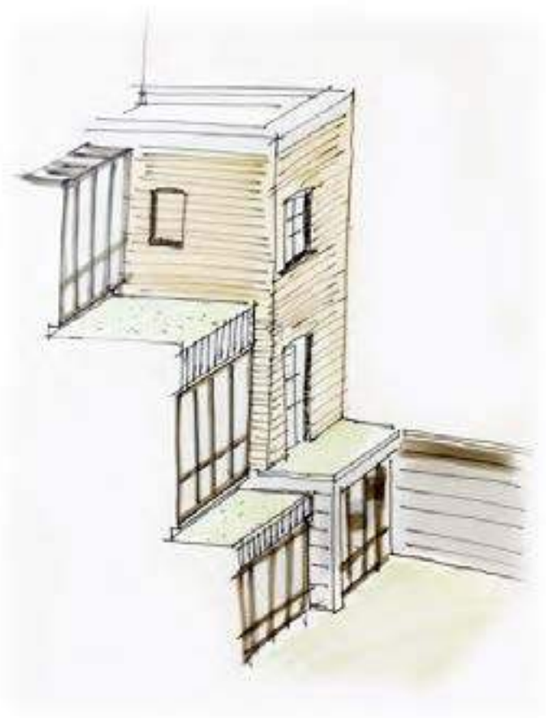
Proposals for 76 Albert Street

For and on behalf of Saffron Homes LTD

Heritage Design & Access Statement

Feburaury 2019



TORNER ARCHITECTS

1 Introduction

1.1 Statement of Intent

The proposal aims to enhance the local area and subject site through the restoration and enhancement of the existing building at 76 Albert Street. The primary aims of the proposed scheme include:

- The sensitive restoration of building's historic fabric and features
- A considered new extension that respects and compliments the existing volumes
- Increase the number of residential dwelling at the property
- Design-driven response to existing context and listed building

Document Contents


Regent's Canal
Camden Town
Regent's Canal
Primrose Hill
Regent's Canal
76 Albert Street
Mornington
Crescent
London St Pancras
Regent's Park
London Euston

1 Introduction

1.2 Location

Location: Camden


LOCAL HIGH STREET
76 ALBERT STREET
SITE
SUBURBAN
LIGHT
INDUSTRIAL

2 The Subject Site

1.1 Albert Street

The Site & Surrounding Areas

- 76 Albert Street is located within the local authority of Camden Borough Council.
- The existing building is a 4 storey and basement Georgian terrace house.

Key:

Subject Site


DELANCEY STREET
ALBERT STREET
ARLINGTON ROAD
CAMDEN HIGH STREET
MORINGTON TERRACE
MILLER STREET

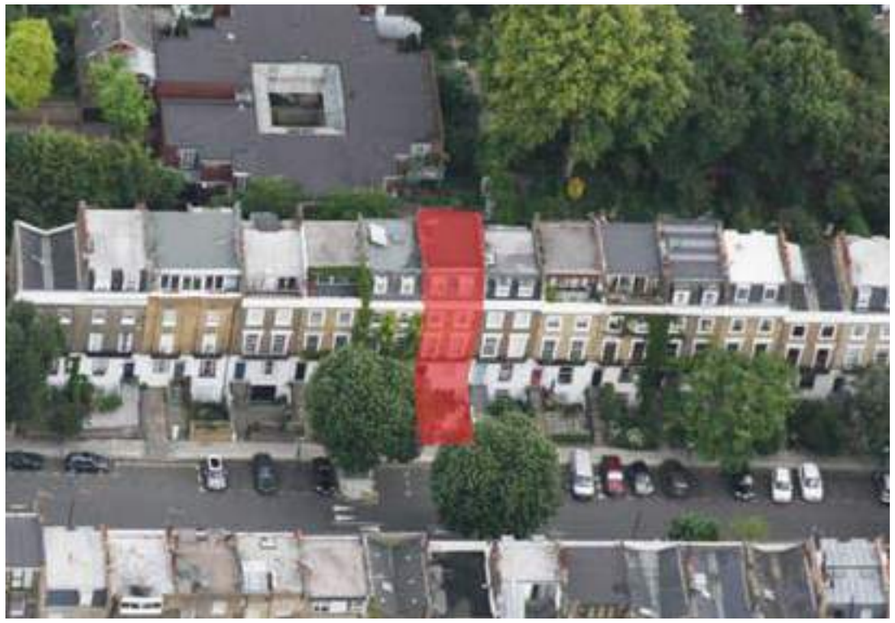
2 The Subject Site

2.2 Existing Aerial Views

North Ariel View

East Ariel View

South Ariel View



East Ariel View

- The house is located close to Camden High Street.
- It is located in the Camden Town Conservation Area and is a listed building.
- This existing building on the site is 4 storey plus basement Georgian residential terrace house.


01
02
03
04

2 The Subject Site

2.3 Local Land Uses

Street View 1 - Commercial

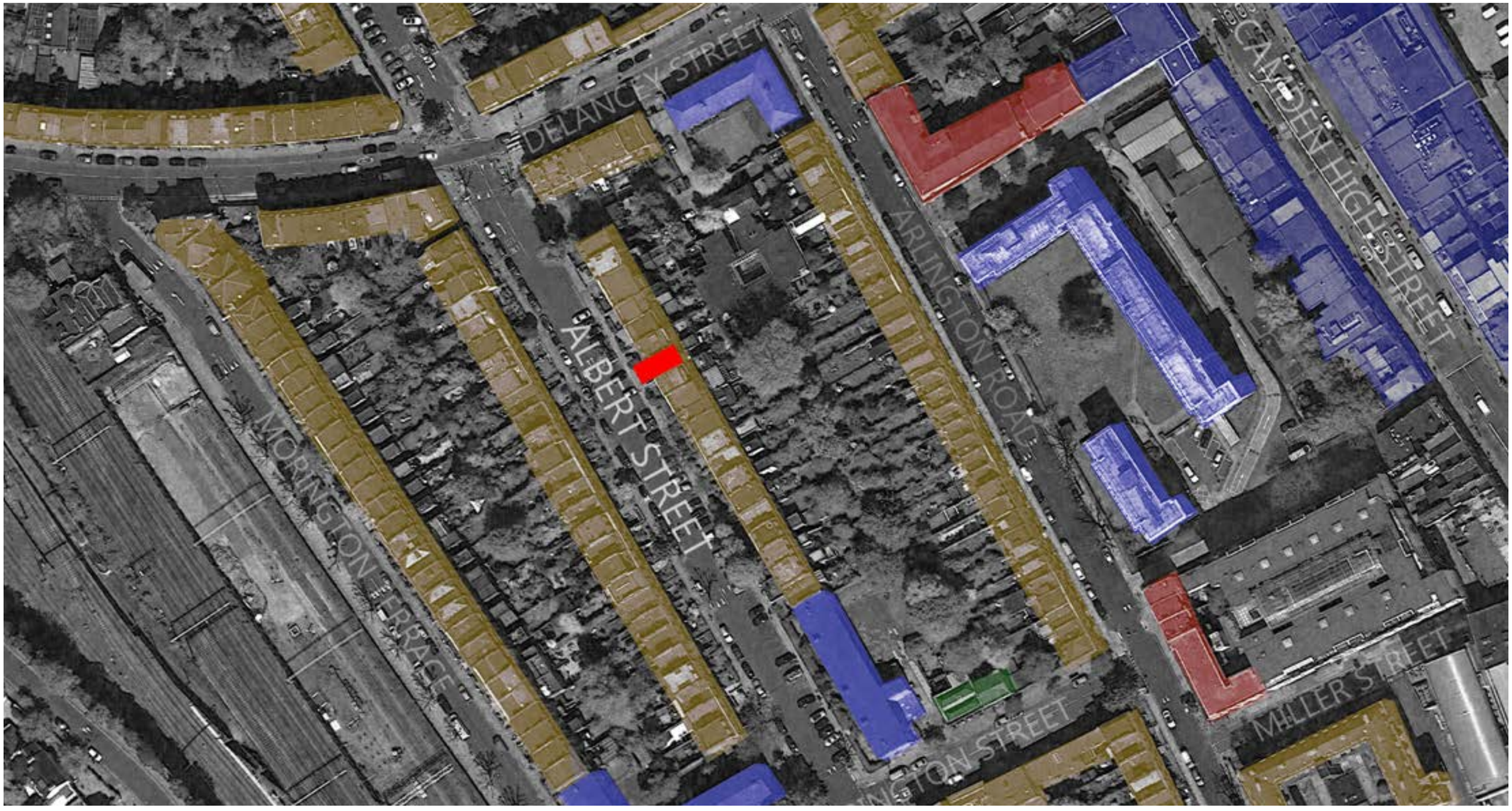
Street View 2 - Mixed use: Residential and Commercial

Street View 3 - Residential

Street View 4 - Residential

Key:

- Residential
- Mixed use - Residential & Commercial
- Commercial


DELANCEY STREET
ALBERT STREET
ARLINGTON ROAD
CAMDEN HIGH STREET
MORNINGTON TERRACE
MILLER'S STREET

2 The Subject Site

2.4 Surrounding Building Typologies

Linear Victorian & Georgian Terraced Housing - Albert Street

Mid-rise Social Housing - Arlington Street

Linear Commercial Shop front - Camden High Street

Mixed Use commercial and residential - Delancey Street

- Albert street is characterised by attached Georgian terrace housing.
- Camden High Street to the east of the subject site consists of linear shop façades. Other streets including Delancey Street to the north of Albert Street also include mixed-use commercial and residential buildings.
- Other building typologies in the area include low-mid rise social housing.

