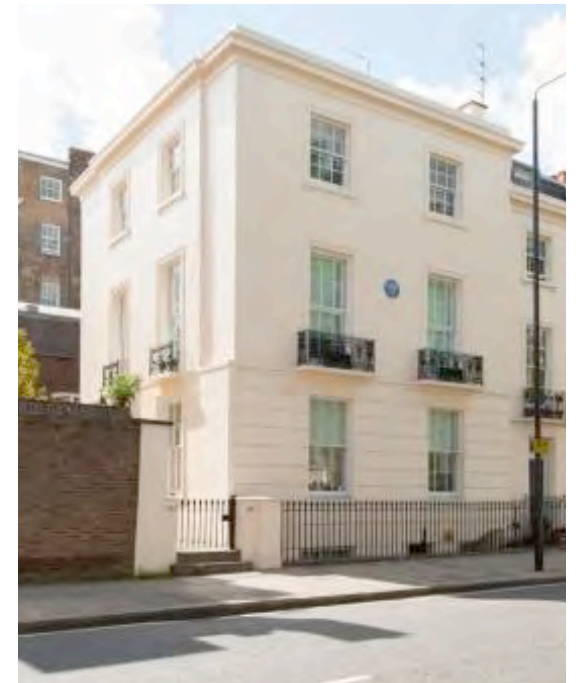


Planning Design Statement

The internal reconfiguring & altered access and Mansard balustrade to roof terrace to 197 Albany Street, NW1 4AB.

Client: Sabine & Nick Bowden

September 2013



Richard Mitzman architects llp

Unit 1 Primrose Mews
Sharpleshall Street
London NW1 8YW
t. 020 7722 8525
f. 020 7449 0428
e. mail@richardmitzman.com

Contents

1.00 Summary

2.00 Existing site

2.01 Location plan

2.02 Building Assessment

2.03 Historic Maps showing changes to side
courtyard

2.04 Historic research of 197 Albany Street

2.05 Conservation Area Analysis

3.00 Existing Floor Plans

3.01 Existing Elevations

3.02 Existing Sections

4.01 Proposed Floor plans

4.02 Proposed Floor Plans 2

4.03 Proposed Front & Side Elevations

4.04 Proposed Rear Elevations

4.05 Proposed Section

4.06

This document has been prepared by Richard Mitzman Architects LLP on behalf of Mr & Mrs Bowden as a Design Statement to accompany the Planning Application for **alterations to 197 Albany Street.**



1.00 Summary

Submission of Full Planning Application and Listed Building Consent for:

The internal reconfiguring & altered access to roof terrace to 197 Albany Street, NW1 4AB.

Whilst respecting the existing historic structure, we propose a solution very similar to the existing structure which strives to upgrade the existing building fabric and ensure a new quality of living space, restoring the house to its former grandeur as at present it is a mishmash of poorly proportioned rooms and spaces. In addition:

1. A new staircase from the second floor to the roof.
2. A Mansard roof balustrade to roof terrace accessed through a sliding roof-light.

2.00 Existing Site

The site is located in the London Borough of Camden within the Regents Park Conservation Area. The site, which is on Albany Street is in close proximity to Regents Park. There are good transport links to other parts of London via bus, underground & cabs. The nearest Tube station to the site is Camden Town (Northern Line) and Great Portland Street (Metropolitan, Circle & Hammersmith lines).

Site Context

Both sides of Albany Street are predominantly residential. Most residential properties are terraced. The architectural style of the properties are predominantly Georgian vary slightly from house to house, but they all form a unique grain with complementary proportions and uniform materials.

St Katharine's Precinct is nearby in Regents Park. Park Village West is over Albany Street neighbouring the Royal Artillery Barracks.

Legend

- 1. 197 Albany Street
- 2. Albany Street
- 3. The Regents Park
- 4. St Katharines Precinct
- 5. Park Village West
- 6. Royal Artillery Barracks
- 7. Lords Cricket Ground
- 8. Regents Park
- 9. Prince Albert Road
- 10. St Johns Wood Station



2.01 Location Plan



2.02 Building Assessment

This property lies within Regents Park Conservation Area and has the typical features of a semi-detached victorian house.

The house is a 3 storey end of terrace property with basement. The front door is accessed via a gated courtyard from Albany Street.

There is a garage and Gloucester Gate Mews to the rear.

The house has undergone many alterations and there are few original features remaining.

The main alterations are:

- 1. There was a 3rd floor within a Mansard roof demolished in 1969.
- 2. There was an infill building and main entrance covering the side courtyard demolished in 1969.
- 3. The ground floor entrance hall and main room was altered at the same time.
- 4. The second floor front room was subdivided at some stage.



Views of the side entrance courtyard

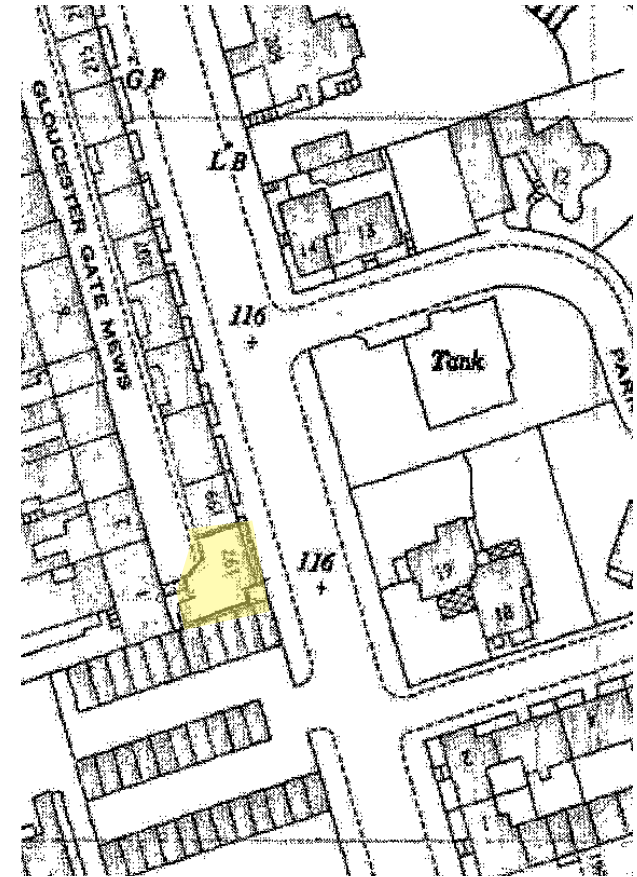
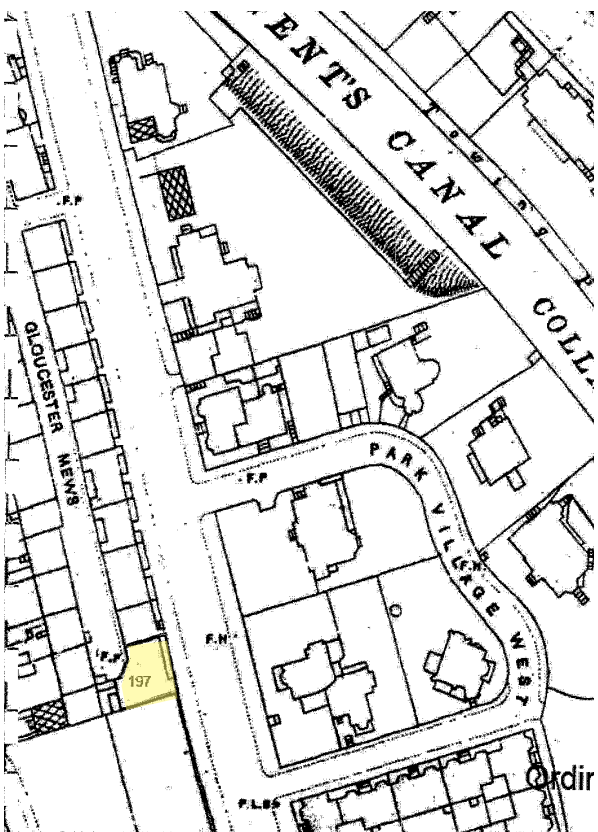
Roof terrace behind parapet with hatch



