

MORS+HARTE ARCHITECTS

Design and Access Statement



Drawing No: 052/2-DAS-00
Date: August 2021
Revision: -

Project: 125 Albert Street

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*To be read in conjunction with Planning Statement, prepared by
Savills Planning and Heritage Statement, prepared by HCUK*

1. Introduction

1.1 Project Details

125 Albert Street
Camden Town
London NW1 7NB

This statement has been prepared to support the application to undertake a full refurbishment, rear extension and roof extension to 125 Albert Street, NW1 7NB. This application will re-instate the dwelling house following a number of years of neglect and vacancy into a high-quality family home.

The proposed work of alteration and extension to No.125 Albert Street have been subject to a pre-planning application response; Ref: 2021/1046/PRE, received 9th June 2021.

This Design and Access Statement should be read in conjunction with drawings 052/2-EX-1.00, 052/2-EX-1.01, 052/2-EX-1.02, 052/2-EX-2.00, 052/2-EX-2.01, 052/2-EX-2.02, 052/2-PL-0.00, 052/2-PL-1.00, 052/2-PL-1.01, 052/2-PL-1.02, 052/2-PL-2.00, 052/2-PL-2.01, 052/2-PL-2.02; 052/2-PL-3.00; 052/2-PL-3.01; 052/2-PL-3.02; Planning Statement prepared by Savills Planning and Heritage Statement prepared by Historical Consultants HCUK Group.

1.2 Project Aims

The proposal seeks to sensitively refurbish and extend the property, which is currently in serious disrepair. Our client purchased the property in a vacant state and wishes to reinstate it as a single family dwelling with sympathetic refurbishment and extensions to improve use and ensure the building is preserved for further generations.

The proposed extensions will use robust and traditional materials and techniques to create additions which compliment the original building.

2. Site and Contextual Analysis

2.1 Albert Street

Albert Street is located south of Camden Town with access directly off Parkway. Albert Street is a long street, which is bisected by Delancey Street. No. 125 Albert Street is located between Parkway and Delancey Street. Albert Street is located within the Camden Town Conservation Area.

The street is made up of terrace houses from the Georgian and Early Victorian period. The properties within Albert Street remain predominately residential, with some commercial and the Jewish Museum (129-131 Albert Street) located to the north of the street. There is also the presence of post war flats within this area. The majority of properties are single family dwellings. 125 Albert Street is currently vacant and derelict, being purchased in this condition by our clients in late 2020. The property is currently not habitable.

The majority of properties between Delancey Street and Parkway have mansard roof extensions with the exception of 123 Albert Street and 125 Albert Street.

125 Albert Street is an early Victorian 3 storey mid terrace property, with brick and stucco. The brick to the front elevation is pitted, which may be from abrasive work to remove previous paintwork. There are substantial cracks to the stucco and there is visually apparent movement at the door arch, threshold, window lintels and cills. There have been a number of alterations to the property, including rebuilding of partial front and rear elevations, re-built outrigger and internal reconfiguration to ground and second floor. The original plan form to the main building has predominantly been retained. The building is north-east facing on a long narrow plot. 125 Albert Street was built circa 1845 as part of 9 properties from 123 - 139 Albert Street. The Jewish Museum has amalgamated no. 129-131.

125 Albert Street is a Grade II listed building, as part of listings to 123-139 (odd) Albert Street:

TQ2883NE ALBERT STREET
798-1/76/39 (West side)
14/05/74 Nos.123-139 (Odd)
and attached railings

3. Existing Building

3.1 External

The property is in a derelict state, with significant movement apparent to the front elevation. The arch over the entrance door shows movement as does the door threshold. The ground floor and first floor window openings also indicate movement. The stucco to ground floor has significant cracking. The brickwork at second floor is bulging slightly, the parapet appearing to have been rebuilt. None of the existing timber sash windows are original. There are railings with finials with gate access to the front garden.

The rear elevation has been partially rebuilt from first floor level. The ground floor window opening has been modified to take a shorter sash window. The first floor window openings appear to be unaltered, with an original sash window to the first floor landing. The windows to the second floor are not original as this area has been re-built and the openings are not consistent with the period. The elevation is peppered with redundant flues, grilles and vent pipes.

The out-rigger is a late addition, as evident from the style, materials and historical maps. The historical fabric is explained in greater detail within the submitted Heritage Statement. It is worth noting that not only is the out-rigger a later addition but also the boundaries to the rear garden have been significantly alternated from the original footprint.

The roof has felt burnt onto slate with failing lead and felt upstands and gutters, which has been the origin of significant historic water damage to the inside of the building.

There is a brick and concrete built outbuilding to the rear of the garden and also a timber built outbuilding adjacent to the main part of the house.

An in-depth description of the property condition can be found within the accompanying Heritage Statement.



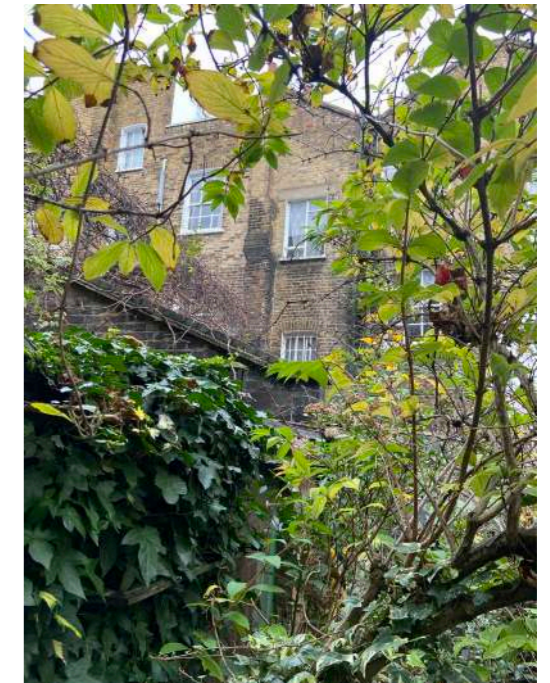
Existing Entrance and Stucco showing cracking



