



## 106 ALBERT STREET, LONDON NW1 7NE





### SCHEDULE OF WORKS CARRIED OUT AND DESCRIPTION OF INTERVENTIONS OCTOBER 2018

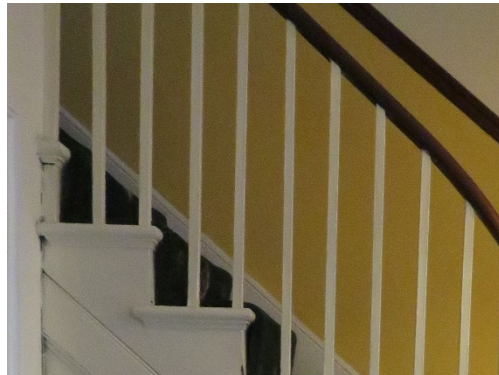

**This document accompanies the Heritage Statement, Morphological Plans and Drawings ‘as existing’ and ‘as proposed’**

This document provides information on the most recent alterations (post-consented 2014 scheme – REF: 2014/2836/P;2014/2964/L ) that have been identified as unauthorised. The information is arranged in a table format and includes photographs of the identified alterations as they exist currently and, where possible, older photos taken in 2002 and 2013.


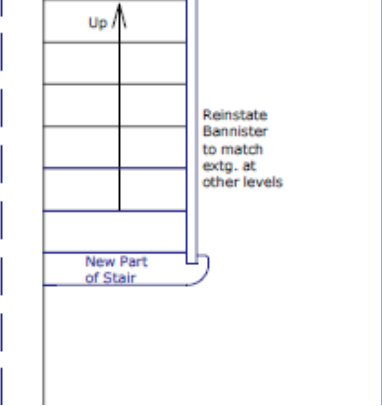



#### Impact Assessment Criteria:


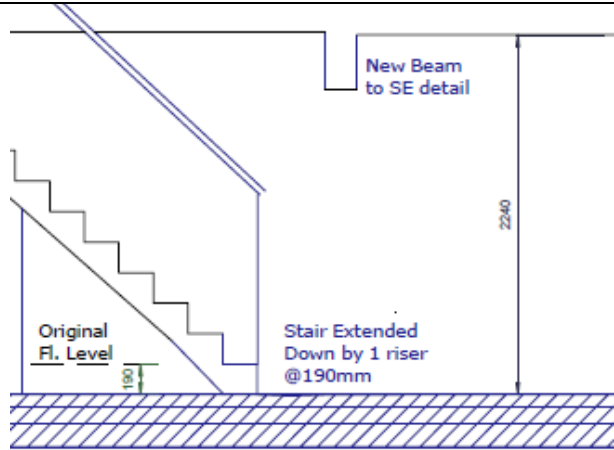

- **Substantial (high) adverse:** a fundamental change in the appreciation of the resource and its historic context, or setting, involving the degradation of a cultural heritage site of national importance, or the demolition of any grade of statutorily listed building.
- **Moderate (medium) adverse:** a change that makes an appreciable difference to the ability to understand the historic context, or setting, resulting in extensive long-term change to the setting or structure of listed buildings.
- **Minor adverse:** effects which create dis-benefits to the historic fabric of the area but may also provide benefits. May involve demolition of an undesignated historic building, or, limited encroachment upon a conservation area, or historic parkland, where intrusive views are created or slight impacts upon its integrity would result.
- **Negligible:** the development would not materially affect the status quo.
- **Minor beneficial:** perceptible improvement in the setting of, or structural condition of, or character of listed buildings or conservation areas.
- **Moderate beneficial:** effects which help to explain the significance and history of the site and surrounding area; ensuring the long-term future of Listed Buildings and any other buildings of architectural significance, by providing viable and appropriate uses; resulting in the loss of less significant fabric in the Listed Buildings but enabling a viable long-term use for the buildings.
- **Substantial beneficial:** effects which ensure the long-term future of the most significant historic fabric by providing viable and appropriate uses and, impacts which improve the setting of a Listed Building or historic parkland and, which repair and conserve the most significant fabric of the Listed Buildings.
- **Nonapplicable (N/A)** – where remedial works are proposed.

