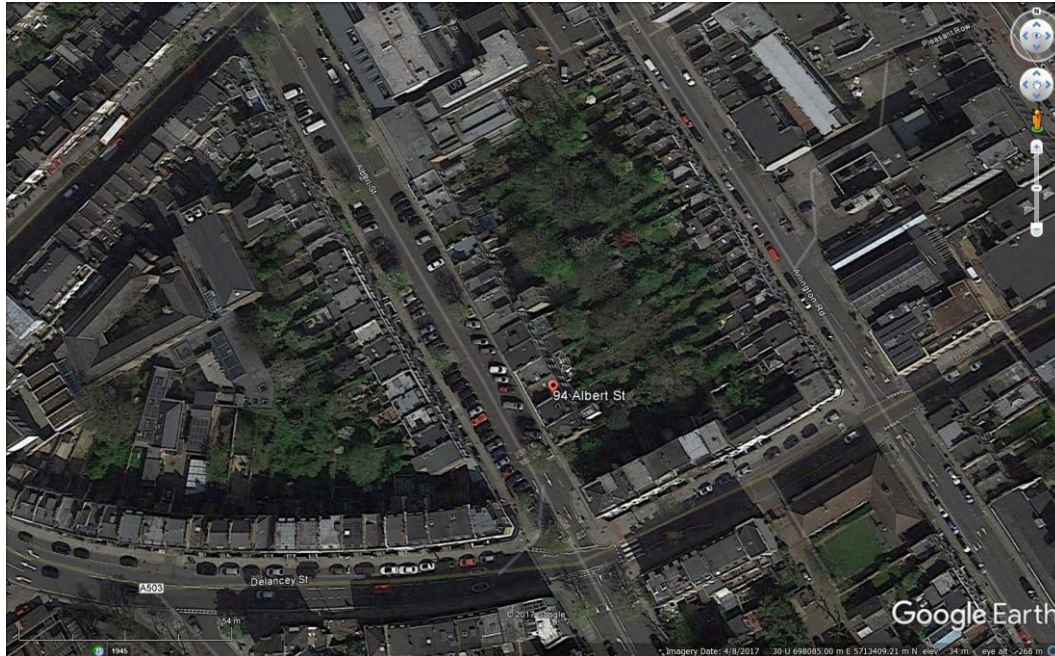
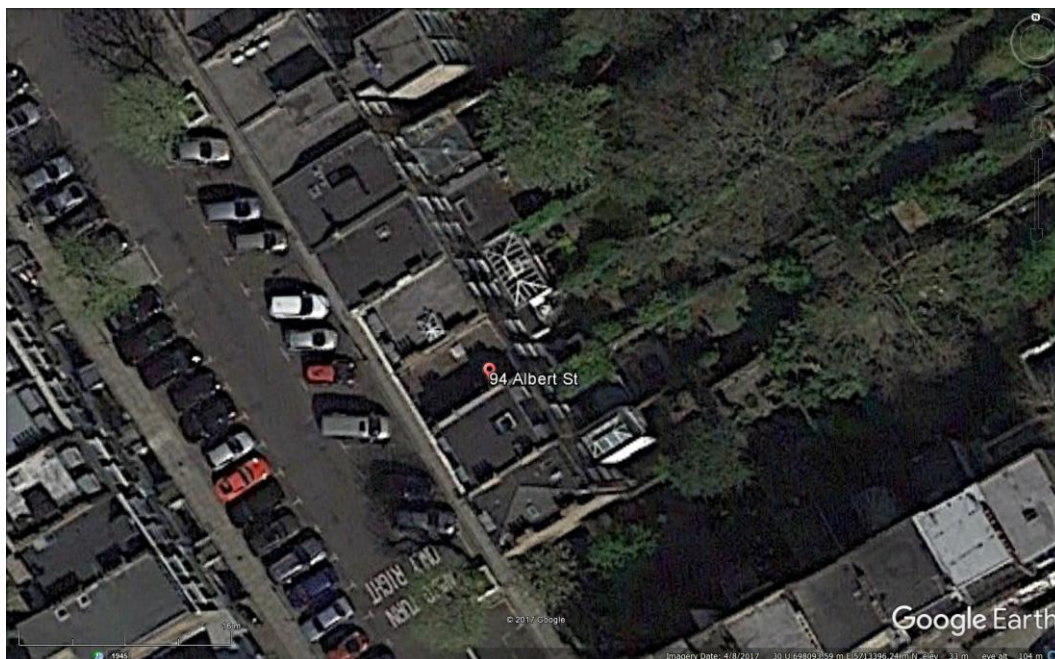


