

## Design Statement

**Flat 4, 84 Albert Street  
London NW1**

Application for Listed Building Consent  
For Internal Alterations



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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 attractive traditional property and forms part of a terrace of houses along the east side of the street. Flat 4 is located on one level of the property. It occupies the entire first floor of the original building.

## **2.0 The Existing Property**

Flat number 4 is comprised of a small entry space, which leads to a bedroom at the rear, a bathroom to the side and an attractive large west facing Drawing Room at the front. The Drawing Room has two large windows facing the street. At each end of the Drawing room are two chimney breasts. Only the chimney breast to the south has a fireplace. The north eastern side of the Drawing Room has a large painted wooden screen, which has double doors opening onto the Kitchen, which faces the rear.

There are some original features within the flat such as cornices and timber window shutters within the Drawing Room. Very little else appears to be original. The Kitchen and Bathroom have lowered ceilings. None of the doors appear to be original except perhaps the Drawing Room door, which appears to show signs of extensive ageing, but it's possible that this door was used elsewhere originally.

### 3.0 Proposed Alterations

The owner wishes to improve access into the flat and he also wishes to improve the character of the flat, by re-introducing some features, which may have previously existed. The items of work for which we seek approval are as follows:

#### a) New Entrance Door

Currently the small entrance space is very tight. It's too small to be used as a Hallway. When entering the property from the common parts it's very congested, particularly when two or more people are entering or when greeting guests. Therefore it is proposed to switch the main entrance door to the other side of the communal landing, so that the entrance is now directly into the Kitchen. This will provide a better and more spacious entrance area, which in addition will make the Bedroom more private. The new entrance door would be of traditional design to match the existing door.



*Existing Entrance door viewed from Common Landing and (rhs) door viewed from interior*

## **b) New Fireplace in Drawing Room**

The large Drawing Room has a fireplace at one end only. The room is symmetrical in its arrangement and so the introduction of a fireplace on the north chimney breast would balance the room and make it more attractive. Indeed we believe that originally the Drawing Room was in fact two rooms.



*Existing fireplace at south side of Drawing Room*

We believe this because there is a beam across the room, which runs across the width of the room from between the windows to the stair landing wall. The beam doesn't have any cornicing and it's rather crude in its design. Therefore we believe that a wall existed between the two windows. So the northern end would have been a separate room and therefore likely that there was a fireplace in the north chimney breast.





*Existing Beam across Ceiling*

The proposed fireplace would be a cosmetic piece and the intention is not to make it a working fireplace. However, it would look as close as possible to matching the existing fireplace on the southern wall.



*Drawing Room chimney breast showing location of new fireplace*

**c) Open up Chimney Breast in Kitchen**

The Kitchen has very little original character. In addition the chimney breast takes up space that could be better used. Therefore it is proposed to open-up the chimney breast in the Kitchen, so that furniture can be set into an alcove which would appear to be for a range. There is no fireplace using this chimney from below so it would not be problematic for other occupants.



*Existing chimney breast in Kitchen*

#### **d) Remove Lowered Ceilings**

The Kitchen and Bathroom have unattractive lowered ceilings, which detract from the original character of the property. We are aware that some pipework within the ceiling void above the Bathroom is required for drainage from the bathroom above. Therefore the raised ceiling in this room would be designed to retain the existing pipework, with the raised section located centrally within the room.



*Bathroom Ceiling*



*Kitchen Ceiling / Bulkhead*

#### **e) Existing Front Door Fire Escape**

We propose to retain the existing front door for fire escape purposes only. Internally it would appear as a flush wall panel, which would only be used in the event of a fire. This escape door would be a Building Regulation requirement when the proposed front door alteration is completed.

### **4.0 Summary**

We believe that the proposed works are limited interventions, which enhance the character of the Flat. They will make it easier to use and also they will make the flat more attractive and to an extent restoring some of the original character. Therefore we would hope that these proposals could be supported.