

HERITAGE, DESIGN & ACCESS STATEMENT

**94 ALBERT STREET
LONDON
NW1 7NE**

For:
Ms. Adelene Alani

Listing

The property is a Grade II listed building and lies within the Conservation Area of Camden Town (designated 01 11 1986).

Listing NGR: TQ2881483676

NUMBERS 90-118 AND ATTACHED RAILINGS, 90-118 ALBERT STREET (east side)
CAMDEN TOWN, CAMDEN, GREATER LONDON

Date listed: 14 May 1974. Date of last amendment: 11 January 1999. Grade II

The property forms part of a terrace of 15 houses constructed. c1845. The listing describes the property as follows:

Yellow stock brick (No.90, painted) and rusticated stucco ground floors. No.118, slate mansard roof with attic dormers. Nos 98, 110-116 with additional penthouses; Nos 100-108 with additional 4th storeys. 3 storeys and basements. 2 windows each. Square-headed, architraved doorways with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Recessed sashes; Nos 94-100 & 106 with ground floor margin glazing. 1st and 2nd floors architraved; 1st floor with console bracketed cornices and cast-iron balconies. Stucco cornices and blocking courses (Nos 90-96, cutback). INTERIORS: not inspected. SUBSIDIARY FEATURES: No.92 with shaped fire insurance plaque inscribed "Royal". Attached cast-iron railings with tasselled spearhead finials to areas.

Amount

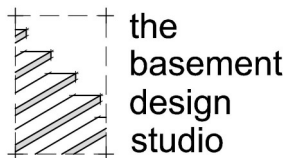
The proposals are to infill the existing lower ground floor courtyard at the rear of the property with a new glazed roof to form an external conservatory area.

Layout

The design rationale behind this scheme is to provide some covered outside space primarily for the benefit of the lower ground floor area of the property.

Scale

The proposed courtyard is located at lower ground floor level and the proposed roof is broadly at garden level. The proposals should not visually affect the size or scale of the existing property.



Landscaping

The existing courtyard is hard paved. There are no requirements for any additional soft landscaping as part of these proposals.

Appearance

Externally, the alterations to the property are minimal and have been limited to the new glazed roof over the courtyard to form an external conservatory.

This is consistent with other properties within the terrace.

Use

The proposed basement will be for the sole use of the current occupier.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Prepared by:

The Basement Design Studio

June 2023