

HISTORIC BUILDING IMPACT ASSESSMENT

FOR

**THE PROVISION OF NEW YORKSTONE STEPS TO THE FRONT
OF**

**9 ST GEORGES TERRACE,
LONDON
NW1 8XH**

**PREPARED BY:
PELLINGS**

**ON BEHALF OF:
FORTGRADE LIMITED c/o TRUST PROPERTY MANAGEMENT**

**DATE PREPARED:
MARCH 2018**

Ref: Historic Building Impact Assessment

1.0 HISTORY, CHARACTER & SIGNIFICANCE OF THE BUILDING

- 1.1 9 St Georges Terrace is part of Primrose Hill Conservation Area which was first designated by Camden Council on 1st October 1971. The building was built circa 1852 and first Grade II listed on 24 September 2017.
- 1.2 The property can be seen today with limited alterations externally but internally it has been converted into four self-contained units each under different ownership.
- 1.3 It is part of a terrace of 11 houses constructed of pale yellow stock brick with stucco ground floors. Each house has a Doric porch which supports a stucco balustrade. Other features are the tripartite windows with stucco render columns and the cast iron railings.
- 1.4 There will be no adverse impact on the historical or special architectural interest or character of the building. The front steps leading to the main entrance door are plain concrete. The proposed installation of Yorkstone steps to the front main entrance and associated making good to the decorations will have little to no impact on the external visual integrity/design of the building.

2.0 ASSESSMENT OF BUILDING SETTING & CONTRIBUTION TO LOCAL SCENE

- 2.1 The proposal does not affect significant views of the building neither does it affect the character of the wider area/local scene.

3.0 IMPACT ASSESSMENT OF PROPOSAL (EXTERNAL WORKS)

- 3.1 The visual appearance of the steps will be altered but, the materials and new appearance will be more in keeping with those that existed when the property was built. See Photograph 1 and Photograph 3.
- 3.2 The works are external, will not conflict with the building and there will be no impact on the original features.

4.0 PROPOSED MATERIALS TO BE USED

- 4.1 A new base will be constructed supported on pre-stressed concrete lintels. A water-proof membrane will be applied chased into the balustrade walls and finished with matching render. The disturbed decorations to the adjacent surfaces will be painted to match the existing. The steps will be finished with yellow Yorkstone which would have been used in the original construction. See Photograph 3.
- 4.2 Where the water-proof membrane is applied to the walls a render coat will be applied over and it will be painted white to match the adjacent masonry.
- 4.3 NB: The proposals can be seen in the photographs 2, 3 and 4 below

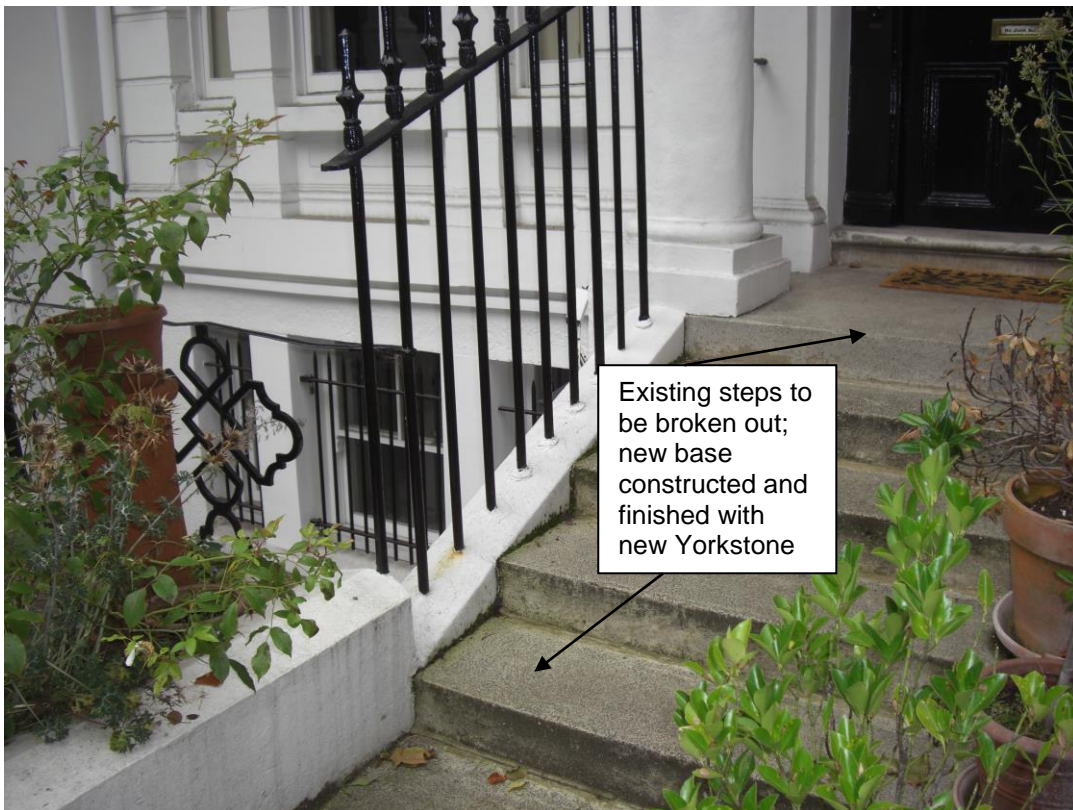
5.0 PROPOSAL JUSTIFICATION

- 5.1 The repair solution will be carried out with great care and respect, the authenticity and significance of the building and its fabric will not be affected.
- 5.2 The proposed works are required to remedy water ingress into the basement flat. The base and water-proofing will not be visible. Redecoration of painted areas will be to match the existing.

The works will improve the lower ground floor resident's current living conditions.



Photograph 1



Photograph 2

Photograph 3 below shows Yorkstone steps to the front of a different property in St George's Terrace; Similar material is proposed for House 9, St George's Terrace.



Photograph 3

Proposed colour for new stone steps.



Photograph 4