



## 106 Albert Street, London NW1 7NE - Addendum to Design & Access & Heritage Statement

July 2019

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### INTRODUCTION

1. On 11th October 2018 a Listed Building Consent (2018/5431/L) and Planning (2018/4901/P) application was submitted to London Borough of Camden. The applications are still ongoing.

2. The scheme includes the following:

*'Erection of two storey rear extension, glazed balustrade in rear garden and alterations to rear boundary treatment. (Retrospective)'*

### CONTEXT

3. No. 106 Albert Street is a mid-19th century single family dwelling, which forms part of a terrace. It was grade II listed in 1974 and located to the north of the 'Residential Sub-Area 2' of the Camden Town Conservation Area, designated in 1986.
4. The previous owner of the property carried out "unauthorised" works to the building, which were identified by Camden Council in the summer of 2017 during a site visit for a Listed Building Application for the installation of security cameras, intruder alarm and changing the main external doors of the property (granted, REF: 2017/3781/L; 13th July 2017).
5. This document provides description of the alterations to the proposed works of the above application and clarifies uncertainties and concerns raised by the Conservation Officer, Colette Hatton, in an email sent on 4<sup>th</sup> February 2019 from case officer Kristina Smith (See Appendix 2). Further justification (retrospective) for the 3<sup>rd</sup> floor proposed configuration is also discussed in this addendum.
6. This document should be read in conjunction with the revised drawings and specification for Histoglass (proposal for the rear windows).
  - Histoglass-Brochure-MONO-Systems
  - SLHA\_Full Planning LBC\_Rev A-102-EXISTING PLANS
  - SLHA\_Full Planning LBC\_Rev A-202-PROPOSED PLANS
  - SLHA\_Full Planning LBC\_Rev A-203-DETAILS
7. For further information on the history and context of the subject site, please refer to the Heritage Statement and morphological plans produced in support of the ongoing application.

### CHANGES TO THE ONGOING APPLICATION:

8. Rear windows – these will be timber sashes with single glazed laminate glass. ‘Histoglass’ is proposed with traditional timber glazing bars that will match those existing and accepted by the officers at the front elevation (refer to drawing no.203). Suggested type: ‘Mono’: 10mm thick, hand drawn glass (specification attached with this document).
9. The spotlights in the rear room at second floor level are to be removed and a pendant light to be fitted as agreed.

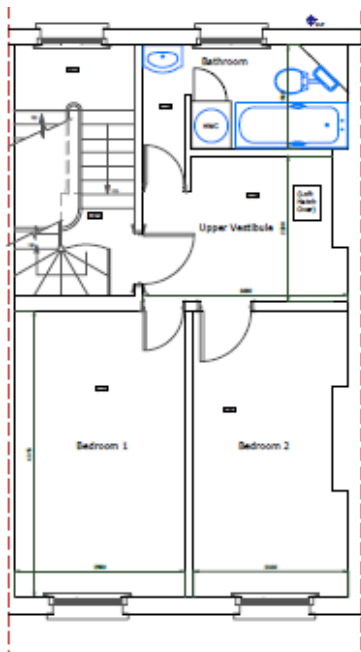
**CLARIFICATIONS:**

10. This application does not seek consent for retrospective removal of the nibs at basement level. The nibs are highlighted in drawing ‘102 Floor Plans as Existing’. The revised ‘as existing drawing’ shows the existing nibs in their current state. As per drawing ‘102 As proposed’, the nibs are still present and are to be retained. An additional annotation is also included for clarification.
11. It has been agreed that skirtings at ground and first floor, as well as the ground floor front room fireplace will be conditioned.
12. Security doors on the first floor are omitted from the proposal.
13. There was concern regarding the second and third floor layout in the front rooms (see appendix 2). Following discussions with Camden and reference to the Pre-application advice, it was agreed that the WCs in the front rooms at second floor and third floor would be acceptable, as they are similar to what has been consented in 2014, but less harmful as they do not obstruct the fireplace in the front room.