Existing C20 Outrigger and Timber Outbuilding



Existing Felt Roof



Existing Outrigger and partially visible Rear Elevation from overgrown Garden

3. Existing Building

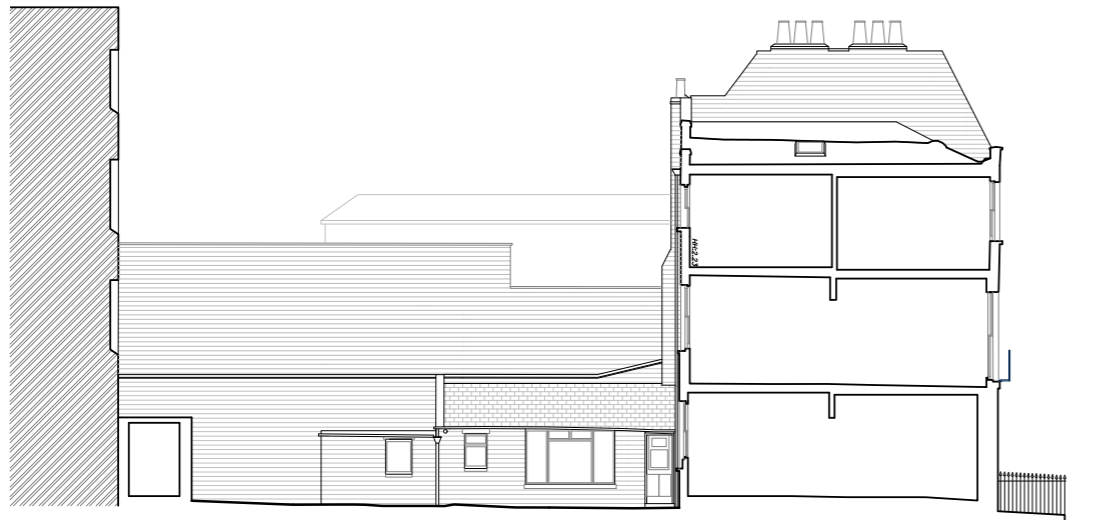
3.2 Existing Elevations



01 Existing Front Elevation
EX-2.00



02 Existing Rear Elevation
EX-2.00



03 Existing Side Elevation/Section A-A
EX-2.00



04 Existing Section B-B
EX-2.00

3. Existing Building

3.3 Internal

The property is currently unoccupied and has fallen into disrepair from years of neglect. Our client has recently purchased the property and wishes to return the property back to a habitable situation, through sympathetic refurbishment.

The main floor of the original building is showing signs of historical movement with a significant slop to the floor from back to front. The extent of original floorboards is not yet know as all floors have coverings.

There appears to have been no relevant maintenance work to the property in several years, with historic water damage evident to the rear elevation, which has damaged the cornicing to the rear rooms. There is also water damage to the front, evident at second floor, due to the failing roof.

The original windows have been replaced with less than satisfactory timber frame sash windows. There is one original sash window present, at first floor landing.

The original cornices are present to the ground floor living room and kitchen (rear reception room) and at first floor front and rear rooms. Significant damage to cornice to ground and first floor rear rooms is evident. All cornicing to second floor are new and of low quality.

There is no original skirting present to any floors.

Chimney breasts are present to all primary rooms, though no fireplaces have been retained. Rooms have integrated joinery to all alcoves adjacent to the chimney breasts. These are low quality and 1970s/1980s.

The original staircase is present. Modifications are evident on the second floor where the return balustrade has been removed to make way for a partition wall. The balustrade is visible, however, the balusters have been over-clad with boarding.

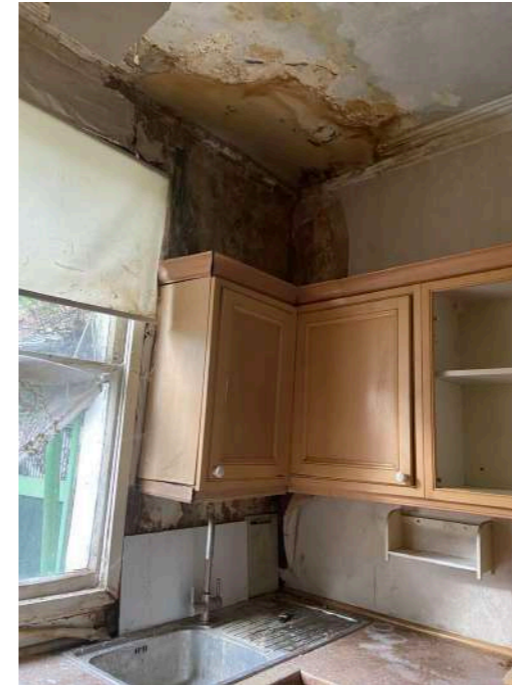
There is some window panelling present to the first floor front room windows. There is no shutters present.

At second floor the original configuration has been disrupted by the partial removal of the dividing wall between the main rooms and addition of a small internal room

The outrigger is not original, as evident from the historical maps which show the boundary lines have changed, affecting the outrigger. Also the style, brick and metal windows are C20.

The condition of the entire property is derelict and need of a full refurbishment.

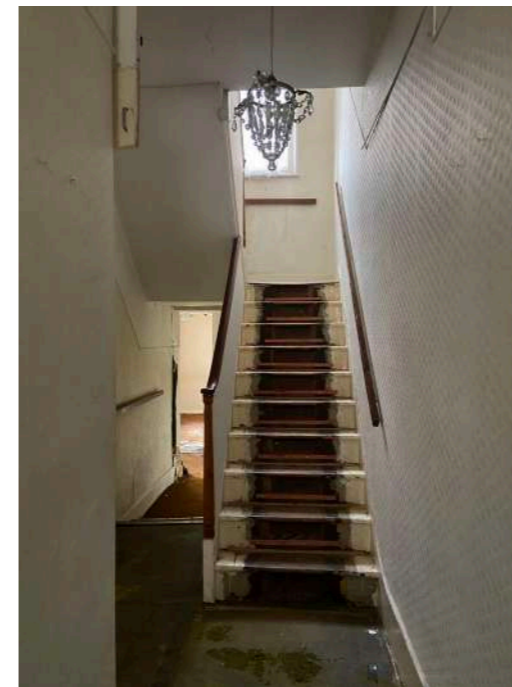
An in-depth description of the property condition can be found within the accompanying Heritage Statement.