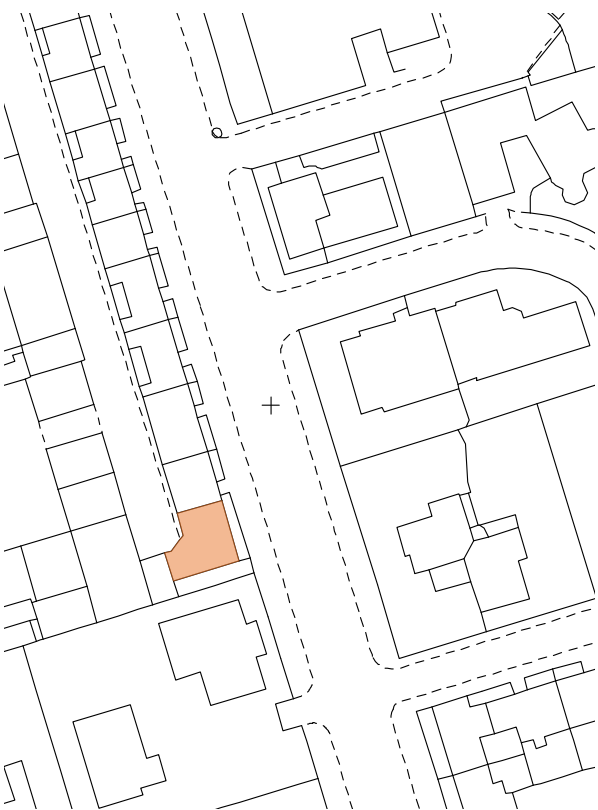
Side courtyard completely infilled, main entrance at front
1870



Side courtyard completely infilled, main entrance at front
1894



Side courtyard completely infilled, main entrance at front
1962



Side courtyard completely open, main entrance at side
2013

2.03 Historical maps showing changes to side courtyard.

Historical sequence of changes to the layout of 197 Albany Street, NW1 4AB

1870

This historical maps clearly shows the side courtyard completely infilled, the main entrance must have been through this side extension.

1894

This historical maps clearly shows the side courtyard completely infilled, the main entrance must have been through this side extension.

1962

This historical maps clearly shows the side courtyard completely infilled, the main entrance must have been through this side extension.

2013

This current OS maps shows the side courtyard completely open, the main entrance through this courtyard..

2.04 Historic research of 197 Albany St



Side courtyard

This side courtyard was filled with a 2 storey extension and front entrance until 1969

Listing Terrace of 197- 211 Albany Street

“Terrace of 8 houses. c1830-40.

Stucco, No.197 with rusticated ground floor. Nos 199, 203 & 205 with later slate mansard roofs and attic dormers. 3 storeys and basements; No.197 slightly higher. 2 windows each except Nos 199, 203 & 205 with 3 and No.201 with 4. No.197 with 2 window left return. Square-headed doorways with patterned fanlights and paneled doors. Plain 1st floor sill band. Recessed sashes, upper floors architraves; 1st floor with cast-iron balconies and 2nd floor with lugs under the sills. Cornice and blocking course.”

1969 photographs show the building extending at ground floor level over the Southern passageway with a first floor glazed conservatory covering the two Southern windows at first floor level.

The South face of the building extends well above parapet level enclosing what appears to be an additional mansard storey at third floor level.

The extended wall is terminated with six flues and a further two flues are clearly visible which would appear to be on the Western wall of the extension.

1969 BUILDING REGULATION APPLICATION:

The application was for the demolition of the side and back extension, the removal of the upper floor and major re-arrangement of the ground floor. The works at ground floor level included the following:

- New entrance door and opening.
- New window and opening to East of entrance.
- New window and opening into Gloucester Park Mews.
- Sub-division of the Ground floor including 3 new doors with a kitchen in
- the rear room.

These works were also carried out:-

- Most architraves were replaced with a standard softwood ogee.
- New cornices fitted to most rooms. All earlier cornices removed.
- New sash windows fitted with spring balances to Ground and First. Some with secondary double glazing. All window shutters removed.
- Existing sash windows fitted with spring balances replacing chords and weights, except for one window at basement level.
- Complete re-plumbing and central heating.
- New floor structure to first floor at least. Timber joists, RSJs, floor boards and plasterboard ceiling.
- Roof replaced with a flat asphalt roof.
- Removal of chimney stacks from the Southern and Western fagade and reduction of external wall to front parapet level.

← Mansard roofs →



Existing Mansard roofs on neighbouring houses numbers 199. 201, 203 & 205



The top floor had a Mansard roof level until 1969

CONCLUSIONS:

- The property has over the years been extensively modified and re-modified and very few elements within the building are original.
- The property was extended with a new mansard roof in line with the rest of the terrace however this was removed in 1969-70.
- The entrance arrangement was completely modified and the porch/hall and conservatory were demolished.
- Almost everything within the building has been either replaced or modified over the years.
- The main elements of construction left intact are:
- the staircase, the store room shelves, the door frames and doors at first and second floor and the windows in the basement. The chimney piece at first floor level is certainly early, however there is no fire grate, the floor has been tiled into the fireplace, the inside lined with blocks and the floor it is on was probably completely replaced in 1969, there is therefore a likelihood that it has been re-positioned.
- Cornices, plasterwork and mouldings have been almost completely replaced throughout the building.
- The roof has been replaced with a flat asphalt roof.
- The chimney stacks have been removed from the Southern and Western facade and reduction of external wall to front parapet level.

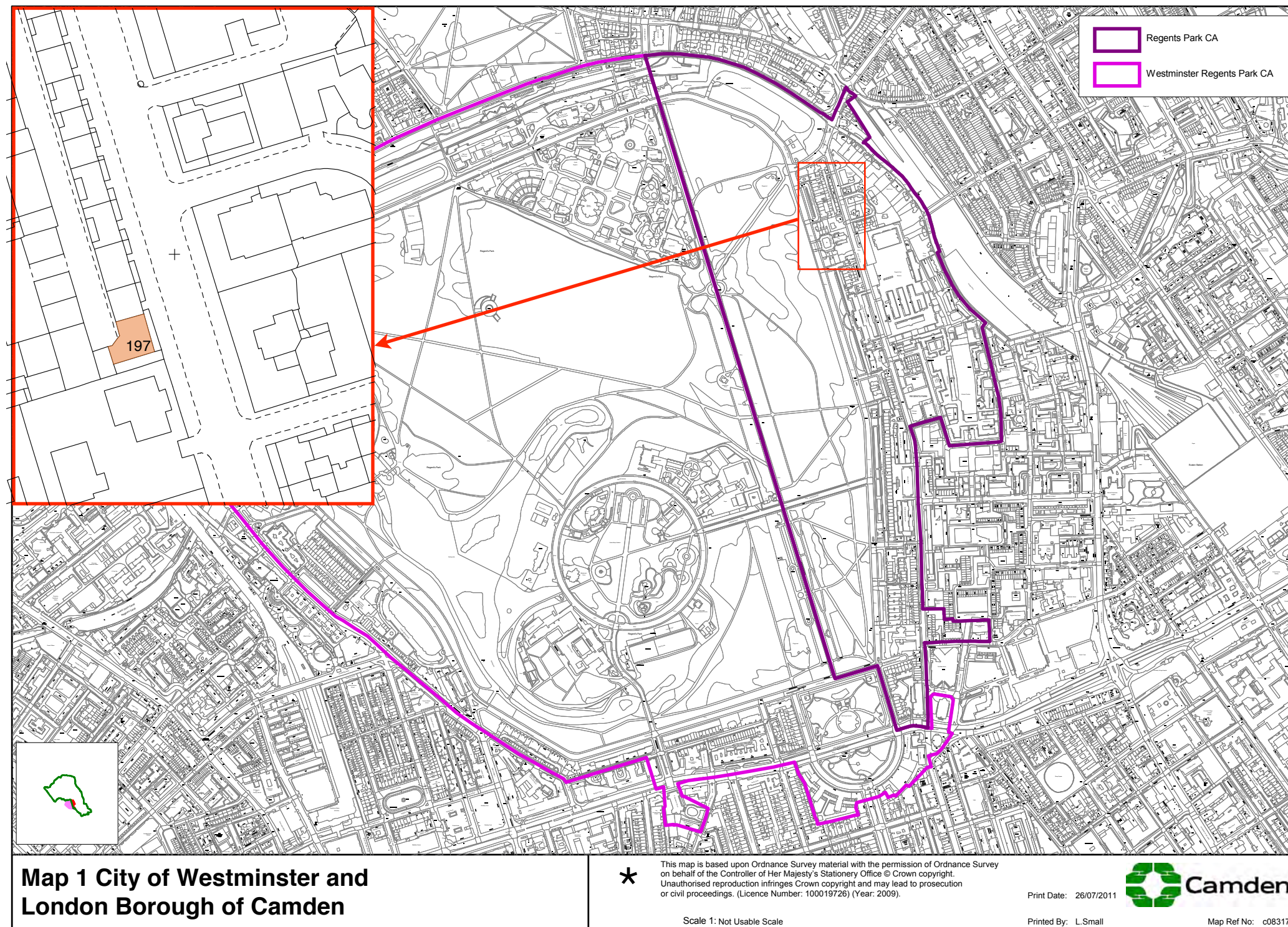
2.04 Conservation Area Analysis

The Regent's Park Conservation Area covers the eastern segment of John Nash's early 19th century Regent's Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque.