Schedule of Works and Impact Assessment					
Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)
Rear Elevation					
Rear elevation - Repointing of brickwork	Apply for LBC	<p><b>Minor-Moderate / Beneficial</b></p> <p>Prior to the most recent works, the brickwork to the rear elevation was in poor condition. The ribbon pointing and hard cement mortar were harmful to the appearance of the building. It was also encouraging water retention and evaporation through the bricks.</p> <p>The new mortar is repointing to a brushed finish – mix 5 sharp: 1 soft: 1 cement: 1 lime with recessed profile. This is a more compatible ratio for the historic bricks and the profile and brushed finish are suitable.</p> <p>The removal of the hard cement mortar has caused some damage around the edges of the bricks, however, in the long term, the repointing with the current mortar improves the breathability of the wall and overall condition of the building.</p>		 <p>Figure 1: Current rear elevation.</p>  <p>Figure 2: Current rear elevation, brushed pointing.</p>	 <p>Figure 3: Cement ribbon pointing carried out as part of the works in 2014.</p>  <p>Figure 4: Cement ribbon pointing carried out as part of the works in 2014.</p>





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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)
Lower Ground Floor					
Glass balustrade to stairs	Replace existing balustrade with simple timber one with timber handrail. Details to be approved via conditions.	<p><b>Minor / Beneficial</b></p> <p>Originally, this staircase would have had a simple bannister in keeping with the utilitarian character of the basement level.</p> <p>Prior to the works carried out in 2014, the basement level was a separate residential unit. It was brought to 21<sup>st</sup> century standards as part of the 2014 works and amalgamated with the house, as originally intended. This new glass balustrade is a contemporary addition to the later staircase from the latest phase of works.</p> <p>The entire basement level has a contemporary design and it was largely altered in the 2014 works, including the lowering of the floor, the removal of partitions, new finishes and a new kitchen. The proposal for this staircase in the 2014 application was to “reinstater bannister to match extg. at other levels” (see Figure 8). This was consented, however, it would have been inappropriate to replicate the bannister on the upper levels, as this would have not been in keeping with the original hierarchy of the house and there would have been no differentiation between the utilitarian area and family living areas.</p> <p>The proposal is to reinstate a simple, ‘utilitarian’ balustrade. This will be timber with a simple timber handrail (see image below for intended design). Exact details to be approved via conditions.</p> <div></div> <p>Figure 5: Simple timber balustrade on floor of lower hierarchy in a house of similar status and period.</p>		<div></div> <p>Figure 6: Current balustrade.</p>	