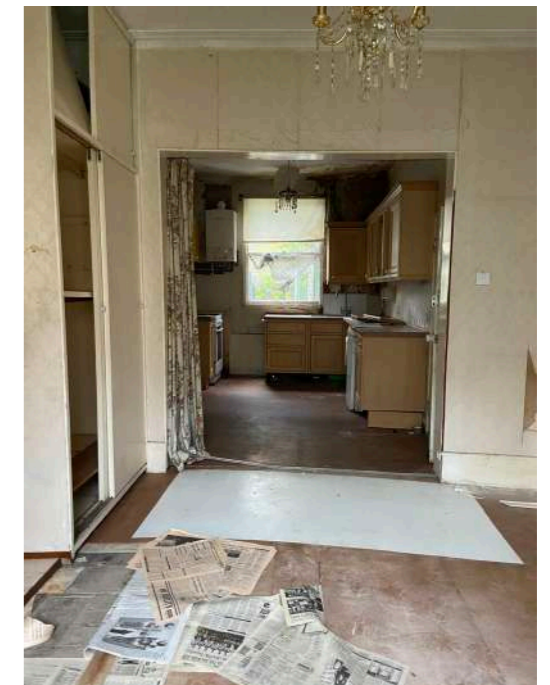
Existing Ground Floor cornice and historic water damage



