

DESIGN & ACCESS STATEMENT / HERITAGE STATEMENT



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.

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 the front light well 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 (see Drg. PP-10 Rev.A & PP-12 Rev.A) and the existing light well window at number 11. 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.

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.

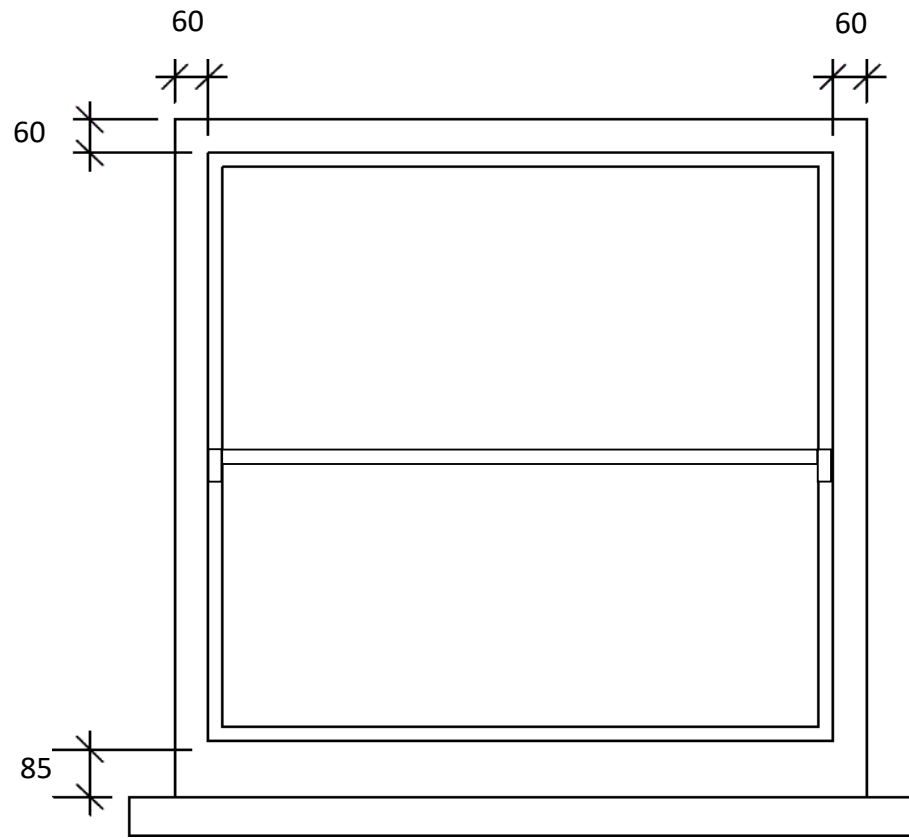


Image 4: Replacement of existing unsympathetic thick set glass bricks. Proposed timber framed box framed sliding sash single glazed lightwell window, with horizontal meeting rail ; joinery framework to exactly match original windows in profile and dimensions.

For further details refer to Drg. PP-10 Rev.A



Image 5: 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 6) in finish, style, material and colour.



Image 6: 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 Rev. A.

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 reference to an extension by 1500mm further into the rear garden is the measurement taken from the existing extension rear facade brick wall and fenestration. In terms of the existing site line taken as the end of the side elevation wall (which aligns with the end of the existing oversailing abri soleil), the proposed extension is 1000mm beyond that line.

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 differentiate as well or as sympathetically with the original form of the building as it might. Nor does it include features that might otherwise contrast with the original architecture more agreeably.

Proposals include the replacement of glazing to the existing rear extension with larger doors and windows. The new fenestration to be Crittall style frame in dark grey (RAL 7026), to differentiate new work from old and to allow continued appreciation of the original form of the building. The existing extension has a substantial proportion of glazing on two sides, measuring some 6.3m² in total area. The new area of glazing measures some 13m² in total area, offering more contrast viewed externally and more natural light within the home.

The existing rear extension is relatively lightweight. It is proposed that the height of the extension flat roof will be the same as existing. At the junction of rear (and side to rear) wall and roof, a conventional lightweight fascia board is proposed, to be painted in dark grey (RAL 7026) to match the new fenestration, which again is intended to differentiate new work from old and to allow continued appreciation of the original form of the building.

The primary purpose of the extended footprint internally is to create 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 extended and window openings would be enlarged, this is not considered to increase opportunities for overlooking.

Although the new proposals include extending the facade and internal floor a little closer to the number 11 side, the existing canopy will be removed. So 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 Rev.A & PP-01 Rev.A).



