57B Albert Street,
NW1 7LX

Design & Access Statement
25/10/2023

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1.0 INTRODUCTION:

This Design and Access Statement has been prepared in support of a Household Planning & Listed Building Consent Application for 57B Albert Street, NW1 7LX.

This application seeks permission for the following works:

Externally:

- Replacement of windows and doors on rear elevation.
- Installation of air source heat pump in rear garden.

Internally:

- Removal of internal separation wall between kitchen and living room.
- Internally insulating rear wall.
- Reconstruction of internal wall between bathroom and living room.
- Refurbishment of kitchen and bathroom.
- Replacement of hot water tanks to horizontal pressurised water cylinder.

2.0 EXISTING:

57B Albert Street sits within the Camden Town Conservation Area and is characterised by mid-19th century grade II listed terrace houses with number 57 being listed together with 50-88 Albert Street. The site is a single storey ground floor flat within a four storey (including the lower ground floor) terrace house. The property has a more recent rear extension which is of an unsympathetic nature to the historic character of the original fabric.

List Entry Number: 1378630
Date first listed: 14-May-1974

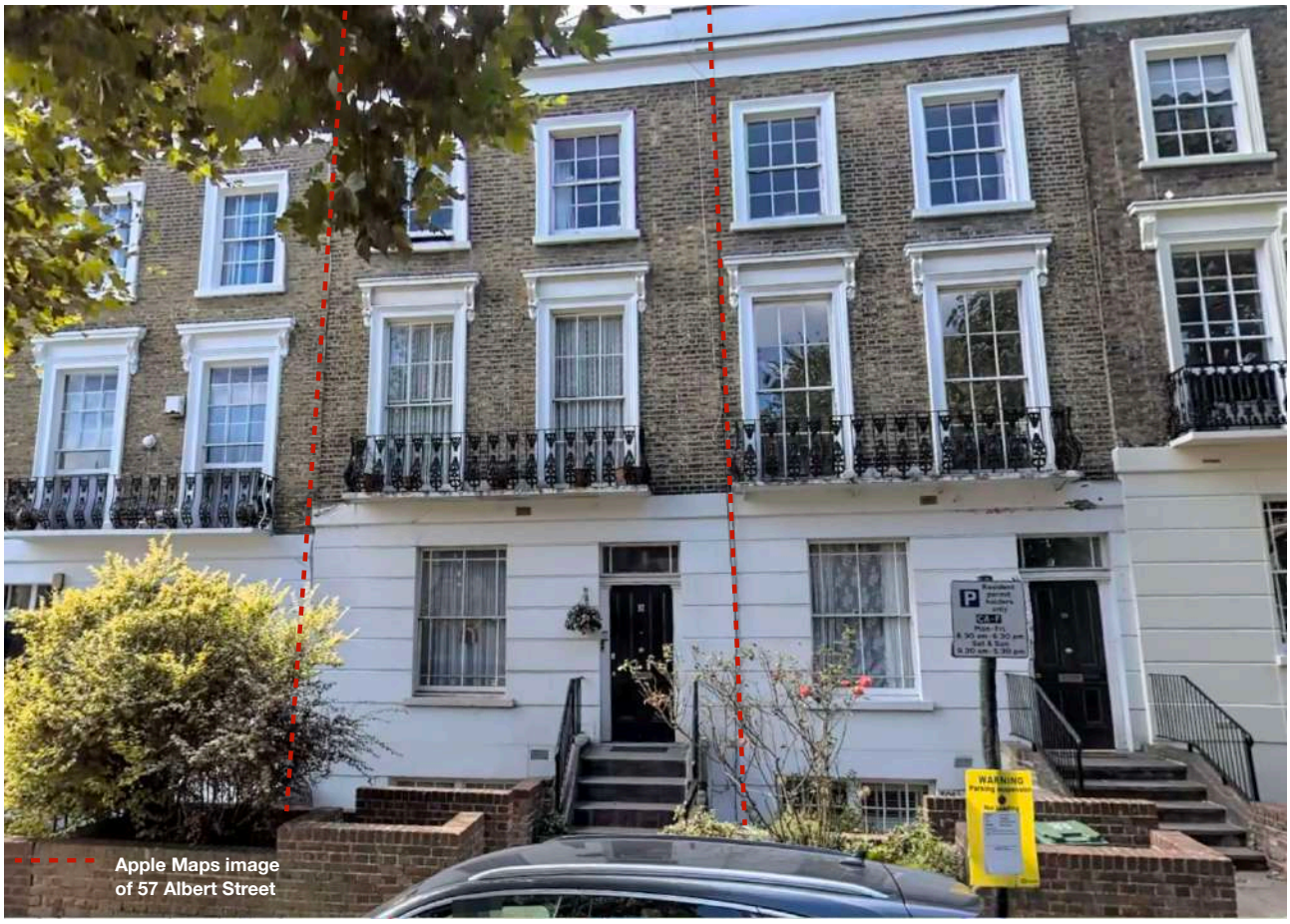
TQ2883NE ALBERT STREET 798-1/76/35 (West side) 14/05/74 Nos.45-97 (Odd) and attached railings

