

106 HIGHGATE ROAD, LONDON NW5

## **HERITAGE STATEMENT**

INCLUDING DESIGN AND ACCESS STATEMENT



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AAB architects

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*Drawings attached with this application*

357\_0\_01 Location plan

*existing*

357\_LB\_0\_10 Lower ground floor

357\_LB\_0\_11 Upper ground floor

357\_LB\_0\_12 First floor

357\_LB\_0\_13 Second floor

*proposed*

357\_LB\_1\_10 Lower ground floor

357\_LB\_1\_11 Upper ground floor

357\_LB\_1\_12 First floor

357\_LB\_1\_13 Second floor

*Issue*

Revision: V1 Listed building Consent application 08.10.18

## 1 INTRODUCTION

### 1.1 Purpose of this document

This document is to be read in relation to current application for listed building consent for minor alterations to no. 106 Highgate Road. It summarises the history of the building and its context and evaluates the impact of the proposed works upon it.

No. 106 Highgate Road is a four storey house, within a terrace of six houses known as Fitzroy Terrace, all of which are listed Grade II. It lies within the Dartmouth Park Conservation area.

### 1.2 Fitzroy Terrace

The terrace was listed in 1999. The listing notice is as follows:

*Terrace of 6 houses. Late C18, altered and repaired. Believed to have been built to house servants of the Fitzroy family. Yellow stock brick with red brick dressings; central name plaque. 3 storeys and semi-basements. 2 windows each except No.98 with 1. Semi-basement openings mostly segmental-arched; doors mostly part-glazed. Round-arched 1st floor sashes with gauged red brick heads and intersecting tracery; main entrances formerly at this level. 2nd and 3rd floor, gauged brick flat arches to recessed sashes. Coped parapet. INTERIORS: noted to retain good original features.*

Other evidence seems to suggest that the construction date was in the early 1800s, around 1810-15.

The main alteration to the terrace has been the relocation of the front doors from the upper ground to basement level. This has been done uniformly to the whole terrace, when it was still in single ownership.



Front elevation of Fitzroy Terrace

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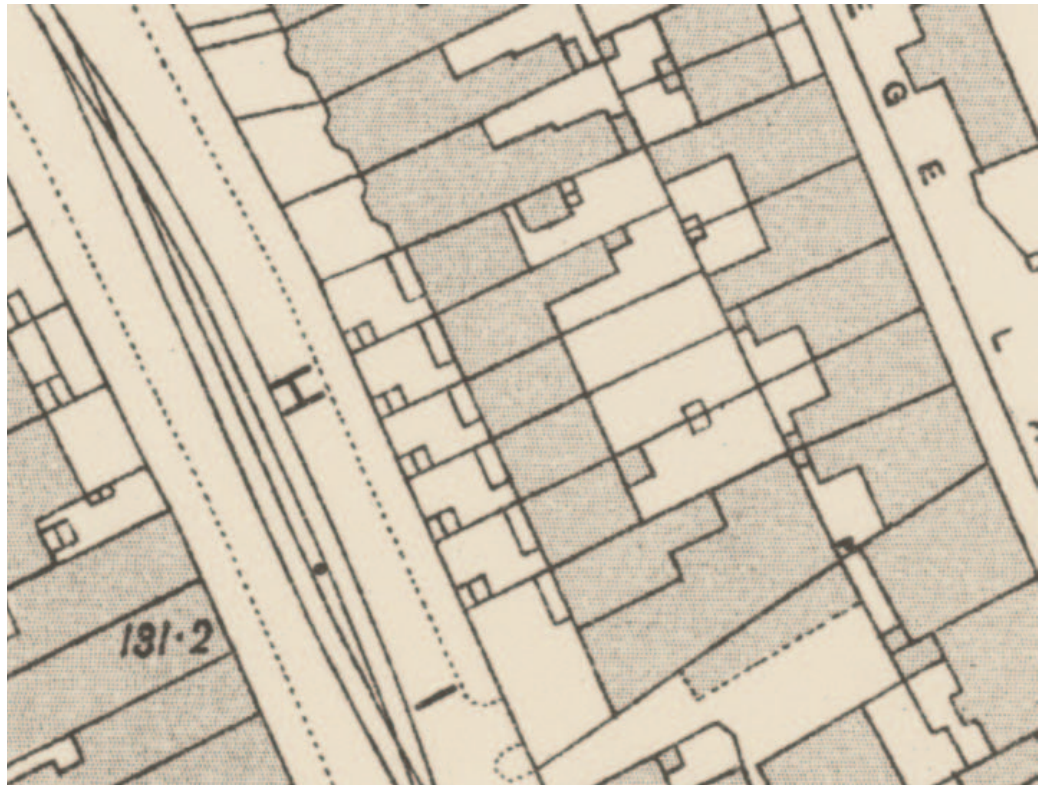
### 2.1 Existing building