Site Typology (Left)

Key:

- Subject Site
- Linear Terraced Housing - Victorian & Georgian
- Social Housing
- Linear Shop fronts row
- Mixed Use - Residential Commercial

Kentish Town West -
20 min walk from site

Camden Road - 12 min
walk from site

Subject Site
76 Albert Street

London Euston - 18
min walk from site

2 The Subject Site

2.5 Access & Transport

Regents Park

Mornington Crescent Station

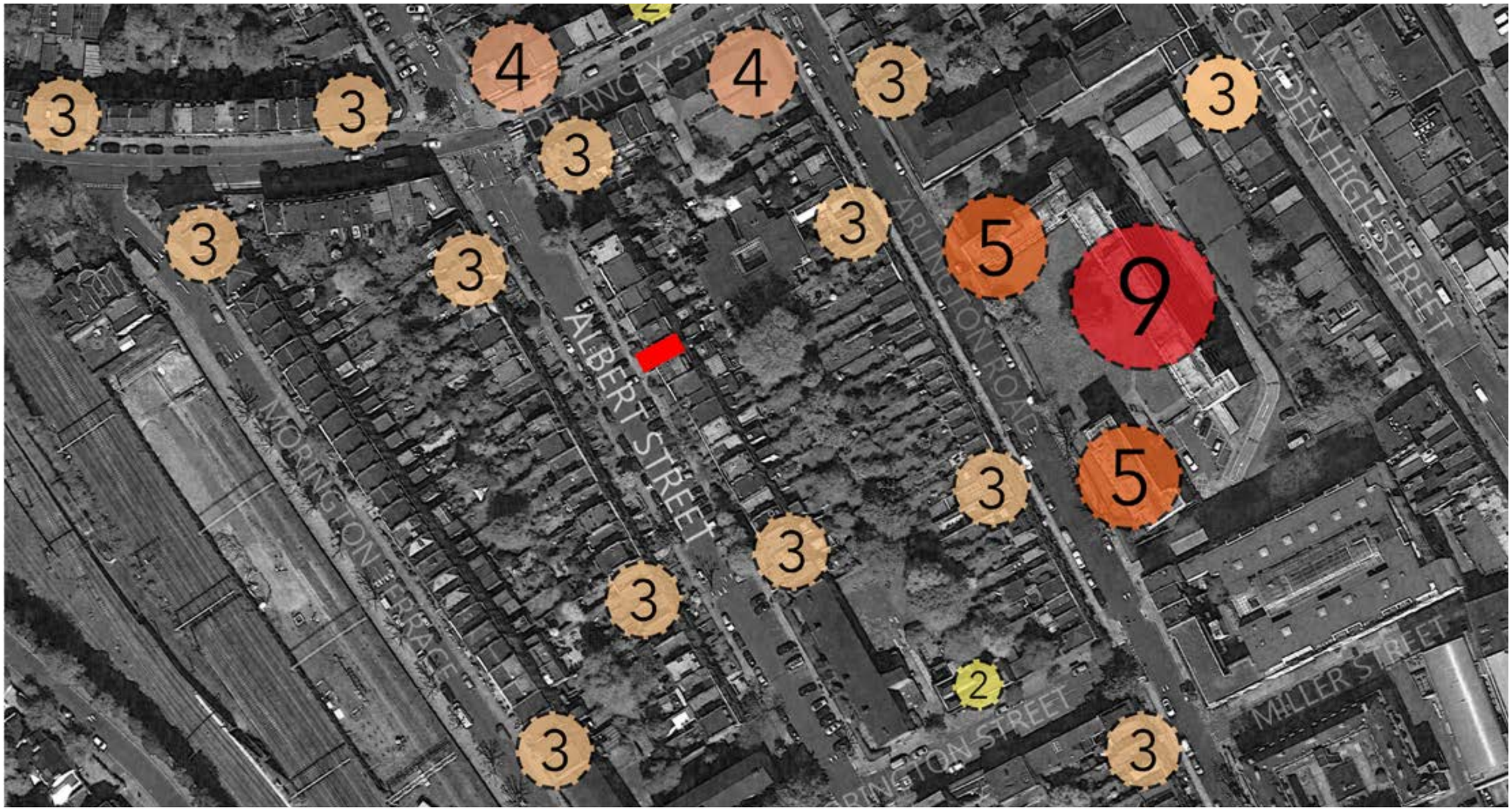
Camden Town Station

Nearby Cycle Routes 14 / 17

- The site is situated within walking distance to the busy high street and well connected to Greater London through transport links.
- The subject site is located within a 5 minute walk train and underground stations.
- It is well serviced by buses.
- The subject site is within a 5 mins proximity of Camden Councils recommended cycle routes 14 /17.

Key:

- Subject Site
- Bus stop
- Underground Station
- Main roads
- National Rail


DELANCEY STREET
ALBERT STREET
MORNINGTON TERRACE
ARLINGTON ROAD
CAMDEN HIGH STREET
MILLER STREET
3
3
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4
3
3
3
3
3
5
9
3
5
3
3
3
2
3

2 The Subject Site

2.6 Surrounding Building Heights

Residential - 2 Storey

Social Housing - 5 /9Storey

Georgian Terraced Housing - 4 Storey

Residential Housing - 4 Storey

- Surrounding buildings are predominantly low rise residential, primarily 3/4 storeys.
- Albert street, Arlington Road and Mornington Crescent are mainly linear streets defined by predominantly 3 or 4 storey attached dwellings built along a common building line.
- Close by are residential housing ranging from 5-9 storeys on Arlington Road.

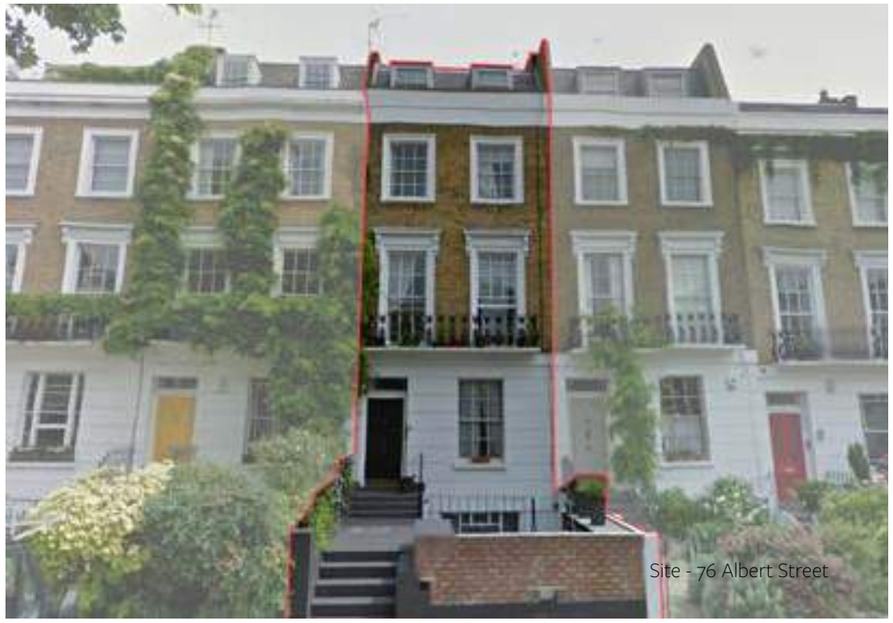
Key:

- Subject Site
- 1- 2 Storey
- 3 Storey
- 4 Storey
- 5 Storey
- 6 Storey
- 7 Storey
- 8 Storey
- 9 Storey
- 10+ Storey


1
2
ALBERT STREET
MORINGTON TERRACE

2 The Subject Site

2.7 Surrounding Listed Buildings



Site - 76 Albert Street

Listed Area

1- The Black Cap

2- Residential housing

List entry Number: 1378630

Numbers 45-97 And Attached Railings are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

CAMDEN TQ2883NE ALBERT STREET 798-1/76/36 (East side) 14/05/74 Nos.50-88 (Even) and attached railings GV II Irregular terrace of 20 houses. 1844-45.

The following builders are known: No.76, AR Rogers; Yellow stock brick and rusticated stucco ground floors.

EXTERIOR: 3 storeys and basements. Nos 60, 72, 74, 80-84, with penthouse additions. Nos 52, 68, 76, 78 & 86, slate mansard roofs with dormers.

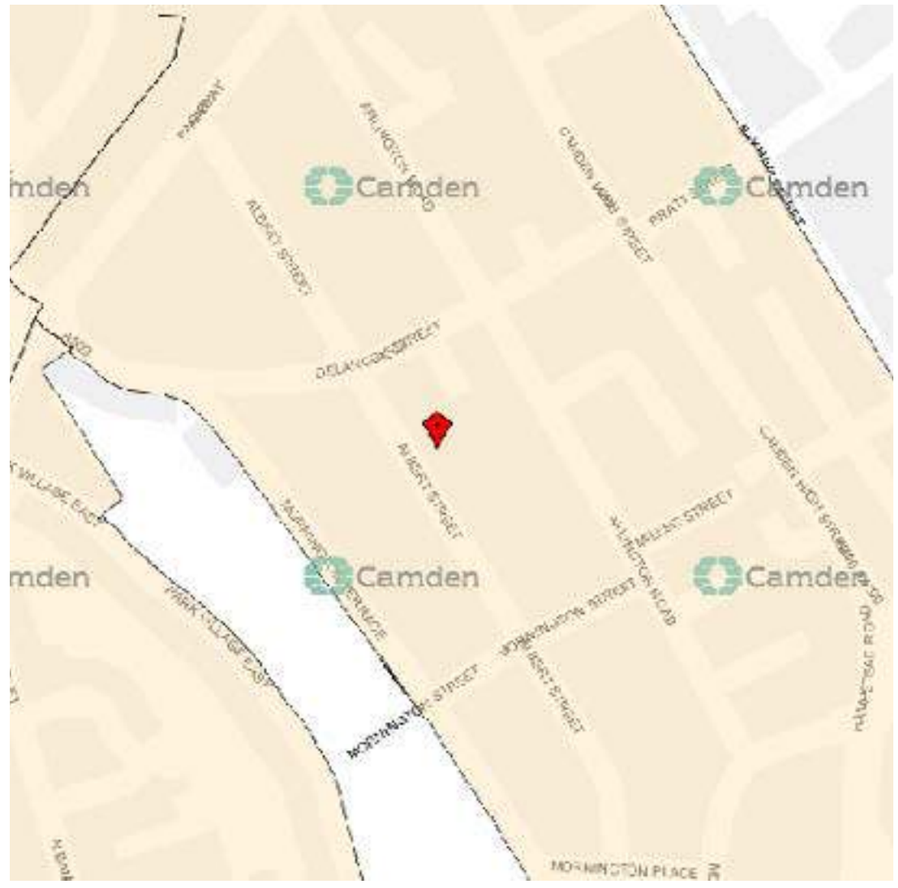
2 windows each. Square-headed doorways, most with pilaster-jambs carrying cornice-heads; fanlights and panelled doors.

Upper floors with architraved sashes (except Nos 84-88); 1st floors with console-bracketed cornices (except Nos 50 & 52).

