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Project: 1604 - 11 Prince Albert Road

Heritage Statement

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Background

Introduction

Under the National Planning Policy Framework 2012, "*in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*".

Accordingly, this document aims to:

- describe the historic building and it's setting
- assess the significance of the building

- explain the design concept for the proposed works
- describe the impact of the proposed works on the historic building, it's setting, and neighbouring listed buildings.

This document is intended to be read alongside the Design and Access Statement.

The Heritage Assets

The application relates to 11 Prince Albert Road. There are a number of listed buildings nearby, as shown on the map in Appendix B.

Description of 11 Prince Albert Road

11 Prince Albert Road is a semi-detached mid-nineteenth-century Victorian residential villa, one amongst a street of similarly styled period properties, on the northern perimeter of The Regent's Park in Camden, in the Primrose Hill Conservation Area.

The property sits in the Primrose Hill conservation area, established in 1971. The property is currently empty in anticipation of future construction works, has been scaffolded to enable survey access, and contractor's site facilities have been established.

Together with its neighbours, it was entered on the Statutory List of Buildings of Special Architectural & Historic Interest at Grade II in 1974, with the below details. NB – the text description is extensive due to covering 15 properties – only the portions relating to *this* property are quoted below.

1-15, PRINCE ALBERT ROAD

List entry Number: 1329905 Grade: II
Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999
TQ2883NW PRINCE ALBERT ROAD 798-1/75/1339 (North side) 14/05/74 Nos.1-15 (Consecutive)

Listing NGR: TQ2845283679
Street of 15 related detached and semi-detached villas. Mid C19. Probably built by J Guerrier and P Pearse. Stucco.

EXTERIOR:
...
Nos 10 & 11: semi-detached pair. Symmetrical facade of 3 storeys and attics, 2 windows each. Attic dormers in slated mansard roofs. Entrances in central bays, recessed to 2nd floor level and separated by paired Ionic columns in antis supporting a simplified entablature with continues around the building. No.10, round-arched doorway, No.11, square-headed; both with patterned fanlights and panelled doors. Recessed sashes with margin glazing above. Slightly projecting outer bays with pilasters at angles rising to support entablature. Tripartite sashes; ground floors with pilasters supporting pediments, upper floors with consoles on mullions. Attic storey with recessed sashes having margin glazing and pilasters supporting cornice and parapet. Tall slab chimney-stacks.
...
INTERIORS: not inspected.

The relevant planning history of 11 Prince Albert Road is included in the Design & Access Statement.

Significance of the heritage asset

The significance of historic fabric reflects a judgement against a number of criteria, including (but not limited to) such as the following (taken from BS 7913-2013):

architectural value	craftsmanship / technological value	cultural value
townscape value	artistic value	aesthetic value.

The age of the fabric is not the sole factor of relevance.

Externally this building – under its current scaffolding – appears to be a well presented villa, albeit in need of some attention. It is significant mainly as part of a set of similar period buildings in a formally laid out streetscape around Regent's Park, contributing to the wider conservation area and local identity. Camden's Conservation Area Statement identifies that Prince Albert Road was part of Nash's original plan for Regent's Park. Like most old buildings, it is significant on principle because of its relative rarity and corresponding cultural importance.

All the historic internal finishes and wall linings have been removed at some previous point in the building's life, but the timber stud wall frames mostly survive, with most of the remaining walls currently being exposed bare brickwork. Historic sash window frames are present, together with some window surrounds and architraves internally. The sashes are believed to have been substantially renewed previously. Some ceilings exist to the fourth floor and underside of the staircase, but careful investigation has shown these to be variously modern plasterboard and modern plaster with metal lathing and plastic backing. No lath and plaster has yet been found on the site. The principle staircase is a cantilevered stone design from upper ground floor to first floor, a period cantilevered timber design from first to second floor, and a simpler timber design to third floor. The cantilevering-timber flight is somewhat distorted at present, and investigation has identified it has been subject to remedial work in the past, with apparently limited success.