Image 7: Existing non-historic single storey extension



Image 8: 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. The proposal is to extend the side elevation wall of the existing extension by 1 metre, at the same height as existing.

The existing skylight provides a glazed strip between the modern extension and the host building provides welcome differentiation between new work and old. For the purpose of retaining this feature, the proposal is to replace the existing skylight like-for-like. The extension roof will also have a new flat glass skylight added.

A downpipe running down the original rear bay from the main roof of the house would appear to have been altered at the time the existing extension was constructed. It appears to have been diverted around the extension roof. The rear and side to rear elevations of the existing extension include quite a heavy set ogee white plastic gutter. The proposal is to simplify and tidy up the appearance of the rainwater goods. The original downpipe from the main roof to discharge directly onto the extension flat roof. The flat roof to incorporate a box gutter, rather than having new guttering fixed onto the perimeter fascia board. The downpipe off the flat roof to be taken through internally within the extension. The visual impact externally of these measures is seen on Drg. PP-04 Rev.A.

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.

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.

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. A palm tree (T1) by the terrace will be removed as part of these works.

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 below (image 9) 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 light well are to match the existing railings either side of the front door steps (refer to image 6) in finish, style, material and colour.



Image 9: 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 10 below and for further details refer to Drg. PP-14 Rev.A). 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 11 on Page 5). 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. Single glazing to be incorporated.

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 Rev.A and PP-15 Rev.A) 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.

