

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 alterations to the front entrance to the Grade 2 listed building located at 197 Albany Street. The key changes can be summarised as follows:

1. alterations to existing piers and front walls at the entrance to the side courtyard to create a walled entrance with decorate detailing,
2. the introduction of a solid panelled door with detailing matching the existing front doors along the Albany street terrace,
3. the introduction of a cast iron railing, to match the existing front railing, to infill the space between the new walled entrance and the existing house facade.

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.

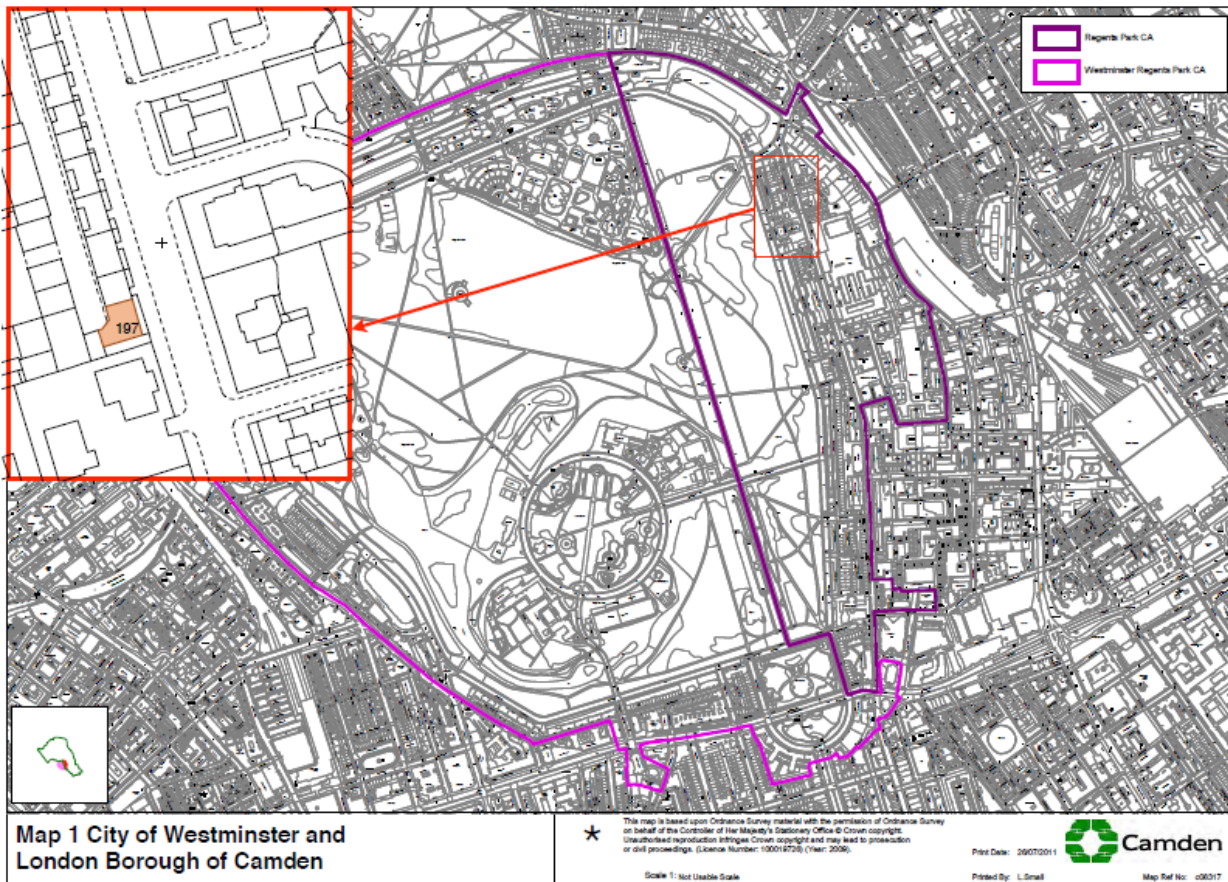
Conservation Area Analysis

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 Regent's Park 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 3rd 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 image shows a raised enclosure between the street and the side extension of no 197.

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.



