

# Alexandra Road Estate

## Management Guidelines



2<sup>nd</sup> Edition



Levitt Bernstein 

# Alexandra Road Estate

## Management Guidelines

2<sup>nd</sup> Edition

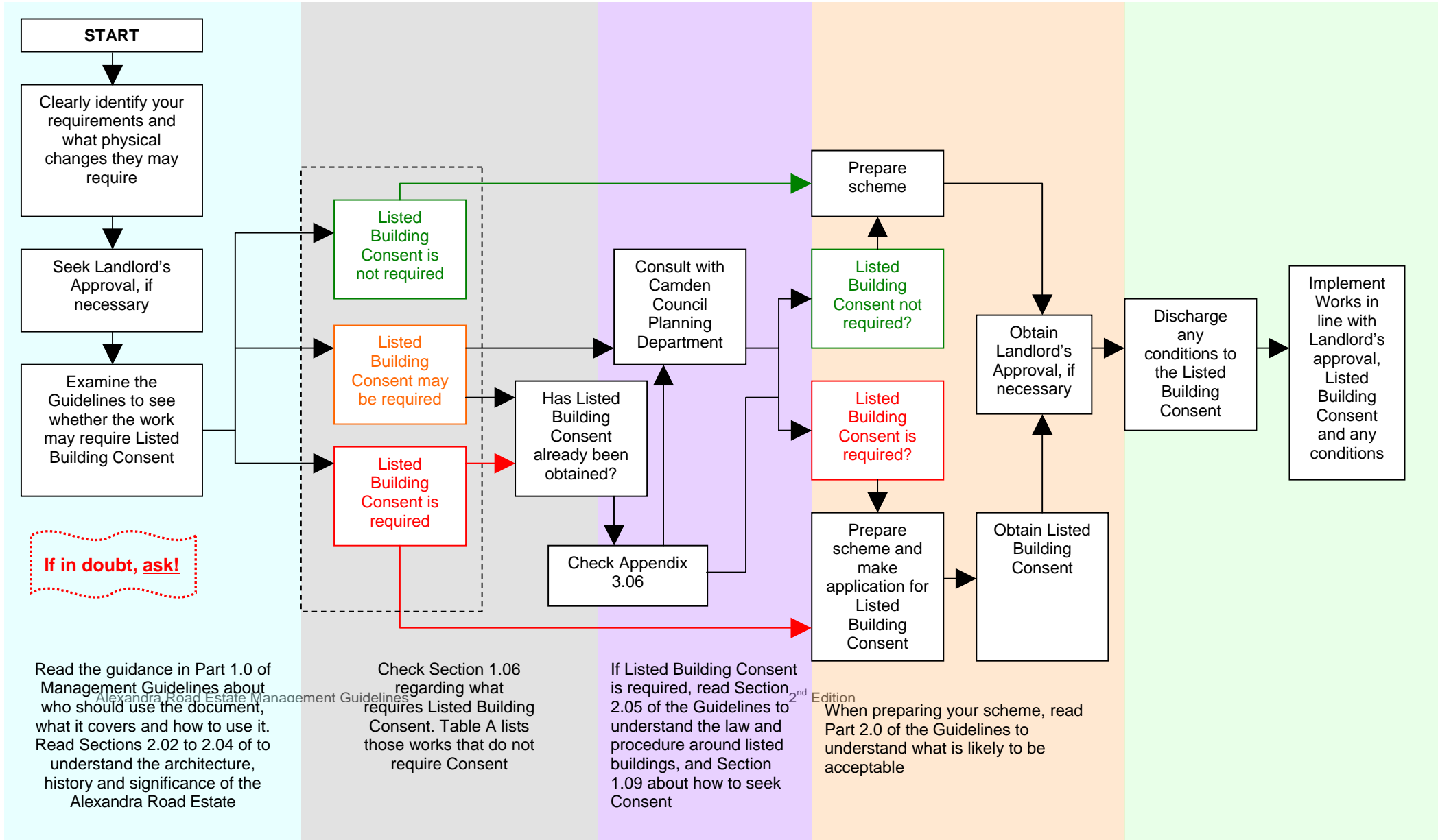
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# How to use this document



## 1.0 The Agreement

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### **1.01 The Alexandra Road Estate Conservation Management Agreement and Guidelines**

- 1.01.1 The parties to this Agreement undertake to use the Guidelines for Alexandra Road Estate, which are appended to the Agreement.
- 1.01.2 The parties acknowledge the significance of the building as described in the Guidelines and in using the Guidelines, the parties will seek to ensure the preservation of the special architectural and historic interest of the listed building.
- 1.01.3 Where works of maintenance, repair or alterations are proposed or implemented at Alexandra Road Estate by Camden Council or its agents, those parties will design and implement the works in accordance with the prescription and advice contained in the Guidelines.
- 1.01.4 Where permission is required of Camden Council by other parties who wish to carry out works to Alexandra Road Estate, the Council will ensure that before giving such permission the proposals have been designed in accordance with the prescription and advice contained in the Guidelines, and will use its best endeavours to ensure that works that has been carried out is in accordance with such permission.
- 1.01.5 When Camden Council in exercise of its function as a local planning authority considers applications for Listed Building Consent for works at Alexandra Road Estate, it will have regard to the prescription and advice contained in the Guidelines when assessing the proposals.
- 1.01.6 Similarly, when English Heritage is required to advise the Secretary of State regarding the acceptability of applications for Listed Building Consent for works at Alexandra Road Estate, it will have regard to the prescription and advice contained in the Guidelines when assessing the proposals.

For the London Borough of Camden, Housing Department

Signed

Date

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Director of Housing

For the London Borough of Camden, Environment Department

Signed

Date

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Director of Environment

For English Heritage

Signed

Date

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Regional Director, London Region

## **1.02 The parties to the agreement**

1.02.1 The parties to the Agreement and the associated Guidelines are as follows:

- Camden Council's Housing Department within the Housing and Adult Social Care Directorate of the Council;
- Camden Council's Environment Department within the Culture and Environment Directorate of the Council;
- English Heritage.

1.02.2 The person responsible for holding and maintaining the Agreement and the associated Guidelines is the Director of Housing or their nominee within the Housing Department.

1.02.3 Camden Council own Alexandra Road Estate and its land, and the responsibility for the Estate lies with the Council's Housing Department. The day to day running of the Estate is the responsibility of the Hampstead District Housing Office, a section of the Housing Department.

1.02.4 Camden Council are the local planning authority for the area of the Estate, and the planning functions of the Council are exercised through the Council's Environment Department. The Development Control Team and the Conservation & Design Team within the Environment Department have responsibility for performing the Council's planning function.

1.02.5 English Heritage is the Government's adviser on the historic built environment, and has a statutory role in the planning process.

## **1.03 Purpose and objectives of the Agreement and the Guidelines**

1.03.1 The purpose of the Agreement and Guidelines is to help those responsible for instigating or controlling works of repair, maintenance or alteration at Alexandra Road that may be the subject of Listed Building Consent to manage change to the listed building in an efficient manner. In achieving this purpose, the Agreement and the associated Guidelines have four objectives:

- To provide a greater understanding of the special architectural and historic interest of the listed building by describing its history and significance
- To make clear what works or alterations do not require Listed Building Consent
- To provide an indication of what works may require Listed Building Consent
- To provide guidance on acceptable change to the building where Listed Building Consent may be required

1.03.2 A set of Management Guidelines was prepared for Alexandra Road Estate in 1999. The Agreement and the associated Guidelines constitute an updated and expanded version of the 1999 document.

1.03.3 The Guidelines are essentially a Conservation Manual. Section 7.2.4 of BS 7913 gives the following advice:  
'As an aid to the proper care of any building, particularly a large and/or complex historic building, a conservation manual should be prepared. This should be a permanent and accessible document containing essential information on the building, guidance on appropriate maintenance, management and housekeeping procedures, essential health and safety information and reference to the constraints to which any proposed work may be subject'

1.03.4 The Alexandra Road Management Guidelines do not contain health and safety information. Users of the Management Guidelines are responsible for addressing

health and safety matters in respect of any works or maintenance that the Management Guidelines may describe.

## **1.04 Statement of Significance**

- 1.04.1 Designed in 1968 and built between 1972 and 1978 by the London Borough of Camden Architects Department, Alexandra Road Estate is one of the most ambitious examples of the innovative new social housing emerging from the Department at this time, and of new housing in Britain. Its architect was Neave Brown.
- 1.04.2 Camden was formed in 1965 from the London Boroughs of Hampstead, Holborn and St Pancras and was one of the largest, wealthiest and most ambitious of the new London Boroughs. The architect's department under the leadership of Sidney Cook was, like all local authorities, under great pressure to build large amounts of housing. Camden developed low rise, high density schemes to meet this demand rather than the system built high rise schemes adopted by many other local authorities. The Estate was seen as an opportunity to improve a whole area by the inclusion of a public park and the provision of social buildings such as the community centre, shops and special needs school.
- 1.04.3 The street is the dominant element in the design and seen as a modern translation of the traditional London Street, where the sum of the whole exceeds the individual parts in creating a meaningful urban space. All dwellings are entered directly from the streets, which are freed of traffic by the parking garage provided at low level. At Alexandra Road, Rowley Way can be seen as one of the most successful examples of the segregation of traffic and the pedestrian, and it remains a successful social space.
- 1.04.4 The linear stepped section was influenced by work developed by Leslie Martin - an idea also developed by Denys Lasdun at the University of East Anglia (1962-68) and by Patrick Hodgkinson at the Brunswick Centre in Bloomsbury (1967-72). At Alexandra Road the stepped section enabled all dwellings to have a sunny outdoor space and was further utilised to shield the estate from the noise of the railway line to the north. Alexandra Road Estate also represents a development of Neave Brown's earlier work for housing societies, undertaken while he was in private practice, at Winscombe Street and Fleet Road. Though on a much smaller scale, these too were essays in high-density developments of stacked dwellings and the considered sequencing of spaces moving from public and semi-public to private and semi-private.
- 1.04.5 The construction of the Estate is of white board marked concrete with areas of self-coloured render. The predominant materials are light in colour with contrasting joinery, inside and out. Concrete was the natural material from which to form the large, complex section, and the areas of self-coloured render are a reference to the Regency terrace. At Alexandra Road the quality and detailing of the materials is high. The care devoted to the internal fittings was perhaps unique amongst local authority departments at this time.
- 1.04.6 The quality and importance of the estate has been widely recognised both in England and abroad. It is a powerful icon of the optimism and idealism that underpinned post-war public sector architecture. It continues to be regularly visited by architectural students and practitioners.

## **1.05 The structure and content of the document**

- 1.05.1 This document consists of three parts: the Agreement, the Guidelines and the Appendices.



- 1.05.2 The Agreement records what the parties to the Agreement undertake to do. It explains the purpose, objectives and scope of the Agreement and Guidelines, and how to use them. It describes the legislation and systems of control regarding listed buildings. It describes procedures for the administration and review of the Agreement and Guidelines, for notifications, and for the inspection of the listed building. It records the works that do not require Listed Building Consent.
- 1.05.3 The Guidelines are divided into two broad sections. The first includes a description of the history and significance of Alexandra Road Estate, information regarding the statute, regulation and procedure regarding work to listed buildings, procedures for notifications and consultations, and a series of policies that govern change to the listed building. The second section provides detailed guidance on how that change can happen in practice. It is itself divided into three parts dealing with the external elements, internal elements and services. Within each of these parts a separate entry deals with the range of elements that exist within each category.
- 1.05.4 The appendices provide background information and supporting data that assists in the use of the Guidelines.
- 1.05.5 On each page of the Agreement and Guidelines, the footer contains the following information:
- The name of the document;
  - The edition number;
  - The revision number;
  - The date of the version or revision;
  - The page number.
- 1.05.6 Terminology used in the document is from BS 7913.

