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Project: 1604
11 Prince Albert Road

Design & Access Statement



8th August 2018

Design Statement

Background

11 Prince Albert Road is a semi-detached mid-nineteenth-century Victorian villa, one of street of similar properties, probably built by J Guerrier & P Pearse, and currently used as a private family home.

It was entered on the Statutory List of Buildings of Special Architectural & Historic Interest at Grade II in 1974, and sits in the Primrose Hill conservation area, overlooking the Regent's Park in Camden. It was owned by the Crown Estate for many years, and the Estate still has some controls over the property by means of a covenant.

Externally the building appears a fine period property -albeit in need of some attention- but internally very few period features have survived: notably the primary & secondary structure, floorboards, staircase, and the windows and their surrounds. Further information is included in the Heritage Statement.

Permissions were previously granted for works to the property:

- October 2015: Permissions 2015/4843/L & 2015/4670/P granted for 'erection of a lower ground floor extension and internal alterations namely the formation of a small opening to the side wall to connect to the lower ground floor extension, the removal of non-original partitions, repairs to structural walls and the renewal of internal fixtures and fittings'.
- April 2017: Permissions 2016/5656/P & 2016/5830/L were granted for a more developed set of proposals based on the 2015 permission, for various alterations, extension, and remedial works. The implementation of this permission has started, and works are ongoing.

The building sits in a respectable garden with several mature trees. An arboricultural survey was undertaken for both the above permissions, from which root protection areas were established as indicated on the drawings. *NB no works affecting trees are proposed in this application.*

Design Proposals

Introduction

As part of the detailed design development and technical specification work associated with executing the already permitted works, we now seek listed building consent for further (generally minor) changes to the listed building. These are an assortment of changes for various reasons; an overview is presented below, and all are indicated on the drawings which accompany the application.

The attached Heritage Statement provides the rationale for each, and assesses the impact on the significance of the listed building.



Minor proposed changes to the landscaping and external works

Minor changes to the approved landscape design are proposed as shown on the drawings, notably a new bin store is proposed behind the entrance gates, where it will be unseen from the public street and therefore not affect the impression of the listed building. The front lightwell is being retained at its existing width, which will avoid difficulty adapting the existing railing pattern to a narrower form as was originally permitted.

The extent of the new basement is proposed to be reduced at the southern end, now that the existing public sewer across the site has been identified by careful survey, since clearly the structural works must not interfere with that. This therefore brings about a slight change to the landscape transition between the Middle Garden (being the basement roof) and the Upper Garden.

A low level of landscape lighting is proposed, to allow the site to be safely used in the evenings and in winter, particularly to illuminate the various steps on the site which might otherwise be hazardous (the proposed fittings are concentrated to the new rather than historic fabric and are pictured on drawing 210).

It is proposed to add railheads and piers to the already permitted metal balustrade on the permitted new side extension, for aesthetic reasons, which slightly alters the new part of the rear elevation. All the other railings remain of the designs already permitted, on cast stone copings throughout. It is also proposed that two diagonal balustrades down in the bottom of the rear lightwell, should be changed to glass balustrades; they are reasonably well hidden, and this would improve the feeling of light and space in the basement interior.

The various other minor changes are shown on the drawings submitted with the application.

Proposed changes to the listed building.

The Heritage Statement included with this application itemises each change to the listed building, its rationale, and assesses the impact on the historic fabric and significance. An overview is presented below:

It is proposed to discretely alter the rear of the single storey rear extension, to better accommodate the mechanical plant intended to be located there. The change won't be visible externally.

The roofs of the rear extensions are asphalt, which is failing having reached the end of its natural life, and a like-for-like repair is proposed, with the flat roof's roofline proposed to be raised slightly (around 80mm) to accommodate a small amount of new thermal insulation above the concrete roof deck, whilst still remaining below the existing parapet levels.

The services design requires the provision of air bricks, for extract and intake purposes. This is in association with bathroom and as part of the MVHR system which will manage humidity and temperature through the property, which is of benefit giving the building's prior history of moisture accumulation within the fabric.



The small clerestory window at the base of the gable end wall – which was proposed to be created under the previous permission from an existing larger opening – is now not proposed. Mindful of the stability problems this gable wall has suffered from – our structural engineer has said it would be preferable not to have this interruption to the bonded brickwork.

It had been identified that the new side extension would complicate the rainwater drainage route from the main roof's north gutter. To ensure reliability of this system, it is proposed to introduce an additional rainwater downpipe on the north façade, adjusting the gutter to suit, and retain the existing northwest rainwater pipe as non-functional for visual symmetry on the gable elevation.

The existing chimney pots represent a route for rainwater ingress into the building, and it is proposed to install bespoke cowls to these, which could be removed later should there be a need to use the flues in the future.

Below left: proposed cowl placed in-situ for review

Below centre: existing blocked fireplace (partly covered) in space which becomes the family kitchen.

Below right: proposed stove for basement in reopened fireplace



Until recently the lower ground floor housed the property's heating boiler, clearly a twentieth century introduction using the existing flue. It is proposed now to reopen the brick built fireplace in this location – the room is already permitted to become the family kitchen – and to install a stove using that flue instead.

Assorted minor internal layout adjustments are proposed, having arisen from working through the detailed design with our client's interior designer. These are indicated on the drawings.

A discrete CCTV system has been designed for the exterior of the property, using mini dome and mini bullet style fittings (pictured on drawing 221). After careful consideration, the cameras have been located generally on the reverse of the boundary walls, looking towards the listed building. A single camera is proposed on the rear elevation to watch the various entrance doors, which cannot be seen easily from the boundary due to the changes in level and balustrading.

Access Statement

No changes are proposed to the access to the property.