Key:

Site

Listed buildings



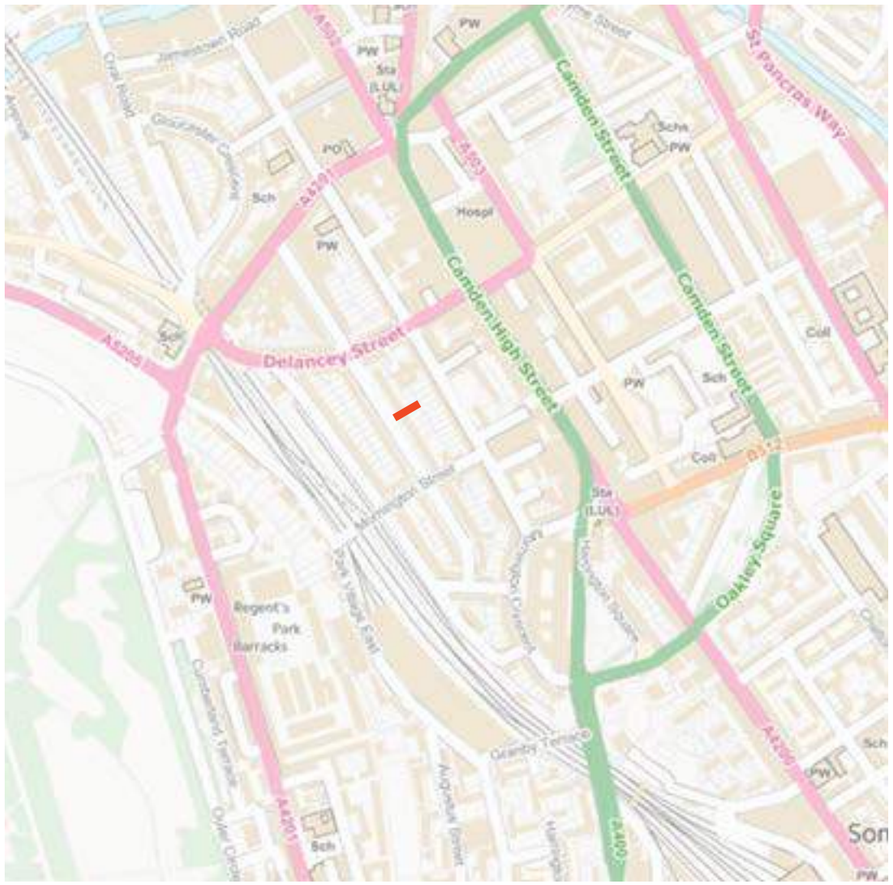
Conservation Area:

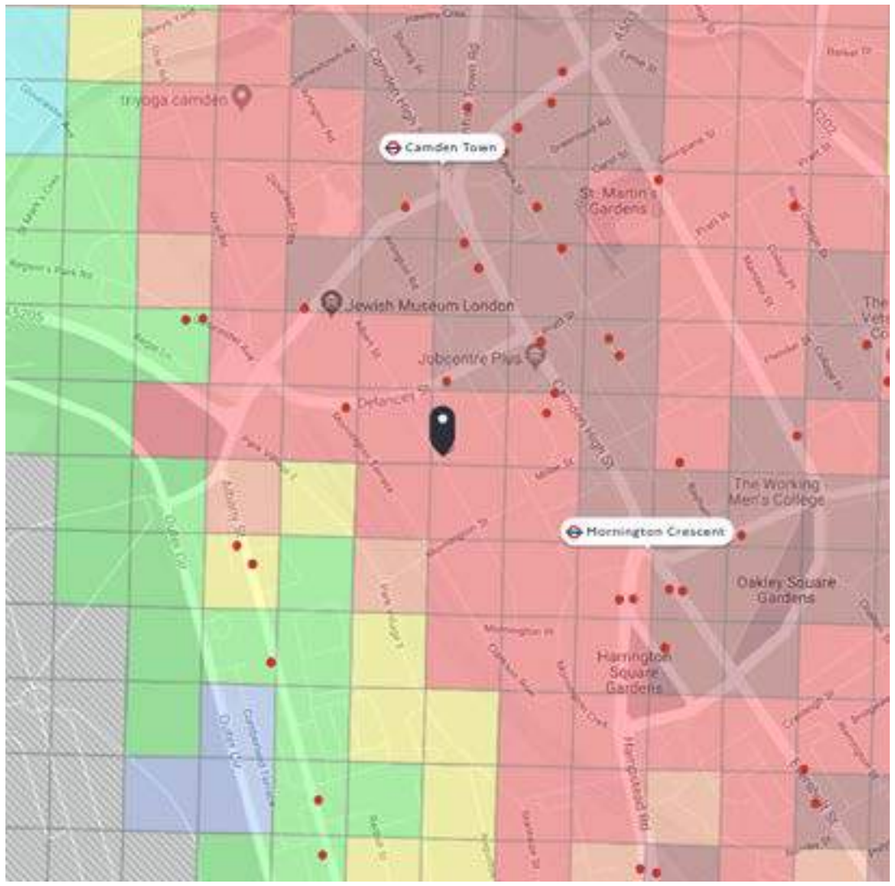
Site

Camden Town Conservation Area

3 Camden Borough Council

3.1 Site Data





Flood Key:

- Site
- Flood Zone 3
- Areas benefiting from flood defences
- Flood Zone 2
- Flood Zone 1
- Flood Defence
- Main River
- Flood Storage Area

PTAL Key:

- Site
- 0 (Worst)
- 1a
- 1b
- 2
- 3
- 4
- 5
- 6a
- 6b

Conservation Area

- The site lies in Camden Town Conservation Area. In legislation and national guidance this is described as “an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

Flood Zones

- The site is not in any flood risk zones.

PTAL - Public Transport Accessibility Levels (Right)

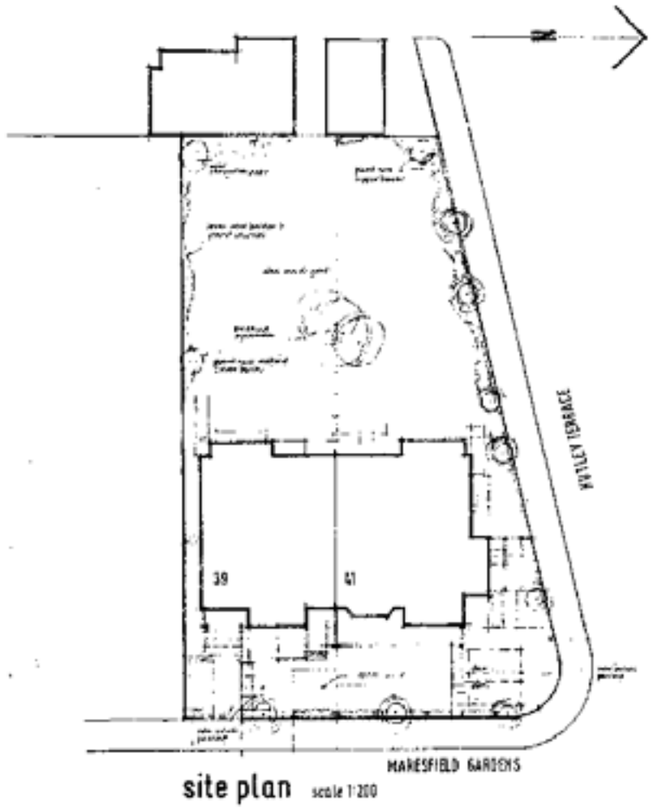
- The subject site has a PTAL rating of 6a. Which means there is a frequent level of transport services in the immediate area.

Camden Local Plan Policies Map

Albert Street

3 Camden Borough Council

3.2 Planning History

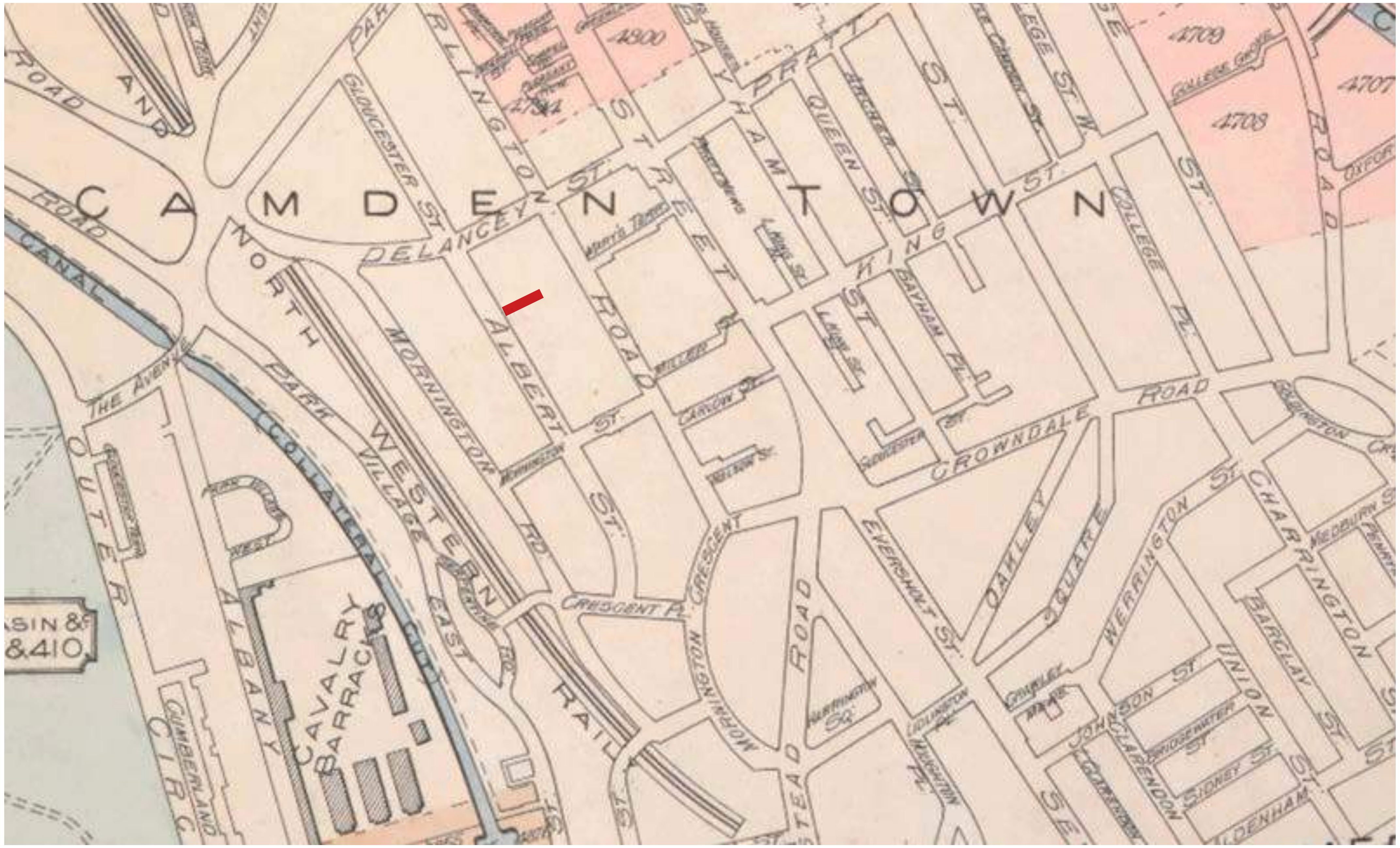


There are 3 historical application at this property:

Application Number: J11/25/4/5324
Decision: Conditional 26-06-1968
Description: Erection of 3 storey addition at rear of 76 Albert Street, Camden.

