

Design Statement

**Flat 2, 84 Albert Street
London NW1**

Application for Listed Building Consent
For Internal Alterations and New Rear Windows



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1.0 Introduction

Albert Street is located in the heart of Camden in the Camden Town Conservation Area. The road is found to the south east side of Camden Parkway, just a 5 minute walk from Camden Town Underground Station. The house at 84 Albert Road was converted into 6 flats in 1973. In 1974 the property was given Grade II Listed status, after the conversion. The property is a rather simple but not unattractive traditional property and forms part of a terrace of houses along the east side of the street.

Flat 2 is located on three levels to the left hand side of the property. It occupies a small part of the ground floor, plus a rear extension, which has two levels; Lower Ground and First floors.

2.0 The Existing Layout

The majority of the flat is located within the two storey rear extension which formed part of the 1973 planning consent. The existing Living Room and Kitchen are located at the ground level of the new extension. The Master Bedroom is located on the upper floor of the extension. Only the Bathroom & Bedroom 2 are located within the envelope of the original property at the Ground level, with the Bedroom at the front.

The 1970's conversion has stripped out all of the existing internal features within this flat. All of the existing internal walls and doors date from the 1970's and these are of very simple and low cost construction.

3.0 Proposed Alterations

The current owner wishes to bring the Flat up to the design standards and living standards of the 21st century. The proposals consist of the following:

Rear Lower Ground Level

- Re-locate the Kitchen to the end wall (east) of the extension.
- Remove the existing Kitchen walls to create a larger open-plan Living Room.

Ground Level

- Retain Bedroom 2 at the front of the property.
- The Bathroom will remain within the central part of the Flat off the Entrance Hall, at the existing level, but it will be re-modelled to include a shower rather than a bath.
- Doors to the 1970's Living Room will be removed and a new fire-shutter will be provided in the ceiling to enable an 'open-plan' layout. The open plan layout will provide more daylight into the central area, which is currently dark and congested.
- The steps into the Lower Ground level will be made wider and re-configured, with the adjacent floor lowered to bring them closer to the original ground level.
- The door to the Master Bedroom stairs will be re-configured to make access to and from the stairs safer and less congested, and to meet current Building Regulations.
- Some of the walls to this central ground area will incorporate glazed windows to bring more light into the central area.

First Floor

- The bedroom will be re-configured to enable the construction of a new Ensuite Bathroom.
- An existing internal window will be re-instated to a similar configuration to the original 1970's design.

External

- All windows at the rear of the property will be replaced, except for a circular east facing window in the Bedroom. The existing windows are all single glazed and in poor condition. These will be replaced with double glazed painted timber casement windows.
- External Doors to the garden will be replaced with new white polyester powder coated aluminium sliding doors.
- All rooflights (4 No.) will be replaced with new double glazed Conservation Type rooflights.

4.0 Summary

None of the above proposals will affect the existing Character of the listed Building as there are no original features remaining. The 1970's internal fit-out respected nothing of the original property. This proposal will enhance the quality of the living space and it will bring the apartment into the 21st century.

Works will be carried out to the internal wall linings of the 1970's extension in order to rectify dampness, leaks and to enhance thermal properties. The lowering of floors and adjustments to the stairs will only affect the 1970's components.

These works will protect all parts of the original property, which have not already been removed. There will be no structural alterations within the proposed works. The proposed works will not interfere with the fabric of the original house and as such will respect it's status as a Listed property.