

76 Albert Street

Camden  
London  
NW1 7NR

# Architectural Management

Architecture and Heritage Consultants

## HERITAGE STATEMENT FOR REFURBISHMENT, ALTERATION AND EXTENSION



February 2019

Ian Alderton

MCIAT Accredited Conservationist ACIOB

Mobile: 07508 705450

ian@architecturalmanagement.co.uk

[www.architecturalmanagement.co.uk](http://www.architecturalmanagement.co.uk)

Architectural Management Ltd. Registration No. 09518230



## Table of Contents

1.0	Introduction and Purpose	1
2.0	Preamble	2
3.0	Location	2
4.0	General Description of the Application Site and its Setting	3
5.0	Brief Description of the Buildings	5
6.0	Description of the Proposals	7
7.0	Impact Assessment	8
	- Significance	
	- Impact	
8.0	Conclusion	12
	Appendices	
	- Extract of listing description	

## 1.0 Introduction and Purpose

This Heritage Statement is produced to accompany a Planning and Listed Building Consent Application for the internal alterations, refurbishment and extension of a five storey terraced town house to convert it into three flats.

The site address is 76 Albert Street, Camden, London NW1 7NR.

The subject of this Heritage Statement is the effect upon the fabric and the setting of the listed building and the Conservation Area.

This report is produced by Ian Alderton of Architectural Management Ltd upon commission by Saffron Homes Ltd and is to be read in conjunction with the architectural proposals produced by Torner Architects, scheme designers.

The general format of this report will be;

- To briefly describe the overall application site
- To outline the character and setting of the surroundings
- To describe the impact of the proposal upon the fabric, character and setting of the environs
- Conclusion

During the assessment of the setting, no detailed historical research into the development of the site has been undertaken, as a detailed analysis of historical development on the building is not considered to be relevant. The specific aim of this report is to assess the effect of the scheme upon the fabric and the setting of the heritage assets.

The format, techniques and content of this Assessment draw upon the guidance from the English Heritage Publication; Conservation Principles: Policies and Guidance (dated 23<sup>rd</sup> April 2008), supported by Historic England and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) published December 2017.

The Guidance provides a comprehensive framework for the sustainable management of the historic environment, within which 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

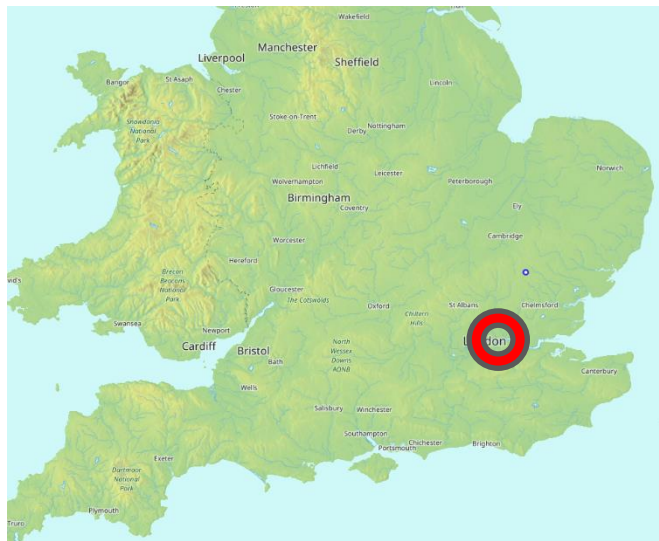
2.0 Preamble

The NPPF Paragraph 189 states that... *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

The proposals for this scheme include the alteration and extension of a listed building. The proposal will have an effect upon the fabric and the setting of the listed building and the Conservation Area.

