

SUMMARY OF PROPOSAL

98 Albert Street, London NW1

1.0 Existing

The existing building is subdivided into 5 self-contained flats, one flat per floor.

The building is extended to the rear at lower ground and upper ground floor.

The modern third floor includes a front balcony and full width rear glazing. All details are modern.

The lower ground floor front window has been replaced with a modern window.

The 2nd- 3rd floor staircase window has been altered and modern windows inserted.

At lower and upper ground floors, the rear windows have been altered with modern doors added.

At all levels (except in the entrance hall), replacement modern ceilings have been inserted. Numerous changes in the partition layout have occurred at all levels and at lower ground floor, all partitions have been removed. The original internal stair connection to the lower ground floor has been removed.

2.0 Use

The proposal is to return the building use to a single family dwelling.

3.0 Special Needs

The house will be adapted to provide for wheelchair access to all floors through the insertion of a small single person lift and through planning of facilities throughout.

The special needs child is currently 2 years old and the proposal will provide a lifetime home for him.

4.0 Changes to the front façade

There will be three changes to the front façade as follows:

- a) At lower ground level the modern window and entrance door will be replaced with matching period items.
- b) At upper ground level the front step will be altered into two 100mm steps (currently one 200mm step) to enable wheelchair access, and the entrance door replaced with a matching period door and frame.
- c) At third floor level the modern balcony and windows will be replaced with period brickwork and windows all to match the existing adjoining house at No 100.

5.0 Changes to the rear façade

There will be two changes to the rear façade as follows:

- a) A new extension will be constructed at lower and upper ground floors. The extension will be full width to match the extensions on either side of the house (Nos. 96 & 100). The depth of the extension at upper ground level is set by the existing extension. At lower ground level the extension projects a further 1500mm to provide a balcony access to a ramp leading to the garden. Construction to be in matching facing brickwork with white painted windows and doors.
- b) At third floor level the modern windows will be replaced with period brickwork and windows to match the adjoining at No 96.

6.0 Internal Changes

The interior is to be structured in a normal way with a front and rear room.

Period ceiling mouldings, skirtings and doors will be used to replace the existing modern doors, etc..

A single person wheelchair lift will be added to provide access to all floors. Additionally the layout of bathrooms and access into the various rooms of the house has been arranged to allow for wheelchair use.

Emergency escape provisions will be put in place, and the layout of the lift access is arranged so that the lift becomes part of the staircase compartment.