## **1.06 The use of the Agreement and the Guidelines**

- 1.06.1 The Guidelines are used to establish whether works are likely to need Listed Building Consent and the acceptable design or specification for those works.
- 1.06.2 The Agreement and the associated Guidelines should be used by:
- Camden Council's Housing Department and their agents when considering works of maintenance, repair or alteration to the listed building;
  - Tenants and leaseholders of properties within Alexandra Road Estate, residential and otherwise, when considering maintenance, repair or alterations;
  - The Development Control and Conservation & Design Teams within Camden Council's Environment Department when advising upon or considering proposals for change to the listed building;
  - English Heritage when advising upon or considering proposals for change to the listed building;
  - Bodies with statutory powers to carry out works such as energy providers;
  - Consultants, contractors and others involved in carrying out works for the Council, tenants or leaseholders at Alexandra Road Estate.
- 1.06.3 The Guidelines can be used in a number of ways. Those who are unfamiliar with Alexandra Road Estate or the Agreement and Guidelines should read the document as a whole. Those who have a responsibility for managing the Estate or for regularly commissioning work at the Estate should be familiar with all parts of the Agreement and Guidelines. However, the Guidelines have been arranged so

that when guidance is required on a particular topic, it is readily available in a discrete section of the document.

- 1.06.4 The 'route map' that precedes Part 1.0 illustrates how the Management Guidelines can be used most effectively when considering works to the building.

## 1.07 The control of change to the listed building

- 1.07.1 Physical change to the listed building is controlled in a number of ways.
- An alteration by tenants or leaseholders to their properties requires the permission of Camden Council. This type of permission is usually known as 'landlord's consent'. Information about how to obtain such permission is available from Hampstead Neighbourhood Housing Office;
  - Where any works by any party affect the special architectural and historic interest of the listed building, Listed Building Consent is required for the work.
  - Planning Permission may be required for changes in the use of spaces within the building or material alterations in the appearance of the building. Planning permission may thus be required even where no physical change is proposed, or for works that do not require Listed Building Consent.
  - Building owners have to carry out work in a manner that conforms to the requirements set out in the London Building Act and the Building Regulations. Compliance may involve various notifications and approvals. These matters are not dealt with in this document.
- 1.07.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires at S 7 that Consent is obtain for works of alteration or extension to or demolition of a listed building that may affect its character as a building of special architectural and historic interest. Further information is given at 2.05 regarding the law and procedure affecting change to listed buildings.
- 1.07.3 Therefore, any work of alteration or extension to Alexandra Road Estate that affects its special architectural or historic interest as a listed building requires Listed Building Consent unless otherwise indicated by Table A at 1.06.7 below, or elsewhere in the Guidelines. Where it is proposed to carry out works to the listed building, and the proposed works do not correspond with any description contained in Table A or elsewhere in the Guidelines, advice should be sought from the local planning authority in accordance with the procedures set out in 1.08 of the Agreement. The provisions of this section do not apply to works for which Listed Building Consent has already been obtained.
- 1.07.4 It is considered by Camden Council in its role as a local planning authority, with the advice of English Heritage, that the works described in this document as not requiring Listed Building Consent, are either:
- 1.07.4.a Works that would not affect the special architectural or historic interest of the listed building; or
- 1.07.4.b Works that have already been granted Listed Building Consent (Consents that have been granted are listed in Appendix 3.106).
- 1.07.5 Elsewhere, the Guidelines describe works which may affect the special architectural or historic interest of the listed building, but it is not possible to determine in advance whether this is so and thus whether Listed Building Consent is required before they can be carried out. In respect of these works, **notice of the intention to carry them out must be given to the local planning authority** in accordance with the procedure set out in 1.08 of the Agreement and a

determination made by the local planning authority as to the requirement to obtain Listed Building Consent.

1.07.6 Similarly, the Guidelines describe works **that require Listed Building Consent in order to be carried out** as they will affect the special architectural or historic interest of the heritage asset, and Listed Building Consent must be obtained **before** they can be carried out. Application for Listed Building Consent should be made to the local planning authority in the manner set out in 1.08 of the Agreement.

1.07.7 Table A

<b>Works that do not require Listed Building Consent</b>	
<ul style="list-style-type: none"> <li>• Internal painting of any originally painted surfaces</li> <li>• Painting of internal sliding screens and fixed cupboard doors</li> <li>• Replacement or modifications to Kitchen cupboards</li> <li>• Replacement of ceramic tiles to kitchen worktop</li> <li>• Replacement of wall tiles</li> <li>• Replacement of floor tiles</li> <li>• Fitting additional shelves to cupboards</li> <li>• Fitting replacement internal door ironmongery or locks</li> <li>• Replacement light fittings</li> <li>• Replacement bathroom sanitary ware</li> <li>• Fitting and replacement of carpets</li> <li>• Trellis work fixed within the recessed panels of the walls dividing the balconies.</li> </ul>	

1.07.8 Table B

<b>Works that require Listed Building Consent, but for which Listed Building Consent is unlikely to be granted</b>	
<ul style="list-style-type: none"> <li>• Changes to any timber staircase other than those described in the Guidelines</li> <li>• Changes to the layout of the interiors other than those described in the Guidelines</li> <li>• Removal of sliding screens or fixed cupboard doors</li> <li>• Exterior decoration in un-approved colours</li> <li>• Installation of uPVC windows</li> <li>• The use of leaded-light glazing tape or other simulated glazing patterns to the windows.</li> <li>• External installation of private satellite dishes and other antennas.</li> </ul>	

## **1.08 Building inspections and records**

1.08.1 BS 7913: 1988 'The Principles of the Conservation of Historic Buildings' and Planning Policy Guidance 15 recommend that the condition of a listed building be regularly reviewed. BS 7913 suggests a five-year inspection cycle. The Agreement requires that Alexandra Road Estate is comprehensively inspected at five-year intervals, but also requires that certain areas and elements be inspected more frequently. The Inspection Schedule (Fig. 2) sets out the inspection interval for various elements.

1.08.2 The five-year (or quinquennial) inspections should be carried out by suitably qualified personnel. The Council is responsible for instigating the inspection, with the advice of the Panel regarding who may carry out the inspection.

1.08.3 The Agreement requires that a log-book be kept for Alexandra Road Estate that records inspections and works. This can be in the form of a collection of various types of information: inspection reports, reports of defects, schedules of repairs, photographs and video, and other documents and information acquired in the course of the management of the Estate or when works are undertaken. The key requirement is that such material is held together in one place so that it may be provide a coherent record of interventions in the building of whatever type and scale.

## **1.09 Procedures**

1.09.1 The consent of Camden Council's Housing Department is required to carry out most works of alteration and repair. This consent must be sought before works begin. Consent should be sought from Hampstead Neighbourhood Housing Office. Contact details are contained in the gazetteer of contacts contained in Appendix 3.11. The procedure for obtaining Listed Building Consent is outlined below.

1.09.2 Other notifications and consultations  
The Agreement and Guidelines require that certain notifications are made, in the following circumstances:

- When the Guidelines advise that the opinion of the Council's Environment should be sought regarding whether Listed Building Consent is required for particular works;
- When clarification is required regarding the content of the Guidelines;
- When the works that are contemplated fall outside the scope of the Guidelines;
- When work has been complete;

1.09.3 Such notifications and requests for advice should be made to the Conservation & Design Team within Camden Council's Environment Department. The contact details are contained in the gazetteer of contacts at Appendix 3.010.

1.09.4 Where possible, proposals for change should be discussed with Camden's Conservation & Design Team at as early a stage as possible. The proposals should be described in as much detail as possible. At the very least, the following should be provided:

- A written description of the proposals
- Photographs of the existing situation
- A plan showing the location of the proposals
- Sketches giving an idea of the nature of the proposals

## **1.010 The scope and applicability of the Agreement and the Guidelines**

1.010.1 The Agreement and the associated Guidelines do not supersede, replace or alter the legislation and regulation that affect Alexandra Road Estate regarding planning or construction matters. In other words, the provisions of all relevant planning legislation and regulation, the Building Regulations and the any other legal requirement affecting the building or works carried out continue to apply regardless of the Agreement and the associated Guidelines.

1.010.2 Where the Guidelines do not describe a type of work, this does not mean that the work does not require Listed Building Consent. Guidance should be sought in the

first instance from the Development Control and Conservation & Design Teams within Camden Council's Environment Department as to whether Listed Building Consent is required, and what solution is likely to receive Listed Building Consent.

1.010.3 The curtilage of the listed building is shown on the plan in Appendix 3.101. Works that are carried out to the area within the red line indicating the curtilage are subject to the Agreement and the associated Guidelines. Works mean any intervention in the fabric of the building or on its surfaces, internally or externally, that might affect its special architectural and historic interest.

1.010.4 The Council, in its capacity as a local planning authority, determines whether Listed Building Consent is required. English Heritage will advise the Council on such decisions where their advice is sought. See Paragraph 2.05.9 for details of the process of assessing and deciding applications for Listed Building Consent.

## **1.011 Ownership of the document and administration of the Agreement and Guidelines**

1.011.1 The document is owned by Camden Council's Housing Department, and the Council is responsible for its administration and review.

1.011.2 The Agreement is administered by a Management Agreement Panel that oversees the operation and review of the Agreement and Guidelines. This panel meets to review the operation of the Agreement and Guidelines and work at the Estate twice every year, or more frequently if required. Its membership is agreed amongst the parties to the Agreement.

1.011.3 The Council is responsible for monitoring the implementation of the Agreement and Guidelines and for reporting to the Management Agreement Panel on the performance of the Agreement and Guidelines. It is also responsible for seeking the views of the users of the Agreement and Guidelines as to their opinion on its usefulness and application.

1.011.4 The Agreement and Guidelines are available in two formats:

- A paper version, in a loose leaf binder, with section dividers containing A4 pages; and
- A CD-ROM, with hyperlinks to navigate between sections.

1.011.5 It is intended that the Guidelines will be amended and added to as and when the need arises. When revisions are made, the relevant section of the Guidelines is replaced in its entirety, and the new version issued to all registered holders of the document. When a new section is added, it is inserted in the appropriate part of the Guidelines after the last existing section and numbered accordingly. Both the paper and CD-ROM versions of the Agreement and Guidelines should be updated at the same time.

1.011.6 A record should be kept of all amendments to the Agreement and Guidelines, and reproduced within the document. Each amendment is given a Revision Number. Fig.1 provides a template for a Table of Amendments. An updated Table of Amendments should be issued with new or revised sections of the document. On each page of the Agreement and Guidelines, the footer contains the information described in 1.104.05. The footer must be updated along with the content of the Agreement and Guidelines.

1.011.7 The gazetteer of contact names contained within the Guidelines should be updated and re-issued regularly. The Council ensures that the Agreement and Guidelines are distributed to those who need to use the document, and maintains a database of those who hold copies of the document so that all users have an up-to-date edition. Each user is 'registered', and has a subscriber number. The Council is responsible for making a copy or copies of the Agreement and Guidelines available

to its staff, adviser and contractors s as required in connection with works to the Estate.

1.011.8 The Council is responsible for explaining the Agreement and its implications to tenants and leaseholders, and for making a copy or copies of the Agreement and Guidelines available to tenants and leaseholder, and their advisers as required. The Council advises users on the purpose of the document and how to use it.

1.011.9 The master copy of the Agreement and Guidelines is held at Hampstead Neighbourhood Housing Office, and copies are also held at the main offices of the Housing Department and at Alexandra Road Estate Office. Copies are held by the Development Control and Conservation & Design Teams within Camden Council's Environment Department, and by the London Region of English Heritage.

