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Project: 1604 - 11 Prince Albert Road - PL5 application

Heritage Statement



8th August 2018

Revision B – 28th March 2019 – changes in [blue](#).

Wolff Architects Limited trading as Wolff Architects
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Background

Introduction

Under the National Planning Policy Framework 2012, *"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"*.

Accordingly, this document aims to:

- describe the historic building and its setting
- assess the significance of the building
- explain the design concept for the proposed works
- describe the impact of the proposed works on the historic building, its setting, and neighbouring listed buildings.

This document is intended to be read alongside the Design and Access Statement.

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The Heritage Assets

The application relates to 11 Prince Albert Road. There are a number of listed buildings nearby, as shown on the map in Appendix B.

Description of 11 Prince Albert Road

11 Prince Albert Road is a semi-detached mid-nineteenth-century Victorian residential villa, one amongst a street of similarly styled period properties, on the northern perimeter of The Regent's Park in Camden, in the Primrose Hill Conservation Area.

The property sits in the Primrose Hill conservation area, established in 1971. The property is currently empty with construction works underway under existing permissions.

Together with its neighbours, it was entered on the Statutory List of Buildings of Special Architectural & Historic Interest at Grade II in 1974, with the below details. NB – the text description is extensive due to covering 15 properties – only the portions relating to *this* property are quoted below.

1-15, PRINCE ALBERT ROAD

List entry Number: 1329905 Grade: II

Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999

TQ2883NW PRINCE ALBERT ROAD 798-1/75/1339 (North side) 14/05/74 Nos.1-15 (Consecutive)

Listing NGR: TQ2845283679

Street of 15 related detached and semi-detached villas. Mid C19. Probably built by J Guerrier and P Pearse. Stucco.

EXTERIOR:

...

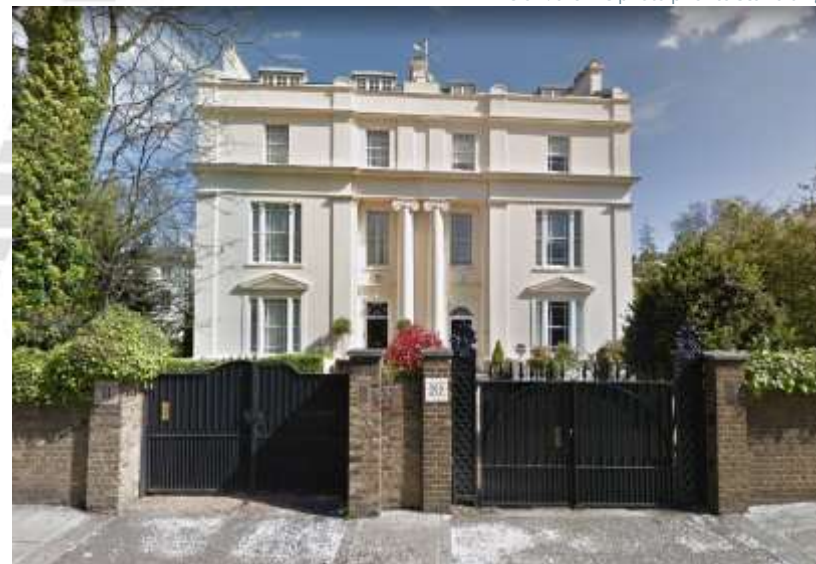
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Below: archive photo prior to scaffolding.



Nos 10 & 11: semi-detached pair. Symmetrical facade of 3 storeys and attics, 2 windows each. Attic dormers in slated mansard roofs. Entrances in central bays, recessed to 2nd floor level and separated by paired Ionic columns in antis supporting a simplified entablature with continues around the building. No.10, round-arched doorway, No.11, square-headed; both with patterned fanlights and panelled doors. Recessed sashes with margin glazing above. Slightly projecting outer bays with pilasters at angles rising to support entablature. Tripartite sashes; ground floors with pilasters supporting pediments, upper floors with consoles on mullions. Attic storey with recessed sashes having margin glazing and pilasters supporting cornice and parapet. Tall slab chimney-stacks.

...
INTERIORS: not inspected.

The relevant planning history of 11 Prince Albert Road is included in the Design & Access Statement.

Significance of the heritage asset

The significance of historic fabric reflects a judgement against a number of criteria, including (but not limited to) such as the following (taken from BS 7913-2013):

architectural value

craftsmanship / technological value

cultural value

townscape value

artistic value

aesthetic value.

The age of the fabric is not the sole factor of relevance.

Externally this building – under its current scaffolding – appears to be a well presented villa, albeit in need of some attention, works for which are ongoing under permissions ref 2016-5656-P & 2016-5830-L. It is significant mainly as part of a set of similar period buildings in a formally laid out streetscape around Regent's Park, contributing to the wider conservation area and local identity. Camden's Conservation Area Statement identifies that Prince Albert Road was part of Nash's original plan for Regent's Park. Like most old buildings, it is significant on principle because of its relative rarity and corresponding cultural importance.

