Image 1: Front elevations nos.9 and 11 St. Alban's Road

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 a Grade 2 Listed Building.

At historicengland.org.uk, nos. 9 & 11 St Alban's Road are described as follows:

'Pair of semi-detached villas. 1852. Yellow stock brick with stucco dressings. Slated hipped roof with tall slab end chimney-stacks, crested ridge tiles and projecting eaves with large enriched brackets. Symmetrical design to appear as one house. 3 storeys and basement. 5 window range. Central bowed bay window, with thick moulded mullions and case and panelled frieze which runs across the ground floor openings, flanked by entrances in similarly moulded doorcases with part-glazed panelled doors with overlights. Similar tripartite sashes to outer bays. Upper floors have similar mullions and cases, which correspond to the ground floor, being a central tripartite sash flanked by single sashes with tripartite sashes to outer bays; enriched plaster spandrel panels to 2nd floor. 1st floor balconies have bracket supports and cushioned cast-iron railings with cushioned composition dies.'

The property has been the subject of several modern interventions and the applicants consider it desirable to make some modifications and alterations to those. Householder Application and Listed Building Consent approvals for proposed works at 9 St Alban's Road were granted in August 2020 for the following:

'Replacement of front elevation glass block window with larger sash window and lowering of light well; Replacement of front steps; Replacement of glazing to existing rear extension with larger windows; Installation of new rear juliet balcony; Installation of new roof light to rear extension; and associated internal alterations at ground floor.'

Some elements of this application are identical to proposals approved in August 2020. The approved Householder Application of August 2020 is 2019/1019/P. The approved Listed Building Consent of August 2020 is Camden Application Number 2019/1477/L.

For reference throughout this statement, where an element of the proposed works in this new application replicates something previously approved under the applications referred to above, a note is generally included: 'As approved in August 2020', or something similar to the same effect. Where a single or relatively small alteration to the details previously approved is proposed, particular attention is drawn both to the alteration itself and the considerations which have been taken into account by the applicants.

This Application includes a proposal for: Replacement of front elevation glass block window with larger fixed sash window and lowering of light well.

The two houses (nos. 9 & 11) were designed to appear as one large house. It seems unlikely that the original building incorporated a small light well and window to the front elevation below the central window feature, as they do not integrate well within the overall design as originally intended. There are three key features indicating modern intervention: engineered red brick walls, railings which do not match the original feature railings either side of the landing outside the front door, and obscure glass bricks. The thick set glass bricks provide some welcome natural light into the lower ground floor living room, but is a feature that fails to complement the original facade and nor does it present an attractive modern alternative to the original Victorian host building.

In terms of proposed works to the area of the front lightwell, in all except one detail, this Application is identical to the August 2020 approved scheme. The existing window size is too squat and horizontal for a facade which emphasises verticality. The proposal is to lower the window cill, thus increasing the depth of the light well and thereby providing a more elegant and sympathetic 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. PP-10 & PP-12). The cill will be stone to match the existing at lower gable level and painted to match render. The light well 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 in colour and texture. Existing light well 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 on either side.

All of these details are identical to those approved in August 2020, where the two Camden Decision Notices each state that the proposals in respect of the light well 'are considered an improvement on the existing modern intervention and would enhance the character and appearance of the listed building'.

The scale of the excavation required to lower the lightwell to accommodate the larger window opening would not warrant the submission of a basement impact assessment.

Image 2: Existing lightwell immediately below the original central window feature, incorporating a thick set obscure glass bricks window.

Image 3: Proposed lightwell base & window sill lowered. Walls rendered to match house. New painted timber window with stone cill, as was approved in August 2020.

The one detail in respect of the lightwell which is different in this Application compared to the August 2020 approved scheme is a proposal to incorporate a single double-glazed sealed unit in the new timber window frame.

The proposed lightwell window will be a non-opening source of natural light to the living room. The glass to the window will therefore be installed as a single section within a fixed frame. Consequently there will be no meeting rails or other framing elements within the glazed area of the proposed window, which otherwise typically separate opening sliding box sash windows and is a characteristic of the central window feature from ground floor upwards and across the front elevation of nos. 9 & 11, as previously illustrated in image 1 and on image 4 opposite.

