

Design and Access Statement

Flat 1
63 Albert Street
London NW1 7LX

07.02.2019

I. Introduction

The following Design and Access Statement has been prepared on behalf of the owner of Flat 1, 63 Albert Street to accompany a Listed Building Consent lodged by Ludwig Design Limited for:

- The creation of an external staircase to the rear of the property providing access between raised ground floor and rear garden with the creation of a single French door
- Internal extension into one vault located at the front of the property, under the pavement to create a utility room/storage
- New internal changes/ relocation of kitchen and creation of a ensuite shower

The purpose of this statement is to outline the design process undertaken to write these proposals and specifically to explain the new suggested changes and how the planning of this has considered the architectural and historic past of this building.

We wish to maintain a balance between the history of this building, its existing form and the requirements of modern living and respect its location in a central area of the borough of Camden, being part of a terrace of Georgian houses.

II. Design Principles for the planning application

Situation & Description

No.63 Albert Street is in a row of terrace houses on the west side of the street, which runs south to north. It is a designated conservation area belonging to Camden Town Conservation Area (Residential Sub area 2) as part of a row of 4/5-storey Grade II listed terraces (circa 1845).

The building is five storeys in height – the flat in question being located on the lower and raised ground floor.

Research has shown that in 1968 the dwelling house was converted into four self-contained flats.

The lower part of the front of the building is painted. The 2nd and 3rd floor are brick.

There is a loft conversion at the top of the building facing the rear garden (west).

The surrounding character of the area is residential with similarly sized dwellings and plots.

Amount

The total existing internal floor area is 95m². The new proposed



Vault extension will slightly affect this. The existing footprint will increase by 4.20m².

The outline of the flat will change slightly by this extension.



Use

There is no change of use. The property will remain residential though instead of a two bedroom a three-bedroom flat is being proposed to accommodate modern family life.

The annexe of vault 1 will be used solely as a utility room/storage, and not a habitable room. It will purely be sanitised. The area in question will be damp proofed and insulated. The existing internal brickwork is to be kept.

Layout

There is no change to the current scale. All elements are in proportion and work together harmoniously and will remain the same.

On the lower ground floor, a new en suite shower room is proposed with direct access to vault 1. This vault will not be a habitable space – it will be used as a storage room only. New damp course proofing and insulation will be applied. The exposed brickwork is to be kept. If possible, the fire surround in bedroom 1 is to be removed.



Old dressing room - proposed en suite shower room

On the raised ground floor, the new kitchen location is to be in the current living room (front reception room). Ideally the current marble fire surround is to be removed in order to gain more space to accommodate the kitchen.

The current kitchen located at the rear on this floor is to be converted into a small study with the creation of a new single French door and a staircase leading to the rear garden. The steps of this staircase are to be clad with the same tiles used on the current steps in the rear garden. The same black steel handrail as used in the front of the property, leading down to the vaults and up to the main entrance door are to be replicated.



Old kitchen – proposed new study

The adjacent photographs highlight key issues to be addressed as part of the refurbishment works.



Old Living Room – proposed new kitchen



Rear Reception Room

Scale

The scale remains unchanged.

There is no expansion of the current footprint as the vault is already existing.

Appearance

The scale of the proposal respects the existing building and the choice of material is also aimed at continuity. The materials proposed (current tiles for the staircase steps and a replica of the steel handrail) are all taken from the existing property and are to be kept.



Access to Vaults

Access

The raised ground floor of the property is accessed by steps from the public pavement.

There are internal stairs.

There is no proposal to change either entrance to the building.

**Conclusion**

The work proposed at Flat 1, 63 Albert Street will provide a beneficial increase in family space and arrange it in a modern and efficient way.

