



Design & Access Statement for the
Refurbishment & Extension of 47 Albert St, London, NW1 7LX

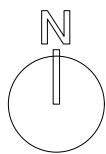
August 2016

Introduction

This Design and Access Statement has been prepared as part of our submission for planning and listed building consent for the refurbishment and extension of 47 Albert St, London, NW1 7LX. It aims to set out the proposals and considerations of the client and design team to assist Camden Council with their determinations.

This document should be read alongside the other supporting documents submitted as part of the application:

- Architectural Drawings (& Schedule of Works) by Inside Out Architecture
- Heritage Statement by Heritage Collective
- Structural Report by Symmetrys Ltd
- Basement Impact Screening Report by Symmetrys Ltd
- Window Conditions Survey by Inside Out Architecture



Context

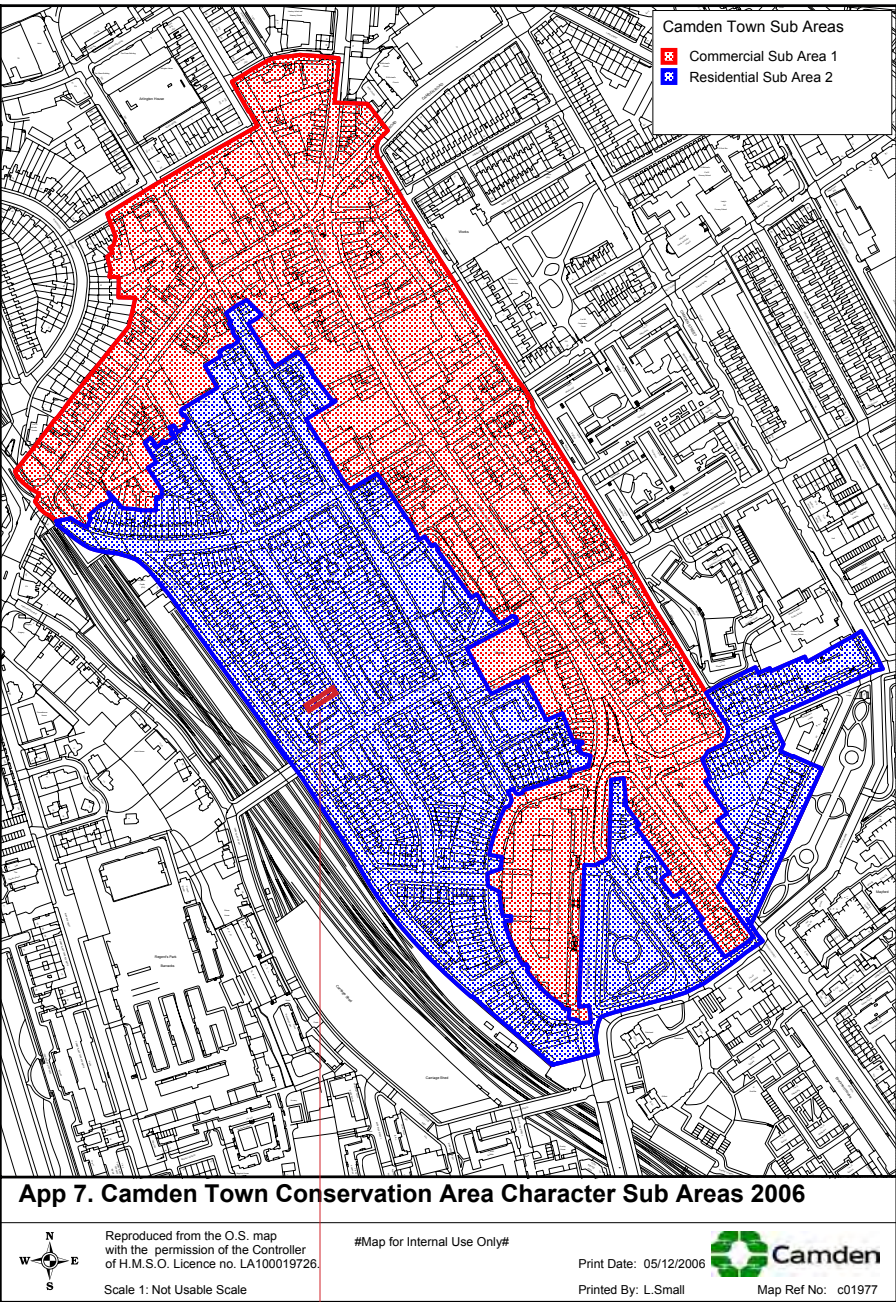
47 Albert St is located within the Camden Town Conservation Area (Residential Sub Area 2) as part of a row of 4/5-storey Grade II listed terraces (circa 1845).