Consideration has also been given to the absence of any timber sash bars to windows on the front elevation, within the original design of nos. 9 & 11 St Alban's Road. Being a fixed light and in the absence of any sash bars within the glazed area, all new external framing profiles and dimensions will be identical to the external frames of the windows above the lightwell. As indicated on Drg. PP-07, it is also worth noting that the window will not be visible from the street. The applicants prefer to install a single argon filled double-glazed sealed unit within the fixed light, rather than a single pane of glass, for the purposes of enhancing energy efficiency, to meet the requirements of the Building regulations and to improve sustainability in a broader environmental sense. The

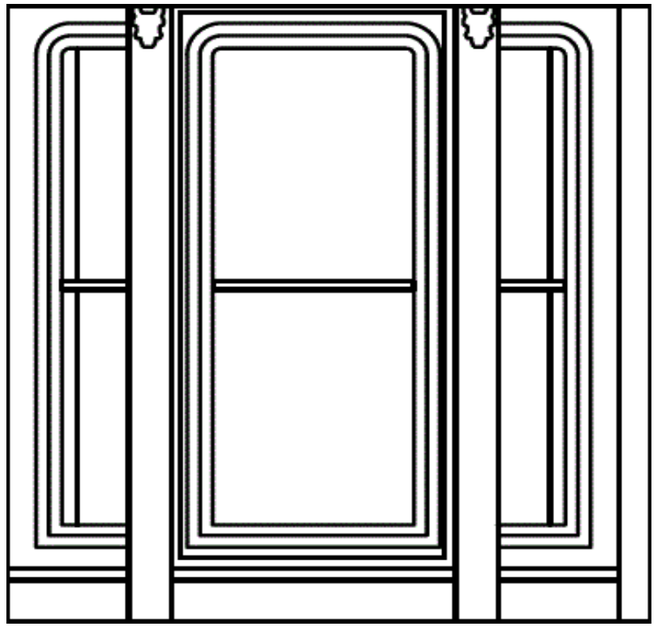


Image 4: Existing Front Upper Ground Floor central bay sliding sash windows (with horizontal meeting rails).

applicants feel that because the new lightwell window proposed is a replacement of a quite unsightly modern intervention of unsympathetic thick set obscure glass bricks, as opposed to the replacement of a historic or original design feature, the introduction of a far less conspicuous clear glass sealed unit within a timber frame purposely made to match the original architectural details will amount to a welcome change to an existing modern intervention; enhancing the character, appearance and environmental sustainability of their home.

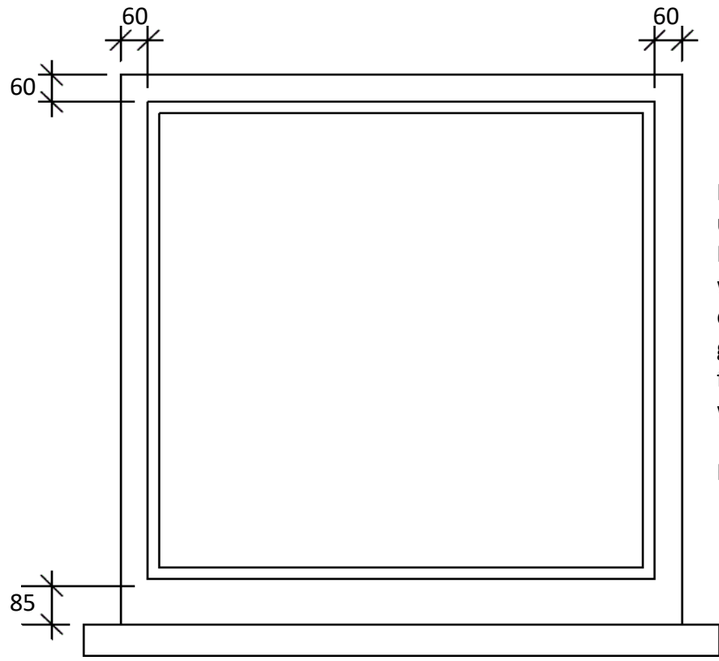


Image 5: Replacement of existing unsympathetic thick set glass bricks. Proposed timber framed fixed lightwell window, without horizontal meeting rails or sash bars; incorporating a single double-glazed clear glass sealed unit. Joinery framework to exactly match original windows in profile and dimensions.

For further details refer to Drg. PP-10.

Image 6: Existing railings around the central lightwell to be replaced with railings to match the existing railings either side of the front door steps (see image 7) in finish, style, material and colour.

Image 7: The existing railings either side of the front door steps are to be replicated around the lightwell and to a proposed balcony to the rear. Existing terrazzo steps to be replaced with stone.

The Application includes a proposal for : Replacement of front steps.

Front door external terrazzo steps and landing to be replaced with York stone. For further details refer to Drg. PP-05. As approved in August 2020.

