

Ms N Kenejad

7 Albany Street

Design & Access Statement



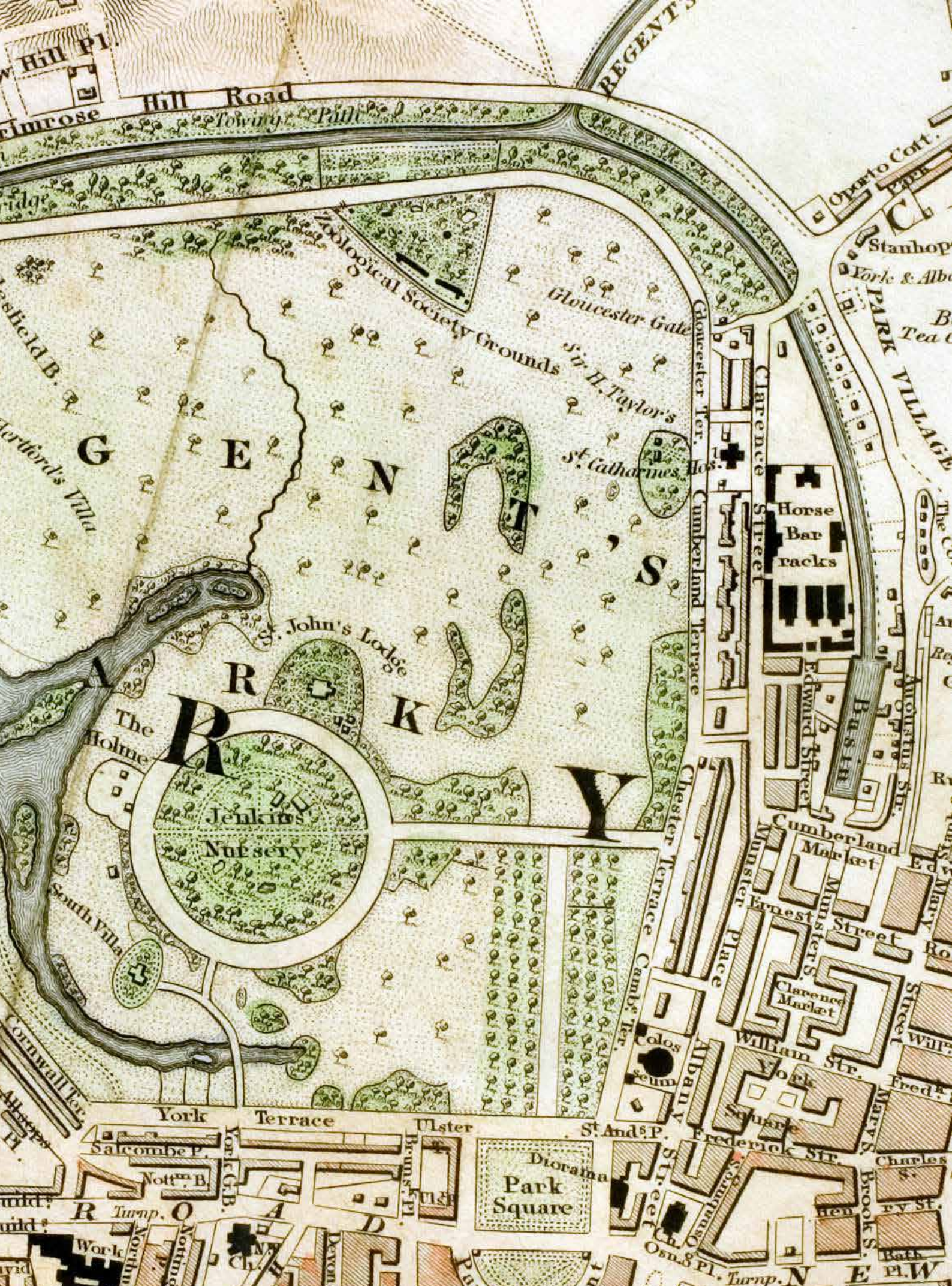
November 2015

01_Client Brief

Our Client, Ms N Keynejad, has instructed Terence O'Rourke to act as their agents in submitting a Listed Building Consent application for internal alterations to 7 Albany Street.

