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125 ALBERT STREET, CAMDEN TOWN

Design, Heritage & Access Statement

February 2019

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01

INTRODUCTION

This Design and 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 roof extension that will provide an additional bedroom to create a home which is suitable for a family.

The house is currently in a state of disrepair and the owners wish to undertake this extension as part of a wider refurbishment of the property. The house will be modernised throughout, with existing period features retained where possible. The new extension has been carefully considered to complement the existing building and to make a positive contribution to its context.

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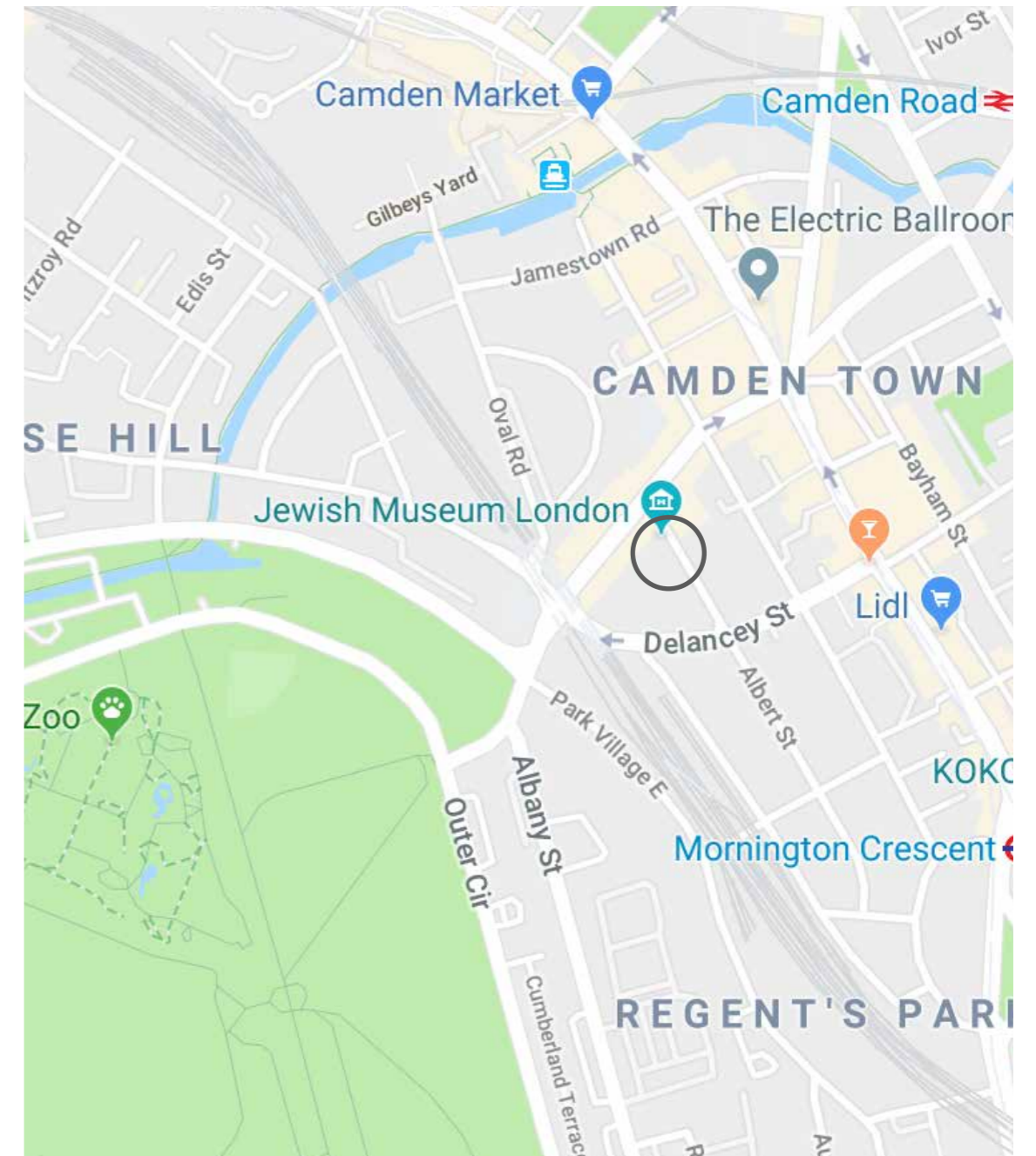
SITE & CONTEXT

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 similar roof extensions. The property has been altered at the rear in the form of a single storey extension and a small outbuilding.



