

Design, Heritage and Access Statement

90 Albert Street, London, NW1 7NE

1.0 Context

The building is known as 90 Albert Street is an early Victorian residential property in terrace bounded by Park Street to the north and Delancey Street to the south is in the Camden Conservation area. This terrace forms part of the long residential terraces of Mornington Street and Arlington Road which run north-south on a planned rectilinear grid. The terrace in which this application relates is on the Eastern side of the street and is form entirely of residential properties between numbers 90- 118 whilst the remainder of the buildings extending to Parkway appear to be commercial properties constructed last century.

The terrace facing No.90 Albert Street comprises predominantly private houses between No.99 – 139 and the Jewish Museum and is punctuated by the Spread-Eagle Public House that adjoins Parkway.

The buildings in the street are constructed with yellow stock bricks, with rusticated stucco ground floors and stucco mouldings around the upper window openings. At parapet level a stucco cornice extends across the entire terrace. The windows are mainly painted timber box sashes and the entrance doors are generally painted timber with mouldings. At ground floor level the lower ground floor lightwells are defined with painted cast iron boundary railings with integral gates. First floor level is articulated with cantilevered stone balconies, decorated with cast iron balcony screens and elegantly proportioned first floor windows.

The terrace is predominantly formed of five storey (lower ground - third floor inclusive) residential buildings of which only numbers 94 and 92 have no third floor. Most of the buildings were originally constructed as four storey buildings between lower ground floor and second.

floor and that over a period of many years there has been incremental development of the roofs with a variety of roof extensions visible to the street and ranging from contemporary style roof extensions with glazed elevations set back behind the parapet (No's 110 - 114 Inc.), brick built third floors at No.'s 98 - 108 Inc. and mansard extensions at the remaining properties. To the rear of the properties there is no established pattern of roof extension and the style of construction and fenestration is extremely varied and ranges from fully glazed elevations to brick-built extensions, some including 2 storey height windows to the stair wells.

On the opposite terrace to the west, the buildings have been predominantly extended at roof level with mansard type roof extensions with the only exceptions being No.'s 109, 123 and 125.

To the rear of the properties and between numbers 92 -100 the houses have been extended at ground and lower ground floor levels whilst number 90 has a rear extension between lower ground floor and first floor and number 102 includes a substantial 4 storey rear extension. There is no established style of extension and they range from full width Victorian style conservatories to a full width 2/3 storey contemporary glazed extensions.

2.0 Listing

TQ2883NE ALBERT STREET 798-1/76/37 (East side) 14/05/74 Nos.90-118 (Even) and attached railings (Formerly Listed as: ALBERT STREET Nos.90-120 (Even). GV II. Terrace of 15 houses. c1845. Yellow stock brick (No.90, painted) and rusticated stucco ground floors. No.118, slate mansard roof with attic dormers. Nos 98, 110-116 with additional penthouses; Nos 100-108 with additional 4th storeys. 3 storeys and basements. 2 windows each. Square-headed, architraved doorways with pilaster-jambes carrying cornice-heads; fanlights and panelled doors. Recessed sashes; Nos 94-100 & 106 with ground floor margin glazing. 1st and 2nd floors architraved; 1st floor with console bracketed cornices and cast-iron balconies. Stucco cornices and blocking courses (Nos 90-96, cutback). INTERIORS: not inspected. SUBSIDIARY FEATURES: No.92 with shaped fire insurance plaque inscribed "Royal". Attached cast-iron railings with tasselled spearhead finials to areas.

3.0 Existing

To be read in conjunction with the existing drawings.

The existing building has been previously altered as follows:

- Rear extension at ground and lower ground floor yard in the 1960s over three storeys
- Roof extension and elevational alterations to the front and rear elevations in the early 1990s with full internal refurbishment
- Provision of a glazed pitched roof to the rear addition in the late 1990s with full internal refurbishment
- Excavation and alterations to pavement vaults and front extension at lower ground floor level under entrance step

Previously a dumb waiter has been installed from lower ground floor to first floor with associated amendments to the existing cornices. The previous insertion of a dumb waiter has been distributive and detrimental to the existing plan form. It has been out of operation and has not been used by the current owners.