Existing C20 Outrigger



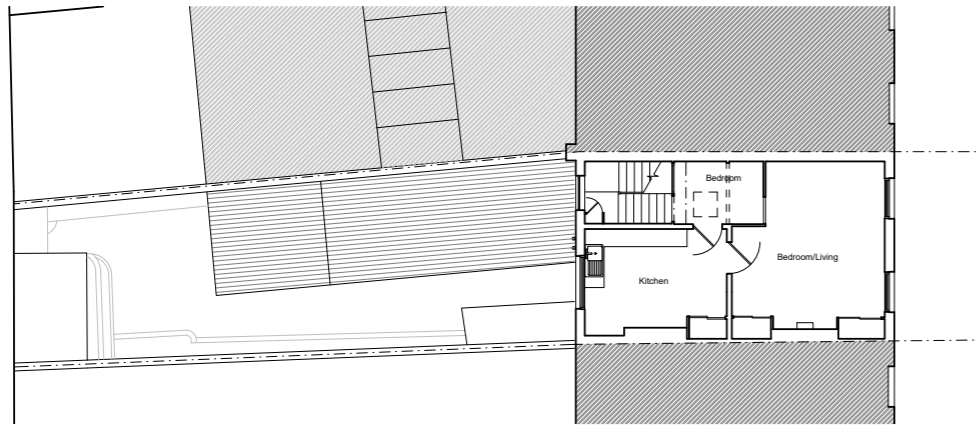
Existing Stairs



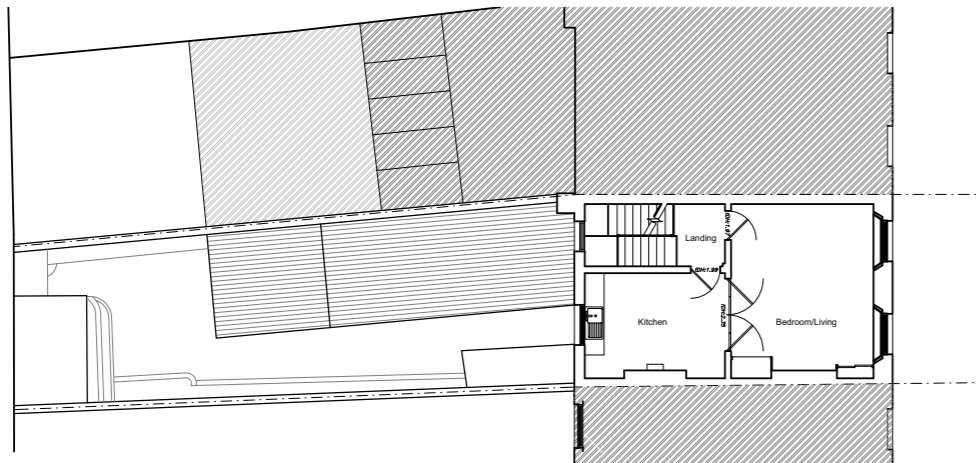
Existing Ground Floor Reception Rooms

3. Existing Building

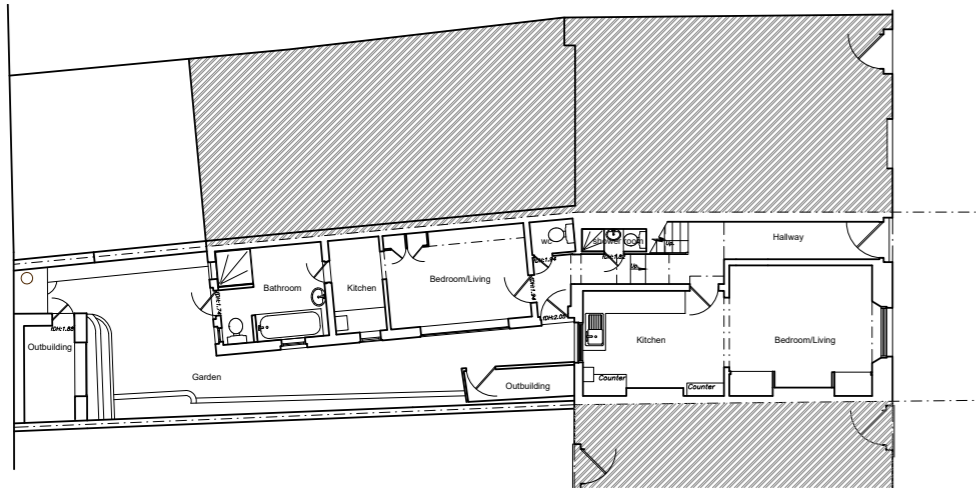
3.4 Existing Plans



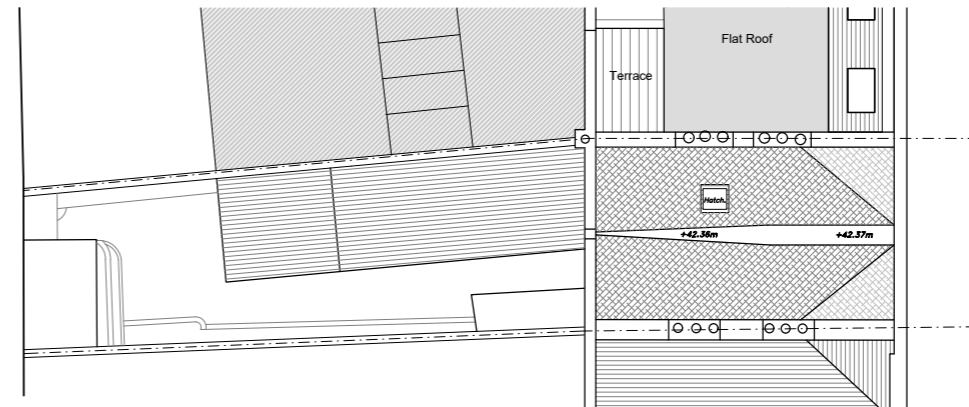
03 Existing Second Floor Plan
EX-1.00



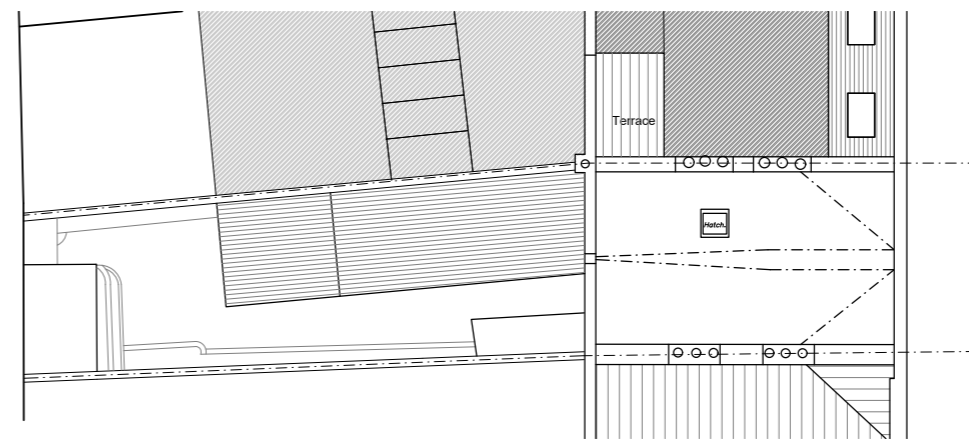
02 Existing First Floor Plan
EX-1.00



01 Existing Ground Floor Plan
EX-1.00



05 Existing Roof Plan
EX-1.00



04 Existing Third Floor Plan
EX-1.00

3. Existing Building

3.5 Ground Floor - Existing Photographs



Hallway - showing timber door and fanlight. Note, no cornice to Hallway



Front Reception Room - cornice and existing in-built joinery cutting through cornice



Front Reception Room - significant sloping floor, replacement windows and original doorway



Rear Reception Room - significant damage to existing cornice from historical water damage



Rear Reception Room - significant damage to existing cornice, pipework and boiler/flue outlets



Front Reception Room - single glazed replacement sash windows, style not in keeping with property period



Hallway/Stairs - Original stairs with boarding to handrails, to be returned to original detail



Front Reception Room -view from Rear Reception Room through to Front Reception Room



Front Reception Room - showing in-built joinery, chimney breasts present to all main rooms, no fireplaces present



Outrigger - 20th Century Outrigger in complete disrepair

3. Existing Building

3.6 First Floor - Existing Photographs



Rear Room - damaged cornice from historic water damage, original doors overlaid and chimney



Rear Room - damaged cornice from historic water damage



Front Room - view to Front Room through concertina doors



Front Room - significant cracking to ceiling and sloping to floor



Front Room - original panelling and architrave to front windows - windows are replacement



First Floor Landing - significant cracking to walls and ceiling



First Floor Landing - looking down to original window. Original stairs with cladding to balusters



First Floor Landing - looking down to first floor level, significant cracking apparent



Front Room - showing replacement windows and external balconies



Front Room - view out to metal balconies requiring repair and making good

3. Existing Building

3.7 Second Floor - Existing Photographs



Stairs/Landing - looking up to Second Floor, original handrail removed to allow for partition



Stairs/Landing - looking up to Second Floor, original handrail removed to allow for partition



Rear Room - view to rear showing rebuilt facade and window and water damage to ceiling



Rear Room - view to rear showing water damage to ceiling and modern cornice



Front Room - view to front, showing water damage and modern cornice



Front Room - showing significant cracking, adjacent to No. 127 Albert Street



Front Room - showing significant cracking, adjacent to No. 127 Albert Street and historic water



Front Room - showing significant cracking, adj. to No. 127 Albert Street and historic water damage and partition to left hand side



Stairs - looking down to 20th Century metal window and cupboard



Stairs - later addition cupboard to stair return, showing historic water damage

4. Design Proposal

4.1 Proposed Additions and Internal Refurbishment

Our client is committed to undertaking the necessary works required to this derelict property to ensure the building is saved for another generation. They wish to create a single family dwelling using traditional methods and materials, to sympathetically refurbish the original building, whilst also extending the property to relate to modern day lifestyles.