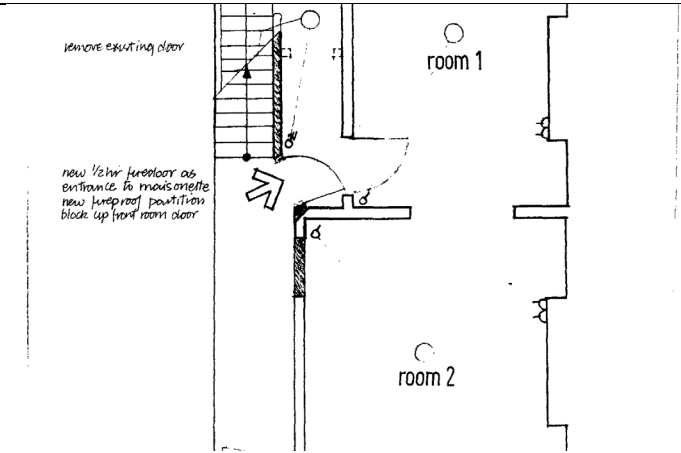


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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)
Bottom tread of the staircase is angled	Apply for LBC	<p><b>Minor / Adverse</b></p> <p>The lower ground floor staircase is of lower significance and the alteration to the last stair tread does not detract from the historic character or legibility of the original layout or hierarchy. The removal of (potentially) historic fabric is minor.</p> <p>The lower ground floor staircase has been altered in the past and the lowering of the floor has necessitated the addition of a riser to accommodate the new level. The consented scheme from 2014 allows for this, however, the tread is different in form from the consented drawings. As this part of the stair is an addition and the skirting has been changed in previous interventions, the new stair does not impact any historic fabric.</p>		 <p>Figure 7: Current - bottom tread at lower ground floor</p>	 <p>Figure 8: 2014 application – plan 'as proposed'. This shows the new stair thread to make up the height difference (to accommodate the lowering of the floor).</p>
Spotlights throughout and wall mounted lights	Apply for LBC	<p><b>Minor Adverse</b></p> <p>The lower ground floor level has very limited visibility from the public realm. The lower ground floor is also of lower significance relative to the ground and first floors. There appears to be a suspended ceiling with embedded spotlights. Spotlights on this level are therefore very low impact and are of low visibility from the public realm.</p> <p>The spotlights are embedded in the ceiling. The window head to ceiling height difference appears to have been reduced, which suggests the ceiling is suspended. The 1978 application included 'fireproof partitions, door and ceilings', which comprised the addition of plasterboard lining to the ceilings. The fabric beneath the suspended ceiling is unknown.</p> <p>The wall mounted lights appear to be in the alcoves on either side of the chimney breast (see Figure 10).</p>		 <p>Figure 9: Current ceiling with spotlights</p>	
Cooking equipment installed adjacent to chimney breast in front room	No action needed	<p><b>Negligible</b></p> <p>Earlier photographs from 2014 and 2002 show that there was no fireplace in the front room at lower ground level in more recent years. The kitchen equipment was installed as part of the 2014 works (2014/2836/P) and clearly shown in the 'as proposed' drawings –no. 3013-00-011. Demolition drawing no. 3013-00-21 shows that kitchen units had already been installed, and the fireplace that was once there was already lost.</p> <p>Prior to the most recent works, there was no fireplace here. The chimney breast is still legible, arguably more legible than pre-2014 works (see Figure 11). It is in an area that has been altered in the past.</p>		 <p>Figure 10: Chimney breast as existing.</p>	 <p>Figure 11: Kitchen in the basement front room (photo from 2013).</p>




Schedule of Works and Impact Assessment						
Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)	
Between front and rear room - Removal of downstand	Reinstate a downstand of 300mm	<b>N/A</b>  As part of the 2014 application, partitions at basement level were proposed for removal. Mitigation measures for this was leaving nibs and a downstand to retain the legibility of the original layout (see Figure 13). As seen in Figure 12, the downstand has not been retained; the span may be supported by a new beam within the ceiling/ground floor.				
Historic Skirting Boards removed and replaced.	Apply for LBC	<b>Minor Adverse</b>  The basement floor was lowered by 150mm as part of the works in 1978. This was to create a more habitable space for the new single unit at basement level. Alterations to the joinery (including the skirting and doors) would have been inherent in the consented proposal to lower the floor level. There was further reduction in level by 190mm in the 2014 application (consented – see Figure 13).  The replacement of the previous skirting with the current is therefore negligible in terms of impact on historic fabric. The profile of the existing is marginally more embellished than what would have been there originally.				
Windows	No action needed	<b>N/A</b>  Works had been carried out as consented in a previous application from 1989 – PL/8903755.				





