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125 ALBERT STREET, CAMDEN TOWN

Design, Heritage & Access Statement

February 2019

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CONTENTS

- 01 INTRODUCTION
- 02 SITE & CONTEXT
- 03 EXISTING BUILDING
- 04 THE PROPOSAL
- 05 LOCAL PRECEDENTS
- 06 PRECEDENTS
- 07 EXECUTIVE SUMMARY

01

INTRODUCTION

This Design, Heritage & Access Statement has been prepared by Grey Griffiths Architects on behalf of the owners of 125 Albert Street, Camden Town, NW1 7NB in support of a planning application for an extension to the property.

The planning application is a full plans application for a proposed extension. The proposal is for a one-storey rear extension that will provide additional living space to create a home which is suitable for a family.

The extension replaces low quality extensions to the rear of the property and creates a more viable family home by improving the sequence of rooms at ground floor. The extension has been carefully considered to have minimal impact on neighbouring properties.

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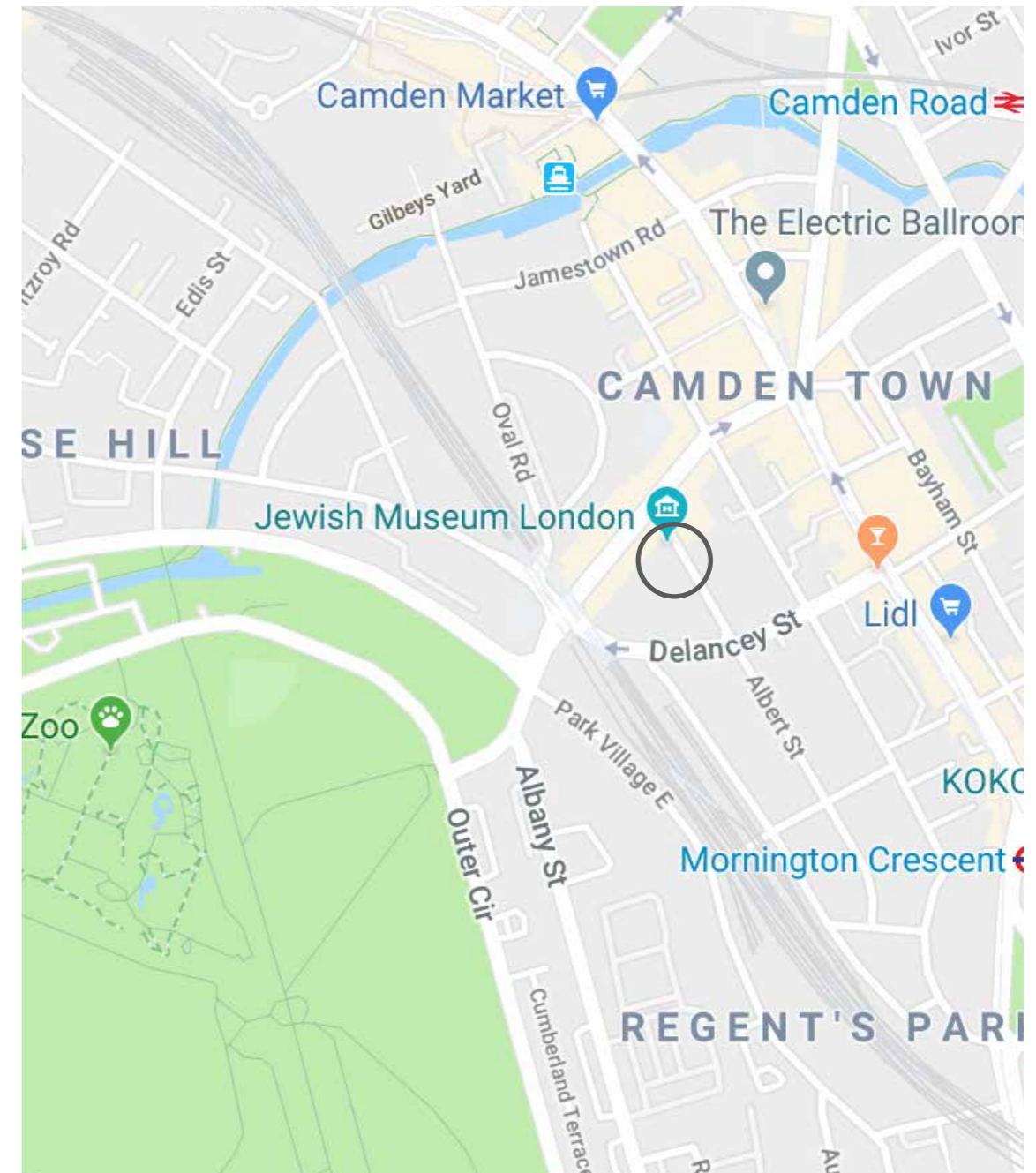
SITE & CONTEXT

Albert Street is a predominantly residential street in Camden Town. Number 125 is at the North West end of the street perpendicular to Parkway and Delancey Street. Albert Street is located parallel to Camden High Street and the house is approximately 4 minutes' walk from Camden Town station.

The house is a part of a uninterrupted line of uniform historic terraces, many of which have undergone Mansard roof extensions. The property has been altered at the rear in the form of a single storey extension and a small outbuildings.



