

HERITAGE, DESIGN AND ACCESS STATEMENT

1 ST. MARK'S SQUARE, LONDON NW1 7TN

6.0 APPENDIX A:

Schedule of Proposed Rectification and Regularisation Works

Ref: 4106/MaP

JULY 2019

Introduction

Following a site survey that Haines Phillips Architects carried out at 1 St. Mark's Square on 14th May 2019 to record the internal and external elements that may potentially be unauthorized works to this Grade II Listed Building, and following meetings and consultation with Planning and Conservation Officers at the London Borough of Camden during May and June 2019, the following schedule sets out the principal building elements as previously existed, as built, and as proposed and forms part of our application for Planning Permission and Listed Building Consent. We have reviewed the planning history information for the property available on the Camden planning website, including drawings from the planning and listed building consents from 1987 (ref: 8601769 / 8670359) and the most recent from 2000 (ref: PE9900835 / LE9900836).

We have also reviewed the Historic England Listing description for the property which is as follows:

Double fronted villa, left hand bay forming return of No.16 Prince Albert Road (qv). Mid C19. Stucco with slated hipped roof having projecting console bracketed eaves and tall slab chimney-stacks. 3 storeys and basement. 3 windows. Distyle-in-antis Ionic side portico to right with fanlight and panelled door. Architraved sashes. Ground floor sashes with pilasters supporting simplified entablature lintel, central bay window. 1st floor, tripartite central sash with console bracketed pediment and stucco balcony; outer bays with cornices and cast-iron balconies. INTERIOR: not inspected.

Please refer to the accompanying drawings (as pre-existing, as existing and as proposed plans) for details of the works and for room, door and window numbers, etc.

	PREVIOUSLY EXISTING (Based on drawings from 2000 consents ref: PE9900835 / LE9900836 drawings and as indicated on the pre-existing plans)	AS BUILT (As surveyed in May 2019 and indicated on the 'as existing' plans and appended photographs)	PROPOSED (As indicated on 'as proposed' plans)
EXTERNAL ELEMENTS			
Windows	Painted timber sash and casement windows. Assumed to be single glazed.	White uPVC double glazed casement windows and French doors generally apart from window F-06 which remains as a painted timber casement window and French doors B-08 which remains as a painted timber French doorset.	Existing uPVC windows to be replaced with single glazed painted timber casement and sash windows and boxes to match previously existing. Painted hardwood timber sills. Overhaul and redecorate window F-06 and French doors B-08. See window schedule for details.
External security grilles	Black painted metal external security grilles to windows B-05, B-08, B-09, G-02, F-02.	Black and gold painted metal external security grilles to windows B-05, B-08, B-09, G-02, G-03, G-05, G-06, F-01, F-02, F-03.	Remove external security grilles to windows G-03, G-05, G-06, F-01, F-03 and make good.
External metal balcony railings	Black painted decorative metal railings to balconies/ windows G-06 and F-05.	Black and gold painted decorative metal railings to balconies/ windows G-05, G-06, F-04, F-05.	Retain all balcony metal railings. Precedent exists for similar decorative metal railings fixed to the top of balcony parapets at

			nearby properties such no. 2 St Mark's Square, no's. 17, 18, 20 and 21 Prince Albert Road.
Metal railings and gate to front garden boundary, driveway and external staircase	Black painted decorative metal railings to front garden driveway and external staircase.	Black and gold painted decorative metal railings to front garden boundary wall, front garden driveway and external staircase.	Remove decorative metal railings to front garden boundary wall and make good wall.
Front entrance portico, door and steps	The Historic England listing entry describes the 'distyle-in-antis Ionic side portico to right with fanlight and paneled door. The 2000 consent shows alterations to the layout of the front entrance steps and a curved external screen wall to the side of the portico.	External stair treads and riser finishes between driveway and front entrance landing replaced with black quartz treads and white quartz risers. Surround to front entrance door and fanlight tiled with brown and blue mosaic tiles.	Remove quartz treads and risers to external steps and fit marble treads and risers to match existing landing marble in lieu. Remove mosaic tiles from front entrance door surround, make good, render and paint in white or cream.
External CCTV cameras, lighting and cables	No external CCTV cameras, lighting or cabling referred to on 2000 consent drawings.	CCTV cameras installed to left hand side of portico facing front driveway and to side of portico facing side passage area. PIR/Solar external wall lights fitted to right hand portico column facing front driveway and to side of portico facing side passage area. Associated	Replace CCTV cameras with smaller cameras in more discrete locations above projecting string course (see plans) Tidy up the cabling in white discrete conduits. Proposed CCTV cameras: Aviglion Micro, dome size of golf ball

