69 Albert Street London NW1 7LX Design, Access and Heritage Statement

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1.0 Assessment of Site & Its Context

1.1 Basis of Proposal

- 1.1.1 This design and access statement is prepared for Camden Council for Listed Building Consent.
- 1.1.2 This application is made for Listed Building Consent to allow for the following works to be completed to 69 Albert Street:
 - Following sudden collapse of the balcony and railing on 1st September 2023 the stone slab and cast ion railing shattered and both require replacement to match existing.
 - 2. Sections of the railing will be taken to a specialist so that a replica may be constructed of cast metal within a workshop and reinstated back in its original position on the new balcony structure when installed.
 - 3. Three separate reinforced re-constituted stone slabs will be manufactured off site by a specialist such as Haddonstone and positioned as shown on GACL drawing 1218/01 comprising 2 number 1750mm x 875mmx 90mm thick slabs (slabs A) and 1 No 800mm x 875mm (toothed) x 90mm thick (slab B).
 - 4. Slabs to be rebated/notched on edge to provide shear key at junction between adjacent stone slabs.
 - 5. Provide drip to leading edge and underside of slab as existing.
 - 6. Two main design considerations are the strength of the stone acting as a cantilever and embedment into the building.
 - 7. With regard to embedment, the original slab would have been built into the main walls during construction in the mid to late 1850's and to achieve the same detail would require substantial reconstruction of the front elevation which is not considered viable. The stone slabs will therefore be restrained into the building by a steel angle on the rear (inside) edge, and bolted to the brickwork designed to resist upwards forces generated by the cantilever effect. The steel sections will be hidden by existing skirtings and window frame (that will need to be removed and replaced to facilitate the work).
 - 8. The reconstituted stone slabs will be provided with reinforcement to ensure tension forces by cantilever action can be safely sustained.
 - 9. In addition, to provide enhanced support to the safety critical element, 5 No evenly spaced steel T section brackets will be provided under the slab, either bolted to sound brickwork via plates or if the brickwork is not sound (after opening up) the brickwork will be locally rebuilt and the T sections cast into the locally rebuilt brickwork.
 - 10. In this way the stone cantilever slabs are supported both by adequate embedment into the existing brickwork, new steel plates and T section brackets.
 - 11. The following sequence is to be adopted:-
 - Install T section brackets
 - Reconstituted stone Slabs A to be positioned over window reveals and embedded into window edges as shown. The slab will then be restrained internally by steel plates and bolts.
 - Once slabs A have been installed, slab B to be installed, rebated/toothed into existing wall as shown, and connected to slabs A via notched shear key and

installed in sequence so that wall loads are transferred safely during all stages of construction.

- The work will be completed by installing the cast metal balustrade into predrilled holes within the stone balcony followed by making good areas disturbed
- 12. A structural Engineer will oversee the site works, finalise the design and work closely with a specialist stone mason such as Haddonstone who will be employed to fabricate the stone balcony. The cast metal balustrate will be similarly constructed by a specialist.

1.2 The Building

69 Albert Street is a Grade II Listed four storey residential building. Listing Entry TQ2883NE

1.3 Listing Details

50 Albert Street is a Grade II Listed Building, which was constructed in the mid to late 1800's by the Surveyor George Bassett Jnr.

The property is Georgian in style and appears to have many of its original features present, such as the storey height French windows to the first floor front elevation, timber vertical sliding sash windows generally, stone lintels and a butterfly roof. 50 Albert Street is surrounded by many Georgian properties on both sides of the street that have similar features.

Recessed sashes; Nos 45-61,th65, 67, 73, 77 & 79 with margin glazing to ground floor.

2.0 Design, Appearance & Sustainability

2.1 **Purpose of Proposal**

The works to the front balcony are necessary due to the collapse of the previous balcony on 1/9/23.

2.2 **Proposed Relationship to the Existing Building and Setting**

2.2.1 The proposed external works to the front balcony and its associated railing will not change the relationships and the existing setting.

