

**6 ST GEORGE'S TERRACE
NW1 8XH**

**Design and Access
Heritage Statement**

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This document is to be read in conjunction with the following accompanying drawings as listed below:

Existing drawings

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- 10.200 Existing Lower Ground Floor Plan 1:50 @ A3
- 10.201 Existing Ground Floor Plan 1:50 @ A2
- 10.202 Existing First Floor Plan 1:50 @ A2
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Proposed drawings

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Introduction

Coste + Beno Ltd has been appointed by the owners, Carl and Linda Johnson, to undertake an assessment of the current condition of the property following a twenty year tenancy period and submit proposals to carefully refurbish this Grade II listed building to reflect modern standards of living while preserving and enhancing the historical significance of the property.

The heritage

6 St George's Terrace is a four-storey Grade II listed building located in the Primrose Hill Conservation Area. The property is part of a terrace comprised of 11 grand houses built in the mid 1850s. The terrace overlooks the Primrose Hill Park and is immediately visible looking from Primrose Hill Road being a key element of the street scape of the conservation area.

Between 1920s and 1990s the houses had a less fortunate fate being used for lodging and divided into multiple bedsits as it was the case with No 6 which before being converted back into a single dwelling house was comprised of 8 bedsits. This had a detrimental effect on the original internal features of the buildings, many of them losing valuable parts of the historical fabric. Over the years the rear elevations and gardens suffered extensive alterations resulting in a diverse appearance and volumetric additions to the original terrace.

The terrace was listed in September 1997 mainly for its exterior features as the listing description is suggesting: 'Terrace of 11 houses. C 1852. Pale yellow stock brick with channelled stucco ground floors and quoins and dressings. 3 storeys and basements. Nos 3 & 9 slightly recessed and originally of 2 storeys. 1 window each. Ground floor tripartite sashes mostly with enriched cast-iron window guards. Each house has a prostyle Doric porch (Nos 5 & 6 paired) supporting a continuous stuccoed balustrade to tripartite 1st floor window with screen of 4 half-columns with enriched capitals supporting an entablature the cornice of which supports a balustraded window guard to tripartite 2nd floor window with pilaster screen and entablature. 3rd floor

windows tripartite architraved round-arched with keystones. Heavy bracketed and enriched stucco cornice. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas'.

In 1997-1999 Barr Gazetas architects have undertaken extensive works for the current owners to convert 6 St George's Terrace back to a single dwelling house, erecting a rear ground floor modern extension to replace the existing part one, part two storey extension and replaced the 4th floor 1979 poorly designed mansard roof extension. As stated above, by this time a large amount of the original fabric has already been replaced with timber stud partitions and plasterboard walls. During the 1998-99 refurbishment works the house has been carefully brought back to its original features.

Six months after the refurbishment had been completed the owners moved overseas resulting in a 20 year tenancy period during which the property had periodical light maintenance works by an independent property manager.

Design Proposals

The scope of the proposed works is to refurbish the property throughout to the highest quality, works mainly consisting in general maintenance, decoration, finishes updates and sustainability improvements, all with the objective to future-proof the property for the next 20 years.

The proposed works are being presented in the next sections of this document using a walk-through approach, starting from entrance and exterior facade, moving to the interior floor by floor and concluding with the rear facade works.

