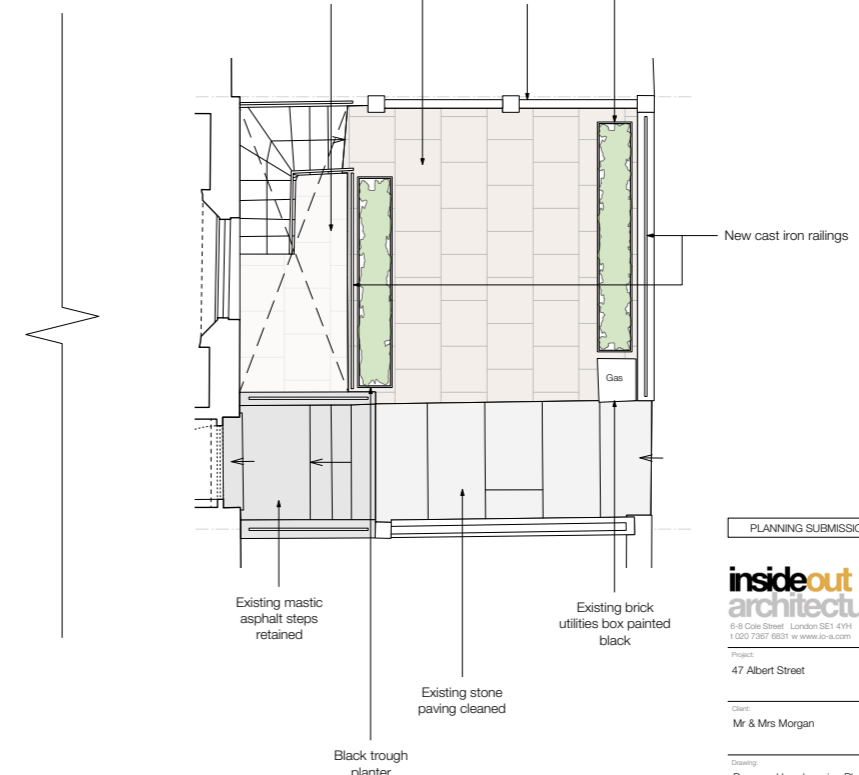
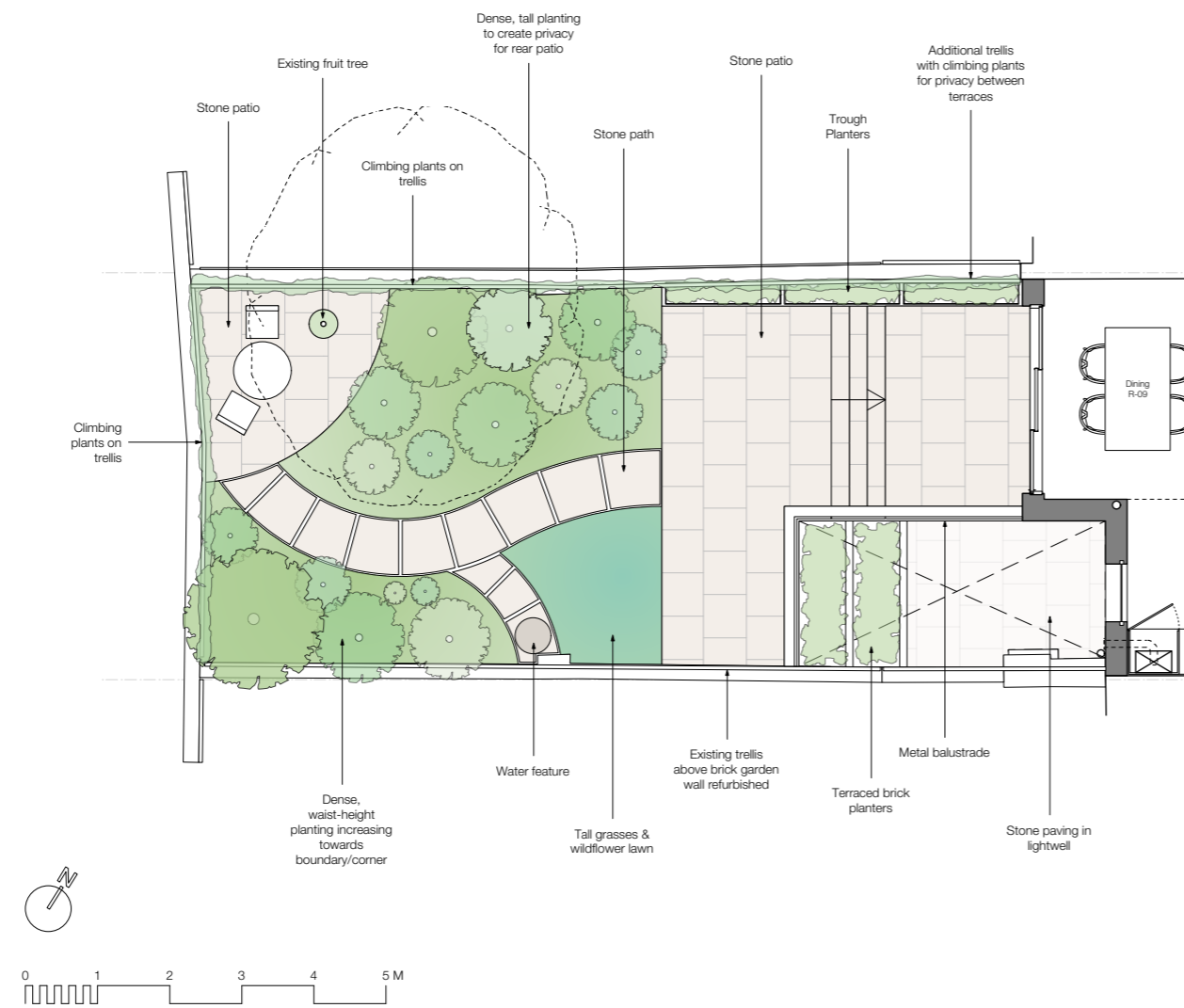
Dense, tall planting creates an informal garden oasis and elicits a sense of privacy



Stone paving for patios and paths is durable and ties in with the building aesthetic



Simple black trough planters compliment cast iron railings in front garden and provide a more formal front garden



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Project  
47 Albert Street

Client  
Mr & Mrs Morgan

Drawing  
Proposed Landscaping Plan

Drawing Number  
P1604\_P\_206

Date  
Aug 16

Scale  
1:50@A2

### Access

The proposals have been designed to improve accessibility as far as heritage considerations allow:

- The rear extension provides a safer and more direct access to the garden, instead of the rickety timber walkway.
- Where new layouts are proposed, the corridor widths, doorways etc. all conform to Part M of the building regulations.



## Conclusion

The existing building has been vacant for a number of years and is in need of refurbishment.

The proposals intend to improve the layout of the existing building to facilitate its use as a single-family dwelling, whilst sensitively retaining, refurbishing and reinstating the historic fabric. Modern elements introduced to complement and enhance the traditional details.

The proposed rear extension and courtyard would improve daylight to the lower ground floor accommodation, provide additional living space at ground floor and allow a connection from the house to the garden. The rear extension is a modern contrast to the original building, yet references the historic proportions, sense of permanence and material qualities it possesses.

A heritage consultant has been involved from the early stages to ensure that historic features are identified and considered throughout the design process. A detailed report is provided as part of this pre-application submission.