Application Number: 8470006
Decision: Grant List.Build. or Cons.Area Consent 03-04-1985
Description: Change of use and erection of a roof extension to provide a2nd and 3rd floor maisonette. ^As shown in drawings numbered 400.1 2 3 4A and 5. ^Revised on 8th February 1984.

Application Number: 8400015
Decision: Grant Full or Outline Perm. with Condit. 03-04-1985
Description: Change of use and erection of a roof extension to provide a second and third floor maisonette. ^As shown in drawings numbered 400.1 2 3 4A and 5. ^Revised on 8th February 1984.


CAMDEN TOWN
DELANCEY ST.
ALBERT ST.
MORNINGTON RD.
GLOUCESTER ST.
NORTH
PARK
VILLAGE
EAST
WESTERN
RAIL
CANAL
THE AVENUE
OUTER
CIRC
ALBANY
CAVALRY BARRACKS
CUMBERLAND
CRESCENT PL.
CRESCENT
MORNINGTON
ROAD
STREET
PRATT
KING ST.
QUEEN ST.
BAYHAM PL.
CROWNDALE ROAD
EVERSHOLT ST.
OAKLEY SQUARE
WERRINGTON ST.
CHARRINGTON
UNION
BARCLAY ST.
JOHNSON ST.
CLARENDON
SIDNEY ST.
COLLEGE PL.
COLLEGE ST.
CARLOW ST.
MILLER ST.
4800
4709
4708
4707
ROAD

Site

3 Camden Borough Council

3.3 Design Statement & Guidance

- Camden has many attractive and historic neighbourhoods as well as both traditional and modern buildings of the highest quality.

- These are a significant reason that the borough is such a popular place to live, work and visit.

- As well as conserving the rich heritage we should also contribute towards it by ensuring that we create equally high quality buildings and spaces which will be appreciated by future generations.

This guidance provides information on all types of detailed design issues within the borough and includes the following sections:

1. Design excellence
2. Heritage
3. Extensions, alterations and conservatories

Heritage Advice

- Plastic windows need to be replaced with more suitable timber units
- Regards should be taken of the extent of the adjacent extension/garden wall
- Nibs should be left at the extreme ends of the side walls being removed.
- (Figure 3) The doors, windows, shutters, trims, architraves, skirting, stairs, balustrades and partitions should have minimal interference.
- The rear wall of the infill extension should be inset from the existing rear wall of the out-shot to maintain distinction between old and new.
- Existing internal openings and jambs should not be moved
- Existing scrolled balustrade should be preserved and untouched
- The internal bathroom should either not be full height or have cornices replicated
- (Figure 1) Clean and restore existing railing in front garden without removing it to do so.
- Existing panelled doors should be left in place and fixed shut if not required.

Design Response

- Plastic windows will be replaced with Ventrolla system of similar.
- Proposal does not extend past existing projection of neighbouring properties.
- Nibs will be left at the extreme ends of all side walls.
- The proposed scheme aims to involve minimal disruption to the existing heritage elements of the house.

- The new infill extension is inset from the existing projection of the rear wall to maintain distinction between old and new elements.
- Existing door jambs and openings are preserved as much as possible.
- Existing scrolled balustrade is to be preserved.
- New bathrooms are to be “pod” construction that is not full height to avoid affecting existing cornices
- The existing railing at the front elevation will be carefully cleaned and remain in place
- Panelled doors will be left in place and fixed shut where necessary.

4 Pre-planning Summary

4.1 Heritage Advice

Before and after facade-cleaning

10. Different Methods of Facade Cleaning
A great variety of types of stone, brick and other building materials have been used in Westminster throughout the City's long history. Different methods of cleaning are appropriate for different buildings, depending on the design, quality, condition, building methods and design characteristics of individual facades and, of course, on the nature, distribution and amount of the soiling. It is possible that in certain cases, a number of different methods may have to be applied for a safe and effective cleaning.

Advanced knowledge and experience in the last few decades have resulted in a considerable range of detailed methods and specifications for brick and stone cleaning. This part of the Guide gives a brief account of types of methodologies - rather than particular specific methods - as a basic background knowledge, to enable members of the public to understand better the nature and extent of problems involved and the kind of necessary action, and to communicate effectively with specialist adviser or contractors.

The cleaning systems outlined below have been grouped into categories on the basis of the type of means/action employed for the cleaning, and have been selected on the basis of general suitability for types of facades that are common in Westminster. The accompanying information mentions briefly the basic technology and the advantages and disadvantages of each system.

Section 12 of this Guide lists the basic precautions which must be taken before cleaning works begin and Section 13 advises on additional works that must be undertaken after cleaning has been completed.

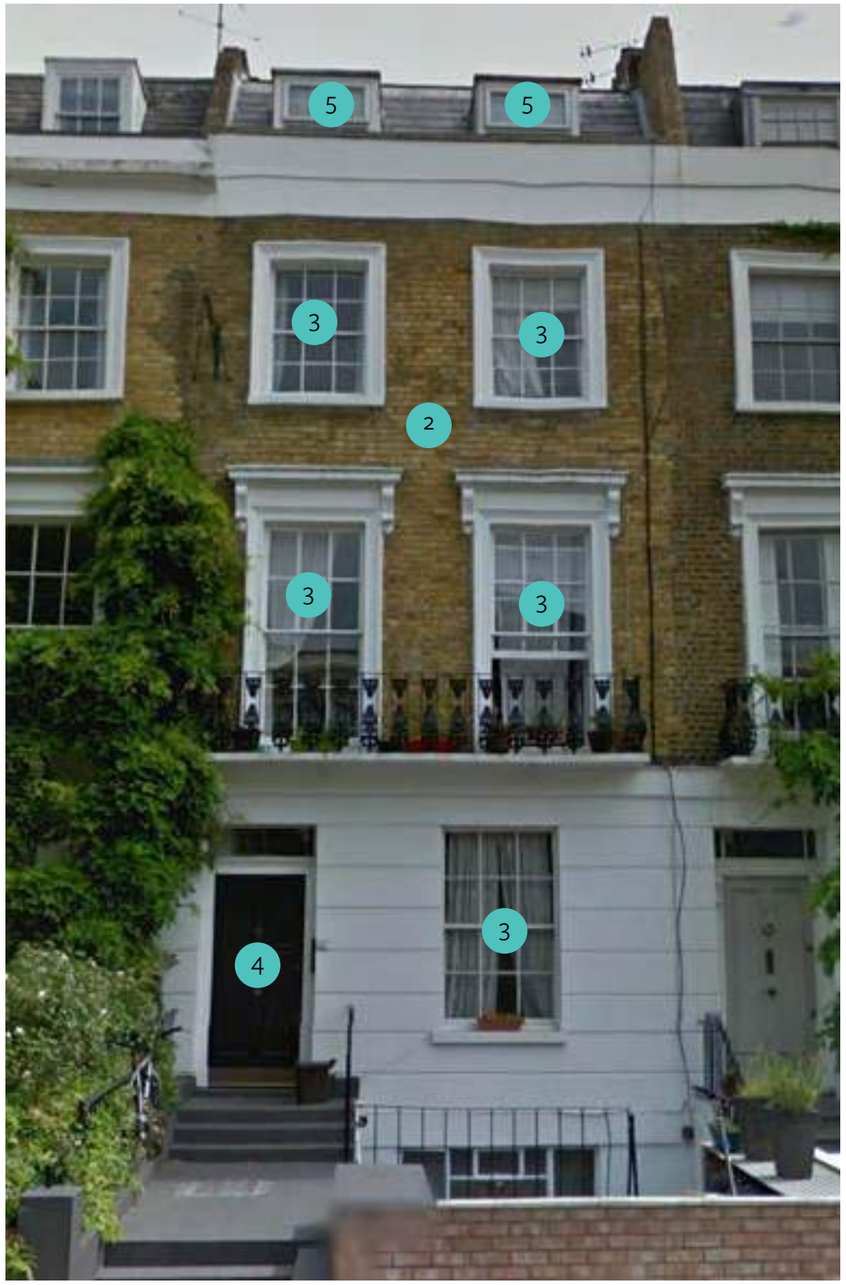
Owners or occupiers of listed buildings who wish to undertake facade cleaning, are reminded that cleaning works on such buildings will require Listed Building Consent, that they must submit an application to the City Council for this Consent and that works must not start before Consent is formally granted.

An example of the type of stains which may appear on a 'cleaned' facade if inappropriate methods or procedures of cleaning are applied.

10(i). Water washing
This is one of the simplest ways to remove dirt from the surface of masonry. It is particularly effective on limestone facades, as soiling on limestone is normally water soluble. On other building materials such as brick or sandstone, water washing can produce considerable improvements but may not achieve complete cleaning.

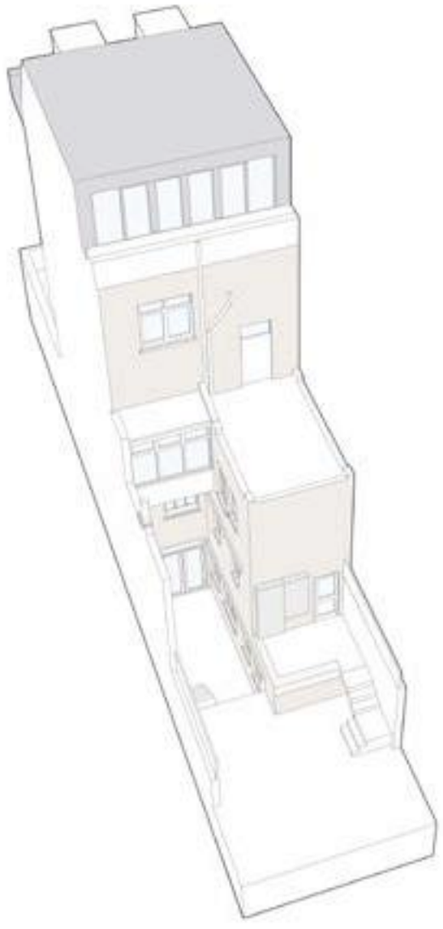
Water washing is usually done in two main stages; the first involves spraying water on the surface to soften the accumulated dirt, and the second washing the dirt away using again water (often with the help of chemically neutral soap and brush or a low pressure water lance). For light soiling e.g. physical accumulation of dust and superficial surface staining, this method can be easy, relatively cheap and effective if it is used carefully (i.e. without using excessive pressure, excessive volumes of water which can penetrate the structure or even stain the surface, and without using metal brushes or other coarse abrasives which can physically damage the stone or bricks).