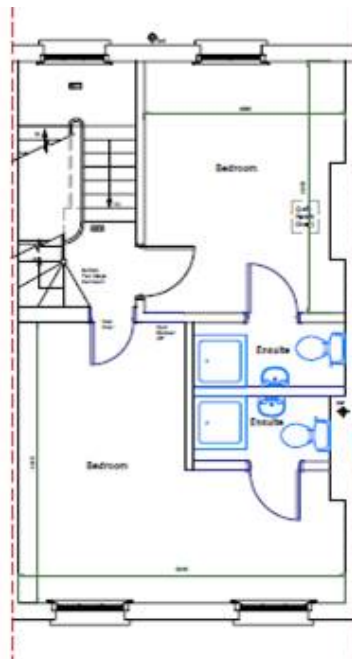
**FURTHER JUSTIFICATION:** concerns raised by the conservation officer with regards to the 3<sup>rd</sup> floor layout are as follows:

14. *At third floor the alterations to the plan form are not acceptable. The front room/rear room composition should be retained and any new staircase should not involve the removal of any historical internal walls. It would be helpful to have some evidence justifying a new staircase.*

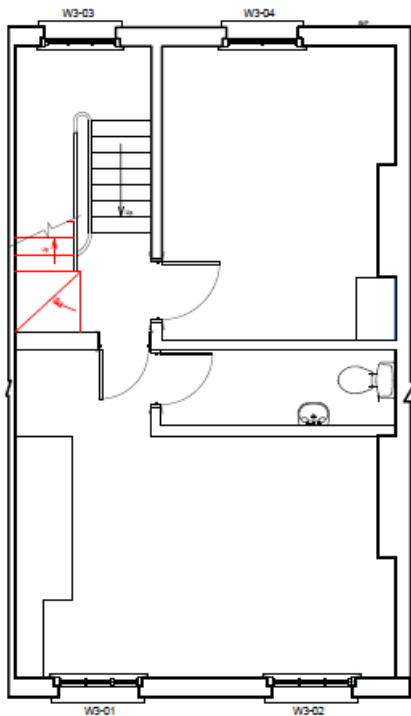
As existing prior to works



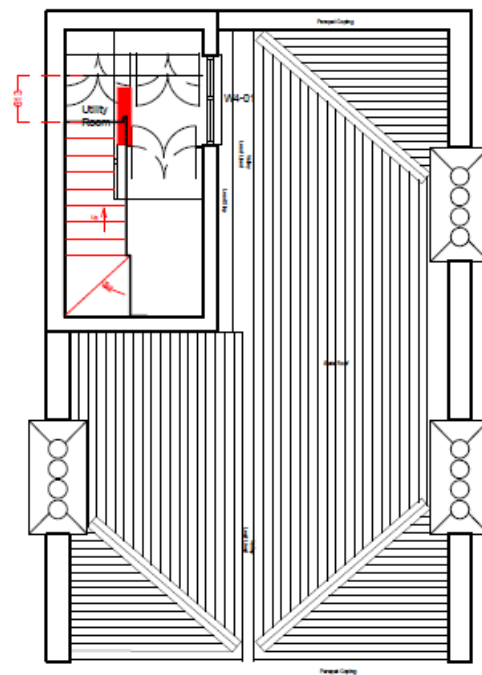
3rd Floor - Consented in the 2014 Application



15. The earlier configuration of the rooms on the 3<sup>rd</sup> floor include a vestibule in the rear room, which changed the original circulation even more fundamentally than the existing layout.
16. Prior to latest works, the front room was subdivided, thereby fully altering the planform on this level. The door into the front room (bedroom 1) had also been altered to allow for the later staircase to be inserted on the landing. This wall therefore has already undergone substantial alterations.
17. The staircase as consented in 2014, was deemed to be wholly impractical and would have resulted in a dangerous, impossibly steep staircase. It also would not have allowed for a landing at the top, where the consented utility is located. The current arrangement was implemented out of necessity as the consented one did not work.
18. Having explored alternative options (see drawing below), it is concluded that due to the highly limited space on the top floor, the current staircase and the reconfiguration of the front room doorway and wall was the only way to install a buildable, practical and safe staircase. The scheme as existing removes the need for the vestibule at the rear room and the appropriate circulation with doors leading to the front and rear room off the landing is thus retained in principle.