The brief to the designers, Caballero, was to create a contemporary living space whilst ensuring the integrity of this listed building. The idea being to enable this stewardship of the property to pass to later occupiers without harm and allowing the original form and process of the dwelling to be understood readily by subsequent occupiers.

The designer has produced an interior suitable for modern day living, but one that complements the historic features of the existing building. The changes will not be evident externally, where no change is proposed. External works are limited to repairs only and will match existing materials and design. Internally some alterations are required to existing spaces, including some dividing structures, but where possible this is being limited to the removal of later partitioning, fixtures and fittings. We believe this proposal will secure the long-term conservation of the building and its restoration as a family home.



02_Historic Significance

The property at number 7 Albany Street forms part of a terrace of 17 houses that were constructed in 1826 and designed by Michael Crake. This collection of houses forms part of the wider Regent's Park master that was developed by John Nash and put into action between 1811-1818, as can be seen from the original masterplan to the left.

Whilst much simpler than the larger, decorative terraces overlooking Regent's Park, it is the composition of the terrace and arrangement of buildings along Albany Street that contributes significantly to the character and appearance of the road. The route was conceived as a service street connecting Portland Place to the Regent's Park Barracks to the north and it is important that this road arrangement is conserved.

Due to the historic significance of this terrace, numbers 1-17 (Odd) and attached railings (Formerly Listed as: Albany Street Nos.11-29) the building now forms part of the Regent's Park Conservation area and was made Grade II Listed on the 6th March 1973. The most recent listing, as amended on the 11th Jan 1999, is included below and identifies many of the external features like the stucco facades, windows, doors and surrounds but does not include any schedule of significant internal features.

The heritage significance relates to building grouping and the spaces between them, rather than the individual merit of any component part. Whilst new development should not be unduly resisted, that which unbalances or otherwise detracts from the building relationships should be strictly controlled. This proposal will not, in any way, detract or harm the relationship of buildings within the conservation area or its overall appearance.

Terrace of 17 houses. 1826. By M Crake. Stucco. 4 storeys and basements. 2 windows each. Round-arched doorways with pilaster-jambs carrying cornice-heads; radial patterned fanlights and panelled doors. Recessed sash windows, 1st floor with console bracketed cornices and continuous cast-iron balconies. Main cornice at 3rd floor level. Secondary cornice and blocking course above attic storey. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials.

Historic England, National Grid Reference TQ2881882331

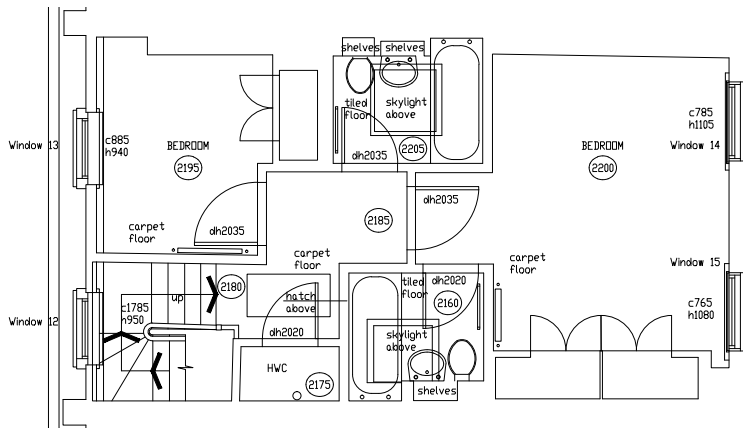
03_Recent Amendments to the Property

As with most properties, changes have been made over time in response to residents' changing needs, fashion and tastes. The evolution of the house represents part of its interest and this current proposal continues this story. Although previous changes were not subject to listed building control, the fact that the building is now listed should not in principle unduly frustrate or stop this evolution. What is important at this time is that the key elements of the property, those that define its quality and character, are retained. The property's evolution has rendered the dwelling subject to various internal alterations and additions in the fairly recent past. Most notably significant internal structural alterations and additions at the rear of the property were undertaken as part of a comprehensive redevelopment in the late 1980s to create the ground floor kitchen/ first floor terrace. Other alterations were made that changed the internal layout of the property to facilitate such facilities as additional bathrooms. From their appearance on the purchase of the property by our client, the changes and additions have been undertaken generally in a 'cost effective manner' paying little or no regard to the internal arrangement and character of the house.