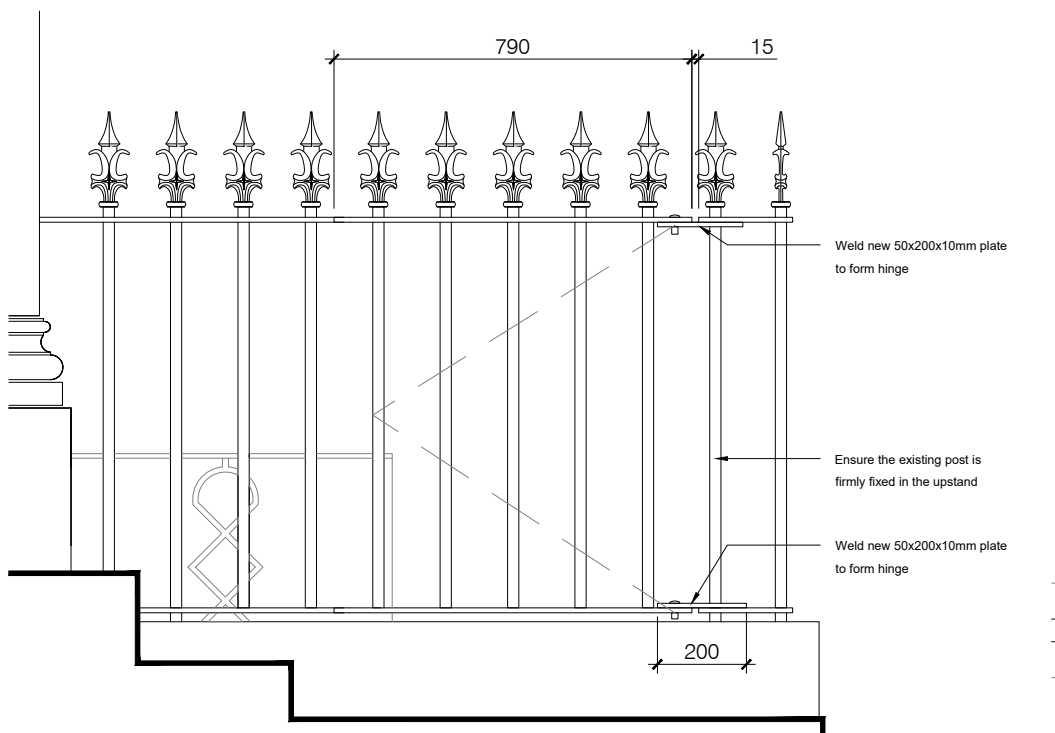
Entrance

The property is accessible to the ground floor via four steps, the first of which has a number of dislocated ceramic mosaic tiles which we are proposing to be lifted up and carefully cleaned of the old adhesive and relaid back into place. All stairs where stone is exposed to be wet polished and sealed back with water based natural sealant.



A new gate to is to be formed in the existing metal railing to give access to front planter next to the ceramic mosaic tiles. The existing railing will be cut and modified by welding two new 200x10mm plates to the existing 50mm wide metal plate that links the vertical bars to create two hinges. All to be primed against

corrosion and finished with two coats of gloss black metal paint. The new proposed gate will be identical in appearance to the existing railing and therefore will have minimal visual impact while providing practical and safe access to maintain the plants.



Front Facade



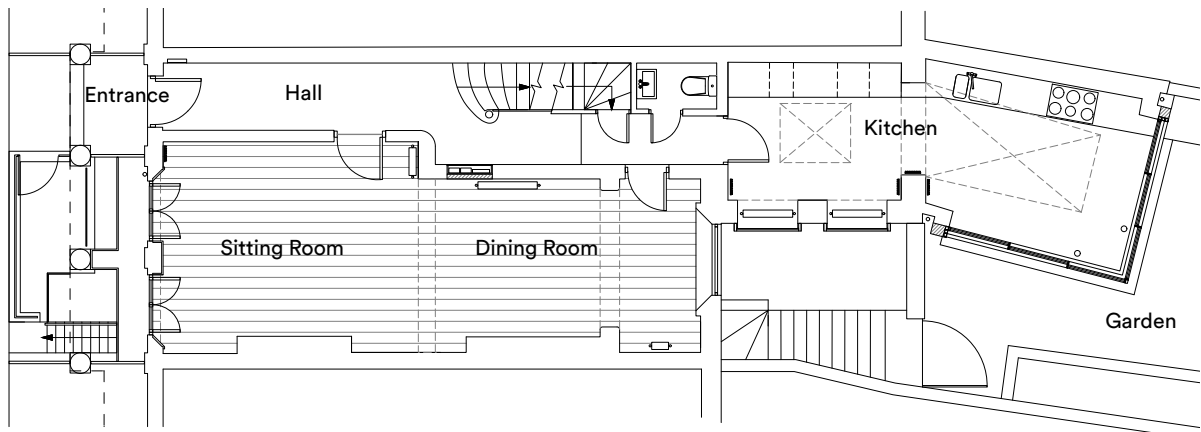
Our proposal is to fully repair and redecorate all the stuccoed Doric porch, capitals, entablature, cornice details, balustrades etc. Repair all blown or cracked render. Minimal original material to be removed during repair works. The use of cutting discs is preferred where possible to minimise vibrations. Rub down, clean and repair all timber work using Repair Care products as per manufacturer's specifications according to each type and size of decay and damage to the original wooden frames. Redecorate with high quality exterior wood paint in gloss white finish.

