

ELICYON

6 Prince Albert Road
London
NW1 7SR

Design and Access Statement – Heritage Note

This application seeks permission for the interior refurbishment, small scale refitting and minor layout amendment within the building's historic envelope, with no alteration on the envelope, the external fenestration or the external architectural features.

This statement should be read in conjunction with all the accompanying drawings.

A. Context

6 Prince Albert Road is Grade II Listed semi-detached residential villa, built around the mid-19th Century, forming part of a group of 15 related detached and semi-detached villas. The site is located within the Primrose Hill Conservation Area.

The building forms part of a substantial semi-detached pair with an asymmetrical front stucco façade. The flank elevation is also stucco, and the rear has a brick façade elevation. The property comprises of a lower ground floor, set at half a storey below the surrounding ground level, a ground floor (entrance) level, first and second floors, and a third floor which partially occupies the roof space.

Access is off Prince Albert Road, while the property does extend through to Regal Lane at the rear, though with no means of access. Gardens surround the three sides of the house, with a car parking on a gravel laid drive to the front. The building is in a very good condition and was extensively refurbished in 2007.

B. Historic Value – Listed Building Consent 16/02344/LBC

An extensive research in the building's planning history has been undertaken to ensure that no historic fabric is affected, and that all proposals are respectful to the building's character.

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Under the Listed Building Consent 2007/2377/L, the following works to the property were undertaken:

1. Replacement of existing windows with French doors to rear elevation on lower ground and ground floors and erection of Juliet balcony and staircase to rear elevation.
2. Installation of an internal air conditioning unit system.
3. Internal alterations, involving modifications to the partitions and the installation of underfloor heating to various parts of the house.

C. Use

The property will retain its residential use and occupancy.

D. Design – Scope of Works Summary

The current proposal retains the existing spatial configuration of all the rooms to the lower ground, ground, first and second floor levels. Some of the rooms will be refurbished, with either new wall paneling, new fitted joinery, new flooring, all of which are respectful to the building's character.

On the 3rd floor level, some of the modern internal partitions built under the 2007/2377/L Listed Building Consent, will be removed and new lightweight partitions will be installed to slightly re-configure the layout.

In summary, the works proposed are:

1. Lower Ground Floor (*refer to drg: 761_300_001*):
 - a. Wine room to be converted into a staff kitchen.
 - b. Kitchenette to have new fitted joinery.
 - c. Guest bedroom (rear facing) to have 2no. new fitted joinery.
 - d. Bathroom to be converted into the guest bedroom en-suite bathroom, with a new door, new sanitary ware fittings and a new stone floor.
 - e. Bedroom (front facing) to have small new fitted joinery and en-suite bathroom to have a new shower.
2. Ground Floor (*refer to drg: 761_300_001*):
 - a. Entrance Hall to receive new wall paneling to all walls.

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- b. Exiting double doors between kitchen and dining room to be removed and infilled with a new lightweight partition, which will include a new service access hatch.
 - c. Kitchen will be remodeled and fitted with new joinery, new kitchen fittings and a new timber floor.
3. First Floor (*refer to drg: 761_300_002*):
- a. Drawing room to receive new wall paneling to all walls.
 - b. Study to receive new wall paneling to all walls, new fitted joinery units and a new timber floor.
4. Second Floor (*refer to drg: 761_300_002*):
- a. Master bedroom to have new fitted headboard and new TV joinery.
 - b. Dressing room to have new lightweight partitions and door to separate it from the master bedroom. Dressing room will also have new fitted joinery installed.
5. Third Floor (*refer to drg: 761_300_003*):
- a. Bedroom 2 dresser to be removed, new fitted joinery and a new door to be installed.
 - b. Third floor landing to be extended in length, with new flooring to match existing.
 - c. Bedroom 3 and dressing room to be re-configured with new lightweight partitions.
 - d. Bedroom 3 to have new fitted joinery installed.
 - e. Dressing room to be converted into a utility / storage room with new fitted joinery, a new door and new timber flooring.

E. Access and Landscaping

No access or landscaping changes are proposed in this listed building consent application.

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