

BeforeBricks

CAMDEN COUNCIL

Heritage Statement

1. Introduction

This report provides an in-depth heritage assessment for Flat B, 77 Albany Street, which is part of a Grade II listed terrace. The purpose of this report is to accompany the Listed Building Consent application, detailing the proposed internal alterations that aim to modernize the flat's layout while respecting its historical significance.

2. Historical Background and Architectural Analysis

Statutory List Description, Grade: II

Date First Listed: 15th October 1973

List Entry Number: 1378607

List Entry Name: NUMBERS 63-77 AND ATTACHED RAILINGS

Statutory Address: NUMBERS 63-77 AND ATTACHED RAILINGS, 63-77, ALBANY STREET

Description: The terrace at Numbers 63-77 Albany Street is an exemplar of early 19th-century architecture, characterized by its yellow stock brick and rusticated stucco ground floors. This building is integral to the historical fabric of the Regent's Park Conservation Area, renowned for its architectural uniformity and heritage.

3. Proposal

The proposed works focus on internal modifications to adapt Flat B to contemporary living standards while ensuring minimal intervention to the property's heritage elements. The plan includes:

- Demolition of the wall between the existing bathroom and kitchen to create a bedroom.
- Extension of the wall between the entry hall and bathroom to establish a new bathroom.
- Removal of the fireplace and skirting boards in the northern section of the studio room to install kitchen units.

These changes are designed to reorganize the interior space, offering a more functional layout with a combined living, dining, and kitchen area. The proposal is a measured response to modern living requirements, ensuring minimal impact on the historical character of the flat.

4. Heritage Impact

External Appearance: The proposed alterations are entirely internal, with no changes to the external appearance of the building. This ensures that the distinctive historical façade of the terrace remains intact, preserving its contribution to the Albany Street streetscape.

Internal Changes: The internal changes, while modern in function, are designed to be sympathetic to the building's historical context. The number of alterations has been kept to a minimum, focusing solely on enhancing the living quality within the existing footprint.

Conservation Area Considerations: The alterations respect the Regent's Park Conservation Area guidelines, ensuring that the flat's modernization does not conflict with the area's overall historical and architectural ethos.

5. Conclusion

The proposed internal modifications to Flat B, 77 Albany Street, are thoughtfully designed to align with current living standards while maintaining the heritage value of the Grade II listed building. The alterations are confined to the interior, ensuring no impact on the building's external historical character. The proposal represents a balanced approach, modernizing the interior space with minimal changes, thereby preserving the architectural and historic significance of the property within the Regent's Park Conservation Area.