

## Design and Access Statement

### Underground vaults

88 Albert Street, London NW1 7NR

For a full description of the house and its heritage, please refer to the report titled *88 Albert Street - Retrospective Listed Application.pdf*. This report was prepared for a different Planning application, so contains information which is not relevant to this application. However it is included for the historical background of the property.

At the front of the house, there is a light well which provides light to the basement window. It is accessed by steep steps from the front garden. The ground level of the light well is at or near basement floor level.

There are two storage vaults which extend under the front garden. They were probably originally used for coal.

The vaults are constructed in brickwork. They are accessed from the light well by timber doors set in the wall opposite the front of the house which also acts as a retaining wall. The wall has a significant bow and cracking caused by the earth pressures behind the wall. It is thought that the movement is progressive. The doors are in poor condition. The timber lintels have rotted.

It is considered that the wall is not able to be stabilised and therefore it is proposed that it is rebuilt. It is thought that the existing bricks are in too poor a condition to be re-used, so replacement bricks will be used. It is proposed to repaint the brickwork in white, as existing. The doors will be replaced with similar doors or repaired if considered feasible. The timber lintels will be replaced with precast concrete lintels.

It is proposed to install bedjoint reinforcement to tie the new front wall back to the vaults. A similar exercise was successfully carried out recently at Cumberland Lodge Mews in Windsor Great Park.

No works are proposed to the steps.

A drain run passes through the light well. Ongoing cracking in the front elevation of the house suggests foundation movement which might be caused by softening of the subsoil by a broken drain. The drain is to be investigated and appropriate repairs carried out. The existing paving is a mixture of flags and concrete. The flags will be reinstated.

### Access

The vaults are on private property with no public access. Private access will remain unchanged.

## Photos

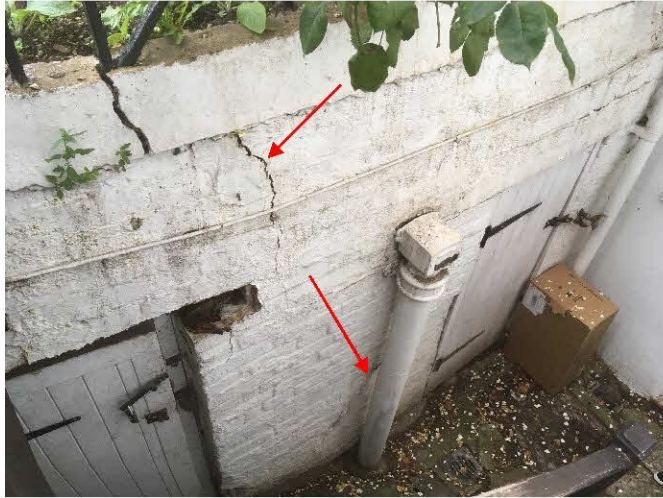


Figure 1: From top of steps. Note missing lintel on LH door, crack through brickwork and capping stone above door



Figure 2: Note crack left of RH door



Figure 2: From top of steps. Front elevation of house and basement window on right



Figure 4: RH door to vault