The Grade II listing (no. 1378630) was introduced in 1974 and refers to the external appearance and coherence of the terraces along Albert St. The listing also makes reference to the cast-iron railings of the front gardens. The interiors of the properties have not been inspected by Historic England.

To the South and South West of 47 Albert St are 1960/70's 4-storey flat blocks with external access walkways overlooking the gardens of the terraces.

The original roofscape of the Albert St terraces is that of stucco parapets with traditional butterfly roofs. However, in the immediate vicinity, no.'s 45, 51, 52, 54, 56, 60, 61, 62, and 63 Albert St have roof alterations consisting a mix of traditional slate mansards with dormer windows and set back flat roofs with front terraces.

Nearly all of the rear closet wings have been subject to alterations and extensions.



Site



45 Albert St



47 Albert St



49 Albert St



51 Albert St



View North along West side of Albert St (odds)



View North along East side of Albert St (evens)



View of housing blocks and terraces to rear of the site (fronting Mornington Terrace)



View along the the rear gardens between Albert Street and Mornington Terrace, showing the extent of rear alterations



View of the rear gardens and extensions flanking 47 Albert Street

The Existing Building

47 Albert Street is split into 2 demises; a 1-bedroom lower-ground floor flat accessed from the front lightwell and a 3-storey townhouse above. The property is in fairly good condition externally, but the interiors are run-down, with many of the original historical features lost or in poor condition.

The layout of the lower-ground flat has been significantly altered over the years and does not conform with the current building regulations in regards to means-of-escape or space standards.

An online planning history search of 47 Albert St returns the following relevant results:

Application No.	Development Description	Date Registered	Decision
HB2506	Works of alteration in connection with the self-containment and use of the basement as a one-bedroomed flat and the enlargement of the rear ground floor window to form a door opening in connection with the erection of a timber balcony/walkway to the rear garden.	22-08-1980	Granted with Conditions
31057	Self-containment and use of the basement as a one-bedroomed flat and the enlargement of the rear ground floor window to form a door opening in connection with the erection of a timber balcony/walkway to the rear garden.	22-08-1980	Granted with Conditions

Further research has shown that the building was significantly altered in the 1960’s with the removal of internal walls and fireplaces.

The upper storeys of the building have been vacant since September 2014 and the lower ground flat has been vacant since February 2015.

The adjacent photographs highlight key issues to be addressed as part of the refurbishment works.

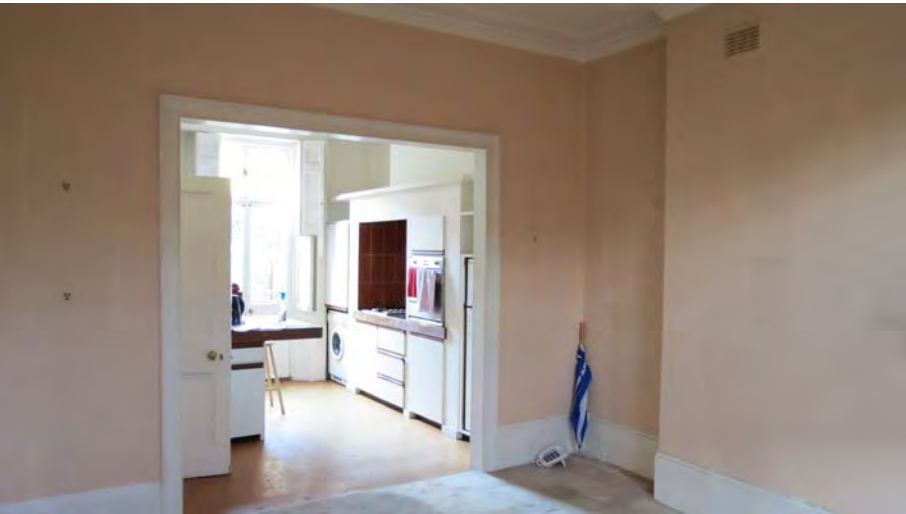
More detailed information on the condition and historical integrity of the existing building can be found in the Heritage Statement submitted as part of this application.