94 Albert Street, Camden Town, Camden, London NW1.
Heritage Statement for the terraced house. 18 08 2017.



2017 Google earth. Location of Albert Street, Camden.



2008 Google earth. Detail of the site showing the building under study.

Location

94 Albert Road, Camden Town, Camden, London NW1. The house is part of a terrace numbered 90-118 on the east side of the road. NGR TQ 28939 83481.

Listing



© Mr Anthony Rau

IoE Number: 476592 Location: NUMBERS 90-118 AND ATTACHED RAILINGS, 90-118 ALBERT STREET (east side) CAMDEN TOWN, CAMDEN, GREATER LONDON
Photographer: Mr Anthony Rau . Date Photographed: 05 July 2004.
Date listed: 14 May 1974. Date of last amendment: 11 January 1999.
Grade II

TQ2883NE ALBERT STREET 798-1/76/37 (East side)
14/05/74 Nos.90-118 (Even) and attached railings
(Formerly Listed as: ALBERT STREET. Nos.90-120 (Even) GV II.

Terrace of 15 houses. c1845. Yellow stock brick (No.90, painted) and rusticated stucco ground floors. No.118, slate mansard roof with attic dormers. Nos 98, 110-116 with additional penthouses; Nos 100-108 with additional 4th storeys. 3 storeys and basements. 2 windows each. Square-headed, architraved doorways with pilaster-jambes carrying cornice-heads; fanlights and panelled doors. Recessed sashes; **Nos 94-100 & 106 with ground floor margin glazing. 1st and 2nd floors architraved; 1st floor with console bracketed cornices and cast-iron balconies. Stucco cornices and blocking courses (Nos 90-96, cutback).** INTERIORS: not inspected. SUBSIDIARY FEATURES: No.92 with shaped fire insurance plaque inscribed "Royal". Attached cast-iron railings with tasselled spearhead finials to areas.

Listing NGR: TQ2881483676

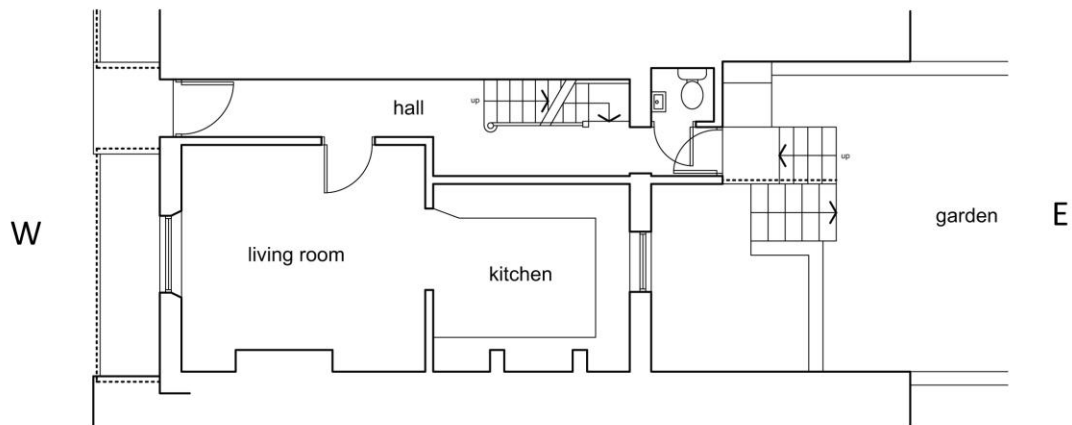
The property lies within the Conservation Area of Camden Town (designated 01 11 1986).