## **1.012 Review of the Agreement and Guidelines**

1.012.1 The Agreement and Guidelines are reviewed when the Panel unanimously agree that a Review should be held, and at least every five years. This Review is overseen by the Management Agreement Panel, and instigated and carried out by the Council. As a result of the Review, the document may be revised fully or in part. The Review makes use of the information obtained by the Council in monitoring the implementation of the Guidelines and in seeking the views of their users. The Panel has regard to the following matters when in reviewing the Agreement and Guidelines:

- a) Physical change that has occurred to Alexandra Road Estate during the Review period and its impact;
- b) Changes in tenure and occupancy at the Estate during the Review period and its implications for the Estate;
- c) Statutory and regulatory change during the Review period, and its implications for the Estate;
- d) The characteristics of the change that has been proposed for the Estate during the Review period, and its implications for the Guidelines;
- e) The effectiveness of the Guidelines measured against:
  - ease of use,
  - any instance or instances of inoperability of the Guidelines, or occasions when the Guidelines did not offer sufficient guidance;
  - the quality of works carried out using the guidance provided by the Guidelines;
- f) The opinions received by the Council when the views of users of the Guidelines have been sought;
- g) The views of the statutory planning authorities; i.e. English Heritage and the Council's Environment Department.

1.012.2 The findings of the Review are incorporated into a report for the Management Agreement Panel.

1.012.3 Once the Review has been undertaken, the Management Agreement Panel will decide whether the Agreement and Guidelines need to be amended or updated. Subject to the views of the Panel, the Council will make whatever amendments are required. This may involve relatively minor changes to the Guidelines, or a more comprehensive updating of the Agreement and Guidelines.

1.012.4 When a changes to the Agreement and Guidelines arising from a Review have been completed, the Council will inform all tenants and leaseholders on the Estate of those changes, and other changes that may have been made in the period prior to the Review.

**1.013 Duration, termination, disputes and costs**

1.013.1 The Agreement and the associated Guidelines will remain in force until further notice, and when terminated by the agreement of the parties.

1.013.2 The Agreement, and the operation of the Guidelines, shall be terminated by the agreement of the parties.

**1.014 Table of Amendments**

Revision No.	Date	Section No.	Description of amendment	Completed by:

## 2.0 Conservation Manual

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### A Introduction

#### 2.01 Structure

- 2.01.1 The Conservation Manual provides general conservation based repair advice and specific technical guidance in respect of the features, fixtures, fittings and finishes of the building.
- 2.01.2 This Introduction provides general information on the Estate and its special architectural and historic interest, and provides guidance on conservation-based repair.
- 2.01.3 The features, fixtures, fittings and finishes of the building are described in detail in the 'Guidelines for Managing Change' that forms the second part of the Conservation Manual. These guidelines provide specific technical guidance.
- 2.01.4 Terminology used in the document is from BS 7913.

#### 2.02 Identification

- 2.02.1 Alexandra Road Estate is a residential estate of 520 dwellings situated between Abbey Road to the west, the West Coast Main Line to the north, Loudon Road to the east and Boundary Road to the south. A location map and site plan is provided at Appendix 3.01 that shows the curtilage of the listed building.
- 2.02.2 Dwellings are occupied by social housing tenants nominated by the London Borough of Camden, and by lessees who have either bought leases from Camden under the 'Right to Buy' legislation, or by subsequent resale and purchase.
- 2.02.3 The following buildings and structures are all included in the listing. Residential accommodation is grouped in blocks and with ancillary accommodation as follows:
- Blocks A1, A2, A3, A4,
  - Blocks B1, B2, B3
  - Blocks C1, C2, C3
  - Community Centre
  - Youth Club
  - Boiler House
  - Rowley Way Shops
  - Play Areas
  - Landscaped Park
- 2.02.4 The housing estate was listed Grade II\* in 1993 and the Alexandra Road Conservation Area designated in 1996. The original Management Guidelines were drawn up in 1999 by the Council's Planning and Housing Departments in consultation with the South Hampstead Housing Co-operative (SHHC), English Heritage and the Council's Environment Department.



2.02.5 The following map illustrates the extent of the Alexandra Road Estate Conservation Area



2.02.6 The Conservation Area is divided into sub-areas:

**Sub-area 1** The Alexandra Road Estate (listed grade II\*) Including the Afro-Caribbean Centre

**Sub-area 2** Jack Taylor School, No. 48 Boundary Road and No.9 Langtry Walk

**Sub-area 3** Nos. 1-8 Langtry Walk, Nos. 49-83 Loudon Road and Nos. 2-68 Alexandra Place.

2.02.7 The following are unlisted buildings within the Alexandra Road Estate Conservation Area:

48 Boundary Road  
48a Boundary Road (Acorn Storage)  
Jack Taylor School  
Youth Club  
6 Langtry Walk (Refugee Centre)  
Estate Office  
Afro Caribbean Centre

## 2.03 Description of the Estate

2.03.1 The estate has a strong geometric quality; orthogonal arrangements being varied by the use of bold chamfers, in both plan and section, and the use of circular forms in plan. Use is made in all of the blocks of stepped and overhanging sections, and throughout the estate changes of levels are emphasised by the use of ramps, stairs and light wells. The Estate is made of in-situ, white board-marked concrete with chamfered corners, and careful attention was given to the detail and execution of the board marking and day-work joints. The north face of A block, the south face of B block and both faces of C block are of self-coloured render. Pre-cast concrete units are used for external steps; Joinery is of black stained timber, except to the lift enclosures and the north elevation of Block A where the fenestration is aluminium. Glass blocks are used on the north side of Block A at road level. Camden Council

own Alexandra Road Estate and its land, and the responsibility for the Estate lies with the Council's Housing Department. The day to day running of the Estate is the responsibility of the Hampstead District Housing Office, a section of the Housing Department.

- 2.03.2 The landscape forms an integral part of the overall architectural scheme. The east/west swathe of public green space, between blocks B and C, is intersected diagonally by wall of in-situ, board-marked, white concrete, forming a highly structured series of outdoor "rooms". This division, springing from two pedestrian routes between blocks B and C, is reinforced and further subdivided by changes of level, tree and shrub planting and timber fencing, to create spaces of varied size, shape and character. Some are furnished with playground equipment and others are laid to grass. The architects for the residential accommodation on the Estate also designed the built structure of the landscape scheme. Janet Jack was responsible for the structure planting and soft landscaping.
- 2.03.3 **Block A** is the tallest (7-storeys plus basement parking) and backs on to the railway to the north of the Estate, presenting a mostly solid elevation with relatively small double-glazed aluminium windows. The south facing aspect is more open and steps down to Rowley Way, which is paved with red brick and lined with trees. The curved sweep of Block A is punctuated by the recessed glazed lift enclosures. **Block B** on the opposite side of Rowley Way is lower (4-storeys) but also stepped in a manner similar to Block A. Each flat or maisonette is provided with its own terrace/garden area with integral in-situ concrete planters. Both Blocks A and B sit on a concrete deck. A parking garage is placed beneath Block A and Rowley Way as a response to requirement of the original brief to provide sufficient parking spaces for residents of the new estate and the existing Ainsworth Estate. The south elevation of Block B is of plain render and is not stepped. A broad band of landscaped lawns, enclosed play areas and integral seating, stretches two-thirds of the length of the site from Abbey Road in the west to the Tenants' Hall in the east and separates Blocks B and C. **Block C** is a lower, modified form of Block B, and consists of three-storeys. Parking is provided in basements reached by one of the estate roads entered from Boundary Road. The gardens of Block C face south but are rather overshadowed by the neighbouring blocks of the earlier Ainsworth Estate.
- 2.03.4 Internally the planning of the individual flats is flexible, with walls divided into panels by storey height doors and sliding partitions articulated by dark-stained frames.
- 2.03.5 The large sunken courtyard at the eastern end of the Estate is one of the most dramatic features. To the north, Block A rises above it on pilotis. The western end of the undercroft thus formed below Block A was originally occupied by Camden's Building Department Depot. The adjacent Estate offices were inserted into this undercroft and are clad in blue colour-coated panels. On the southern side a long, switch-backed ramp gives pedestrian access from Langtry Walk. Luxuriant planting overhangs the board marked concrete of the balustrade.
- 2.03.6 The **Tenants' Hall** forms part of the original scheme and is located at the eastern end of the landscaped areas. Adjacent to it is the prominent triple stack of the stainless steel chimneys that serve the district heating system.
- 2.03.7 Trees line the approach to the estate at the eastern end of Rowley Way. Another row of trees demarcates the boundary of the estate with Abbey Road adjacent to the Afro-Caribbean Centre building. Elsewhere trees have been incorporated in to the design, an example being to the north of the Tenants' Hall where a well was formed in the structural slab through which trees have grown as they matured. The majority of the planting to the park area between Blocks B and C appears to be contemporaneous with the construction of the estate. A circular lawn circumscribed by a gravel pathway has recently been introduced into the landscape arrangement in place of the original grass bowl.

## **2.04 The history of Alexandra Road Estate**

- 2.04.1 The area which now forms the Conservation Area originally formed part of the Eyre Estate bought by Henry Samuel Eyre in 1732 from the Earl of Chesterfield and comprised open fields until it was developed for speculative housing in 19th century. Boundary Road was developed by 1853, and from 1896 formed the border between the parishes of Hampstead and St Marylebone. Alexandra Road was built shortly after the marriage of the Prince of Wales to Princess Alexandra in 1863.
- 2.04.2 By the advent of the Second World War the area had become run down and was awaiting demolition. Some redevelopment did occur immediately post-war with the construction of the Ainsworth Estate on Boundary Road. Subsequently in the 1960's there were a number of proposals for the redevelopment of the Alexandra Road portion of the Eyre Estate to provide luxury accommodation. This gave rise to concerns for the security of existing tenants, which culminated in the purchase of thirteen and a half acres of land by the Council in 1966. The Ministry of Housing and Local Government part funded the purchase on condition that the area be redeveloped for public housing. Proposals were drawn up by Camden's Architects' Department for a high-density mixed-use development, which included housing for 1660 people in 520 dwellings, a tenants' hall, underground parking, shops, workshops for Camden's Building Department, a school for children with learning difficulties, a children's reception centre, residential accommodation for young physically handicapped people and a public open space. A youth club was later added to the brief. Planning permission for the housing estate was granted in 1968; demolition commenced in 1970, building works in 1972, partial completion and occupancy in 1978. The estate was fully occupied by 1979. The remainder of the buildings within the Conservation Area also formed part of the comprehensive redevelopment of the area and were completed by 1981.
- 2.04.3 The Estate was built to accommodate Council tenants. It was completed at more or less the same time as the passing of the Housing Act 1980, which gave Council tenants the right to buy their Council-owned accommodation. However, the majority of residents remain tenants of the Council. The South Hampstead Housing Co-operative took over the day to day management of the estate in 1991, but this arrangement ended in 2004.
- 2.04.4 The housing estate was included in the Government's statutory List of Buildings of Special Architectural or Historic Interest at Grade II\* in 1993 and the wider Conservation Area was designated by Camden Council in 1996.

## **2.05 The legal context: statute, regulation and procedure regarding work to listed buildings**

- 2.05.1 A listed building is one that is included in the list of buildings of special architectural and historic interest compiled by the Secretary of State for Culture, Media and Sport. A listed building is protected in its entirety: internally and externally, up to and including its curtilage. Any object or structure fixed to the building is included in the listing, as is any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948. There are three grades of listed building: Grade I, II\* and II. Listed building control applies equally to all three grades.
- 2.05.2 Listed Building Consent is the means by which change to listed buildings is controlled to ensure that their special architectural and historic interest is not harmed. Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that Listed Building Consent is obtained for the demolition of a listed building and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest.