Brickwork and pointing is in generally good condition. All metal work to be rubbed down, repaired if necessary and redecorated with gloss black metal paint.

The two 20 years old timber french doors on the mansard roof level to be replaced due to extensive timber decay. Size and design of the new doors to match exactly the existing doors.

Investigations show that all cables hanging on the facade can be removed.

Ground Floor



Ref drawing 20.201

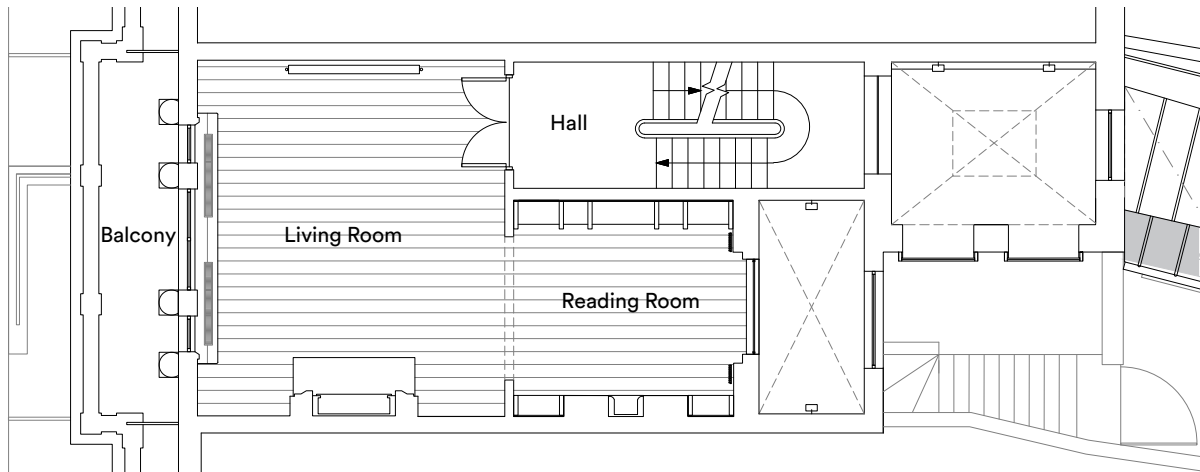
On the ground floor the proposed is to move the kitchen area from the front of the house to the rear conservatory on the west party wall. New Bulthaup kitchen with tall units in the double height space and under counter units in the rear end. The worktop line is to continue to the garden with exterior storage units to match exactly. The garden works will be submitted under a different application. To respond to fire hazard the existing glass door between the hallway and the conservatory and the large pane of glass on the first floor half landing overlooking the double height space in the conservatory will be replaced with a new fire rated door and glass panel in a matching design.

The second intervention is to remove the existing glazing in the rear end of the conservatory and to replace it with the award winning and high thermal performance Vitrocsa V32 three panel sliding doors system on the north and east elevation. See more details on the drawings 30.301 and 30.302. The existing corner detail is glazed with single pane glass causing significant heat loss, therefore an upgrade which is thermally efficient and also improves the aesthetics of the modernly designed 20 years old extension seems to be the most appropriate approach. This intervention is to the rear non-original external fabric and is not visible from any public road.

Currently there is a cupboard hiding the electrical fuse box, wifi equipments and fire alarm control panel accessible from the dining room. We propose to flip this around so that it is accessible from the hallway instead. The cupboard was build in a non-original stud partition which covered the opening of the original door, therefore the adjustment would not disturb any of the historic fabric.

The 20 years old flooring in the existing kitchen and dining room is to be carefully stripped and replaced with new 220mm wide engineering wooden floor planks. All walls, ceilings and woodwork to be redecorated.