GV II

Irregular terrace of 27 houses. 1845. Surveyor George Bassett Jnr. Yellow stock brick and rusticated stucco ground floors. Nos 77, 87, 93 & 95, slate mansard roofs with attic dormers to all save No.97. Nos 63, 75 & 83 with penthouses. Nos 93 & 95 projecting. 3 storeys and basements. 2 windows each. Square-headed doorways, some with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Nos 93, 95 and 97 with stucco doorcases of pilasters supporting an entablature. Recessed sashes; Nos 45-61, 65, 67, 73, 77 & 79 with margin glazing to ground floor. Nos 81-97, tripartite ground floor sashes; Nos 93, 95 and 97 with consoles on mullions. Upper floors with architraved sashes; 1st floors having console-bracketed cornices and cast-iron balconies. Stucco

cornice and blocking course except No.53 having a brick parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking entrance steps and geometrical railings to areas. Nos 93, 95 and 97, attached cast-iron railings with foliated finials to areas. The whole of Albert Street forms a cohesive group of the 1840s. No.97 Albert Street was listed on 14/01/94.

Listing NGR: TQ2885783542



Apple Maps image of 57 Albert Street

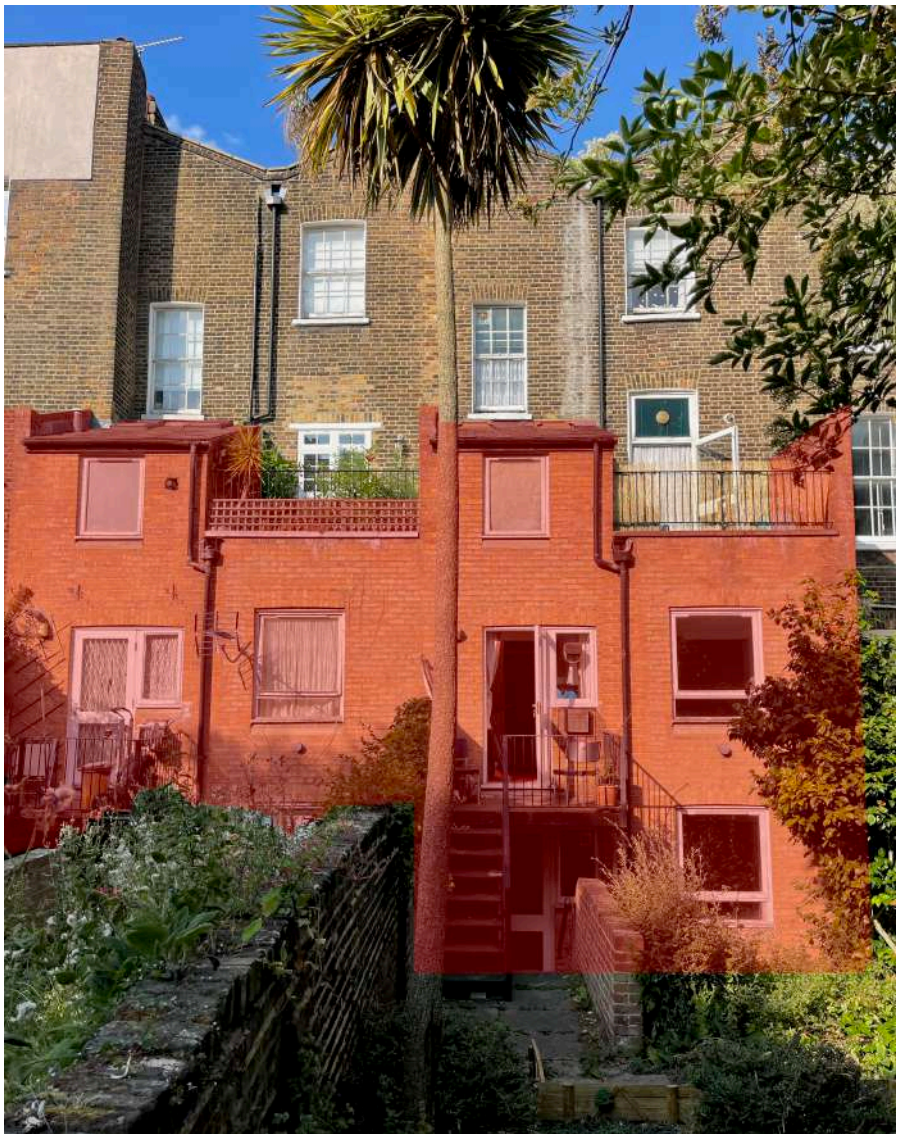
3.0 PROPOSED:

External Works:

Externally, the proposed works will only be on the modern extension to upgrade the windows and doors. No work is proposed to the original external fabric.

A modern approach has been taken because, given the modern extensions existing on the rear of the property and several around, we believe it would be inappropriate to attempt to install traditional windows to match the original. This approach will maintain a more cohesive facade, using the existing proportions and interpreting in a modern way. This is a more respectful way to acknowledge the nature of the entire property.

On the rear, it is proposed to replace the timber framed single glazed door and window in the kitchen with timber framed double glazed double doors to match the width and profile of the existing opening. This will take advantage of the rear elevation's South Western orientation, enjoying late afternoon and evening sun, and views over the garden. The new doors will improve thermal insulation and will not include the old air vent in the existing kitchen window which currently acts as a cold bridge.



Modern extension on rear elevation

In the living room, double doors of the same style as in the kitchen are to be fitted, to match the width of the existing window opening with projecting sills of the same material as the existing lintel. A new lintel will be inserted to align the door head height to that of the kitchen, creating a more cohesive elevation. The doors will be short enough to not disturb the brick arch above the window below.

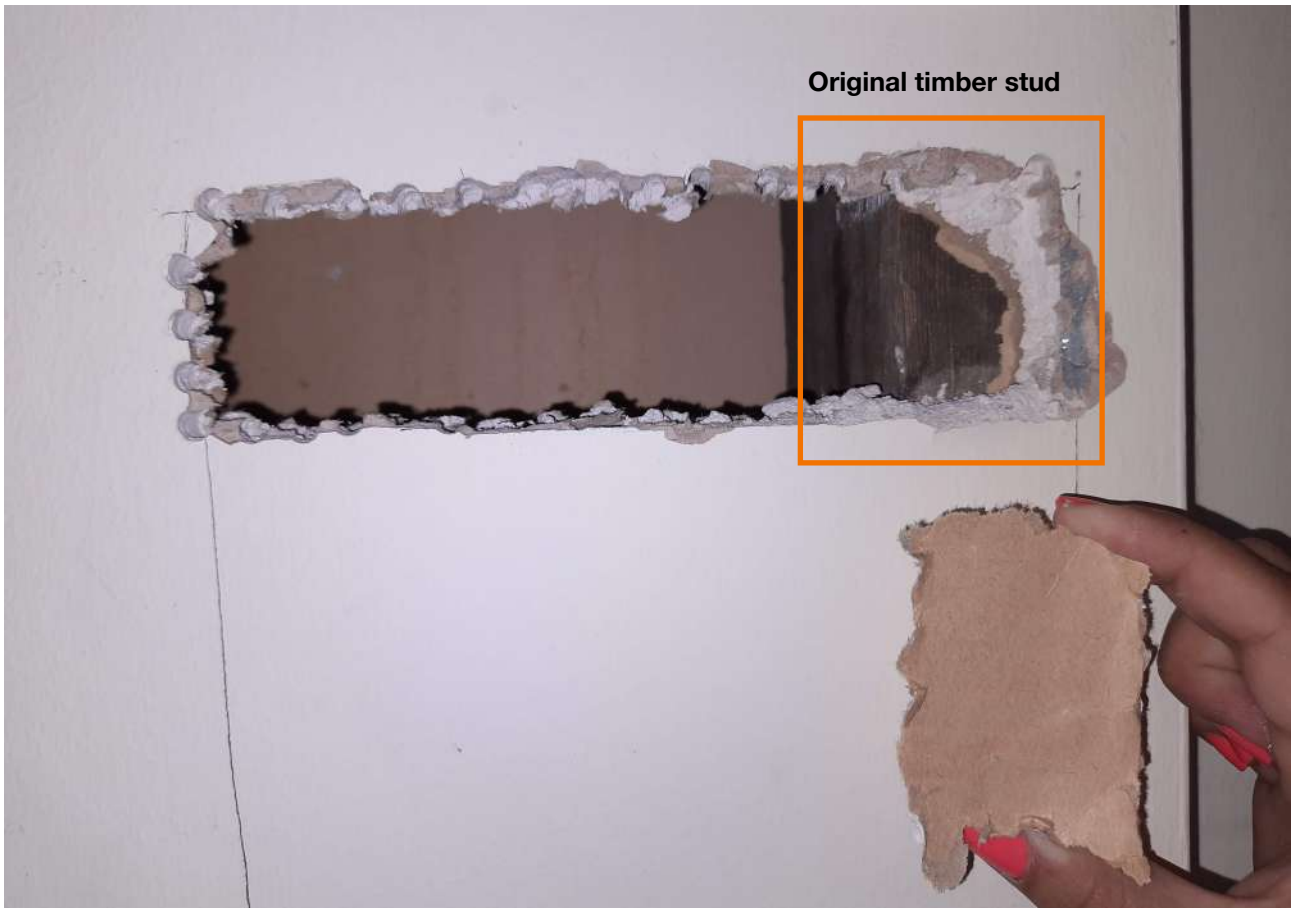
A shallow Juliet balcony is proposed, just deep enough to enable doors to be opened outwards, enabling enjoyment of the outside environment from the comfort of the living room. The spindles will be painted metal to match the style of the surrounding and has a mesh base to enable light below.

An air source heat pump is proposed to replace the existing boiler and be positioned in the garden, tucked under the stairs out of view, providing a more sustainable heating solution in line with the *Camden Climate Action Plan 2020-25.*

Internal Works and Restorations:

The proposed internal alterations will provide a more sociable, open plan layout that will make the flat feel more bright and spacious, whilst making the most of the garden views.