EXISTING BUILDING, FRONT VIEW



02

SITE & CONTEXT



AERIAL LOOKING WEST



AERIAL LOOKING EAST

02

SITE & CONTEXT

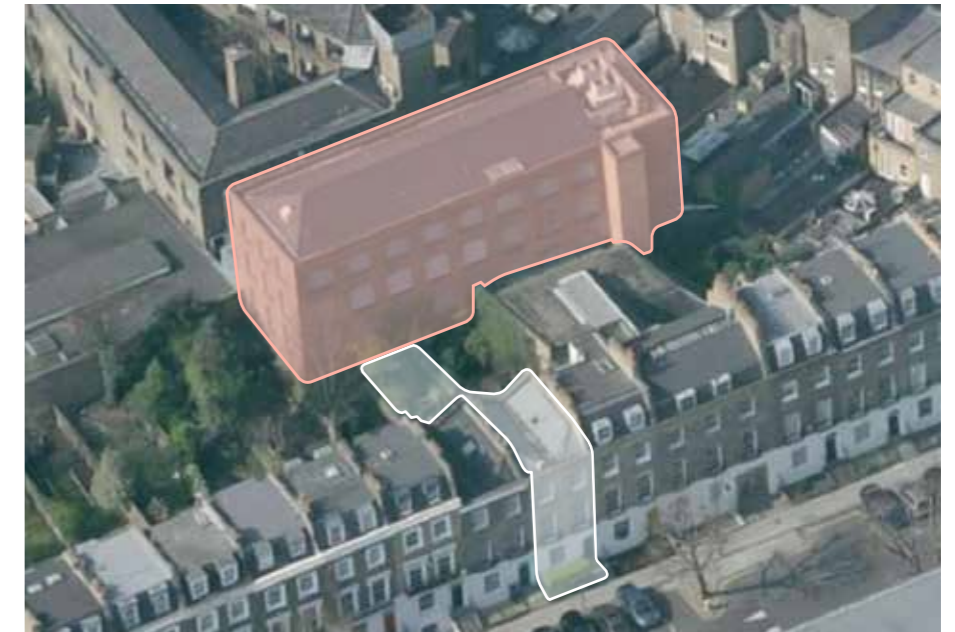
The original roofscape of the Albert Street terraces is that of stucco parapets with traditional butterfly roofs. However, almost all of the properties on the terrace where Number 125 is located have had roof alterations consisting of traditional slate Mansards with dormer windows.

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 been of low quality and has detracted from the original period property. The house has been subdivided to include a kitchen on each level, in effect to create three separate bed-sits. Whilst the property wasn't occupied by separate owners, the subdivision has created a confused internal room arrangement.

This application seeks to reinstate a more natural progression of rooms, and replace the upper floor kitchens with bathrooms and bedrooms, more consistent with the original use of these floors.

Many of the period features of the house have been removed or replaced. Where possible the applicant would like to restore and refurbish period features.

The proposed alterations will restore much of the character of the existing house and allow it to return to its intended use as a family home.

The proposed mansard roof will be in-keeping with the character of the house, having a limited impact on the house's appearance from the street and being consistent with the other properties on Albert Street. It is intended as a high quality subservient addition which sits comfortably within a historic context.

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 house has been substantially altered over time, and whilst not occupied as separate dwellings, the layout has been amended to provide kitchens at ground, first and second floors and each floor was effectively a self-contained bed-sit flat.

Internal partitions have been replaced and some of the modern partition walls have glazed panels at high level.



