



## Design, Access & Heritage Statement

Conversion of a flat & maisonette to create a single residential dwelling

67 Albany Street  
LONDON  
NW1 4BT

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## CONTENTS

### 1. INTRODUCTION

2. DESCRIPTION OF PROPOSAL
3. THE PURPOSE OF THIS DOCUMENT

### 1. ASSESSMENT

2. PHYSICAL CONTEXT
3. SOCIAL CONTEXT
4. ECONOMIC CONTEXT
5. HERITAGE CONTEXT
6. PLANNING CONTEXT

### 1. INVOLVEMENT

2. COUNCIL
3. FREEHOLDERS, LEASEHOLDERS, NEIGHBOURS
4. ARCHITECT

### 4.0 EVALUATION

### 5.0 DESIGN



Front Elevation, 67 Albany Street (highlighted),  
19th C terrace, restored 20th, Grade II listed.



Rear Elevation, 67 Albany Street (highlighted),  
Rear Ground floor, late 20th C ground floor extensions, basement car park below.



## I.0 INTRODUCTION

### I. DESCRIPTION OF DEVELOPMENT

The proposal seeks to convert a ground floor flat & upper maisonette into a single residential unit. The main purpose of the project is to improve access, through introduction of a lift.

The proposals are designed as reversible. The proposed platform lift removable, the internal alterations non-structural and the existing separate services arrangement retained and upgraded.

### 2. PURPOSE OF THE DOCUMENT

The purpose of this document is to provide supplementary information to support Planning & Listed Applications.

This document will describe the site and context in which the existing building is set. It will explain the process through which Critical Mass Architects has developed the design. Finally it will describe the new scheme and highlight the considerations that have been taken into account as part of the design process.

This document supports the drawings and documents listed below:

Drawings:

090 67AS 00	Location Plan
090 67AS 01	Existing Ground Floor Plan
090 67AS 02	Existing First Floor Plan
090 67AS 03	Existing Second Floor Plan
090 67AS 04	Existing Third Floor Plan
090 67AS 05	Proposed Ground Floor Plan
090 67AS 06	Proposed First Floor Plan
090 67AS 07	Proposed Second Floor Plan
090 67AS 08	Proposed Third Floor Plan
090 67AS 09	Existing Elevations
090 67AS 06	Proposed Elevations



Location  
Plan

## 2.0 ASSESSMENT

### 1. PHYSICAL CONTEXT

- **SITE.** The Property comprises a ground floor flat and maisonette within a listed terrace.
- **ACCESS.** Pedestrian access to the building is from a single step up direct off Albany Street. Access within the building is via a three storey staircase.
- **TRANSPORT.** Well served by Public Transport with Great Portland Street and Regents Park tube stations are within 500 m, Euston Station within 1 km. The area well served by the local bus network.
- **PARKING.** There is allocated parking within the property in the basement.

### 2. SOCIAL CONTEXT

Albany Street a predominantly residential street situated to the east of Regents Park.

### 3. ECONOMIC CONTEXT

- **LANDVALUE.** The value of the existing property arises largely from its use (residential).
- **LOCAL AREA.** Good provision of local services and amenities, close to Regents Park

### 4. HERITAGE CONTEXT

The property is a Grade II listed structure, located within the Regents Park Conservation Area.

The Lease to the Property and the building listing (opposite) note a substantial 1980s renovation. The Lease states 'internal features such as cornices, doors, skirting, tiling boards etc are appropriate to the age of the building but none are original'. *Verified from works carried out by this architect on the property in 2011/12.*

### 5. PLANNING CONTEXT

#### HISTORY

- 2011/2829/P. Retention of external heat pumps and flues to rear of building. (& 2011/2829/L)
- 2011/2413/P. Conversion of First Floor Flat & maisonette to single maisonette (& 2011/2411/L)

#### POLICY

- Camden Core Strategy 2010-2025 (CCS) provides guidance in relation to developments. A key policy is considered to be CS14 promoting high quality places and conserving our heritage.
- Camden Development Policies 2010-2025 (CDP) provide considerable guidance in relation to the conversion of residential units under policies DP2, DP5, DP6.