First Floor

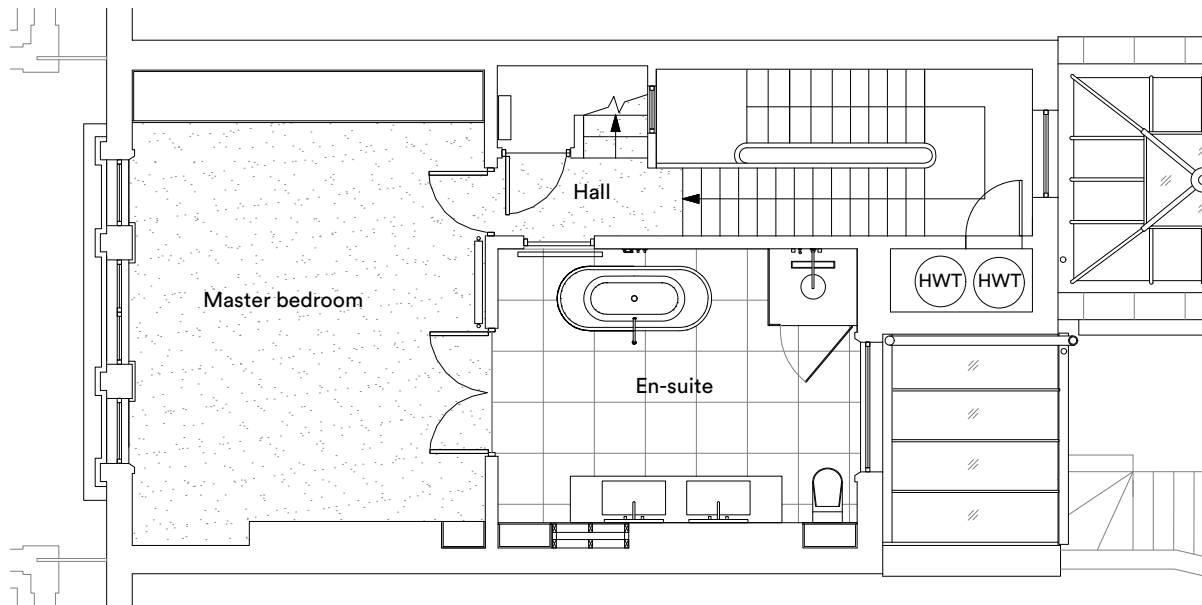


Ref drawing 20.202

On the first floor the current arrangement of the spaces remains unchanged. The large glass panel on the half-landing is to be replaced with fire rated glass, opening size to remain the same. The carpet is to be carefully removed from the original stone stairs with all the glue residue to be carefully removed. Stone stairs to receive specialist dry polish and water based natural stone sealant treatment to remain exposed. All walls, ceilings and woodwork to be redecorated and existing carpet in the living and reading room to be replaced with new 220mm wide engineering wooden floor planks.

The existing metal radiator on the right side as entering the living room through the double doors to be replaced by a cast iron radiator to be more in keeping with the original character of the house. A small internal step to be formed internally to cover the two finned tube radiators in front of the large sash windows. The step to have stainless steel grilles fitted on the counter step and top to aid draft and be covered with the same engineering wooden floor and matching nosings as the rest of the room.