EXISTING BUILDING, FRONT VIEW



02

SITE & CONTEXT



AERIAL LOOKING WEST



AERIAL LOOKING EAST

02

SITE & CONTEXT

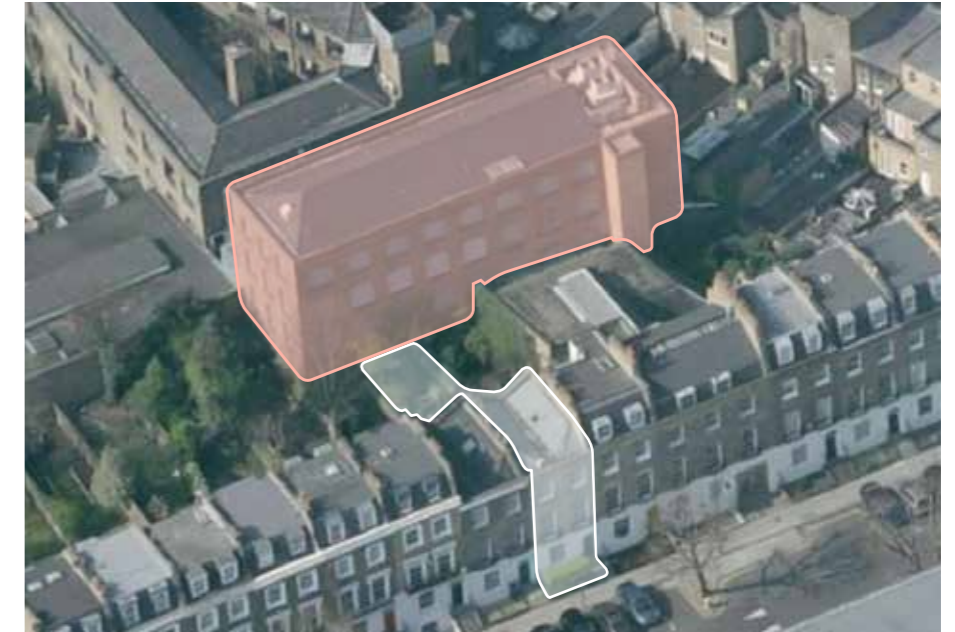
Albert Street is a

Nearly all of the rear closet wings have been subject to alterations and extensions.

The rear of the site at 125 Albert Street backs directly onto a large, 4-storey office building, which is accessed at 77-79 Parkway. The building contains offices for Sheppard Robson Architects. Also, numbers 129-131 house London's Jewish Museum.



ALBERT STREET



SITE BACKS ONTO LARGE OFFICE BUILDING



THE JEWISH MUSEUM



125 ALBERT STREET AND NEIGHBOURS

03

EXISTING BUILDING

CONSERVATION AREA

125 Albert Street is located near the junction between Albert Street and Parkway at the North end of the street. The property lies within Camden Town conservation area.

The Camden Town Conservation Area Appraisal describes Albert Street as follows:

- Albert Street has a high quality streetscape, lined on both sides almost without interruption by uniform historic terraces.
- There are a large number of street trees, complemented by planting in the generous front gardens, which south of Delancey Street are as much as 5 metres deep.
- The majority of terraces were erected as three storey buildings raised on basements. The terrace on the east side, south of Mornington Street, Nos 22-46, is of a symmetrical composition with a raised parapet forming a central feature spanning Nos 34-38. It is the only terrace in the street with an historic mansard attic storey.
- Although the architectural integrity of the terraces has been retained at the front, glimpses from side streets reveal an array of oversized and out-of-scale rear extensions, many of which were constructed under permitted development rights prior to

the statutory listing of properties and the designation of the Conservation Area.

- Several properties also have inappropriate roof extensions, partially visible above the front eaves parapets, ranging from oversized mansards and dormer windows to flat roofed accommodation set behind front roof terraces.

There are a variety of architectural styles at the southern end of the street:

- On the east side, Nos 2-6 have flat roofs and white rendered walls loosely adhering to a Cubist style.
- Nos 8-18 are a short row of 1970s three-storey flat-roofed houses, staggered behind a continuous white fascia incorporating distinctive shallow arches above each property.
- Contemporary with the terraces, but in a contrasting Gothic style, is the grade II listed Tudor Lodge, at No 20. Dating from 1843, it is reputedly the earliest surviving purpose-built artist's studio in London.
- Opposite on the west side, Nos 1-5 are a group of three early 19th century houses with a triumphal arch plaster centrepiece with pilasters at No 3, flanked by Nos 1 and 3.

- They are joined to the main terrace in Albert Street by a later 19th century pair of infill properties, exceptionally with ground floor bay windows.
- At the northern end of the street on the east side, Nos 124-126 is a restrained late 20th century brick-clad office building by Richard Sheppard Robson & Partners.
- Opposite at Nos 129-131, the Jewish Museum has been housed since 1995 in two terraced houses formerly used as an artificial limb factory, the entrance incorporated in a former coach archway.

03

EXISTING BUILDING

HERITAGE ENGLAND LISTING

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378643

Date first listed: 14 May 1974

Statutory Address: Numbers 123-139 and attached railings, 123-139, Albert Street

Details: Camden TQ2883NE Albert Street 798-1/76/39 (West side) 14/05/74 Nos.123-139 (Odd) and attached railings. GV II.

Terrace of 9 houses. c1845. Multi-coloured and yellow stock brick, (No.125, painted), No.137, grey stock brick. Rusticated stucco ground floors. No.127, slate mansard roof with attic dormers. Nos 135-139, slightly recessed. 3 storeys and basements. 2 windows each. No.129 incorporated in No.131 with 3 windows. Round-arched doorways with pilaster-jambes carrying cornice-heads; fanlights (Nos 133-137, radial) and panelled doors. No.131, square-headed doorway with C20 door. Gauged brick flat arches to recessed sashes (except No.125 2nd floor, C20 metal-framed casements); 1st floors with cast-iron balconies. Parapets, Nos 123-127 with stucco facing. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials.

Listing NGR: TQ2876283695

HERITAGE STATEMENT

The existing house has been subject to substantial alterations. Much of this alteration has detracted from the original period property. The extensions to the rear of the property are of low quality and compromise the rear of the property and the garden.

The proposal seeks to remove the low quality extensions and replace them with new a new modern extension that will be read as a lightweight glass and metal addition to the house, allowing the original fabric of the house to be clearly legible. The extensions will make better use of the garden, providing external space that better relates to the living spaces in the house and is more useable.