GROUND FLOOR STAIRS



FIRST FLOOR LIVING ROOM



GROUND FLOOR KITCHEN



FIRST FLOOR KITCHEN

03

EXISTING BUILDING



SECOND FLOOR KITCHEN



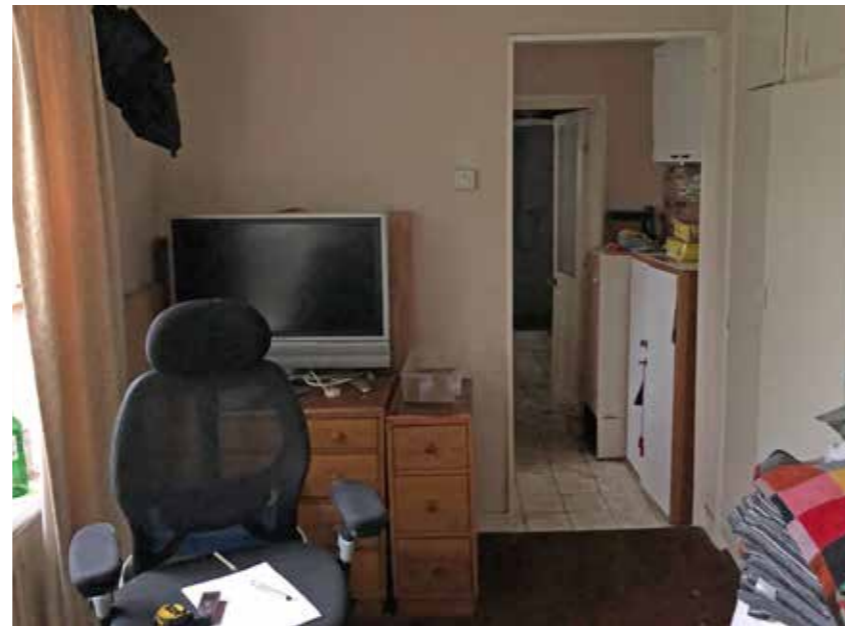
SECOND FLOOR LIVING ROOM



VIEW OF GARDEN FROM SECOND FLOOR



SECOND FLOOR LIVING ROOM



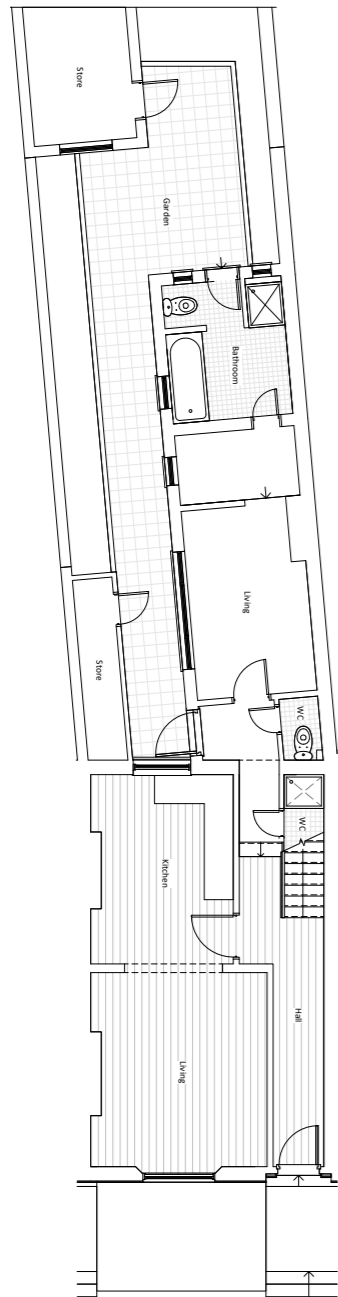