The disadvantage of this method (again depending on the nature of the soiling, the porosity of the materials, etc.) is that it may prove to be relatively ineffective. Despite the simplicity, it needs to be carried out by specialised and experienced operators, in order to control the amount and pressure of water used, to select any supplementary techniques that may be necessary on a particular building and to apply skill and care when rubbing the wet surface of the facade. Most probably, at no other time in its life a building is subjected to such concentration, quantity and possibly pressure of water, as during washing.

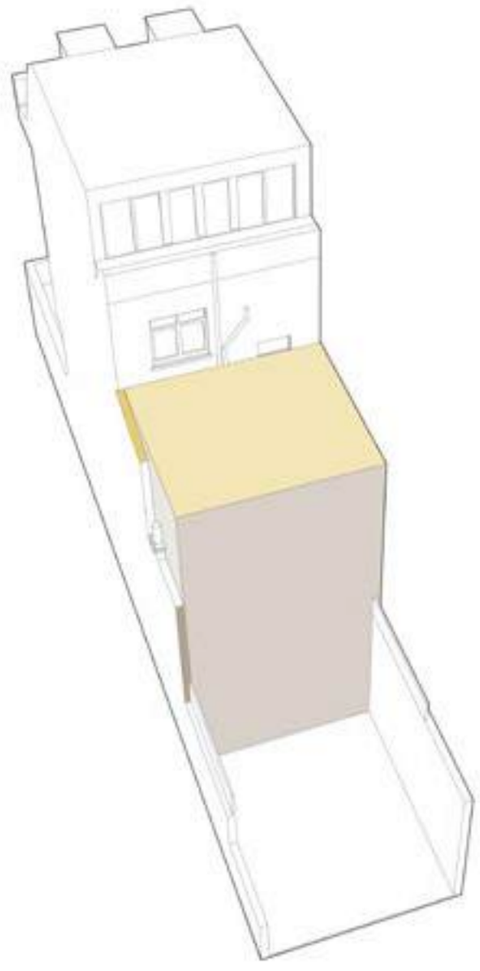


Elements of the exterior facade:

1. Existing heritage railing to be cleaned in place
2. Brickwork to be lightly cleaned
3. Original windows to be cleaned, repairs made locally as require
4. Original panelled door to be retained & cleaned
5. Plastic windows in modern rooftop addition to be replaced with more suitable alternative



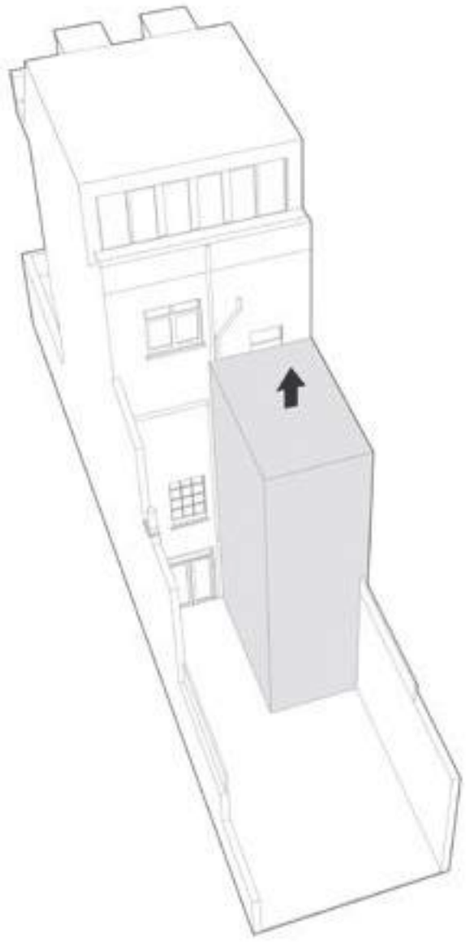
Existing



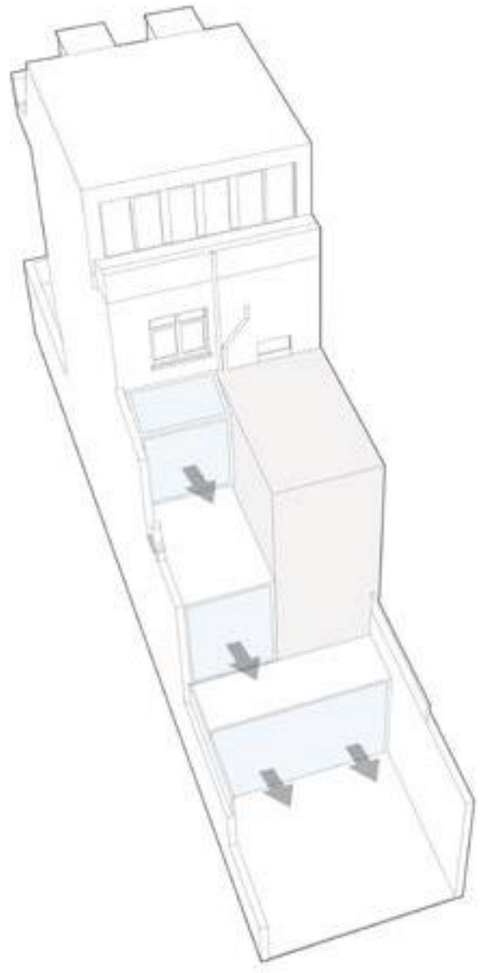
Maximum volume constrained by neighbouring additions

