

# DESIGN, ACCESS AND HERITAGE STATEMENT

95b Albert street, NW1 7LX, London



This design report is in support of a Listed Building Consent for the refurbishment and internal alterations to the Grade II Listed Building at 95b Albert street, NW1 7LX, London. To be read in conjunction with Architect's existing and proposed drawings

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London

## **1. Design and access statement**

This design and access statement has been prepared in support to a Listed Building Consent application 95b Albert street, NW1 7LX, London. Please refer to Architect's drawings for further information.

As part of the internal alterations we propose to convert the existing kitchen area in a bedroom and remodel the existing bathroom area as necessary in order to retain a separate new bathroom.

The front part of the flat will be able to accommodate an open plan kitchen, living and dinning area that retains the grand geometry, proportions and character of the original room proportions.

All walls that are to be moved and relocated appear to be non-loadbearing stud walls with plasterboard on each face; none of these alterations are expected to be major in structural terms.

We believe that the proposed changes will compliment the character of the existing property and create an interior that responds to the character of the Listed Building while offering improved levels of accommodation.

We do not propose to alter the access to the flat or the access to the property in general; for anything further please see the attached drawings and forms that accompany this application.

## 2. Heritage statement

All works and alterations are detailed in the architect's drawings as proposed that accompany this submission.

The property is in desperate need for repair and refurbishment as it is evidenced by the photographic survey that accompany this submission. The proposed changes aim to improve the fabric of the Listed residential property and bring it back to use through repair, restoration and renovation while at the same time aiming to convert the studio flat to one bed flat.

### LISTING DETAILS

Statutory Address:

NUMBERS 45-97 AND ATTACHED RAILINGS, 45-97, ALBERT STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Greater London Authority

District:

Camden (London Borough)

Parish:

Non Civil Parish

National Grid Reference:

TQ 28857 83542

Details

CAMDEN

TQ2883NE ALBERT STREET 798-1/76/35 (West side) 14/05/74 Nos.45-97 (Odd) and attached railings

GV II

Irregular terrace of 27 houses. 1845. Surveyor George Bassett Jnr. Yellow stock brick and rusticated stucco ground floors. Nos 77, 87, 93 & 95, slate mansard roofs with attic dormers to all save No.97. Nos 63, 75 & 83 with penthouses. Nos 93 & 95 projecting. 3 storeys and basements. 2 windows each. Square-headed doorways, some with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Nos 93, 95 and 97 with stucco doorcases of pilasters supporting an entablature. Recessed sashes; Nos 45-61, 65, 67, 73, 77 & 79 with margin glazing to ground floor. Nos 81-97, tripartite ground floor sashes; Nos 93, 95 and 97 with consoles on mullions. Upper floors with architraved sashes; 1st floors having console-bracketed cornices and cast-iron balconies. Stucco cornice and blocking course except No.53 having a brick parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking entrance steps and geometrical railings to areas. Nos 93, 95 and 97, attached cast-iron railings with foliated finials to areas. The whole of Albert Street forms a cohesive group of the 1840s. No.97 Albert Street was listed on 14/01/94.

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Listing NGR: TQ2885783542

### 3. Existing photographs



Living area – View 01



Living area – View 02



**Living area – View 03**



**Living area – View 04**





**Kitchen area – View 01**



**Kitchen area – View 02**



**Bathroom area – View 01**



**Bathroom area – View 02**