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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)
Rear Extension	Apply for LBC	<p><b>Negligible</b></p> <p>A two storey glazed extension was consented in 2014. Although the current rear extension differs to the consented scheme, is it set back from the consented scheme at lower ground floor and has been constructed in appropriate materials. The current configuration to the rear is smaller in bulk, mass and generally more modest than the consented scheme. It is therefore considered the current extension is more appropriate in heritage terms than the consented scheme and generally a more subtle extension than the 2014 proposed.</p>			 <p>Figure 16: Consented 2014 scheme in elevation shows the considerable extension that was granted consent. It is considered that the current extension is far more appropriate in heritage terms than the consented scheme.</p>
Ground Floor Level					
All rooms – suspended ceilings (concealing historic cornices)	Carefully remove the suspended ceiling and make good any areas that may have been damaged.	<p><b>N/A</b></p> <p>An appreciable difference was made to the historic character of the rooms. The suspended ceiling detracts from the historic patina of the house and the existing cornice is not historically in keeping with the period of the house.</p> <p>Camden’s September 2017 letter states ‘removal’ of cornice, whereas it appears to have been retained above the suspended ceiling, see Figure 17. The window head to ceiling height difference appears to have been reduced compared with earlier photos. Figure 18 shows a ceiling void above the suspended ceiling, and what appears to be the cornice in situ.</p>			 <p>Figure 19: Cornice in 2013 in rear room ground floor. (Image from D&amp;A statement from 2014 application -2014/2836/P).</p>



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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)	
						
				<p>Figure 18: Image of void between ceiling and suspended ceiling. Cornice is just about visible in the background. It is likely these have all been retained. The image of the cornice from the 2014 D&amp;A statement shows a later cornice, possibly Arts and Crafts.</p>		
Front room, rear room and hallway - Spotlights	Carefully remove the suspended ceiling which contain the spotlights. Central pendants to be reinstated.	N/A  Both front and rear room appear to have a suspended plasterboard ceiling with embedded spotlights. These are to be removed.				
				<p>Figure 20: Spotlights in front room - current</p>	<p>Figure 21: Photo from 2013. There is a larger gap between the window head and ceiling than in the existing.</p>	
Door into the front room	No action needed	Original fabric, namely the door and architrave, have been removed and the opening infilled. The opening was infilled in 1978 when the ground floor and basement were subdivided from the house. See consented drawings from 1978 - Figure 22.				
					<p>Figure 22: Ground floor showing proposed plan of the ground floor where the front room door from drawings in the consented 1978 application package.</p>	








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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)
Door to rear room	Reinstate door to match the original/ early door as seen in Figure 25. Details to be approved via conditions.	<p><b>N/A</b></p> <p>The door will be reinstated. The existing architrave in the rear ground floor room (Figure 23 and Figure 24) appears to match that of the first floor door architrave for the front room (see Figure 25 and Figure 26). Decoratively, it's very likely that these mouldings would have been the same for ground and first floor.</p>		 <p>Figure 23: Existing door to rear room at ground floor</p>  <p>Figure 24: Existing architrave to rear room at ground floor</p>	 <p>Figure 25: Door into first floor front room – photo from 2002.</p>










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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)	
						
					<p>Figure 26: Architrave to front room at first floor level, photo taken from 2002 – appears to match the existing one at ground floor level.</p>	
Door from hall to rear lobby	Reinstate door to match the original/ early door as seen in Figure 25. Details to be approved via conditions.	<p>N/A</p> <p>The door will be reinstated. The existing architrave here also appears to match that of the first floor door architrave for the front room (see Figure 25 and Figure 26).</p>				
					<p>Figure 27: Current photograph of existing cornice</p>	

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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)	
						
				Figure 28: Existing door		
Hallway - Glass balustrade leading to lower ground floor	Replace with timber panel  Details to be approved via conditions.	<b>Minor / Beneficial</b>  Originally there would have been a stud wall, possibly panelled, to separate the servants from the main house and prevent odours rising from the kitchen.  This part of the staircase was concealed behind a partition wall as part of the conversion of the basement and ground floor into separate residential units (see Figure 22) in 1978. When the the house was reinstated into a single dwelling in 2014, the removal of the partition left the basement stairway open.  Removal of original fabric occurred during the 1978 works and subsequent phases of the subdivision.  The proposed timber panel will resemble the below image – taken from a house of similar period. The details are to be approved via conditions.				
				Figure 29: Glass partition for lower ground floor staircase – current		






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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)
					