Although the building sits in a garden with mature planting of general aesthetic and amenity benefit, the existing landscape is not felt to be of particular merit or significance.

Generally this is a high status property, significant because of its external group presence, and internally for its few surviving period features, which are considered important given what has previously been lost.

Proposed works

Description, & impact on the heritage asset

The proposed works change the permitted layouts to better suit the needs of the current owners, and incorporate some additional remedial proposals. The main proposals are summarised in the table below -to be read in conjunction with the application drawings. These have been developed in accordance with the general good practice as set out in BS 7913 (2013) *Guide to the conservation of historic buildings*.

As a property in the Crown Estate, a licence from the estate to permit undertaking the work will have to be sought, subject to their further review. A dialogue has been opened with the estate regarding the works.

Ref no.	Storey	Proposal	Rationale	Comments / Impact on historic building
1	Roof	Replacement of several broken chimney pots with replicas of same design.	Repairing damage.	Aesthetic improvement.
2	Roof	Renewal of all leadwork to match existing, and where practical introduction of ventilation to the underside of the lead. Reinstatement of missing leadwork including flashings to Party Wall.	Existing leadwork is generally in poor condition, attributed in part to poor 1980s workmanship. To ensure weathertight layer of the building remains sound.	No visual change to building. Ventilation beneath lead roofing is now encouraged by the Lead Sheet Association to avoid underside corrosion and premature failure of the metal roofing, particularly in parts of a building which are 'exposed' such as dormers.
3	Roof	Lifting and relaying of slate roof, replacement of any degraded/broken natural roof slates to match existing.	To enable junction details for new leadwork to be formed correctly, the slate roof needs to be lifted and re-laid. Also to repair damage	Retained (weathered) slates will be installed to the front facing roof slopes so far as possible. No impact on historic fabric.
4	Roof	Replacement of modern 1980s roof battens	To permit membrane change	No impact on historic fabric.
5	Roof	Replacement of 1980s sarking membrane from prior re-roofing	Specification is incompatible with the new insulation (next item).	No loss of historic fabric, breathability of building is improved.
6	Roof	Insertion of breathable insulation between rafters (sheep's wool thermal insulation).	The above roof works presents an opportunity to improve the thermal performance of the roof.	Proposals are to be accordance with Historic England best practice technical guidance.
7	Roof	Structural alterations to roof – raising of 3no modern collar ties and modern joists. The original rafters would remain.	To eliminate modern downstands caused by collar tie beams, improving headroom in the third floor.	As noted by Ian Drummond Structural Engineers: *"The roof appears to have been re-structured and, while the rafters appear original, there is a framework of down-stand beams on the ceiling of the third floor which suggests that the roof has been re-supported by a more modern arrangement."*
8	Roof	Replacement of defective 'Velux' rooflight to rear with a conservation style rooflight of similar size.	Replacement of defective building component and incremental improvement of overall aesthetic.	No impact on historic fabric.
9	Third Floor	Replacement of 4 existing modern double glazed casement dormer windows with new,	Existing modern windows are of poor quality and degraded condition.	No impact on historic fabric.