The internal layout of the building is relatively unchanged, although modern finishes and fittings have been introduced. Original fabric surviving internally includes:

- the staircase
- timber panelling
- doors and architraves
- skirtings
- timber floor boards

The main alterations to the building are as follows:

- relocation of the front door from upper ground to lower ground level
- construction of rear extension
- formation of roof terrace



*OS plan 1893-95*

*Showing upper ground floor access to front doors and extension to no. 106*

### 2.2 Proposed works

#### *Upgrading existing panelling*

Works are proposed to provide better acoustic and fire separation between the staircase and the rear rooms of the house at upper ground, first and second floors. At present the rooms are separated from the staircase by a thin, timber-panelled partition, which provides minimal resistance to the transfer of sound or fire.

The timber panelling is original, and contributes to the character of the building, along with the original doors and frames. It is proposed to retain the panelling insitu, and to upgrade its performance by adding plasterboard screens to the room side of the partition.

The screens are designed as modern elements that can be detached from the building fabric without damaging it, if and when required. They are clearly distinguishable from the original building fabric, which retains its legibility.

#### *Upgrading existing doors*

Plasterboard screens are also proposed to the two door openings between the front and rear rooms at ground and first floor. This is to provide better acoustic separation between adjoining rooms.

The original panelled doors are to be upgraded to improve fire resistance by using an intumescent paint system by Envirograf. This will require those doors which have been stripped of paint be redecorated.

#### *Replacement ceilings*

At lower ground floor the original ceilings have previously been removed, and replaced with various modern materials (pine boarding and a lightweight board set between the existing joists). It is proposed to remove these and replace with fire resisting plasterboard.



Lower ground floor, front room

Original ceiling has been removed and floor joists exposed. A modern board has been inserted between the joists.

Proposed works: fix plasterboard to underside of floor joists.

*See drg. 357\_LB\_1\_10*



Lower ground floor, rear room

Proposed works: timber boarded ceiling to be removed and replaced with plasterboard

*See drg. 357\_LB\_1\_10*



Upper ground floor, landing

Original timber panelling to ground floor bedroom, resulting in

- poor acoustic privacy
- disturbance from use of stairs
- lack of fire protection to stair

*See drg. 357\_LB\_0\_11*



Upper ground floor, rear room

Non-original cornice to be removed along line of timber partition to enable installation of fire resisting lining.

Proposed works: provide plasterboard screen to bedroom side of the timber panelling. Partition to be designed to be demountable, with a minimum fixings to the historic fabric.

De-mountable plasterboard screen to be fitted into existing door frame opening, and doors kept shut.

*See drg. 357\_LB\_1\_11*



Original timber panelling to 1st floor bedroom, resulting in

- poor acoustic privacy
- disturbance from use of stairs
- lack of fire protection to stair

*See drg. 357\_LB\_0\_12*

First floor, panelling



Non-original cornice to be removed along line of timber partition to enable installation of fire resisting lining.

Proposed works: provide plasterboard screen to bedroom side of the timber panelling. Partition to be designed to be demountable, with a minimum fixings to the historic fabric.

De-mountable plasterboard screen to be fitted into existing door frame opening, and doors kept shut.

*See drg. 357\_LB\_1\_12*

1st floor, rear bedroom



Timber panelling abutting window frame



Window to first floor rear room



Timber panelling to stairway, 2nd floor

The original ceiling has been altered at some point in the building's history, and modern timber cladding inserted at high level.



2nd floor rear bathroom

Modern timber cladding at high level.



2nd floor rear bathroom

The original ceiling has been altered at some point in the building's history, and modern timber panelling inserted at high level.

Proposed works: provide plasterboard screen to bathroom side of the timber panelling. Partition to be designed to be demountable, with a minimum fixings to the historic fabric.

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#### *Reason for the works*

The enclosure to the staircase is currently not protected by fire resisting construction, and the proposed works are necessary to improve fire safety. The works will increase the fire resistance by a combination of Fireline plasterboard and an intumescent paint system.

#### *Impact on existing building fabric*

The proposed works have been designed to minimise the impact on the original building fabric. The screens will be free standing and pinned in place at top and bottom with a minimum number of fixings. Rubber strips are used to separate the new timber screens from the existing floor and ceiling to avoid damage.

#### *Visual impact on existing building fabric*

The surface is a plain painted plasterboard, framed by painted aluminium edging strips, fixed to prepared timber surrounds that will be painted white. The insertions will be clearly identifiable as a modern addition and not obscure the reading of the original interior.