		cabling for CCTV arranged across side and rear elevations to first floor Office.	
External driveway and side passage surface materials	The previously existing external driveway materials are not described on the listing entry or the 2000 application drawings. The 2000 consent includes for new driveway paving and a vehicle turntable on the driveway.	The front driveway has stone type pavers to the edges of the driveway and orange terracotta pavers to the central strip. The side passage area has patterned ceramic tiles between the driveway and external rear staircase.	Remove orange terracotta pavers to the central strip of the driveway and replace with stone type pavers to match the existing.
Rear patio area	The previously existing rear patio materials are not described on the listing entry or the 2000 application drawings. The 2000 consent includes for new paving.	A wall consisting of red engineering bricks to the bottom courses and brown bricks with brick on edge coping, with black and gold painted metal railings on top has been built in front of the existing garden boundary wall with no. 2 St Mark's Square and to the boundary with no.17 Prince Albert Road.	Retain brick walls and railings to the rear patio as existing.
INTERNAL ELEMENTS			
Internal staircase	Timber staircase with painted timber newel posts, hardwood	Timber staircase with brown painted timber newel posts,	Strip paint from balustrade, stain/varnish to match original

	<p>handrail, black metal decorative balusters, carpet runner, painted treads and risers. Original handrail thought to be mahogany colour as seen from fragment remaining on left hand side of flight between ground floor lobby and landing outside ground floor cloakroom.</p>	<p>brown painted balustrade, black metal decorative balusters, carpet runner, brown painted treads and risers.</p>	<p>mahogany colour as existing currently between ground floor landing and Cloakroom (G3). Strip paint from the treads and risers and seal these using natural oils/waxes, or, depending on the condition of the timber, repaint in a white or cream colour. Install painted timber stringer detail to right hand side of stair flight between Ground floor stair hallway (G2) and landing outside Cloakroom (G3).</p>
Fireplaces	<p>A letter from the Department of the Environment (dated 07/04/87) attached to the 1987 consents (ref: 8601769/8670359) references that suitable protections must be taken to secure and protect the original marble pipelines with cast iron grates in the two principal rooms on ground, first and second floors and the two corner fireplaces in the second and third floor back rooms (8 in total). However, it is unclear from the drawings in the</p>	<p>A marble fireplace surround is in place in the ground floor Informal Sitting Room (G5). The hearth appears to have been removed or covered up and the grate/burner appears to be non-original. Similarly, a marble fireplace surround is in place in the basement's sitting room. All other fireplace openings (7 no.) have been blocked up and there are no marble surrounds, cast iron grates or hearths in place in any of these.</p>	<p>No remedial works proposed.</p>

	2000 consents (ref: PE9900835/LE9900836) how many original fireplaces were present in 1999 or the details of any works to these explicitly granted or implied as part of the consent.		
Bedroom 2 and 3 Chimney Breast Wall, Fitted Joinery	<p>Previously existing wardrobe joinery was limited to the infilling of the alcoves of the chimney breasts in bedrooms 2 and 3 (see GA 013).</p> <p>Consented drawings in the 2000 consent also show fitted joinery limited to the chimney breast alcoves in both bedrooms 2 and 3.</p>	<p>Fitted wardrobe joinery has been installed along the chimney walls in bedrooms 2 and 3, infilling the chimney breast alcoves and running across the front of the chimney breasts with dressing table and mirror sections. The fitted joinery in bedroom 3 is not full height and the profile of the chimney breast and alcoves, as well as the ceiling cornice, are clearly visible, allowing the original proportions of the room to be expressed.</p> <p>However, in bedroom 2, the fitted joinery is full height, concealing the chimney breast and alcoves completely and the cornice is run along the front of</p>	<p>Retain the fitted joinery as installed in bedroom 3.</p> <p>Strip out the fitted joinery from bedroom 2 and replace this with either fitted joinery to match bedroom 3 (not full height) or with wardrobes limited only to the alcoves (as per the 2000 consent). Run the ceiling cornice along the chimney breast.</p>

