

## STATEMENT OF HISTORICAL SIGNIFICANCE

**FOR:**

**88 ALBERT STREET  
CAMDEN  
LONDON  
NW1 7NR**

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## Superstructure repairs and associated work @ 88 Albert Street Camden London NW1 7NR

### **1.0. Introduction**

This scheme concerns 88 Albert Street Camden London NW1 7NR. The property has suffered structural movement due to subsidence of the site.

The building was listed on the 14<sup>th</sup> of May 1974. This statement is provided to show the analysis of the historic fabric to ensure that historically important areas of the site are preserved and enhanced as part of the proposal to stabilise and repair the damage caused by subsidence of the site.

### **2.0. Report structure**

The report consists of a survey, including advice for the respected structure of historic fabric and setting. This has then been used to notify the proposed subsidence stabilisation, repair and reinstatement works.

The purpose of this document is to assist with the consideration of the proposals by informing the decision takers of the effects of development on the historic built environment. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.

This report assesses the capability of the listed building and conservation area to absorb change without causing harm to significance, and the effects of the proposed development on the significance of the listed building and conservation area. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2021 and local planning policy.

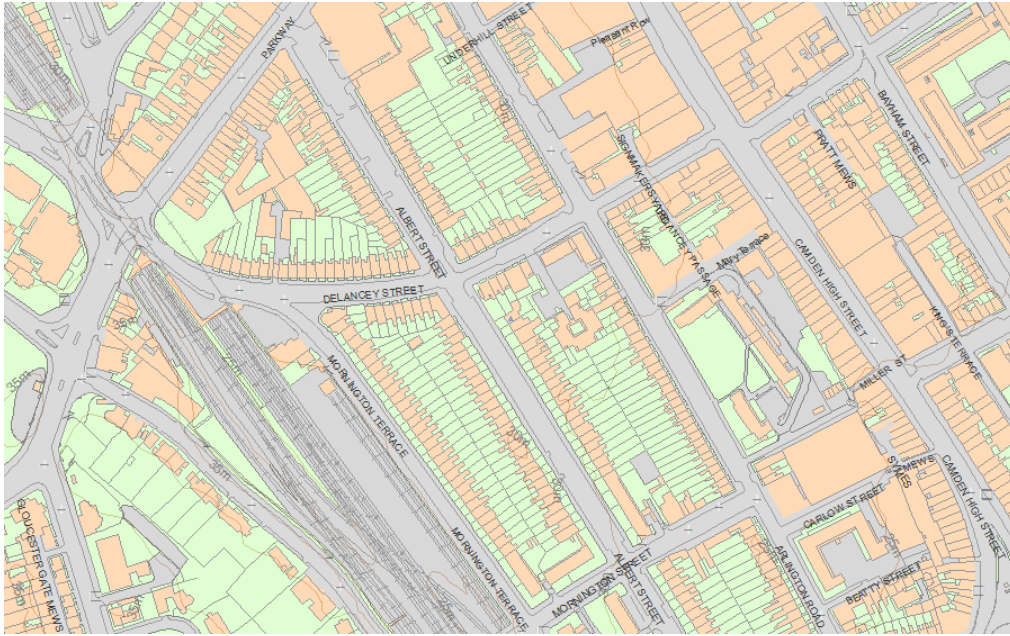
### **3.0. The existing building & site**

This site lies within Greater London Authority in the Camden (London Borough) district.

The terrace, 50 to 88 Albert Street were constructed 1844 to 1845 and consists of yellow stock brick wall construction and rusticated stucco walls. No. 86 is three storeys and a basement under a slate mansard roof with dormers.

First and second floor have two windows with a cast-iron balcony to the 1st floor. Ground provides a square-headed doorway, fanlights, and panelled entrance door.

The property stands on a site that is generally level. The property has a small front garden cast-iron railings and brick boundary with steps leading to the entrance.



## 4.0. History

No. 88 Albert Street was built Circa 1845, the property has been converted into two self-contained dwellings and provides residence for the occupants.

Crack damage to the rear portion of the property has developed with cracking at the juncture between the main building and the rear three storey addition. Internally there is cracking within the lower ground floor bathroom, upper ground floor rear reception room and first floor WC and adjacent dressing room. There is also cracking within the hall stairs and landings adjacent to the rear wall / ceiling junctures and to the door thresholds.

Externally there is cracking at the juncture between the main building and rear addition, and it is suspected that the flashing detail to the flat roof to the addition may have been disturbed. There is also cracking to the rear elevation of the main building to the panels of brickwork between the left-hand windows.

The pattern of damage is indicative of downward and rotational movement of the front corner of the property relative to the main body of house. Site investigations carried out have concluded that ground movement has been caused by root induced clay shrinkage exacerbated by tree roots emanating from the nearby tree located in the adjacent neighbour's garden.

The neighbours' tree was felled thus mitigating the cause and removing the influence of the tree upon the underlying subsoil. A period of monitoring has since confirmed stability of the property.

Engineers are now proposing to repair the crack damage caused by the movement, this include removing de-bonded render from the exterior and re-rendering on a like-for-like basis, replacement of external windows and doors, some repointing of the brickwork.

Internally the proposed works include removal and replacement of lath and plaster ceilings, removing and replacing wall finish including lime plaster, replacing some joinery feature such as skirtings, architraves, door linings to enable crack repairs and replacement. Where is not possible to reinstate internal doors, they will be replaced.

Some areas will require replacement of cornice. Full details of the proposed repair are listed in the schedule of works provided by Pyle Consulting.

#### **4.0. Important site and layout features**

We believe the main building structure and roof contains the main areas of significance on site. Whilst the damaged section is the focal area of repair and stabilisation, it seems appropriate that these areas are faithfully repaired and reinstated.