Scope of this Report

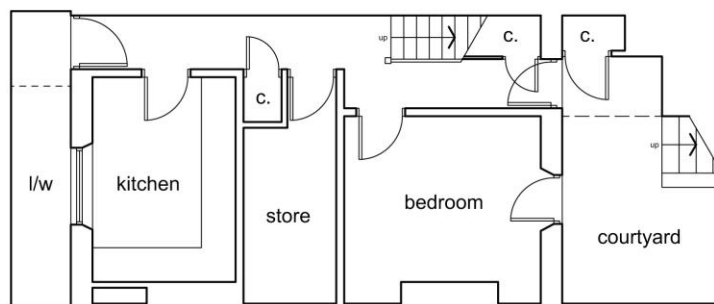
This report describes the building to form part of a Heritage Statement with a view to altering a basement room, adding a front staircase and adding a damp proof membrane system. The report is a desk top study using photographs supplied by Mr Michael Wiseman.

There is a commentary on the proposed changes and their impact on the historic fabric of the buildings and also a comment on the proposed damp proofing system.

The report adheres to Historic England Level 2 as outlined in Historic England. Understanding Historic Buildings – A guide to good recording practice. 2016. Page 22.

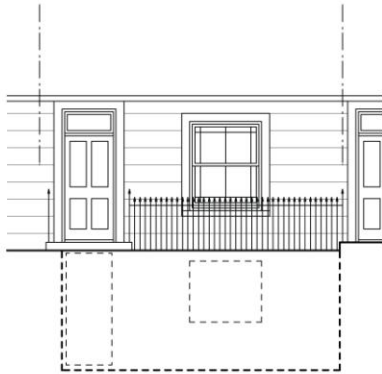


GROUND FLOOR PLAN as existing



LOWER GROUND FLOOR PLAN as existing

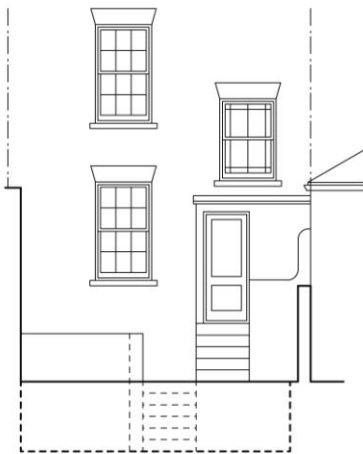
2017 Plans as existing by The Basement Design Studio.



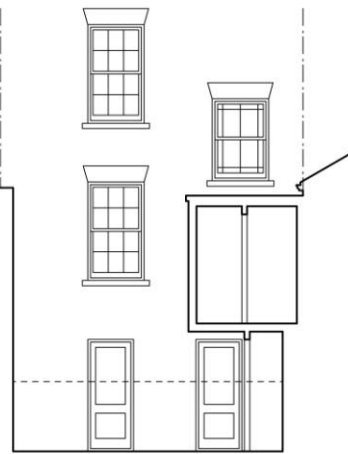
STREET ELEVATION



FRONT LIGHTWELL ELEVATION



GARDEN ELEVATION



REAR LIGHTWELL ELEVATION



SECTION

2017 Elevations and section as existing. The Basement Design Studio.

Description – External



The eastern elevation of 94 Albert Street.

Eastern Elevation

The eastern elevation contains the main street entrance from Albert Street. The ground floor storey is of channelled (rusticated) stucco while the two upper storeys are of 65x110x225mm standard London Stock bricks in Flemish bond which appear darker than the neighbouring properties. The ground floor has a four panel Victorian style front door with a plain rectangular light above. The ground floor window is a margin glazed sash typical of the period c.1845.

The upper storeys have pairs of horned 6/6 sash windows decreasing in height by storey such that the panes also decrease in height from rectangular to square. All have wide plain architraves and the first floor windows have small hoods (cornices) supported on console brackets. The first floor has a balconette with ornate iron balustrades. The Listing describes the whole balcony as cast iron. There is a plain stuccoed parapet. Unlike its neighbours the property has no added attic rooms.

There is a bridge with an old shoe scraper to the front door over the light-well which is protected by original railings. Access to the lower rooms is at the back of the property.



Looking N then S into the lightwell.

Looking down into the light-well, the original kitchen window can be seen as a horned 10/10 sash window set in a plain opening. A drainpipe appears to vent in to the area which may account for the damage to the wall and the damp evident inside.



The western elevation is the back of the building.



The stairs down to the back door.