The ground floor will be reorganised to create a sequence of rooms that feel more logical than the existing layout and are better suited to modern family living. The two storage buildings in the garden will also be removed.

Where period features do exist, they will be retained where possible and restored and refurbished to enhance and preserve the character of the existing house.

03

EXISTING BUILDING

The adjacent photos describe the existing terrace house at 125 Albert Street. The house has four bedrooms and three kitchens; the second storey is currently used as a self-contained apartment.

There is a single storey extension at the rear of the property which houses bathroom facilities and a small living space. The remaining outdoor space at the rear is paved and overgrown, with a small outbuilding for storage. The rear of the site backs directly onto a large, 4-storey office building.



GROUND FLOOR STAIRS



GROUND FLOOR LIVING ROOM (FRONT)



GROUND FLOOR KITCHEN



GROUND FLOOR LIVING ROOM (IN REAR EXTENSION)

03

EXISTING BUILDING



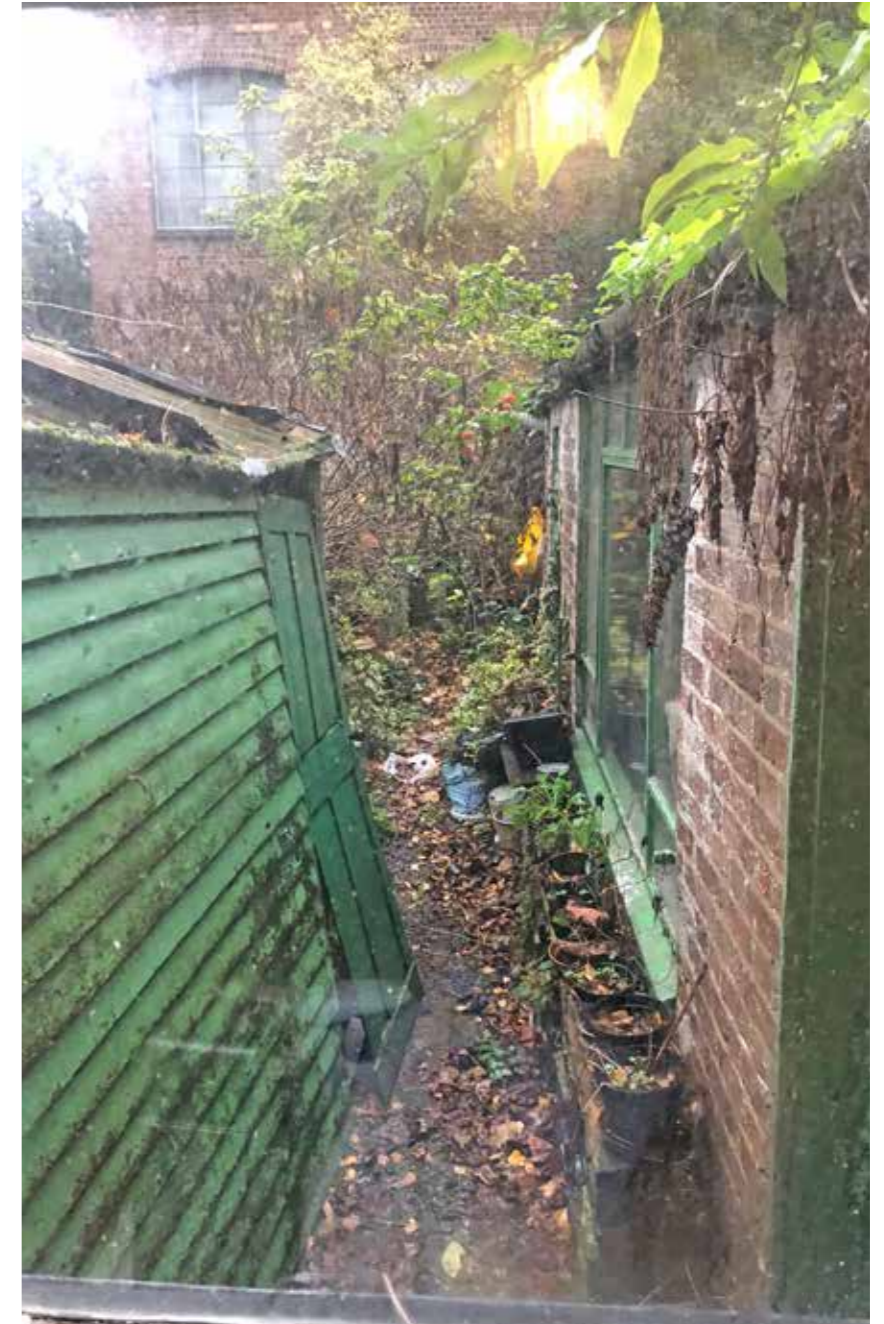
GROUND FLOOR BATHROOM



GROUND FLOOR BATHROOM



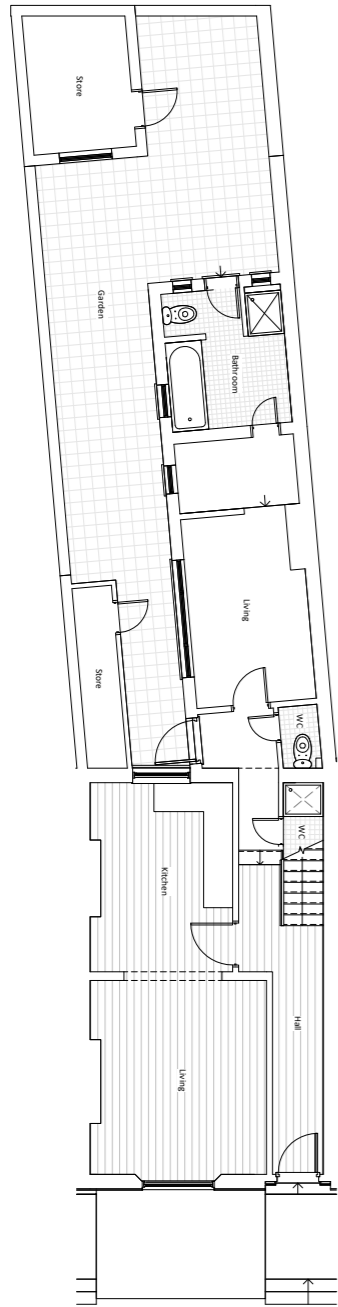
VIEW OF GARDEN FROM SECOND FLOOR



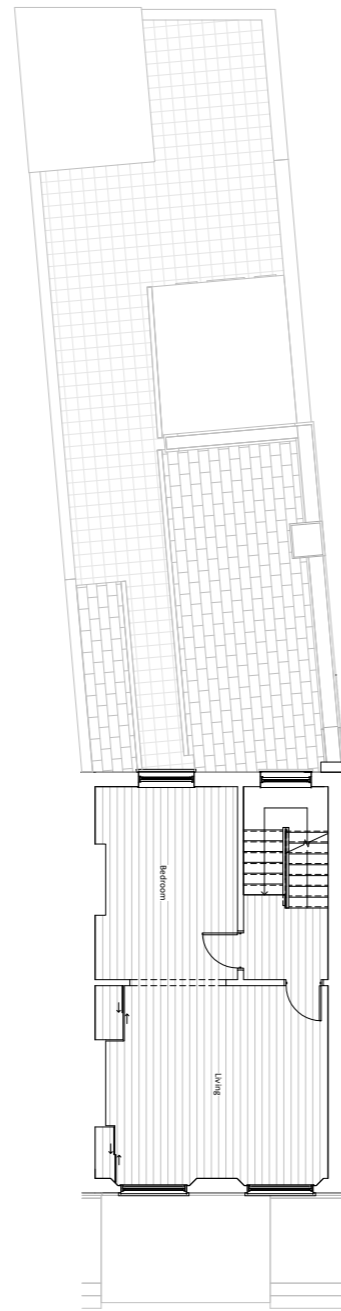
VIEW OUT OF GROUND FLOOR KITCHEN

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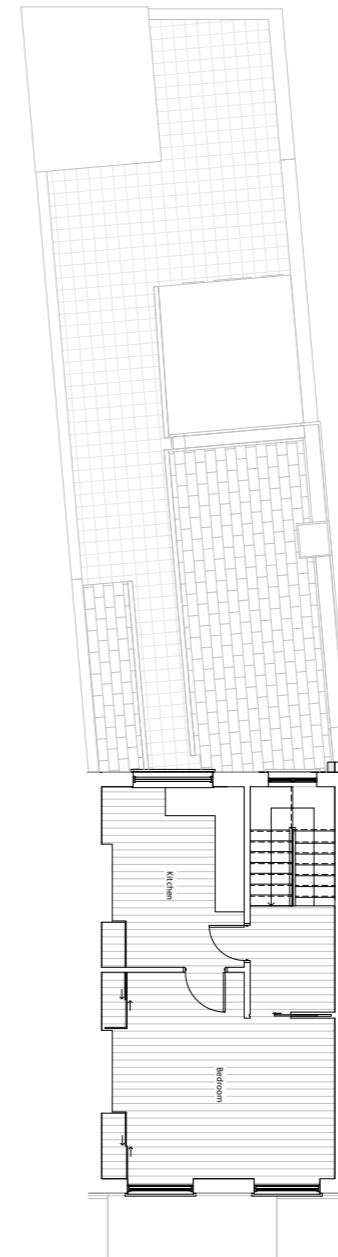
EXISTING BUILDING



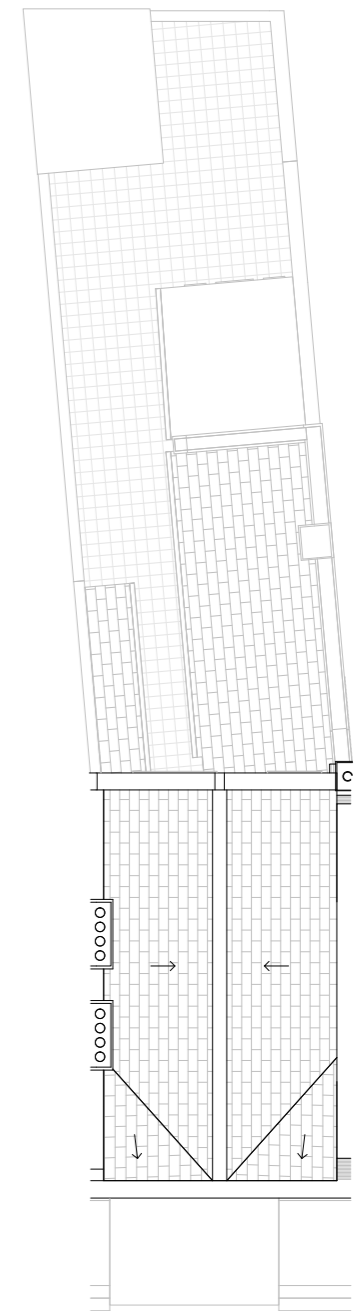
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