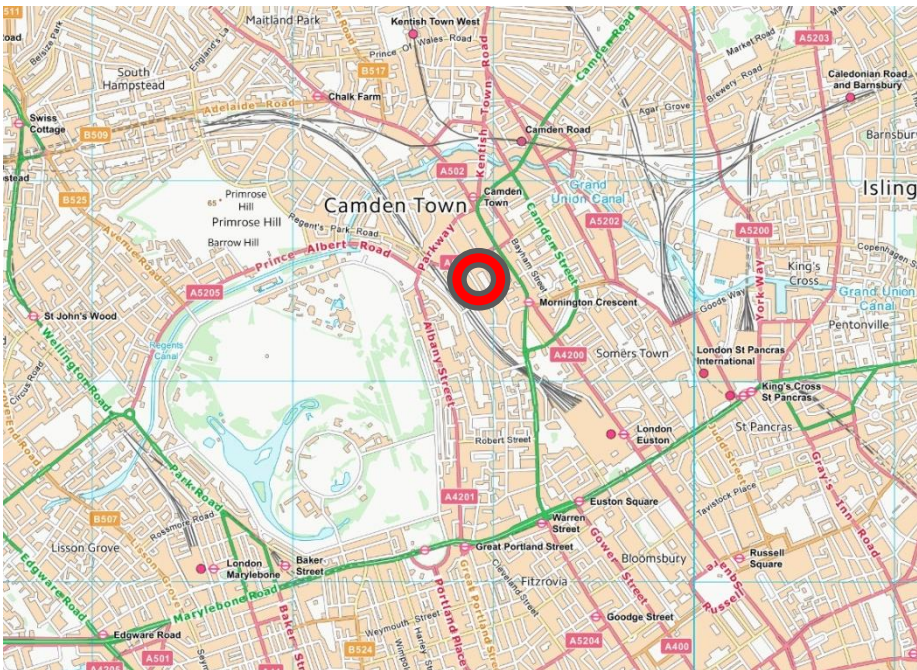
With regard to Paragraph 189 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development.

3.0 Location



The national location of Camden in London is shown left.

The site is located to the north east of Regents Park. The site (red circle) is shown below.



## 4.0 General Description of the Application Site and its Setting

### The overall application site

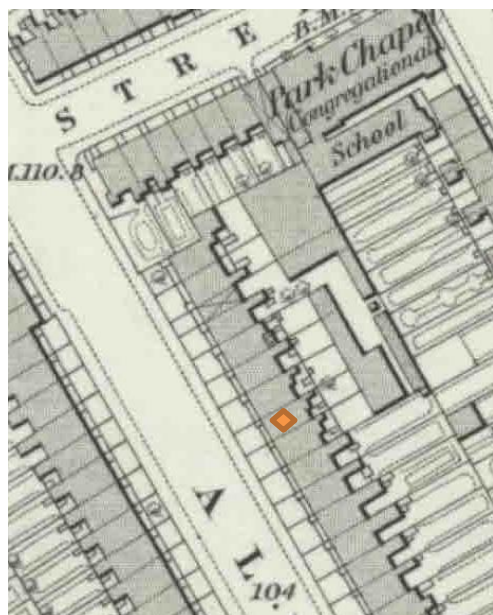


The site is located on the east side of Albert Street, a residential street in the centre of Camden.

The street comprises predominately rows of 4 and 5 storey terraced houses. They are set back from the pavement by a front garden space some 3 – 4m deep and accessed via steps to a raised piano nobile.

The street is sufficiently wide to allow end-on parking either side of the central one directional carriageway. A number of plane trees survive on the pavement edge.

The Bomb Site website records a single high explosive bomb falling on Arlington Street, just to the east, and damage record maps indicate that the house was the last one in a row which suffered only general non structural blast damage.



The extract of the 1870 OS 25 inch series map (image left) shows the original street layout.





The image left shows an extract of the 1952 25 inch series OS map.

The street is within the Camden Town Conservation Area, which was designated on 1<sup>st</sup> November 1986.

## 5.0 Brief Description of the Building

### 76 Albert Street



The house is in the centre of a row of terraced houses, all broadly similar. It was built in 1844 – 45 by A R Rogers (according to the listing).

It is a three storey building with basement and a top floor in a mansard. The principal floor is raised above the street level and access is via steps and a raised terrace to the front garden.

The mansard was granted Planning Permission and Listed Building Consent in 1984.



Many of the houses retain their original railings and steps, although No. 76 has sadly lost both to a rather unfortunate reconfiguration of the front terrace, clad mostly in slate (image right).

