



72 Albert Street London,
NW1 7NR

Design & Access /
Planning & Heritage Statement

Revision P1

April 9th 2020



MITZMAN architects llp

1.0 Introduction

This design and access statement has been prepared in support of a Household planning & listed building consent application for 72 Albert Street, NW1 7NR.

This planning application seeks permission for the following works:

- The removal of non original features on the rear elevation
- The removal of non original Crittall door on the front elevation at lower ground level
- Construction of a modern glass extension at the rear of the property
- Construction of a Mansard roof.
- Reinstatement of two original windows to front and rear façades.
- Internal Alterations to Layout including;
 - Reconfiguration of the Lower Ground Floor
 - Reconfiguration of the Ground Floor
 - Reconfiguration of the 1st Floor to demolish existing extension
 - Reconfiguration of 2nd Floor to reinstate the original layout of a front and back rooms
 - Reinstatement of a fireplace in original position in the 2nd floor with appropriate historic replacement

2.0 Existing

Albert Street sits within The Camden Town Conservation Area and is characterised by mid 19th century grade II listed terraced houses with number 72 being listed together with 50-88 Albert Street.

It is a five storey house (including the lower ground floor) with substantial rear extension and garden.

3.0 Proposed

The proposal is for a new mansard roof and the replacement of the existing rear extension.

The proposal also seeks to retrieve original features that were lost throughout the years, including the reinstatement of 2no. windows to the front and rear of the property.

4.0 Access

The access to the site will not be changed in anyway as a result of this development.

5.0 Listed Building

List Entry Number: 1378632

Albert Street numbers 50-88 and attached railings

Grade: II

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.



Image 1-a view of 50-88 Albert Street, Google Maps, April 2019

6.0 Heritage impact assessment

The property is a Grade II listed property that lies within the Camden Town Conservation Area. The proposed works will not cause harm to the identified significance of the Conservation area or its setting.

Front of property-

To the front of the property, a new mansard roof is proposed and will be matched in scale and style to neighbouring properties (see section 7.0 Neighbouring Mansard Roofs).

The replacement of a door with a window in lower ground floor level will reinstate an original feature that was lost throughout the years and will bring the property in line with its fellow listed properties in the terrace (see section 8.0 Neighbouring Front Window in Lower ground floor Level).

Rear of property-

To the rear of the property, a new, rationalised glass extension will enable an original window to be reinstated (See section 9.0 Rear extension and the reinstatement of an original window).

A new balcony at ground floor level, would overlook the garden similarly to neighbouring balconies (Image 2).

Internal-

Internally, the proposed alterations respect the historic cellular plan of the building and either seek to restore historic features that have been lost or to alter areas with limited original historic fabric. (See section 10.0 Proposed internal alterations)



Image 2-Overview of the existing patchy rear extension with neighbouring balconies in the background

7.0 Neighbouring Mansard roofs



Image 3-a view of 72 Albert Street and neighbouring properties, Google Maps, April 2019

8.0 Neighbouring front window in lower ground floor Level

We have surveyed the neighbouring properties and found what we believe to be the best example of an original 8 over 8 sash window in lower ground floor level-

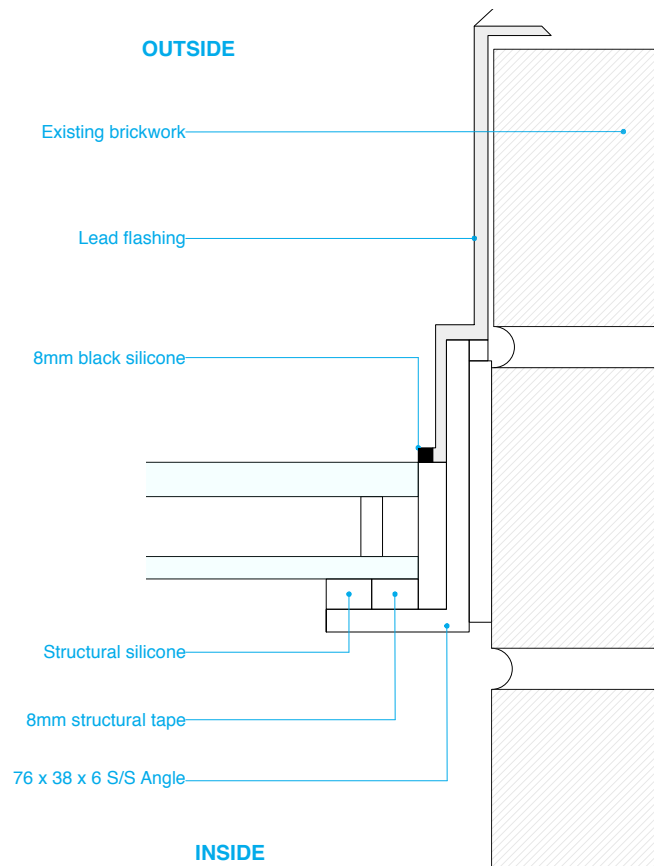


Image 4- 58 Albert Street

9.0 Rear extension and the reinstatement of an original window

The proposed rear glass extension seeks to replace the poorly designed and detailed extension on the rear elevation. The proposed rear extension have been designed to be subservient to the main house and its appearance as subtle as possible like other extensions already granted in the area. (See image 5 below and drawings 314-DWG-121-Existing & Proposed Rear Elevation_P1, 314-DWG-800-Existing & Proposed Rear Extension View (3D)_P1, 314-DWG-111-Existing & Proposed Section BB_P1)

Image 5- Glass detail as it meets the existing party wall, drawn and photographed. (Image & detail from an already approved extension in the area Application Ref: 2017/0939/L)



Currently there is a door leading to a study in the extension. The door is clearly positioned within an original opening (Image 6).