Western Elevation

The rear of the building is also faced with London Stock bricks and the windows each have rough gauged segmental brick lintels. The lower ground floor wall has been hard rendered. There is an added lobby with stone steps down to street level with a half glazed LC20th door which is one of a suite of four on the lower ground floor. Above is a margin glazed window which must be for the staircase given its offset position. The other windows are 6/6 unhorned sashes of the same size.

A modern brick staircase descends to the back door where there is an ugly array of drainage pipes. The historic mapping indicates that there were structures either side of the stairs attached to the back of the house and these are mostly clearly seen on the 1871 edition of the Ordnance Survey. These were still in place as late as 1970. This would account for the brickwork having been rendered over. The neighbouring property has retained this unit and built a conservatory on top of it.

Description – Internal



The staircase on the ground floor looking E then W.



The staircase on the lower ground floor.

The staircase is an original feature with typical Victorian elements combining different eras of past architectural styles. The open string has two balusters per tread, one stick and one machine turned. The newel posts are turned from square and there is a curtail step on the ground floor. The understairs cupboard has a C20th Victorian style four panel door with applied mouldings. There is a modillion cornice by the front door and deep toroidal skirtings.



Lower Ground Floor Store Room.



Lower Ground Floor Bedroom.

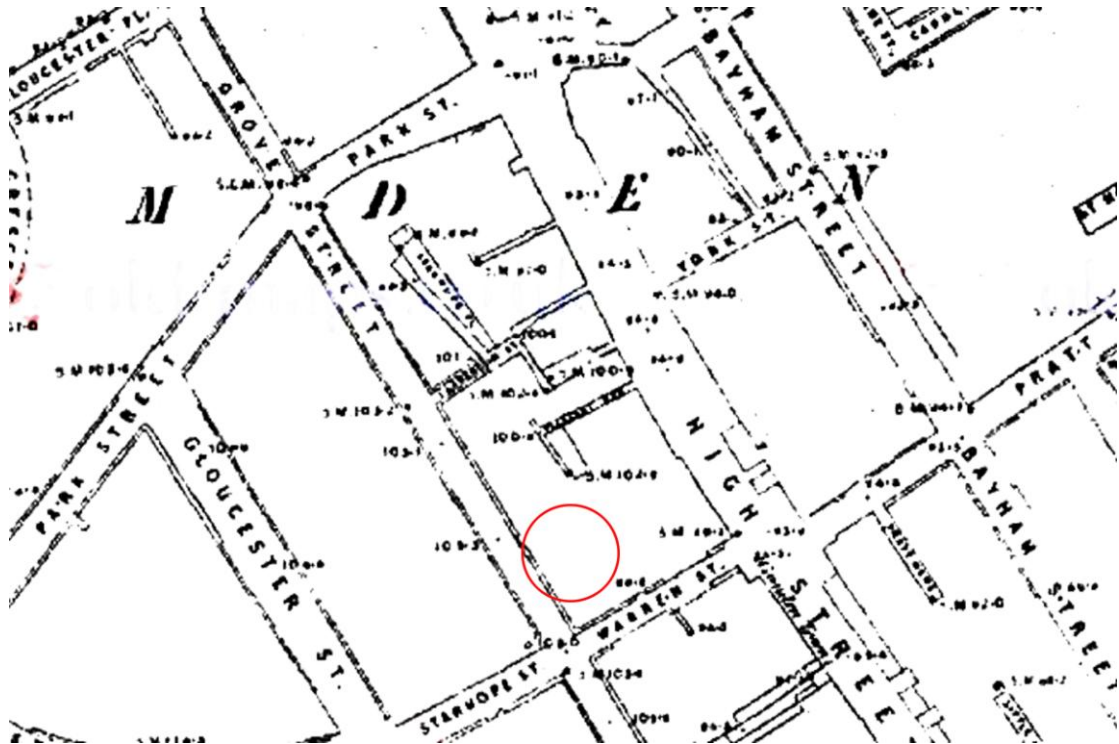
The Lower Ground Floor Rooms have no original features having been converted in the M-LC20th. Where stripped due to damp, the walls are finished with modern pink skim and the ceilings appear to be plasterboard. The doors have modern frames and the doors themselves are MC20th plain fielded Victorian style doors with mortice locks hinting at a conversion in the post WW2 period.