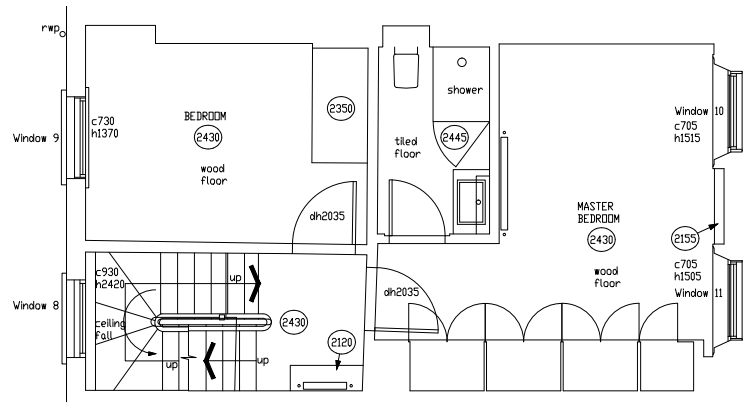
The changes now proposed adopt a different approach, seeking to impart quality to the property in terms of materials, fixtures and fittings. It is intended that the internal arrangement, although more spacious than the original, will allow the mid 1800s room arrangement to be read more effectively and remaining historic fabric will be retained and repaired.



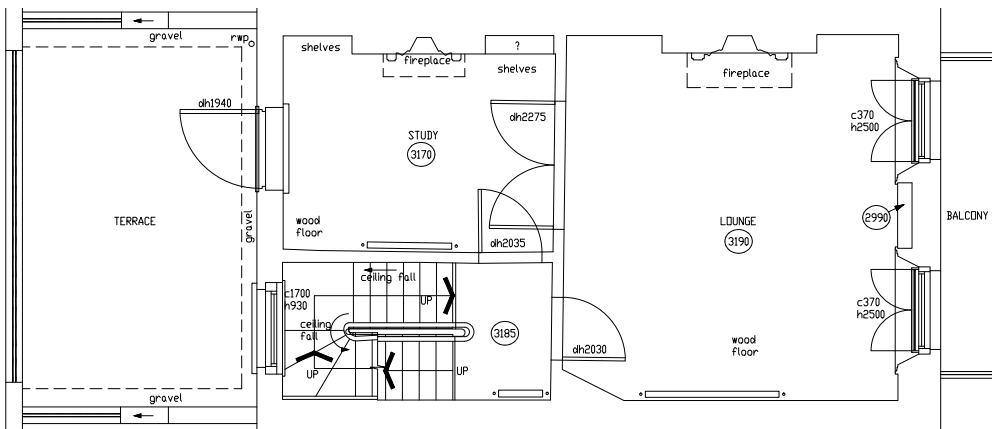
Internal photographs of the recent interventions