GROUND FLOOR LIVING ROOM



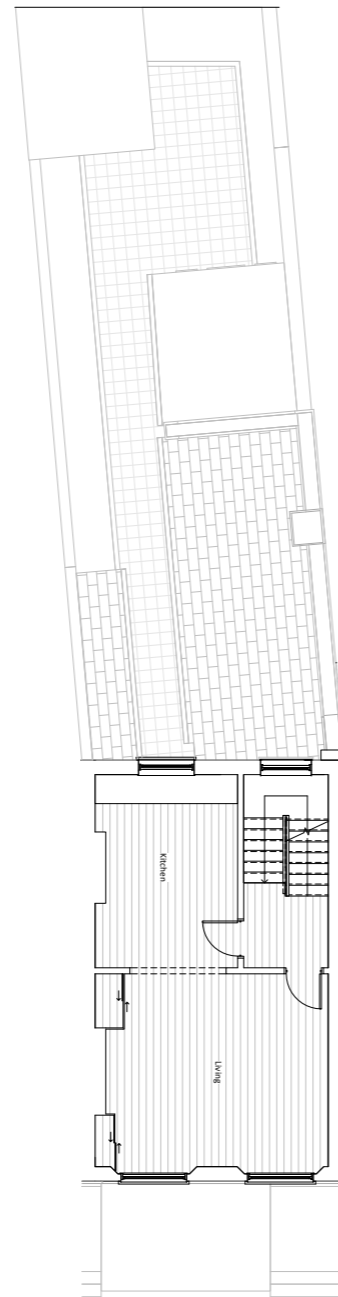
VIEW OUT OF GROUND FLOOR KITCHEN

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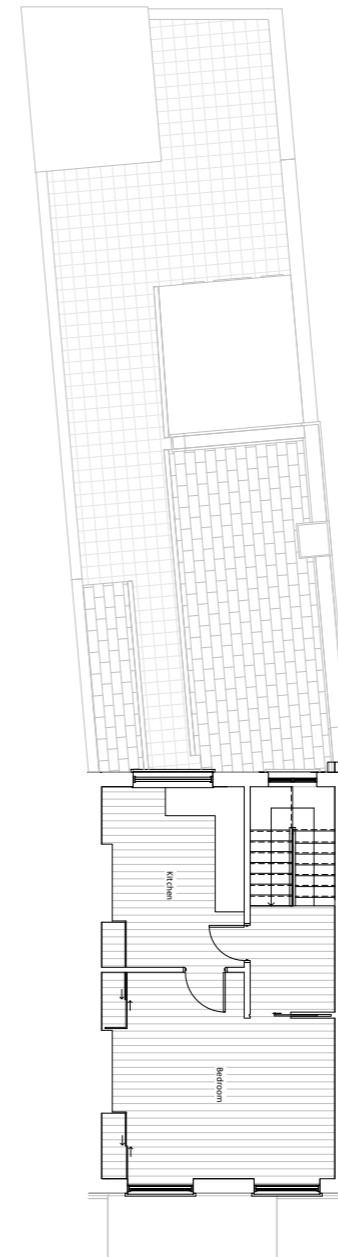
EXISTING BUILDING



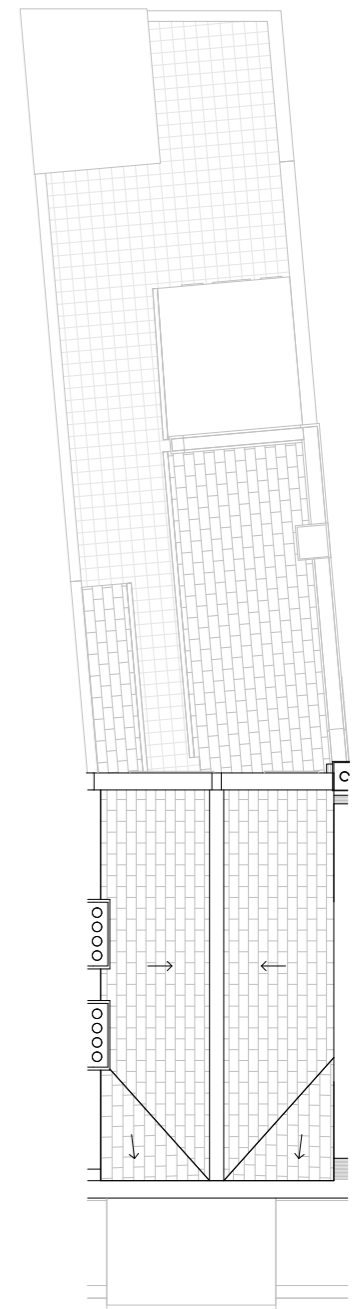
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