Front room, rear room and hallway - Floor finishes and skirting	<p><b>Apply for LBC for floor finishes and skirting in the hallway. Details to be approved via conditions.</b></p> <p><b>Replace existing skirting with one to match original material and profile as seen in Figure 33. Details to be approved via conditions.</b></p>	<p><u>Floor finishes and hallway skirting: Impact Minor / Adverse</u></p> <p>The floor finish in the rear room pre 2014 works appears to be either tiled or linoleum. The skirting in both rooms, as seen in the 2013 photos, was original.</p> <p>The front room floor, as seen in Figure 34, appears to be original.</p> <p>The floorboards were retained under the current floor finish. The finish is a laminate set on underlay.</p> <p>The skirting in the hallway that existed before the latest works was of a similar height and profile to the existing one (see Figure 40 and Figure 35). The impact is therefore minor.</p> <p><u>Skirting: Impact N/A</u></p> <p>The current skirting is lower than the original. The profile and material of the new existing are of a generic traditional design. Existing skirting is to be replaced with original design.</p>		 <p>Figure 30: Floor finish and new skirting – current. It is unclear whether the original floorboards exist under the current floor finish.</p>  <p>Figure 31: New floor finish in the entrance hall</p>	 <p>Figure 33: Photo of rear room from 2013 shows the original skirting</p>  <p>Figure 34: Photo from 2013 of the front room shows original floorboards and original skirting.</p>



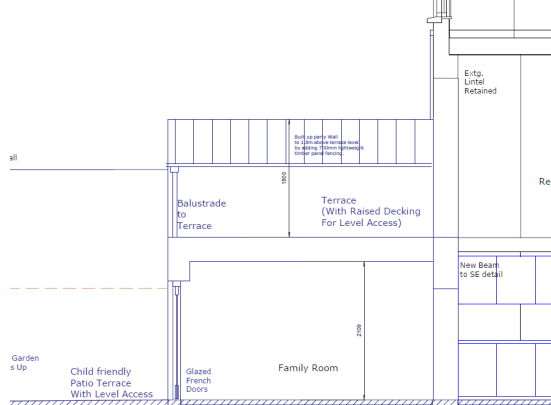

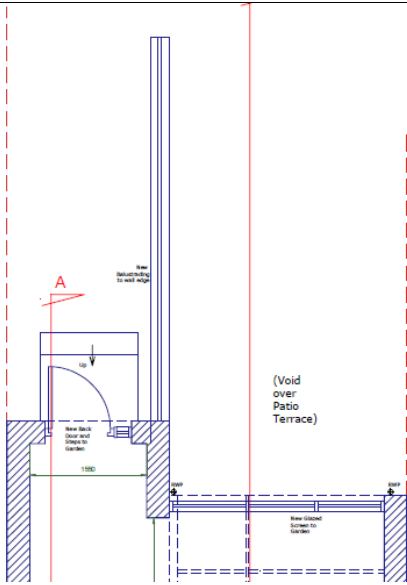
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				 <p>Figure 32: Existing skirting in the entrance hallway</p>	 <p>Figure 35: Skirting in the entrance hallway in 2002</p>	
Front and rear room - Windows	No action needed	N/A The application from 2014 shows photos of the windows as they are today, i.e. there have been no changes to the windows on this level since the last consented scheme.		 <p>Figure 36: The glazing bars and their configuration match those in the earlier photographs and appear to be early/original.</p>	 <p>Figure 38: Photo of front room ground floor window in 2002.</p>	





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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)	
						
				Figure 37: The full-length glazed doors were consented in the 2014 application.		
Front and rear room - Removed Fire Places	<b>Reinstate the fireplace in the front room as per original design (as seen in Figure 41).</b>  <b>Exact details to be approved via conditions.</b>	<b>N/A</b>  Photos taken before the 2014 works show that the rear room did not have a fireplace by the time the most recent works took place. There is no archival evidence of when it was removed (pre-listing or post listing).  The fireplace to the front room (see Figure 41) appears to be original and is fitting for a house of this status and period. The current fireplace is clearly recent, sits on a raised hearth and is inconsistent with the house's historic character in terms of proportion and detail.				
				Figure 39: Current fire place in front room	Figure 41: The photo of the front room from 2013 shows a fire place that is likely to be original.	