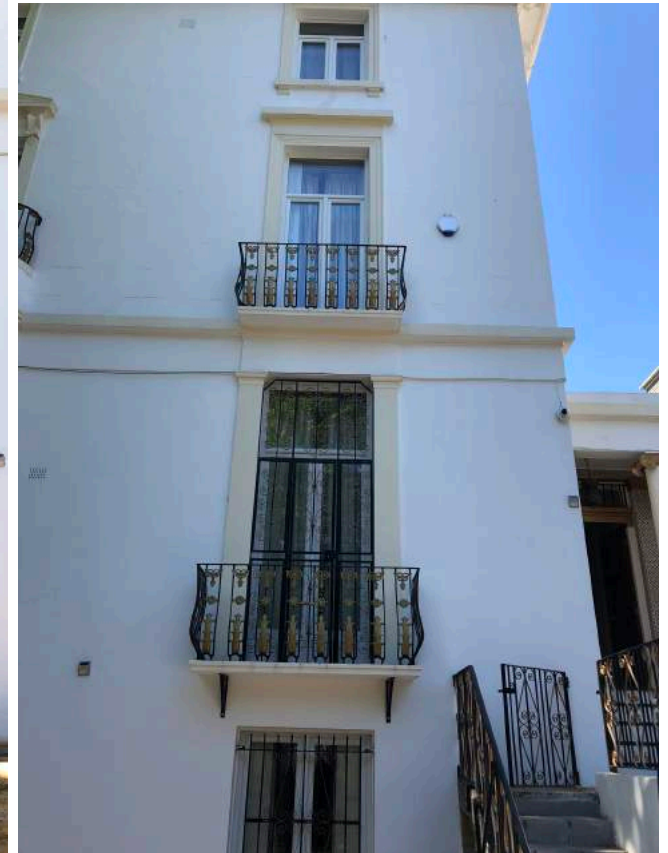
		the joinery unit.	
Basement Boiler Room (B4)	Double doors on boiler cupboard.	New boiler installed. Double doors removed from boiler cupboard as boiler protrudes beyond plane of doors.	No remedial works proposed.
Basement Laundry Room (B5)	Laundry room fittings/fixtures arranged along rear wall perpendicular to window B-06. Window B-07 indicated on 1999 planning application drawings but not on 1986 planning application drawings. In our view it is highly unlikely that there would have been a window in this location in the original building since it is directly on the site boundary with the property at no. 16 Prince Albert Road.	Partition wall subdividing room. Laundry room equipment on wall adjacent window B-06, shower room sanitaryware on far side of room.	No remedial works proposed.
Basement Dining Room (B7) / Family Room (B6)	No opening in wall between Dining room and Family room. Consent granted in 2000 application for 1.25m wide opening with double doors (1.173m from lobby door).	2m wide opening without doors (0.8m from front wall) in wall between Dining room and Family room.	No remedial works proposed.
First Floor Lobby	Door opening in wall between	Door opening between Lobby	No remedial works proposed.

(F4) / Dressing Room (F5) / Bedroom One (F6)	Lobby and Bedroom One. Consent granted in 2000 application to block opening. Consent granted in 2000 application to form new opening between Dressing Room and Bedroom One (1.25m wide with double doors, 1.483m from rear wall of Bedroom One).	and Bedroom One blocked as granted in 2000 application. Opening finished as wall on lobby side and as fixed shut doors on Bedroom One side. Opening formed in wall between Dressing Room and Bedroom One, 0.9m wide with bi-fold single door (0.7m from lobby wall).	
Second Floor Stair Landing (S2)	Space under soffit of stair between Second floor landing and Third floor attic room shown clear. Consent granted in 2000 application for partition to create cubby hole under soffit of stair.	Partition installed under soffit of stair to create cubby hole storage area.	No remedial works proposed.