Second Floor



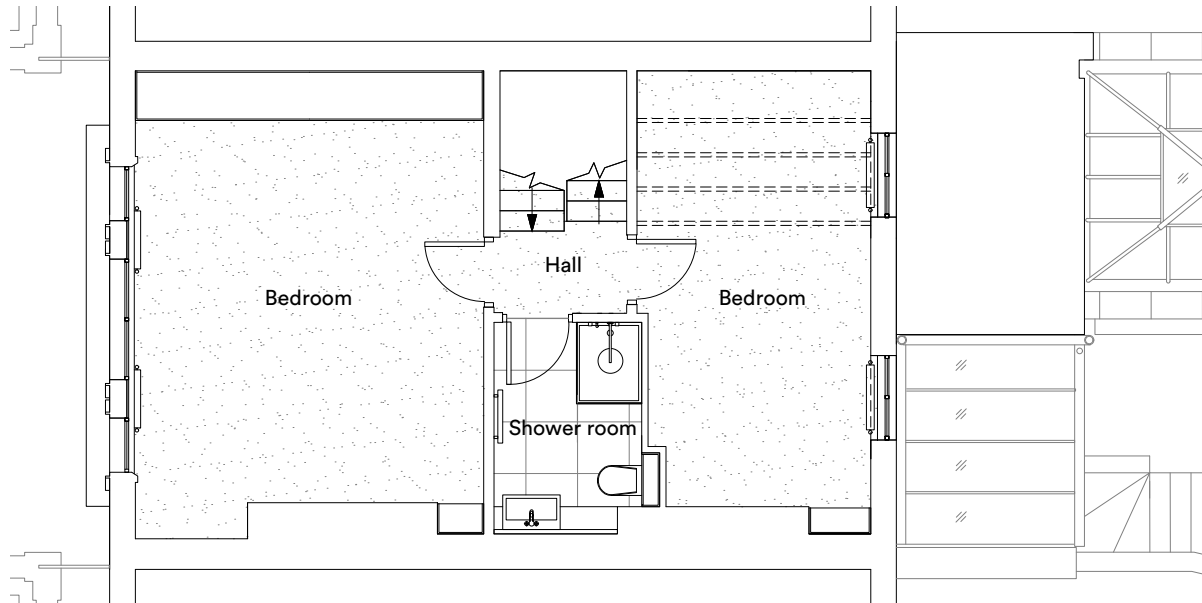
Ref drawing 20.203

On the second floor we propose to refurbish the master bedroom en-suite to new up-to-date finishes and fittings. The position of the shower and WC remains the same, the free-standing bath is moved from the centre of the room in front of the door which is to be retained but covered with a tall floor mirror. The chimney footprint has been modified in the previous major refurbishment works with the WC and a storage cupboard built on one side next to the window. We propose to infill with stud partition the opposite side of the chimney and build another storage unit to give a balanced proportion and symmetrical view with a large double vanity unit fitted on the chimney wall. Floor to be tiled.

The existing boiler and hot water cylinder located in the storage space above the half-landing is to be removed and replaced by two new hot water cylinders as part of the new hot water system which will be updated to current more efficient standards with pipes run through the existing services vertical riser located in the wall behind the shower enclosure.

The carpet in the master bedroom and second floor stairs landing is to be replaced with high quality carpet. General decoration works throughout.

Third Floor



Ref drawing 20.204

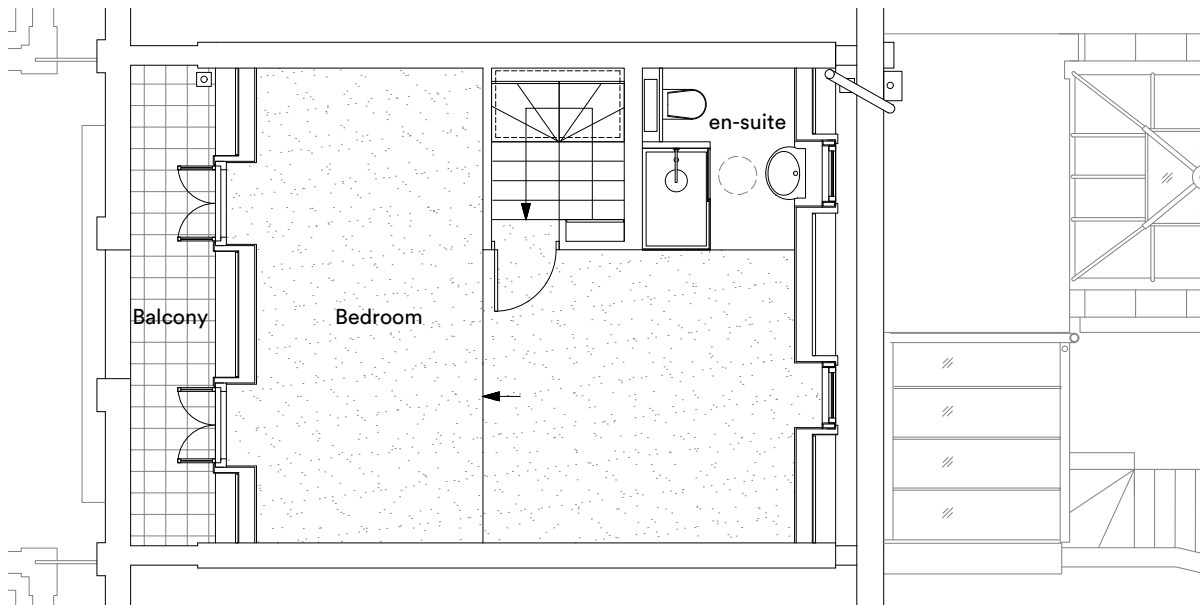
The third floor rear bedroom rear bedroom needs to receive significant repairs works to the two sash windows, lintels and parapet above due to very poor brickwork and pointing condition which led to water infiltration and major timber decay. The two windows on this rear elevation is proposed to be completely replaced due to extensive damage with new single glazed timber sash windows to exact design and size as existing windows. The decayed timber lintels to be replaced by pre-stressed concrete lintels and brick parapet to be rebuild using reclaimed bricks to match existing with pointing colour and stroke to match existing.