03

EXISTING BUILDING



LONG SECTION

04

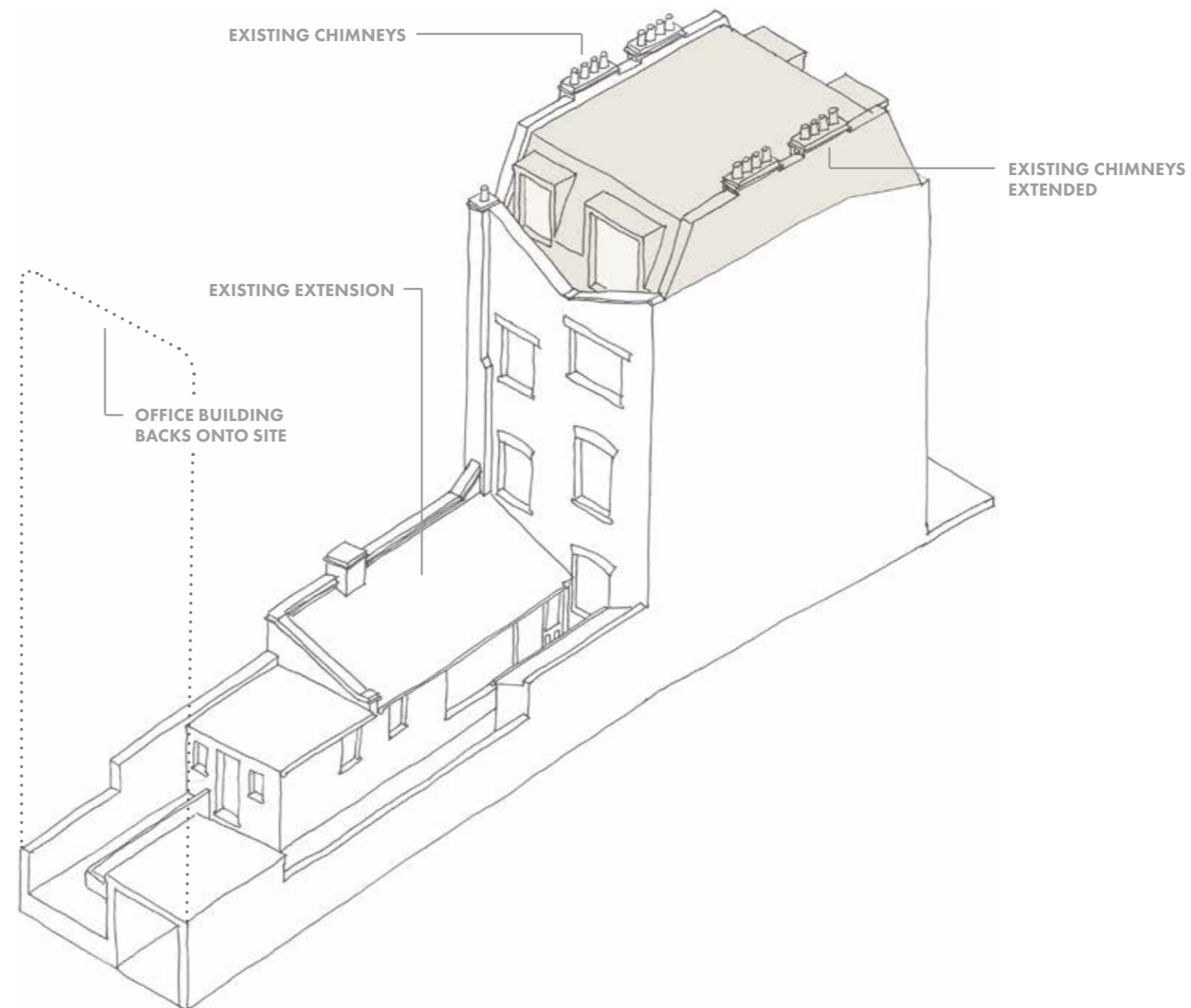
THE PROPOSAL

DESIGN PRINCIPLES

The proposed roof extension will seek to provide improved living accommodation by creating a new bedroom with an en-suite bathroom. Externally, the sloping Mansard roof will have two dormer windows at the front with two larger sash windows at the rear and a Juliet balcony off the ensuite.

The existing chimneys on the roof are to be retained and extended upwards to match the existing chimneys on the opposite side.

In order to achieve this, a carefully considered design is proposed that minimises the impact on neighbouring properties, and is subservient to the existing buildings. This design for a Mansard roof is in keeping to similar extensions on Albert Street and respects the historic features of the existing building.