The early Victorian building is constructed in London stock brick over a rusticated stucco plinth. It has a modest cast iron balustraded balcony at first floor level in front of tall sash windows with console bracketed canopies. The second floor windows diminish in height, according to classical proportion and are cased with plaster architrave mouldings. The mansard is modern.

At the rear of the property is a three storey flat roofed extension, partly upon the footprint of an earlier outshot, granted permission in 1968.

The extension forms an L shape, creating a small terrace at basement level.

There is a dilapidated flat roofed shed at the end of the garden.



### Internal



At basement level, no original features survive.

However at ground floor level, the main front window retains its shutters and the original fireplace remains. The main door from the hall to the room remains, with original architraves and tall skirtings in the room (image left). A modest cornice runs around the entire room.

A similar situation remains in the back room, although the wide connecting doorway is modern, the fireplace is more modest and covered over and the door to the hall has been panelled over on the inside (image right). The connecting folding door is modern.

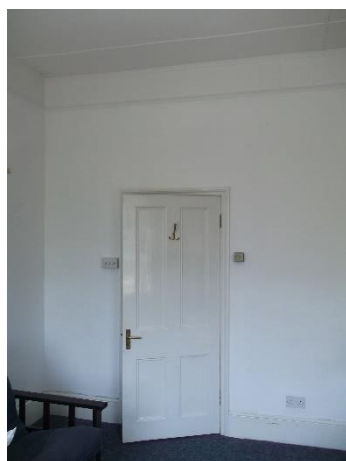
The stair from ground to first is the original item, with balustrade.



At first floor level the cornices are simpler still, but the tall skirtings exist in the front and back rooms, along with the earlier doors and surrounds. Much fitted bedroom furniture obscures sight of what features may remain (image left). The two tall front sash windows remain.

The stair from first to second floor appears to be a replacement item.

A curious glazed pod has been added to the rear elevation at first floor level (image right) at a level which bisects the original first floor window opening and intrudes upon the ground floor window opening.



At second floor again many of the trims and the doors survive. The hierarchy is evident with smaller and plainer mouldings to the skirtings, architraves and cornice, with no dado but a picture rail remains. The two front sash windows remain intact. The fireplaces are boarded over where the chimney is visible.

The top (attic) floor is modern.

Overall a considerable amount of the earlier fabric and fixtures survive, although none of it is of particularly good quality and is of limited historic and architectural interest. There is nothing remarkable or unusual about the fixtures, although the primary rooms retain their original form (and possibly their fireplaces).



## 6.0 Description of the Proposals

The scheme comprises the refurbishment and internal alteration of the house, with the replacement of the rear outshot with a new three storey extension and glazed infills to the courtyard. The front terrace area has the modern slate finish removed and the original style of render to the walls and Portland stone paving/steps reinstated. The front railings are also reinstated, matching the style of the earlier railings on the adjacent properties.



The image above shows the proposed elevations. Full details can be read from the drawings produced by Torner Architects.

## 7.0 Impact Assessment

### Criteria for Assessment

The following section assesses the significance of the setting of the heritage asset, in accordance with Section 16 of the NPPF and Historic England: Conservation Principles: Policies and Guidance and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) (referred to henceforth as GPA3).

The assessment of how the proposed development will potentially impact upon the setting of the identified heritage assets has been undertaken using the guidance detailed GPA3. This recommends that an assessment should take into account the following factors when assessing the impact of a development:

- Location and Siting;
- Form and Appearance;
- Additional Effects; and
- Permanence.

The level of change will be assessed upon the following criteria:

Level of Change	Description
Major Beneficial	The proposed changes will substantially alter key elements of the heritage asset in a positive way, better revealing and/or enhancing important characteristics. There would be a substantial improvement to the understanding of important elements of the asset's significance.
Moderate Beneficial	The proposed changes will have a considerable positive effect on key elements of the heritage asset, such that they improve the overall character or significance of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
Minor Beneficial	The proposed changes may cause a minor improvement to the character of a heritage asset.
Negligible	The proposed changes will have a very minor effect upon on the heritage asset or very minor impact on the overall character of the surrounding context.
Neutral	The proposed changes will have no impact on the overall character of the surrounding context.
Minor Adverse	The proposed changes will have minor impact on key elements of the heritage asset, such that the overall character of a heritage asset is negatively affected. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will have a considerable negative effect on the overall character and significance of the heritage asset. It will likely disturb key features and be harmful to overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
Major Adverse	The proposed changes will cause a substantial disruption to, or, in some cases, the complete destruction of important features of the heritage asset, such that its significance is substantially harmed. Change of this magnitude should be avoided.