Part of the ceiling joists and ceiling finishes in this rear bedroom have been damaged by the fourth floor shower leak. Upon investigations it was noted that the ceilings and walls have both been covered with modern plasterboard. We propose to carefully strip out the effected areas of the non-original ceiling, replace the timber joists which are structurally affected, close off with new plasterboard ceiling and redecorate throughout.

The bathroom is to be converted into a shower room and receive refreshed finishes throughout.

The front bedroom non-original poor quality wardrobe is to be rebuilt and all floor to receive new carpet, with all walls, ceilings and woodwork carefully redecorated.

Fourth Floor



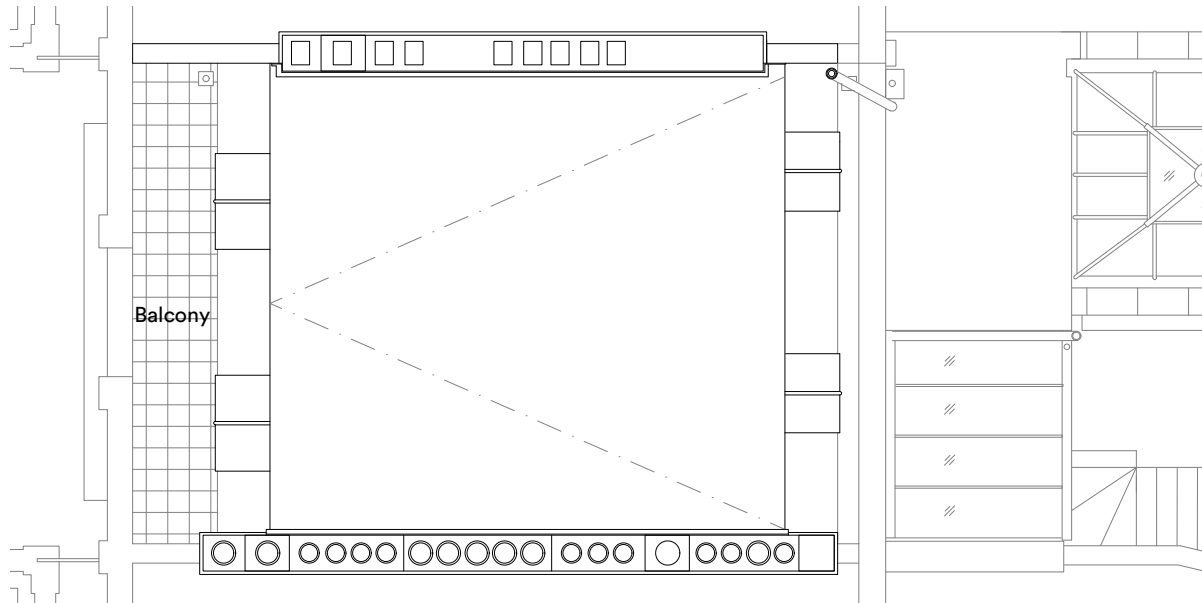
Ref drawing 20.205

On the fourth floor there are some local water leaks in the ceiling from the failing flat roof covering, shower leak which caused damaged to the ceiling of the third floor rear bedroom as mention before, and poorly maintained front balcony and rear hidden gutter which show evident water ponding. The proposals seek to solve these issues internally by replacing the sunken shower tray with new tray and shower enclosure fully waterproofed, and externally by lifting up the balcony tiles, build new falls to the gulley to ensure no water ponding on the balcony and apply new Sika waterproofing membrane to both front balcony and rear gutter.

The two sets of 20 years old timber french doors to the front of the building need to be replaced due to extensive damaged to the wooden frames with new timber french doors to match the exact design as existing causing no visual change to the front facade.

Carpet changed throughout and new vinyl in the en-suite. All walls, ceiling and woodwork to be redecorated as the rest of the house.