- 2.05.3 Listed Building Consent is not normally needed for routine maintenance that uses the same materials and techniques as the original work, and does not involve an alteration that affects the special architectural and historic interest of the building. However, work that could be considered as straightforward maintenance or repair, such as cleaning, repainting or replacing windows, may in fact affect the character of a listed building and require Listed Building Consent. Similarly, repairs that seem not to affect the visual appearance of a listed building – such as replacing traditional lime mortars and plasters with hard cement mortars and plasters – can cause significant damage to its fabric and structure by introducing different physical conditions that the building has not been designed or constructed to accommodate.
- 2.05.4 S.9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a criminal offence to carry out repairs or alterations that affect the special architectural and historic interest of the listed building, or to demolish the listed building without Listed Building Consent. Those who contravene the Act in this way may be liable to prosecution and may be served with a Listed Building Enforcement Notice requiring any damage caused by unauthorised work to be made good, and the building restored to its former state. Contravention of the Act can also lead to heavy fines and imprisonment.
- 2.05.5 Applications for Listed Building Consent are made to the planning department of the local authority in whose area the listed building is located, which in the case of Alexandra Road Estate is the London Borough of Camden. The local authority will make the application available for comment by local amenity groups and the public, and possibly the national amenity groups who are statutory consultees in respect of certain types of application. These views are taken into account by the local planning authority when deciding whether or not to grant Consent. Decisions by local authorities regarding Consent should normally be made within eight weeks, but the process may take longer if the proposals are large or complex. In coming to a decision on an application, the local authority will have regard to the guidance contained in Planning Policy Guidance 15 (PPG15), the government's official policy regarding the planning of the historic built environment. It will also refer to its own policies and guidance, contained in the authority's own Local Plan and Supplementary Planning Guidance (SPG).
- 2.05.6 S. 57 of the Town and Country Planning Act 1990 requires that planning permission be obtained in order to carry out various types of development. This includes many types of work to listed buildings, for which Listed Building Consent is also required. A proposal for a listed building may therefore require both planning permission and Listed Building Consent. The Town and Country Planning (General Permitted Development) Order 1995 (as amended) sets out the types of development that do not require planning permission.
- 2.05.7 S.74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 controls the demolition of unlisted buildings in conservation areas (defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' by S.69 of the Act). Conservation Area Consent is required for such demolition.
- 2.05.8 English Heritage has a statutory role in the planning process, and DETR/DCMS Circular 01/2001 'Arrangements for handling heritage applications' sets out the types of application for planning permission, Listed Building Consent and Conservation Area Consent that must be notified to English Heritage. The criteria for notification of applications of various types include: whether the building is listed or not, the grade of a listed building, whether it is within or outside a conservation area, and the scale and nature of the proposed works. Where a London Borough is required to notify English Heritage of applications for Listed Building Consent, S.14 of the Planning (Listed Buildings and Conservation Areas) Act 1990 prevents the London Borough from granting Listed Building Consent without the authorisation of English Heritage.

2.05.9 In the case of Alexandra Road Estate, the local authority both owns the listed building, and is the local planning authority. Applications for Listed Building Consent may be made by Camden's Housing Department or by other parties. DETR/DCMS Circular 01/01 requires that applications for Listed Building Consent made by Camden be made to the 'Secretary of State'. In practice this means that they are referred by the Council's Planning Department to the Government Office for London (GOL), a section of the Department for Communities and Local Government, and GOL seeks the views of English Heritage before determining the Council's application. Circular 01/01 also requires that applications for Listed Building Consent made by other parties affecting land owned by the local planning authority must be notified to English Heritage. However, English Heritage will inevitably be involved in all applications for Listed Building Consent affecting Alexandra Road Estate by virtue of its grade: Paragraph 15 of Circular 01/01 requires applications for works in respect of any grade I or II\* listed building to be notified to English Heritage.

2.05.10 Paragraph 3.4 of Planning Policy Guidance 15 states: 'applicants for listed building consent must be able to justify their proposals. They will need to show why works that would affect the character of a listed building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting'.

## **2.06 Seeking listed building consent**

2.06.1 Applications for listed building consent are made on a form which may be obtained from the offices of Camden Council's Environment Department or downloaded from the Camden website at [www.camden.gov.uk/environment](http://www.camden.gov.uk/environment).

2.06.2 Applicants are required to submit a certificate of ownership. The application should include a plan of the location which clearly identifies the building or site and its setting, a description of the proposed works, indicating how they relate to the building or site and its setting, detailed and clearly labelled 'before and after' drawings and photographs which describe all elevations of the building affected by the proposal. This should include its relationship to adjacent buildings or structures where these might be affected. The application should also include a statement of how the proposed works will affect the special architectural and historic interest of the building and its setting. It costs nothing to apply for Listed Building Consent. Inadequate information is a significant cause of delay in reaching decisions on listed building applications.

2.06.3 The following is a checklist of items that must be included with an application for Listed Building Consent:

- A location plan to identify the building in question;
- Measured drawings of all floor plans and external or internal elevations affected by the proposed works;
- Drawings showing the building as existing and as proposed;
- Photographs showing the part of the building affected (interior or exterior);
- Other plans and drawings as are necessary to describe the proposed works;
- A statement that describes the special architectural and historic interest of the listed building and the impact of the proposed works on that special interest.

2.06.4 All work must be carried out as specified in the approved plans and drawings and in the Consent. The Consent will normally have certain conditions attached. Some of these will require the submission of further, more detailed information before work starts. If works are not commenced, Consent normally lapses five years after

approval. If Listed Building Consent is refused, or conditions are imposed, owners have the right to appeal to the Planning Inspectorate against the decision.

- 2.06.5 When conditions are imposed upon a Listed Building Consent that has been granted, the process of applying for discharge of those conditions is the same as applying for Listed Building Consent. A separate form is used, also available from the Council as described above. Work should not commence until all of the conditions to a Listed Building Consent have been discharged.
- 2.06.6 If any change is necessary during the detailed design of the works or when construction has commenced, the local authority must be informed in writing. Quite often, when such changes are minor, the local authority will acknowledge the change as a non-material amendment to the Listed Building Consent. However, if the changes are significant, the local authority may ask for a fresh application for Listed Building Consent.
- 2.06.7 The responsibility for ensuring that the works comply with the Listed Building Consent granted lies with all parties involved in the carrying out of works: the owner of the property, those supervising the works and those carrying out the works.
- 2.06.8 See Paragraph 2.05.9 for details of the process of assessing and deciding applications for Listed Building Consent.

## **2.07 General principles and policies**

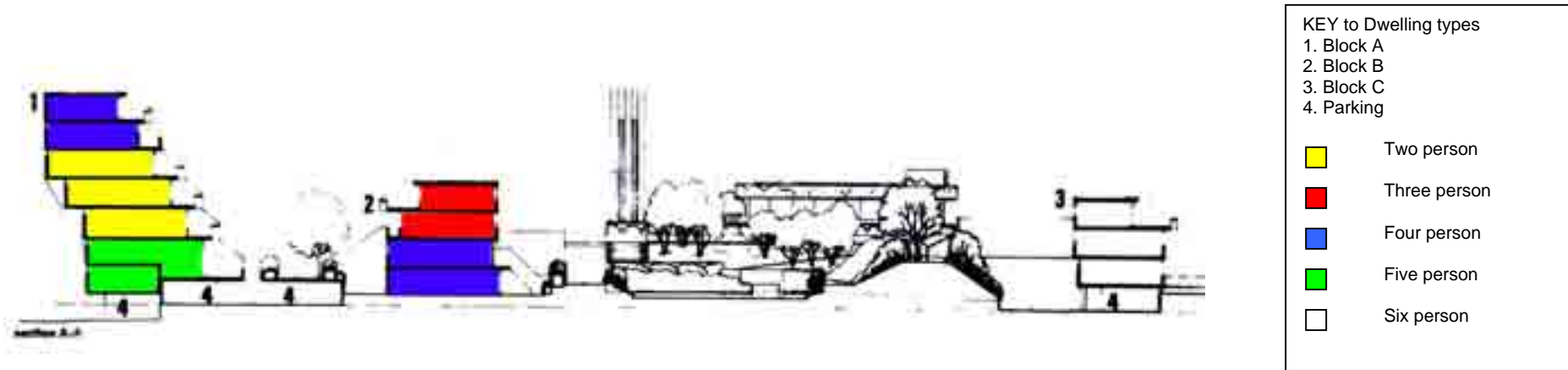
- 2.07.1 The following is a series of general principles and policies that must govern all proposals for the building, large and small, regardless of who proposes or implements them. The form the context and rationale for the detailed guidance about specific elements and spaces in the Guidelines.
- 2.07.2 The guidance provided in Planning Policy Guidance 15: Planning and the historic environment (PPG15) is the basis upon which advice is provided in the Guidelines. PPG15 should be referred to as necessary to clarify the principles of what constitutes acceptable change to the listed building, and is attached as Appendix 3.05. BS 7913: 1988 'The Principles of the Conservation of Historic Buildings' also provides important general principles and guidance, and this is attached as Appendix 3.04.
- 2.07.3 *A: Understanding the special architectural and historic interest of the building*
- The special architectural and historic interest is described and analysed in Section 2.04 of the Management Guidelines. When undertaking work to Alexandra Road Estate, careful thought should be given to this information, and its implications for the area where work is proposed.
- 2.07.4 *B: Acknowledging the special architectural and historic interest of the listed building in the design of interventions*
- This means making sure that the design of new work is consistent with the overall character of Alexandra Road Estate. New work should not compete with the listed building, but seek to blend in and sit comfortably in its context. It should have a suitably modest presence and not seek to dominate its surroundings. However, substantive new work (as opposed to repairs) need not be invisible – it can be clearly of its time and be confidently stated. The key objective is to strike an acceptable balance between the overall special architectural and historic interest of the listed building and necessary and desirable change.
- 2.07.5 *C: Carrying out maintenance and repairs on a like-for-like basis*
- Wherever possible, the repair and maintenance of Alexandra Road Estate should use the same methods and materials that exist within the building. This ensures

that both the appearance and the fabric of the building remain as intended. However, where this is not practical – where, for instance, an original detail has failed, or there is an inherent fault in a material – the design of its replacement should seek to maintain the appearance of the detail or finish as close to the original as possible. When interventions are made in the fabric of the building, the effects of using particular products or processes should be understood before the work is carried out, so as to avoid damage to the building.

2.07.6 *D: Working within approved parameters*

Various Listed Building Consents have been granted for Alexandra Road Estate, and information regarding these Consents is contained Appendix 3.06.

## 2.08 The residential accommodation



Block A contains two, four and five person dwellings, arranged in a seven story block to the north of the site with parking beneath. The block backs on to the train line and a service road.

Block B contains three and four person dwellings, arranged in a four story block on the south side of Rowley way.

Block C contains six person dwellings on three stories with garages beneath.

The dwellings are generally arranged in pairs with a common access from the street. All of the dwellings have balconies and a view down to the street and or across the childrens play area and park. The larger units are on two floors with split levels, and all units are designed to be simple, light and flexible with the use of sliding timber partitions, doors, and fixed glazed screens.