03

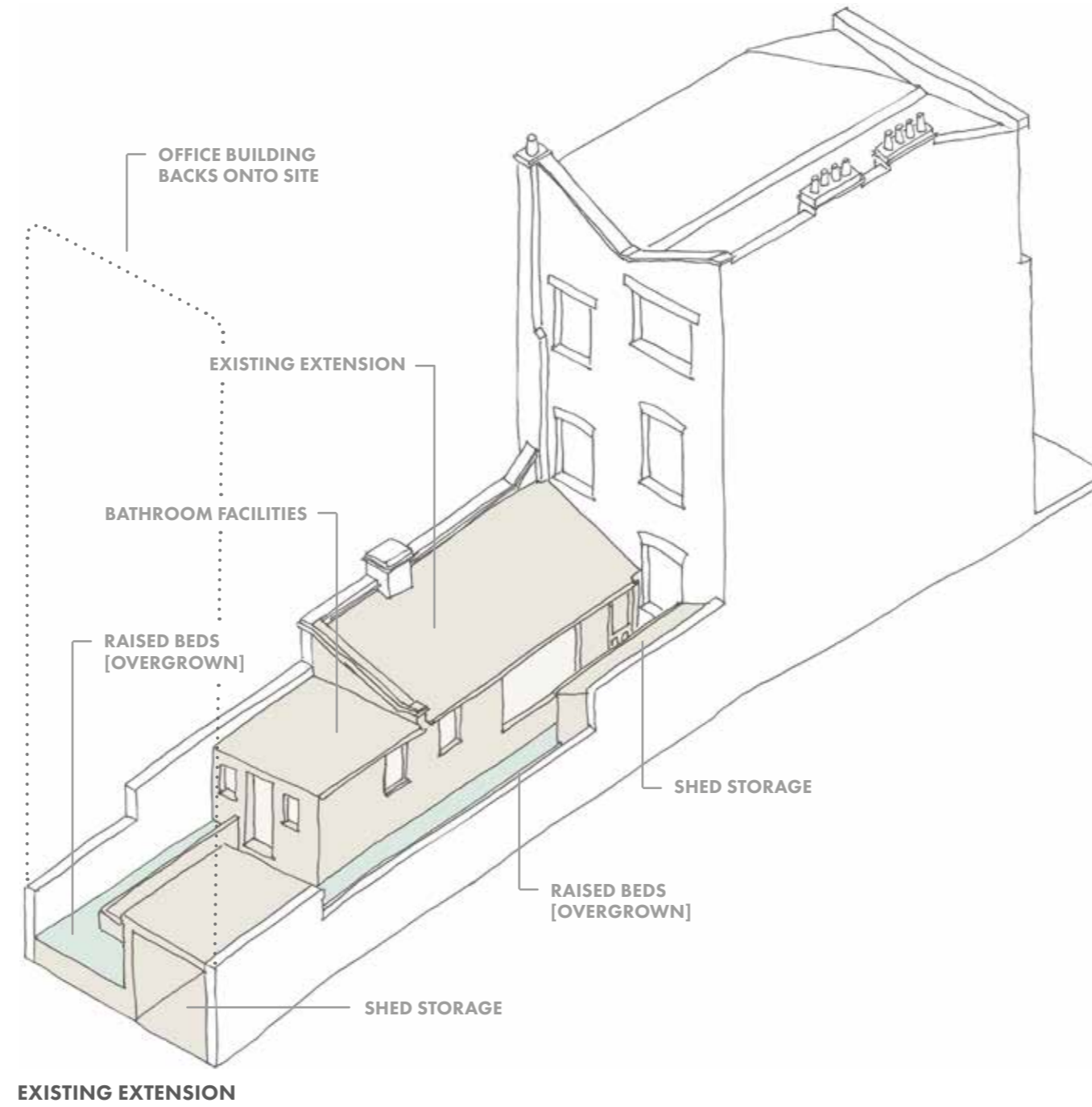
EXISTING BUILDING



LONG SECTION

03

EXISTING BUILDING



04

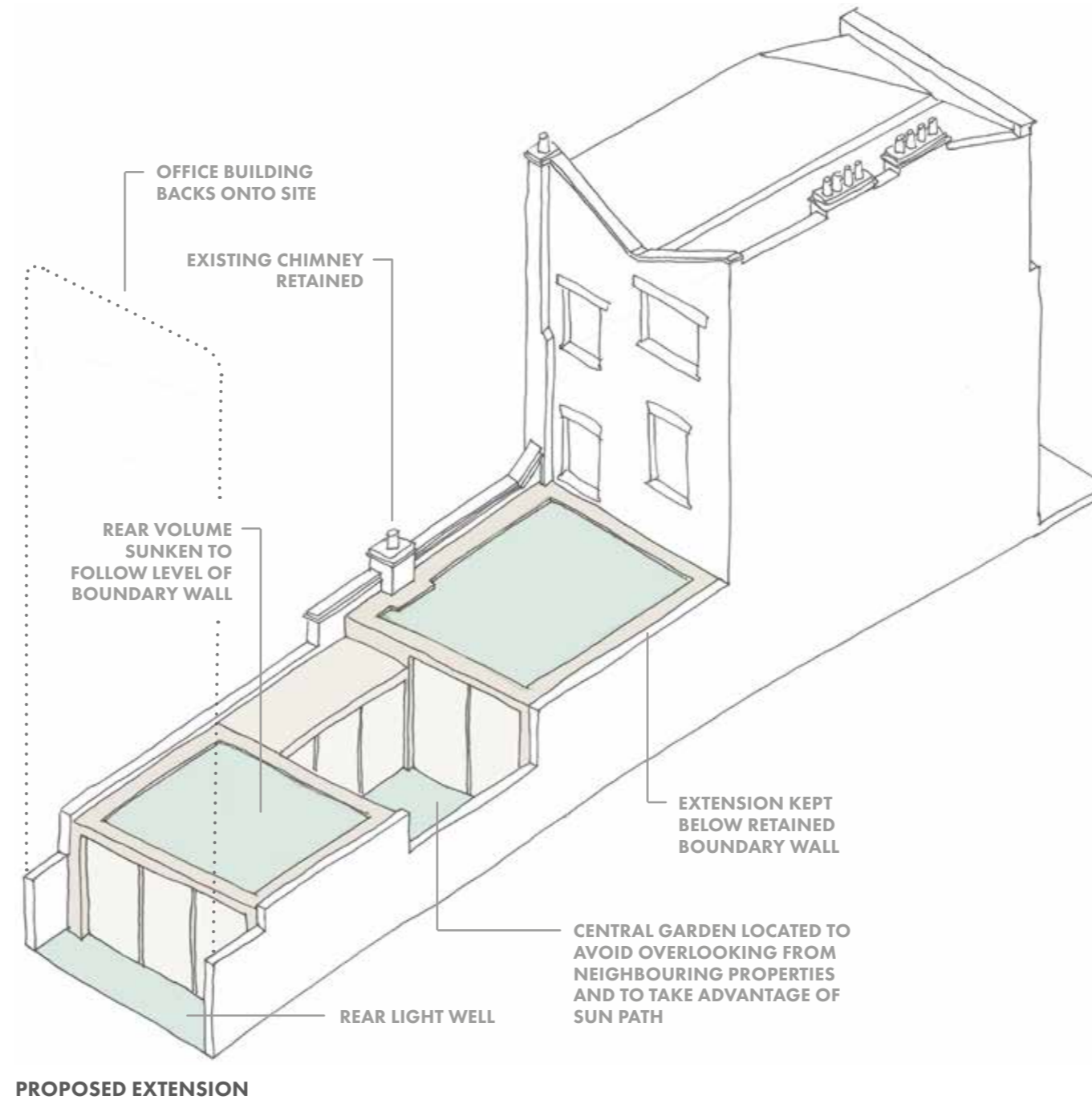
THE PROPOSAL

DESIGN PRINCIPLES

The proposed extension has been designed to address the constraints of the site and create improved living space and external space that does not have a negative impact on the listed property or on neighbours.

The key principles behind the design are as follows:

- Remove the low quality existing extensions and outbuildings.
- Adhere to the height of the existing garden walls to avoid any adverse impact on neighbours.
- Create good quality living space that addresses external space better.
- Provide external space that is not overlooked and that takes advantage of the sunpath.
- Create a high quality architectural addition that compliments the refurbished house.
- Reorganise the ground floor of the house to provide a more logical sequence of rooms.



04

THE PROPOSAL

LAYOUT

The proposed extension creates new accommodation at ground floor level that spans almost the full extent of the property. The rear volume of the extension is sunken to allow the massing of the proposal to follow the existing site boundary walls and reduce the impact on neighbouring properties.