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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)
				 <p>Figure 40: Current rear room chimney breast</p>	 <p>Figure 42: Photo from 2013 shows that there was no fireplace at the time the photo was taken.</p>
Boundary Fence	Apply for LBC	<p><b>Negligible</b></p> <p>Timber fence on the southmost wall has consent (as per 2014 application). The northmost side is a timber fence that has replaced the later brick party wall between 106 and 108. As seen in Figure 44 and Figure 45, that wall was rebuilt recently and there was little or no original or early fabric.</p> <p>Originally there would have been a brick boundary wall, probably low level (as seen in the next door neighbour’s property in Figure 43).</p>		 <p>Figure 43: Current timber garden fence</p>	 <p>Figure 44: Garden wall in 2002. Evidently, the garden wall was rebuilt</p>  <p>Figure 45: Garden wall in 2002</p>








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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)	
						
					<p>Figure 46: Approved drawing from 2014 application</p>	
External glass balustrade	Apply for LBC	<b>Negligible</b> A glazed balustrade parraelle to the garden fence was consented in 2014. The existing balustrade is set further towards the fence than the consented scheme. The glazed balustrate is minimal in design and impact and follows the outline of the consented glazed scheme of 2014.				
				<p>Figure 47: Glazed balustrade to rear</p>	<p>Figure 48: Consented 2014 scheme</p>	

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Rear Extension	Apply for LBC	<p><b>Negligible</b></p> <p>At ground floor, the only extension to the house is the slight increase in footprint of the rear outrigger. The demolition of this was consented in 2014 along with the a new glazed infill extension.</p> <p>The replacement outrigger has been carefully constructed in materials to match existing. Its footprint is only marginally larger than that that existed in 2014 and is considered a more appropriate alteration to the house than the consented 2014 scheme.</p>		 <p>Figure 49: Current photograph showing the rear extensions</p>	 <p>Rear (East) Elevation As Proposed 1:50</p> <p>Figure 50: Consented 2014 scheme in elevation shows the considerable extension that was granted consent. It is considered that the current extension is far more appropriate in heritage terms than the consented scheme.</p>
First Floor Level					
All rooms – suspended ceilings (concealing historic cornices)	Carefully remove the suspended ceiling and make good any areas that may have been damaged.	<p><b>N/A</b></p> <p>The suspended ceiling is evident in the window head and ceiling relationship. The ealier photos show a height difference between the cornice and the window heads (Figure 53 and Figure 54), whereas the recent photos show no gap (Figure 52 and Figure 55). The cornice is likely to have have been retained above the suspended ceiling (similar to ground floor level) and will be made good as necessasry.</p>		 <p>Figure 51: Current cornice in front room. Rear room has same profile.</p>	 <p>Figure 53: Photo taken of front room in 2013 – cornice possibly Arts and Crafts</p>



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				<p>Figure 52: The original ceiling was higher, as seen in the 2002 photos. Here there is no gap between the window architrave and the ceiling, suggesting that the new ceiling is suspended beneath the earlier one.</p>	<p>Figure 54: Photo taken of rear room 2002– cornice possibly Arts and Crafts</p>	
Spotlights	Carefully remove the suspended ceiling which contain the spotlights. Central pendant to be reinstated.	N/A Both front and rear room appear to have a suspended plasterboard ceiling with embedded spotlights. These are to be removed.				
				<p>Figure 55: Spotlights in first floor front room – current</p>		



