

**Heritage Statement
Second/Third Floor Apartment,
65C Albany Street, London NW1 4BT**

65C Albany Street is a second floor maisonette within a converted house that forms part of a Grade 2 Listed terrace that backs on to Cambridge Terrace Mews which in turn is at the rear of Cambridge Terrace in Regents Park. Albany Street was laid out in circa 1820 inside the Regent's Park Conservation Area.

Although the property is protected by the grade 2 listing, the interior of the flat retains few original features with little architectural merit due to its prior poor conversion and significant reconstruction in the postwar period. The principle of this proposal is to undertake the renovation works and some small alterations in order to improve the usability of the flat and achieve a contemporary standard. New joinery might be introduced and will match the existing work.

The windows are in moderate condition and any defects will be made good and decorated only.

A new guest WC, ensuite bathroom, storage and lobby will be created from the existing bedroom 1 on the second floor. Also the existing living room and kitchen layout will remain as is to the second floor. The WC on the third floor landing will be removed along with the existing boiler/storage cupboard and will be replaced and reduced in depth.

The impact of the renovation is considered to be minor; also all services will be concealed where possible.