This Application includes a proposal to: Extend existing rear extension by 1500mm further into the rear garden and, to the side to rear elevation, by 550mm further towards number 11 St. Alban's Road.

The existing extension is non-historic. It represents a modern intervention which in terms of the rear and side to rear walls, fenestration and roof detailing, the applicant feels does not blend well or sympathetically with the main house. Nor does it include features that might otherwise contrast with the original architecture more agreeably.

The applicants have reconsidered priorities in the context of the recent application approved in August 2020. Where the existing extension is concerned those proposals include the replacement of glazing to the existing rear extension with larger windows and a significant amount of alteration and making good to modern brick facade on the rear and side to rear elevations.

The applicants would like to raise the ceiling height in the extension, largely because the existing ceiling is noticeably lower than in the original house. They would also like to modestly extend the footprint of the extension, for the purpose of establishing an overall floor area which is more adequate in size to accommodate modern day living requirements in terms of kitchen and family dining space.

Extending the footprint of the extension by 1500mm further into the rear garden and, to the side to rear elevation, by 550mm further towards number 11 St. Alban's Road, will not impact neighbouring amenity by way of loss of outlook, daylight or privacy. Although the rear footprint would be modestly extended and window openings would be enlarged, this is not considered to increase opportunities for overlooking.

It is also worth noting that the existing extension includes a quite domineering overhanging roof canopy. Although the new proposals include extending the brick facade a little closer to the number 11 side, the existing canopy will be removed and the overall impact will in fact be to reduce the extent by which the extension roof structure cuts across the original central bay at the rear of the house; a reduction in distance of 310mm (illustrated on Drg. PP-00 & PP-01).

Extending the footprint of the extension to the rear also warrants some context. The existing roof canopy already extends some 500mm beyond the rear wall of the extension and the side parapet wall extends beyond the rear facade by a similar distance. The new proposal includes the elimination of the canopy, which is a modern intervention of little architectural merit, and in roof plan the new extension shall in fact extend further towards the rear by 1000mm rather than by 1500mm.

Image 8: Existing non-historic single storey extension

The existing extension has a flat roof. To provide a raised ceiling (the ceiling height to be raised by 300mm) a new flat roof will be constructed at a higher level. The existing side elevation of the extension immediately next to the side alley (adjacent to no.7 St Alban's Road) shall be retained. This wall features a brick on edge parapet with creasing tiles detail along it's top. It is felt that this wall fits more agreeably in the setting than the existing extension rear and side to rear elevations. The parapet wall follows the line of the original south west elevation of the house and largely mirrors the high level garden wall which separates nos. 7 & 9 St. Alban's Road. The parapet wall will be retained at exactly the same height as existing.

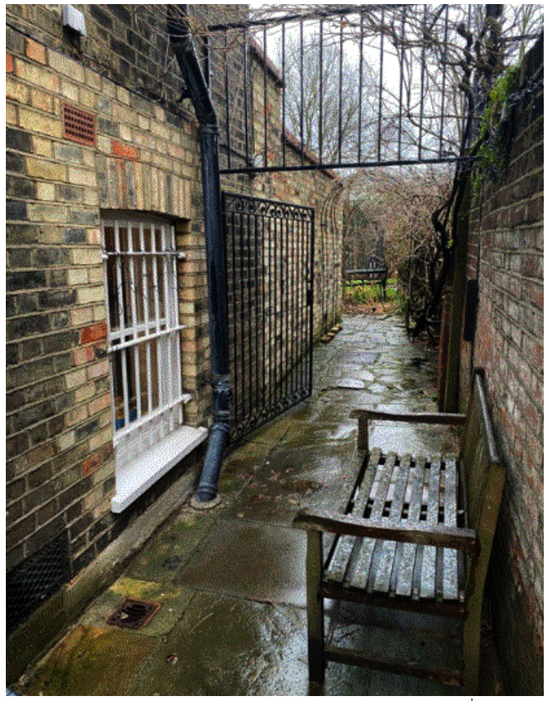


Image 9: Existing side alley, side elevation brickwork to the original house, the tall garden wall on the boundary of nos. 7 & 9 St. Alban's Road & the existing rear extension side elevation wall (at no.9).

The top of the new roof structure will be set below the top of the existing parapet wall and even further below the top of an existing modern sloping roof light, which it is proposed shall be permanently removed. A flat skylight is to be incorporated within the new roof structure, below the top of the existing parapet wall.