		to match existing.		
10	Facades	Replacement of cast iron rainwater goods where defective, with new replicas in same material.	Visual survey makes clear that some (mostly non original) components are corroded and failing, with evidence of water damage to the adjacent façade.	Existing rainwater goods will be retained as far as practical. Reclaimed goods will be used if matching design is available.
11	Second floor roof	Replacement of failed asphalt curved roof to rear three-storey extension, with new traditional lead barrel roof with batten rolls.	Existing asphalt is failing and requires replacement. A lead roof, well specified to conservation standards, should prove more durable than asphalt, and more in-keeping with the aesthetic of the property. It is now preferred not to use asphalt for at height health and safety reasons, nor generally on historic buildings due to fire risk.	Aesthetic improvement. Given the age of the historic building, it seems probable the curved roof was originally finished in metal. In the recent past all the neighbouring properties (matching and group listed) were in common ownership – many have similar asphalt roofs thought to be from this modern period, to their rear extensions, although some are in lead.
12	Rear facade	Adjustment to design of glazing to rear elevation of permitted lower ground floor extension.	To provide an increased level of daylighting into the new extension, and to have a symmetrical elevation (visually more in keeping with the listed building).	Design as existing permissions does not create a particularly attractive rear façade, and the space created suffers from a narrow deep lightwell.
13	Externally	Adjustment to setting out of permitted external stairs beside permitted extension	The new steps between the lower garden and middle garden require adjustment to accommodate the revised window position.	No adverse effects on setting of the historic building.
14	Externally	Terraced planting and associated alterations to rear lightwell, steps & terrace.	Design as existing does not enable a visual or physical connection between the gym and rear garden. Does not allow a good level of daylight into the gym. The revised proposal achieves both without adverse impact on the listed building or its wider setting.	Proposed terracing does not affect the tree root protection areas or neighbours, and is entirely invisible from public areas.
15	Internally	Careful lifting of existing floorboards, and the replacement of those which have warped beyond re-use or otherwise are badly damaged with new of same material and finish.	Required due to deteriorated condition of some boards.	The retained original historic floorboards will be concentrated in primary spaces, away from sanitaryware (water leaks being a potential source of future damage). Modern plywood will be used in bathrooms.

16	Internally	Levelling of floorboards when relaying. Refer to Appendix E.	To create even level floors to the rooms	Introduction of timber firrings between joists and floorboards, to adjust levels. No loss of historic fabric.
17	Internally	Investigation to all embedded primary structural timbers - joist, rafter, and beam ends - to confirm any instances of rot deriving from heightened moisture, and careful in-situ repairs if appropriate.	Owing to the prior reported moisture issues, this is intended to prevent the weakening or deterioration of the historic structure, and /or the spread of fungal decay. Some rot has been identified to embedded timbers at lower ground floor level (see photo 28).	Investigation by specialist. All repair works to be specified by architect and structural engineer, and follow conservation best practice. Refer to Appendix D.
18	Lower Ground Floor	Lowering of floor level to major part of existing lower ground floor (as outlined on drawings).	This improves the connection between the new extension and the existing lower ground floor. It also improves the headroom in the lower ground floor which is approved to become habitable rooms where previously it was only ancillary accommodation.	Care has been taken to ensure that the lower ground floor would not achieve greater headroom than the upper ground floor (historically the more important space) to ensure the existing hierarchy of space is maintained. Refer to drawings.
19	Lower Ground Floor	Introduction of new concrete floor slab to lower ground floor with integral waterproofing membrane (see also next item).	The existing Lower Ground floor slab is of poor concrete construction and uneven. The new slab allows for thermal upgrade as part of works to improve quality of space in the lower ground floor.	Removal of existing floor slab of little significance.
20	Vaults Lower Ground Floor	Introduction of plastic waterproofing membrane system (a) to the inside of the vaults, and (b) to the perimeter of lower ground floor where floor level is lowered, at low level.	To prevent ingress of moisture from the ground immediately behind which would affect the interior of the building.	
21	All floors	Slim profile metal framed secondary glazing to all single glazed windows, installed in depth of existing window surrounds.	To improve the energy efficiency in a reversible and discrete manner.	Configuration to match existing windows; sashes to align.
22	All floors	Careful in situ repair refurbishment and redecoration of existing single glazed sash windows by specialist. See also item 9.	To ensure timber, protective coatings, and mechanisms remain in good order without undue loss of historic fabric.	Ensuring the existing fabric remains in good order.