Location Plan

<b>CAMDEN</b>
<b>TQ2882NE ALBANY STREET</b>
798-1/87/21 (West side)
16/10/73 Nos.63-77 (Odd)
and attached railings
(Formerly Listed as:
ALBANY STREET
Nos.63-81 (Odd))
<b>GV II</b>
Terrace of 8 houses. Early C19, restored late C20. Yellow stock brick with parapets rebuilt in multicoloured stocks. Rusticated stucco ground floors and plain 1st floor sill band. 4 storeys and basements. 2 windows each. Square-headed doorways with fanlights and panelled doors. Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXI, Tottenham Court Road & Neighbourhood, St Pancras III: London: -1949: 145).

Extract of the Listed Building (largely front elevation, no interiors)



### 3.0 INVOLVEMENT

#### COUNCIL

Building Owners preliminary discussions in 2015 prior to purchase of ground floor flat as regards proposals to allow improved access to existing upper floor flat through introduction of internal lift.

#### NEIGHBOUR

Crown (freeholder) and Albany Headlease Limited (head-lessee) approached by Building Owner for comment. Proposals not considered to adversely affect adjoining properties.

#### ARCHITECT

Critical Mass Architects involvement in previous applications provides a good understanding of the building.

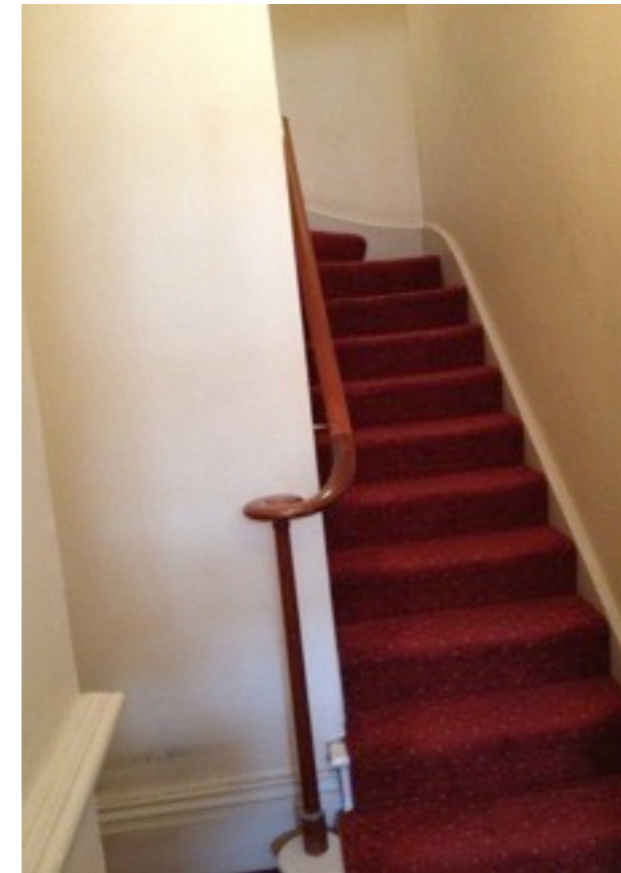
### 4.0 EVALUATION

Conversion of the property is sought to accommodate the needs of the building owners, through allowing the introduction of a passenger lift between ground and second floor to enhance internal access.

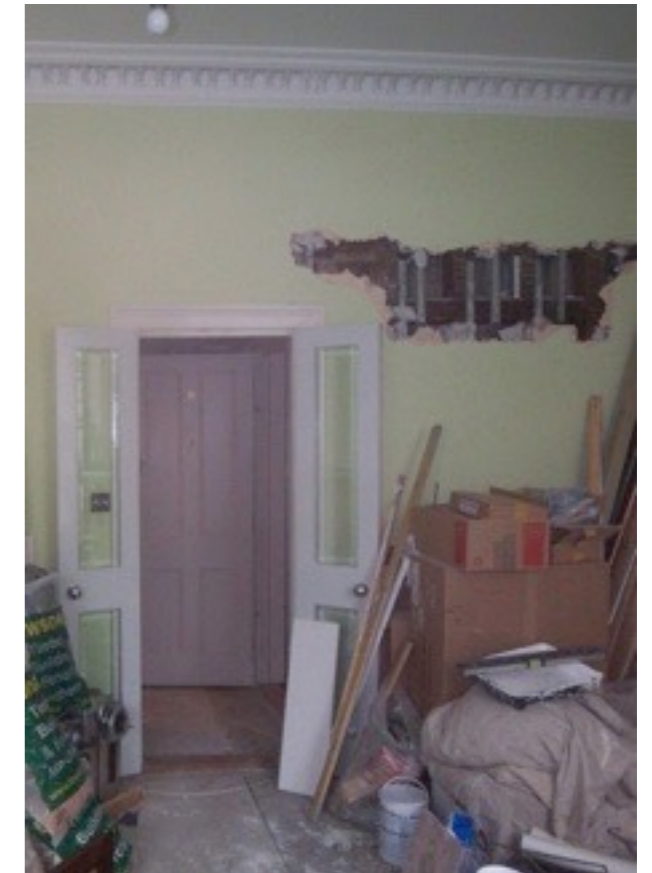
The Physical, Social, Economic & Planning Context are not adversely affected by these proposals, with visual appearance; height & massing; overlooking & Privacy; materiality & appearance and access unchanged. The Planning Context merits further consideration in relation to Camden Development Policies.