The front facade requires minor refurbishment



The kitchen/living/dining space in the lower ground flat is undersized and not compartmentalised



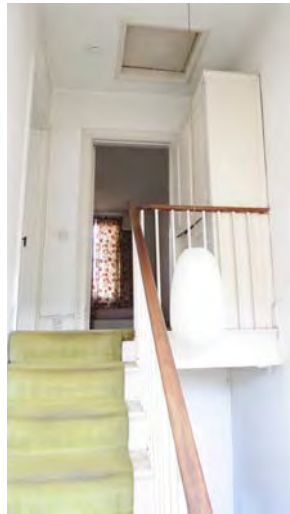
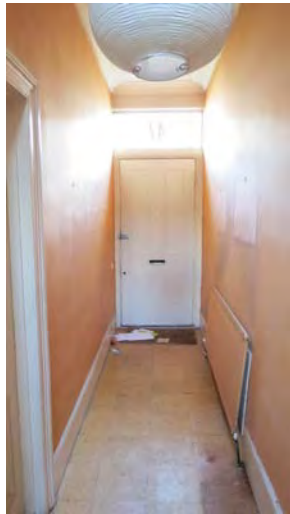
The original fireplaces have been removed in both the living room and kitchen on the ground floor



An unsympathetic kitchen in the ground floor was fitted as part of the 1980's alterations



The spine wall on the first floor was opened up in the 1960's and is causing structural issues



The original staircase needs refurbishment



The second floor suffers from water ingress from the roof



The coal-holes were knocked altered in the 1980's and now suffer from water ingress