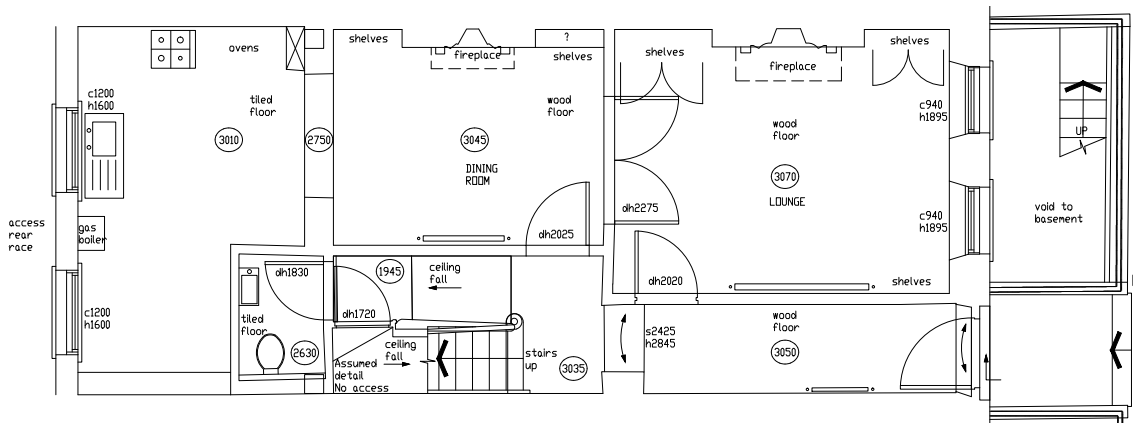
Existing Third Floor Plan



Existing Second Floor Plan



Existing First Floor Plan



Existing Ground Floor Plan



04_The Design Proposals

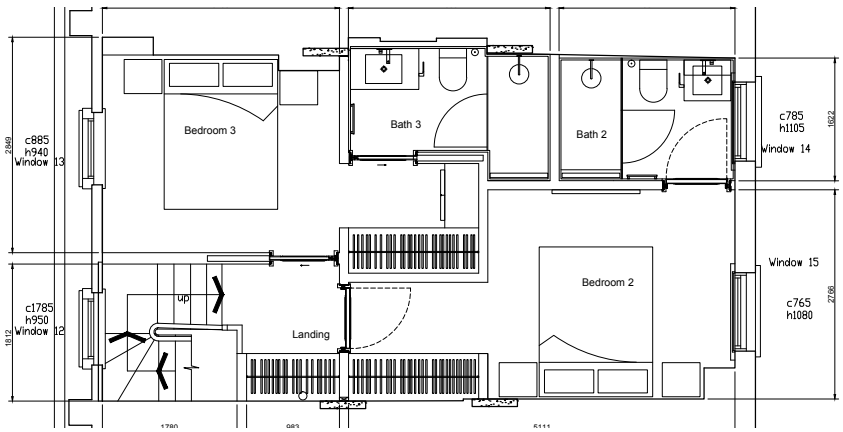
Acknowledging the Grade II Listing of the building and the importance of the façade to the character and appearance of the Conservation Area the proposals look to make no alterations to the external appearance of the property.

Some repair and maintenance works are scheduled to the external fabric of the building. These include the repointing of the chimney and overhaul of the sliding sash windows, front door and first floor terrace, but all works will be carried out in a sensitive manner to ensure the property retains all of its historical features.

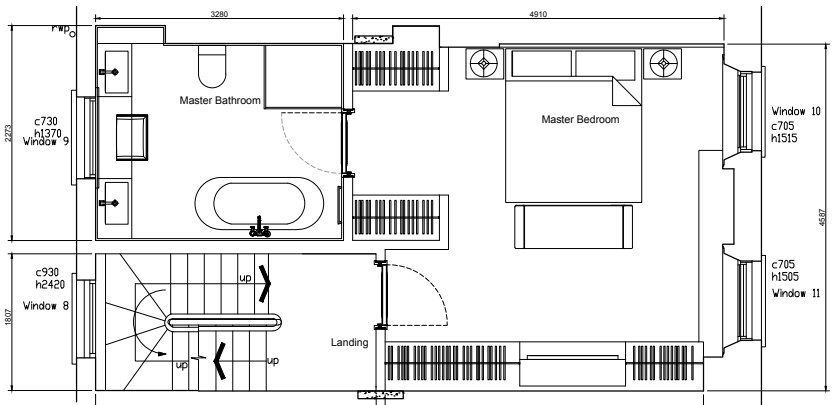
Internally the proposals look to create open plan living at the ground and first floor level, which is appropriate for today's modern lifestyle. To accommodate this some alteration of internal walls will be required at those levels. A structural survey has been undertaken to identify original and later partition walls and to confirm where structural steelwork is required to ensure the integrity of the building's structure.

On the upper floors the proposed layout looks to work largely within the layout of the existing building. At the second floor some minor amendments are required to the walls around the bathroom and the door to the rear bedroom is to be blocked to create a master suite that occupies the whole floor. The "Regency" paneling and shutters to the front and rear windows will be retained and refurbished.