It is proposed that the wall between the existing kitchen and living room be removed. Following opening up works and advice from a heritage consultant, the area of internal walls to be removed is mostly non-original, constructed at the time of the extension. With a modern brick pier in the position of where the original rear wall would've been, and 1.5m being original fabric.



Opening up works showing area of original stud wall.

We believe a loss of such a small amount of original stud wall is not detrimental to the historical value of the property, given the modern alterations already existing on the property, and the positive impact the works will have on the quality of the space. Structural steels are proposed in the position of the wall to be removed, to support the floors above if necessary.

Opening up works showing area of modern brick pier.

The internal doors to the bathroom and kitchen are to be replaced with traditional timber doors, with four panelled moulding to match that of the original window shutters on the front internal elevation (see drawings 400-DWG-300). New skirting is proposed to replace the existing non-original, it will have a traditional 1800-1850 ogee moulded ground floor profile (see drawings 400-DWG-310).

The rear wall will be internally insulated to improve thermal performance and sustainability of the property.

Additionally, the bathroom wall is to be repositioned to create a more efficient bathroom and spacious living room. The water tanks in the bathroom are to be replaced with horizontal pressurised water cylinders overhead, making use of the 3m ceiling height. This more efficient layout provides generous bathroom facilities and a much needed storage cupboard in the hallway. The existing drainage system will be reused, meaning no changes externally and no reconfiguring. The soil stack's position is assumed to be built into the void to the side of the original chimney. The existing extraction vent will be reused, no change.

In conclusion, this scheme provides important spatial improvements to efficiently accommodate a family, utilising the existing space. The implementation of this design would not only enhance the value and potential of the house but also cultivate a strong desire for the family to remain in their current residence. The improvements in natural light would make the rooms feel a lot bigger and brighter.