- 'DP2 - Making full use of Camden's capacity for Housing' proposals result in no loss of residential accommodation.
- 'DP5 - Homes of different sizes'. Proposals create a single residential unit within an area largely composed of flats and thus in accord with policy.
- 'DP6 - Lifetime homes and wheelchair housing'. These proposals improve accessibility and are being carried out to allow the building owners to remain in their property.

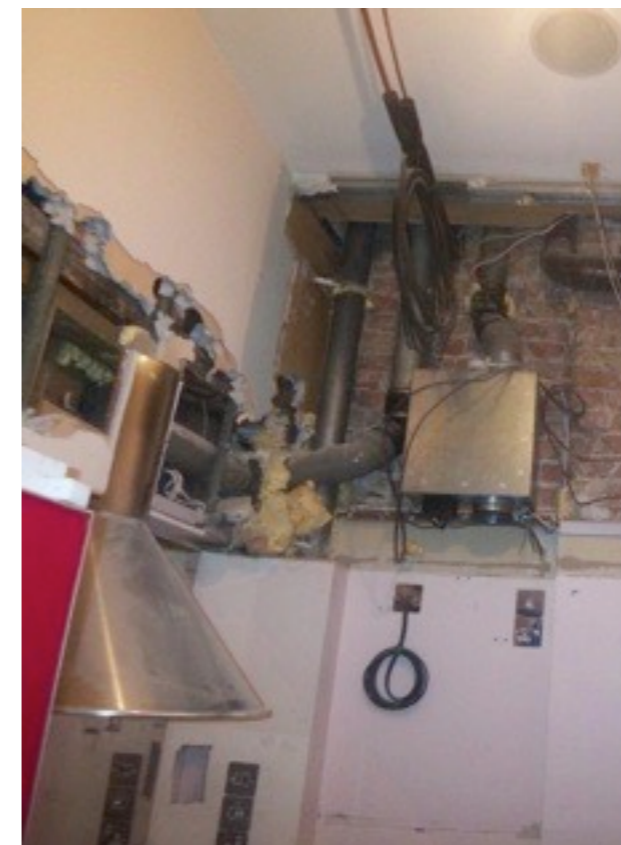
The Historic Context of the building is of some significance. This significance arises principally from the visual contribution of the front elevation to Albany Street and partly from the rear elevation which though semi-private and extended late 20thC is uniform. Building Interiors are late 20thC modern replacements. They are considered of neutral significance, capable of change if informed by significance. (The buildings interiors are not noted on the statement of listing from English Heritage)



Ground Floor Staircase (internal) 2016



First Floor Flat internal walls (metal stud & board) 2011



First Floor Kitchen (taken during 2011 soft strip, confirms extent of 1980's renovation i.e. all original features removed (internal partitions, wall plaster, cornices etc)



## 5.0 DESIGN

The approach has been to limit alterations to areas most capable of receiving change, to ensure minimal loss of significance. The works have also been designed as reversible by future building owners (the lift removable and internal partitions non-structural)

Key challenges are the needs to install a lift (to enhance accessibility) and the re-organisation of internal spaces required to create a single residential property. Alterations will seek to enhance significance through use of matching features and details. Existing features retained and reused where appropriate.

### PRINCIPLE PROPOSED ALTERATIONS

#### FRONT ELEVATION

No proposed alterations

#### REAR ELEVATION

Minor Alterations to ground floor (non-original) brickwork (to accommodate revised services).

1. New Cooker Vent. 100 mm hole. Dressed in PVC black pipe to resemble rainwater downpipes.
2. New Boiler Vent. Dressed in PVC black pipe to resemble rainwater downpipe.

#### INTERNAL

Several Alterations are proposed to the building interior. The building interior is non-original fabric with the arrangement of rooms and spaces also a result of the late 19thC renovation.

