

## 197 ALBANY STREET, REGENT'S PARK, LONDON, NW1 4AB

### DESIGN AND ACCESS STATEMENT & HISTORICAL ASSESSMENT



## 1.00 Introduction

This proposal seeks Planning and Listed Building Consent for minor alterations and additions to the Grade 2 listed building located at 197 Albany Street. The key changes can be summarised as follows:

1. The installation of a CCTV camera system to the front courtyard and rear garage at ground floor level and in the sunken lightwell at lower ground floor level.
2. The raising of the garage roof in order to allow sufficient headroom for a modern family size automotive. The garage roof is part of the curtilage but is not listed.
3. The introduction of a new kitchen on the southern wall of the lower ground floor and the removal of the existing modern kitchen.

Previous Planning (2013/6085/P) and Listed Building consent (2013/6286/L) has been successfully obtained for the reinstating of the side extension and front door to the property. The conditions pertaining to these applications have been successfully discharged in application ref: 2015/6445/L and again in application ref: 2016/2364/P. We do not seek to amendments to the details already approved under the above consents, but only for the additional elements summarised above.

## 2.00 Existing Site

The site is located in the London Borough of Camden within the Regents Park Conservation Area. The site, which is on Albany Street, is in close proximity to Regents Park. There are good transport links to other parts of London via bus, underground and road. The nearest Underground stations to the site are Camden Town (Northern Line) and Great Portland Street (Metropolitan, Circle & Hammersmith lines).



### Legend

1. 197 Albany Street
2. Albany Street
3. Regents Park
4. St Katherine's Precinct
5. Park Village West
6. Royal Artillery Barracks

## Site Context

Both sides of Albany Street are predominantly residential. Most residential properties are terraced. The architectural style of the properties is predominantly Georgian. They vary slightly from house to house but they all form a unique grain with complementary proportions and uniform materials.

St Katherine's Precinct is nearby in Regents Park. Park Village West is over Albany Street, neighbouring the Royal Artillery Barracks.

## Conservation Area Analysis

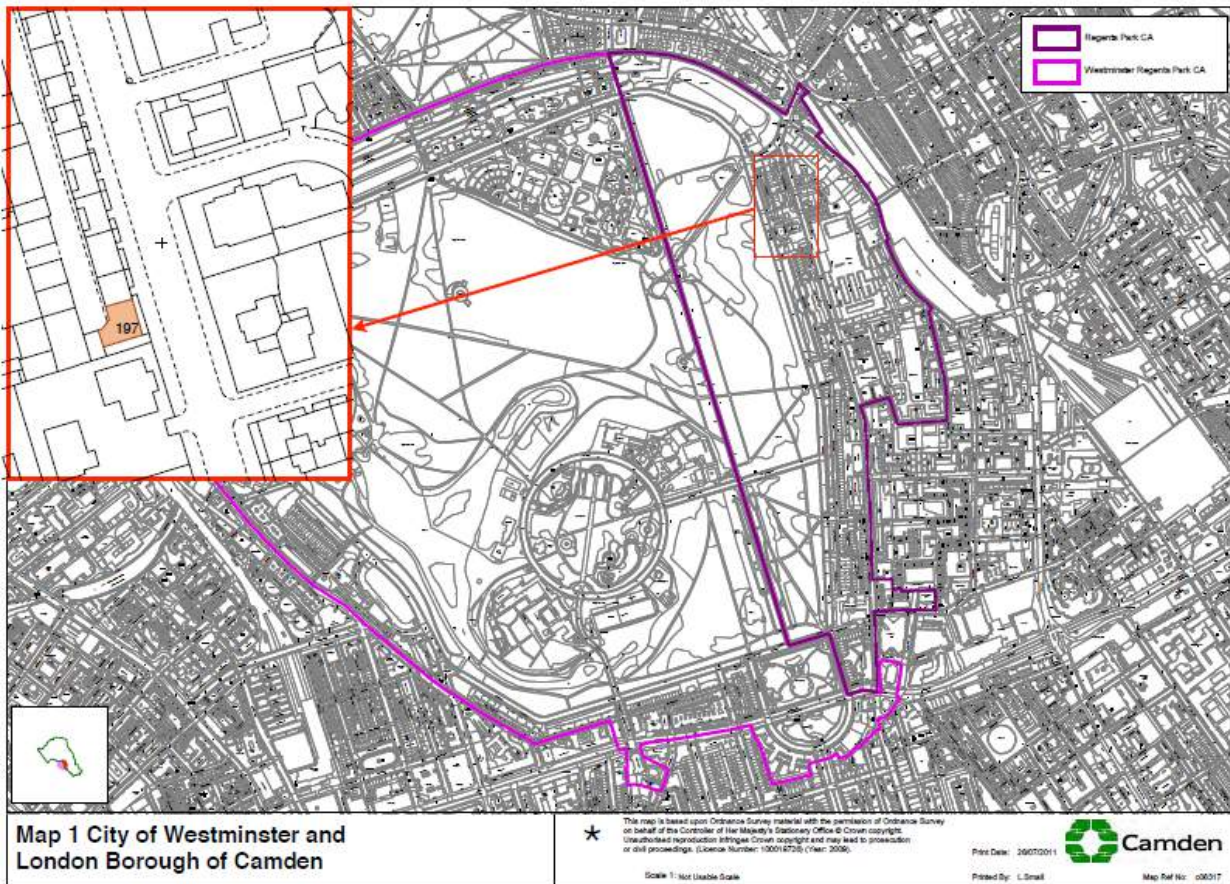
The Regent's Park Conservation Area covers the eastern segment of John Nash's early 19th century Regent's Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque.

