

Design & Access Statement
5 Prince Albert Road
November 2024



DESIGN & ACCESS STATEMENT
5 Prince Albert Road, London NW1 7SN

Clifton Interiors Ltd
168 Regents Park Road
London NW1 8XN

info@cliftoninteriors.com



Design & Access Statement

Site address: 5 Prince Albert Road, London, Camden, NW1 7SR

This statement should be read in conjunction with scaled drawings submitted alongside.

1. Introduction

The application property built in 1840 is located centrally within a grouping of 15 detached and semi-detached villas probably built by J Guerrier and P Pearse. It is Grade II listed for its special architectural and historic interest. Each villa has its individual description within the listing, which focusses on exterior detail as the interiors were not all inspected at time of Listing. This application proposes no external modifications.

The group listing suggests that its values rest primarily in its relationship to the other villas in the Listing, and also to the impact of the individual property upon the setting of heritage assets in the wider vicinity, including others within the group.

The house has been the subject of several refurbishments, major works having been approved in 2005 with further minor works approved the following year, Listed Building Consent Application Number 2006/047/L. Although all drawings are not available online for these applications, the descriptions, which relate to the work, indicate that over the latter part of the 20th century, the building has been altered, particularly internally, significantly

HISTORY & CONTEXT

As shown in the drawings that accompany this statement, the proposals comprise minor internal alterations to the interior of the property only. Specifically the removal and addition of partitioning to conceal pocket doors on the lower ground and first floors and minor changes to partitioning on the second and third floors. Details of the proposed changes are set out in section Application Proposals of this report and are fully annotated on the submitted plans.

The property is and will remain in residential use by one family. This proposal will facilitate the continued, long term use of this property for residential purposes by carrying out necessary refurbishment to the property in a way which is respectful of the heritage asset, and mindful of the historic value of the original fabric.

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2. Proposed development

Our proposal will comprise the careful internal rearrangement and restoration of the interior of 5 Prince Albert Road. The elements to be altered are of modern construction as such the proposal will not affect the fabric that constituted the reason for listing (see appendix A: listing).

3. Schedule of proposed works

- Removal and replacement of existing bathroom fixtures and fittings, kitchens and recent cupboards and other joinery.
- Floor and wall finishes are relatively recent and also to be removed and replaced.
- Redecoration and refinishing of all areas.
- Minor modifications to partitioning within bathrooms and on the third floor bedroom suite, as well as the addition of partitioning to house concealed pocket doors on the lower ground floor to family room and kitchen, and first floor to master bathroom as indicated on the drawings which accompany this application.
- All original woodwork to be retained and refurbished.
- Repair and reuse of internal doors where applicable.
- Replacement ironmongery to both doors and windows.
- Updating of services, to be replaced, following existing routes to facilitate compliance with current standards. This will include boilers, tanks, the underfloor heating manifold, pumps and heating and water systems.
- Window surrounds and shutters will be repaired and repainted on a like-for-like basis.

Note:

All proposed works to the flat will be executed to the highest standards using quality materials appropriate to both, the nature of the building and its prominent location.

4. Access

The property is accessed from Prince Albert Road to the front, with a back door and garden door leading to an enclosed garden. The access to this listed building is not affected by this proposal.

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Existing ground floor kitchen door



Existing ground floor family room door



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Existing first floor bathroom door



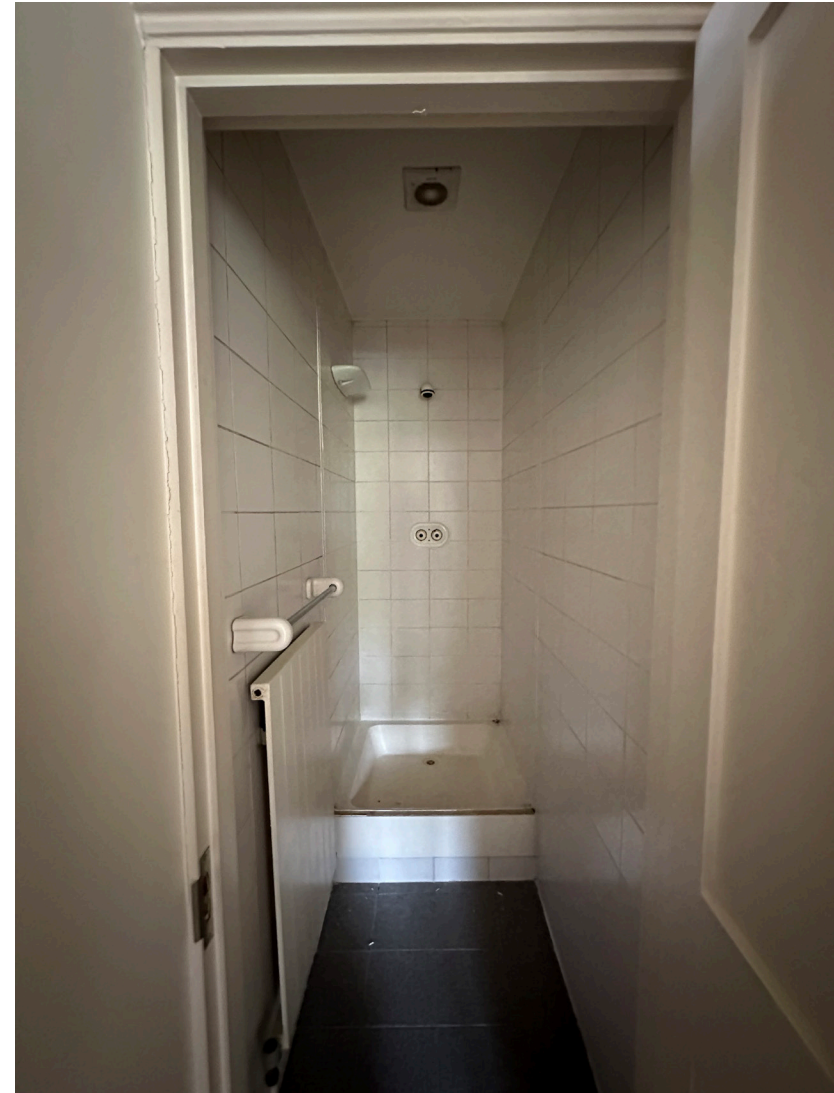
Existing second floor bathroom door



Existing third floor toilet



Existing third floor bathroom



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Existing second floor landing



Existing second floor bathroom



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Existing ground floor dining room



Existing third floor bedroom



Appendix A: listing:

Name: 1-15, PRINCE ALBERT ROAD

List entry Number: 1329905

Grade: II

Date first listed: 114-May-1974

Date of most recent amendment: 11-Jan-1999

In summary, the listing description states as follows:-

'No.5: double fronted with 3 windows; 3 storeys, attic and basement. Ionic portico in antis, the entablature continuing around the house at 1st floor level. Ground floor sashes architraved and tripartite with margin glazing. 1st floor architraved sashes with cornices (that above the porch with floating cornice) and margin glazing. Architraved sashes to 2nd floor. Projecting eaves with dentil cornice; above, central rectangular dormer with architraved Diocletian window. Tall slab chimney-stack on right hand return; canted bay windows on left hand.

INTERIORS: not inspected.

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