Previous owners of owners of the building have also made the following alterations:

- New openings between front and rear rooms
- Removal of existing fireplaces
- Insertion of ceiling recessed lighting
- New built in kitchen to the lower ground floor level
- Additional bathrooms and ensuites

3.1 Accommodation

The area of the property is approximately 2,400 square feet and is laid out as follows:

- Lower ground floor
kitchen/dining room, playroom, cloakroom, and play room
- Ground floor

- *hallway, drawing room, study, rear utility room, wc*
- First floor
landing, living room, study, rear conservatory
- Second floor
landing, master bedroom with en-suite bathroom
- Third floor
landing, bedroom 2, bedroom 3, bathroom

3.2 Front Elevation

The front elevation is in reasonable condition, but the following items now need to be addressed:

- First floor level cantilevered balcony is deteriorating and in need of repair and refurbishment. There are signs of undulation and cracking.
- First floor cast iron balcony screens need to be refurbished and redecorated
- Windows need to be restored and casements and sashes need to be replaced
- Decorative stucco work has been painted and needs redecoration

3.3 Rear Elevation

The walls of rear elevation appear to be un-altered above first floor. However, the 1960s additions are of poor-quality design and consequently the rear elevation appears disjointed. There is some more significant cracking to the rear elevation and some repair work will be necessary including to a brick arch. The cracked brickwork will be cut out and new stitched in. The damaged arch will be reconstructed. All new brickwork will be toothed into the existing and repointed to match existing.

There is a considerable amount of drainage pipe work that has been installed to suit internal appliances and fittings. We proposed that this is replaced and rationalised to suit the new layouts.

There are some poorly patched areas of rendering to the back 1960s addition to the property and this will be replaced and redecorated.

3.4 Side (end) Elevation

Apart from the 1990s new roof extension and 1960s rear extension this elevation appears to be in reasonable condition. There are some areas of existing brickwork that need repointing. When we can scaffold the building, we will undertake further investigations regarding the repointing and will undertake the required repointing to match existing. There are two large chimney stacks that extend above the roof. These are to be relined and repaired as necessary to enable the fireplaces to be fully functional.

3.5 Roof

The main roof of the property is of pitched construction consisting with front, flank and rear mansard slopes and central flat roof area constructed in the 1990s. These roof extensions are in a poor state of repair. A poor-quality parapet detail has been installed that is beginning to fail and water damage is beginning to occur to the interior of the building as a result. The box gutters to parapet are very tight and access is difficult. The existing roof generally appears as poor quality in comparison to later additions on neighbouring properties.

92 Albert Street have extended their roof in 2009 and the general appearance is more successful than that of 90 Albert Street. The roof extension to 92 Albert Street is set higher than that of 90 Albert Street. This causes the roof extensions between the buildings to appear disjointed and ill-considered with 90 Albert Street being subordinate in appearance and design quality.

Rainwater goods to elevations appear to be undersized and insufficient. We propose that they are all replaced with larger capacity sections in gloss painted cast iron.

3.6 Windows

The windows to the property are single-glazed softwood. Predominately sliding sashes but with casements to the first-floor front rooms. The existing frames will be retained and refurbished. All sashes and casements will be replaced with single glazed acoustic laminated histo-glass.

3.7 Internally

90 Albert Street is Grade 2 listed it is generally reasonable condition. Past refurbishments have now become worn out and the house needs to be repaired, refurbished and upgraded. The following paragraphs schedule the general condition and any noteworthy existing original features. Please read the following in conjunction with the existing plans.