The significance of the Regent's Park area is of national and international importance. The comprehensive master planning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here. It is his "Grand Design" that sets the architectural and historic value of The Park today.

On approaching the conservation area from the Park the terraces emerge over the trees; here is the city in the country. On approaching from the south Regent's Park is the culmination of Regent's Street, Portland Place and the wineglass shape of Park Square; here is the country in the city.

Park Village East and Park Village West are picturesque precedents for the small suburban villa, closely set in a variety of styles that were to become so popular with the Victorians. The service area, whilst largely redeveloped in the 20th century, is preserved in the layout of later development, and the physical remains of the canal and basin to the east of Albany Street.





## 2.1 Historical Context

### Heritage Building Assessment

The property lies within Regents Part Conservation Area and has the typical features of a semi-detached Victorian house.

The house is a three story end of terrace property with basement. The Front door is accessed via a gated courtyard from Albany Street.

There is a garage at Gloucester Gate Mews to the rear.

The house has undergone many alterations and there are few original features remaining.

The main alterations have been:

1. There was a Mansard 3<sup>rd</sup> Floor within a Mansard Roof demolished in 1969

2. There was an infill building and main entrance covering the side courtyard demolished in 1969
3. The ground floor entrance hall and main room was altered at the same time
4. **The second floor front room was subdivided at some stage**

1969 photographs show the building extending at ground floor level over the Southern passageway with a first floor glazed conservatory covering the two Southern windows at first floor level.

The South face of the building extends well above parapet level enclosing what appears to be an additional mansard storey at third floor level.

The extended wall is terminated with six flues and a further two flues are clearly visible which would appear to be on the Western wall of the extension.



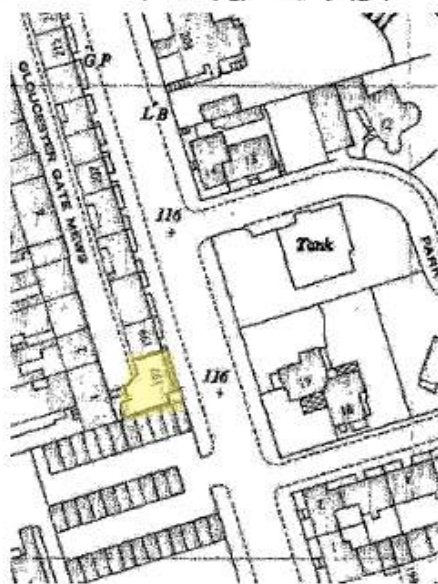
**2.2 Historical Maps Showing changes to the side courtyard**