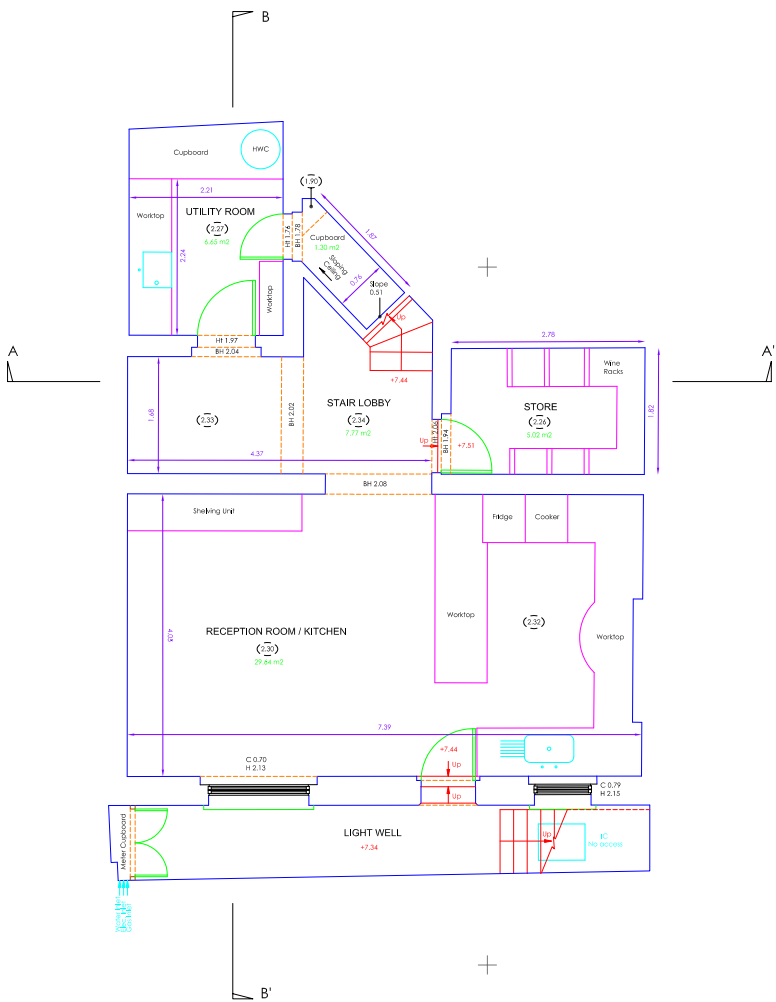
The significance of the Regent's Park area is of national and international importance. The comprehensive master planning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here.

On approaching the conservation area from the Park the terraces emerge over the trees; here is the city in the country. On approaching from the south Regent's Park is the culmination of Regent's Street, Portland Place and the wineglass shape of Park Square; here is the country in the city.

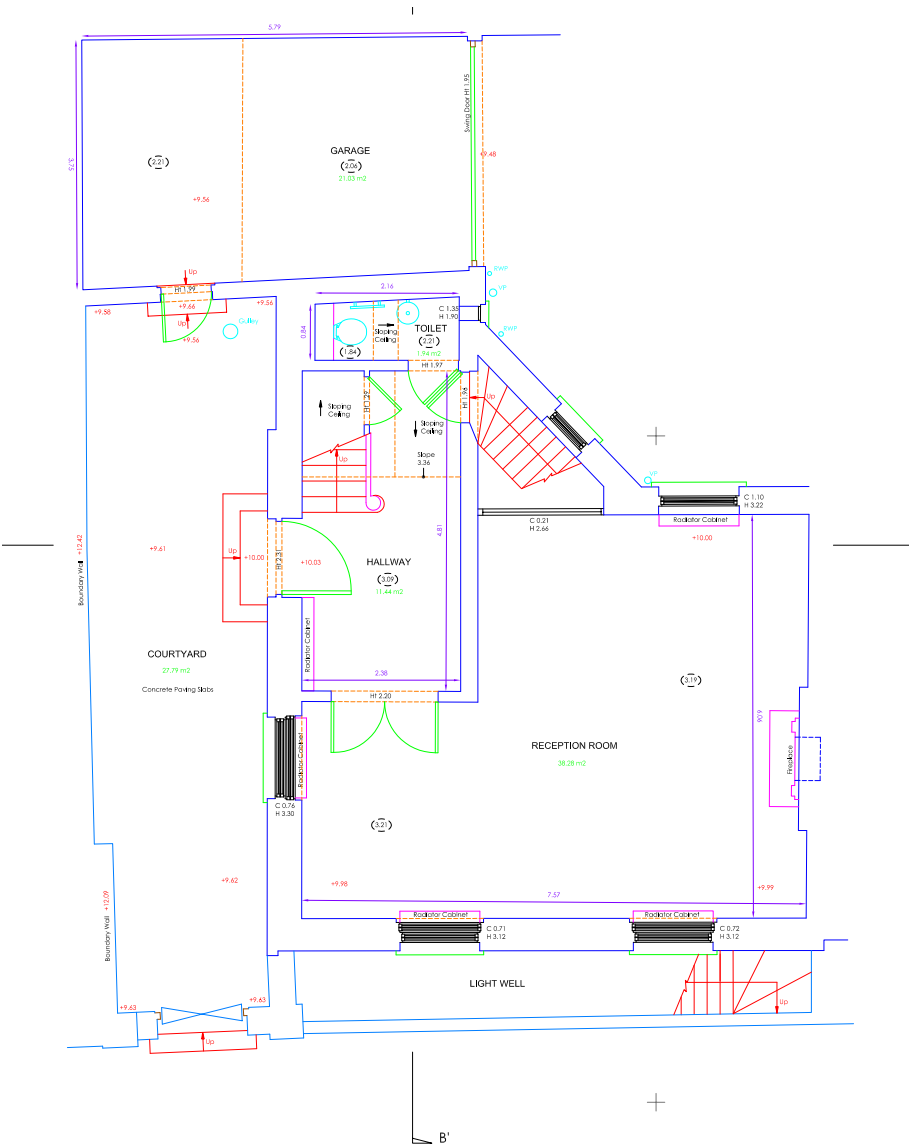
Park Village East and Park Village West are picturesque precedents for the small suburban villa, closely set in a variety of styles that were to become so popular with the Victorians. The service area, whilst largely redeveloped in the 20th century, is preserved in the layout of later development, and the physical remains of the canal and basin to the east of Albany Street.