23	Front and side facades	Removal of all plain cementitious render from front and side facades. Replacement with traditional lime render, to same final appearance and aesthetic. Existing string courses, pediments, etc with detailing to be retained, any minor defects made good.	To restore the vapour permeability which the historic fabric would have possessed originally and for much of its life, as part of a strategy aiming to resolve the reported severe internal moisture accumulation issues within the building's fabric.	The works will have a positive impact on the integrity of the historic structure. Historic England and SPAB strongly advise against introducing barriers to the passage of moisture vapour to the construction of old buildings, such as modern cement render. The new render would be as the lime 'Roman cement' render prescribed in the Crown Estates External Redecoration Guidelines & Standard Specification
24	All facades	Mechanical repair of various masonry structural defects: cracks in brickwork, failing lintols, corroding embedded metal etc. refer to the Structural Engineer's drawings K1914/13 and K1914/14 for details	To resolve various structural issues and ensure the long term integrity of the historic building. The structural engineer has determined via monitoring that there is no ongoing movement.	Repairs (internal stiching lintols or helibar) will be concealed once complete.
25	All facades	New discrete lead flashings to copings and profile tops.	To ensure proper shedding of rainwater.	No adverse impact.
26	All facades	Where inappropriate modern bricks have been used for local remedial works in the past, these will be removed and new traditional imperial stock bricks inserted	As noted in Crown Estate Specification, bricks of different types (e.g. traditional stock bricks vs modern bricks) have different movement characteristics which can cause cracking when they are used together inappropriately.	To ensure long term stability.
27	Rear facade	Skilled repointing of the entire rear brickwork façade in traditional lime mortar to a slightly recessed profile, which will visually unify the building.	Existing pointing is failing generally, and has been subject to numerous local cement patch repairs of indifferent quality with modern weatherstruck profiles, all of which detract from the building's aesthetic value, and impede the passage of moisture and restrict movement, accelerating the decay of the brickwork.	The required mechanical repairs (above) will cause this repointing to be required to a wide areas.

28	Internally to all facades	Installation of max 40mm breathable internal drylining insulation and breathable lime plaster skim finish, suitable for historic buildings.	To improve the thermal performance of the building whilst preserving the newly re-established vapour permeability of the exterior walls. Existing solid walls thickness varies by storey, approximately 375-500mm thick including external render.	Existing historic window surrounds sit 35-40mm forward of the face of brickwork, presumably due to historic plaster now lost. See photos of the existing historic internal window surrounds and panelling in Appendix C. The works will have a positive impact on the integrity of the historic structure.
29	First to Second floor	Stabilisation and repair works to existing historic cantilevered timber staircase flight from First & Second Floors. Refer to Appendix E.	The staircase flight has deflected with age - proposed works are to stabilise and remedy this, to ensure the appearance and long term survival of this feature.	No loss of significant fabric or detailing from the remedial proposals.
30	Front door	Replacement of existing modern front door and plastic fanlight above with more appropriate traditional panelled door and fanlight (to match neighbouring property).	The existing front door, whilst a panelled design, is of lightweight modern softwood and composite board, which raises concerns about both durability and security. The fanlight above is plain with adhered plastic radial glazing bars, alluding to a more ornate design but clearly inappropriate.	11 Prince Albert Road is one of a pair with its neighbour, as mentioned in the Listing description, therefore matching the new door and fanlight to the existing design of its neighbour seems highly appropriate.
31	Lower Garden (shed area)	New external plant concealed behind attenuated louvre screen, To suit proposed heating cooling and ventilation design for the building.	The proposed location is discrete and unsighted from public viewpoints, and removes the existing corrugated-iron roofed shed.	No adverse impact on the setting of the listed building. No loss of significant fabric.
32	Front vault	New external plant concealed behind attenuated louvre screen	The proposed location is discrete and unsighted from public viewpoints.	No adverse impact on the setting of the listed building. No loss of significant fabric.
33	Generally	Removal of assorted minor embedded timbers to external masonry walls; fill voids with brick to match adjacent.	Embedded timbers are at risk of rot, especially given reported prior moisture issues and impervious cement render. Difficult to check small timbers for signs of rot without removing, or remove without damage; once removed, limited benefit to reinstating if damaged.	Embedded timbers of low significance removed. Risk of brown/white rots affecting structural timbers diminished.

