



DESIGN & ACCESS and HERITAGE STATEMENT

Proposed Structural Repairs

**No.50, Albert Street,
London,
NW1 7NR**



RICS

14, Cornard Road,
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION**

- 1.1 This statement is to accompany an application for Listed Building Consent for remedial works at No.50 Albert Street, London NW1 7NR is to be read in conjunction with Whymark and Moulton drawing 17/076-02a
- 1.2 The aim of this statement is to demonstrate the process involved and how the proposed remedial works will be appropriate.
- 1.3 This statement is written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended), together with Section 3 of DCLG Circular 01/06.
- 1.4 The property is mid terraced, two storeys, brick with stucco with timber doors and windows.
- 1.5 The property is Grade II Listed, Listing Entry Number 1378632. Details can be found on the Heritage Gateway website;

<http://www.heritagegateway.org.uk>

1.6 Brief details:

TQ2883NE ALBERT STREET 798-1/76/36 (East side) 14/05/74 Nos.50-88 (Even) and attached railings

Irregular terrace of 20 houses. 1844-45. The following builders are known: Nos 50-60, probably George Bassett Jnr; Nos 62 & 64, J Tickner; Nos 66 & 68, J Burrows; Nos 70 & 72, J James; No.74, R Radbourn; No.76, AR Rogers; No.78, J Toleman; Nos 80-84, R Batterbury; No.86, JW Hudson. 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. Nos 70 & 72, panelled jambs and enriched console-brackets carrying palmette enriched frieze. Nos 86 & 88, enriched console-brackets carrying frieze. Recessed sashes, Nos 52-64, 68-72, & 78 with margin glazing to ground floors. Nos 80-88, tripartite ground floor sashes. Upper floors with architraved sashes (except Nos 84-88); 1st floors with console-bracketed cornices (except Nos 50 & 52). Cast-iron balconies to all 1st floor sashes. No.84 with slightly projecting window bays and parapet and brick dentil cornice. Nos 50-56, parapets. Nos 58-82 and 86 & 88, stucco cornice and blocking course (No.66, cornice cut back). INTERIORS: not

inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas and steps

2. **DEFECTS AND PROPOSED REMEDIAL WORKS**

- 2.1 Remedial works to stabilise high level delamination of the existing brickwork, thermal cracking to 1st floor balcony, and repairs to brickwork joints adjacent to 1st floor window openings.
- 2.2 The proposed remedy outlined below and is illustrated on Whymark & Moulton Drawing Nos. 17/065-02a

Proposed External Works

1. Repair delaminated brickwork using Helifix remedial ties and Bowties in accordance with manufactures details RF01 and RB04. As required repair mortar joints and perpends to match existing specification.
2. Repair cracking to 1st floor Balcony using Fosroc Epoxy resin.
3. To gap between window frames and masonry, infill using suitable lime mortar mix reinforced with slate gilletts.

3. **DEVELOPMENT OBJECTIVE**

- 3.1 The objective of the development is to stabilise the delaminated brickwork, repair the balcony structure and weatherproof the front elevation.

5. **THE DESIGN PROCESS**

- 5.1 The layout, scale, appearance and character of the existing site and building will remain unchanged.

Landscaping

- 5.2 Landscaping is to remain unchanged.