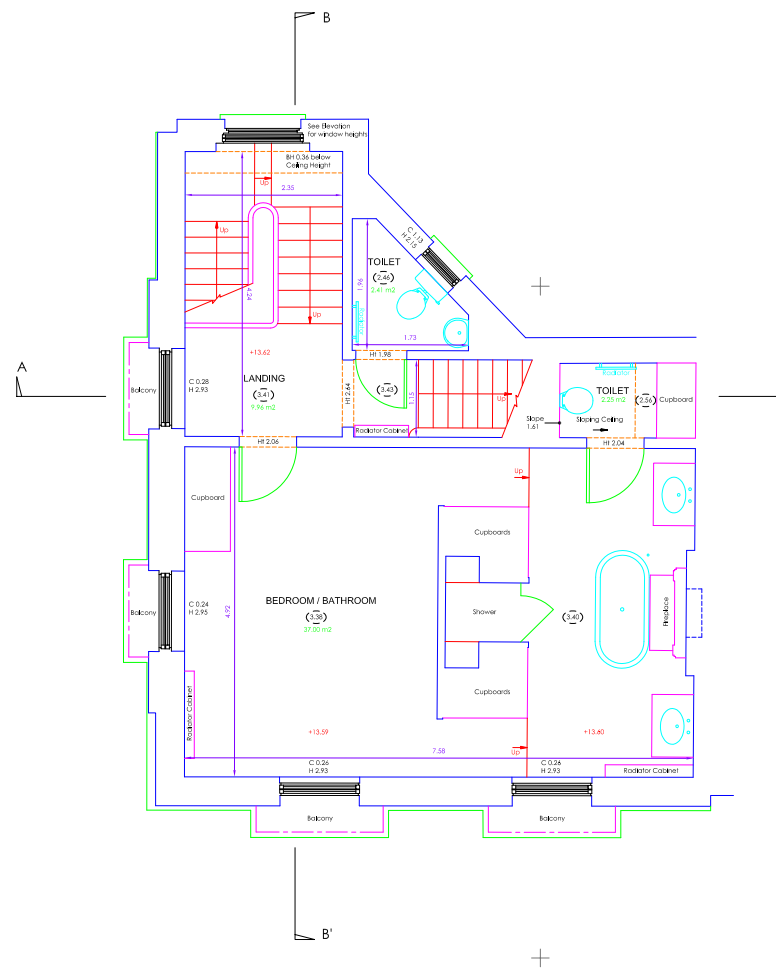
3.00 Existing Floor Plans



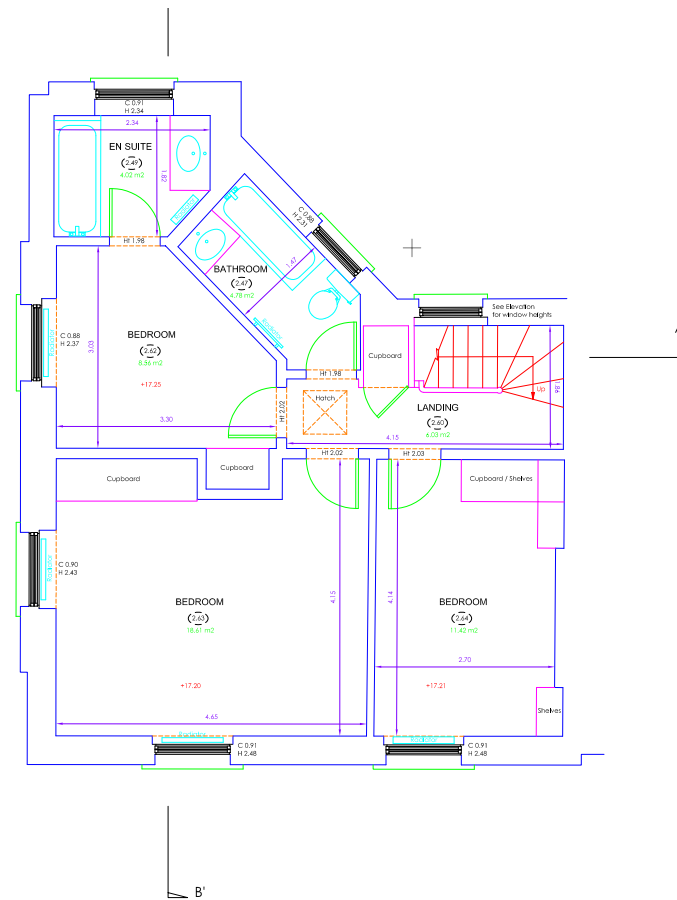
Basement Floor



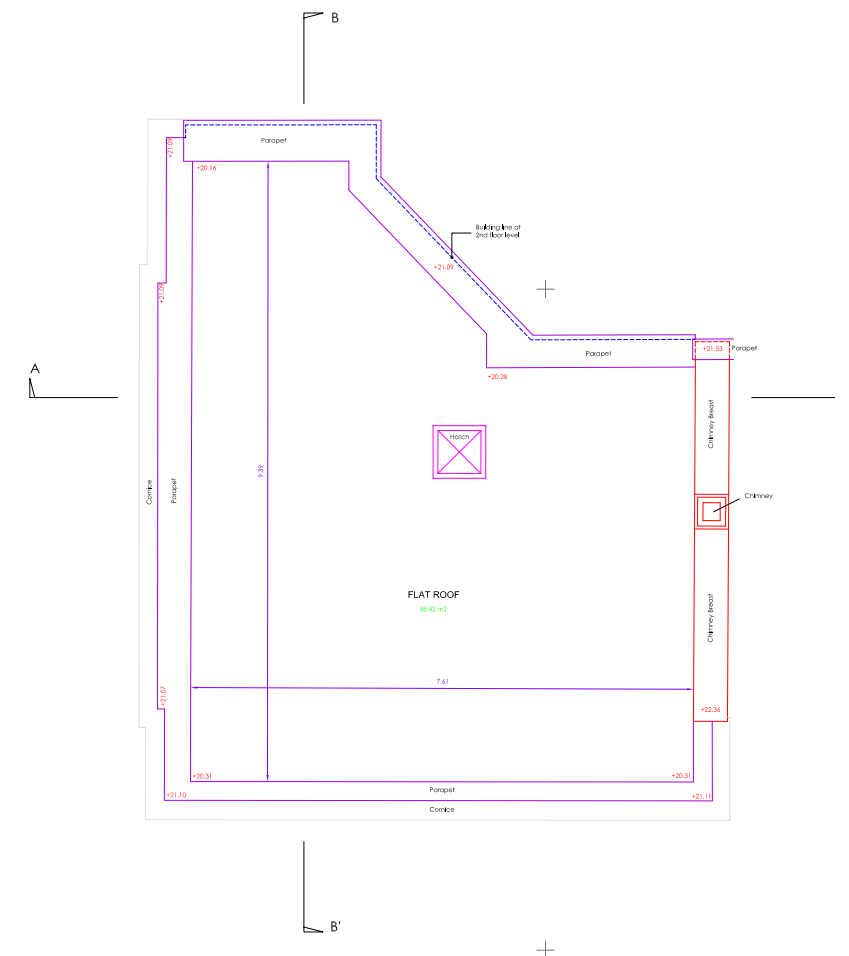
Ground Floor



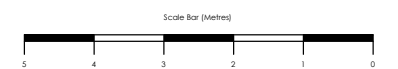
First Floor