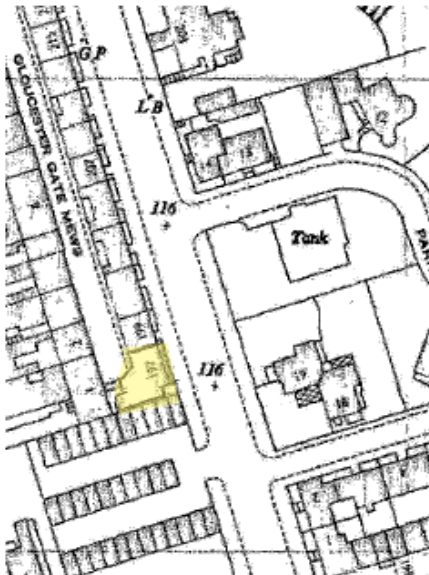
2.2 Historical Maps Showing changes to the side courtyard

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
1862



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 entrance arrangement was completely modified and the porch/hall and conservatory were demolished. The very early images and maps show that the entrance extended as far as the pavement edge. In time the entrance became a tall rendered pier abutting the brick wall of 197A&B Albany street to south and a low level rendered pier with low level wall to the north with a wrought iron gate fixed to rotting timber piers. This layout is not the historic design for this property. The following images show the entrance layout as existing:



Images looking towards Albany Street



Image from Albany street (prior to side extension)

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 will improve the overall appearance of the front elevation. Careful planning has been employed to achieve a design that integrates well with both the historical characteristics of the host building and the boundary treatment of the adjoining buildings. The proposal creates a 'book end' to the extensive garden wall of 197 A& B Albany street.

There will be no loss of amenity as a result of the works. The proposal will increase the level of security for a property of this size by separating the set-back side entrance door to the property from the busy street that is Albany Street. The proposal will also provide much desired exterior space separated from the traffic of Albany street.

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 to the mansard roof extension and side extension has already been obtained from The Crown Estate and further approval has been obtained for the proposed works set out in this application.

3.0. DESIGN & HISTORICAL IMPACT

3.1. External Alterations

3.1.1 The proposal involves the alteration of the current entrance layout by raising the existing piers and forming a new walled boundary treatment. The new entrance will act as a 'book end' to the long brick boundary wall of 197A&B Albany Street.

The new entrance walls will be finished in stucco in order to maintain coherence with the host building.

The proposed entrance wall will incorporate a cornice and frieze similar to the entrance elevations along York Terrace East and to the entrance elevations of 158 to 164 Albany street. The proposed detailing will also respect the cornice and frieze of the host building.

3.1.2 A new black painted four-panelled door will form the access to the courtyard and will replace the cast iron gate supported on timber posts. Double bead butt details matching the existing doors along the Albany Street terrace will be used for the panelling. This will ensure the detailing of the front door is consistent with the existing doors along Albany Street.

3.1.3 A new black painted wrought iron infill railing will be installed between the new entrance wall and the host building façade above the existing low-level wall. This railing will match the existing railing lining the front façade. This security measure will ensure that the visibility of the corner of the host building is maintained.

3.1.4 A new chute, cast iron hopper and rainwater down pipe will drain the courtyard surface water into the lower light-well existing drainage system. This will prevent the surface water from draining directly onto the pavement, as is currently the case.

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	New 'book end' entrance wall	The wall will tie in with the boundary wall of no 197A7B Albany street. The detailing and	Major Positive

		stucco finish will be consistent with the detailing of the front façade of the host building.	
Ground	New panelled door	New panelled door detailing to replace the existing metal gate with timber posts. Detailing to match existing doors along Albany street to maintain consistence to the street frontage	Major Positive
Ground	Wrought Iron railing infill to match existing	Railing will match the existing front railing to the property and will increase the level of security to the private courtyard while maintaining a visual connection to the street.	Minor Positive
Lower Ground	Drainage of courtyard	New surface drainage will prevent water from draining onto the pavement	Minor Positive

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

The proposed alterations to the entrance will increase the level of security to the property, enhance the appearance of the street frontage, and provide a private external area for the property separated from the heavily trafficked Albany street.

The nature of the proposal poses 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.