Historical sequence of changes to the layout of 197 Albany Street NW1 4AB

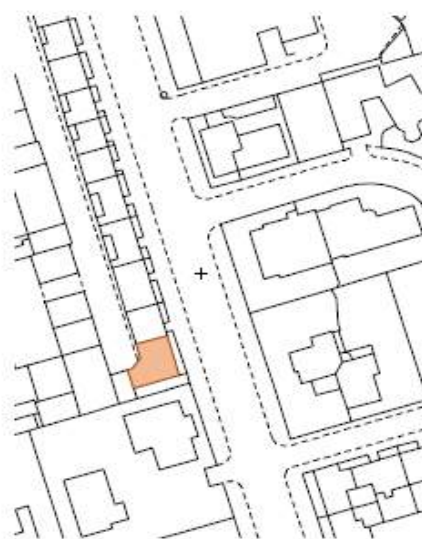
Side courtyard completely infilled, main entrance at front  
 1870



Side courtyard completely infilled, main entrance at front  
 1894



Side courtyard completely infilled, main entrance at front  
 1962



Side courtyard completely open, main entrance at side  
 2013

- 1870 – This historical maps clearly shows the side courtyard completely infilled, the main entrance must have been through this side extension



- 1894- This historical maps clearly shows the side courtyard completely infilled, the main entrance must have been through this side extension
- 1962 - This historical maps clearly shows the side courtyard completely infilled, the main entrance must have been through this side extension.
- 2013 – This current OS Map shows the side courtyard completely open, the main entrance through the courtyard

## 2.3 Listing Terrace 197-211 Albany Street

“Terrace of 8 houses c. 1830-1840. Stucco, No.197 with rusticated ground floor. Nos 199, 203 & 205 with later slate mansard roofs and attic dormers. 3 storeys and basements; No.197 slightly higher. 2 windows each except Nos 199, 203 & 205 with 3 and No.201 with 4. No.197 with 2 window left return. Square-headed doorways with patterned fanlights and panelled doors. Plain 1st floor sill band. Recessed sashes, upper floors architraved; 1st floor with cast-iron balconies and 2nd floor with lugs under the sills. Cornice and blocking course.”

Listing NGR: TQ2863283380

Grade: II

Date Listed: 14 May 1974

English Heritage ID: 476566

## 2.4. Past known amendments to 197 Albany Street:

### 2.4.1 BUILDING REGULATION APPLICATION (1969):

The application was for the demolition of the side and back extension, the removal of the upper floor and major re-arrangement of the ground floor.

The works at ground floor level included the following:

- New entrance door and opening.
- New window and opening to East of entrance.
- New window and opening into Gloucester Park Mews.
- Sub-division of the Ground floor including 3 new doors with a kitchen in the rear room.

These works were also carried out:

- Most architraves were replaced with a standard softwood ogee.
- New cornices fitted to most rooms. All earlier cornices removed.



- New sash windows fitted with spring balances to Ground and First. Some with secondary double glazing. All window shutters removed.
- Existing sash windows fitted with spring balances replacing chords and weights, except for one window at basement level.
- Complete re-plumbing and central heating.
- New floor structure to first floor at least. Timber joists, RSJs, floor boards and plasterboard ceiling.
- Roof replaced with a flat asphalt roof.
- Removal of chimney stacks from the Southern and Western facade and reduction of external wall to front parapet level.

#### 2.4.2. Planning Application and Listed Building Consent (2004)

- LG Floor - Kitchen and Utility Room was repositioned and made new; Existing partition wall and door between kitchen and utility room was demolished; Existing door to kitchen was removed and doorway widened
- Ground Floor – Partition wall between stairs and reception room was demolished.
- **Second Floor** – Partition between original bathroom and bedroom was removed in part and new door opening made; all sanitary fittings were removed and new ones installed; the wall and door in the hallway/bedroom 3 was demolished. New partition wall and door openings were made. A cupboard in the landing and sloped ceiling were removed.