#### GROUND FLOOR

- Demolition of late 20th C partitions and reorganisation of layout to create new lift lobby.
- Lobby. New frameless glass and side panels to create new draught lobby to entrance hall.

#### FIRST FLOOR

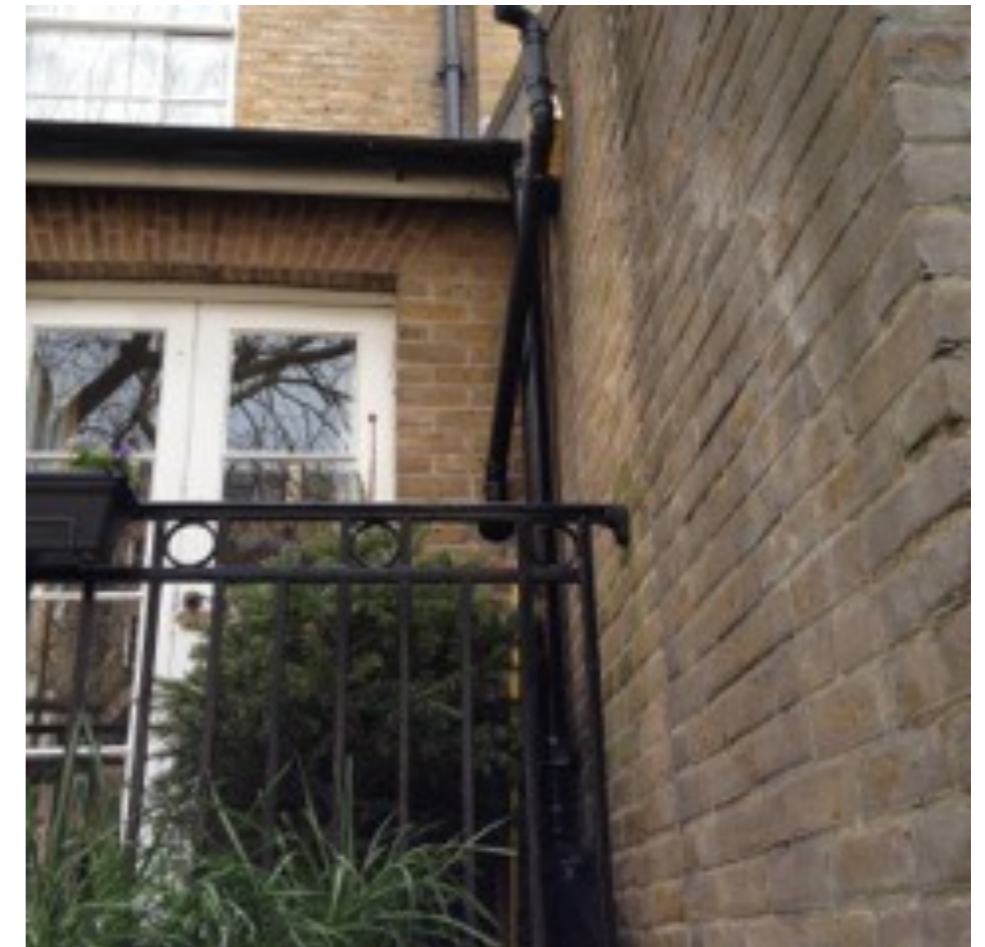
- Demolition of late 20th C stair partition to re-open staircase
- Minor Alteration to existing partitions to create lift lobby

#### SECOND FLOOR

- Minor Alteration to existing partitions to create lift lobby
- New Partitions to accommodate revised bathroom position

#### THIRD FLOOR

- Demolition of late 20th C partitions and re-organisation of layout.