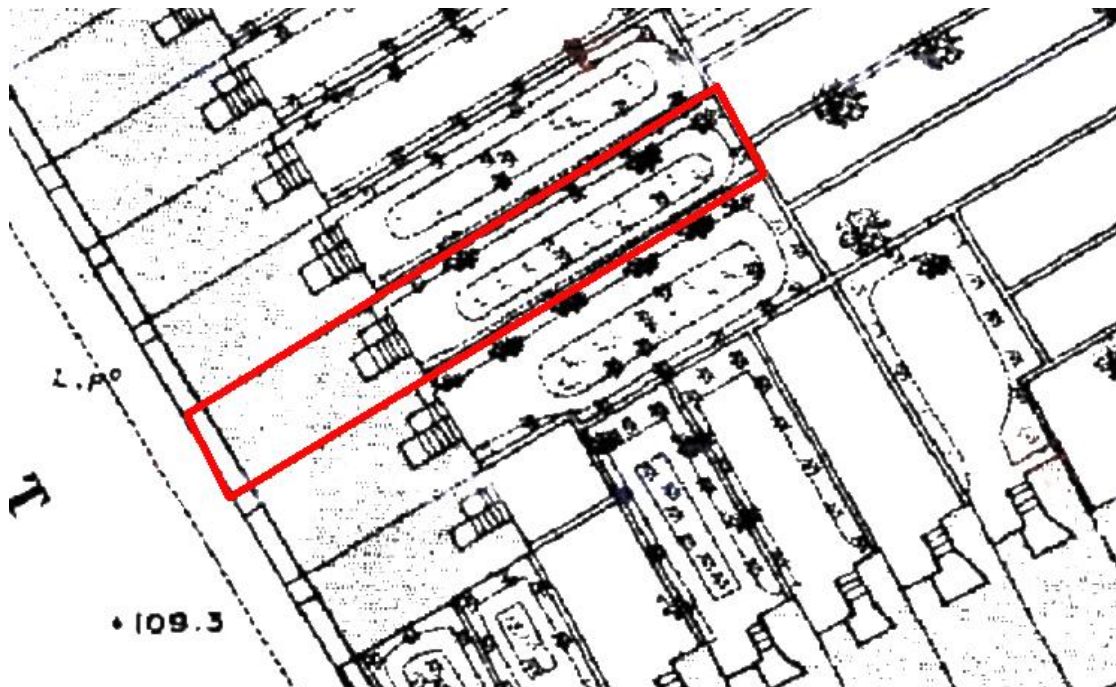
The Lower Ground Floor Kitchen looking S then N.

The Kitchen is LC20th and of no historical interest. The walls are finished with pink skim, the skirtings are modern and unpainted in places. The ceiling is finished in plasterboard.

Topographical Survey from Maps



1850 Ordnance Survey showing the location of No 94 in what was Grove Street.



1871 Ordnance Survey. Each building is shown with two rear extensions.



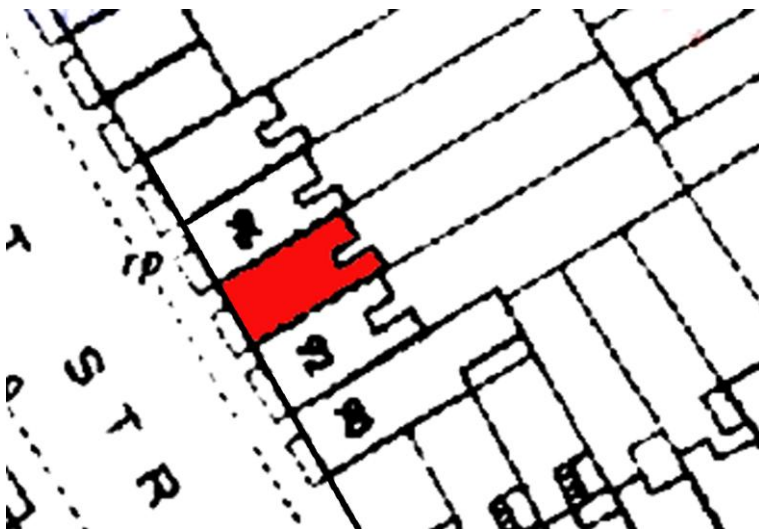
Barry Hillman-Crouch
Design & Recording Services



1915 Ordnance Survey.



1955 Ordnance Survey.



1970 Ordnance Survey.

Phasing and Discussion

Phase 1. Original build in c.1845.