#### Conclusions:

The property has over the years been extensively modified and re-modified and very few elements within the building are original.

The property was extended with a new mansard roof in line with the rest of the terrace however this was removed in 1969-70.

The entrance arrangement was completely modified and the porch/hall and conservatory were demolished.

Almost everything within the building has been either replaced or modified over the years.

- Cornices, plasterwork and mouldings have been almost completely replaced throughout the building.
- The roof has been replaced with a flat asphalt roof.
- The chimney stacks have been removed from the Southern and Western facade and reduction of external wall to front parapet level

- The chimney piece at first floor level is certainly early, however there is no fire grate, the floor has been tiled into the fireplace, the inside lined with blocks and the floor it is on was probably completely replaced in 1969, there is therefore a likelihood that it has been re-positioned.

The proposed works are minor in nature and will not have a detrimental impact on the external appearance of the listed property. Careful planning has been employed to strategically locate the security devices in order to minimise the impact on the public highway while still maintaining the level of security required for a property of this size in a heavily trafficked location.

There will be no loss of amenity as a result of the works. During the course of the works all efforts will be made to reduce any inconvenience to the neighbours. The works to the buildings is subject to a Licence to Alter prepared by The Crown Estate which limits the hours of work and more particularly controls and limits any potential noisy building operations to specific times of day. A licence to alter for the works has already been obtained from The Crown Estate and further consent is being sought for the CCTV camera system.

**3.0. DESIGN & HISTORICAL IMPACT**

**3.1. External Alterations**

**3.1.1** It is proposed to install a CCTV Camera system to provide additional security to the property. Three cameras are proposed in the following locations:

CAMERA 1: A wall mounted Mini Dome Camera located on the garden wall between no 197 and 197A Albany Street. This camera will cover the entrance courtyard at ground floor level. It will be set in from the street in order to reduce the visibility of the unit from the public highway

CAMERA 2: A wall mounted Low Light Dome Camera will be mounted on the wall facing the Lower Ground Floor front elevation. The camera will cover the windows, door, and staircase at the lower ground floor level. This camera will be obscured from view from the public highway.

CAMERA 3: A wall mounted camera located to the right hand side of the garage door fixed to the brickwork. The camera will cover the area in front of the garage as well as the various windows to the rear of 197 Albany Street. This camera is not visible from the public highway

The camera units will be similar to the following:



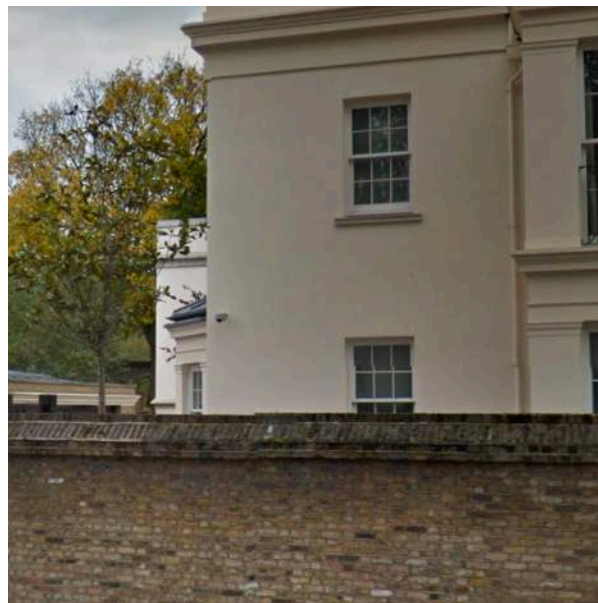
**Mini Dome Camera**



**Low Light Dome Camera**

The roof over the side extension will, upon specific request by The Crown Estate, be constructed in lead in order to ensure a traditional appearance. The theft of lead is of grave concern as the single storey side extension is easily accessible from the main road of Albany Street but also from the private road Gloucester Mews to the rear of no197.