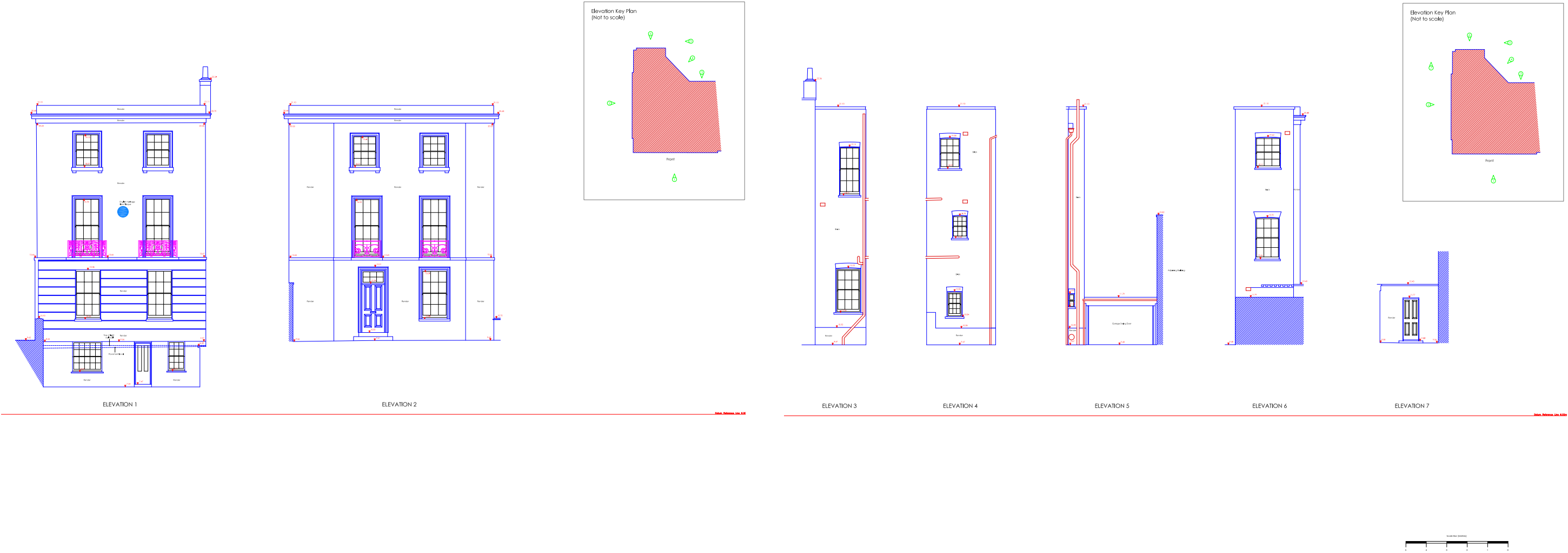
Second Floor



Roof plan



3.01 Existing Elevations

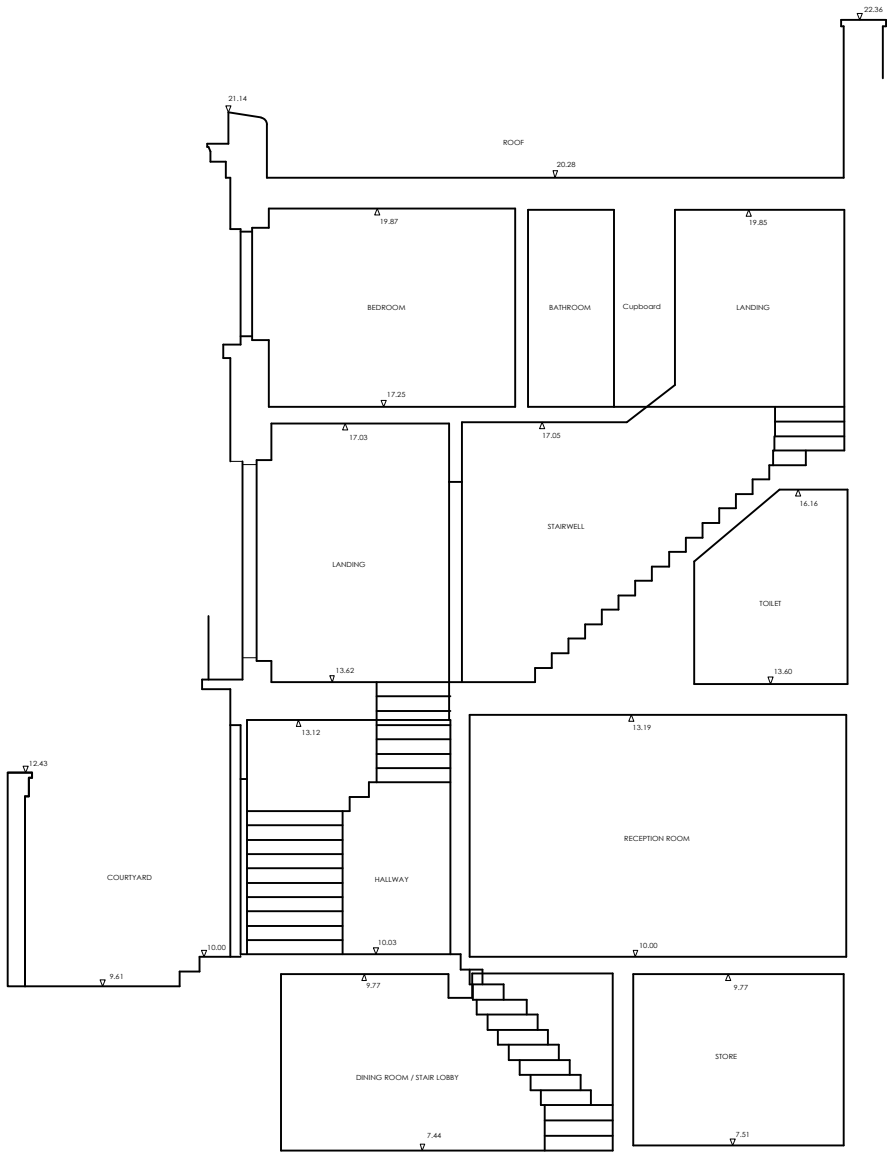


Rear Elevation

Front Elevation

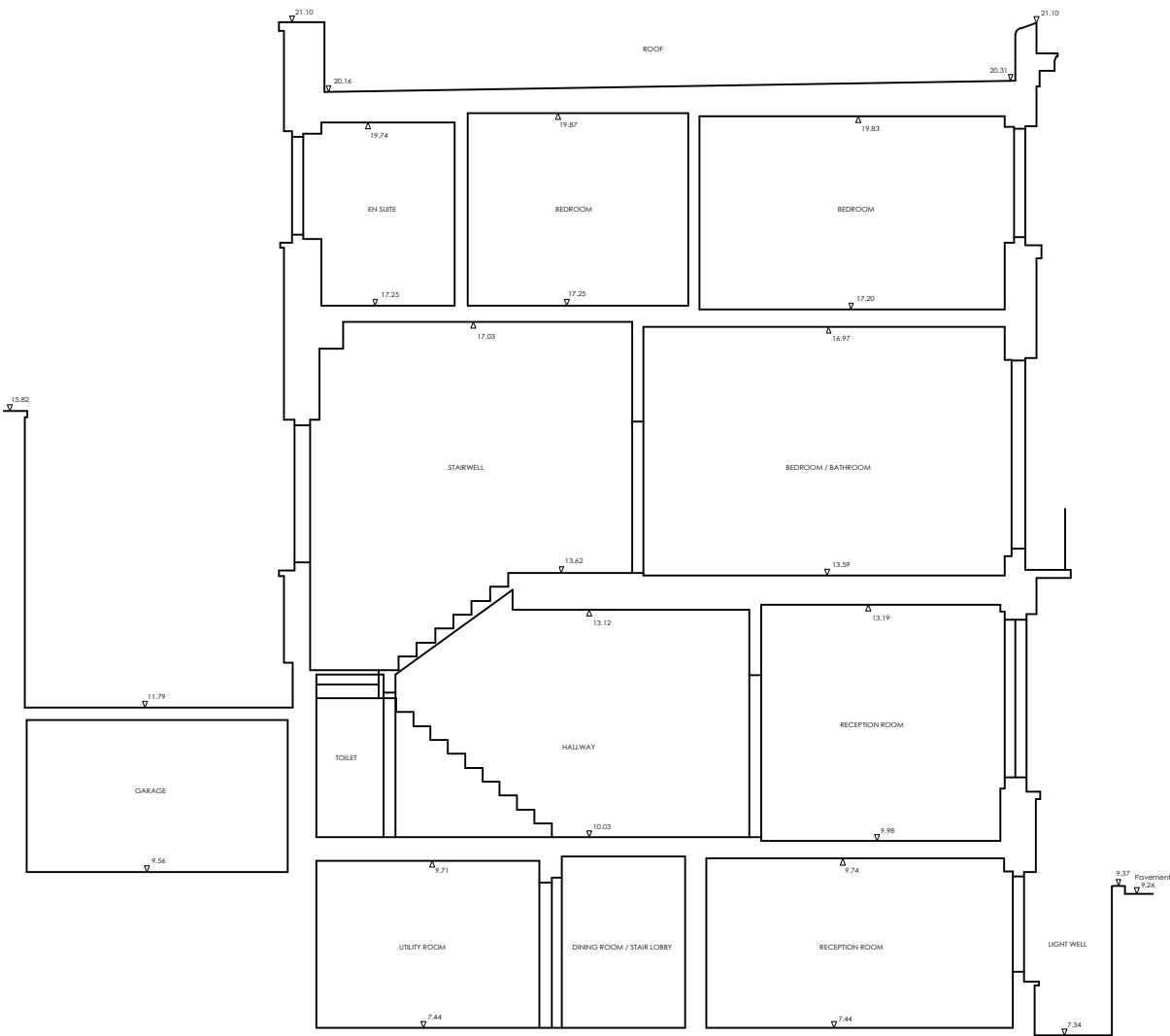
Side Elevation

3.02 Existing Sections



SECTION A - A'