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Location and element	Action	Impact Assessment & Description of the Works/Intervention		Relevant Photographs (Current – post consented 2014 refurbishment)	Relevant Photographs (2002, 2013 and 2014 works)
Floor finishes and new skirting	<p><b>Apply for LBC for floor finishes and skirting in rear room. Details to be approved via conditions.</b></p> <p><b>Replace existing skirting with one to match original material and profile as seen in Figure 33. Front room only. Details to be approved via conditions.</b></p>	<p><u>Floor finishes: Impact - Negligible</u></p> <p>The floor finishes in both rooms had ‘timber effect’ floors as seen in the photos from 2013. The skirting in the front room, as seen in the 2013 photos, was original. The skirting in the rear room was removed before the 2014 consented works and there is no proof of its existence prior.</p> <p>The floorboards were retained under the current floor finish. The finish is a laminate set on underlay.</p> <p><u>Skirting: Impact - N/A</u></p> <p>The current skirting is lower than the original. The profile and material of the new existing are of a generic traditional design. Existing skirting is to be replaced with original design.</p>		 <p>Figure 56: Floor in in first floor front room – current</p>  <p>Figure 57: 1st floor – floorboards exposed – appear to be original and have been retained.</p>  <p>Figure 58: First floor hallway floorboards – appear to be original and have been retained.</p>	 <p>Figure 59: Photo taken of front room in 2013 – wood or laminate floor finish. Skirting appears to be original.</p>  <p>Figure 60: Photo taken of rear room 2013– timber effect boards over original floorboards. Skirting in this room appears to be later – it does not match that of the front room, which it would have done originally.</p>


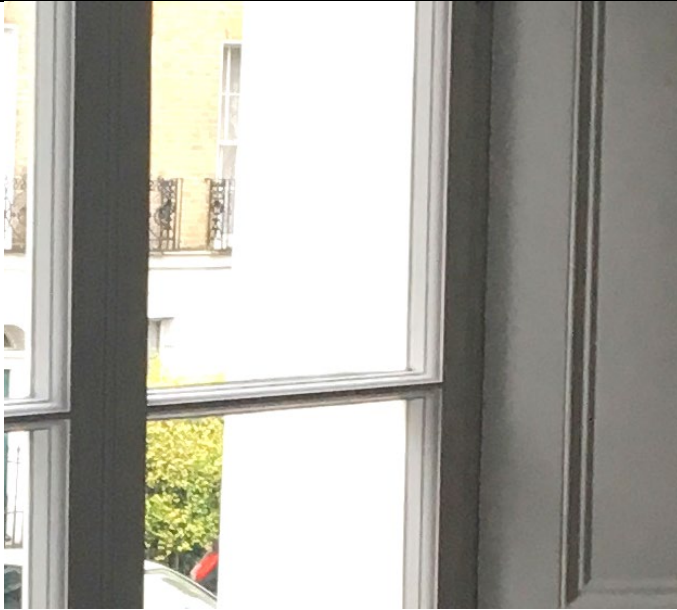

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Removed Fire Places	No action needed	N/A Photos taken before the 2014 works (Figure 53 and Figure 54) show that these rooms did not have a fireplace by the time the most recent works took place. There is no archival evidence of when they were removed (pre-listing or post listing). Their removal is adverse, however, the time of their removal is not archived.			
Fitted wardrobes	Remove fitted wardrobe, fit floor finish where necessary and make good	N/A The fitted wardrobe in the front room is full length with the cornice fitted around. This altered the original footprint of the room and will be removed. The full length wardrobe in the rear room was consented as part of the 2014 application.			
New Windows to all openings	Apply for LBC and Planning. Details to be approved via conditions.	Minor / Adverse Rear room: The windows to the rear elevation are double glazed timber sash and match the original windows in glazing bar pattern and materials. Though the windows that previously existed are lost (unknown whether or not these were original), the visual impact is limited as it faces the rear of the building and will not be seen from the public realm. Windows in the front room: The windows in this room are French doors opening onto a balconette. The difference between the current photo (Figure 62) and the 2002 one (Figure 64) is the profiles appear sharper and there are minor differences in the beading in the transoms and mullions. The windows appear to be new, replicated in profile, material and configuration. Overall, the historic character is retained by the change, as the materials and glazing bar profile and patterns match the early/original ones.			

Figure 61: Fitted wardrobe in front room - current

Figure 62: Current window in front room. Single glazed. This is a recent window installed post 2002.

Figure 64: Front room window in 2002. The window mouldings appear to be original or early.