3F



ROOF

19. The drawing above shows an option appraisal of how the staircase would fit if they were offset backwards in order to reinstate the wall to the front room at the 3<sup>rd</sup> Floor. This exercise showed that the landing (613cm) on the top floor would be dangerously narrow and there would not be enough room for the doorway (highlighted red) into the utility room. The space becomes so small that the optimal use is no longer viable and the top storey, which has consented use, becomes inaccessible.
20. The current layout does alter the original planform, however, in order to optimise the spaces, the existing configuration appears to be the best solution in terms of balancing

out the negative impact of removing or altering historic fabric versus creating a practical and usable space on the top two floors. It also has less harmful impact than both 2014 consent or what existed previously and overall enhances the amenity of the house.

## APPENDIX 1: PRE-APPLICATION ADVICE

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A pre-application meeting was held on site on 31<sup>st</sup> May 2018 with Conservation Officer, Colette Hatton. The proposed works included all alterations that were highlighted as unauthorised by Camden and additional ones found during SLHA's background research of the property.

The following list was sent by Colette Hatton on 6<sup>th</sup> June 2018 and gives an overview of the works that the Council would like to be undertaken on each floor, alongside the appellant's response (*in bold italics*):

### Basement

- Reinstall nibs – the side nibs near the staircase is the size of the nib that would have existed when there was a door there and will therefore be retained as existing. The removal of the central wall with remaining nibs on either side is what is consented in the 2014 application. The downstand was removed without consent. A 'new structure over' is consented in the consented 2014 application. **Remedial works: a downstand of 300mm will be created to mitigate the loss of legibility of the original room layout.**
- Find more traditional banister - **Remedial works: a simple timber handrail with square timber balustrades are proposed (see below figure for intended design). Exact details TBC.**

### Ground Floor

- Remove suspended ceiling – is original cornice present etc.? **Photographs were taken in the spotlight openings. The cornices appear to still exist. Suspended ceiling to be removed.**
- Remove wood floors and investigate – are original floors present? **Original floors are present (refer to Schedule of Works and Impact Assessment)**
- Reinstall appropriate skirting - **Remedial works: replace existing skirting with timber skirting with original profile as seen in photographs taken of the property in 2013.**
- Reinstall appropriate fireplace: **replace existing fire surround with timber surround as seen in photographs taken of the property in 2013.**
- Reinstall appropriate door to rear room - **Remedial works: replace existing door with timber door as seen in photographs taken of the property in 2013.**
- Replace glass partition separating hall and basement staircase with a timber panel. **Remedial works: replace existing glazed panel with a timber panel appropriate to the period of the house.**

### First Floor

- Remove suspended ceiling – is original cornice present etc.? **Photographs were taken in the spotlight openings. The cornices appear to still exist. Suspended ceiling to be removed.**
- Remove wood floors and investigate – are original floors present? **Original floors are present (refer to Schedule of Works and Impact Assessment)**
- Reinstall appropriate skirting - **Remedial works: replace existing skirting with timber skirting with original profile as seen in photographs taken of the property in 2013.**

- Remove fitted wardrobes - **Remedial works: remove fitted wardrobe, fit floor finish where necessary and make good.**
- Reinststate door to rear room – **Remedial works – reinststate door and architrave to match the door in the 2002 photograph (refer to Schedule of Works and Impact Assessment)**
- Reinststate appropriate doors and architrave –**apply for LBC – this opening was blocked off as part of the consented 1978 scheme. Architrave and door are to be retained as existing.**