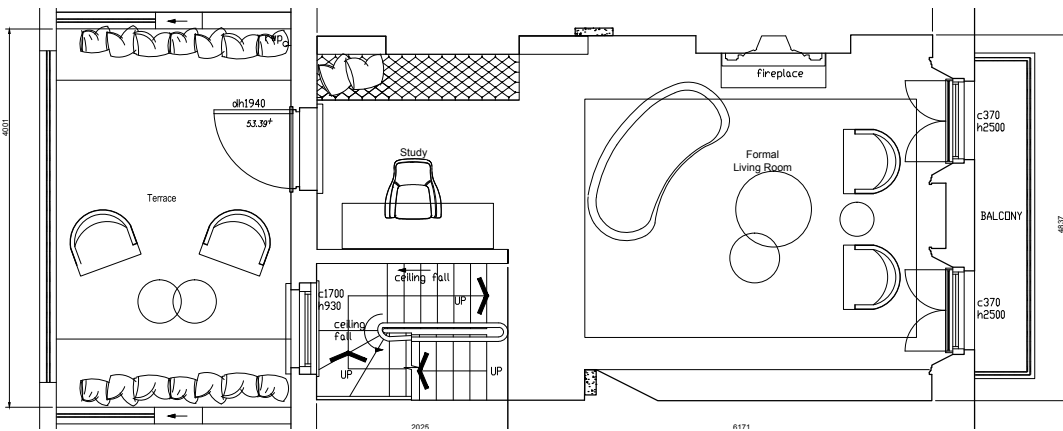
On the third floor the arrangement of the internal walls is to be reconfigured to improve the flow of the plan and to form two good sized double bedrooms with en suites. Although reconfigured the principle of dividing the space into serviced and served areas is retained with the habitable spaces of the rooms remaining adjacent to the windows with the wardrobes and bathrooms located towards the middle of the plan.