Ground Floor

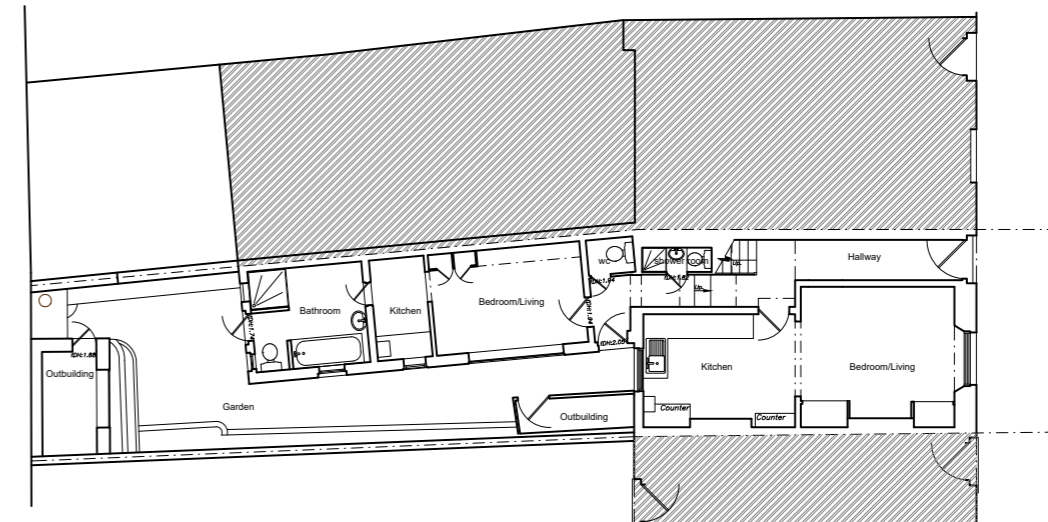
There is evidence of movement to the front door threshold which will be addressed and corrected sympathetically by removing the threshold cill and resetting. The existing entrance door will be removed, protected and refurbished to be re-installed near the end of the construction work.

All walls and ceilings have been covered with paper. During the works all walls will be stripped of wall coverings and plaster inspected, with remedial works undertaken to remedy. All materials used will be in keeping with the existing materials.

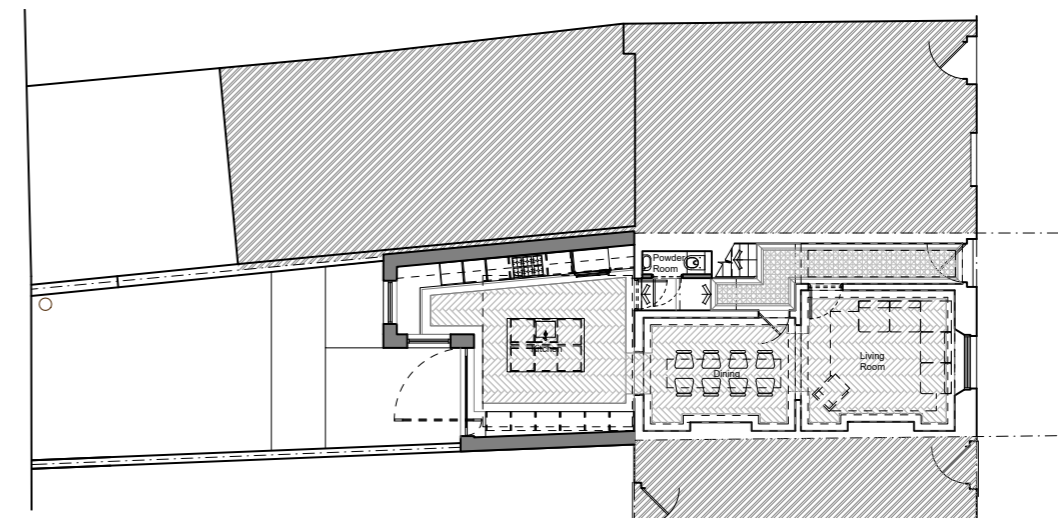
There is no cornicing to the entrance hallway. A new cornice, in keeping with the period of the property, is proposed to the front area of Hallway, defined by the downstand. The existing floor slopes to the doorway, the existing floorboards will be lifted and the existing joists inspected with additional joists installed to level the floor. The existing floorboards will be reinstated following remedial works. The floor to the hallway will be finished with encaustic tiles, in keeping with the period of the property. The original opening between Hallway and front Living Room will be reinstated.

The cornice to the front Living Room is in relatively good condition and will be protected during works and re-decorated. There is some in-built floor to ceiling joinery to the alcoves on both sides of the chimney breast. The joinery will be removed to reinstate the original proportions of the room, any remedial works to the cornice will be undertaken to these areas. The floor to this area slopes to the front of the property. The floorboards will be lifted and the existing joists inspected to identify the issue, additional joists will be added to the floor void to re-level the floor where required. All existing floorboards will be reinstated and a floating timber floor will be installed over. The existing reproduction window will be replaced with a new timber sash single glazed window with detailing of the correct period.

The rear room, currently housing the kitchen has an original cornice, the majority of which is in relatively good condition. There is significant damage to the cornice to the rear elevation from historic water damage and also installation of a boiler. A plaster specialist will be engaged with to undertake remedial works and reproduce cornice to the missing areas. The existing kitchen units will be removed and the original proportions of the room returned. The floorboards will be lifted and the existing joists inspected, additional joists will be added to the floor void, if required. All existing floorboards will be reinstated and a floating timber floor will be installed over.



