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**Studio 3, 20 Albert Street, London NW1 7NU**

**Heritage Statement** and **Design and Access Statement**

Revised 17.7.15. (revisions in bold)

**Heritage Statement**

This building was Listed Grade II on 2 September 2003. Its list number is 1390617.

Studio 3 is the last in a row of purpose built studios attached to no. 20 Albert Street, also known as Tudor Lodge. The Listing makes clear that the house and Studio 1 were built in 1843-4 for the painter Charles Lucy, They were reported to be designed by the painter. Studios 2 and 3 were added in 1860 and 1870 respectively.

In his book on “Artists’ Houses” of 1994, Giles Walkeley says that these are likely to be the earliest surviving purpose built artists’ studios in London. Whether this applies to Studio3, not built until 1870, is not clear.

It is stated in the Listing description that the two rear studios (2 and 3) were not visited when the Listing was made.

Studio 2 is, in fact quite close to its original form – a single cubic studio room with a large window and skylight on the north wall. Studio 3, however, has been extensively changed. The photographer who then owned it effectively tuned the studio into a house. In 1984, a new studio was added, projecting into the garden on the north side of the original studio, which effectively became a family living room. The original studio window was modified at that time, reducing it in height and changing its proportions. At the same time, bathrooms, a laundry room and a dark room were added on the east side.

In 1992, a further addition, two stories in height, was added to the south.

The volume and height of the original studio room is still apparent, but the opening up of the northern wall to the new “studio” room and the resulting change to the original studio window have radically changed its architectural character.

The present configuration of the building is shown on drawings FS/SK 20**A** and 21.

**Design and Access Statement**

A painter, the applicant Fred Sorrell, has recently bought Studio 3 and plans to live and work there. It must be welcome that the studio will be used by the sort of client it was originally designed to serve. He wants to make some changes to the building. These are shown and itemized on drawings FS/SK 22**A, 23A,** 24**A**. They can be summarized as follows:

Northern extension:

The northern extension into the garden is thought in its present form to be out of step with the old studio. Its round window and sliding aluminium doors introduce a foreign note. The extra space and good quality light are, however welcome. It is proposed to replace the openings in the north elevation with three steel W20 doors by Crittall. These will be much more in keeping with the scale and rhythm of the original studio window. At the same time, the door to the tiny yard against the northern boundary in this area will also be replaced with a W20 door, and the tiny yard will be roofed over. **In this area, the fair faced brickwork of the original north wall of the studio will be left exposed as a reminder of the original form of the building.**

Mezzanine gallery over the original studio:

The mezzanine gallery over the original studio will be enclosed with a partially glazed partition from the space below. **A row of glazing at high level will preserve views from below of the original roof structure over the mezzanine.** Two new conservation skylights and two small round fixed steel framed windows will improve the light and air at that level, and leave the profiles of the ceiling and its structure unchanged. **The small window over the front door (thought to have been part of the late 20th century work) may have to be widened by a half brick in order to provide the necessary clear opening width for escape.**

Southern extension:

**I**t is proposed to enclose the upper room in that part of the building to serve as a bedroom. **Means of escape from both southern rooms will be improved by introducing a new fire door direct to the building’s entrance lobby (bypassing the kitchen).**

Changes to fixtures and fittings

The kitchen and Bathroom 2 will be refitted with new units and wall finishes.

We do not believe that any of these changes would require a Planning Application. This is submitted as a Listed Building Application to cover the minor changes to the exterior of the building.