The applicants consider the rear and side to rear elevations and roof of the existing extension to be out of character and unsympathetic in relation both to the original house and the better conceived parapet wall which forms the side wall of the extension along the side alley. The applicants would like to introduce corresponding doors and sidelights to the rear and side to rear of the proposed extension, offering some contrast to the original house in colour, material and style.

Uniformity is a theme of the original architecture, whereby common elements and features tend to correspond quite distinctly with one another. The applicants feel this sense of conformity is somewhat lost in the design and overall appearance of the existing rear extension.

It is considered that the most sympathetic way to resolve this is by extending the existing side wall along the rear and side to rear elevations of the extension. Married with contrasting fenestration, the parapet wall shall then envelop the extension in a clearly discernible and consistent way, setting the extension apart quite distinctly from the main house in a more sympathetic and coherent fashion. The intention in terms of enhancing the character and appearance to the rear is illustrated in images 10 and 11 on page 5, where the existing and proposed elevations of the rear elevation are set side by side in context.

The existing extension structural facade has been constructed using what appears to be a machine made imitation of traditional London Yellow stock bricks. It is felt that a better selection at the time the extension was built would have been authentic reclaimed London Yellow stocks.

The applicants feel that where the modern intervention bricks have been used along the side elevation next to the side alley (illustrated on image 9), there is relatively little detrimental impact to the appearance of the building. This is largely because the bricks along the side elevation are generally viewed in passing along the side alley.

However, in the context of the rear elevation (and side to rear elevation) of the extension, it is felt that the existing extension brick facade, together with the overhanging flat roof canopy, detracts from the appearance of the Listed Building and slightly spoils the existing rear garden aspect.

The proposal is for a new brick facade in the construction of new walls to the rear and side to rear elevations using bricks which are tonally, in texture and in overall appearance more closely in line with the original house than those of the existing extension. Brick arches, which are a common feature above door and window openings on the original building, are also to feature above the new crittall style doors and side lights of the proposed extension.

The existing patio will be extended further into the back garden and a small area of the garden levelled to allow extension glazed doors both to the side and rear to be lowered to internal floor level. The patio boundary will have a terraced flower bed. Large steps up to the garden with deep treads will be added. As approved in August 2020. A palm tree (T1) by the terrace will be removed as part of these works. Also as approved in August 2020.

Excavations will be carried out during council agreed working hours. The contractor will provide skips located on the front drive and not on the road. The side alley, front garden, public foot path and road will be kept clear of spoil and building materials during the works. Delivery and collection of skips to be managed by the contractor appropriately, in accordance with the requirements of the Construction (Design & Management) Regulations 2015.

This Application includes a proposal for: Installation of new rear balcony.

Photographic evidence on page 6 (image 12) shows the house did at one time have a balcony to the rear upper ground floor opening. The new railings to the balcony, in addition to proposed new railings around the front lightwell are to match the existing railings either side of the front door steps (refer to image 7) in finish, style, material and colour. As approved in August 2020.

Image 10: Illustration of existing extension rear elevation

Image 11: Illustration of proposed extension rear elevation

Image 12: Historic photograph showing former balcony outside the tripartite doors at the rear of the Sitting Room at Upper Ground Floor level.

For further details concerning the proposed balcony, refer to Drg. PP-11.

This Application includes a proposal for: New window to existing side of rear elevation.

Located on microfiche at The Camden Archives Library are construction drawings submitted to the Council in 1982 (see image 15 opposite and for further details refer to Drg. PP-14). Those drawings depict a window to the lower ground floor WC, which has been blocked up at some stage in the past. The former window mirrors a similar window that remains (at no.11) almost exactly opposite.