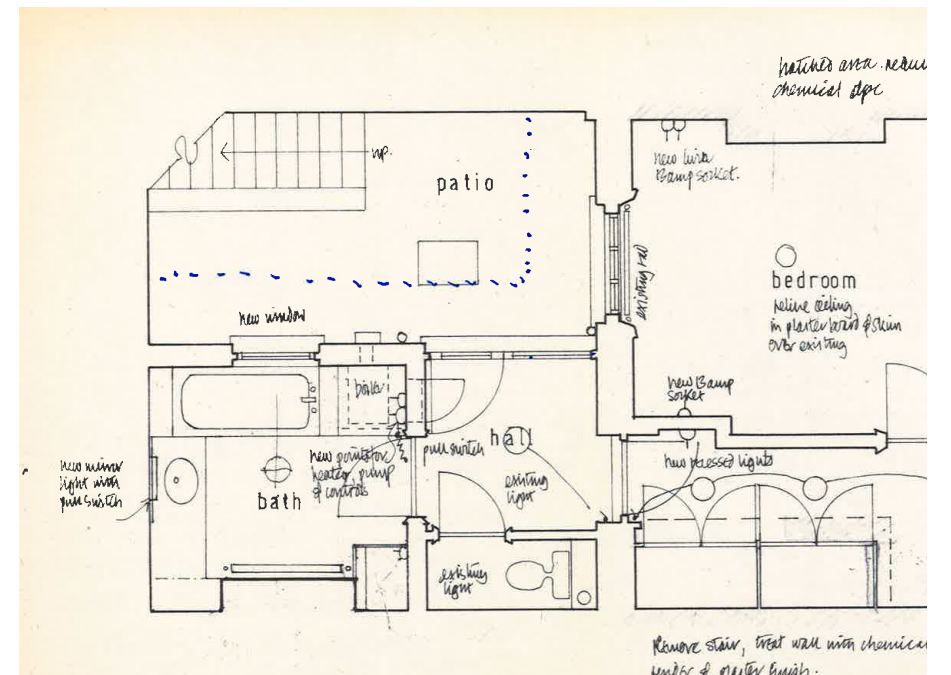
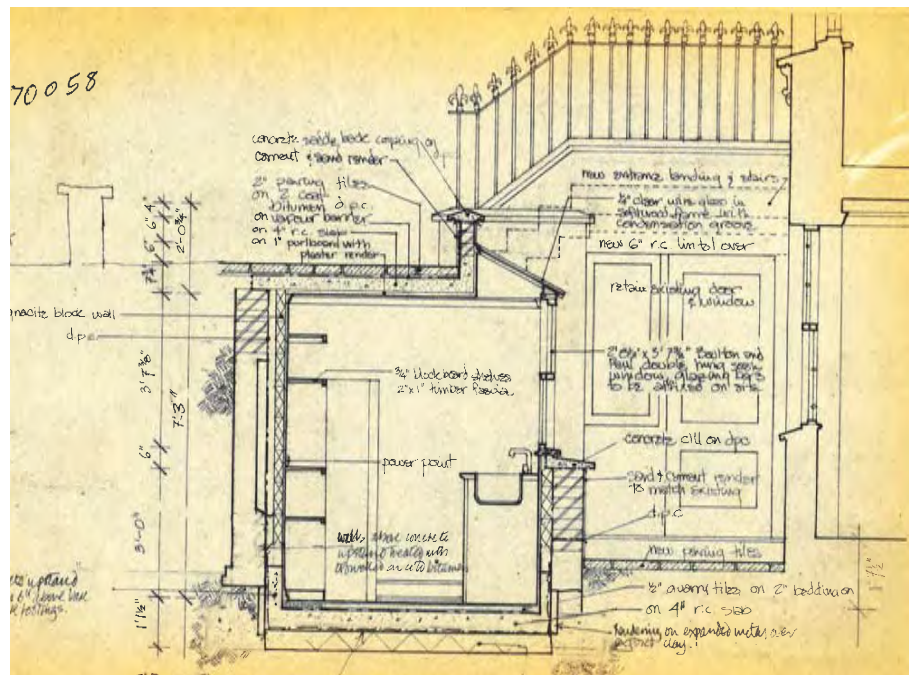
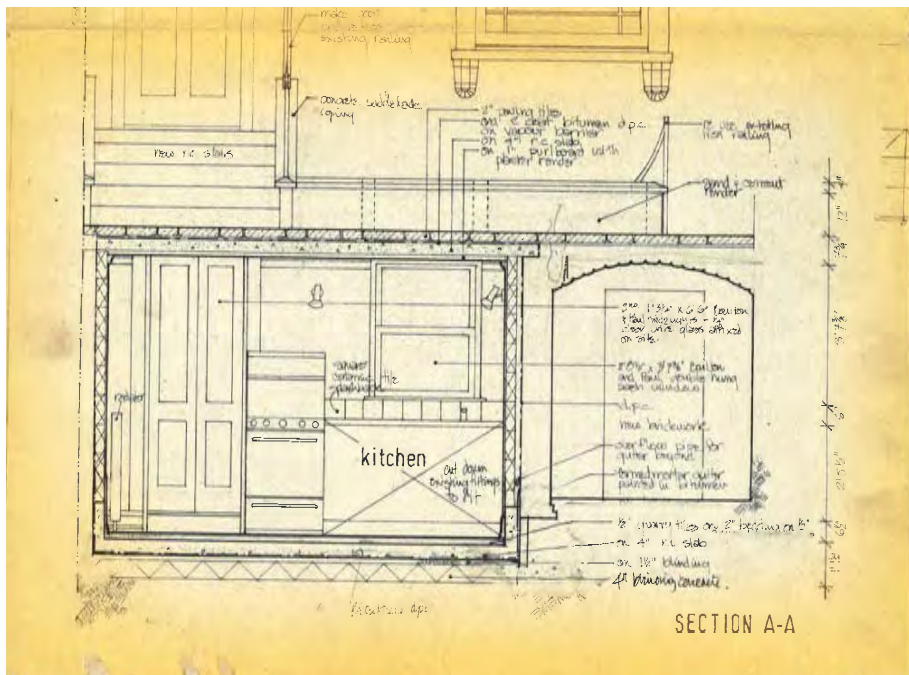
The garden can only be accessed from the house via an unstable timber walkway