2.3 Neighbourly Issues

2.3.1 The proposal has not been discussed with the owners of the neighbouring properties surrounding 69 Albert Street although it will be apparent that 69 balcony had collapsed and thet re-instatement would be necessary The proposal will have no effect on the view as seen from the pedestrian level and / or the properties down the street as re-instatement will be as existing.

2.4 Accessibility

2.4.1 Access to the building will remain as existing for the duration of the works.

2.5 Impact on Public Routes

2.5.1 Scaffolding will be required to complete the external works, which will have a minimal impact to the public footpath on Albert Street. The scaffold however will not result or impact the use of this footpath or any other public routes.

2.6 Landscaping

2.6.1 There are no proposed alterations to the existing landscaping.

2.7 **Consideration of Appearance and Alterations**

2.7.1 The proposed alterations and works will respect the nature of the building and surrounding area. All materials and methods of construction proposed are sensitive to the nature of the property and surrounding area.

2.8 Materials

2.8.1 We have specified materials to be in keeping and sympathetic to the existing fabric, with enhancements where necessary for the safety critical element.

The proposed works are shown on the attached drawing GACL/1218/01.

Note that the option of re-constituted wet cast stone is considered the most suitable material compared with replacing with cut natural stone or reinforced concrete. Reconstituted stone is stronger and more reliable than cut natural stone and can be more reliably embedded into the existing structure than natural stone. Furthermore, reconstituted stone can be manufactured to match existing materials and is favorable to reinforced concrete within the listed setting.

With regard to embedment, the original slab would have been built into the main walls during construction in the mid to late 1850's and to achieve the same detail would require substantial reconstruction of the front elevation which is not considered viable. The stone slabs will therefore be restrained into the building by a steel angle on the rear (inside) edge and bolted to the brickwork to resist upwards forces generated by the cantilever effect. The steel section will be hidden by existing skirtings and window frame that will need to be removed and replaced to facilitate the work.

The reconstituted stone slabs will be provided with reinforcement to ensure tension forces by cantilever action can be safely sustained.

In addition, to provide enhanced support to the safety critical element, 5 No evenly spaced steel T section brackets will be provided under the slab, as similar properties along Albert Street, either bolted to sound brickwork via plates (and hidden by render façade, or if the brickwork is not sound (after opening up) the brickwork will be locally rebuilt and the T sections cast into the locally rebuilt brickwork.

2.9 Impact on Street Scene

There will be no impact on the street scene.

2.10 Sustainability of Proposal

- 2.10.1 The proposals for the replacement balcony structure will use materials matching the original construction.
- 2.10.2 There will be a positive impact from the proposed work to the character and protection of the building as the works will repair and provide a safe balcony structure on the front elevation.

2.11 Storage of Waste and Recyclable Materials

The proposal does not affect the existing facilities in respect of storage of waste and recyclable materials.

3.0 Heritage Statement

3.1 Our proposal will not affect or damage any of the details listed by the description.

Wet cast reconstituted stone contains the elements found within natural stone and provides an almost identical match whist utilising its reliable structural properties in this safety critical element.

- 3.2 The proposed alterations are minimal and will match the finish of the external elements of the surroundings,
- 3.3 The proposed works will be in keeping with the listed nature of the building and surrounding area whilst incorporating modern materials sympathetically and where necessary from a structural viewpoint.

4.0 Summary & Conclusions

4.1 In our opinion, the proposed works, required due to the collapse of the previous structure, will re-instate as existing the important element so that there will be no adverse impact on the property or the surrounding area.

The works proposed to the external façade will extend and improve the lifespan of the property.

- 4.2 The choice of proposed materials is sympathetic and respects the vernacular.
- 4.3 The design pays particular regard to the listed nature and relevant planning policies; but also satisfies structural engineering requirements within a safety critical element.

We hope you support the proposals.