Conclusion
The collection of proposals above will generally enhance the listed building, and help ensure its continued use and maintenance in good order.

Impact on neighbouring heritage assets

There are a number of listed buildings nearby, as shown on the map in Appendix B. The proposed external works are similar in nature – although slightly different in detail - to those already approved by Camden. The small differences between the approved scheme and the newly proposed scheme do not meaningfully change the impact on any neighbouring listed buildings.

Most of the proposed internal works do not impact the neighbouring buildings.

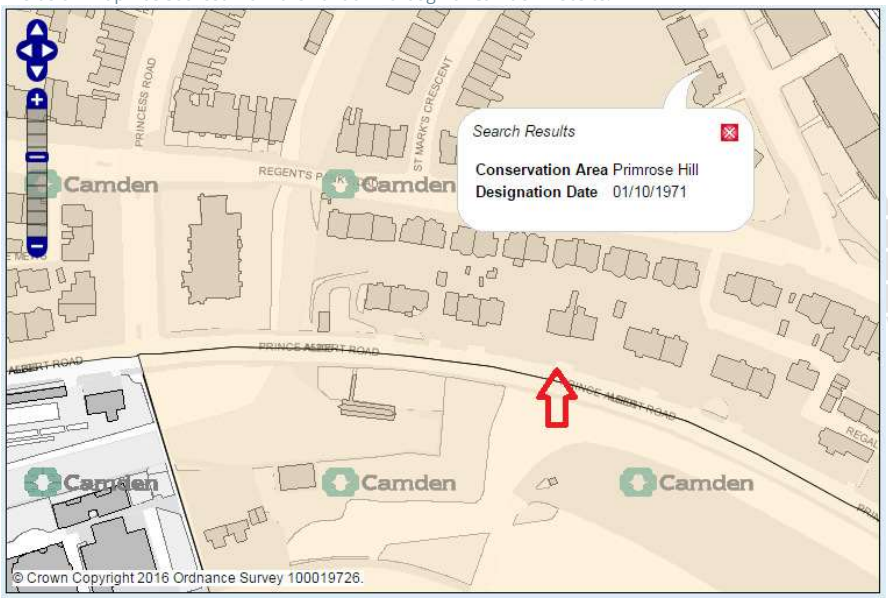
A few of the work items may be notifiable under the Party Wall Act, i.e. involve works to the wall shared with No. 10 Prince Albert Road (also listed). All works subject to a Party Wall Award which would be subject to detailed scrutiny by the appointed Surveyors for the applicant and the neighbour, with regards minimising (and if appropriate monitoring) impact on the neighbouring building. This work would also be subject to the aforementioned licence from the Crown Estate being sought.

Conclusion
The proposals will not adversely affect nearby heritage assets.

Supporting Information

Appendix A - Conservation Area Map

The below map was sourced from the London Borough of Camden website.



Appendix B – Neighbouring Heritage Assets

The below map was sourced from the Historic England website.

Appendix C - Site Photographs

Photo 3: Lower ground floor

Photo 4: Ground Floor

Photo 5: First Floor

Photo 6: Second Floor

Photo 7: Third Floor

Photo 8: Rear façade with cracking and movement

Photo 9: Poor modern repointing.

Photo 10: Various poor modern remedial pointing.

Photo 11: Crack to façade moulding

Photo 12: Full height structural cracking, through bricks and modern render.