The non-original closet wing does not enhance the original form



Photographs from the 1960's to show the extent of alterations undertaken to the upper floors



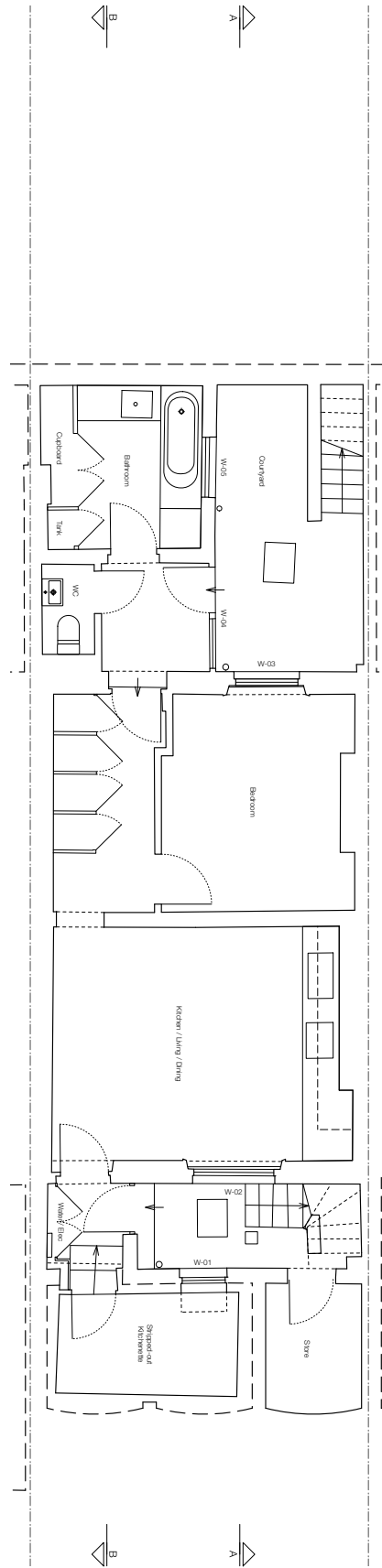
Drawings from the 1980's to show the extent of alterations undertaken to the lower ground floor



