PLANNING / DESIGN & ACCESS / HERITAGE STATEMENT

PROPOSED REMOVAL OF ASBESTOS CONTAINING CHIMNEY STACK

AT

HYLDA COURT, 3-5 ST ALBAN'S ROAD, LONDON NW5 1RE

PREPARED BY

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1.0 PLANNING STATEMENT

1.1 This planning statement has been prepared by Avalon Surveyors Ltd, on behalf of the Applicant in support of the proposed alterations to a block of purpose built self-contained residential units addressed as Hylda Court, 3-5 St Alban's Road, London NW5 1RE.

1.2 The existing built form is of traditional and concrete framed construction, consisting of five storeys of accommodation with a flat roof and central light well serving as access and egress the rear section of the building.

1.3 The property is mentioned in the Dartmouth Park conservation area guidance as *"block of flats dating from the early 1930s, Hylda Court. A five storey block with horizontal metal windows, pale coloured façade, horizontal banding formed by the balconies, a porticoed entrance with reproduction classic '30s lettering. The internal full-height court is impressive. Pevsner describes it as 'an Art Deco period piece'."*

1.4 The proposal involves the removal of a redundant external chimney stack to the left-hand side of the building which previously housed flues for a communal heating system, removed following a significant escape of water in recent years.

1.5 The internal flue liners have been surveyed and are found to contain asbestos (Chrysotile) in poor condition which this proposal seeks to remove and dispose of in a safe manner in line with Control of Asbestos Regulations 2012 (a copy of the relevant testing certification contained within the survey is included here as Appendix A).

1.6 The removal of any asbestos containing materials are to be undertaken in strict accordance with HSE guidance, specifically 'asbestos essentials' publications A11 & A35

1.7 A further benefit of the works is that removal of the Chimney stack to the left-hand side will allow increased vehicular access the this side and the rear of the building in the event of an emergency such as a fire, increasing the life safety of the Occupants or any Visitors.

1.8 Finally, it is suggested that aesthetic appearance of the building will benefit from increased symmetry as a result of the removal of the large stack which is out of keeping with its architectural style, an opinion which is explored further in section 2 of this statement.

2.0 DESIGN, ACCESS, AND HERITAGE STATEMENT HEADINGS

2.1 USE

2.1.1 The building is not subject to any significant change of use as a result of the proposal, remaining in residential use.

2.2 AMOUNT

2.2.1 The amount of development is considered to be of little detriment to the building and the conservation area, being a reduction in the overall form and mass.

2.3 LAYOUT

2.3.1 The layout of the development is similarly considered to be of little detriment to the building and the conservation area, representing no change to the layout.

2.4 SCALE

2.4.1 The minor decrease in scale as a result of the proposal is considered to be of little detriment to the building and the conservation area, and represents a balancing of the scale and symmetry of the building.

2.5 LANDSCAPING

2.5.1 The scheme will not benefit from extensive landscaping as part of the proposal, being the removal of a redundant chimney stack and flue in isolation.

2.6 APPEARANCE

2.6.1 The scheme has been designed to represent a sympathetic and measured alteration of the building consisting of equivalent materials when making good and enhancing its symmetry and attractive appearance.

2.7 DESCRIPTION OF THE HERITAGE ASSET AFFECTED

2.7.1 The relevant asset affected by these proposals include the left-hand side elevation of the block of ‘art deco’ inspired purpose built block of flats known as ‘Hylda Court’ as identified within the LB Camden Dartmouth Park conservation area.

2.7.2 The building element affected by the proposal, in isolation, is the externally built chimney stack, by nature of its removal and remediation, a s result of a duty to manage (or in this case, remove) any materials found to contain asbestos under the Control of Asbestos Regulations 2012.

2.8 DESCRIPTION OF THE HERITAGE ASSET’S SIGNIFICANCE

2.8.1 The asset is identified within LB Camden Dartmouth Park Conservation Area description as mentioned above, and is suggested as representing a highly attractive and valuable asset to the conservation area, noting its facades, fenestration and internal courtyard and circulations spaces as being an ‘art deco period piece’.

2.9 THE IMPACT OF THE PROPOSAL ON THE HERITAGE ASSET

2.9.1 This proposal, relates only to building elements not included in the property’s description within the conservation area description (chimney stack/flue), and it is suggested that the removal of this feature only benefits the aesthetic of the building by an improvement of its symmetry, resulting in it being more in keeping with the intended ‘art deco’ style of building design, whilst removing an installation of a deleterious material (asbestos), and improving vehicular access in the event of an emergency.

APPENDIX A (OVERLEAF)

Asbestos testing certificate extracted from refurbishment and demolition survey, a copy of which is available upon request.

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CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	Avalon Built Environment Ltd	Surveyor:	Avalon Built Environment Ltd
Client Address:	10b Aquarium, 101 Lower Anchor St, Chelmsford, CM2 0AU	Analysis Report No:	J625550
Attention of:	Ben Muir	Report Date:	12th June 2020
Site Address:	Hylda Court, 3-5 St. Albans Road, Highgate, London, NW5 1RE	Site Reference No:	N/A
Date Samples Taken:		No. of Samples:	3
Date Samples Received:	12th June 2020	Obtained:	3
Date of Analysis:	12th June 2020		
Analysed By:	Paul Moulder		

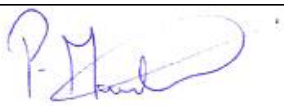
Method Statement
Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Environtec 'In House' documented technical method of transmitted/polarised light microscopy and centre stop dispersion staining, in accordance with our UKAS Accreditation, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our in house quality control document. Sampling methods are in accordance with documented in-house procedures and UKAS Accreditation.
Disclaimer
If samples have been DELIVERED the site address and actual sample location or sample type is given by the client at the time of delivery. Environtec are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Environtec cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. Environtec takes responsibility of information reported, only when a staff member of Environtec takes the sample(s).

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
BS371347	1	Horizontal flue - Cement	Chrysotile
BS371348	2	RHS Vertical flue - Cement	Chrysotile
BS371349	3	LHS Vertical flue - Cement	Chrysotile

Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. On rare occasions where there is an element of doubt for samples which are borderline or too insignificant to determine whether the material is asbestos insulation board or asbestos cement, you will be notified and offered a water absorption test. A water absorption test is a longer process undertaken to a supplement asbestos analysis and has a cost implication. We will advise you accordingly should this situation arise. Environtec Ltd cannot be held responsible for inaccuracies based on the material type opinion if a water absorption test has been offered and refused. Material type opinion falls outside the scope of our UKAS accreditation.

	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
K	CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
	AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
E	CHRYSOTILE	= Typically Known as White Asbestos (Serpentine Group)
	ANTHOPHYLLITE	= Asbestos (Amphibole Group)
	ACTINOLITE	= Asbestos (Amphibole Group)
Y	TREMOLITE	= Asbestos (Amphibole Group)

All samples will be retained in the laboratory for a minimum of 6 Months.

Typed By:	Paul Moulder	Authorised Signatory:	
Position:	Deputy Laboratory Manager - Essex	Print Name:	Paul Moulder

UKAS/New AFI/Statements/EA

Certificate issued by 15-16 Bruce House, The Street, Hatfield Peverel CHELMSFORD, Essex, CM3 2DP.