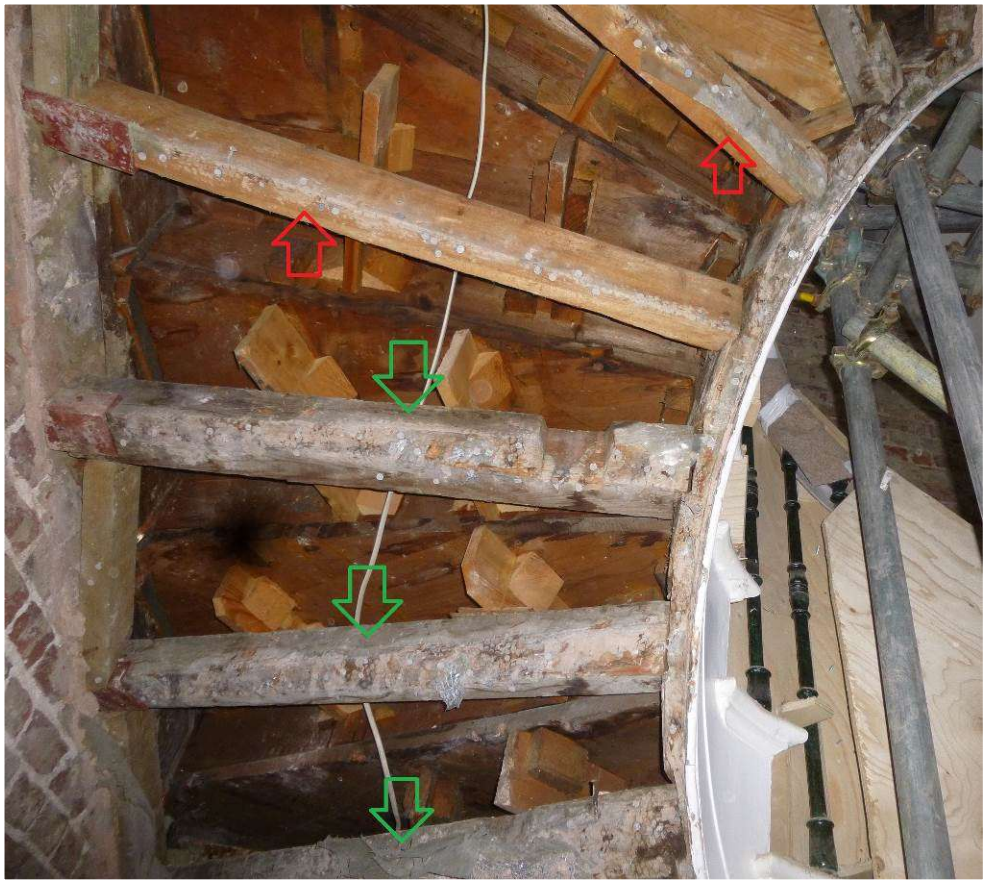
Photo 13: sash window and surround, first floor

Photo 14: sash window, second floor

Photo 15: modern double-glazed dormer window third floor

Photo16 : Asphalt roof to rear extension

Photo 17: Failed modern asphalt to rear curved roof



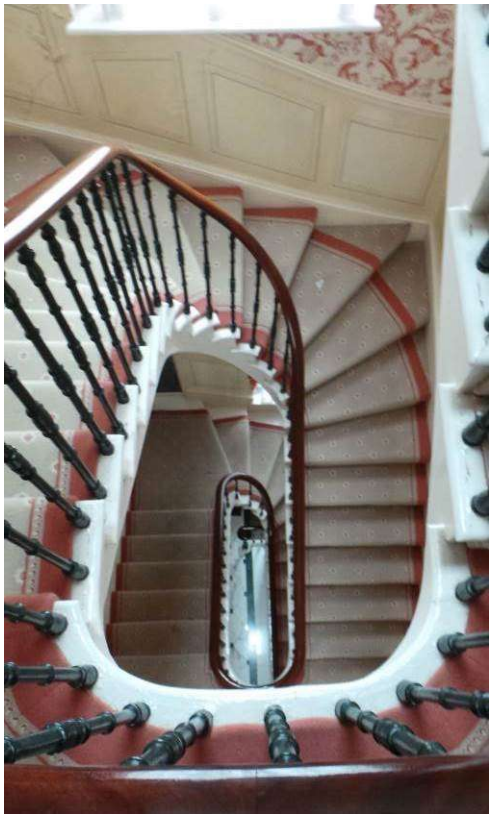


Photo 18 (top left): existing timber staircase in context, showing protective temporary plywood overcladding and temporary propping