3.8 Floors

The floors throughout the property are of suspended timber construction to all areas except the lower ground floor which is of solid concrete construction. There is considerable evidence of undulation to the floors and some suggestion of springiness. There is a possibility that some slight over-spacing to the floor joists may have occurred when the property was originally constructed and the various internal openings to the partitions have caused further springiness to occur. Additional strengthening of the floors is required with either steel framing and/or supplementary timber floor joists. The insertion will be undertaken so that any new members are concealed within existing floor depths.

Also, there is evidence of some areas of woodworm infestation. This will be treated when the floors are strengthened.

3.9 Lower ground level

Generally, there are no original features or fittings. No fireplaces and it is assumed that the chimney breasts have been removed at this level or encased by the kitchen cabinetry.

We understand that previous tanking was carried out in the 1980s but there is extensive visual damp staining to a large number of areas where readings were registered on our moisture meter. Large areas of the original tanking have therefore failed, and it will be necessary to fully re-tank the lower ground floor area to include the floor and the vaulted areas to the front of the building.

Floors: *Concrete with modern tile finishes. There is a raised step between the lower ground floor kitchen area and the rear playroom.*

Walls: *Solid masonry with wet coat plaster*

Ceilings: *Plasterboard ceilings with no decorative cornices*

3.10 Ground level

The predominant original features on this floor are the decorative cornices. There is a original fireplace to the front living room. Skirtings to the hallway appear original. The utility spaces in the 1960 rear extension do not have decorative features.

Floors: *Concrete*

Walls: *Central dividing wall is masonry. Other walls are stud plasterboard or original lath and plaster*

Ceilings: *Original lath and plaster*

3.11 First level

The predominant original features on this floor are the decorative cornices. There is a fireplace to the front living room (age not known).

Floors: *Suspended timber with modern covering finishes*

Walls: *Central dividing wall is masonry. Other walls are stud plasterboard or original lath and plaster*

Ceilings: *Original lath and plaster. In the snug there is a pitched glass roof*

3.12 Second level

Floors: *Suspended timber with modern covering finishes*

Walls: *Central dividing wall is masonry. Other walls are stud plasterboard or original lath and plaster*

Ceilings: *Plasterboard. Cornices do not appear to be original*

3.13 Third level

Floors: *Suspended timber with modern covering finishes*

Walls: *Central dividing wall is masonry. Other walls are stud plasterboard or original lath and plaster*

Ceilings: *Plasterboard. Cornices do not appear to be original*

3.14 Staircase

The original staircase and handrail run from lower ground floor to second level. Second to third is a modern stair into the roof extensions. The existing spindles are in a poor condition and the handrail is not securely fixed. We propose that the existing handrail is overhauled re-fixed and damaged spindles are replaced to match existing

3.15 Services

Existing electric wiring are in a poor condition and need to be replaced. A full rewire of the property is required this will require cutting new wires and outlets into floor, wall and ceiling constructions. The existing wiring does not meet current legislation and some live sections have been found. All ceiling recessed downlights to plaster and lath ceilings will be removed.

Gas central heating is provided with hot water storage to radiators throughout the accommodation. The gas boiler is located at first floor level. Some radiators are concealed by modern radiator covers. The heating system is old and needs to be fully replaced.

4.0 Proposed

To be read in conjunction with the proposed drawings.

The proposals represent a sensitive refurbishment of the listed building at 90 Albert Street to improve the residential accommodation and enhance its character. The property will remain in use as a single residential dwelling.

In developing the proposals, we have engaged with Camden in pre-application advice which involved a meeting on site to discuss the proposals

4.1 Accommodation

The area of the property is approximately 2,450 square feet and is laid out as follows:

- Lower ground floor
kitchen/dining room, living, cloakroom, and play room
- Ground floor
hallway, drawing room, study, rear utility room/bike store, terrace
- First floor
landing, master bedroom with en-suite bathroom, snug/conservatory

- Second floor
bedroom with en-suite
- Third floor
landing, bedroom 3, bedroom 4, bathroom