#### **5.0. Heritage significance**

The Camden Town Conservation area was first designated in 1986, with the boundary altered in 1997. The conservation area is largely centred on Camden High Street between two main junctions: Britannia Junction at the crossroads of Camden High Street, Kentish Town Road, Parkway and Camden Road in the north, and the junction at Mornington Crescent where Hampstead Road meets Camden High Street and Crowndale Road in the south. To the west, the conservation area is made up of a large number of listed Early to Mid-19th Century terraces of which the application site forms a part.

The conservation area has a predominantly 19th century character of rows of terraces behind a central high street. The Camden Town Conservation Area Appraisal identified the majority of the buildings to make a positive contribution to the character of the conservation area with some exceptions along Camden High Street. A key focal point area near the application site is located at the northern crossroads of Camden High Street and Kentish Town Road.

The conservation area is divided into two-character sub areas. Sub Area 1 is recognised as a commercial area primarily along Camden High Street and Parkway, which extends to the neighbouring streets, Kentish Town Road, Camden Road. Sub Area 2 of which the application building forms a part is largely recognised as the residential terraces constructed in the years between 1820-1850.

Much of the significance of the conservation area overall lies in its alternative and eclectic character, many of the signs of the independent shops become the architecture of the area and offer a visitor a shopping experience that is unique to Camden.

Significance is further derived from the high quality of the nearby terraces and the more monumental architectural quality of the lower High Street. The area has an absence of

open space

The setting and importance of the property are compromised only by damage caused by the incidents of movement affecting the front of the property.

## **6.0. Impact of the proposal**

This section considers the effects of the proposed development on the significance of the relevant heritage assets. The primary assessment relates to the effects of the development on the significance and setting of the designated heritage assets, namely the effect on Number 88 as part of listed grouping of Numbers 50 to 88, Albert Street (Grade II), and the Camden Town Conservation Area.

The scheme proposed has been considered in terms of repairing the areas of damage caused by movement thus limiting the effect on the historic building whilst looking to return its movement damage condition.

The proposal to repair and if necessary, replace the windows of number 88 on a like-for like basis, offers little change to the overall conservation area or the setting of the adjacent listed buildings.

The identity of the building is not interrupted by works.

The above-mentioned repairs to the historic elements are a positive repair and will allow this building to be used and maintained in the future. Failure to undertake the repair particularly the defective rendering could lead to a demise of the building fabric where rainwater is allowed to penetrate through the cracks caused by movement.

The next section of the report deals with the design and materials specified and repair work proposed.

## **7.0. Reinstatement works.**

Where repair is required, this is undertaken using appropriate materials in a sensitive, traditional manner. The proposed masonry repair is the best course of action, retaining the existing materials faithful to the original ethos of the building. In these terms it will be easy for future historians to understand the protected structure and read its evolution.

The notes provide a description of the intended works which we believe are a major positive benefit to the building.

## **8.0. Elements of the new design**

It is proposed to remove the defective rendering, and re-render with to a similar specification to the existing roughcast render finish.

Upon completion of the front wall will be repainted as existing.

Internally the cracks will be sensitively raked out and repaired before the areas are faithfully redecorated.

## **8.1. External fair faced crack repairs.**

Where external bricks are cracked, the damaged bricks will be removed and replaced to match the existing bricks.

Brickworks joints with cracks from hairline to 0.5mm will be raked out and repointed to match existing. Brickworks joints with cracks from 0.5mm to 4mm will be raked out and injected with epoxy resin and repointed to match existing. Cracks greater than 4mm wide will be re-stitched with masonry over a sufficient area to provide a good match finish to existing.

In all cases the mortar used for repointing will be similar in strength, colour, and style with the existing mortar.

## **8.2. External render and internal plaster finish repairs**

Where cracks in the render or plaster finish is from hairline to 0.5mm wide, the cracks will be raked out and fine filled. Where the crack in the finish is greater than 0.5mm wide, loose or blown render/plaster will be hacked off at least 75mm on each side of the crack, the exposed masonry cracks will be injected with epoxy resin. The masonry will be covered with fixed stainless steel EML (plugged and screwed) 150mm minimum width and re-rendered or re-plastered.

Cracks greater than 4mm wide will be exposed and masonry re-stitched. The masonry will be covered with fixed stainless steel EML (plugged and screwed) 150mm minimum width and re-rendered or re-plastered.

## **8.3 External window**

To all external windows and doors (including internal surrounding timber panelling and shutters) and to all internal "historic" doors at ground floor level and above (i.e. not the lower ground floor level) the following works: -

- a) Overhaul as necessary.
- b) Replacement as necessary.
- c) Full redecoration (inside and outside as appropriate).

## **8.4 Cornice finish**

The removal of cornices to the affected internal areas may be required. These will be replaced on a like-of-like basis.

## **9.0) Conclusion**

# PAS Surveying

Failure to reinstate the property promptly will create a significant risk of progressive decline and an accelerated deterioration of the building structure and fabric. The proposed repair process will result in the best possible solution and offers a practical method of restoring the listed elements.

The scheme seeks to reinstate the property so that it might once again be used and enjoyed in a suitable manner. This will preserve it for future generations by ensuring that individuals living in it are maintaining and caring for it.

We feel that this statement and supporting information justify the proposal which preserves and enhances the existing protected building.

This is considered to be a policy compliant scheme that has recognised the significance of both the grouping of Listed Buildings at Numbers 50-88 and the Camden Town Conservation Area as Designated Heritage Assets. Proposals have been assessed as causing no harm to the significance or setting to these heritage assets, proposals will preserve the heritage interests of both the listed buildings and the conservation area.