The proposed extension is the width of the existing house and will not be visible from the street as it is entirely obscured by the terrace.

The open spaces on the site that are currently overgrown and impractical have been rearranged to be better utilised and to be used in conjunction with the proposed layout.

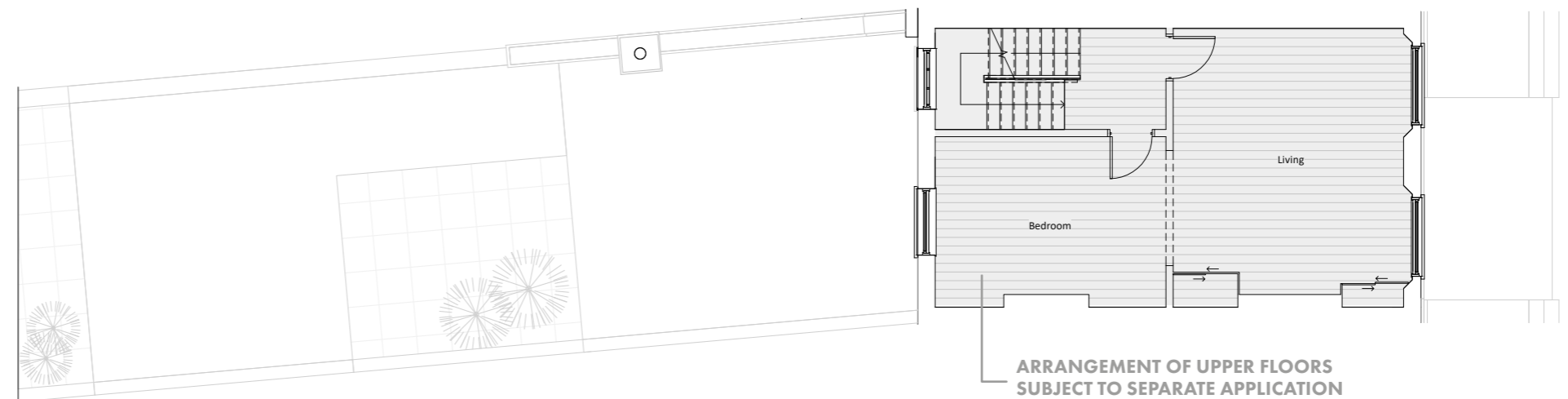
A central courtyard is located to take advantage of the sun path and to avoid overlooking from surrounding houses. Similarly, a smaller space at the back of the site acts as a light well to provide the new living space with sufficient light.

ACCESS

The primary access arrangements to the property will not be affected. The main entrance to the property will continue to be the street entrance at ground floor level.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN (SHOWING EXTENSION ROOF)

04

THE PROPOSAL



PROPOSED LONG SECTION

04

THE PROPOSAL

USE & AMOUNT

No change of use is proposed. The new extension will provide enlarged living and dining space at ground floor. The layout will be reorganised such that the living space will better relate to the paved outdoor spaces, and the bathroom and utility room will be located in a more logical position in the centre of the plan.