5 Design Evolution

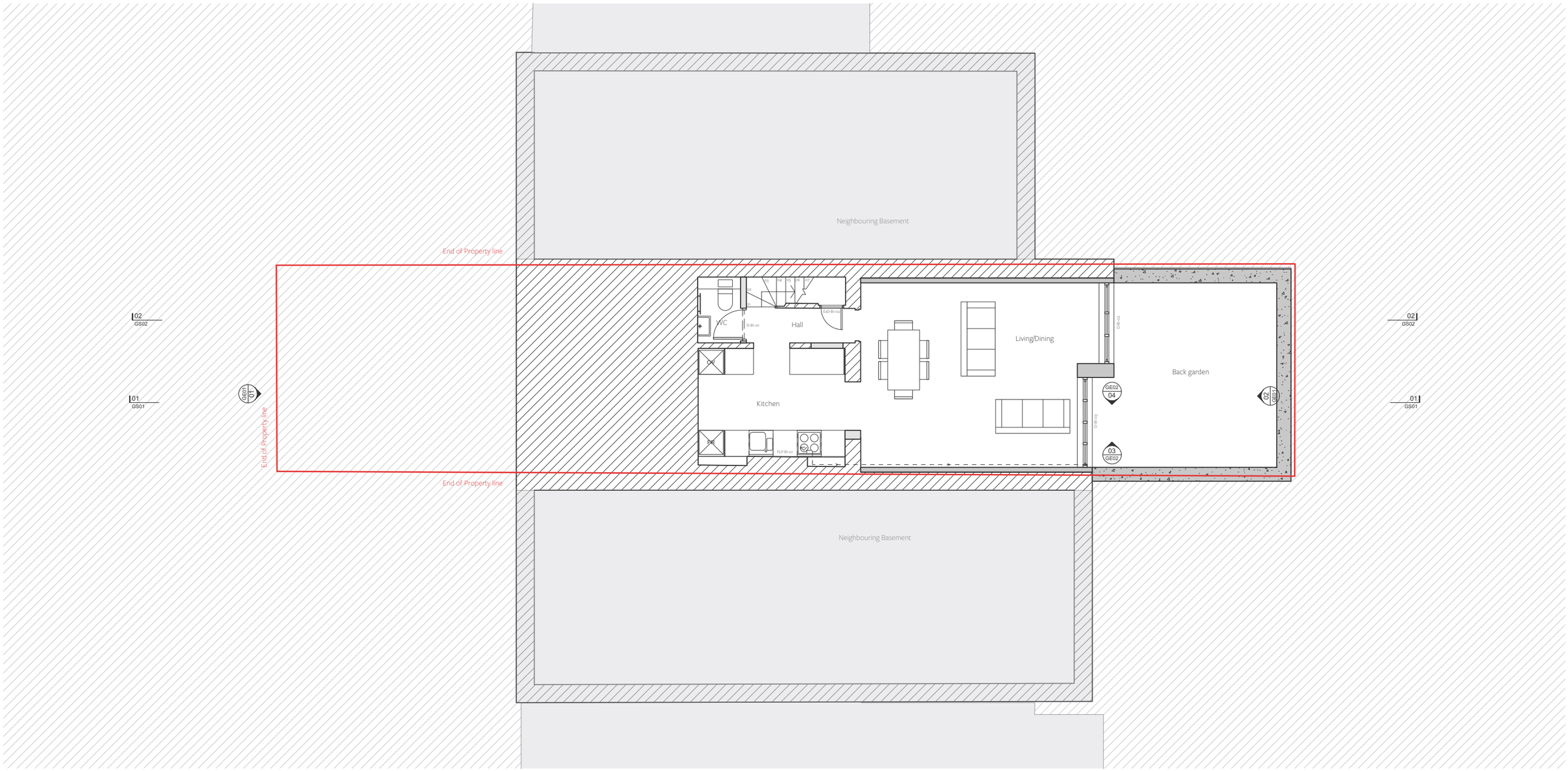
5.2 Concept Evolution



Rebuild modern rear addtion to level floors internally



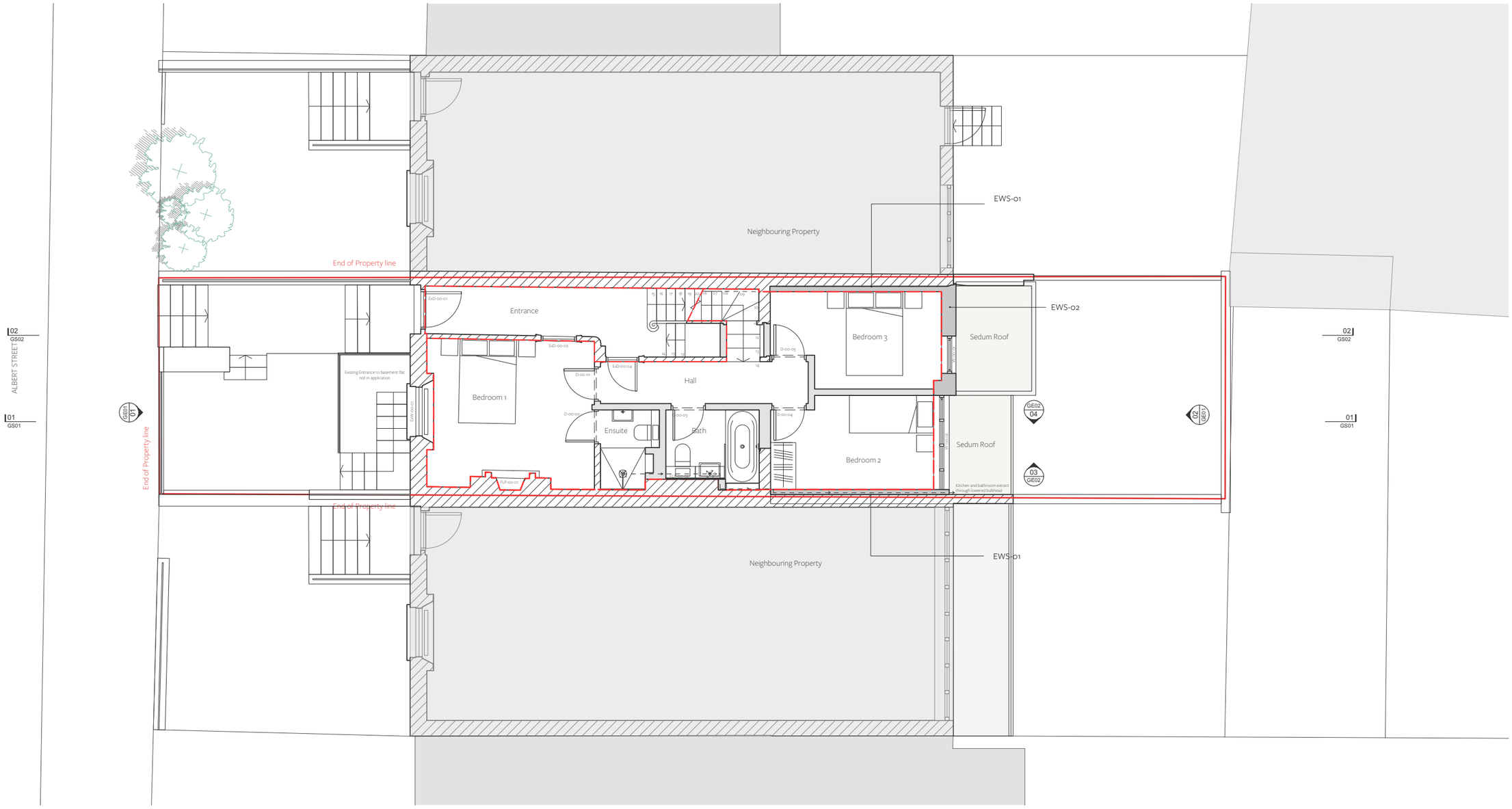
Glass infill beside brick projection; light construction