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THE PROPOSAL

LAYOUT

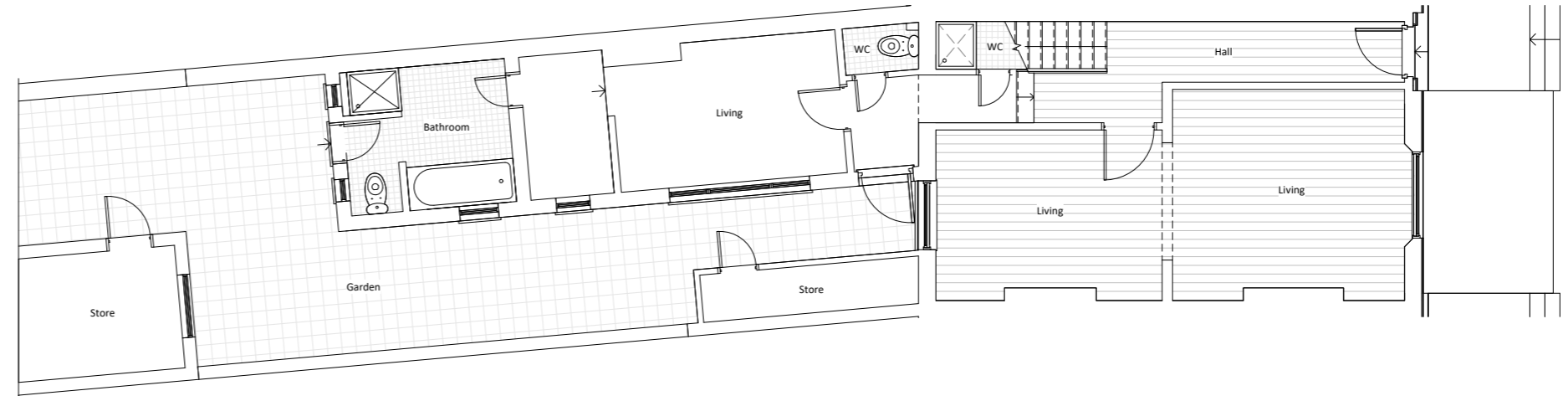
The ground floor of the house will remain largely unaffected by the changes proposed in this application. The modern kitchen will be removed from the rear living room. The existing extension could potentially provide a new kitchen, however a separate application has been submitted to make changes to the ground floor arrangement.

The first floor will be altered to remove the kitchen and replace it with a bathroom and dressing area to create a master bedroom suite.

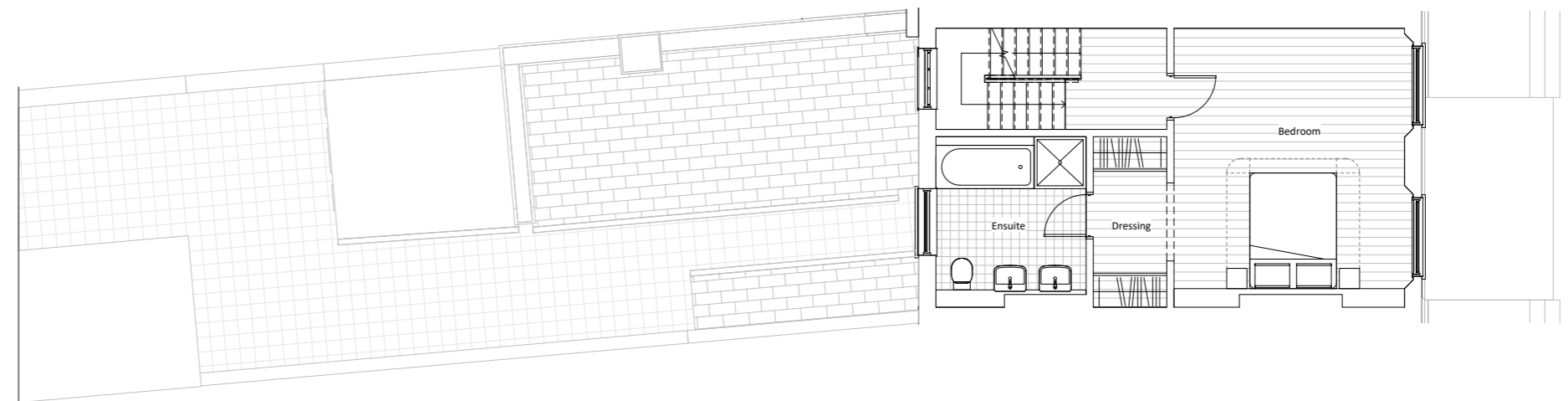
At second floor the kitchen that was added to the rear room will also be removed and returned to a bedroom. A shower room will be provided to be shared by the two bedrooms at second floor.

The third floor will comprise a guest suite in the new mansard, with a bedroom and en-suite bathroom.

The layout does not increase the number of bedrooms substantially, but allows for bathrooms to have netter access to bathroom facilities, and creates desirable bedrooms that are consistent with the character of the house.