1 Proposed Section AA

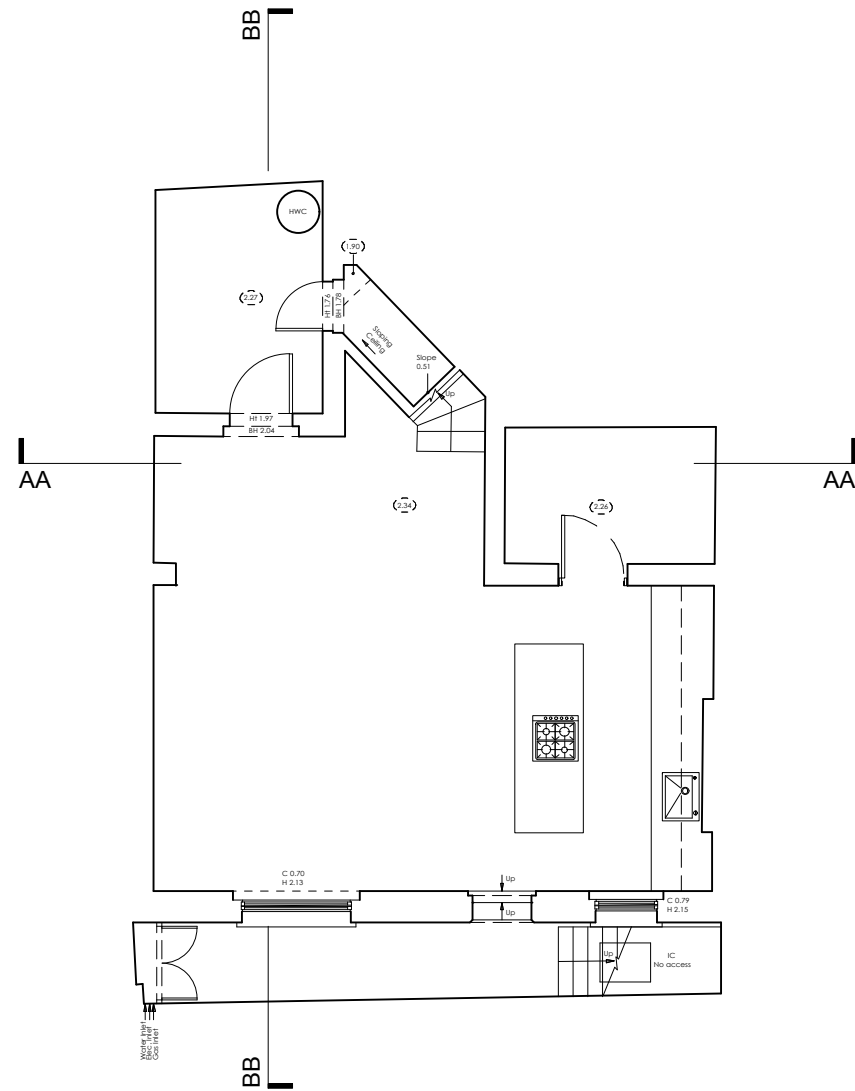


SECTION B - B'