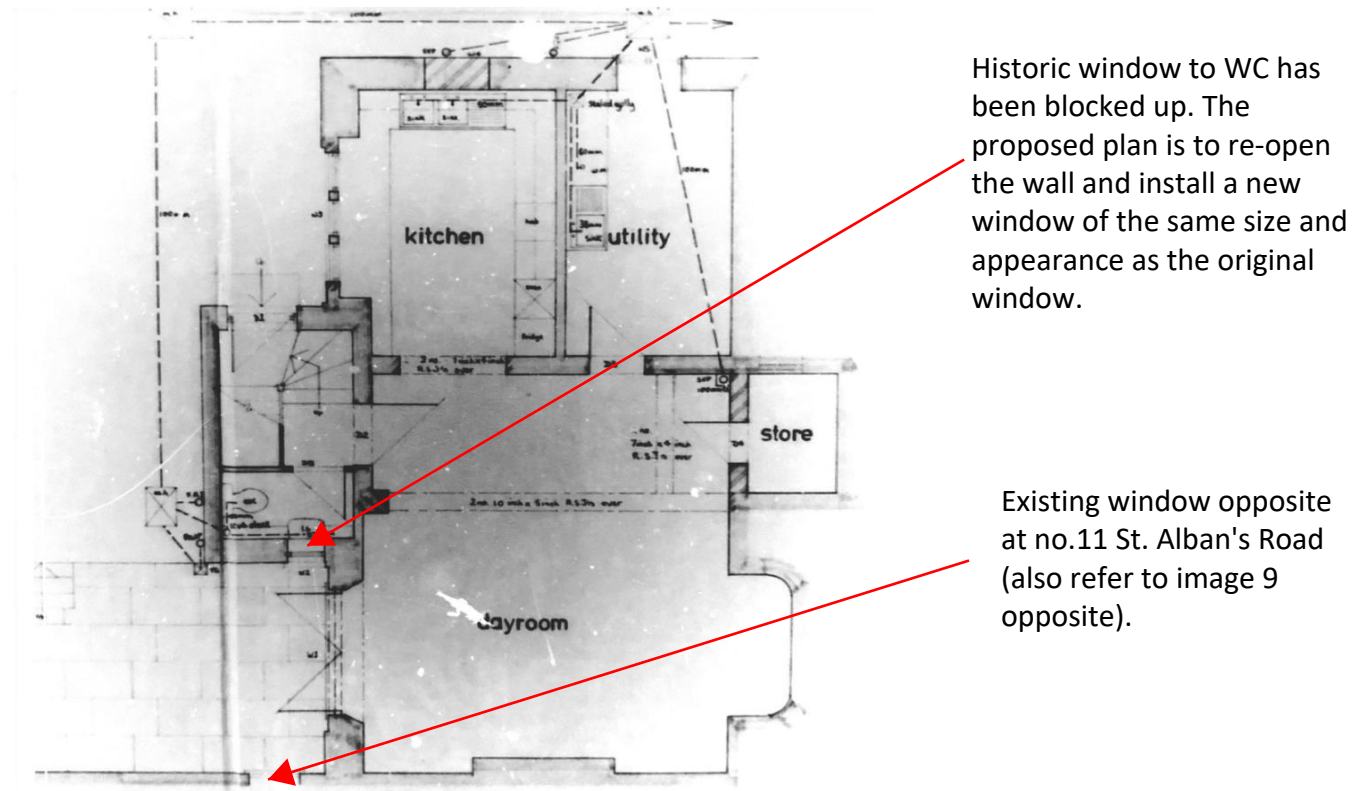


Image 10:
CONSTRUCTION DRAWINGS SUBMITTED TO COUNCIL IN 1982
Located on microfiche at The Camden Archives Library



Image 11: Existing wall where proposed WC window to be reintroduced.



Image 12: Existing window at no.11

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 under front steps converted to Shower Room:

Shower, wc and basin can be connected to an existing waste-pipe.

Tanking and lowering of floor level is not required.

Lower Ground Store Works:

To improve headroom the existing non-original concrete floor will be replaced with a new concrete set one step down. See Drg. PP-08 Rev.A.

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.

New Wall to Lower Ground Floor to create Shower Room and Boot Room:

The applicant would like to increase the size of the store located under the front steps to create a Shower Room. Proposed wall to extend under the length of a modern intervention RSJ to form a Boot Room. Drg. PP-14 Rev.A 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).

Shower room can connect to existing waste pipe.

It is unclear from the archive drawings where there was once a doorway between the proposed Boot Room and Living Room or if that doorway was single or double width. The applicants feel a double door opening exactly opposite and to exactly match existing double doors between the original Day Room and Kitchen. All joinery, glazing and hardware to exactly match existing.

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 Drg. PP-08 Rev.A.

Any notching of joists will not be permitted if the joists are found to be original.

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.

Shower Room extract. Ducting will be hidden behind the existing painted grill to the front steps.

Store Room background ventilation. Via existing air brick, which is to be retained.

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.

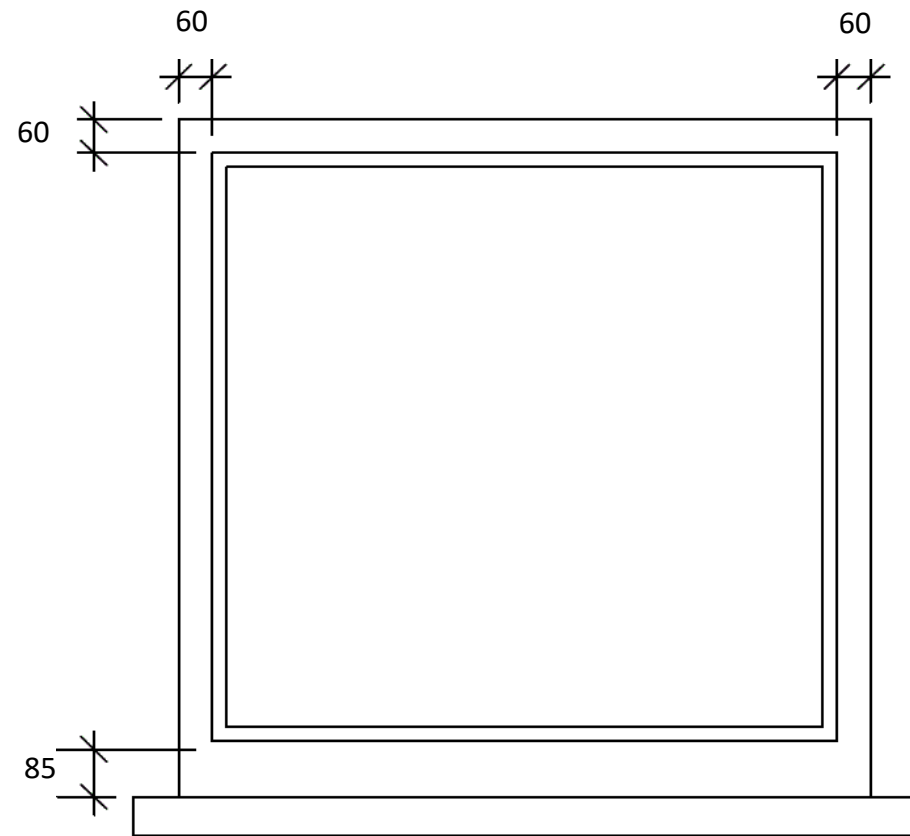


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