BLOCK A – TWO PERSON DWELLING



Block A: two-person unit plan

alternative plan

- Key to plans
- 1. walkway
  - 2. terrace
  - 3. entrance
  - 4. living
  - 5. dining
  - 6. kitchen
  - 7. bathroom
  - 8. wc
  - 9. utility zone
  - 10. bedroom 2
  - 11. bedroom 1
  - 12. dressing room



Block A: two-person unit: isometric

BLOCK A – FOUR PERSON DWELLING



Block A: four person unit: upper floor plan

lower floor plan

- Key to plans
- 1. walkway
  - 2. terrace
  - 3. entrance
  - 4. living
  - 5. dining
  - 6. kitchen
  - 7. bathroom
  - 8. wc
  - 9. utility zone
  - 10. bedroom 2
  - 11. bedroom 1
  - 12. dressing room



Block A: four-person unit: isometric

**BLOCK A - FIVE PERSON DWELLING**  
(unavailable at present)

**BLOCK B – THREE PERSON DWELLING**



Block B, three person unit  
upper floor plan



lower floor plan

- Key to plans
- 1. walkway
  - 2. terrace
  - 3. entrance
  - 4. living
  - 5. dining
  - 6. kitchen
  - 7. bathroom
  - 8. wc
  - 9. utility store
  - 10. bedroom 2
  - 11. bedroom 1
  - 12. dressing room



Block B, three person unit, perspective

**BLOCK B – FOUR PERSON DWELLING**



Block B - four person unit  
upper floor plan

Block B floor plan

- Key to plans
- 1. walkway
  - 2. terrace
  - 3. entrance
  - 4. living
  - 5. dining
  - 6. kitchen
  - 7. bathroom
  - 8. wc
  - 9. utility store
  - 10. bedroom 2
  - 11. bedroom 1
  - 12. dressing room



Block B - four person unit - isometric

**BLOCK C – SIX PERSON DWELLING**

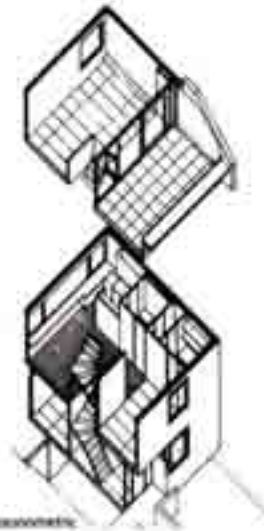


Block C - six person unit  
ground floor plan

Block C - six person unit  
first floor plan

Block C - six person unit  
ground floor plan

- Key to plans
- 1. walkway
  - 2. terrace
  - 3. entrance
  - 4. living
  - 5. dining
  - 6. kitchen
  - 7. bathroom
  - 8. wc
  - 9. utility store
  - 10. bedroom 2
  - 11. bedroom 1
  - 12. dressing room



Block C - six person unit - isometric

## **B Guidelines for Managing Change**

### **2.09 Change to internal spaces and elements: general**

- 2.09.1 The layout of the flats, the design of certain details and fittings and the simple aesthetic of the interiors are important elements of the special architectural and historic interest of Alexandra Road Estate.
- 2.09.2 Specific elements of particular significance include: sliding partitions, kitchen worktops, stairs balustrades, and windows and doors. Other elements are of less significance and some have little or no significance.
- 2.09.3 When substantial change is considered for the interiors of the flats, suitably qualified and experienced professionals should prepare proposals. When change is being implemented, properly skilled builders and crafts persons should undertake it.

## **2.010 Wall screens and partitions**

### **2.010.1 Description**

The interiors of the flats at Alexandra Road were designed to have a degree of flexibility, and some of the room divisions are created by sliding screens. The party walls between flats are concrete and the internal walls are constructed of block work with a plaster skim coat. The sliding screens are made of plywood on a softwood frame.

### **2.010.2 Conservation objectives**

To retain the existing layout of flats where intact, and to preserve the sliding screens as an integral feature of the special architectural and historic interest of the listed building. The position of original walls and partitions should not be altered, no new openings should be made and existing openings should not be modified unless there is clear justification for doing so.

### **2.010.3 Acceptable change**

No alterations other than those referred to below are presently permitted. Other alterations may be permitted as long as they are consistent with the conservation objectives set out above.

Listed building consent exists for the replacement of the sliding screens and partitions in units B3 and C4, and these works may only be carried out strictly in accordance with the relevant drawings and specification listed below (drawings by SEF Architects):

Block B: 3 bed maisonette: partition detail – drawing no. 0122(6)02

Block C: 4 bed house partition detail - drawing no. 0122(6)01

Replacement Sliding Partitions - drawing no. 0122(5)02

Specification – 0122: Alexandra Road Estate: Void Reinstatement Projects.

Within the reinstatement of voids works consent was obtained to extend a partition in flat type B2 in order to accommodate a tall fridge. See drawing by SEF architects: 34a Rowley Way: upper plan: as built – drawing no: 0138(4)32

The walling materials used are commonly available: plaster, concrete blocks, sand and cement. Non-standard materials are not required. As the walls are all painted, there is no need to colour-match the materials.

The sliding screens can be repaired if necessary using plywood of an appropriate thickness and high quality softwood, and repairs can be carried out by any skilled carpenter or joiner. Glazing can be replaced to match existing; with either 6mm georgian wired glass in the existing glazed screen or 6mm clear float glass in sliding panels.

### **2.010.4 Maintenance**

Most regular maintenance involves the servicing of the tracks of the sliding screens. Otherwise, little maintenance is necessary apart from regular decoration.

**2.011 Timber stairs**

**2.011.1 Description**

Original stained timber staircases linking different levels within flats.

**2.011.2 Conservation objectives**

To retain the position, materials and appearance of the stairs. In particular, the balustrades of the stairs should not be altered without justification. The timber staircases must be retained, or if deemed necessary, replaced on a like-for-like basis. A stained or polished finish is acceptable, but a painted finish is not.

**2.011.3 Acceptable change**

Should a staircase require major repairs these should be carried out in high quality British Columbian Pine/Douglas Fir to match the existing, and finished as described above. Panels between balustrades can be replaced with 13mm birch faced Plywood.

**2.011.4 Maintenance**

The stairs can be lightly sanded and re-stained or polished if required.

## 2.012 Timber windows and doors

### 2.012.1 Description

With few exceptions (mainly in service areas including the lift enclosures), all windows, doors, screens, domestic terrace balustrades and external stairs (in B block) were made in high quality softwood stained the same black/brown throughout.

The windows are shown on the following original architect's drawings:

Windows	9070/31/2
Windows C Block	9070/31/3
Living Room Windows	9070/31/6
Opening Lights	9070/31/7
Windows	9070/31/8
Windows	9070/31/9
Balcony window details	9070/31/11

### 2.012.2 Conservation objectives

To preserve the appearance and construction of these key elements of the special architectural and historic interest of the listed building.

### 2.012.3 Acceptable change

2.012.3.a Repairs should be carried out using the original materials and replacement will only be permitted on a like-for-like basis. No alterations will be permitted to the windows or doors that alter their appearance, construction or structural principles. The use of leaded light glazing tape or other simulated glazing patterns to the windows is not acceptable. Internal decoration with anything other than the approved stain is similarly not acceptable. uPVC window and door replacements are unacceptable in any form. Maintenance must be carried out as detailed below.

2.012.3.b Listed Building consent exists for the replacement of the kitchen door in units type A1 and this may only be carried out in accordance with the drawings and specification listed below (drawings By SEF Architects):

Kitchen Door as proposed – drawing no. 0122(5)01  
Specification – 0122: Alexandra Road Estate: Void Reinstatement Projects.

2.012.3.c Windowcare, a proprietary repair system, has previously been used throughout on joinery. Any future repairs should use this system or a similar system that provides the same solution. The Windowcare company provide an inspection and advice service, as the use of the system requires some specialised skills. There is a range of products for different types of joinery failures and Windowcare should be consulted prior to work involving their product(s) being carried out.

2.012.3.d Opening lights generally have been replaced, frames repaired and redecorated (repair work has been done using the Windowcare system). The fitting of new opening lights in existing frames, particularly in long bands on Block B & C, requires considerable skill: there is little tolerance regarding ironmongery because the frame distortion needs fine adjustment.

2.012.3.e The Tenants Hall windows have been refurbished and glazing complies with the Building Regulations. Any replacement should be to the same type and thickness. Any redecoration should use the same stain.

2.012.3.f Sliding Glazed Doors To Large Screens (living room)

All sliding doors and a number of the complete screens have been replaced. The screens have been replaced to the original design and stain colour.

Ongoing problems affecting these screens have been identified as arising from solar gain in south-facing positions, high heat absorption caused by the black timber stain and internal heat build-up due to lack of control of heating systems. These factors cause excessive movement in the joinery, which in turn affects the ability of the door to slide on the track and affects the performance of draught proofing.

Recommendations have been made to utilise the vertical vents and make them secure, and remedy the heating control problem. Additional locking bolts have been added to one end and espagnolette bolt to the other. With the screen moving due to excessive heat the adjustment of the ironmongery will be an on-going maintenance problem.

Any replacement glass due to breakage must be replaced with the same thickness, though the existing glass does not comply with the present Building Regulations. The existing detail of the door cill was inadequately supported to allow movement. Many of the cills were stiffened and this problem may recur.

#### 2.012.3.g Ironmongery: general

- The addition of extra ironmongery has been limited to the following:
  - Sliding glazed doors to large screens in the living room - additional locking bolt to one end and espagnolette bolt to the other (see below);
  - Stable doors - improved hinging and fixings to upper leaves; lower leaves fixed closed;
  - Windows - the existing window stays had largely outlived their useful life. The new ironmongery requires a high level of skill to obtain an optimum fixing location.
- Sliding Doors (Living room)

In the original design, the sliding doors could be lifted with little difficulty off the tracks making them vulnerable in security terms. After various trials a locking angle was devised to overcome this problem. The locating bolt has a coarse thread to allow for some misalignment but it is important that the bolts are properly withdrawn before moving the doors, otherwise damage occurs. Ironmongery on the doors may need adjusting to suit to cope with excessive movement. The vertical vent panels to the sides of screens and windows have casement fasteners but because the width of panel varies some of the fasteners were modified to suit the gap. A suitable shorter handle was not available in the market.

On the stable doors, recommendation has been made to further improve the top leaf hanging by using some form of continuous hinge to overcome the tendency for leaves to drop.
- Stable Door

The stable doors occur on Block B and have been a source of failure since early days. The design of the sections and proportions of width to height were too optimistic causing leaves to drop, distort and bind. The majority of upper leaves have been replaced. Improved hinging and fixings have also been provided. It has been suggested that the bottom leaves are permanently fixed closed, remaining top leaves are replaced and have continuous hinges installed. Any replacement glass must be to the same thickness, though the existing does not comply with Building Regulations. Because of the tendency of the leaves to drop or distort ironmongery will need on-going adjustment.

#### 2.012.3.h Maintenance

There is a special aluminium drip all to the bands of windows. This had to be purpose



made and care must be taken to avoid damage during window cleaning - see later comments.

## **2.013 Aluminium windows and secondary glazing and doors**

### **2.013.1 Description**

Aluminium windows face onto the railway in Blocks A1 to A5 and secondary glazing occurs on the upper levels of these blocks. They were designed to cope with the harsh environment of the North façade of the building, thermally, acoustically and materially.

### **2.013.2 Conservation objectives**

To preserve the appearance and construction of these key elements of the special architectural and historic interest of the listed building.

### **2.013.3 Acceptable change**

Repairs should be carried out using the original materials and replacement will only be permitted on a like-for-like basis. No alterations will be permitted to the windows or doors that alter their appearance, construction or structural principles. Maintenance must be carried out as detailed below.

Permission was granted on the 23<sup>rd</sup> April 1996 for replacement windows to be used on the railway line elevation of block A.

Sound absorbent tile lining to window reveals: replacements and renewals should be in 'Ceramaguard' acoustic tiles 15mm thick, white with square butt jointed edges (available from Armstrong World Industries Ltd.) or similar.

### **2.013.4 Maintenance**

Windows: some have been replaced but most have been overhauled. The junction with the roughcast render had not been properly sealed originally although there appears to be little water ingress. Applying mastic against the rough texture renders tends to be unsatisfactory. The existing aluminium has a natural finish but this corrodes in the diesel-laden atmosphere adjacent to the railway making the opening lights more difficult to operate. The windows have been limited in the extent of their opening to satisfy Building Regulations. The long horizontal stop windows have limited sliding because of the vertical detail that provides draught exclusion. The high level sides are difficult to access for sliding - it may be necessary to supply operating poles. Window cleaning is a major issue to the rear of Blocks A1 to 5. The scaffold restraining bolts have been left in place and capped off, but should be load tested if used.