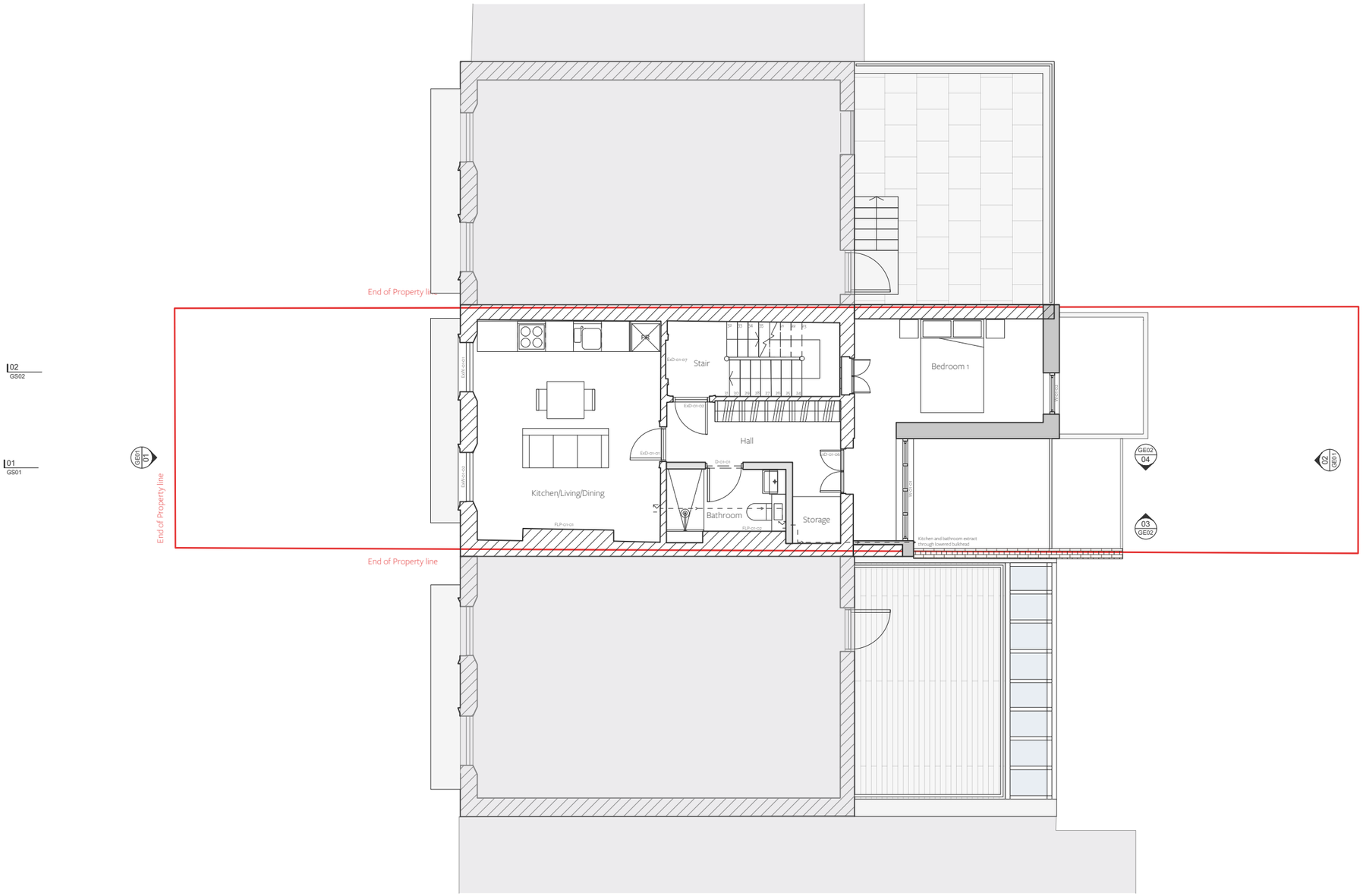
Basement Plan | 1:100 @ A3

6 Proposed Scheme

6.1 Proposed Layouts



Ground Floor Plan | 1:100 @ A3



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GS02

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GS01

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GS02

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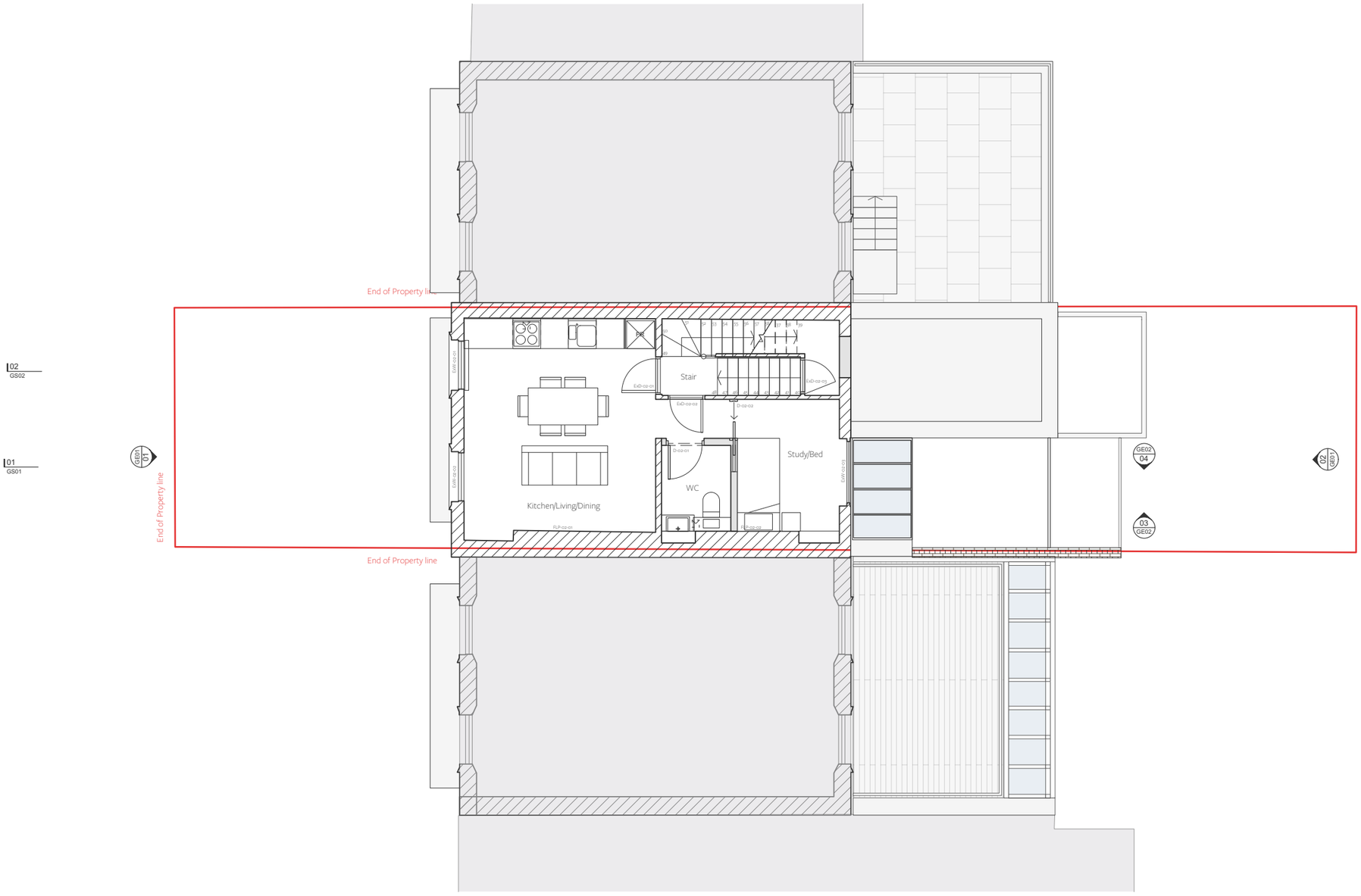
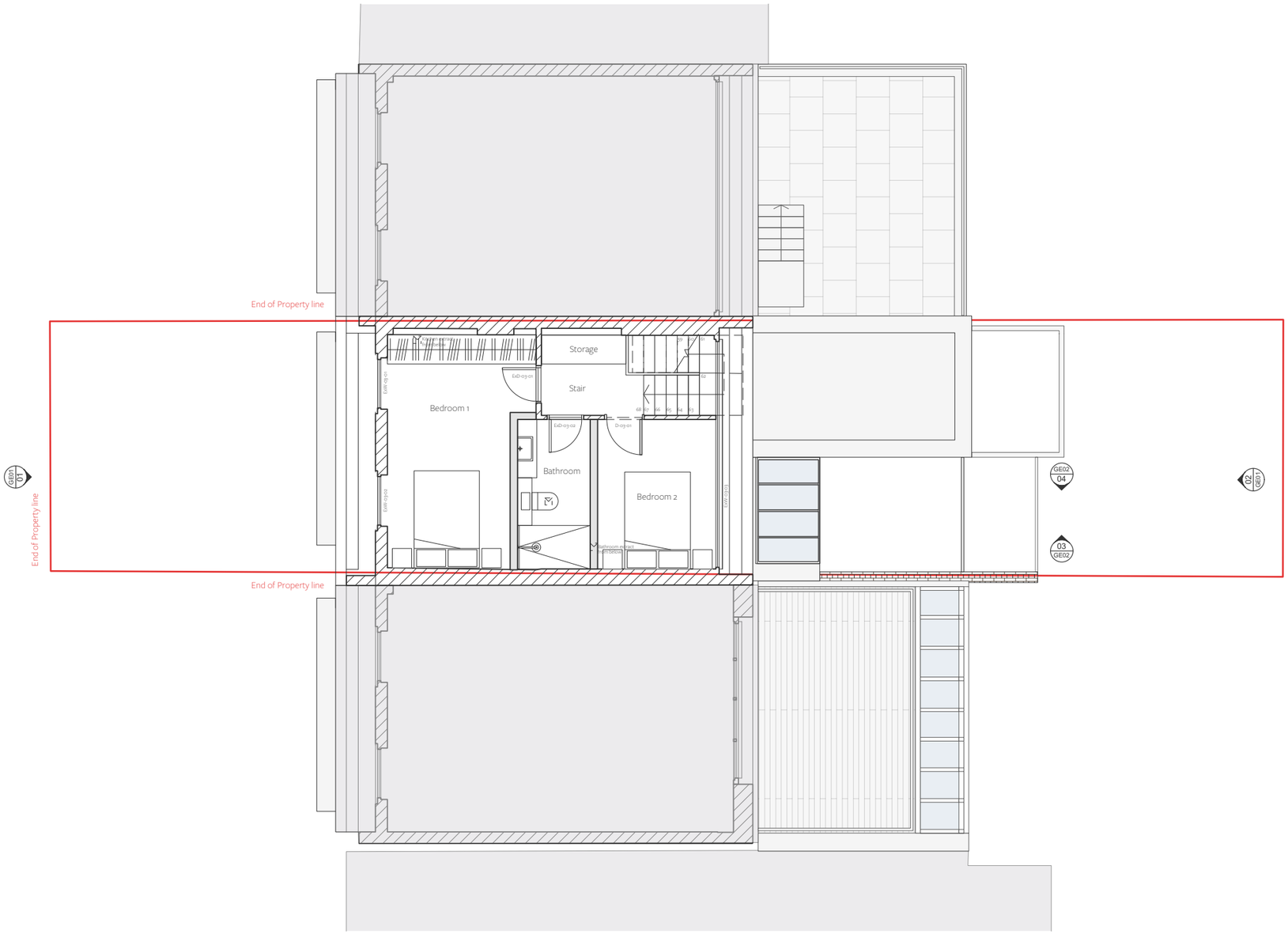
GS01