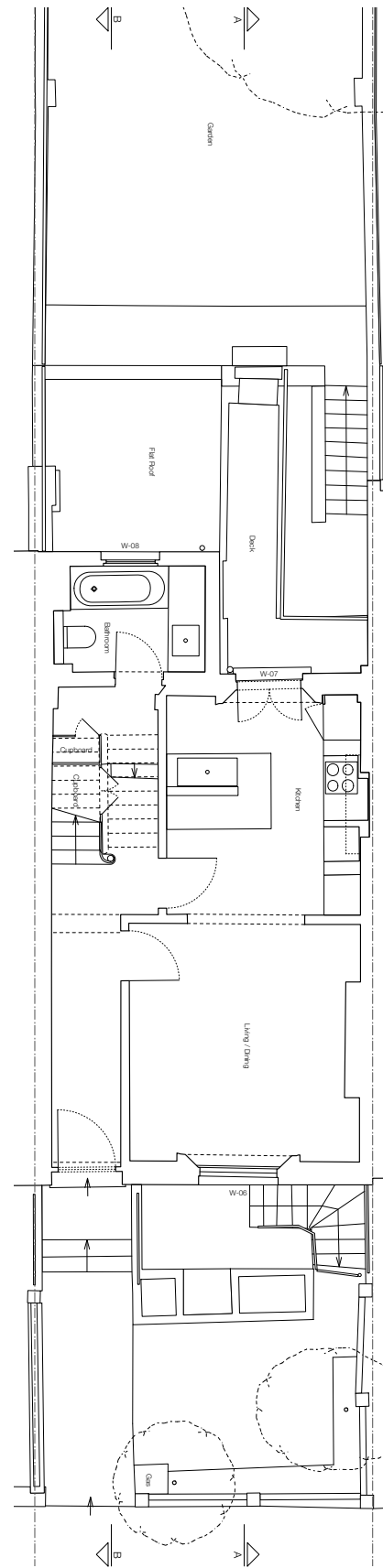
1 Existing Front Elevation
1:50



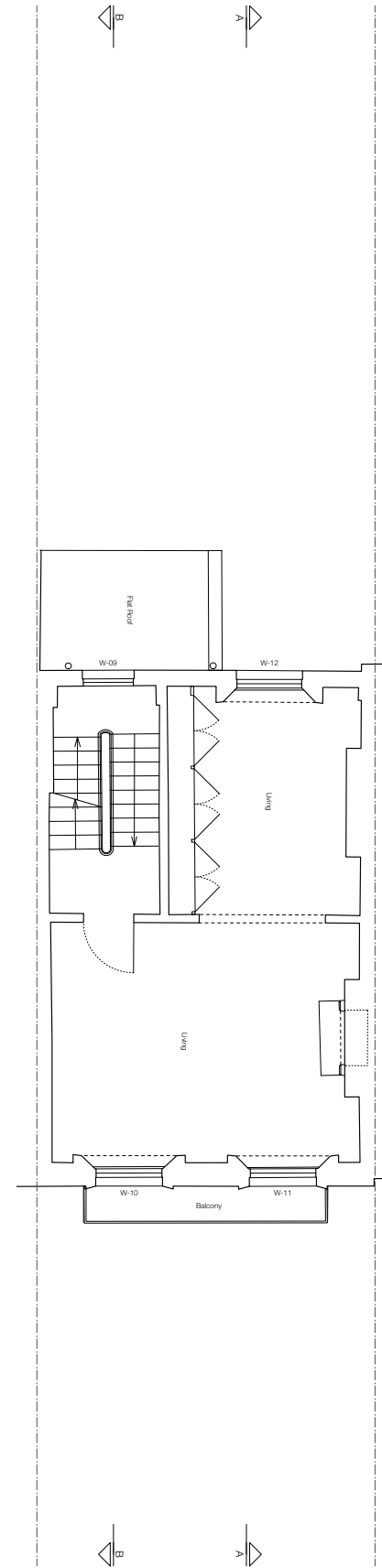
2 Existing Rear Elevation
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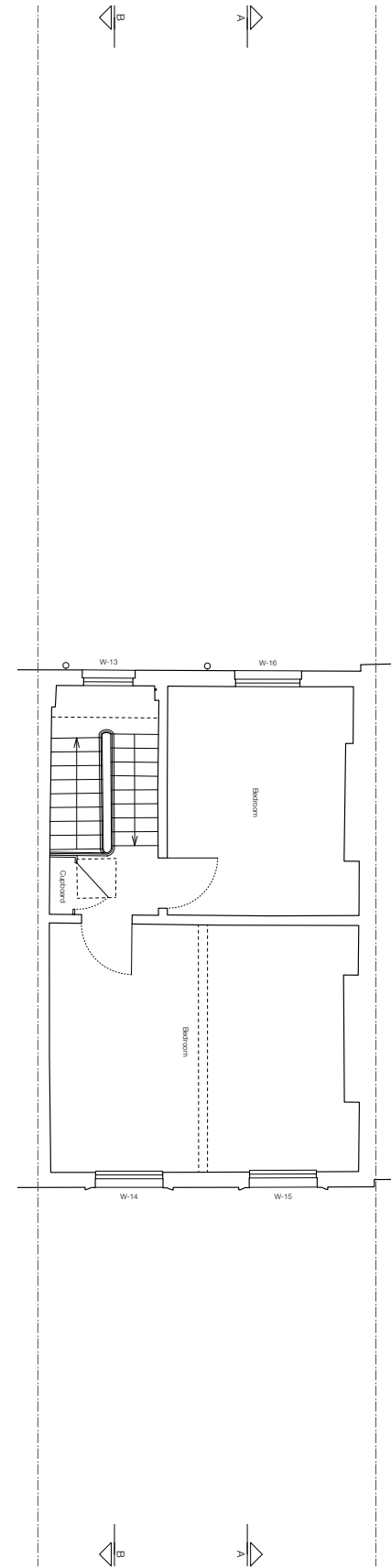
Existing Lower Ground Floor Plan



