

HERITAGE STATEMENT / DESIGN & ACCESS STATEMENT (4th May 20)

EXISTING

No. 9 St. Alban's Road is a four storey semi-detached single family house. It is within the Dartmouth Park Conservation Area and is Grade 2 listed.

Quote from 'Streets of Highgate' by the Camden History Society (p. 116):

'Horace Jones (1819-87), who later became architect to the City of London, designing several of its large market buildings as well as Tower Bridge, had grand plans for [St. Alban's Road].....three survive beyond Courts Crescent - Listed Not. 9-11, built in 1852 for his daughters by the steelmaker Sir Henry Bessemer..... Designed by Jones "to appear as one house", replete with outsize brackets, and the centre of the facade encloses a large window with side panels of curved plate glass.'

PROPOSED WORKS

The following is an overview of how the works will safeguard the appearance of the building and character of the immediate area in accordance with:

- Policy CS14 Local Development Framework Core Strategy.
- Policies DP24 & DP25 Camden's Local Development Framework.

Works to Front External Area

Lower Ground Living Room window and lightwell:

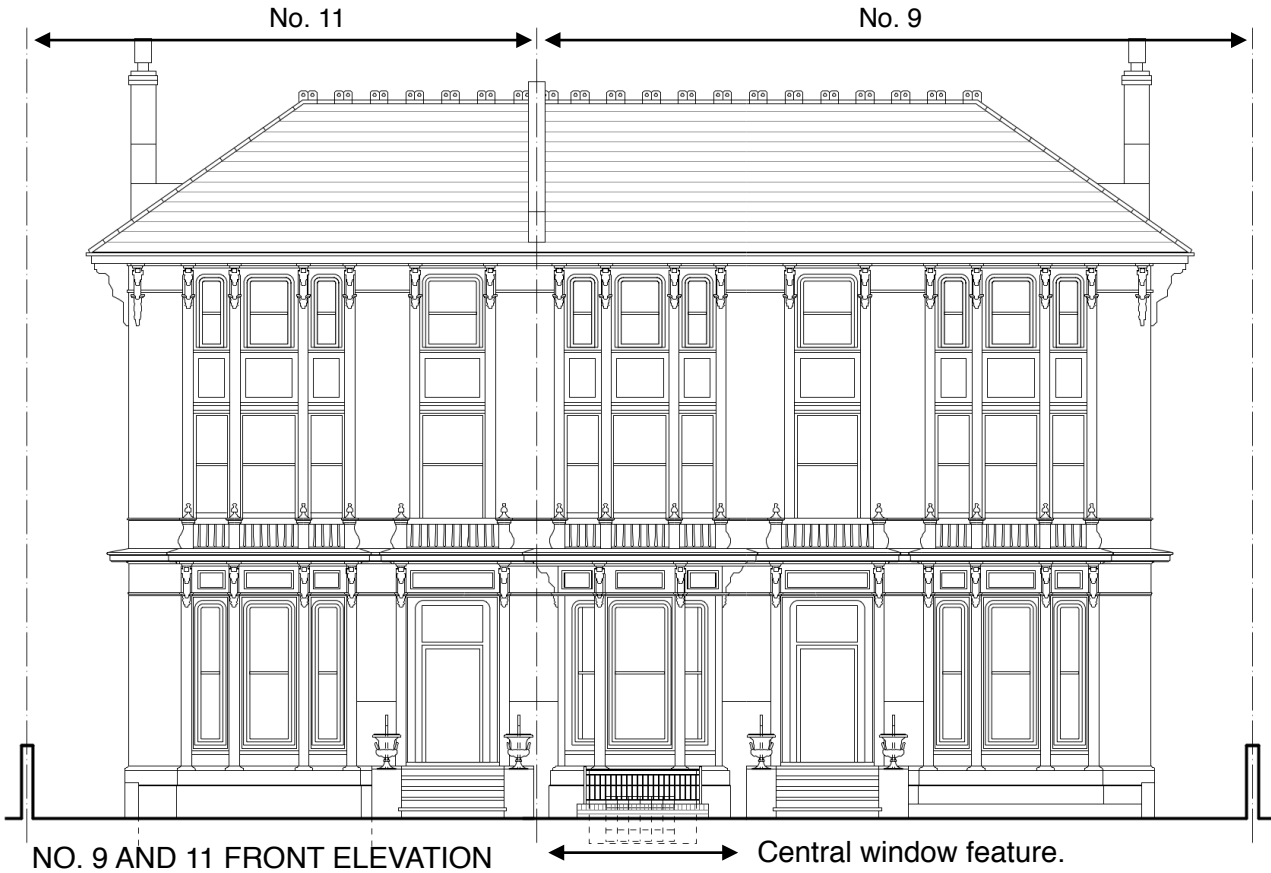
The two houses have been designed to appear as one large house, the main feature of the front facade being the 'large window with side panels of curved plate glass'. It is unlikely the original design had a small lightwell and window to this feature. The photos opposite show how it is not integrated into the overall design, the red brick clearly shows it is a non-original element.