01 Existing Ground Floor Plan
EX-1.00 -



01 Proposed Ground Floor Plan
PL-1.00 -

4. Design Proposal

4.1 Internal Refurbishment and Proposed Additions

Ground Floor (continued)

The rear ground floor extension will replace the existing C20 outrigger. The materials proposed are sympathetic to the original building, whilst providing a clear distinction between the original and proposed. The addition replacing the existing outrigger will be mainly brick with traditional style windows. The line of this element will be more in line with the original outrigger prior to the new boundary lines being established. More information on the change in boundary lines can be found within the Heritage Statement. The element of extension adjacent to the outrigger will be more transparent through the use of a large glazed door and fully glazed roof. The scale of this area is also reduced to ensure it is subservient to the "outrigger" element of the extension. The original brick work to the rear elevation will be cleaned, repointed and expressed within the proposed internal space. The extension will house the kitchen, re-establishing the original location of the kitchen. Modest modifications to the original building to allow access to the extension are proposed. The rear window cill will be lowered to allow access to the reinstaed kitchen location, with the nibs of the cills retained to express the original window opening.

4. Design Proposal

4.1 Proposed Additions and Internal Refurbishment

First Floor

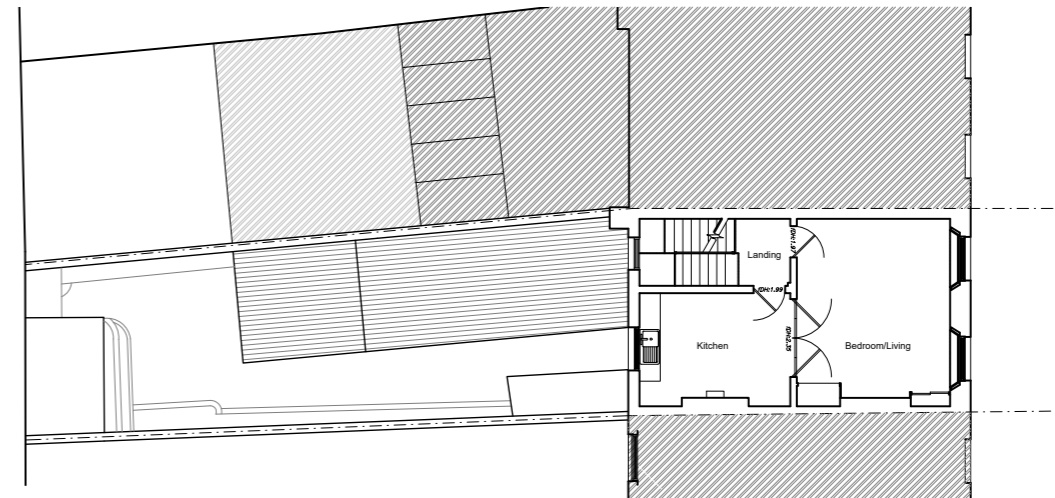
To the first floor landing the only original sash window is located, though the glass appears to be replacement. This window and opening will be inspected, protected with any remedial works undertaken. The stair balusters will be reinstated with the cladding over removed and any remedial works required undertaken.

All walls and ceilings have been covered with paper which shows signs of historical cracking. During the works all walls will be stripped of wall coverings and plaster inspected, with remedial works undertaken to remedy. All materials used will be in keeping with the existing materials.

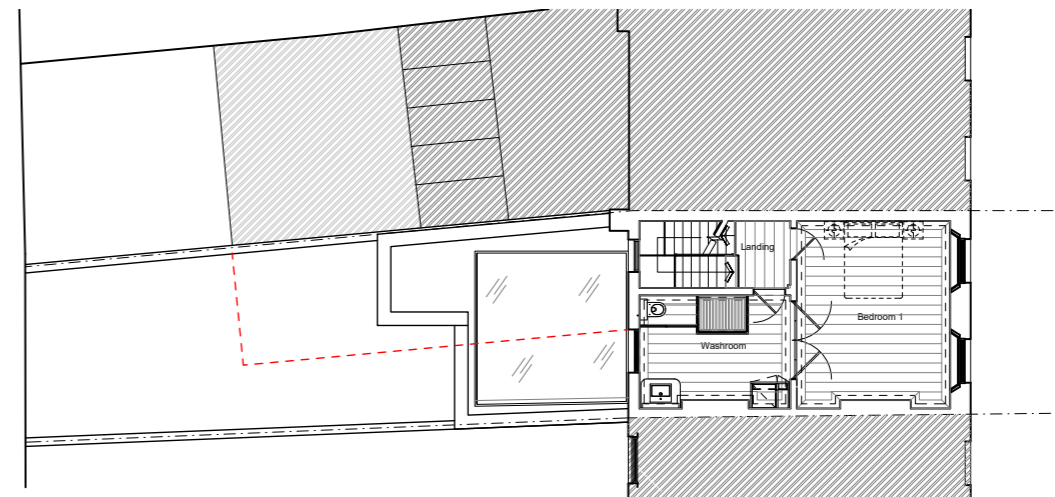
The cornice to the front room is in relatively good condition and will be protected during works and redecorated. There is some in-built floor to ceiling joinery to the alcoves on both sides of the chimney breast. The joinery will be removed to reinstate the original proportions of the room, any remedial works to the cornice will be undertaken to these areas. The floor to this area slopes to the front of the property. The floorboards will be lifted and the existing joists inspected to identify any issue, additional joists will be added to the floor void to re-level the floor where required. All existing floorboards will be reinstated and a floating timber floor will be installed over. The existing reproduction window will be replaced with a new timber sash single glazed window with detailing of the correct period. The original timber panel door and architrave to the room will be made-good and re-decorated. The original concertina doors and architraves between the main rooms will also be made-good and redecorated. The existing concertina doors will be operational and will work with the proposed layout. The original window panelling and window architrave will be retained, protected, made-good where required and redecorated.

To the rear room, a new shower/washroom will be located, which will be completely reversible. The room also enjoys its original cornice, the majority of which is in relatively good condition. There is significant damage to the cornice to the rear elevation from historic water damage. A plaster specialist will be engaged with to undertake remedial works and reproduce cornice to the missing areas. The floorboards will be lifted and the existing joists inspected to identify any issue, additional joists will be added to the floor void to re-level the floor where required. All existing floorboards will be reinstated and a floating timber floor will be installed over.