#### **Second Floor**

- Remove suspended ceiling – is original cornice present etc.? **Suspended ceiling to be removed in the front room to reveal early/original cornice (believed to still exist beneath the suspended ceiling). Apply for LBC to retain the suspended ceilings in the rear room and the hallway.**
- Remove wood floors and investigate – are original floors present - **Original floors are present (refer to Schedule of Works and Impact Assessment)**
- Reinststate fireplace - **Remedial works: fireplace to original design to be reinstated. Photographs taken in 2002 show the original surround.**
- Reinststate appropriate doors and architrave – **Remedial works: replace existing doors with ones that match original design. Apply for LBC to retain the existing architraves.**

#### **Third Floor**

- Remove suspended ceiling – **Apply for LBC**
- Remove wood floors and investigate – are original floors present? - - **Original floors are present (refer to Schedule of Works and Impact Assessment)**
- Remove fitted wardrobes - **Apply for LBC**

## APPENDIX 2: EMAIL FROM LONDON BOROUGH OF CAMDEN (during ongoing application)

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**From:** Smith, Kristina <[kristina.smith@camden.gov.uk](mailto:kristina.smith@camden.gov.uk)>  
**Sent:** Monday, February 4, 2019 5:03 pm  
**To:** Francesca Cipolla  
**Subject:** RE: 106 Albert Street - Elevations

Dear Francesca,

Apologies for the delay in responding – please find the Conservation Officer’s comments below. I’d be grateful if you could respond to the points raised – I’m happy to accept any revisions, additional information as part of this application.

*106 Albert Street is a grade II listed building forming part of a terrace of 15 houses building circa. 1845. Constructed from yellow stock bricks, the building is set over four floors with a basement. A number of insensitive works have been carried out to the building without listed building consent. This application is for retrospective consent for some of those works.*

*The windows to both the front and rear have been replaced. To the front the windows are single glazed and replicate the historic glazing arrangement. To the rear, the windows are double glazed resulting in thicker glazing bars and unsatisfactory reflective qualities within the glass. As a result, the windows to the front are acceptable, but the council cannot support the double glazed windows to the rear.*

*The rear extension is generally acceptable as it is smaller than the proposed extension approved in 2014, the design whilst fairly plain is also inoffensive.*

*At basement level it is proposed to retain the spotlights, floor finish and bottom tread of the stairs. As this is a less significant part of the house these proposals are acceptable. The applicant was advised to reinstate the ‘nibs’ at basement level so that there is some reminder of the historic plan form – the applicant is seeking retrospective consent for the removal of the ‘nibs’ and this is not supported. The plan form is an important component of the architectural significance of the building, and whilst there is some flexibility at basement level, the entire removal of the plan form is not satisfactory.*

*At ground floor level the applicant wishes to retain the existing floor finish. The applicant has advised that the historic floor remain in situ and that the existing floor is simply laid on top of the historic flooring without causing any harm. As a result, this part of the proposal is acceptable. New skirting and a fireplace are to be reinstated at this level – details of these should be conditioned.*

*At first floor level the floor finish is to be retained, this is fine. The proposals also include security doors leading from the hall to the front room and from the bathroom to the front room. It’s not clear why this is necessary, the door leading from the hall should be timber panelled and the door leading from the bathroom should be a plain jib door. Details of the new skirting at this level should be conditioned.*

*At second floor level a partition to create bathroom has been inserted into the front room. The plan form is an important component of the historic significance of the building, even on less*

*significant floors, as a result the partition is not acceptable. If a bathroom is required on this floor one of the existing rooms should be used for this purpose or a pod like structure could be inserted into one of the rooms. In addition, the spotlights to the rear room should be removed and a pendant light installed. Details of the new fireplace should be submitted.*

*At third floor the alterations to the plan form are not acceptable. The front room/rear room composition should be retained and any new staircase should not involve the removal of any historical internal walls. It would be helpful to have some evidence justifying a new staircase. If a bathroom is necessary on this floor, one of the existing rooms should be used for this purpose or a pod like structure could be inserted.*

Kind regards,

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Kristina Smith  
Senior Planner

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