APPENDIX A

Photographs of Existing

1. Windows

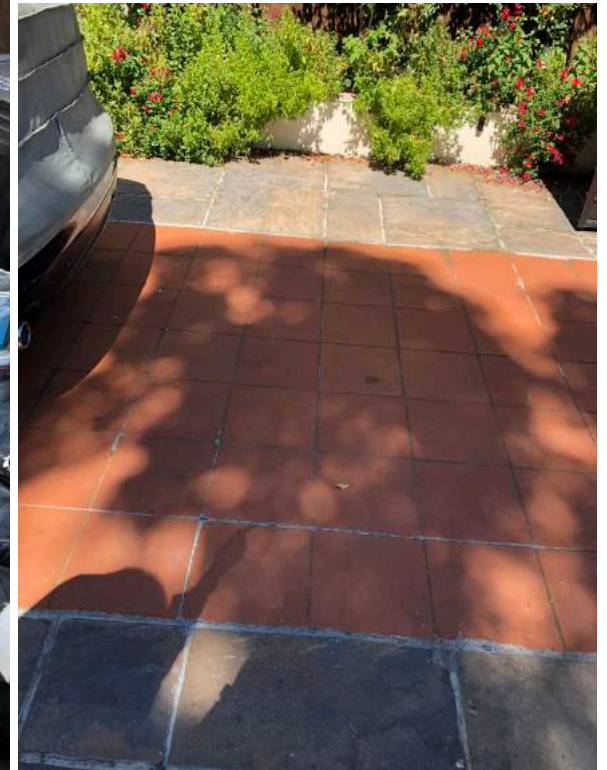


Front Elevation Windows, Balcony Metal Railings and Security Grilles

2. Front Boundary Wall Railings



3. Front Driveway and Side Passage Paving



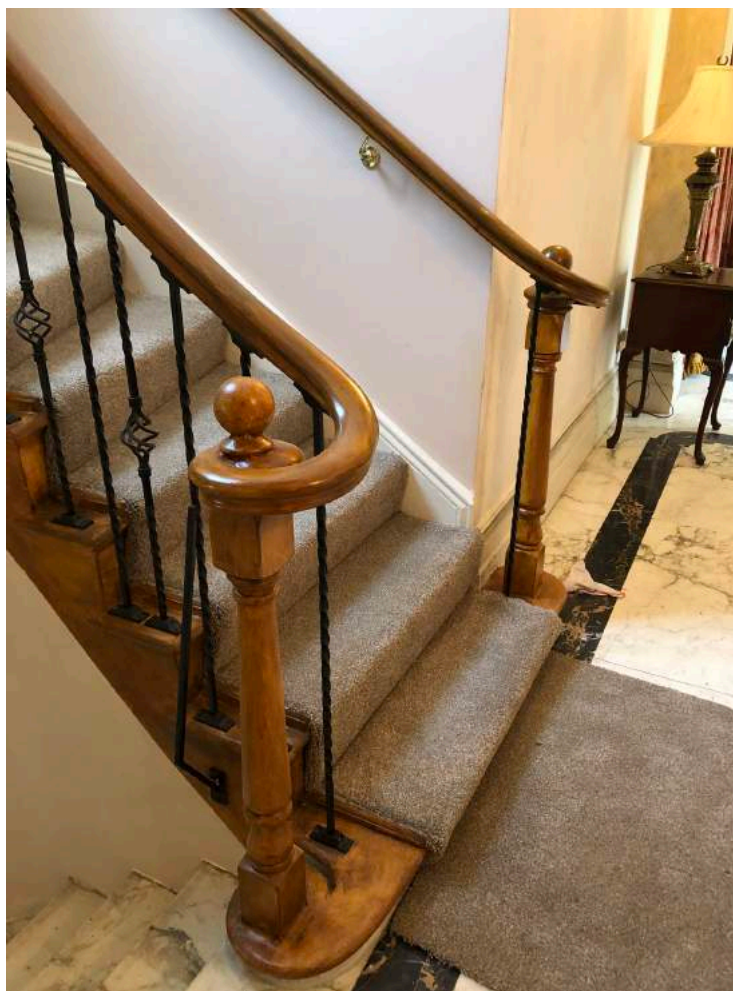
4. Front entrance portico, door and steps.



5. External CCTV.



6. Internal Staircase



7. Bedroom Joinery to Chimney Wall, Bedroom 3



8. Bedroom Joinery to Chimney Wall, Bedroom 2