The terrace of buildings was put up using London Stock bricks in the MC19th. The Listing suggests 1845. The terrace appears to have been built incrementally which would account for the different bricks types in the roadside elevation. The front exterior retains its original features, windows, light-well and railings while the rear of the building has been altered by removing a rear outshot and adding C20th doors.

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Inside there is a good quality Victorian staircase with machined components calling on earlier architectural styles that reaches upwards from the lower ground floor.

Phase 2. MC20th alterations.

The building has been divided up into flats and this project records the Lower Ground Floor and Ground Floor. The Ground Floor has the entrance hall, a kitchen, a WC and a living room. The Lower Ground Floor has another kitchen, a bedroom and a room designated as a store. The layout suggests this was a bedsit with toilet facilities elsewhere. The walls are featureless and only the doors indicate that the work may have been done in the MC20th, most likely the 1950's.

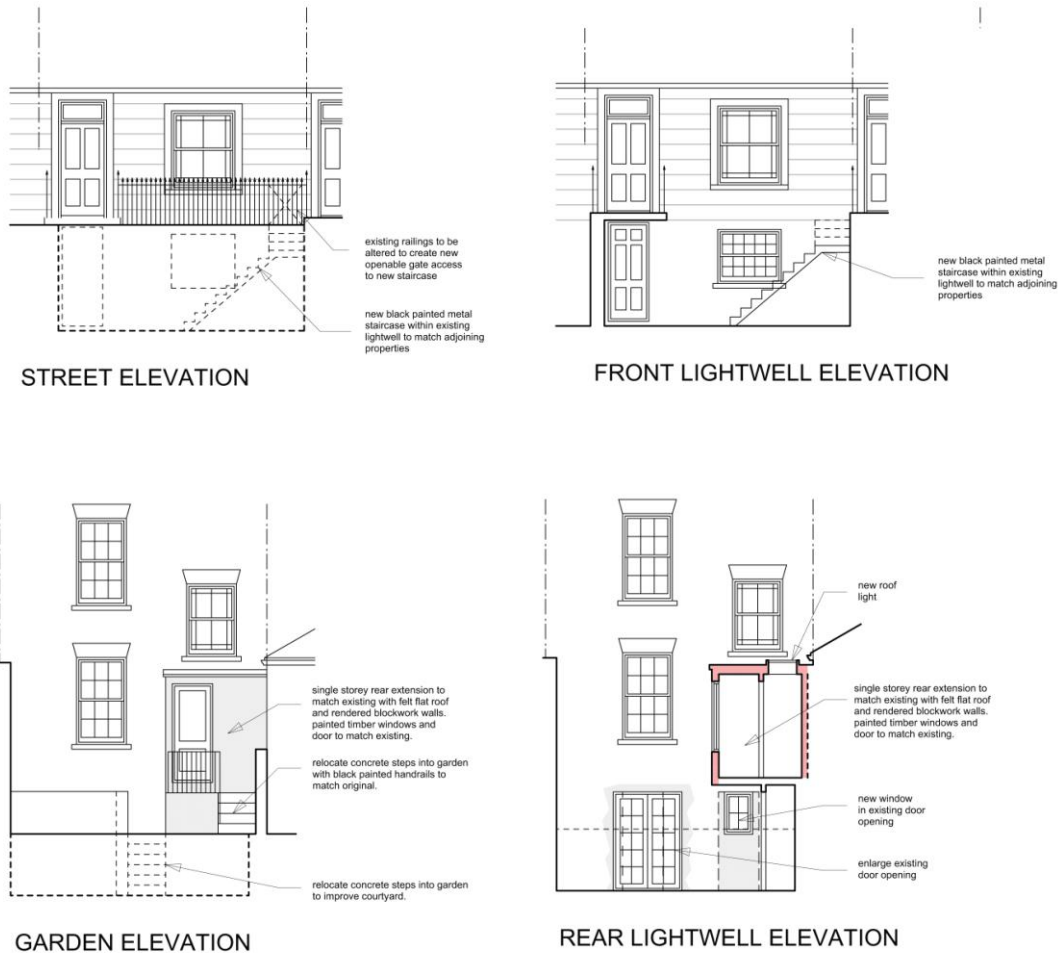
Phase 3. LC20th/C21st alterations.