At Level 10 there is continuous strip glazing at high levels in the kitchen, and approximately 600mm behind these windows are sliding glass panels. Some work has been done to make them operate but this is limited by track that does not allow sufficient clearance for panels. This is an ongoing problem and alternative track should be considered. To the bedrooms on the remaining levels there are sliding doors passing the window and part of the wardrobe. These doors have been made to operate, but again are limited by the method of sliding and could be further improved. There is also a false floor in front of the window adjoining the wardrobe. Because of the need to operate the window residents step on the false floor which is inadequately supported and deflects under a person load. It also provides access to a duct underneath.

## **2.014 Brush seals and draught strips**

### **2.014.1 Description**

Brush seals and draught strips to windows and doors.

### **2.014.2 Conservation objective**

To ensure that the brush seals and draught strips, existing or replaced, do not affect the special architectural and historic interest of the listed building. The seals and strips do not have any special architectural and historic interest of themselves.

### **2.014.3 Acceptable change**

Brush seals and draught strips can be replaced or added as necessary, but only in a manner that does not affect the appearance of the listed building.

### **2.014.4 Maintenance**

All the existing seals on joinery have been replaced with Schegel Seals and draught strips, which are more robust. A problem with all the joinery has been excessive movement due to dark stain (being particularly heat-absorbent) and abnormal heat build-up in the flats. This, in turn, affects the seals and strips as they cannot cope the thermal movement than occurs. If too much adjustment is made the brush seals make the sliding doors difficult to move. There have also been some problems with seals 'part reversing' when closing windows.

## **2.015 Kitchen units and fittings**

### **2.015.1 Description**

The integration of the concrete worktop into the structure of the building is a striking feature of the original kitchens. The kitchen cabinets were part of the original design. Many of the original kitchen units and fittings survive and as these are an integral and distinctive part of the overall design, they should be retained.

### **2.015.2 Conservation objective**

To preserve the appearance and construction of these key elements of the special architectural and historic interest of the listed building.

### **2.015.3 Acceptable change**

The concrete kitchen worktops must be retained (for replacement tiles see tiling section). They can be repaired using any cement and should be re-tiled to match. However Listed Building Consent exists for the entire replacement of the kitchen units including the covering of the concrete worktops, and these works may only be carried out in accordance with the drawings and specification listed below (drawings By SEF Architects):

Kitchen Units as proposed – drawing no. 0122(6)17

Kitchen Ledge as proposed – drawing no. 0122(6)09

Specification – 0122: Alexandra Road Estate: Void Reinstatement Projects.

Kitchen units from Howden Joinery Co. 'Amwell' range.

Worktop: Magnet 'Glacial Sand' formica with post formed edge.

### **2.015.4 Maintenance**

Cleaning, re-grouting of tiling and re-varnishing of timber cabinets can be carried out without the need for any consents. Plumbing should be maintained using normal methods as and when necessary.

## **2.016 Bathroom sanitary ware and fittings**

### **2.016.1 Description**

Many of the original fittings survive and as these are an integral and distinctive part of the overall design, it is recommended that residents retain them where possible (However, see 'Acceptable Change' below).

### **2.016.2 Conservation objective**

To ensure that maintenance and replacement of bathroom sanitary ware and fittings does not affect the special architectural and historic interest of the listed building.

### **2.016.3 Acceptable change**

The Armitage Shanks 'Regal' slim line plastic toilet cistern has Listed Building Consent for use in bathrooms. Otherwise, the upgrading of bathroom sanitary ware and fittings is permitted without the need for listed building consent. New fittings must be installed in their original location and will not necessarily be of a similar size to the existing.

### **2.016.4 Maintenance**

Cleaning and re-grouting of tiling, and maintenance of sanitary ware can be carried out without the need for any consents. Plumbing should be maintained using normal methods as and when necessary.

## **2.017 Electrical fittings**

### **2.017.1 Description**

Many of the original fittings survive and are an integral and distinctive part of the overall design.

### **2.017.2 Conservation objective**

To ensure that the special architectural and historic interest of the Listed Building is not affected by the repair or replacement of electrical fittings.

### **2.017.3 Acceptable change**

Electrical fittings may be replaced and upgraded where required without the need for listed building consent. Additional fittings can be installed provided that all wiring is concealed and not surface mounted. The sealed unit light fitting to bathrooms is made by Newley and Eyre; 'Newlec' NL865 with black polycarbonate base and opal diffuser. Listed Building Consent has been granted for the use of the Crabtree 'Capital' range.

### **2.017.4 Maintenance**

Little maintenance is generally required, and if maintenance is necessary, it should be carried out by a qualified electrician.

## **2.018 Tiling**

### **2.018.1 Description**

Internally tiles occur above the kitchen units. Halfway along Bock 5 tiles change color. Originally the tiles were unglazed quarry tiles in natural variations of red and gray.

### **2.018.2 Conservation objective**

To ensure that the special architectural and historic interest of the Listed Building is not affected by the repair or replacement of tiling.

### **2.018.3 Acceptable change**

All ceramic tiling can be replaced without the need for listed building consent. Choice of tile is limited to any quarry or other fully vitrified tiles. Care should be taken when choosing tiles as wall tiles are not the same as those suitable for a worktop and are likely to break easily. There are special edge tiles available similar to the existing with rounded corners. There is no constraint on tile colour or finish. Tiles can be installed around baths and behind basins without listed building consent. There is no limit set for the height of the tiling and it could theoretically be full height to the walls. Tiles used in the reinstatement of void properties are H&R Johnson 'Prismatics' Range Plain Ceramic Wall Tile.

### **2.018.4 Maintenance**

Broken tiles can be replaced to match existing with a matching colour grout.

## **2.019 Shelving**

### **2.019.1 Description**

Some flats have built-in shelving forming part of the original design.

### **2.019.2 Conservation objective**

To ensure that the special architectural and historic interest of the Listed Building is not affected by the repair or replacement of shelving.

### **2.019.3 Acceptable change**

Shelving can be added to or altered as and when required without the need for listed building consent. Although there are no restrictions, residents are encouraged when installing new shelving to follow as closely as possible the materials and fixings used for the original fitted units.

### **2.019.4 Maintenance**

These can be cleaned, sanded and re-varnished as required, and as with all internal woodwork a stained or polished finish should be applied as opposed to a painted one.



## **2.020 Painting and decorating**

### **2.020.1 Description**

The colours of the original flats were all white or off-white, and this provides a light and airy feel to the interiors. It also contrasts well with the timber elements, giving the flats a warm feel.

### **2.020.2 Conservation objective**

To ensure that the special architectural and historic interest of the Listed Building is not affected by redecoration.

### **2.020.3 Acceptable change**

There are no restrictions on colour or finish to the painted surfaces of the interior, although light colours are generally preferable and the contrast between painted surface and exposed timber is considered an asset to the flats. Redecoration does not require Listed Building Consent.

### **2.020.4 Maintenance**

Decorating may be carried out internally as and when required.

## **2.021 Floor coverings, carpets and curtains**

### **2.021.1 Description**

The original flats were not carpeted, but were tiled in vinyl floor tiles which were very durable and easy to clean and maintain.

### **2.021.2 Conservation objective**

To ensure that the special architectural and historic interest of the Listed Building is not affected by the replacement of floor finishes.

### **2.021.3 Acceptable change**

Floors can be carpeted or laminate flooring may be laid without the need for listed building consent, provided they are installed over the existing floor and the original tiles are not removed.

Curtains and other soft furnishings can be installed as and when required without the need for listed building consent. Fixings should be installed in an appropriate manner, preferably to the walls or ceiling rather than to the timber window frames.

### **2.021.4 Maintenance**

The tiles can be replaced without the need for listed building consent. However when a substantial number of tiles need replacing a vinyl sheet flooring can be used. For the reinstatement of void properties, the following has been used:

Bathrooms	Marley Floors Ltd. 'Safetread Aqua'
Generally	Marley Floors Ltd. 'HD Synergy'

## **2.022 Tenants Hall interior**

### **2.022.1 Description**

The tenant's hall was designed as a flexible multi-functional space.

### **2.022.2 Conservation objective**

To ensure that the special architectural and historic interest of the Listed Building is not affected by the repair or **Maintenance** of the interior.

### **2.022.3 Acceptable change**

2.022.4 No change is generally necessary for the operation of the Tenants Hall. The advice given in preceding sections regarding kitchen and bathroom fittings, electrical fittings, etc, apply also to the Tenants Hall interior.

### **2.022.5 Maintenance**

Solid doors may be decorated in Cosmos eggshell. Walls and ceilings may be decorated in soft white emulsion. Two areas have experienced water penetration: the entrance area opposite the door off the terrace and the office by the door to the corridor.

Sliding door screen - clear eggshell varnish. The doors have been adjusted to operate and the tracks cleaned. The sliding door gear needs to be adjusted and the track needs to be monitored at the joints to make sure that the wheels run smoothly. It is essential that the doors are not forced when closing or opening the screens; they are heavy to operate and need greasing for smooth running and the tracks kept clean.

## **2.023 Change to external elements**

### **2.023.1 General**

The external design of the buildings and spaces of Alexandra Road Estate forms a key part of the Estate's special architectural and historic interest. Generally, change should seek to maintain the appearance, shape, profile and materials of the existing design. Listed Building Consent is usually necessary where these characteristics are altered. When change is being considered, solutions that most closely match the existing situation are preferable.

The responsibility for most external works lies with the Council. However, tenants and leaseholders also undertake works that affect the external appearance of Alexandra Road, and should follow the guidance contained herein. Where tenants and leaseholders wish to repair or replace windows and doors, and personalise balconies, they should inform the Council before carrying out any work.

## **2.024 Concrete finishes**

### **2.024.1 Description**

The building was constructed in 'white' concrete using white cement and a special white aggregate, and cast in sawn-board timber shuttering designed in sections which were limited by concrete pouring to produce the appearance of an assembly of interrelated pieces. The design and appearance of the concrete at Alexandra Road is a fundamental part of the special architectural and historic interest of the listed building.

### **2.024.2 Conservation objective**

To preserve the nature and appearance of the concrete and the contribution that it makes to the overall special architectural and historic interest of the Listed Building.

### **2.024.3 Acceptable change**

All repairs are to be carried out using white concrete as specified for the original construction. All original detailing (profiles, coffers, outlines) is to be preserved or reinstated without variation from the original design unless otherwise permitted. When making good concrete cut through on the main roof or balconies, Nitoprime Zincrich has been used to protect the steel and Nitobond HAR primer has been used to provide a bonding coat between the new patch and the existing concrete. Some areas of concrete have received coatings or painted finishes in order to combat graffiti: these are dealt with elsewhere.

### **2.024.4 Maintenance**

It was anticipated that the concrete would need to be cleaned about every 10-15 years using pressure water spray cleaning. The concrete of A blocks (south) and B blocks (north) was cleaned by water spray, probably in 1996/7. It seems that block A5 (only) was also treated at this time with a silicone finish.

## **2.025 Rendered finishes**

### **2.025.1 Description**

Alexandra Road is as much a rendered building as one finished in concrete. The contrast between the two (the rough, heavy and in places massive concrete elements, against the smooth render) helps articulate the architectural ordering of the blocks. The rendered areas were carefully designed in sections with movement joints (at the corners of windows etc.). Rendered areas have been tested for soundness and any loose cut out and replaced. The background was block work built straight to the curve so that thickness of the render varies across the curve. Also there are areas of poorly built block work. The expressed joint at roof and 1st floor does not relate well to the sub-structure (probably because the beam was poorly cast), and this has caused long sections of cracking due to structural movement. Some areas of render are still hollow but sound. Some render exhibits a degree of hairline crazing due to differential movement between the blockwork and concrete structure, and this collects dirt. Textured render was used on the rear of the A Blocks to address the railway line directly behind. It has been badly discoloured by oily deposits from the diesel trains on the adjoining railway together with weathering. Extensive high-pressure water jetting has failed to fully remove the staining

### **2.025.2 Conservation objective**

To preserve the nature and appearance of the rendered finishes and the contribution that they make to the overall special architectural and historic interest of the Listed Building.