4.2 The works involve:

- The replacement of the later concrete slab at lower ground floor level with upgraded floor slab (no additional build up)
- New damp-proof membrane to the walls at lower ground floor level and under pavement vaults
- Lowering of floor level in vaults to form space for new plant installations
- Removal of dumb waiter
- Refurbished window frames and replacement casements and sashes with acoustically rated single glazing
- Replacement stair to front lightwell
- New kitchen
- Rear infill extension to lower ground floor level with terrace to ground floor
- Lowering and reconfiguring of rear garden including new access steps
- Enlargement of opening between ground floor drawing room and study
- New rooflight to 1960s rear extensions
- New bathrooms and ensuites
- New mansard roof and internal walls with new dormer windows
- New services (electrics, heating and drainage)

4.3 Assessment of the proposals – planning considerations

The key planning considerations are whether the proposals will ensure the living conditions of neighbouring properties in terms of visual privacy, sense of enclosure and light. We have also considered the impacts on residential amenity during the delivery the scheme.

The proposed rear extension will take place in the narrow passage between the high boundary wall to the rear gardens of 40 and 42 Delancey Street and the side wall of the 1960s rear extension. It will extend the lower ground floor and ground floor only and will not reach beyond the existing building line further into the garden. The rooms at the rear elevations of neighbouring properties will not experience a change in their outlook as a result of the proposals. The proposals to square-off the rear extension at ground floor will not affect the outlook or amenity of the neighbouring properties. As it is set at a low level to the rear it will not be visible from the neighbouring listed buildings or the conservation area.

The roof extensions are proposed to accord with Camden planning guidance. It is architecturally sympathetic to the age and character of the building and by its reconfiguration to align with the height of the mansard roof of 92 Albert Street. The new dormers:

- Relate to the façade below and the surface area of the roof in number, form, scale and pane size
- Appear as separate small projections from the roof surface
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- Appear as separate small projections from the roof surface
- Be of a size that is clearly subordinate to the windows on the lower floors and be of a size that is clearly subordinate to the windows below, with the overall width and height no greater than the windows below.

The mansard roof extension would be clad with natural slates on the front and rear elevations. The dormer windows would be of timber with lead clad finishing.

The new metal staircase which would be in the front lightwell would not be visible from the street-scene and not differ from existing

In order to ensure that the works will have the minimal impact on the living conditions of neighbouring properties, site working hours will be restricted to the hours of 08:00 to 18:00 Monday to Friday and there will be no noisy works on Saturdays, Sundays and Public Holidays. High impact activities such as demolition and concrete breaking will be limited to 09:00-12:00, and 14:00pm to 17:30 Monday to Friday, and at no time on Saturdays, Sundays and Public Holidays. This will control the level of disturbance, if any, due to noise from the works.

4.4 Assessment of the proposals – heritage considerations

There will be no effect on the special interest of the listed building arising from the proposed rear extension. The extension and unifying the floor levels will enhance the lower ground floor level. The proposal will affect the part of the building which dates to the 20th century and does not contribute to the significance of the listed building as a Georgian dwelling house. The footprint of the original building will remain legible as the rear wall of the existing house is largely retained, which will preserve the original room volumes and floor plan.

Internal alterations are proposed to preserve and enhance the historic character of the listed building by removing later additions and restoring aspects of the plan form within the original part of the property.

The removal of the dumb waiter will further enhance the legibility of the original room volumes. Following its removal, the ceilings and floors would be infilled, and new cornices will be replaced in their original position and to match existing.

Throughout, much of the original decorative fabric has been lost apart from the cornices within the hallway and the ground and first floor front rooms, and architraves at this level, which will be retained.

New fitted joinery will be installed in all rooms

4.5 Lower ground level

At lower ground floor level the existing floor slab is failing. It is proposed to replace the failing material and upgrade it with a new floor slab which will include appropriate insulation and waterproofing. The existing slab is not original to the property and it was laid when the kitchen was installed in the 1960s. To preserve the character of the listed building the proposed build up will match the existing level and the floor to ceiling height will not change.