The kitchen on the Lower Ground Floor is a recent addition and the gas boiler enclosure is still under construction. The walls are finished in pink skim and the ceilings are plaster-boarded. Prior to central heating the ground floor would have been very uncomfortable as only the kitchen has a (now blocked) fireplace. Areas of delamination show a problem with damp.

Significance

The building is an example of MC19th terraced housing using common materials, designs and off the shelf components. Like most buildings it has been periodically updated

Impact Analysis of the Proposed Scheme.



External Alterations

1. It is proposed to add a rear extension to the flat-roofed outshot that already exists at the back of the property to provide a utility area. As part of this it is proposed to move the short stairs that lead down from the upper back door and to relocate the stairs that lead downwards from the garden to the sunken courtyard. Neither set of stairs is of historic interest and appear LC20th in construction.

2. On the rear wall it is proposed to close off the door under the rear outshot and insert a window. At the same time it is proposed to replace the current central back door with French windows.

3. It is proposed to add a descending staircase from the front railings, having made a new gate, so that the occupant of the lower ground rooms can enter the rooms from the front of the building. This would result in the potential loss of part of the railings. However this can be overcome by making the gate out of the removed section. The proposed staircase is one of a simple, appropriate pattern. (See following sample photographs).



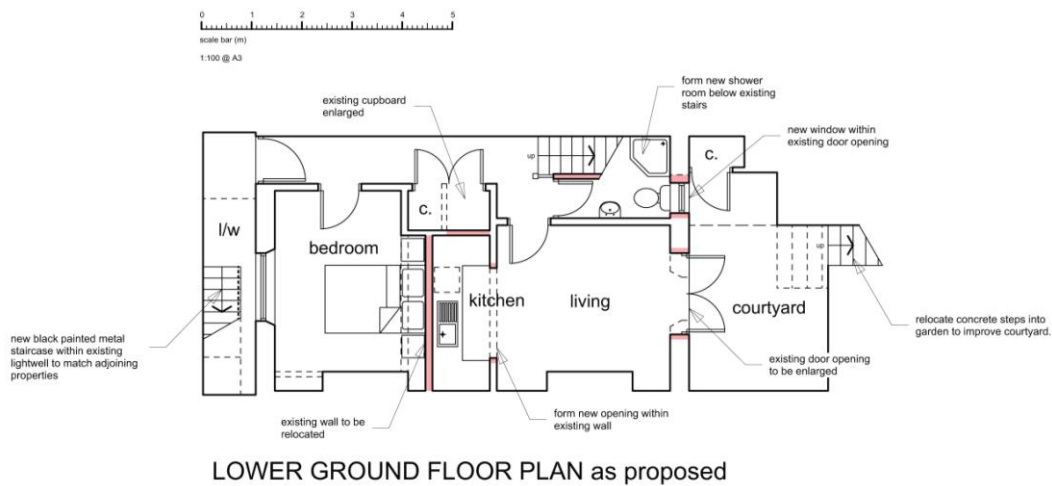
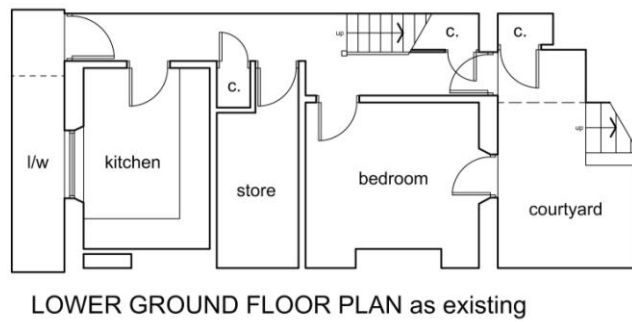
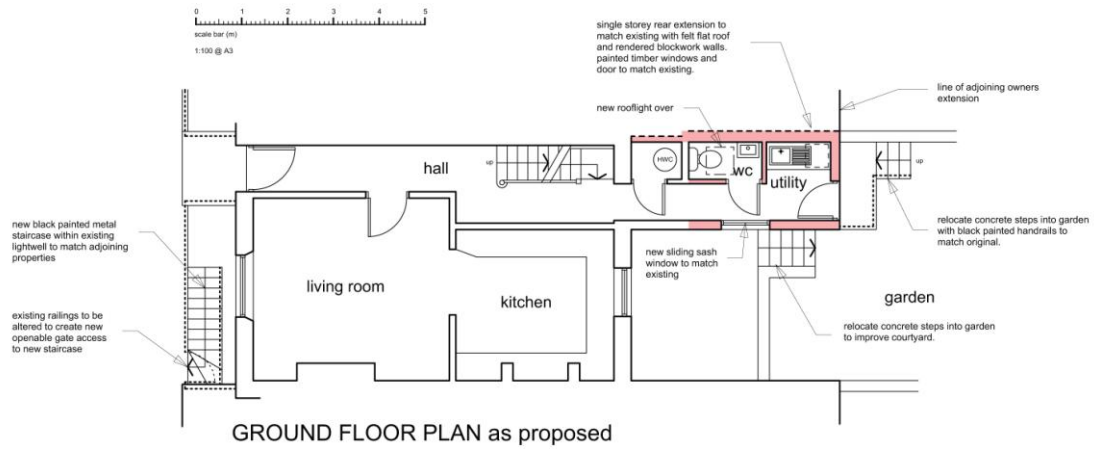
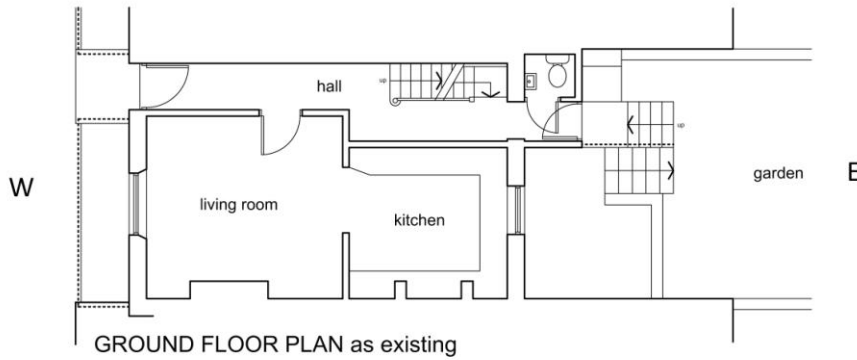
A typical staircase to near identical buildings.