We would like to improve this part of the elevation in the following way:

- The existing window size is too squat and horizontal for a facade that emphasises verticality. The proposal is to lower the cill, and depth of lightwell to achieve a better proportion of window.
- The glass bricks will be replaced with a new timber window, painted to match existing ground floor windows. Profile and colour will match existing upper floor front elevation windows (see Drg. 602 & 604).
- The cill will be stone to match existing to gable lower level and painted to match render.
- The lightwell base will be finished in flagstones laid to fall to a new drain. The red brick low walls will be rendered to match the house render and colour.
- Existing lightwell railings will be replaced. New metal railings will be painted black and match the existing railings to the front door in finish, style, metal size and in fixing details to walls.

Front Door Steps and landing

Front door external terrazzo steps and landing to be replaced with Yorkstone. Refer to Drg. 605.



Incongruous, non-original lightwell, walls railings and glass bricks window.



FRONT ELEVATION CENTRAL WINDOW FEATURE



Existing front door railings design to be used for new railings.
Terrazzo steps to be replaced with stone.



Existing: lightwell with glass bricks window.



Proposed: lightwell base and window cill lowered. Walls rendered to match house. New painted timber window with stone cill.

HERITAGE STATEMENT / DESIGN & ACCESS STATEMENT (4th May 20)

Works to Rear Area

Patio:

The existing patio will be extended into the back garden. Its boundary will have a terraced flower bed to soften level changes. Large steps up to the garden with deep treads will be added. A palm tree (T1) by the terrace will be removed as part of these works.

The dig will be carried out during council agreed working hours. The contractor will provide skip located in the front garden. The side alley, front garden, public foot path and road will be kept clear of soil and building materials during the works. Collection of the skip will be organised so as not to affect traffic.

Existing single storey extension:

The extended patio will allow extension glazing to be lowered to internal floor level. Glazing to the extension rear & side will be widened and made full height with patio doors added. New fenestration will be painted black metal. Note, the extension is non-original and non-historic.

The increased openings width requires alteration to the two exposed timber beams. This will either mean extending them or replacing with like-for-like. In either case all external timbers will be treated with a black stained finish to retain the exposed timber appearance.

The extension gutters and downpipe will be replaced with a square section gutter and round downpipe, both in a silver finish to compliment the flat roof colour.

The existing skylight will be replaced with a like-for-like skylight. The extension roof will also have a new flat glass skylight added.

New metal balcony to rear elevation:

Photographic evidence opposite show the house did at one time have a balcony to the rear upper floor opening. As further evidence the opening has patio doors that swing outward. The proposal is to re-instate the balcony with ironwork painted black. The works will be in keeping with the style of the house. For further information refer to Drg. 603.



Photographic evidence of balcony to upper floor opening.



Location of proposed metal balcony.

HERITAGE STATEMENT / DESIGN & ACCESS STATEMENT (4th May 20)

Interior Works (refer to Drg. P-102)

Lower Ground Floor The Living Room

A building survey with damp meter readings was carried out in Feb. 2016. It identified the following:

'Evidence of rotting to a skirting board to the right hand side of the fireplace. This appears to be some form of rotting but does not seem to be dry rot and may well be some previous wet rot, possibly even prior to damp proofing works. Clearly this should be investigated, the skirting board replaced as necessary and any damp proofing works associated carried out'.

'an amount of springing within the main living space and this may well be linked possibly to slight damp issues beneath this area'.

The living room is quite cold. It is therefore proposed to remove all the floorboards, add insulation between the joists, and reinstall the floorboards (see Drg. 600).

These works will also allow for an investigation into the cause of the dampness mentioned above.

Lower Ground Store converted to Shower Room:

- To improve headroom the existing non-original concrete floor will be replaced with a new concrete set one step down. New drainage will be connected to the existing manhole located in the side alley (shown on Drg. 102).
- The overall dig will not exceed 475mm. Therefore a Basement Impact Assessment is not required.
- The walls and vaulted ceiling have a waterproof render. It has blown and a damp meter has detected damp. The proposal is to replace it with a new tanking system.

Lower Ground Store under front steps converted to Utility Room:

- Sink & appliances can be connected to an existing waste-pipe.
- Tanking and lowering of floor level and is not required .

Alterations to existing walls:

- Kitchen non-original extension external walls to be removed. Kitchen flat roof to have added skylight.
- Living Room front elevation window cill plus lightwell lowered.

New Wall to Lower Ground Floor to create Utility:

The applicant would like to increase the size of the store located under the front steps to make a Utility Room. Drg. 606 shows:

- new walls are re-instatement of existing walls removed in 1982.
- wall to be removed is non-original to the house (as shown on 1982 drawing).
- utility can connect to existing waste pipe.

Services to Lower Floor:

- The lower floor will be rewired for power and lighting. Wire runs will be chased into the walls.
- Living Room and corridor area will have new ceiling recessed spotlights added. Ceiling recessed spotlights are already in use throughout the remaining rooms and will be either reused or have new added. Note, the ceilings are not lathe & plaster and are not original.
- Existing ceiling is not lathe & plaster. Remaining rooms already have ceiling spotlights.
- New wall radiators will have pipes chased into the walls.
- Utility room extract. Ducting will be hidden behind the existing painted grill to the front steps.
- Shower Room extract. Via a new clay air brick, matching existing to the gable and painted to match the house render.

Internal features:

- The living room cornicing will be retained.
- Timber panelled doors, architraves, skirtings will be retained or re-used. New doors, architraves, skirtings to match existing.