There are numerous precedents of wall mounted CCTV camera systems located on properties in the vicinity of 197 Albany Street. The adjacent property, 197A Albany street has several CCTV cameras mounted on both the front and side elevations. The cameras are similar to the ones proposed for 197 Albany street as the images below demonstrate.



TOP: View of 197A southern end of front elevation Showing CCTV Camera  
ABOVE: View of 197A northern end of front and side elevation showing CCTV Cameras

The careful and considered positioning of the CCTV cameras will not adversely affect the historic appearance of the listed building.



**3.1.2** It is proposed to raise the height of the existing garage roof by approx. 140mm from the existing raised section of roof. The garage, a modern feature added to the building in 1970, forms part of the curtilage to the listed building. The current roof level is stepped with a raised section towards the rear. The front section is too low for a modern family sized automobile. The surrounding buildings are already at a much higher level compared to the existing and the proposed roof levels.

The traditional mews houses located towards the north end of Gloucester Mews have higher doors as these were once used for storing carriages and therefore set a precedent for taller doors.

There will be no loss of the historic fabric and the alteration will enhance the character of the building with a new garage door painted black to tie in with the existing doors along Gloucester Mews.

**3.2. Internal Alterations**

**3.2.1** It is proposed to remove the existing modern kitchen located toward the northern end of the lower ground floor and install a new kitchen towards the southern end. The front room of Lower Ground Floor has already undergone an extensive renovation as described in section 2.4.2 above with the majority of the historic features being lost. Modern tiles with modern under floor heating in screed line the floors and new plasterboard with modern lighting line the ceilings throughout the Stair lobby, the reception room, the kitchen and the utility room. The only element that retains some historic character is the Store, which is kept unaltered.



The proposal is to return the kitchen to its previous location prior to the 2004 alterations. The existing 'Basement Plan' (shown to the left) regarding the 1969 renovations taken from the Building Regulations Application made by the Crown Estates to the London Borough of Camden Ref ARR/CES.201A currently archived at the London Borough of Camden's Building Control Department shows the position of the kitchen towards the southern end.

The proposal also includes the replacement of the existing modern porcelain floor tiles with new porcelain floor tiles.

There will be no loss of the historic fabric as a consequence of these proposed upgrade works.

**4.0 Assessment**

The following assessment is undertaken using the customary scale of assessment of the change as Negative – Neutral – Positive and the potential for qualifying the degree of change as Major or Minor for each change other than Neutral

| Floor        | Works  | Consideration   | Assessment |
|--------------|--|---|------------|
| Ground       | Increase height of garage roof and replacement of garage door                      | New garage door will be more in keeping with the style of the doors adjacent. The increased height will allow for a modern size family car. | Positive   |
| Ground       | Installation of CCTV Camera to side of entrance courtyard                          | Increase the security for the property. Location reduces visibility form the public highway   | Neutral    |
| Ground       | Installation of CCTV Camera to side of garage door                                 | Increase the security for the property. Location will not be visible from the public highway  | Positive   |
| Lower Ground | Installation of CCTV Camera to wall below the pavement facing the front elevation. | Increase the security for the property. Location will be obscured from the public highway   | Positive   |
| Lower Ground | Replacement and relocation of existing kitchen and appliances                      | No Impact. Minor  | Neutral    |
| Lower Ground | Replacement of modern floor tiles  | No Impact. Minor  | Neutral    |

**Landscape**

There are no landscape issues associated with this application.

**Use**

The use of the residential property as a single-family dwelling remains unaltered.

## 5.00 Access

The property is at the southern end of Albany Street and backs onto a private road at Gloucester Mews. The front entrance door is currently located to the side accessed via a paved gated passage with two steps at the public highway and a further to steps at the entrance door.

In terms of accessibility, this is a historic house, so it is never going to be easily accessible to occupants who are not able-bodied. However, the changes proposed here do not make the house less accessible.

## 6.00 Conclusion

Given that the changes suggested in this application, in relation to the existing permission, are minor in nature and pose no harm to the significance of the listed building or to the character and appearance of the conservation area we trust that the London Borough of Camden will not have any difficulty in approving the application as submitted.