In order to more fully understand the effect of the impact of proposals the following assessment provides a comparable analysis of the heritage value against the level of change. This assessment is based on the criteria set out by International Council on Monuments and Sites\* and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

Overall level of impact				
Level of Change	Sensitivity/Significance			
	Neutral	Low	Medium	High
Major Beneficial	Slight	Slight/Moderate	Moderate/Large	Large/Very large
Moderate Beneficial	Neutral/Slight	Slight	Moderate	Moderate/Large
Minor Beneficial	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Minor Adverse	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Moderate Adverse	Neutral/Slight	Slight	Moderate	Moderate/Large
Major Adverse	Slight	Slight/Moderate	Moderate/Large	Large/Very large

The following levels of harm may potentially be identified:

- **Substantial harm or total loss.** Harm that would 'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'
- **Less than substantial harm.** Harm of a lesser level than that defined above
- **No harm (preservation).** A High Court Judgement of 2014 held that with regard to preserving the setting of Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means 'doing no harm'.

Preservation does not mean no change; it specifically means no harm. Historic England guidance states that .....*Change to heritage assets is inevitable but it is only harmful when significance is damaged.* Thus change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. What matters is whether such change is natural, harmful or beneficial to the significance of an asset.

With regards to changes in setting, GPA 3 states that .....*protection of the setting of heritage assets need not prevent change*, with the above statement regarding the type of impact on the significance being key.

The following assessment is limited to considering the effects occasioned upon the fabric and the setting of the heritage assets by the proposed conversion.

\* ICOMOS (May 2010) Draft Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.

## Significance of the Heritage Assets

Setting is defined in the National Planning Policy Framework (NPPF) as .....*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.*

It is important to understand how the setting contributes to the significance of the heritage asset.

### The Setting of the house

Overall the setting of the heritage asset is considered to have a **medium** significance due to its group value and the contribution it offers to the street scene, with its relatively unaltered front façade. The modern mansard could be improved by the substitution of more appropriate windows and the front garden and absence of railings offer a negative aspect to the overall composition.

It is considered that the listing was conferred due to the interest offered by the grouping of the terrace within the street scene rather than any intrinsic quality of the interior of the building itself.

### The house fabric/interiors

The interiors of the main part remain relatively unaltered, with much of the original trims and joinery remaining, although new and enlarged openings have been formed in internal walls. However the interiors are unremarkable and not of great architectural or historical interest. The modern rear extension and mansard, and the basement, have no architectural interest or importance.

Overall the fabric and interiors of the building itself is considered to have a **low/medium** significance. This is primarily due to the level of survival within a listed building rather than any assessment of its importance or quality.

## Impact upon the Heritage Assets

### The Setting of the building

The scheme offers very little overall visual change to the main front elevation, save for improvements wrought by the refurbishment of timber windows and the balcony balustrade and replacement of inappropriate windows. The grouping is retained unchanged. There are significant aesthetic improvements to the front garden with a reinstatement of more authentic materials and the railings, mentioned in the listing description.

There are more extensive changes proposed for the rear, although this clearly does not affect the Conservation Area setting nor that experienced in the street scene. The changes to the rear elevation chiefly comprise the removal of a modern three storey extension and other poor quality additions and their replacement with a new extension upon a similar footprint, albeit with the small lower terrace at basement level infilled. Further small rear extensions in glass are proposed. This constitutes a significant improvement in the quality of the overall design and of the composition.

The dilapidated flat roofed timber shed, which spans across the width of the rear garden against the far wall, is removed to increase space.

Asset	Level of Change	Significance of setting	Overall Impact
Terrace of houses	Moderate Beneficial	Medium	Moderate

The resulting impact on the setting due to the proposal is considered to be **Moderate (positive)**.