### **2.025.3 Acceptable change**

The rendered walls are generally built of block work. Replacement and repairs should be undertaken using Thermalite 'Shield 2000' blocks laid in a stretcher bond. Any necessary repairs to the render should be made in smooth render, and not extend outside the area originally rendered. All original movement joints must be maintained in their present position, and the repairs should be given sufficient time to cure properly prior to painting.

### **2.025.4 Maintenance**

The render itself was specified to look acceptable for an initial period only, and left undecorated for long term curing. It was intended that it would be painted (as at Fleet Road, Duboyne Street) after seven or eight years, and thereafter at appropriate intervals in the same regular way that Regency terraces might be. This has not happened. Water jetting has been applied to areas of the rendering to reduce graffiti staining but care needs to be taken with pressure jetting as it could affect the adherence of the render and cause water ingress into the structure.

## **2.026 Roofs**

### **2.026.1 Description**

Extensive areas on the B Blocks and A Blocks have been re-roofed. There has been a history of leaking roofs since soon after completion of the building. Re-roofing took place in the 1990s over the existing roof finish. This has created further problems with water running between the two membranes to exit at the closest weak point. An extensive report was produced on these problems in May 1997. Specific problems identified were: failure in parts of the new membrane, at joints around service pipes and tank structures, around rainwater pipes, at overflows cast into the slab, and at expansion joints and sealants. Comprehensive works have recently been completed to rectify these problems (see '**Acceptable change**' below).

### **2.026.2 Conservation objective**

To ensure that the ongoing maintenance and repair of the roof does not damage the overall special architectural and historic interest of the Listed Building.

### **2.026.3 Acceptable change**

[To be added]

### **2.026.4 Maintenance**

[To be added]

## **2.027 External doors, garage doors and glazing**

### **2.027.1 Description**

Apartment doors: The original front doors have been replaced (with Listed Building Consent) by 'Multisecure' doors. The multi-point locking is a higher-grade security but does require fine adjustment; Multisecure have left the necessary tools with the Estate Office. Any additional ironmongery should be coordinated with the existing details available from Multisecure. The replacement door frames included cills (one of the main causes of water ingress to the flats had been under the existing cills). The new cills have been mastic-sealed against the paving but this will require ongoing maintenance. It is important that front door colours are not changed. Front door ironmongery was supplied with the Multisecure doors.

Garage doors: Many of the existing garage doors have been replaced, and the remainder upgraded. The original manufacturer, Starfleet Doors Ltd, was contacted to obtain replacement parts. New locks have been supplied throughout. It should be noted that certain doors were modified to suit the structure, which was not a constant bay width. The design incorporated ventilation slots that show the undercoat colour. In order to mask this, the inside of the door was sprayed through the slots. Each door has a stencilled number; this is related to the lettings list and in some cases is not consecutive.

Glazing to balconies: The roughcast glazing originally shown in the Bill of Quantities was changed during Estate Action works in the 1990s to Glaverbal Rough Sunset. Due to the fact that the bays vary dimensionally and the gaps between the three glass panels are kept the same, panels have slightly different measurements. The glass is manufactured in Belgium. It is important for the overall appearance of the Estate that any replacement should be the same glass and bedded in mastic to the same detail.

### **2.027.2 Conservation objective**

To ensure that the ongoing maintenance and repair of the doors and external glazing does not damage the overall special architectural and historic interest of the Listed Building.

### **2.027.3 Acceptable change**

Additions or alterations on an individual basis are not permitted. Each of these elements must be considered collectively, across the Estate.

### **2.027.4 Maintenance**

Garage doors: The 'up and over' mechanism needs maintaining and oiling and can be forced out of the runners distorting the garage door as was the case in many of the existing doors. Ivory BS 10C31 is the closest match to the original colour of the garage doors. Garage doors subject to graffiti can be cleaned and then repainted as agreed. The gaps above and below doors should not be obstructed as this would inhibit the ventilation of the garages.



## 2.028 Paved finishes

### 2.028.1 Description

There is a limited palette of paving at Alexandra Road. The most conspicuous is the red paved walkway along Rowley Way. Elsewhere there is a range of white pre-cast concrete elements extending from standard paving to a large range of special pre-cast pieces (staircase treads etc.) that were made to match. In a few places there is a limited use of granite sets.

Langtry Walk has been completely re-laid with standard gray pimpled slabs re-utilising the original sub-strata but with new beading. The original Walk had a large number of cracked slabs (in excess of 80%) largely due to unauthorised use by heavy vehicles. The new paving will carry reasonable loads but is not intended for heavy vehicles, and control is required to prevent a repetition of this damage.

The high level walkway by the Tenants Hall above the Youth Club and past the shops to London Road was originally paved in purpose-made Camus slabs. Because of problems of delivery and costs, a different slab was used from the bridge to the shops, and remaining areas were repaired with re-used slabs, when repairs were carried out. The area in front of the shops and above the Youth Club was then treated with a flame treatment to provide a new grip surface. There are some Camus slabs left in store. If in future the slabs again become slippery the flame treatment offers a reasonable solution.

Around the high level walkways there is secret drainage into Safticurb and at intervals, slabs with drainage slots. A large number of these have been damaged, probably when clearing the drains. A number have been replaced with slabs made by Stoneleigh Concrete.

The main pedestrian ramp was not included in recent repair contracts but the protective surface is badly worn.

Rowley Way: Because of the breakdown of the waterproofing layer and problems with cast-in conduits and expansion joints, the brick paving and water proofing has been completely re-laid along Rowley Way. In carrying out the work, it was not possible to relay all the existing bricks after removal – only about 40% were reused. The original brick was no longer available, so a substitute Hanson Smooth red paviour was used instead, and was mixed with the reused blocks over the section closest to Block A. The new bricks were used, by themselves, between tree pits and the feature channel. The pointing was a ready-mix supplied by Tilcon. The existing brick layout and bedding was repeated, including the lack of expansion joints. Where bricks failed in the first year, over the expansion joint, the line of failure has been adopted and the joints cut out and soft filled in mastic pointing. It was found that the existing bricks vary considerably more than the new, and this has created bonding problems and unevenness leading to some ponding. This has not been eliminated completely. Because of the process of relaying the paving while maintaining continuous access to all stairs and lifts, the paving was laid in three sections widthwise. Because of the existing variation in width of the structure (up to 100mm) thick joints have occurred in the middle area which, although not detrimental to the paving, are less than desirable in visual terms. The method of drainage from the paving is through openings under the planters on the B Block side through rainwater pipes, down into the garage. It is essential that the openings are kept clear and will need regular cleaning as part of the process for maintenance of Rowley Way. The whole system relies on regular cleaning to ensure no blockages occur.

**2.028.2 Conservation objective**

To ensure that the ongoing maintenance and repair of paving does not damage the overall special architectural and historic interest of the Listed Building.

**2.028.3 Acceptable change**

Where repair, maintenance or change is proposed, new work should use existing materials and products, or, if those materials and products are not available, closely matching materials and products. Where this is necessary, work using closely matching materials and products should be carried out in discrete segments, ensuring a consistent, homogenous appearance of paving: a patchy appearance arising from mixing material should be avoided. Junctions between new and old work should be considered carefully. This may mean undertaking repair or replacement of paving across a wider area in order to ensure a satisfactory finish.

**2.028.4 Maintenance**

See 'Acceptable Change'

## **2.029 Precast concrete steps**

### **2.029.1 Description**

The existing staircases are designed so that rainwater drains down either side of the steps. Originally they were heated by embedded electrical heating wires, though this became redundant at an early stage.

### **2.029.2 Conservation objective**

To ensure that the maintenance, repair or replacement of the steps does not harm the special architectural and historic interest of the listed building.

### **2.029.3 Acceptable change**

Treads have been fully replaced on the 1st flight of both sides of Rowley Way, and selectively on the next flight depending on the condition of existing treads. The treads were cast to match the existing and bedded in mortar with an adhesive additive. During the contract problems were experienced with hairline cracking which occurred due to curing problems. This may be due to the movement in the structure. The structure of A Block is supported on sound-deadening pads, and cantilevers out to Rowley Way. The steps and staircases start at this junction, where maximum movement would occur.

### **2.029.4 Maintenance**

Spare treads have been supplied to the Estate Office. There are problems with staircase landings due to inadequate falls and this affects the flow of water over the treads. It is also noticeable that at the 6th level landing water is seeping out under the top tread. This is due to water percolating through the landing slabs and using this route to escape. The double width stairs at Rowley Way have two steps side by side; these do not always drain properly, although the treads were bedded on the existing structure. Cutting a groove in the jointing, depending which way the steps fall, would largely resolve this detail.

## **2.030 Timber stairs**

### **2.030.1 Description**

External stairs to Block B.

### **2.030.2 Conservation objective**

To ensure that the maintenance, repair or replacement of the timber stairs does not harm the special architectural and historic interest of the listed building.

### **2.030.3 Acceptable change**

A number of the stairs became loose and insecure, largely because of lack of maintenance. This also arose due to poor detail design - the fixing method and detail at the top of the stairs where it meets the concrete landing means that the area needed to be kept clear of rubbish as this tended to bring about rotting of the timber. The design of the fixing of posts to the string means that as the timber shrinks the fixing becomes loose, as does the balustrade. Some modifications have been made to improve the fixings and all rotten treads have been cut out and replaced. Where treads have been replaced it has not been possible to joint them as existing but they have been fixed by stainless steel angles underneath.

### **2.030.4 Maintenance**

The timber stairs were decorated with Sadolin classic. The metalwork has been left undecorated, i.e. bolts, washers and packers. The natural splitting and cracks in the timber have been left and decorated. It was considered that fillers would inevitably fall out in time.

## **2.031 Metalwork**

### **2.031.1 Description**

All metal handrails, staircase screens, balustrades, metal doors etc. and their fixings were specially designed and received a painted finish. As all the metal work was galvanized or non-corrosive (aluminium cill drips to windows), maintenance would be largely decoration for appearance. The colours of all painted metalwork have faded - particularly the dark red terrace rails.

### **2.031.2 Conservation objective**

To ensure that the maintenance, repair or replacement of the metalwork does not harm the special architectural and historic interest of the listed building.

### **2.031.3 Acceptable change**

Metalwork is consistent throughout the estate and does much to unify the buildings of the estate whilst also distinguishing between public and private areas. For these reasons repairs and replacements should maintain the form and appearance of metalwork unless otherwise permitted. The colours identified below should be used and not varied unless permitted.

### **2.031.4 Maintenance**

The colour designating public areas is Cosmos [blue] BS18C39. The colour of private balconies is geranium [red] BS04E53. Harness posts are painted in a phosphorescent paint, colour 'Blue-Green', obtainable from Rondec Screen Process on 01483 730001 to be used on top of a cellulose primer and finished with a UV absorbent varnish.

## **2.032 External paint finishes**

### **2.032.1 Description**

External decorative or protective paints or stains.

### **2.032.2 Conservation objective**

To ensure that redecoration does not harm the special architectural and historic interest of the listed building.

### **2.032.3 Acceptable change**

See 'Maintenance'.