It is proposed to replace the front and rear reproduction timber sash windows with new single glazed timber sash windows, with detailing which reflects the building period.



02 Existing First Floor Plan
EX-1.00



02 Proposed First Floor Plan
PL-1.00

4. Design Proposal

4.1 Proposed Additions and Internal Refurbishment

Second Floor

As mentioned in Section 3, the rear elevation was re-built. This is also identified within the accompanying Heritage Statement.

The second floor landing window is a metal frame casement window in an opening which does not relate to the period of the property and with a concrete lintel. This will be replaced with a traditional style sash window with single glazing to match the period of the property and the original window to the landing below.

The stair balusters will be reinstated with the cladding over removed and any remedial works required undertaken. As stated in Section 3, the return balustrade has been removed to make way for the glazed and solid partition which has installed to create an inner room. It is proposed to remove this partition and create a new staircase to lead to the proposed mansard roof extension over. This stairs will be fully enclosed and in a more modern style to indicate the modern intervention.

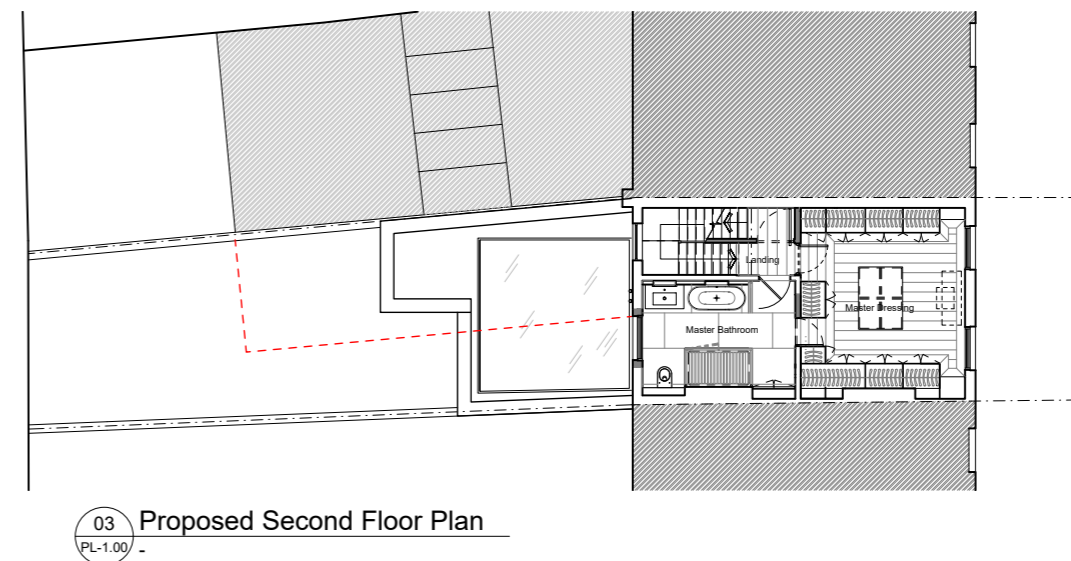
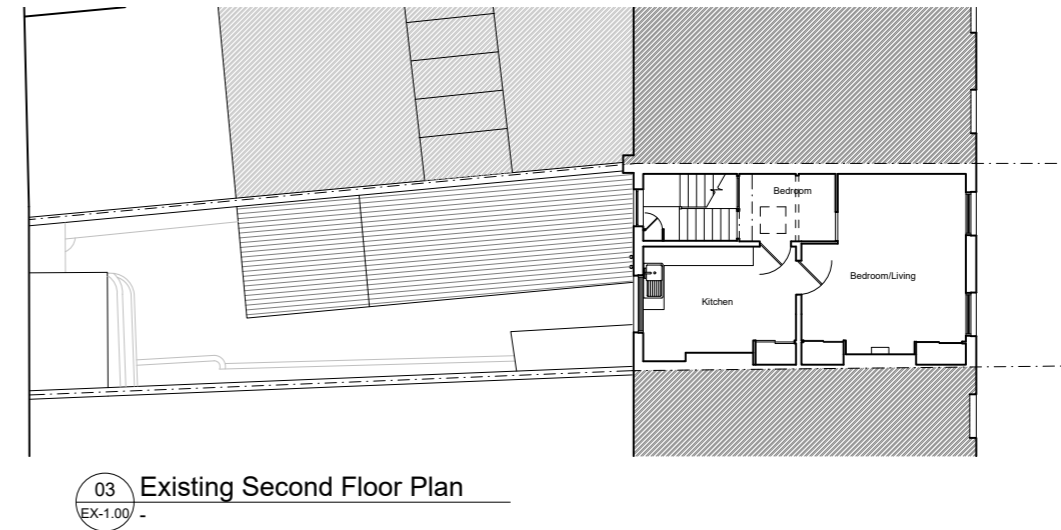
The inner room will be removed and the original room proportions to the front room returned. There is evidence of historical water damage to the ceilings and floor. This is from a failing, inadequate felt roof, failing lead guttering and flashings and blocked rear gutter. There is also cracking evident to the front elevation/party wall which will be inspected and remedied during the works.

Modern, low-grade cornicing is present in both rooms. These will be removed. The floorboards will be lifted and the existing joists inspected to identify any issue, additional joists will be added to the floor void, where required. All existing floorboards will be reinstated and a floating timber floor will be installed over.

The opening between the main rooms will be modified and a traditional style door to match existing installed.

To the rear room, a master bathroom will be installed, which will be completely reversible. The floorboards will be lifted and the existing joists inspected to identify any issue, additional joists will be added to the floor void, where required. All existing floorboards will be reinstated and a floating tile floor will be installed over.

The window openings to the rear will be modified to reflect the original sizes. It is proposed to replace the front and rear reproduction timber sash windows with new single glazed timber sash windows, with detailing which reflects the building period.



