

DESIGN & ACCESS STATEMENT INCLUDING HERITAGE STATEMENT



Fig.1 front elevation

42 ALBERT STREET
LONDON NW1 7NU

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INTRODUCTION

This Design and Access/Heritage Statement has been prepared by Brian O'Reilly on behalf of the Applicant in support of proposals for works including internal and external alteration to the grade II listed property at No.42 Albert Street.

Albert Street is described as a high-quality streetscape. It is lined on both sides almost without interruption by uniform historic terraces and is wider than nearby streets, creating a sense of space. There are a large number of street trees, complemented by planting in the generous front gardens, which south of Delancey Street are as much as 5 metres deep.

The site comprises a three-storey town house built as part of a terrace of houses built c.1845. It is one of a row of 13 houses. Below is an extract from the listing:

TQ2883SE ALBERT STREET 798-1/82/34 (East side) 14/05/74 Nos.22-46 (Even) and attached railings

GV II

Terrace of 13 houses. c1845. Yellow stock brick and rusticated stucco ground floors. Nos 22-40, slate mansard roofs with dormers. Symmetrical terrace with slightly projecting end bays (Nos 22 & 24 and No.46 with Nos 68/9 Mornington Street (qv) and central bay (Nos 34 & 36). 3 storeys and basements, Nos 22-40 with attics. 2 windows each. Doorways console-brackets (some enriched), carrying enriched cornice-heads; fanlights and paneled doors. Architraved recessed sashes; 1st floor with console-bracketed cornices and cast-iron balconies, 2nd floor with bracketed sills. Nos 22-32 & 42, stucco cornice and blocking course; Nos 34 & 36, stucco screen to dormers, pierced at windows; Nos 38 & 40, crenellated brick parapet; No.44, stucco cornice and balustraded parapet, No.46 stuccoed parapet. INTERIORS: not inspected.

THE CONTEXT

The listed terrace No.42 consists of two dwellings: a flat at lower ground floor and a maisonette on all of the floors above.

The house was extensively renovated just over 10 years ago by the previous owner who owned and occupied both dwellings. Before that the house had not been renovated since the mid 20th century.

This application relating to the most recent renovation is: 2010/6581/L and 2010/6546/P

This application has 2 purposes; to combine both dwellings into a single family house and to create a link between ground and lower ground floors via a new staircase.

Our proposals are minimal and only being proposed out of necessity and respect for the building so that it can continue to provide an appropriate dwelling.

The other proposals in our application are to replace like for like and reconfigure the lower ground floor access to reflect the original arrangement.

We do not intend to alter or remove any historic element of the building.

PROPOSAL

Our application aims to combine the lower level with the upper floors to create one dwelling.

This statement deals with the listed building aspects of the proposal.

The proposed work includes:

Front of house

- Replace existing modern door set at lower ground floor with sash window to match existing original elsewhere on the street. The window will be a 10 over 10 sash arrangement. The window will be a traditional timber framed sash window with weights and pulleys and heritage double glazing with putty beads externally. The walls around will match the stucco render.
- Remove existing lead roof small extension projecting from under the stairs at lower ground level. And return the space to an exterior space as originally constructed.
- Install new hardwood painted door to under stairs entrance- the door has beads to match the existing front door.

Rear of house

- Enlarge existing window at rear of extension to a more elongated window- the window will match the existing in terms of material
- Enlarge the lower ground door set on the side of the existing extension and include additional fixed side panels for more light.

Internal

- Relocate kitchen to front room at ground level from rear room at ground level
- Install new staircase between ground and lower ground floor levels to combine the upper and lower floors. The staircase will be in painted softwood. As it is located at the rear extension there is no loss to historic fabric.

EXISTING PHOTOGRAPHS



Fig.2 lower ground front lightwell



Fig.3 lower ground front existing front door



Fig.4 lower ground existing front door from inside



Fig.5 lower ground existing kitchen

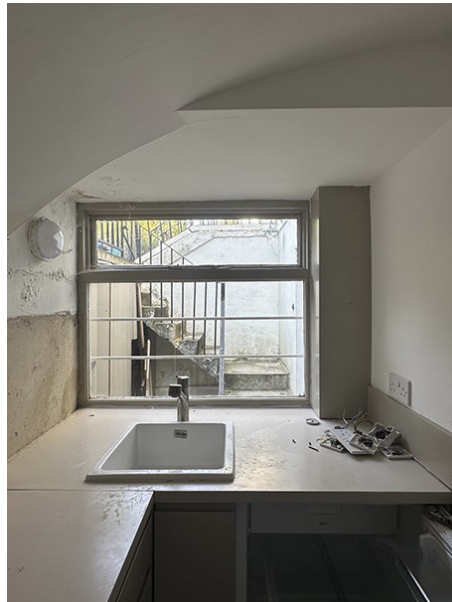


Fig.6 lower ground existing kitchen window

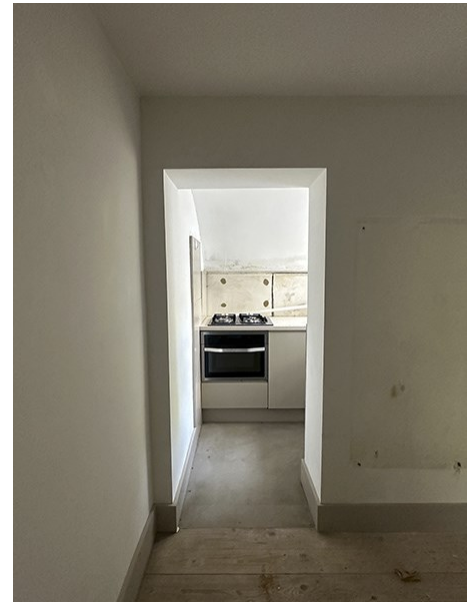


Fig.7 lower ground existing opening to kitchen



Fig.8 lower ground existing patio doors



Fig.9 ground floor rear door to garden

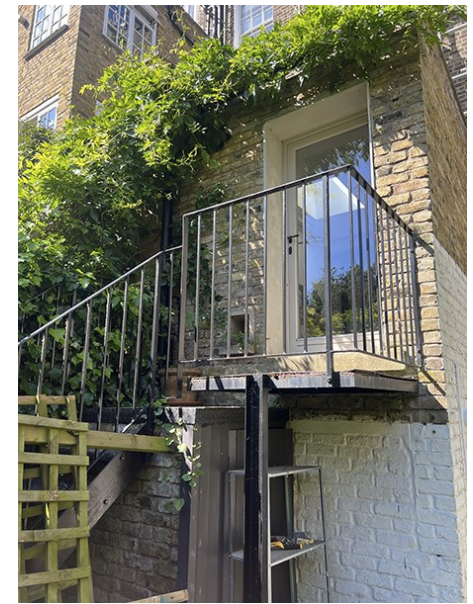


Fig.10 ground floor rear door from outside

CONCLUSION

The Site comprises a grade II listed house at No. 42 Albert Street and its domestic curtilage.

We have taken considered the proposals and have now prepared a listed building application to cover the proposals for the house.

The proposed development will preserve the listed building, its setting and any features of special interest which it possesses. There would be no harm to the building's significance and its appearance from the would remain the same (other than removal of the modern unoriginal lead roof at lower level beside the entrance steps).

The proposed development would preserve the special character and appearance of the Camden Town Conservation Area and would not result in any harm to its significance.

Access- In terms of access within the house the new staircase will provide access to the lower floor and also with a direct route to the garden for the members of the family who occupy the ground floor and above.

The new window would provide more light to the staircase area.