Ground Floor Flue of Neighbouring Property concealed within rainwater pipe



Ground Floor Flue of Neighbouring Property concealed within rainwater pipe

## 5.0 DESIGN

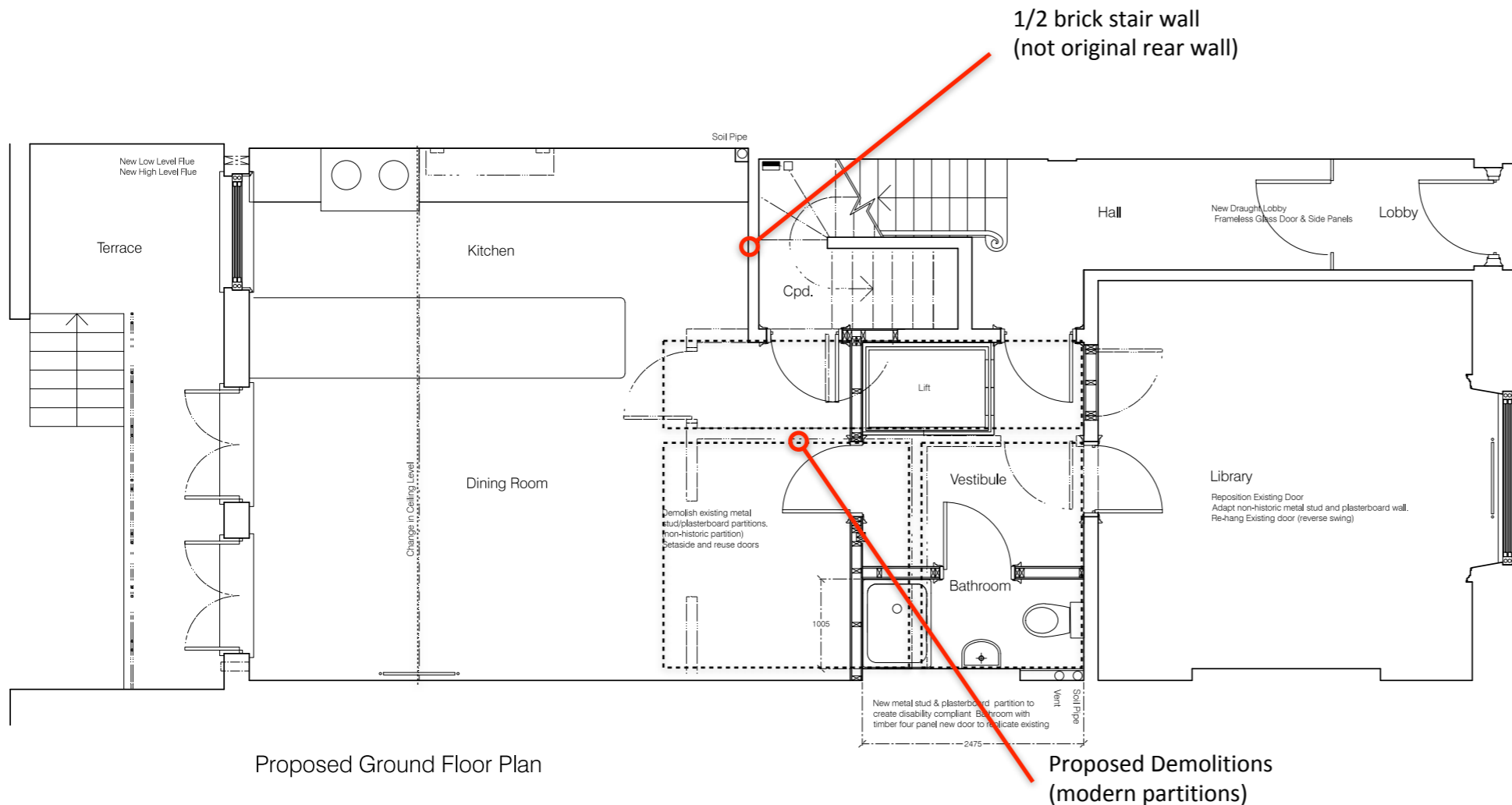
### INTERNAL GROUND FLOOR LAYOUT

It is proposed to demolish 20th C metal stud and plasterboard partitions (dotted on plan below) and erect new partitioning for a mobility lift and Part M compliant cloakroom.

Consideration was initially given for new partitions to follow the line of the existing stair wall to 'mark' the original rear wall location, but the existing stair wall is not the original rear wall.

The position of the existing stair wall does not match the 1873 or 1953 OS mapping and at 1/2 brick thickness cannot be the original rear wall of a four storey terrace building. The stair wall of the terrace was repositioned when rebuilt in the 1980's rebuilding and possibly as a result of WWII bomb damage. T

Given that the existing stair wall is not considered the original rear wall location it was considered that significance would not be enhanced through further marking of its location. The proposed plan form partitioning reflects the existing first floor partitioning.



2016 OS map extract  
(Deeper Plan Form, 1980's rebuilding)



1953 OS map extract  
(Deeper plan form, revised rear extensions)



1873 OS map extract  
(shallower plan form, adjoining extension wings)