The existing and proposed Gross Internal Areas are as described below:

GROSS INTERNAL FLOOR AREAS

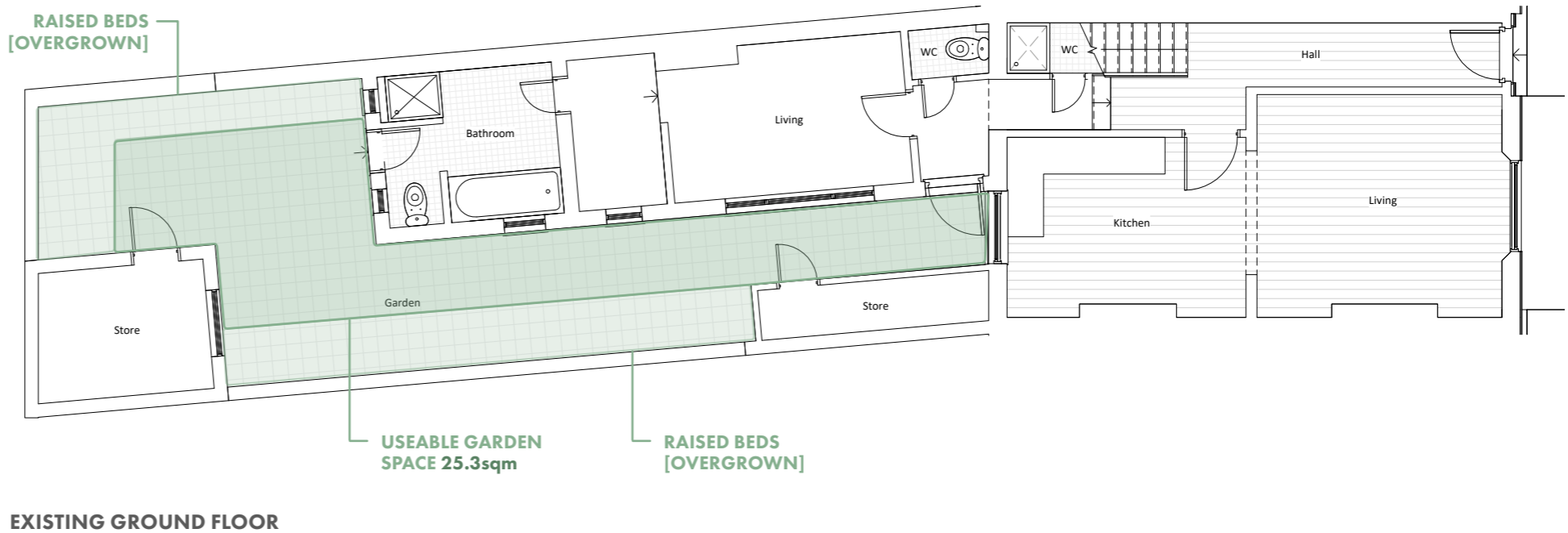
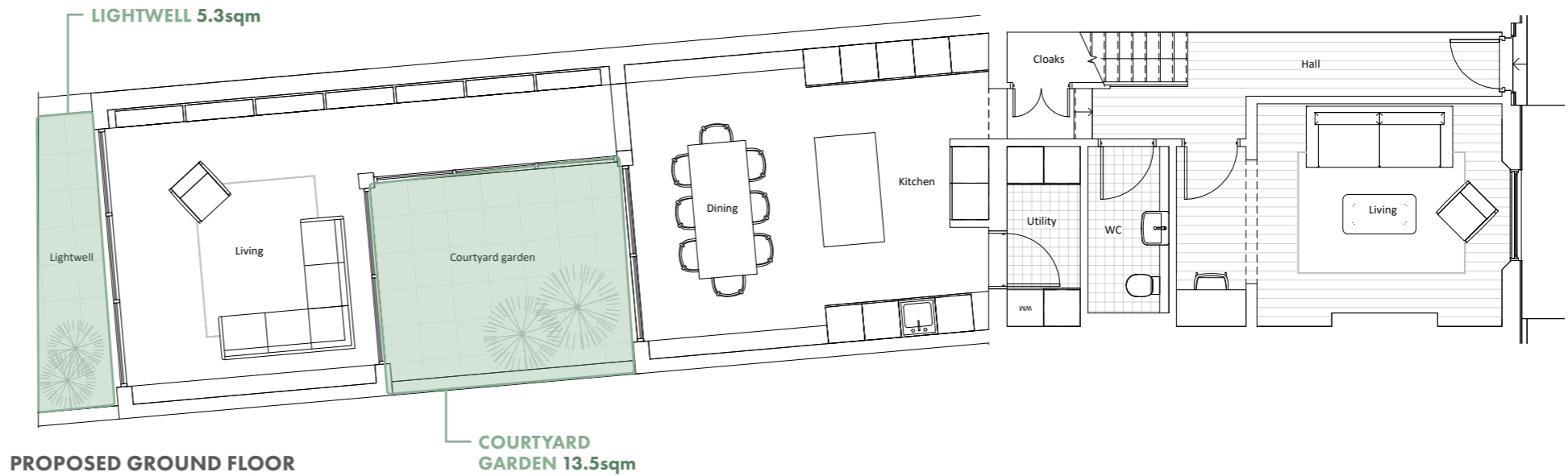
Existing Ground Floor **63.9sqm**
 Existing First Floor **38.5sqm**
 Existing Second Floor (Attic) **38.1sqm**

Existing Total* **140.5sqm**

Proposed Upper Ground Floor **93.8sqm**
 Proposed First Floor **38.5sqm**
 Proposed Second Floor (Attic) **38.1sqm**

Proposed Total **70.4sqm**

*Not including existing 9.0qm outbuildings to be removed. Existing total with outbuildings **149.5sqm**



05

LOCAL PRECEDENTS

117 ALBERT STREET

Nicholas Lee Architects designed a single storey extension aiming to respond to the historic fabric of the existing Victorian Grade II listed building and make the most of its original features.

This sensitive yet modern renovation also expands and reconfigures the lower ground to create a guest suite, auxiliary spaces and a music room, with a new kitchen and contemporary dining area at ground floor, connecting onto the garden.



28 ALBERT STREET

The extension to the rear of 28 Albert Street was completed in the 1980's and the addition to the existing building is extensive, projecting approximately 6 metres from the building line to the rear and includes basement, ground and first floor accommodation and in addition a roof terrace above.

The materiality of the extension is wholly differentiated from the main house; the cladding panels are of metal and the weathering of the material is alien to the adjacent buildings.



92 ALBERT STREET

Reading + West Architects designed a two-storey rear extension for the Grade II listed building at 92 Albert Street in a proposal aiming to 'upgrade and extend the property sympathetically and to provide a twenty first century living environment'.