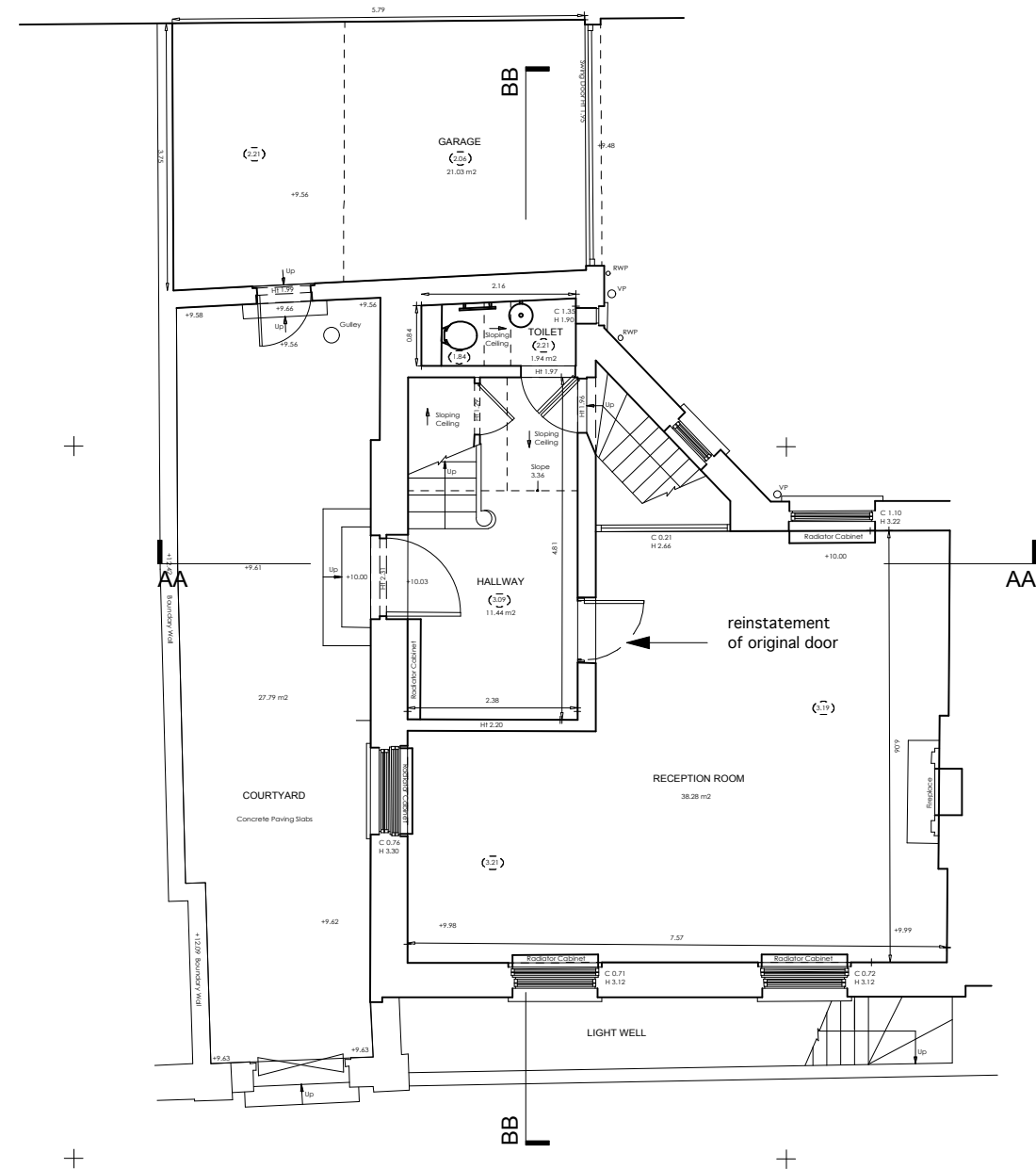
2 Proposed Section BB



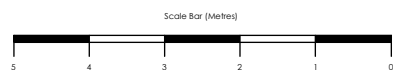
4.01 Proposed Floor Plans

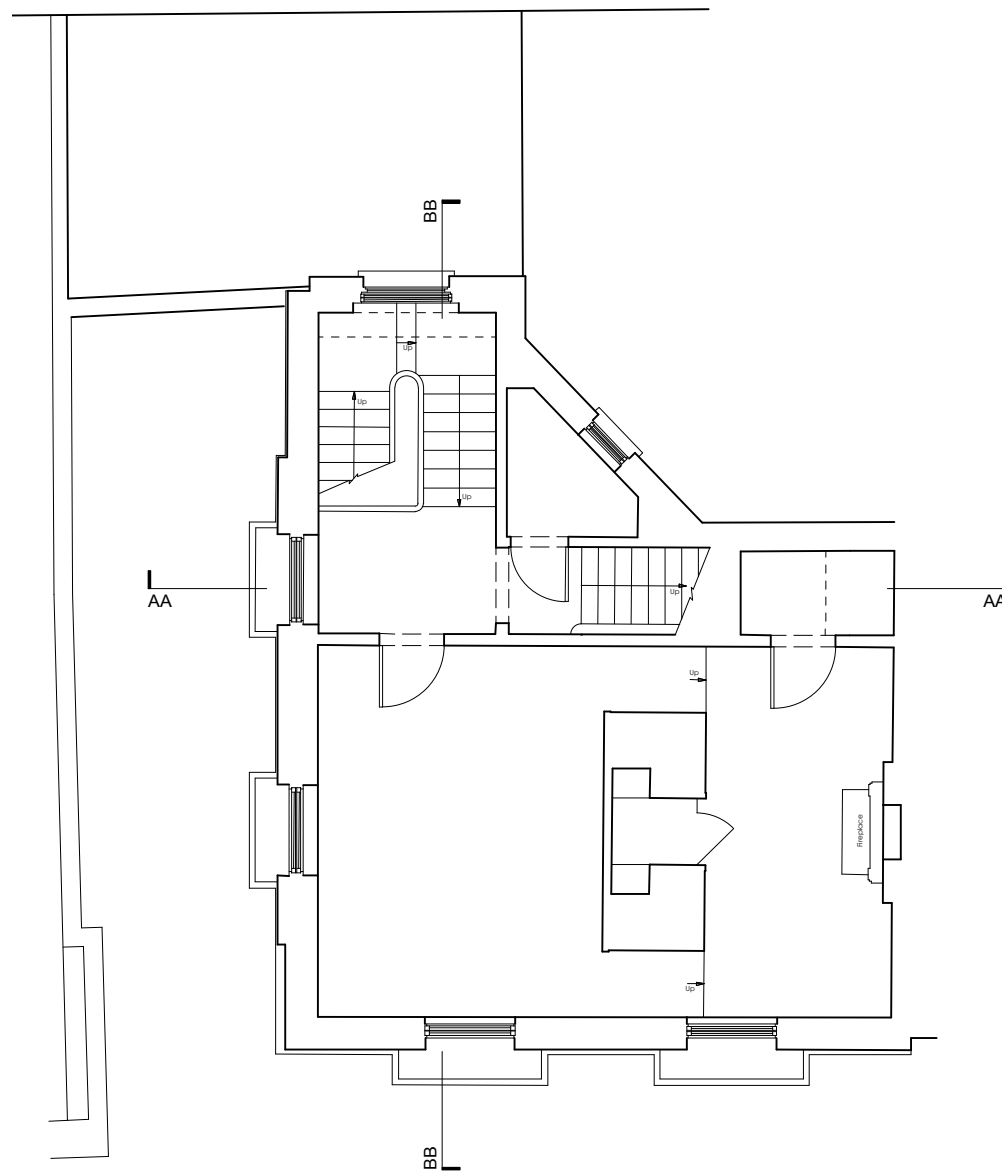


1 Proposed Lower Ground Floor

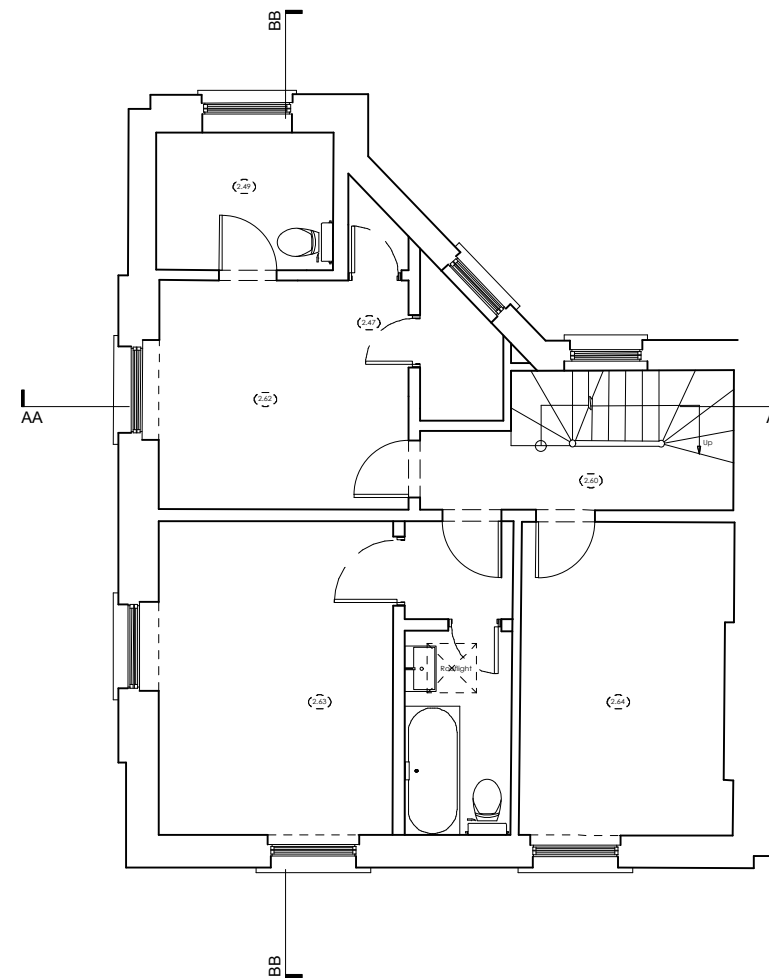


2 Proposed Ground Floor

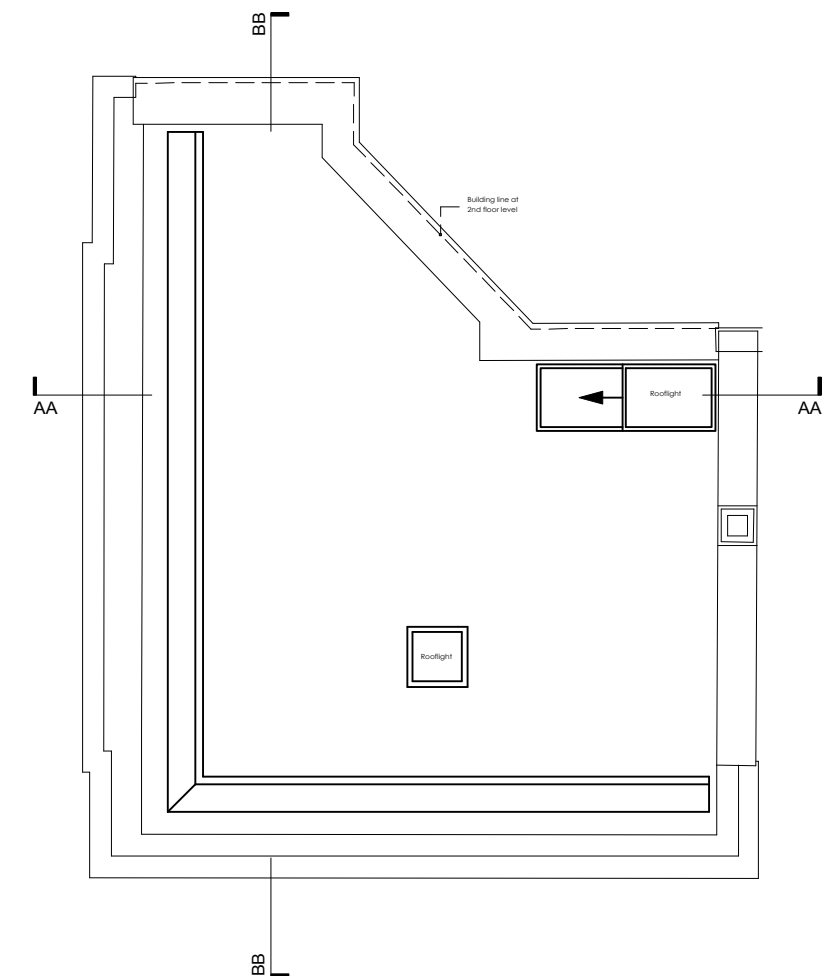




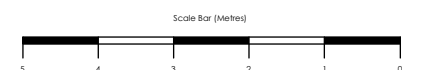
1 First Floor



2 Second Floor



3 **Roof Plan**



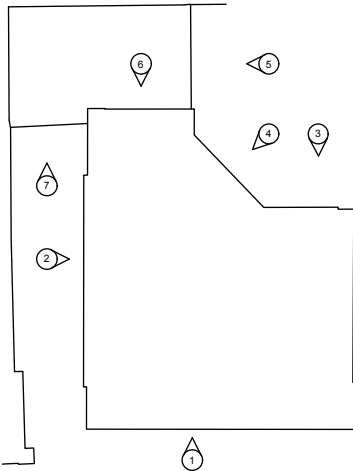
4.03 Proposed Front & Side Elevation



1 Proposed Elevation 1



2 Proposed Elevation 2



Richard Mitzman architects llp

t: 020 7722 8525
f: 020 7449 0428
e: mail@richardmitzman.com

Unit 1 Primrose Mews
Sharpleshall Street