All the historic internal finishes and wall linings have been removed at some previous point in the building's life, but the timber stud wall frames mostly survive, with most of the remaining walls currently being exposed bare brickwork. Historic sash window frames are present, together with some window surrounds and architraves internally. The sashes are believed to have been substantially renewed previously. Some ceilings exist to the fourth floor and underside of the staircase, but careful investigation has shown these to be variously modern plasterboard and modern plaster with metal lathing and plastic backing. No lath and plaster has yet been found on the site. The principle staircase is a cantilevered stone design from upper ground floor to first floor, a period cantilevered timber design from first to second floor, and a simpler timber design to third floor. The cantilevering-



timber flight is somewhat distorted at present, and investigation has identified it has been subject to remedial work in the past, with apparently limited success.

Generally this is a high status property, significant because of its external group presence, and internally for its few surviving period features, which are considered important given what has previously been lost.

Proposed works

Description, & impact on the heritage asset

The proposed works change the permitted layouts to better suit the needs of the current owners, and incorporate some additional remedial proposals. The main proposals are summarised in the table below -to be read in conjunction with the application drawings. These have been developed in accordance with the general good practice as set out in BS 7913 (2013) *Guide to the conservation of historic buildings*.

As a property formerly in the Crown Estate, a further licence from the estate to permit undertaking these further works will have to be sought, subject to their further review. A dialogue with the estate regarding the works is ongoing.

Ref no.	Storey	Proposal	Rationale	Comments / Impact on historic building
1	Lower Ground	Rear outbuilding adjustment for enlarged condenser enclosure	The condenser size required to serve a property of this size is larger than the space available, but additional volume is available 'inside' the extension adjacent. Therefore we seek to adjust the division between spaces.	The single storey rear extension is not considered of great significance, and may be later than the main house (uncertain). The alteration proposed has been arranged so as to be very discrete and not visible externally.
2	Lower / Middle Garden	Rear lightwell and side stairs - Minor setting out adjustments	Deriving from construction detailing	No impact on significance.
3	Middle	To roof railings of new side extension, addition of	Aesthetic change. Railheads ensure the balustrade	No physical impact.



	Garden	masonry corner piers and railheads	reaches the correct height for safety.	
4	Rear lightwell	Changes to balustrades.	The small areas of glass balustrade in the rear lightwell prevent the new basement room from feeling like being 'in a cage'.	Being set below ground level, the new small sections of glass balustrade do not appear in most views of the historic building, so do not affect its setting.
5	Lower Ground	Reduction in size of the new side extension to avoid piling affecting the public sewer	Upon investigation of the public services below the site, it was not possible to form the basement to so great an extent as originally hoped	No adverse impact from the reduction of basement area.
7	Gardens	Garden lighting	Safe use of the driveway and gardens in the evenings and winter months.	No harm from light fittings (concentrated on modern fabric) or illumination.
8	Gardens	CCTV cameras on rear of boundary walls. Foliage in the garden will be managed to ensure boundary wall cameras retain their sightlines.	For the safety and security of the residents and their property.	By carefully avoiding the need to place cameras on the main house facades the visual and material impact on the building and its setting is minimised
9	Upper Garden	New bin store	The permitted scheme makes no provision to conceal the waste and recycling storage on the site, which is desirable to improve the setting of the heritage asset and keep the garden tidy.	Being carefully positioned behind the solid entrance gates, the bin store has no visual impact on No11's appearance seen from the street. It is set well apart so also has no physical impact. The rear of the new bin store would be visible from No. 10 as it occupies part of the boundary hedge position, however plants will be established to grow up the back of the bin store to conceal it from this side. Note that the ownership boundary between No 10 and No 11 follows the east edge of the existing soft boundary hedge, not the centreline.
10	Lower Ground / Middle Garden	Blocking with brick masonry the clerestory window over kitchen-basement staircase to tie the walls together.	During the remedial stabilisation works previously authorised, the structural engineer detected movement. It is felt that blocking this window in the manner proposed will improve overall stability.	Ensuring the stability of the gable end wall which has structural problems (previously documented) is felt to be of primary importance. The small side window was already approved for alteration, so is not of particular significance to the façade design.
11	Lower Ground	Reinstatement of hearth in lower ground floor kitchen re-using existing flue.	Existing masonry provides evidence of a fireplace in this position, which is now the family kitchen.	Reinstatement of functionality benefits the coherence of the listed building with minimal works.
12	1 st , 2 nd , 3 rd Floors	Updated layouts	As part of the detailed interior design process the client seeks adjusted room functionality.	None of the layout changes adversely affect surviving historic fabric or the historic timber frame partitions.
13	North elevation,	Reconfiguration of rear lead gutter, new rear façade RWP, existing gable façade NW RWP (modern 'Timesaver' range product) removed.	During detailed design it has been identified that the rainwater pipe in the NW corner of the façade risks	Simplification of the drainage system and is considered advantageous generally, ensuring its reliability is