### **2.032.4 Maintenance**

- External joinery: the original colour was researched and Cetol Novatech Ebony and Novatop Ebony were selected as the closest match. It is partially translucent (i.e. not opaque), allowing the grain to show through. It is important to adhere to the manufacturers instructions for application and not to continually overcoat. It is recommended to avoid the use of silicone mastic in conjunction with the stain. The stain is micro porous and cannot be used in areas of knotting. Although knots can be heat treated prior to staining, they will inevitably continue to bleed through. This is treated by wiping the residue off the surface with methylated spirits. The stain for the fencing and the wooden staircases Block B is Sadolin classic ebony. Redecoration should be on a 4-year cycle. The treatment for seating and the external roof pergola is Sadolin classic ebony.

- Garage doors: Ivory (BS 10C31) is the selected redecoration colour closest to the original. Where graffiti occurs on garage doors, they should be fully repainted, including the ventilation slots.

- Rainwater pipes and tank housings: the correct colour for these has been identified as RAL 5009

## **2.033 Tiling and glass blocks**

### **2.033.1 Description**

Tiling and glass block is used in refuse chamber areas. The original tiles were unglazed tiles manufactured by Estara. These are still available but with square edges only. Bullnose tiles are no longer available. The unglazed tile is susceptible to staining and being marked permanently by graffiti, and would appear to absorb darker colours making them difficult to clean even with power washing. Further guidance on cleaning is available from the manufacturer.

### **2.033.2 Conservation objective**

To ensure that the maintenance, repair and replacement of tiling and glass blocks does not harm the special architectural and historic interest of the listed building.

### **2.033.3 Acceptable change**

Where tiles other than the original are to be used, the requirement for Listed Building Consent should be checked with the Council. The closest possible tile match should always be sought when carrying out replacement works. If it is not possible to use the original tile, it may be preferable to replace a discrete area of tiling to ensure consistency of appearance and the avoidance of a patchy finish, where new tiles are pieced in amongst old.

### **2.033.4 Maintenance**

Cleaning and re-grouting of tiling can be carried out without the need for any consents. Cleaning should be undertaken using non-abrasive methods or using materials likely to etch or scour the surface of tiling or glass blocks.

## **2.034 Mastic sealing**

### **2.034.1 Description**

The original specified silicone mastic was Arbosil 1096. This was later changed for a period to Rhosorsil with limited success.

### **2.034.2 Conservation objective**

To ensure that repair or replacement of mastic sealing does not harm the special architectural and historic interest of the listed building

### **2.034.3 Acceptable change**

See 'Maintenance'

### **2.034.4 Maintenance**

When applying new stain and mastic in adjoining positions, the use of silicone mastic is to be avoided. One of the major failings on the original windows was the inadequate bedding of glazing beads allowing water ingress and causing rot in the rebates. It is therefore important in any future maintenance to bed them properly.

Sealant specifications:

Sealant between torched on felt and concrete parapet/bund

Priming (Prior to sealing) of Torched on felt surfaces: Adshead Ratcliffe Arbo Primer 925

Priming (Prior to sealing) of concrete slabs: Adshead Ratcliffe Arbo Primer 2650

Joint Base: 20mm cross-linked, closed cell polythene foam width cut to suit

Sealant: Adshead Ratcliffe 'Arbosil 1090' silicone sealant in black.

Sealant for GRP Water Tanks: DOW Corning 791 Silicone Weatherproofing Sealant.



## **2.035 Miscellaneous external elements**

### **2.035.1 Description**

Play areas and surrounding fencing, planting, tree pits and domestic planters, irrigation systems, signage.

### **2.035.2 Conservation objective**

To ensure that the alteration, repair and maintenance of play areas and planting does not harm the overall special architectural and historic interest of the listed building.

### **2.035.3 Acceptable change**

New recent planting has been restricted to Rowley Way planters, Langtry Walk planters and play areas. A pruning programme was carried out in the Park areas. The acceptable use of the amphitheatre and the area in front of Block B2 remains to be established. The lowered 'pub area', the area at the end of Block B1/Rowley Way and the main entry Courtyard/Youth Club area/pedestrian ramp were not included in recent planting. Play areas have been renovated: equipment was supplied by the Swedish company HAGS Aneby AB.

The mature trees are planted in concrete pits, which extend into the basement. They are approximately 2.5m cubes. It was found that because the surface water draining from Rowley Way had been percolating into the soil-filled pits over the last 20 years, the soil and trees had been poisoned. The pits have been excavated and refilled with granular fill up to 1200mm, where there is a Terram membrane, and then filled with topsoil. The edge detail has been revised to prevent the pavement drainage. PVC tubes have been inserted into the pits for manual drainage and the same tree grilles reinstated.

Any signage in need of replacement should be replaced by brushed aluminium signs with slightly inset black lettering in a typeface to match existing. This should be the responsibility of the Council.

### **2.035.4 Maintenance**

Graffiti on fencing can be cleaned off, but will then need re-staining. In some cases rainwater pipes drain through the planters, and care should be taken to ensure free drainage between the end of the rainwater pipe and the drainage hole in the bottom of the planter. Problems have been encountered when the rainwater pipe can become blocked with soil and water begins to overflow higher up the system. These pipes should now be roddable throughout, and this should be done at least every two years.

Tree pits: The topsoil inevitably will consolidate and should be topped up over time to prevent hollows appearing as before, which encourage animals to nest. The district heating mains run through these pits, and the mains have been checked for deterioration and newly insulated. If in the future there are any leakages, it is essential after access to the pipes that the tree pits are reinstated to the same specification.

Irrigation systems: Tenants Hall roof level and terrace - the pump system is in the enclosure at roof level by the water tanks and the electrical controls are in the ground floor entrance area. It is essential when maintaining the planters not to damage water lines. Rowley Way planters - the watering line originally in the B Block planters has been reinstated with regularly spaced stopcocks for watering both the planters to B Blocks and A Blocks. This is a manual system, not automatic. The tree pits to Rowley Way also have PVC pipes for watering of the trees - again manual operation applies

<b>2.036</b>	<b>Graffiti</b>
2.036.1	<b>Description</b>
2.036.2	<b>Conservation objective</b>
2.036.3	<b>Acceptable change</b>
2.036.4	<b>Maintenance</b>

Section to be added on completion of graffiti study

## **2.037 Change to services**

### **2.037.1 General**

It is inevitable that services in a place like Alexandra Road Estate will require renewal or that additional services may need to be installed. However, by their nature, they have the capacity to damage the special architectural and historic interest unless their design and routing is the subject of careful architectural design from the very earliest stage of planning.

This means that:

- The renewal or addition of services must be co-ordinated by an architectural consultant in every instance;
- The renewal or addition of services should not be commissioned directly from contractors;
- The consideration of the renewal or addition of services should be undertaken on a holistic basis – wherever possible, integrated solutions for the location and routing of services should be developed, rather than piecemeal solutions being applied in a reactive fashion when particular problems emerge.

The renewal and addition of services should be undertaken in a fashion that does not harm the special architectural and historic interest of the listed building. Where services run within the fabric of the building, this means designing routes so that they don't detrimentally affect the internal or external appearance of the building, and ensuring that the creation and maintenance of the hidden service route doesn't cause durability or maintenance problems elsewhere.

Where new services must run externally, every effort should be made to incorporate them in an architecturally consistent fashion. It may be that this is not possible.

Consent will not be granted for surface mounted satellite dishes serving individual dwellings.

All new surface-mounted conduit, cabling, pipe work or ducting requires Listed Building Consent.

## **2.038 Closed Circuit Television**

### **2.038.1 Description**

CCTV is used to monitor activity in the public areas of the Estate in order to prevent anti-social behaviour and crime. Monitoring equipment is located in the Estate Office. The cameras are a mix of fixed cameras on poles (such as on Rowley Way) and globe cameras giving surround viewing. Also a number of dummy cameras were set up in other areas. It is possible to restrict the viewing area and to locally change the focusing of cameras.

### **2.038.2 Conservation objective**

To ensure that that the requirement for CCTV is carefully considered, and that the installation, repair maintenance and replacement of CCTV equipment, cabling and conduit does not harm the special architectural and historic interest of the listed building.

### **2.038.3 Acceptable change**

Listed building consent is necessary for additional CCTV cameras and the repositioning of existing cameras. Negotiations with any residents overlooked by the scheme need to take place before installation.

### **2.038.4 Maintenance**

Apart from the maintenance of equipment itself, appropriate pruning of planting will be necessary to ensure best lines for cameras particularly in the Park. Also, equipment and supporting structures are sometimes subject to vandalism, which must be removed as quickly as possible.

## **2.039 Lighting and electrical supply**

### **2.039.1 Description**

Works to the Estate have resulted in changes to the original lighting scheme. Replacement street lighting has been installed in Ainsworth Way and Rowley Way. Levels of lighting generally have been increased to suit the CCTV requirements. Large numbers of the original bulkhead fittings were redundant and these were removed and recesses have been filled. There are still examples of bulkhead recesses that need completion. On C Blocks, the mains wiring to external lighting has been replaced and additional fittings to front entrances provided. These have the capacity to provide passive infra-red security lighting but not all residents are utilising them.

### **2.039.2 Conservation objective**

To ensure that the maintenance, repair and replacement of lighting and electrical services does not harm the special architectural and historic interest of the listed building.

### **2.039.3 Acceptable change**

Permitted defined alterations to the light fitting and the light type received consent on the 12<sup>th</sup> March 1996. Permission has also been given for light fittings and source to be used on estate walkways and within parkland areas. Listed building consent is necessary for additional external lighting and the repositioning of existing lighting.

Where a temporary electrical connection to the landlord's supply is required, the Estate Office should be contacted.

### **2.039.4 Maintenance**

Re-lamping and like-for-like equipment replacement does not require Listed Building Consent.

## **2.040 Water**

### **2.040.1 Description**

The mains at high level in the car park was replaced in the early 90's. More recently, the mains were inspected and checked and insulation replaced. In one bay under Block B3 a temporary connection had been made in the past, which should be replaced on a more permanent basis.

The water tanks, contained in blue GRP enclosures, are a feature of the roofs of each block. Access panels to the tanks to B Block and A Blocks were replaced. The original design had loose fit panels that were not always replaced or became damaged during maintenance - the replacement panels are hinged. The C Block tank panels require replacing as distortion is causing water to drain into the enclosure.

### **2.040.2 Conservation objective**

To ensure that the maintenance, repair and replacement of water supply services and installations does not harm the special architectural and historic interest of the listed building.

### **2.040.3 Acceptable change**

The size, shape and colour of the rooftop water tank enclosures should not be altered. When replacing copper pipe work the jointing method should utilise capillary fittings (internal solder ring) and compression joints where appropriate, but not push-fit.

### **2.040.4 Maintenance**

Like-for-like equipment replacement and normal plumbing work does not require Listed Building Consent

## **2.041 Drainage**

### **2.041.1 Description**

The original design incorporated secret rainwater disposal for each block. This has led to considerable practical problems and requires continual maintenance. A general design feature of external areas is the drainage by secret drainage channels. On the Estate these have not been maintained properly and cause blockages and flooding sometimes into adjoining flats.

### **2.041.2 Conservation objective**

To ensure that the maintenance, repair and replacement of drainage does not harm the special architectural and historic interest of the listed building.

### **2.041.3 Acceptable change**

The like-for-like replacement of drainage products does not require Listed Building Consent. Advice should be sought when other change is being considered.

### **2.041.4 Maintenance**

The entire system should be rodded/cleared at least every two years

## **2.042 Tenants Hall services**

### **2.042.1 Description**

As a separate building, the Tenants Hall contains the range of services described elsewhere.

### **2.042.2 Conservation objective**

To ensure that the maintenance, repair and replacement of services in the Tenants Hall does not harm the special architectural and historic interest of the listed building.

### **2.042.3 Acceptable change**

The like-for-like replacement of equipment does not require Listed Building Consent

### **2.042.4 Maintenance**

An entry phone system has been installed in the Tenants Hall. Movement on door joinery can cause problems with the interlock. The fire alarm system needs to be regularly tested.