

Hestur Limited

81 ALBANY STREET, LONDON NW1 4BT

APPLICATION FOR LISTED BUILDING CONSENT

Design and Access Statement / Heritage Statement in support of works to 81 Albany Street

Introduction

The following statement is prepared in support of the Listed Building application in respect of proposed works to 81 Albany Street, London, NW1 4BT. The works not requiring planning permission save for the listed status of the property.

The statement forming the Design and Access Statement and including, as part of this statement, the information required by the Heritage Statement in support of the works to a Grade II listed property.

The proposed works may be summarised as treatment of damp penetration into the lower basement to preserve the fabric of the property, which will degrade further without such works being carried out, along with incidental works to improve / maintain the functionality of the property as commercial, office, premises. The applicant meeting their responsibility in terms of maintaining a listed building by carrying out the proposed works.

The Property

The property, No. 81 Albany Street forms part of a larger building that comprises 55 to 85 Albany Street, London. No. 81 being the ground and lower ground floor located towards the northern end of the larger building. The larger building which is 4 storeys with basement (lower ground floor), is a mixture of residential and commercial properties, No. 81 being one of the commercial properties and providing office space, let as a single unit extending over both the ground and lower ground floors.

No 81 is currently unoccupied, the most recent occupant having moved out from the property at the end of their tenancy, with the opportunity being taken to implement the proposed works before being re-occupied. The proposed works being described further below.

The larger building has several Listed Building entries against various parts, one such entry 79-85 Albany Street, which includes No. 81, List Entry Number 1378609 on the list maintained by Historic England, records the property as having Grade II Listed Building status. The details given in the listing are as follows;

Terrace of 4 houses with later shops. Early C19, restored late C20. Yellow stock brick with top floor repaired in multi-coloured stocks. 4 storeys and cellars. 5 window range. C20 wooden reproduction shopfronts with pilasters carrying entablature. Windows with patterned wrought-iron friezes, large panes and panelled stallboards. Part glazed doors. Square-headed, panelled house doors with fanlights. Gauged brick flat arches to recessed sashes. Parapets. INTERIORS: not inspected. (Survey of London: Vol. XXI, Tottenham Court Road & Neighbourhood, St Pancras III: London: -1949: 145).

Further information provided by the applicant confirms that the property in question, No 81 was one of the properties built as a shop, dating back to 1815. In 1983, the shops were remodeled with Edwardian style wooden frontages, and the lower ground floor to No.81 at that time was used as a fireplace shop. Subsequently the shops became offices, this being their current usage as noted above.

Proposed Works

It is relevant to note that none of the works proposed involve any alteration whatsoever to the details as described in the Listed Building entry. The works intended are completely limited to the interior of the property, and which can already be seen to have undergone alteration and adjustment in the past. The materials to be used simply matching those which currently exist.

To understand the works proposed please refer to the Schedule of Proposed works provided, and which includes photographs showing their location and the current condition. A copy of the drawings showing the existing ground and lower floor plans is also attached, with a further copy of these drawings annotated to show / locate the works proposed. A copy of the Specialist Contractors proposals for dealing with the damp ingress is also provided.

It can be seen that there is not to be any change of use proposed, the property is intended to be continued to be used as an office. The works simply make the interior more acceptable in terms of improving the "tired" internal environment, and without which the property is very unlikely to have any appeal to potential tenants, and therefore the opportunity for creation of employment and the presence of a business which contributes to the local economy, the size of the premises having appeal to small / start up businesses will also be lost.

The works are also intended to address failings of the structure in terms of allowing damp ingress into the lower ground floor, and without the proposed measures being implemented the property will again become unusable, and

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significant dilapidation of its fabric will occur, this in-turn also potentially impacting upon the detail in the Historic England Listing.

The works do not alter / impact on the means of gaining access to the property, and the number of users remains the same. There is therefore no impact on the surrounding environment as a consequence. The works proposed, do however improve the energy efficiency of the property by the replacement of existing lighting with more energy efficient alternatives.

It is considered that the proposed works are not contrary to Camden Local Plan Policies and those of the National Planning Policy Framework.