The extension is aligned with existing extensions of the neighbouring properties and will 'enhance the existing listed building and will provide a significant improvement over the existing ramshackle extensions.'



06

PRECEDENTS

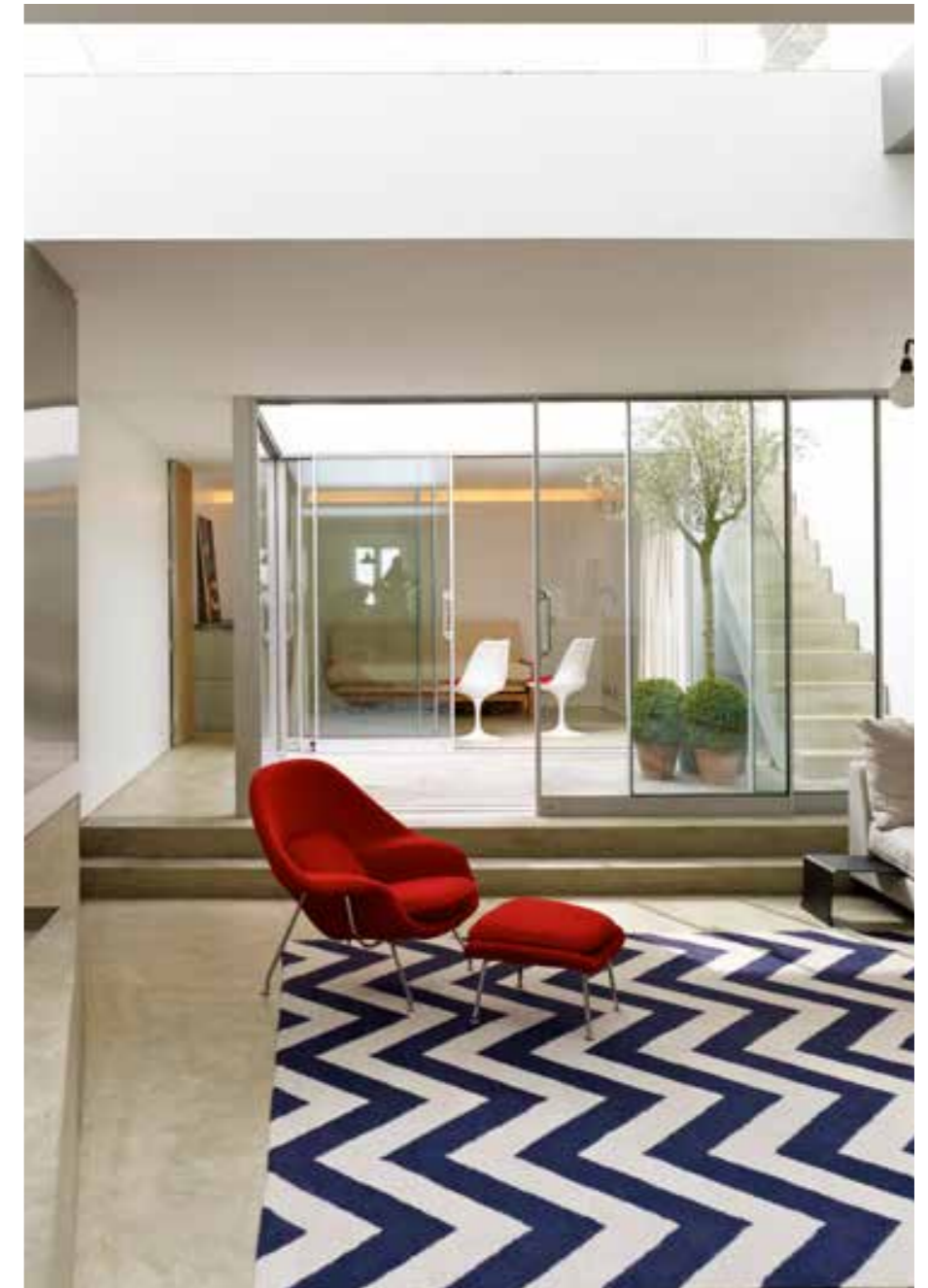
It is acknowledged that the proposal for a contemporary extension to a historic building in a Conservation Area is not an attempt to mimic the style of the existing house. Rather it is a proposal to create a high quality design that makes a positive contribution to the Conservation Area.

This is seen as a preferable approach to creating a pastiche which attempts to reflect the existing building, but in reality is clearly distinguishable as a later addition. In contrast, the approach of accepting the difference between the contemporary and historic provides a much more successful relationship between the old and new.

There are some excellent examples of contemporary architecture, some of which is in Conservation Areas, in London. These examples are clearly contemporary, but are sensitively designed with careful consideration of massing, proportion and materials that complements the historic context.



PHOTOGRAPHER'S HOUSE (HUGH STRANGE)



COURT HOUSE, ISLINGTON (COFFEY ARCHITECTS)

06

PRECEDENTS



DISSOLVE HOUSE, HAMPSTEAD (DOMINIC MCKENZIE)



PAGES LANE, MUSWELL HILL (KIRKWOOD MCCARTHY)



FITZROVIA HOUSE, FITZROVIA (WEST ARCHITECTURE)

07

EXECUTIVE SUMMARY

The proposed extension will create a home for the owners of 125 Albert Street that will meet their aspirations and their needs both now and in the future. The proposal will turn a dilapidated and out of date house into a viable family home.

The existing property is in need of modernisation throughout, and elements of the existing property would not be permitted under current regulations. These proposals provide the opportunity to modernise the house and address these issues.

The proposed extension provides well organised living space and the form, massing and appearance of the proposal has been carefully considered to ensure that the proposals do not have an adverse impact on any of the neighbouring buildings.

The proposal is for a high quality, contemporary addition to a period property, which is sensitively designed to complement the existing building and to positively contribute to the Conservation Area.

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