PROPOSED GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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THE PROPOSAL

ACCESS

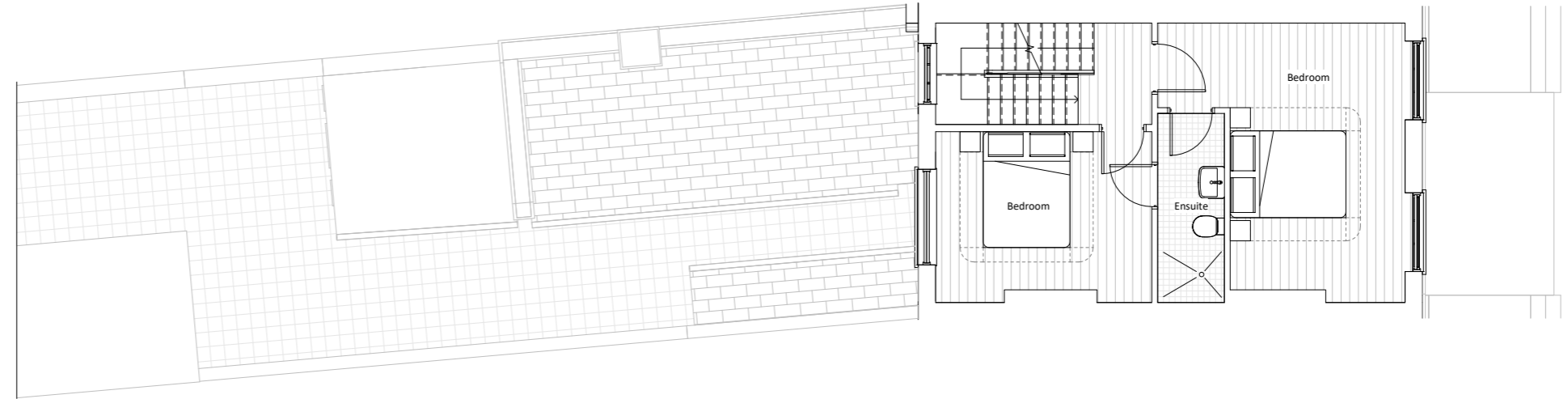
The primary access arrangements to the property will not be affected. The main entrance to the property will continue to be the existing door accessed from the street.

USE

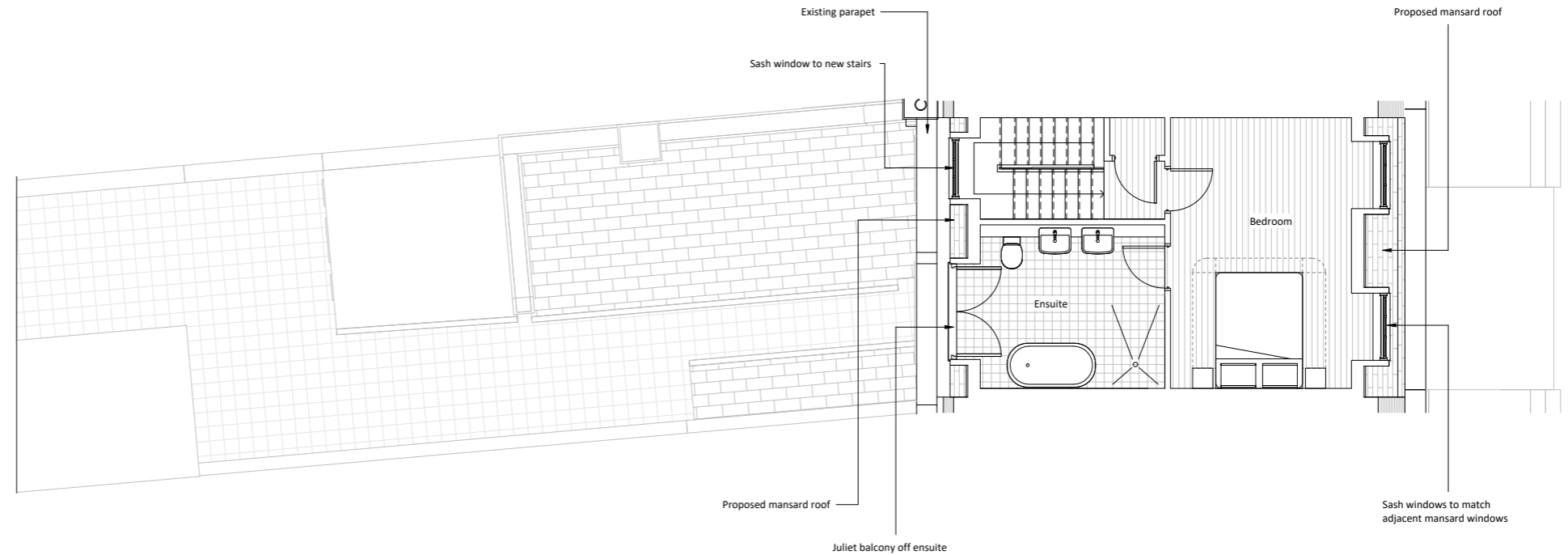
No change of use is proposed. The new extension will provide enlarged living space at third floor level. The layout will be reorganised such that the living space will better relate to the lower floors, and create a new bedroom and ensuite bathroom.