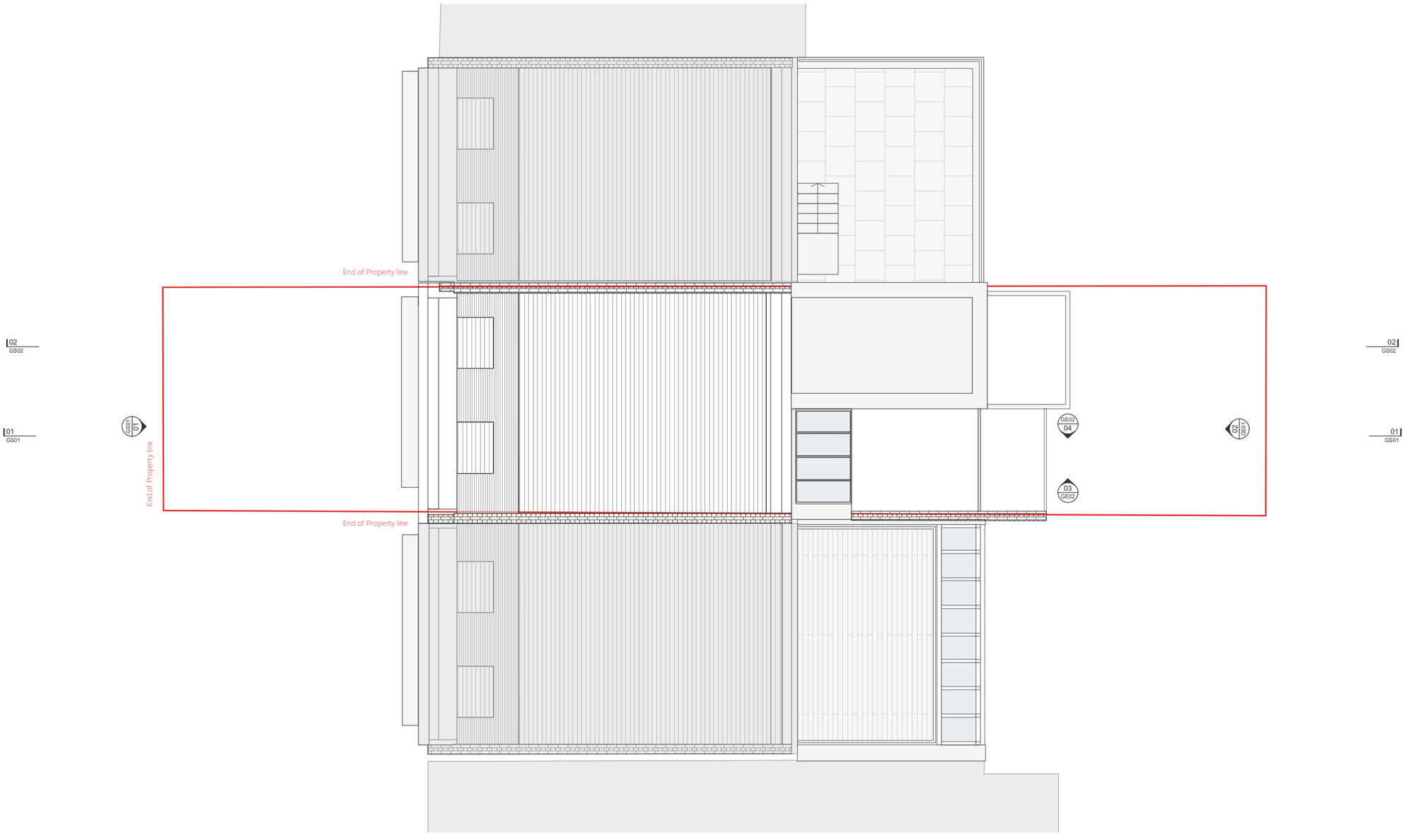
First Floor Plan | 1:100 @ A3



Second Floor Plan | 1:100 @ A3



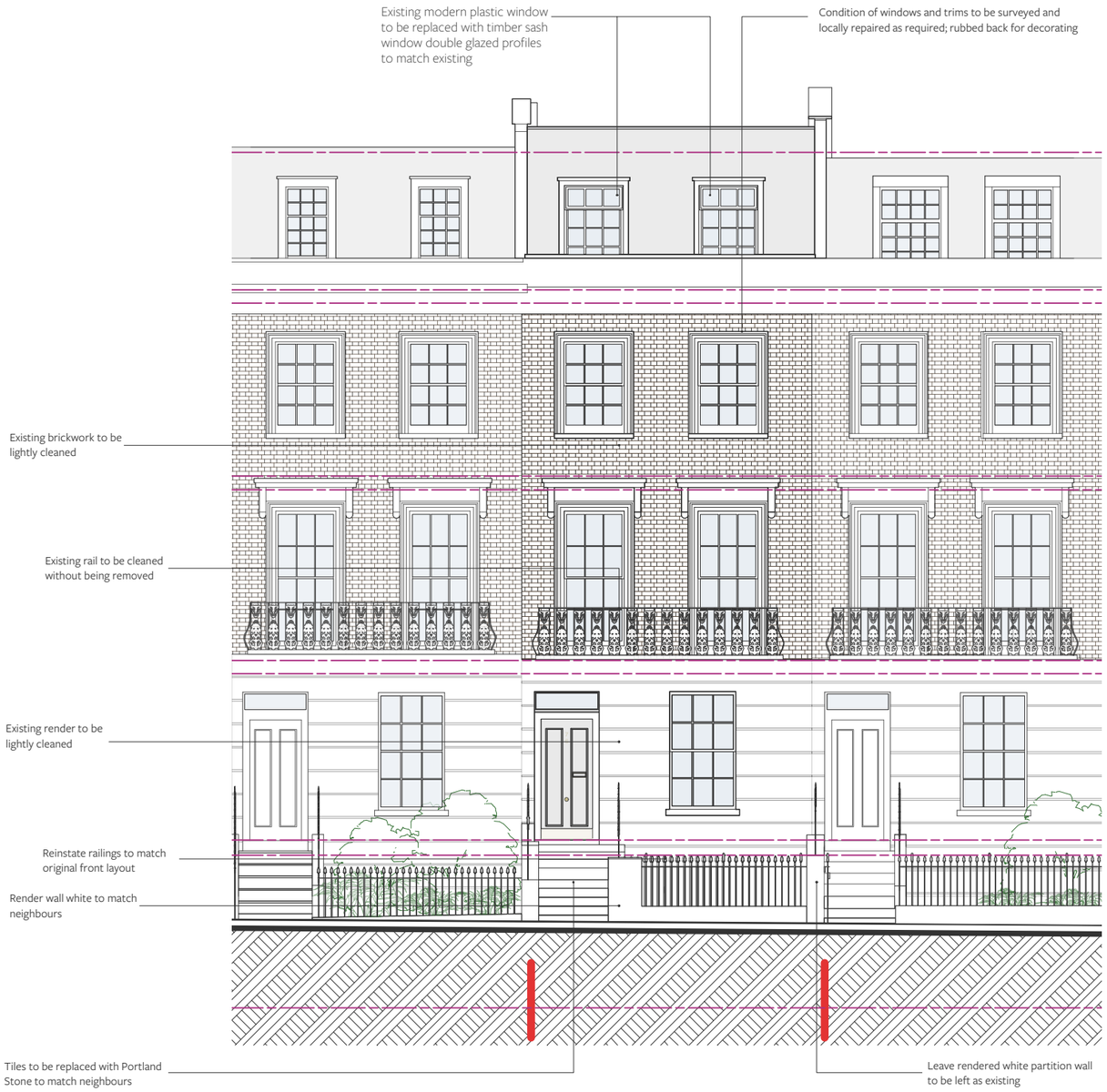
Third Floor Plan | 1:100 @ A3



Roof Plan | 1:100 @ A3

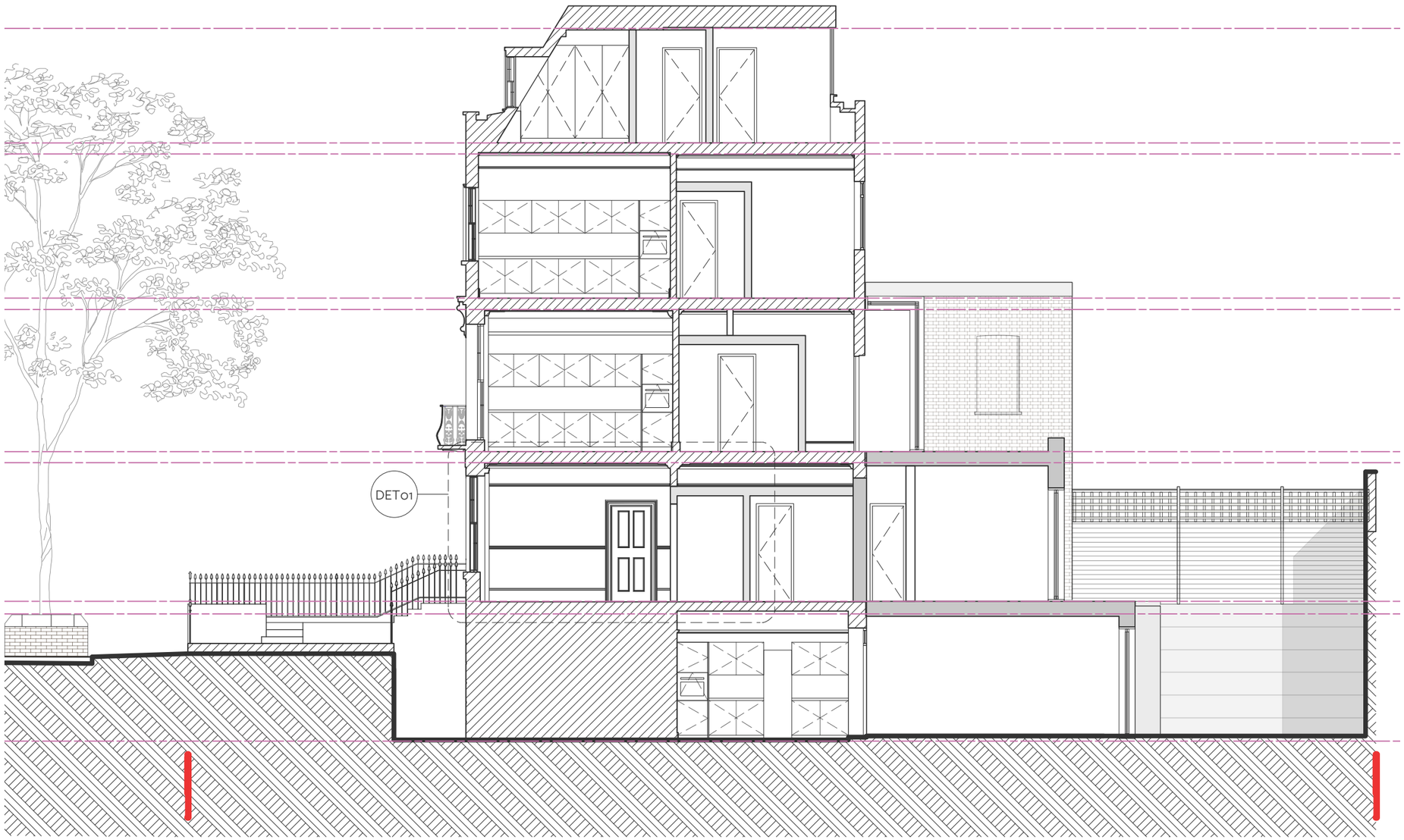
6 Proposed Scheme

6.2 Proposed Elevations



Front Elevation | 1:100 @ A3

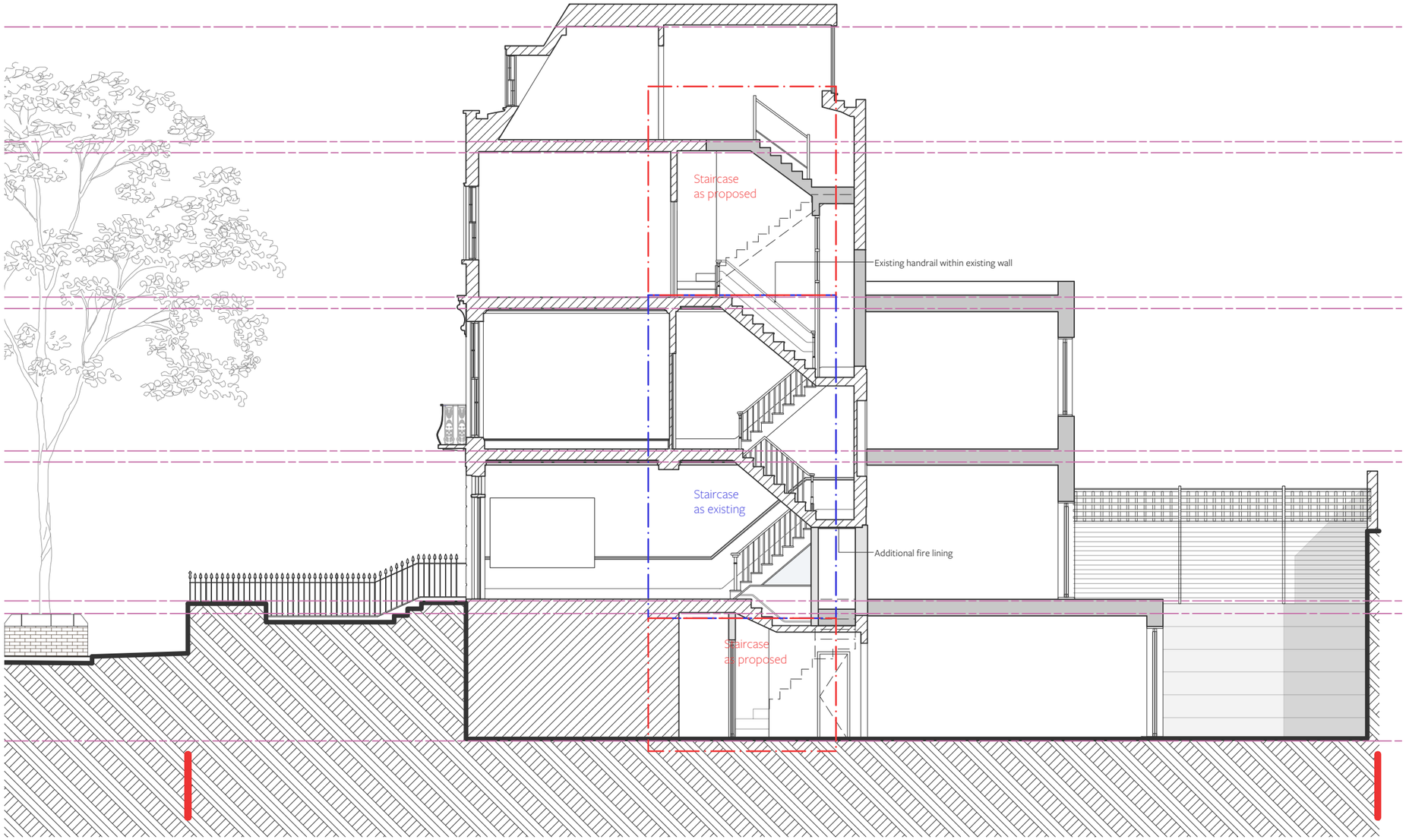
Rear Elevation | 1:100 @ A3



Section 01 | 1:100 @ A3

6 Proposed Scheme

6.3 Proposed Sections



Section 02 | 1:100 @ A3

Existing Rear Axonometric

Proposed Rear Axonometric

6.4 Views

Proposed Rear Axonometric

Proposed Rear Axonometric

8 Summary

8.1 Schedule of Accommodation

Existing Area Schedule

Floor	GIA (sq.m)
Basement Floor	30
Ground Floor	47
First Floor	49
Second Floor	38
Third Floor	33
Total	197
Overal Site Area (sq.m)	133

Proposed Area Schedule

Floor	GIA (sqm)
Basement Floor	45
Ground Floor	57
First Floor	50
Second Floor	38
Third Floor	33
Total	222
Overal Site Area (sq.m)	133

Proposed Unit Schedule

Unit No.	Floor(s)	Type	GIA (sqm)
1	Basement/Ground	3b5p	102
2	First	1b2p	50
3	Second/Third	2b3p	71

8 Summary

8.2 Conclusion

- The proposed scheme seeks to protect and revitalise the traditional typology of the existing dwelling and neighbouring properties.
- The rear conversion respects the prevailing scale on Albert Street, matching the extent of the neighbours.
- The proposed scheme restores and maintains the existing Grade II Listed building adding value with a sensitive respectful addition that compliments the former spaces.
- This is a rationalised scheme for a prominent conservation location. The light-touch design is derived from the rules of the surrounding vernacular Georgian terraces.