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98 Albert Street



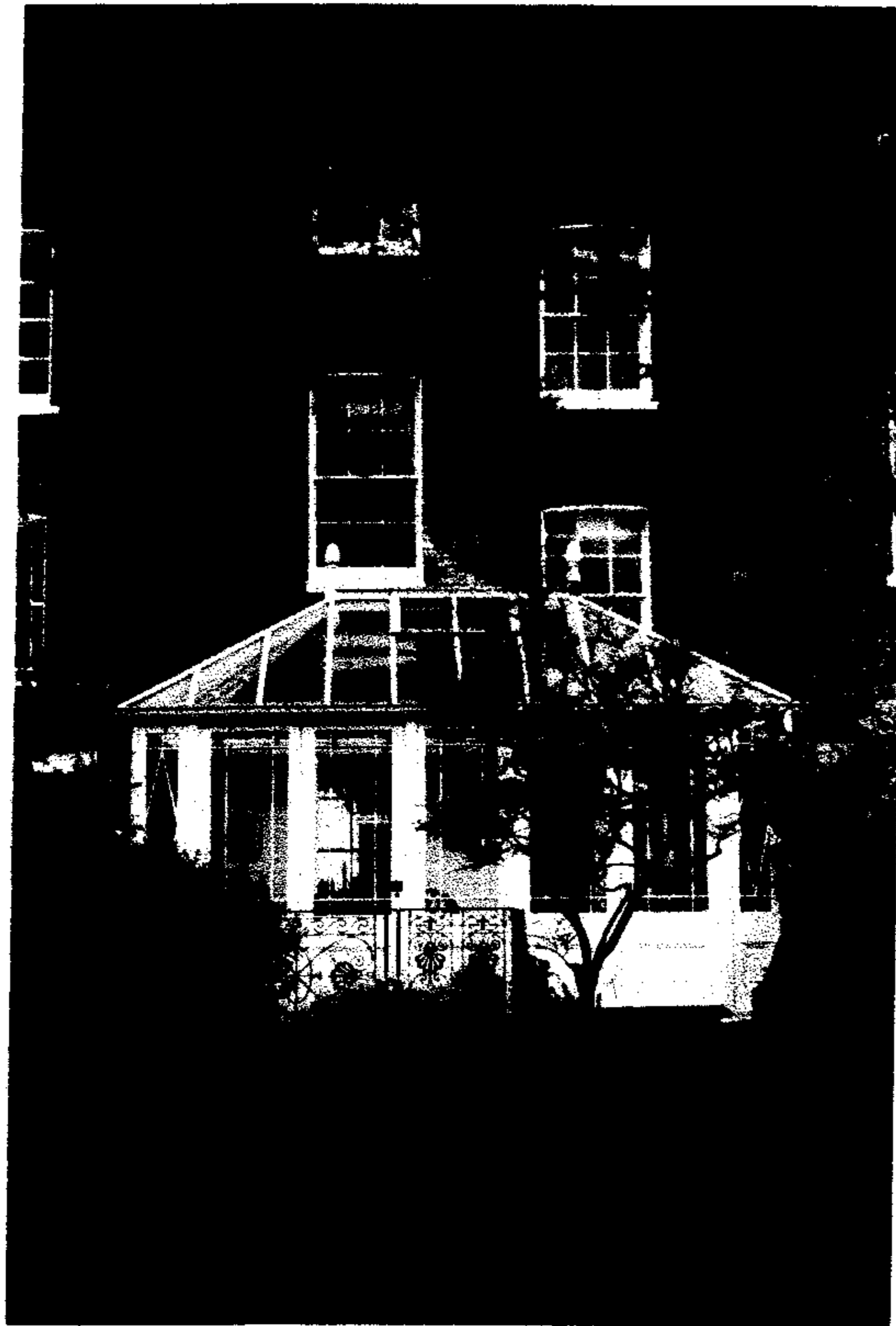
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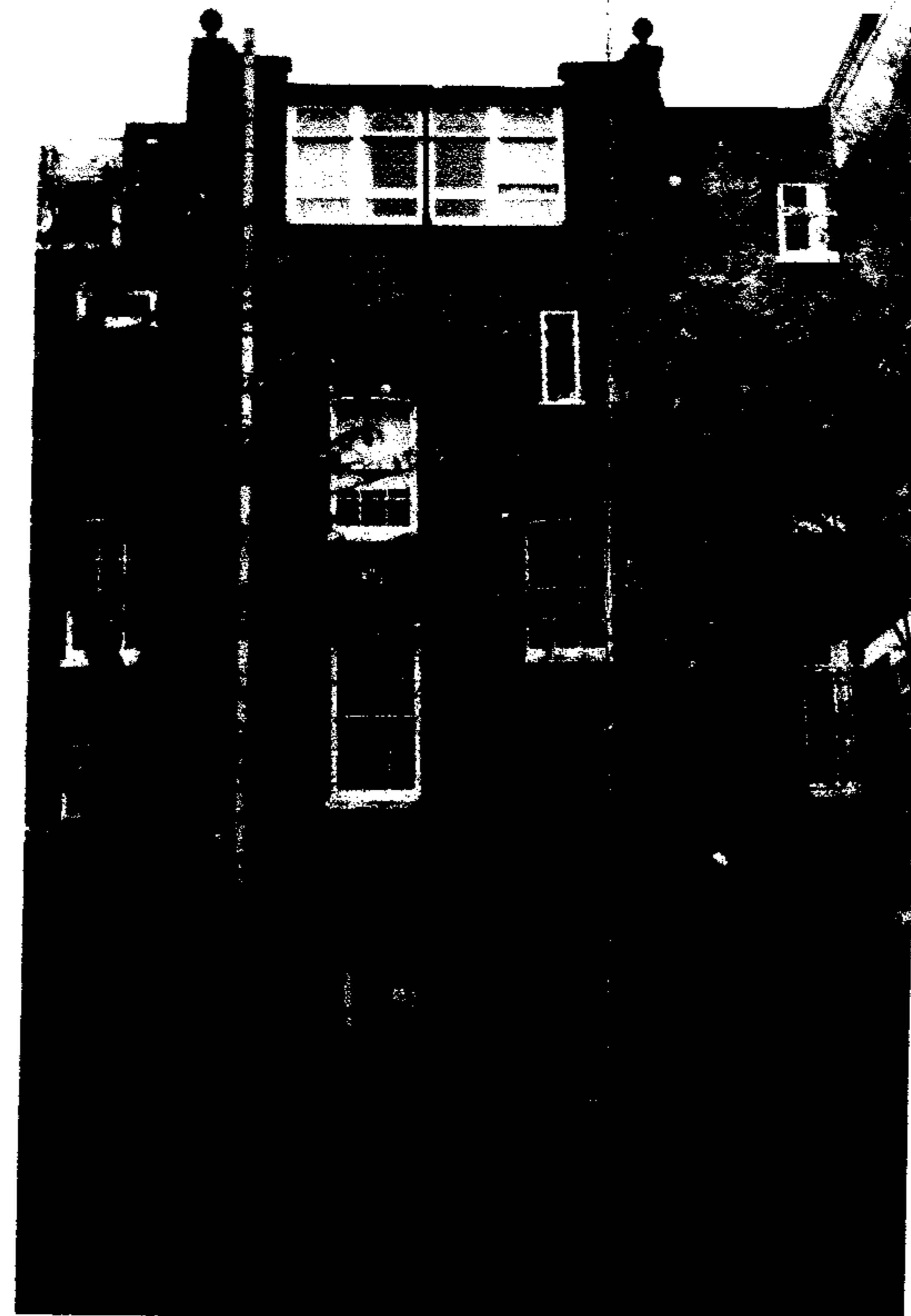
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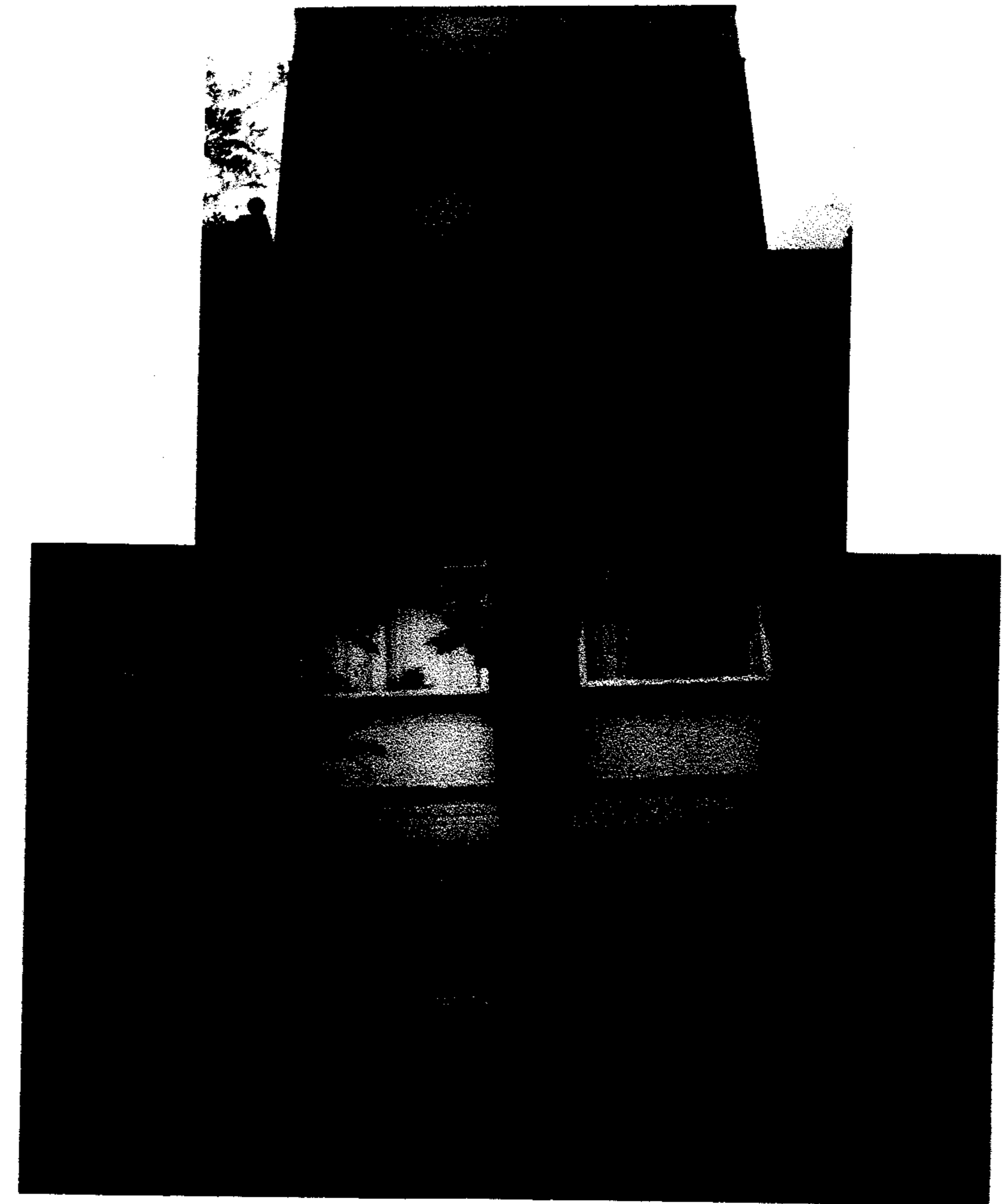
091- 98 ALBERT SREET		Project	
EXISTING FRONT ELEVATION		Drawing	
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		PHOTOS/1	drawn



No. 96



No. 100



No. 102

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091- 98 ALBERT SREET		Project	
NEIGHBOURING EXTENSIONS		Drawing	
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091	job	number	revision
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