Photo 19 (bottom left): staircase opening up (approved by conservation officer) underway showing modern EML and plastic behind gypsum plaster.

Photo 20 (right): exposed staircase structure to sagging timber winders, showing historic (green) and modern (red) structure, together with inadequate metal connections to wall. See also drawing 701.

Photo 27 (right): archive photo showing carpeted staircase and balusters, and faux panelling wallpaper.

Photo 22: Front door

Photo 23: Existing plastic faux fanlight over front door.

Photo 24: Existing modern rooflight

Photo 25: vault with utility supply.

Photo 26: inaccessible vault (seen through hole).

Photo 27: Blocked doorway to inaccessible vault.

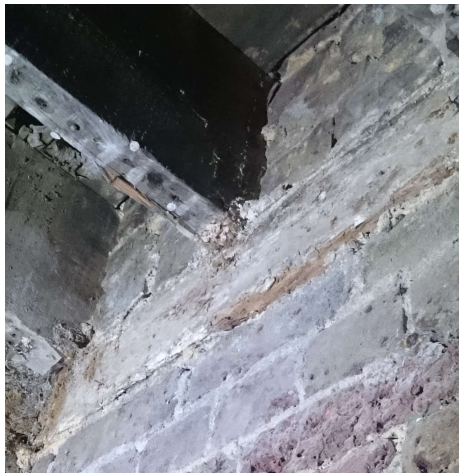


Photo 28: Evidence of rot, lower ground floor.

Appendix D –Repair methodologies

16. Levelling of historic floorboards.

Where historic floors are uneven, or sag in the middle due to the deflection of historic structural timbers over time, it is proposed to introduce tapered spacing-pieces of timber on top of each existing joist, so that the floor can be restored to a single flat plane. This will aid those living in the home.

17. Investigation of embedded historic timbers for fungal and insect attack.

The exact methodology is to be agreed with a specialist, but would generally be in accordance with Historic England guidance e.g. as *Ridout, B: Timber Decay in Buildings (2013, Taylor & Francis).* It may involve careful temporary removal of individual bricks or use of probes.

24. Remedial works to masonry facades

The existing structure has been reviewed by our structural engineer. The repair proposals are shown on the following drawings:

- Wolff Architects' drawing 1604-PL-**221** and 1604-PL-**231**.
- Kashec structural engineering drawings K1914-**13** and K1914-**14**

Generally it is intended that work would be in accordance with Historic England guidance as far as it is available for the proposals, e.g. as:

Practical Building Conservation: Mortars, Renders & Plasters (2012, Routledge).

Practical Building Conservation: Earth Brick and Terracotta (2015, Routledge).

27. Stabilisation of the cantilevered timber staircase

The existing structure shown in the photographs in appendix D has been reviewed by our structural engineer. A discrete repair methodology has been developed, as shown on the following drawings;

- Wolff Architects' drawing 1604-PL **701**.
- Kashec structural engineering drawings K1914-**03** and K1914-**04**

This involves stainless steel plates resin-anchored into the masonry and concealed behind new wall linings, each with an angle section pre-fixed to it, set so as to sit beneath each existing cantilevering timber and provide suitable support. The earlier metal repairs would be removed as redundant; the new repair would be concealed behind a new curved plaster soffit formed to the original line, and minimal loss of historic fabric would result.