London NW1 8YW

client
Bowden

project
197 Albany Street
NW1 4AB

drawing title
Proposed Elevations
1 + 2

status
Planning

scale
1:100

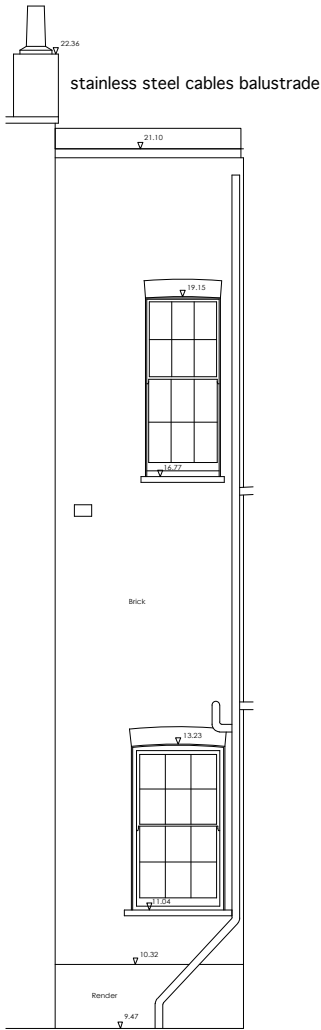
drawn by
RR

date created
13.08.13

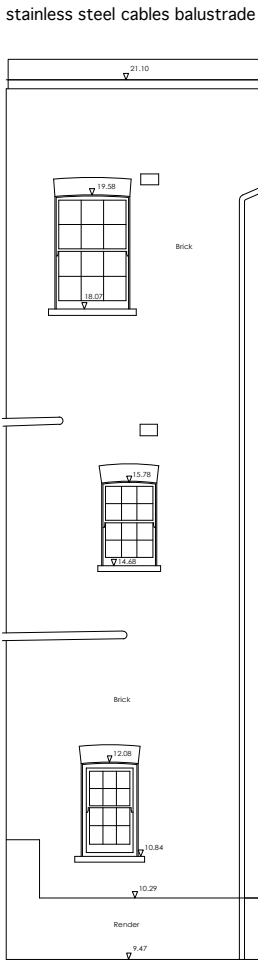
file reference
215-A-E-Bldg



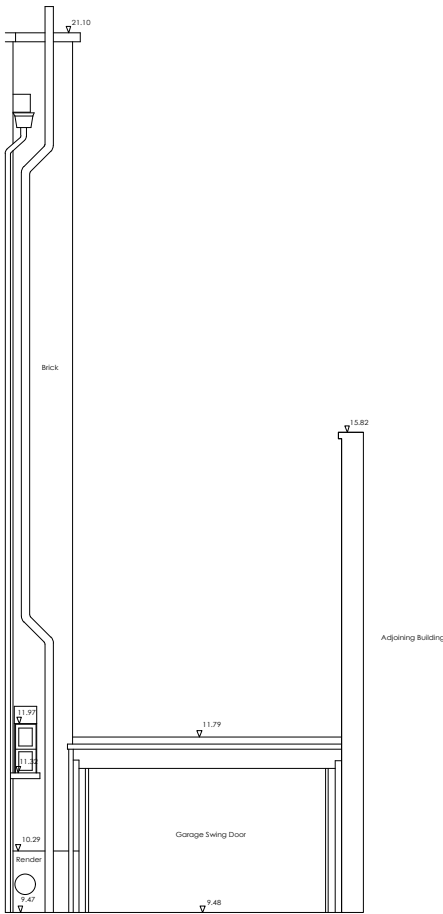
4.04 Proposed Rear Elevations



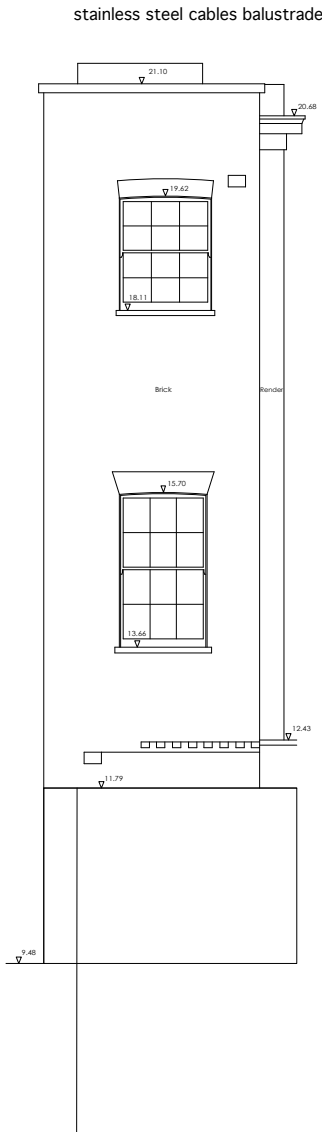
1 Proposed Elevation 3



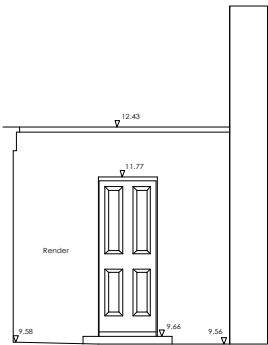
2 Proposed Elevation 4



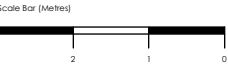
3 Proposed Elevation 5



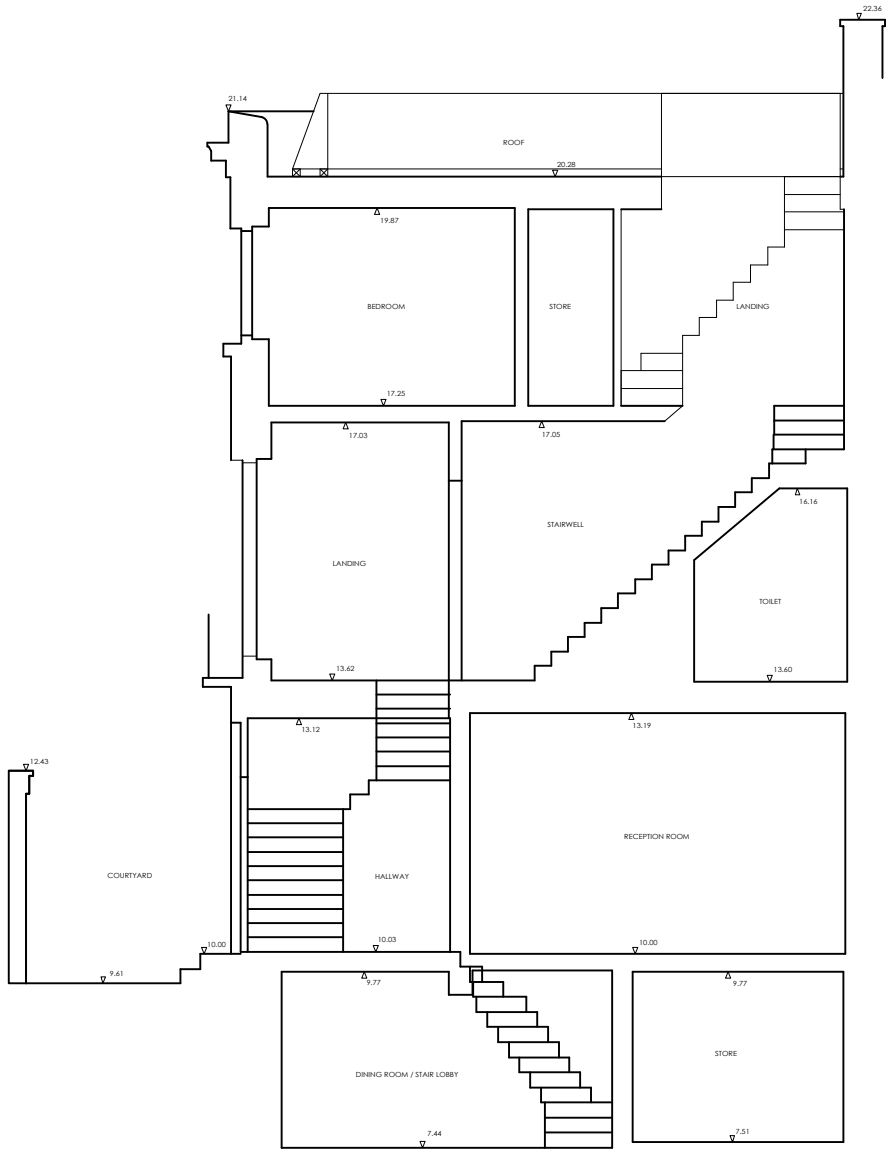
4 Proposed Elevation 6



5 Proposed Elevation 7



4.05 Proposed section



SECTION A - A'