	roof		overloading the drainage sump. Therefore it is proposed to use a new RWP to take this roof gutter's water to the main drainage system via the rear façade.	considered essential to ongoing beneficial use of the building. It is considered unwise to take the existing NW RWP to the new basement sump due to increased basement flooding risk. Removal of modern Timesaver range cast iron pipework not considered harmful.
14	North and West Elevations	New façade penetrations (air bricks) for the new mechanical ventilation and heat recovery system.	The MVHR system manages fresh air provision and extract from the various spaces in the building, managing heat and humidity, which is beneficial in a building with permeable fabric and which has a history of interstitial moisture accumulation, especially in conjunction with secondary glazing which reduces air leakage. Inevitably this system requires connections to fresh air for both intake and exhaust.	The vents have been sized by the project mechanical engineer. The positions have been selected to be most discrete, and also to appear to have a visual logic when seen on elevation. They are positioned to keep the public facing rendered elevations free of 'visual clutter'. Appropriate ventilation is a requirement of Building Regulations.
15	Roof	Dormer roof; detail change to batten rolls	To reduce risk of wind uplift damage according to Lead Sheet Association technical guidance, additional batten rolls are proposed compared to existing dormer detail.	The presence of a additional batten roll on the side of each dormer is not considered unduly harmful. The dormers on the adjoining property do not match this property so there is no loss of symmetry – see photo page 10.
16	Roof	Existing closet wing failing curved asphalt roof renewed in lead as previously permitted	Existing asphalt has reached the end of its life	Visual improvement.
17	Roof	Existing rear extension failing asphalt roof renewed in lead as previously permitted	Existing asphalt has reached the end of its life	Visual improvement.
18	Roof	New cowls to flues and chimney pot repair works. Cowls to be painted to match the chimney pots.	To prevent moisture ingress into unused flues, whilst avoiding permanently sealing those routes, as they could prove useful in the future.	Reversible intervention, minimal aesthetic impact at high level. Benefit to avoiding water ingress to inaccessible parts of the fabric.
19	LG at rear	Gas boiler flue terminals in rear extension side wall	To locate the boilers in the least significant and most discrete part of the building. Small black terminals have been chosen to minimise visual impact.	The original boiler flue used an existing chimneys stack, and was responsible for the full height gable crack, necessitating major structural works to stabilise the façade. The new location is far less disruptive and the benefit to the building's integrity from the relocation is substantial.
20	Front vault	New steelwork to remedy cracking of arch at head.	Refer to structural engineer's information provided.	Stabilising the vault to prevent collapse is beneficial to the listed building.

Conclusion

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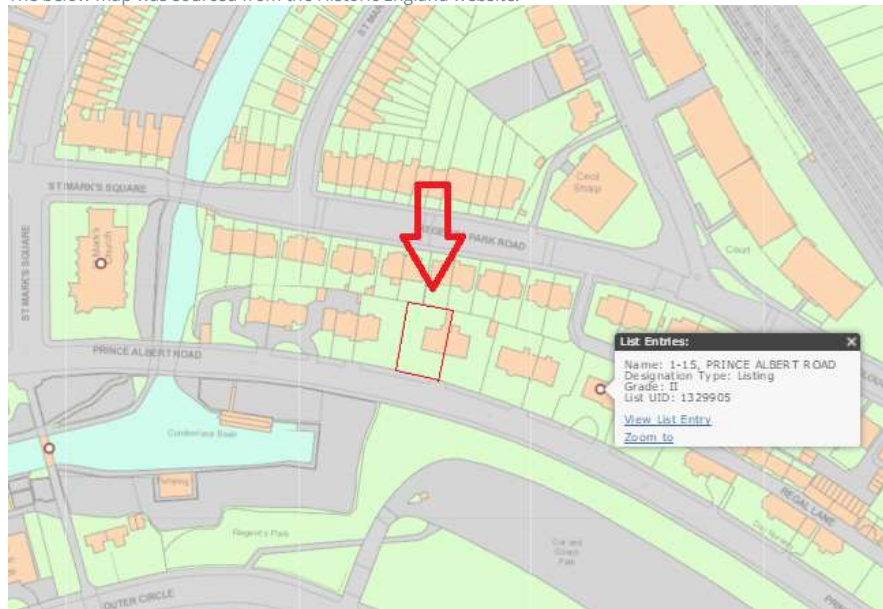


The collection of proposals above will enable the proper execution of the scheme already permitted, and together they will generally enhance the listed building, and help ensure its continued use and maintenance in good order.

Impact on neighbouring heritage assets

The proposed external works are similar in nature to those already approved by Camden. The small differences between the approved scheme and the newly proposed scheme do not meaningfully change the impact on any neighbouring listed buildings.

The below map was sourced from the Historic England website.



Appendix A - Relevant Site Photographs



Above left: Rear outbuilding (item 1). Above right: Proposed Bin Store location (item 9) with temporary hoarding between No 10 and No 11 also visible.

Below left: Side window in the middle of the brick façade, after permitted render removal (item 10). Below right: existing kitchen fireplace blocked, and partly covered (item 11)



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Above: Comparison of dormers on No 10 and No 11 Prince Albert Road (item 14)

Below left: asphalt roofs for repair (items 15-16). Below right: Cowls temporarily placed in sit, unpainted (item 17)





Above: modern 'Timesaver' rainwater pipe proposed for removal (item 13)