It is proposed to create a consistent floor level throughout the lower ground floor by removing the higher level floor in the room to the rear of the property. This room is part of the later extension to the property and no important historic plan form or fabric will be affected by this aspect of the proposals. The lowering of the floor will make the existing space more usable and improve the overall condition and appearance of the listed building. New floor finishes will be installed.

The floor level of two of the vaults at the front of the property will be lowered and the walls will be tanked with a stud membrane. The proposed changes will not affect the special interest of the listed building.

4.6 Ground floor

The plan form at ground floor level will be largely unchanged in the Georgian part of the building and there will be a minor reconfiguration of the partitions in the 20th century rear extension. There will be no effect on the special interest of the listed building arising from the proposals at this floor.

The enlargement of the opening between the ground floor drawing room and study is an alteration to a non-original door with a head height below the existing cornice that would remain as existing. If historic features are found during the works these will be retained and repaired or, if necessary, replaced because irreparable damage in a like-for-like style.

It is proposed to install a new timber floor over the existing floorboards. The existing floorboards will be retained and repaired as necessary and will remain beneath the new flooring. There will be minimal impact on the existing floorboards to install the new floor, and the historic appearance of the room will remain the same.

4.7 First floor

The existing plan form of the building remains unchanged. The rooms are proposed to be configured as the master bedroom and ensuite bathroom. Existing fireplaces and cornices will be retained.

It is proposed to install a new timber floor over the existing floorboards. The existing floorboards will be retained and repaired as necessary and will remain beneath the new flooring. There will be minimal impact on the existing floorboards to install the new floor, and the historic appearance of the room will remain the same.

The replacement of the pitched roof lantern in the of the building is comprised of a 1960s extension to the rear extension is in a part of the building contains no important historic fabric and does not contribute to the special interest of the listed building. The new roof lantern will not affect the

significance of the listed building. The proposed roof lantern will not be visible together with the principal elevation of the listed building.

4.8 Second level

This floor largely remains unchanged. As with the first floor, the existing floor finishes will be replaced. All bathroom fittings will be replaced and repositioned.

4.9 Third level

This floor largely remains unchanged except for the replacement of the roof. As with the first floor, the existing floor finishes will be replaced. All bathroom fittings will be replaced and repositioned.

4.10 Services

All new services will be installed to new locations. New electrics, drainage and heating. Primary runs will be concealed within floor and wall constructions. Existing recessed downlights will be removed from sections of original lath and plaster ceilings.

4.11 Miscellaneous external items

New steel staircase will be constructed between the pavement and the front lower ground floor lightwell and to match existing

New retaining wall and the levels are proposed to be reduced to the rear garden.

New access stairs are to be provided to the rear garden.

5.0 Access

The development is the refurbishment and alteration of an existing Listed buildings access into the house will not be altered whilst it should be noted that the layout and plan of the existing building predicate walk up access only.

6.0 Conclusion

The proposals represent a sensitive refurbishment of the listed building which will preserve and enhance its special interest, whilst improving the quality of the residential accommodation through minor internal and external alterations.

The proposals have been prepared with the benefit of a full understanding of the history and significance of the listed building.

The design has evolved as part of an iterative process including pre-application consultation with the local authority involving planning and conservation officers.

90 Albert Street is primarily significant for its historical and architectural interest as part of a planned development. The rear part of the building does not contribute to the special interest of the property, i.e. its character and the terrace as a whole. The later rear extension is, therefore, less sensitive to change and the focus of this assessment is on the proposals which will affect the early 19th century fabric.

The character and appearance of the front elevation is of primary importance to the special interest of the building where the original character survives well, albeit with some later alteration. The appearance of the principal elevation makes a positive contribution to the CA. The current plan form and decorative scheme was achieved in the 20th century and does not contribute to the special interest of the listed building. Our proposals retain all elements of the existing building that remain.

There will be a negligible effect on the living conditions of neighbouring properties arising from the proposed extension in terms of its construction and amenity.

We thank you for the consideration of this document and the enclosed application.