AMOUNT

The new extension will create an additional 32.3sqm of floor space at the new third storey. Overall the GIA of the property will increase from 140.5sqm to 172.8sqm.



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

04

THE PROPOSAL



PROPOSED LONG SECTION

05

LOCAL PRECEDENTS

115 ALBERT STREET

Ben Smith Architecture were granted planning permission to rationalise the roof elevation at the rear of 115 Albert Street by creating a Mansard roof extension with two dormer windows to replicate the arrangement at the front of the property.

This would also allow for the creation of a shower room at landing level to serve the third floor bedroom.



109 ALBERT STREET

A proposed Mansard roof extension was granted at 109 Albert Street. The extended building height and arrangement of dormer windows replicates that of the adjoining properties, which already have Mansard roofs.

Sloped surfaces at the front and rear are finished with natural cement-fibre slates in colour and the size matching existing.



46 ALBERT STREET

The aim of this proposed roof extension is to form two further bedrooms and a washroom. The new Mansard is designed to be in keeping with the existing building and similar to other mansard roofs along the street.

The slopes of the Mansards would follow the profile of no 42. The new roof will be set back behind the existing parapets, the slopes will be covered in natural slate with lead flashings.



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LOCAL PRECEDENTS

81 B ALBERT STREET

The proposal here was to remove the existing butterfly roof and to erect a Mansard roof of sufficient height to accommodate additional floor level.

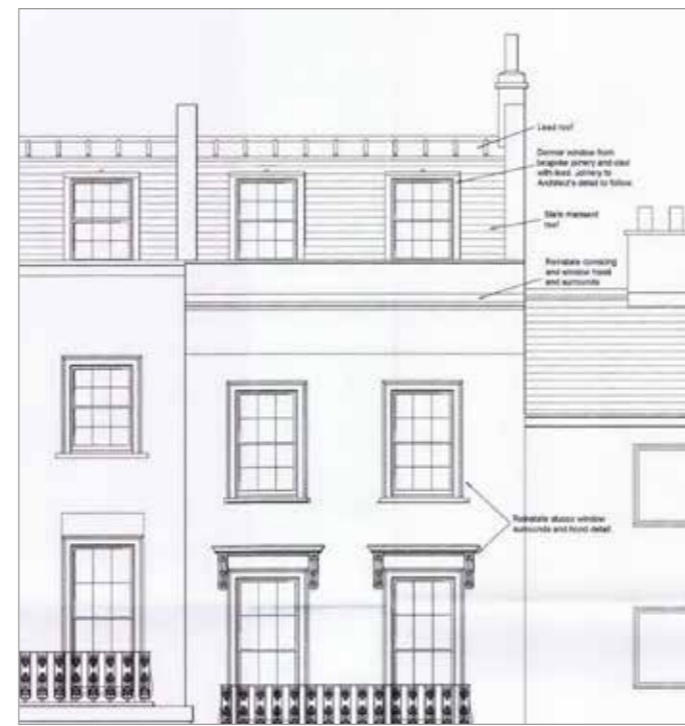
Two dormer windows are proposed to each of the front and rear Mansard roof slopes. The roof is to be clad in reused roof tiles in order to match the existing, and will use salvaged bricks to match the existing brickwork in both texture and colour.



50 ALBERT STREET

Anthony Swaine Architecture proposed to create an additional living area by constructing a Mansard roof extension similar in appearance to the three houses to the left hand side which have, in the past, already been extended in the same way.

'... a quick study of Albert Street would suggest that about 75% of the houses have been extended upwards to form Mansard attic extensions.'



92 ALBERT STREET

Reading + West Architects proposed to construct a new third floor as a Mansard extension in keeping with similar extensions on Albert Street.

The extension will house a new bedroom to the front and a new en suite bathroom to the rear.



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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 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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