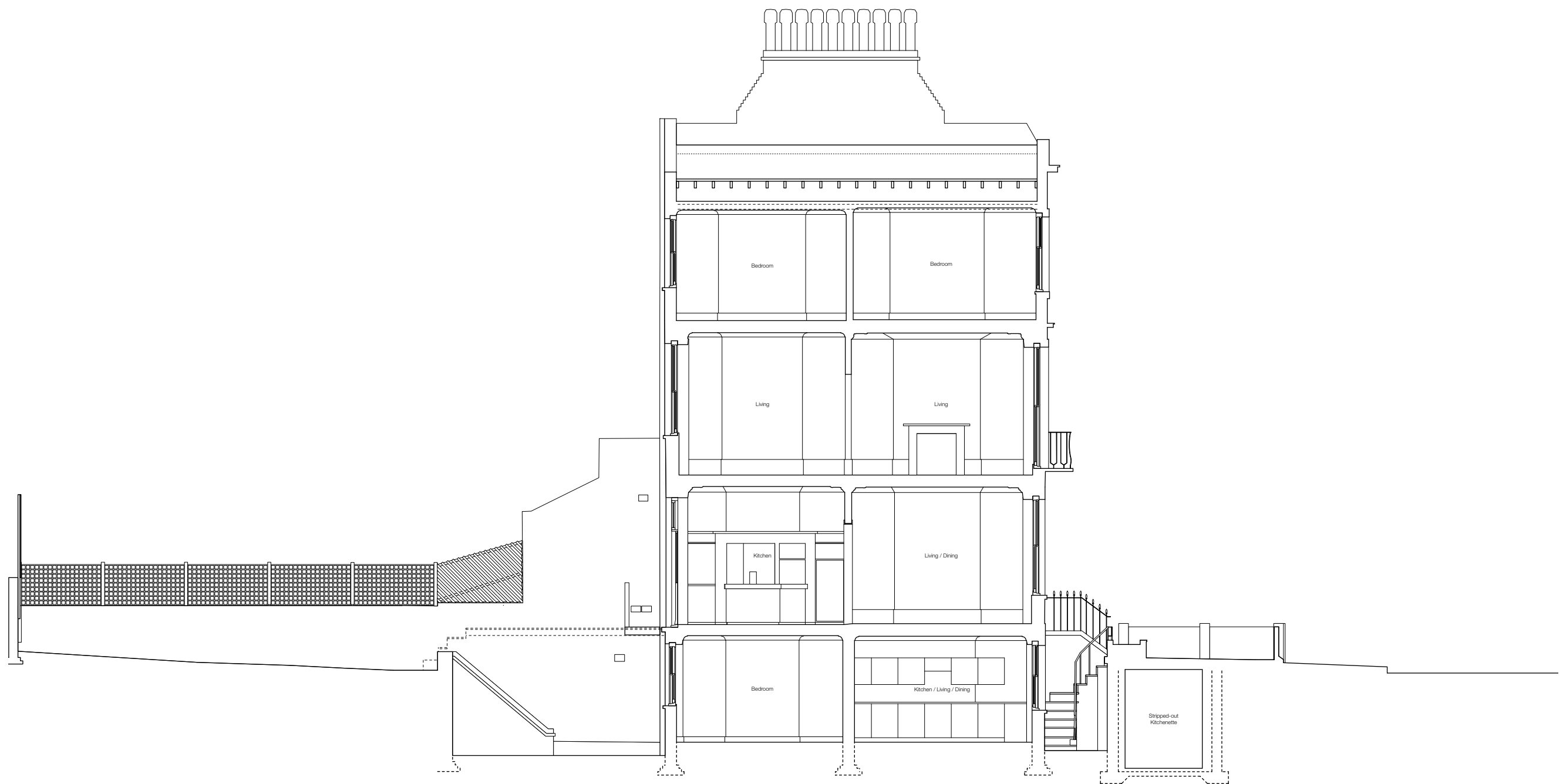
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



1 Existing Section AA
1:50