A typical staircase down into a near identical light-well to that of No94 (shown right).



Barry Hillman-Crouch
Design & Recording Services



Floor plans as existing and as proposed.

Internal Alterations

4. It is proposed to alter the location of the present WC. This is of no historic importance.

5. On the Lower Ground Floor it is proposed to remove part of the partition wall between the Store and Bedroom and redesignate the Store as a kitchenette giving onto a new living room.

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6. The Kitchen would then be stripped out and redecorated as a bedroom. The partition wall between the present Kitchen and Store would be removed and a new partition placed about 500mm to the east. The position of the firebreast indicates the present partition cannot be original as it is too close to be practical when the fireplace was in use. Therefore it must be MC20th.

7. The doorway to the Store would be removed and the present closet doubled in size. The amount of fabric removed is small and most likely of MC20th origin.

8. It is proposed to install a small shower WC partly under the staircase. This would involve removing the understairs door which appears LC20th and a section of walling beneath the staircase. Again this is likely to be MC20th and of no historic value. The works should not otherwise affect the Victorian staircase.

Proposed Damp Proofing System

The rooms suffer from damp and it is necessary for the long term wellbeing of the building that they be protected. The introduction of a small kitchen, new utility room, shower and WC will increase the humidity inside the rooms. Eternally the drainage is of poor quality and vents into the area at the front of the house.

It is proposed to use a damp proofing system called Delta Membrane Systems.

Delta has been used in various Grade 1 and 2 listed structures. Delta is an 'air gap system' and is generally favoured by English Heritage (Historic England), the Society for Protection of Ancient Buildings (SPAB), as well as various local authority conservation officers.

The system has been used on many high status heritage projects including *Houses of Parliament, West Tower, Kensington Palace, London. Keeble College, Oxford. Harrow School, Middlesex. St John's College, Oxford.*

The system appears entirely appropriate for the c.1845 structure of the rooms in No94 Albert Street.

BJHC 21 08 2017.