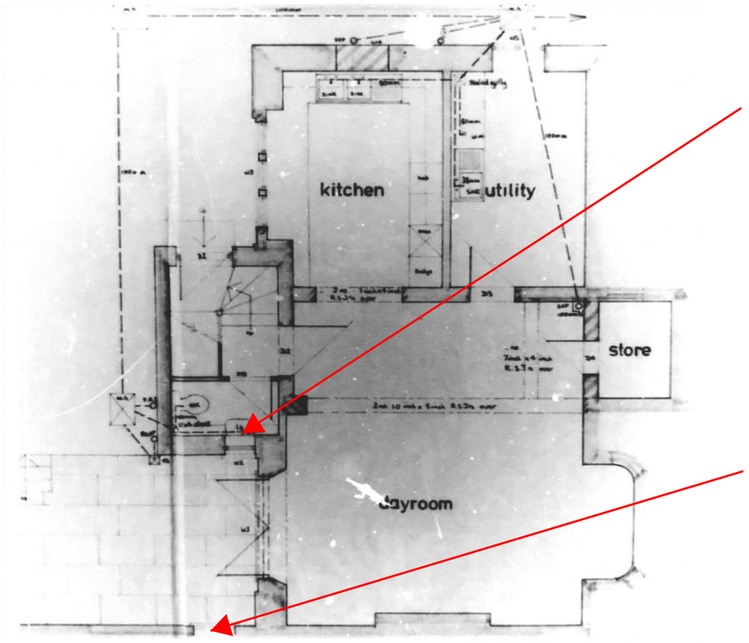
The applicants would like to reintroduce the original window to provide some natural light and ventilation in the WC, for the purpose of restoring an original feature of the building and to enhance what is currently a rather bland section of wall, which is fully rendered at lower ground floor level (see Image 13). The proposed new window would require obscure glass for reasons of privacy. Profiles and colour to match existing no.11 window opposite, including sash bars. Double glazing to be incorporated with plant on timber sash bars to exactly match profiles on the window opposite. The applicants prefer to install a narrow low-emissivity double-glazed unit within the opening sash, rather than single panes of glass, for the purposes of enhancing energy efficiency, to meet the requirements of the Building regulations and to improve sustainability in a wider sense.

The applicants feel that obscure glass will disguise any visual recognition of the proposed double-glazed sealed unit from both an internal and external perspective and that the proposal will in a broader sense represent replacement of an unwelcome modern intervention (ie. blocking up of the window) with something that will enhance the character and appearance of the listed building.

Image 13: Existing wall where proposed WC window to be reintroduced.

Image 14: Existing window at no.11

The contractor is to carefully open up the existing wall to investigate and establish the precise location of the original window (refer to Drg. PP-14 and PP-15) prior to ordering the manufacture of a bespoke window of the same dimensions, to be installed in exactly the same location as the original window.



Historic window to WC has been blocked up. The proposed plan is to re-open the wall and install a new window of the same size and appearance as the original window.

Existing window opposite at no.11 St. Alban's Road (also refer to image 12 above).

Image 15:
CONSTRUCTION DRAWINGS SUBMITTED TO COUNCIL IN 1982
Located on microfiche at The Camden Archives Library

This Application includes a proposal for: Associated internal alterations at lower ground floor.

Lower Ground Floor 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 generally quite cold. It is therefore proposed to remove all the floorboards, add insulation and piped underfloor heating between the joists, and reinstall the original floorboards. These works will also allow for an investigation into the cause of the dampness mentioned above. The contractor is to carefully strip out the existing floor boards at an early stage and set aside in dry storage, in an environment where something equivalent to normal room temperature is maintained.

Note that the survey referred to above was non-invasive. The contractor is to engage a specialist to survey the underfloor after the removal of the floor boards and to advise on the extent of issues and to recommend appropriate remedial works where those are deemed necessary.

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. PP-02).

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 the existing render 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 is not required.

Alterations to existing walls and ceilings:

Kitchen non-original extension external walls to be removed.

Kitchen flat roof to be raised and new skylight to replace existing of revised dimensions and location.

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 create a Utility Room. Drg. PP-14 shows:

New walls are a re-instatement of existing walls removed in 1982.

Wall to be removed is non-original to the house (as shown on 1982 drawing: refer to Drg. PP-14).

Utility can connect to existing waste pipe.

Services to Lower Ground Floor:

The lower floor will be rewired for power and lighting. Wire runs will be chased into the walls.

Piped underfloor heating to be installed between the proposed insulation beneath the living room floor and the existing floorboards. For further details refer to Image 16 below and Drg. PP-08.

Living Room and corridor area will have new ceiling recessed spotlights added. Ceiling recessed spotlights are already in use throughout and the ceilings are not lathe & plaster and are not original.

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 existing living room cornice is to be retained.

Timber panelled doors, architraves and skirting boards to be retained (or re-used where appropriate).

New doors, architraves and skirting boards to be purpose made to match existing details.

The works described on this page were all approved in August 2020, with two exceptions:

1. Kitchen flat roof to be raised and permanent removal of existing pitched roof light.
2. Piped underfloor heating between new floor insulation and existing floorboards.

Image 16: Proposed underfloor heating pipes and insulation below Living Room floor. In joist foil boards require fixing of battens only to sides of existing joists and no fixing to top of joists, such as is required by the use of aluminium spreader plates. Thus the top of the existing joists will be unimpeded by the installations and re-fixing of existing floorboards can proceed once the proposed below floor and necessary remedial works are completed.