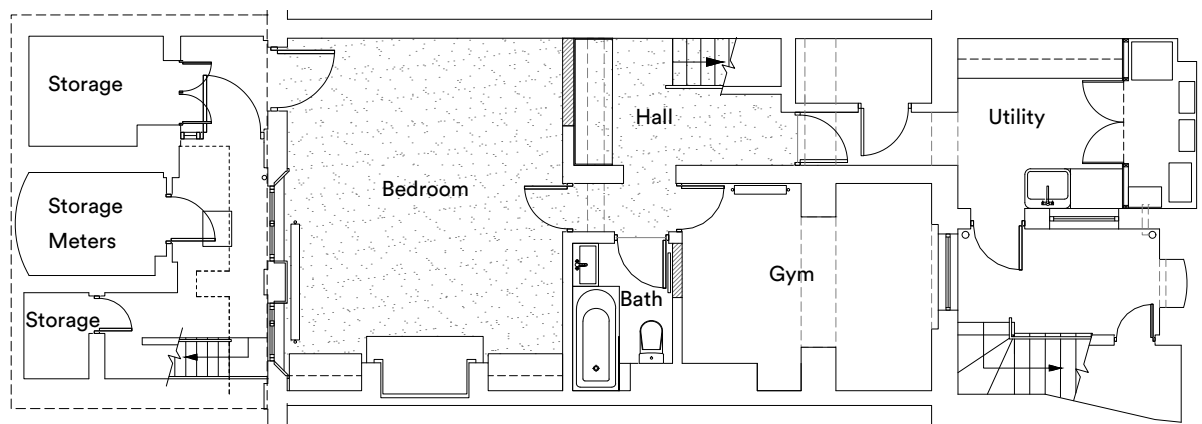
Roof



Ref drawing 20.206

The flat roof covering shows signs of deterioration causing some small leaks to the ceiling below. We propose to lift up the lead flashings and apply and overcoat of Sika waterproofing to manufacturer's specifications, flashings repositioned and replaced where necessary with Code 5 lead. Investigate, repair or replace where necessary the damaged cement flaunching. Replace cracked or missing chimney pots with reclaimed chimney pots and covers.

Basement



Ref drawing 20.200

The basement level has suffered many alterations during the life of the building with almost no original fabric retained. The proposals to this space are minimal and aimed to improve the functionality of the building.

It is proposed to infill the opening between the hallway and the front guest room with stud partition and install a new fire rated door to separate this space from the hallway. The current en-suite bathroom to the rear bedroom is proposed to be transformed into a bathroom accessible directly from the hallway, therefore the existing door is to be infilled with timber stud partition and an opening to be formed for the new fire rated access door. The fitted furniture in the chimney alcove of the rear bedroom is to be removed.

The boiler and hot water cylinder from the utility room are to be removed and replaced with a new larger boiler to serve the whole property, therefore not requiring two boilers as per the current arrangement. The whole hot & cold water and heating system is to be redesigned to up-to-date specifications with the new plant equipment located in an easily accessible partition at the rear of the utility room.

The old carpet to be replaced and all walls, ceilings and woodwork to be redecorated. New vinyl floor finish in the utility room.

Rear facade



Photo from the rear garden

The works proposed to the rear facade relate to the changing of the 20 years old conservatory glazing and the rebuilding of the third floor rear parapet brickwork as mentioned elsewhere in this document. All the redundant cabling and services equipment to be removed from the facade, all lead work to be carefully cleaned and resealed with patination oil.

Repair all blown or cracked render. Minimal original material to be removed during repair works. The use of cutting discs is preferred where possible to minimise vibrations. Rub down, clean and repair all timber work using Repair Care products as per manufacturer's specifications according to each type and size of decay and damage to the original wooden frames. Redecorate with high quality exterior wood paint in gloss white finish.

All metal work to be rubbed down, repaired if necessary and redecorated with gloss black metal paint.

Garden

Currently there are issues with the drainage of the rear garden with water ponding on the surface. There is an old plum tree that is in very poor condition which is being investigated by an arboriculturalist.

A subsequent listed building and planning application will be submitted in regards to the proposed garden works which are still under design development. It has been briefly noted that the intention is to raise the garden level to match the new kitchen level with exterior storage unit to match the Bulthaup kitchen units.

Access

No changes are proposed to the current access to the house.

Conclusions

The proposals summarised in this document are priorities to enhance the historical significance of this listed property with minimal interference to the original fabric. The current application can be viewed as an update on the previous Barr Gazetas refurbishment works in 1997-1999.