The proposal will enable an original window to be reinstated with the original shutter boxes and architrave being kept.

The proposed level of the glass will mean that the window would sit above the level of the extension.



Image 6-Evidence of an original window

10.0 Proposed internal alterations

Throughout the property, original walls will be retained.

Where walls are added at first and 2nd floor, they will be low level partition walls (diagram 1), this would ensure that the original division of the floors to front and back rooms would remain as in the original layout.

(See approved application 2011/0940/L & 2011/1078/P where this has been successfully done in a similar listed property in Camden).

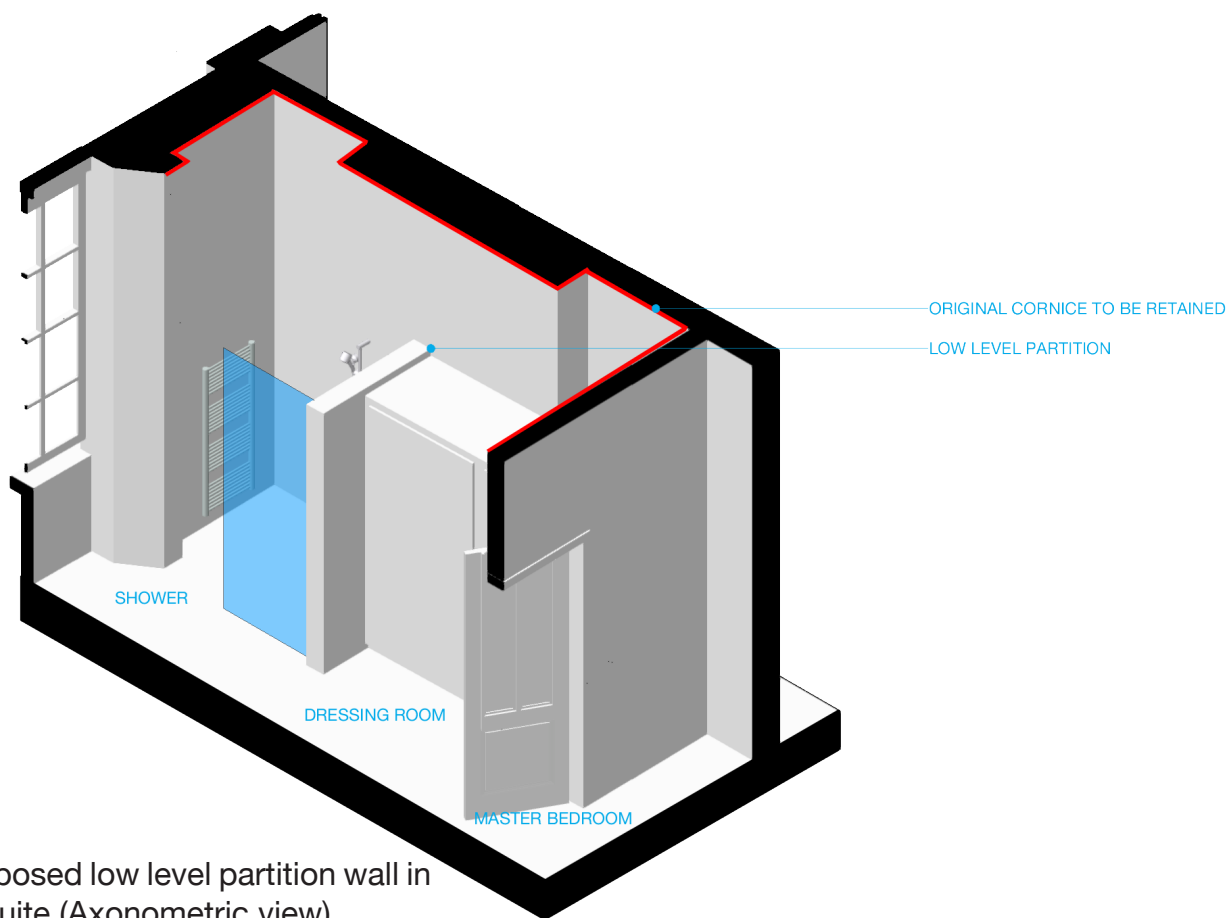


Diagram 1-Proposed low level partition wall in the master ensuite (Axonometric view)

10.0 Proposed internal alterations

The demolition of a room in the extension at 1st floor and the removal of a utility cupboard on the 2nd floor would too put back the floor plans closer to their original state (See images 7, 8).



Image 7-Existing Study in the extension of the 1st floor



Image 8-Existing utility cupboard in 2nd floor dividing the space into three compared to two as in the original layout.

On the 2nd floor, the proposal is to reinstate a fireplace that have been removed (Image 9). The new fireplace would be matched in style to the existing fireplace in the 1st floor (Image 10).



Image 9- Location of the original fireplace



Image 10- Existing fireplace in 1st floor bedroom

Conclusion

This application seeks to remove poor quality additions on the rear facade and create a modest rear extension to enable modern family living.

The glass extension has been designed to be transparent therefore subservient to the main house and its appearance as subtle as possible like other extensions already granted in the area.

The internal alterations respect the historic cellular plan of the building and either seek to restore historic features that have been lost or to alter areas with limited original historic fabric.

Overall we believe that the proposal will improve not just the house but also the conservation area. We believe that there is clear planning gain in replacing the patchy rear extension with a modern one that would sit more quietly in its context. Based on this and the reasons outlined in this report and the other documents accompanying this application we believe the proposed development complies with the aims of all relevant development plan policies and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. In our judgement, no other material considerations weigh against it. Therefore, we feel that the proposed development is acceptable in planning terms.