### The building fabric/interiors

Considerable care has been exercised to retain as much primary structure of the original dwelling as possible. The plain and low quality modern rear extension is removed, offering a positive visual benefit, and the replacement constitutes a considerable increase in quality of design. The size and scale of the existing form is retained and respected, but the design and appearance is improved. The glass fronted extensions enable the original shape to be viewed within and offer a clear understanding of the new interventions.

Internal changes to the fabric are minimised, with minor alterations to the internal partition layout. Where rooms on the two main floors are sub divided the new insertions are not full height, allowing sight of the full original ceiling and therefore maintaining the understanding of the original shape and form of the rooms. The existing trims, skirtings, rails and architraves are retained and doors are retained fixed shut where out of service. The main ground to first floor staircase is retained, but the modern stairs to the basement and upper floor levels are altered.

Asset	Level of Change	Significance of element	Overall Impact
Building fabric/interiors	Moderate Beneficial	Low/Medium	Slight/Moderate

The resulting impact on the fabric and interiors due to the proposal is considered to be **Sight/Moderate (positive)**.



## 8.0 Conclusion

The proposed scheme for refurbishment and alteration will occasion a degree of change to the fabric and form of the designated asset, primarily to the rear elevation and therefore not one which is visible from the most important aspect, the street scene. There are, however, significant improvements to the front garden area with the reinstatement of authentic details.

In the NPPF paragraph 196 it states that.....*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

*Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset (GPA3).*

The proposal invokes a positive impact upon the rear elevations of the building. The removal of the low quality modern extension and its replacement with a more vibrant and higher quality design constitutes an significant overall improvement.

*For developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting (GPA3).*

In the NPPF paragraph 192 it states that, in determining planning applications, local planning authorities should take account of;

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

The MHCLG Planning Practice Guidance, entitled Conserving and Enhancing the Historic Environment states.....

*Public benefits may include heritage benefits, such as:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

This report has analysed the factors which will be occasioned by the proposal. It has determined that moderate change will be occasioned to the setting and slight/moderate change to the fabric, and that the resultant impact is entirely positive. This constitutes considerably less than substantial harm in the NPPF paragraph 196 test.

The scheme offers an opportunity to provide an additional unit of much needed housing, which will be a public benefit, achieved without undue detriment or harm to the historic building and its setting. The alterations enable the overall improvements to the aesthetics of the building at the front.

For the foregoing reasons the scheme substantiates the changes to the setting and the fabric.

## Appendices

### Extract of Listing for the row of houses

**Name:** NUMBERS 50-88 AND ATTACHED RAILINGS

**List entry Number:** 1378632

**Location:** NUMBERS 50-88 AND ATTACHED RAILINGS, 50-88, ALBERT STREET

<b>County</b>	<b>District</b>	<b>District Type</b>	<b>Parish</b>
Greater London Authority	Camden	London Authority	

**Date first listed:** 14 May 1974

**Grade:** II

*Irregular terrace of 20 houses. 1844-45. The following builders are known: Nos 50-60, probably George Bassett Jnr; Nos 62 & 64, J Tickner; Nos 66 & 68, J Burrows; Nos 70 & 72, J James; No.74, R Radbourn; No.76, AR Rogers; No.78, J Toleman; Nos 80-84, R Batterbury; No.86, JW Hudson. Yellow stock brick and rusticated stucco ground floors. EXTERIOR: 3 storeys and basements. Nos 60, 72, 74, 80-84, with penthouse additions. Nos 52, 68, 76, 78 & 86, slate mansard roofs with dormers. 2 windows each. Square-headed doorways, most with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Nos 70 & 72, panelled jambs and enriched console-brackets carrying palmette enriched frieze. Nos 86 & 88, enriched console-brackets carrying frieze. Recessed sashes, Nos 52-64, 68-72, & 78 with margin glazing to ground floors. Nos 80-88, tripartite ground floor sashes. Upper floors with architraved sashes (except Nos 84-88); 1st floors with console-bracketed cornices (except Nos 50 & 52). Cast-iron balconies to all 1st floor sashes. No.84 with slightly projecting window bays and parapet and brick dentil cornice. Nos 50-56, parapets. Nos 58-82 and 86 & 88, stucco cornice and blocking course (No.66, cornice cut back). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas and steps.*

*Listing NGR: TQ2888983559*