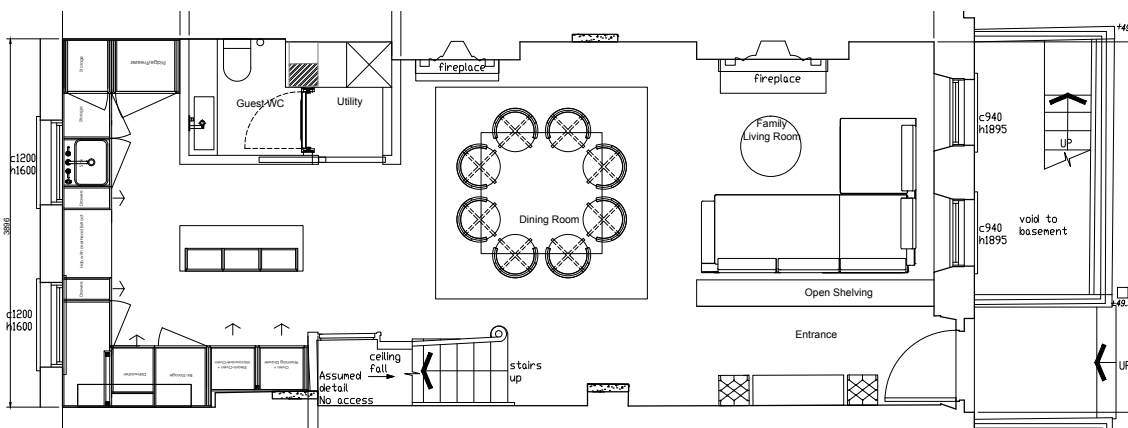
Proposed Third Floor Plan



Proposed Second Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan

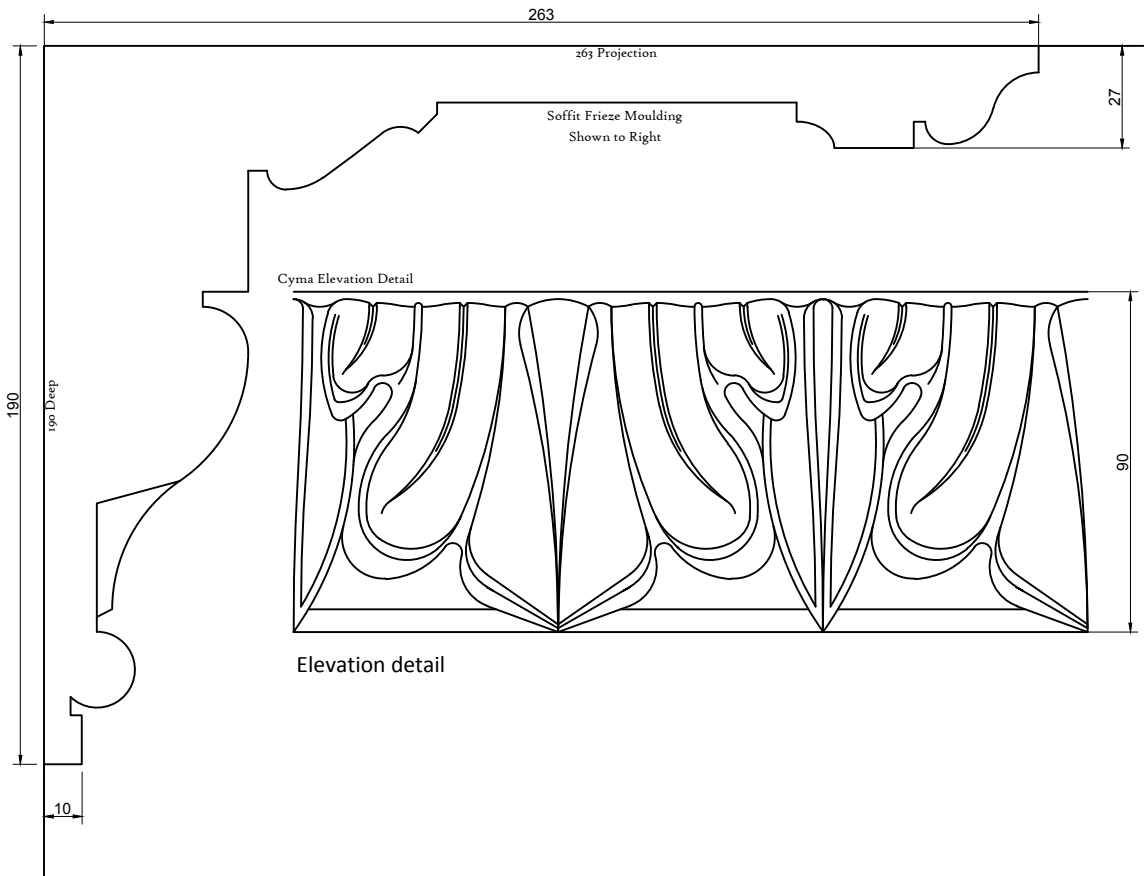




plaster cornice details
Caballero drawings AS-800

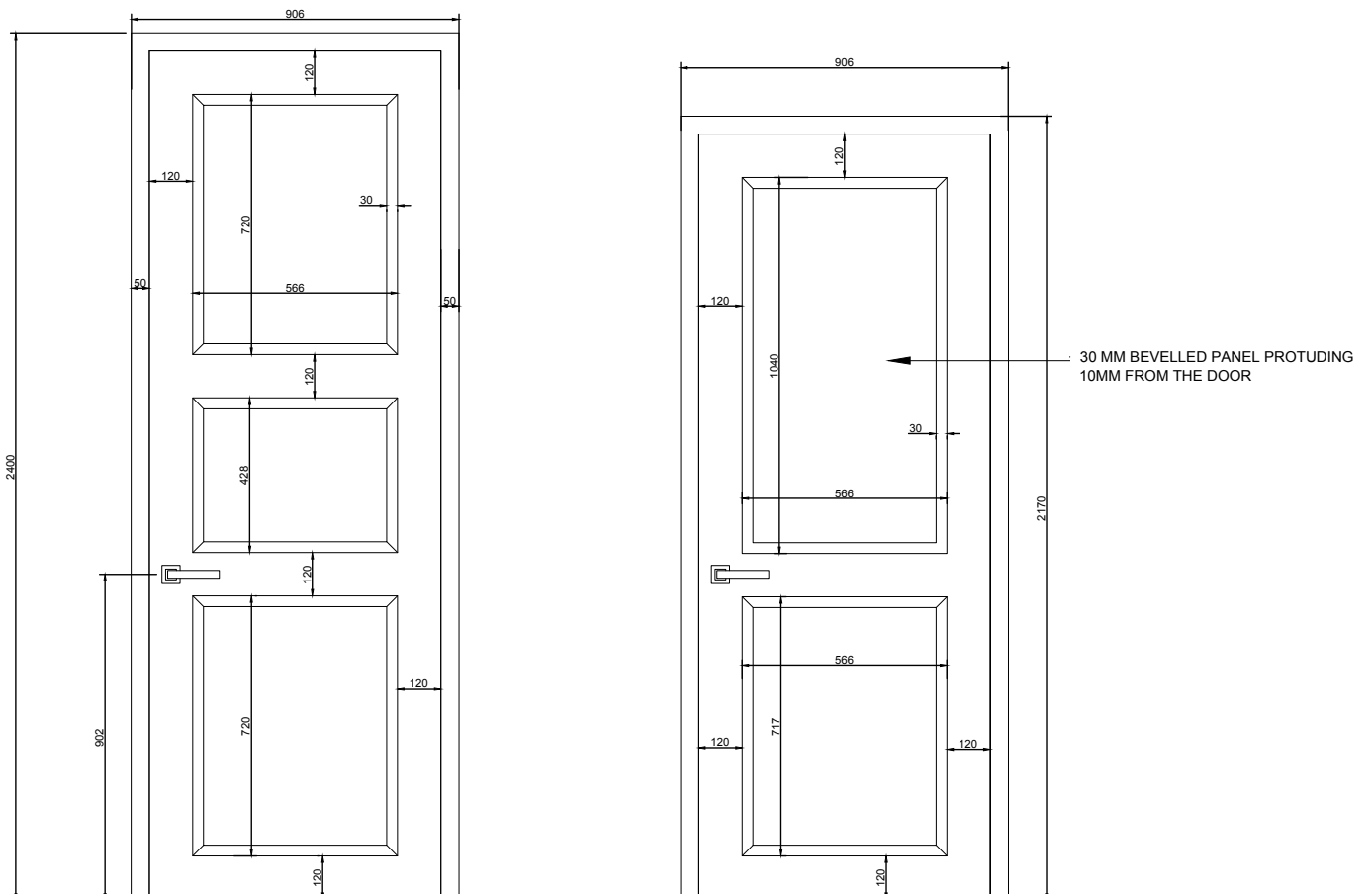
Regency doors & shutters
Caballero drawings AS-200

skirting details
Caballero drawings AS-210



04_The Design Proposals cont.

Some of the amendments to the internal walls will result in the loss or interruption of some plaster cornice and skirting. A record of these details has been made (as demonstrated in Caballero drawings AS-210 & AS-800) and it will be reinstated within the new arrangement to retain the inherent character of the property. Similarly some of the internal doors will be removed at the lower levels. Where possible these will be refurbished and retained but where this is not possible replica doors will be fabricated, as detailed on Caballero drawing AS-200.



TYPICAL DOOR ELEVATION
(From Ground Floor to Second Floor)

TYPICAL DOOR ELEVATION
(For 3rd Floor)

05_Access

The existing building is accessed directly off of Albany Street via two steps at the front of the property. The proposal does not make any changes to the existing access arrangements.

06_Sustainability

The improved layout and flow of the house will create a sense of space at all levels with grand rooms befitting of a property of this era. Where internal walls have been removed or reconfigured, this is generally intended to rectify the failings of the ad hoc additions that have been introduced to the building (and undoubtedly to its neighbours) over time. The revised layouts ensure that habitable rooms have improved access to natural light and ventilation that not only improves the health of the buildings occupants but also reduces dependency on artificial lighting and makes the building more energy efficient. Overall the changes will ensure that the new owner's stewardship of the property will enable it to be handed over to subsequent occupiers with its historical integrity conserved.