4. Design Proposal

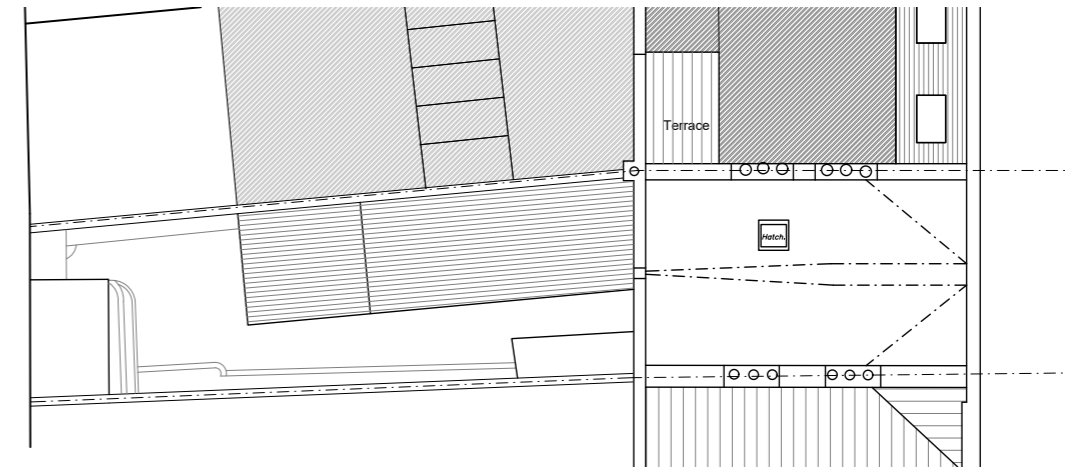
4.1 Proposed Additions and Internal Refurbishment

Third Floor

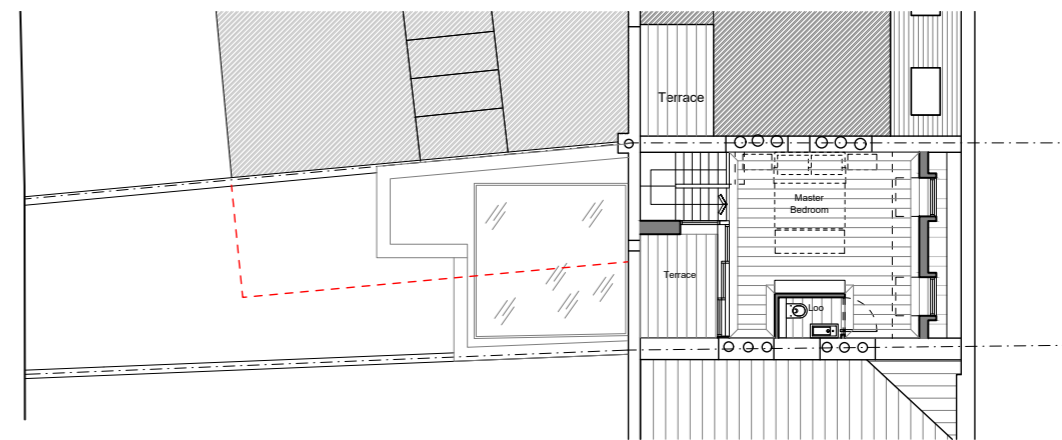
The modern enclosed stairs, which will reflect the sweep of the original stairs below, leads to the roof extension which will house the master bedroom.

The extension will be in keeping with the neighbouring mansard extensions, which are present to all houses on Albert Street, with the exception of this property and the neighbouring no. 123 Albert Street. The front of the mansard addition will be finished to match the adjacent no. 127 Albert Street, with slate tiles and lead clad dormers fitted with 2no. 3 over 3 timber sash single glazed windows. To the rear, an inset terrace, similar to that at no. 127 Albert Street, will push the addition away from the existing rear elevation, reducing any impact to the existing parapet formation.

All external materials will be sensitive to the period of the property and in keeping with the materials present on Albert Street.



04 Existing Third Floor Plan
EX-1.00



04 Proposed Third Floor Plan
PL-1.00

4. Design Proposal

4.1 Proposed Additions and Internal Refurbishment

General

The existing entrance door will be removed, refurbished and reinstated following remedial works to the stone threshold.

Where original floor boards are present, these will be lifted, joists inspected and boards re-instated. Any additional boards required will be reclaimed where possible, and of the same species and board size. There is significant evidence of movement/subsidence to all floors. All floorboards will be removed and stored to allow inspection of existing joists and superstructure. All original floorboards will be relayed, any additional floorboards required will be sourced to match species, thickness and width and from reclaimed stock, if possible.

It is proposed to replace the all reproduction timber sash windows with new single glazed timber sash windows, with detailing which reflects the building period. Detailing will match the original sash window present on the first floor landing.

The original staircase will be refurbished, including the removal of the existing boarding to both sides of the balusters. It is assumed the original balusters are present underneath the existing panelling, any missing balusters will be replaced with like for like.

All original doors will be refurbished, including the removal of flat panelling which has been fixed to the door faces, new ironmongery, including roses and knobs in keeping with the period of the house. Original architraves will be retained, protected, made-good and redecorated. Where original openings are being reinstated, at ground floor hall and second floor landing, doors and architraves will be matched to the detail present on the relevant floor.

All wall and ceiling paper will be removed and the existing plasterwork examined, any remedial works which are required will be undertaken sympathetically used traditional materials and techniques.

There is original cornicing present to the ground and first floor hall and reception rooms, which will be retained and restored by a plaster specialist. There are a number of areas which have significant damage from historic water damage, flues, pipes, etc.. where cornicing is missing, replica cornicing will be applied using traditional materials.

A new staircase will continue from the existing landing to provide access to the proposed roof extension. This will be enclosed and of a different aesthetic to clearly define the new addition from the original.

The cracked stucco to the front elevation will be made good.

All brick work will be cleaned and repointed using appropriate mortar to compliment bricks, where required.

4. Design Proposal

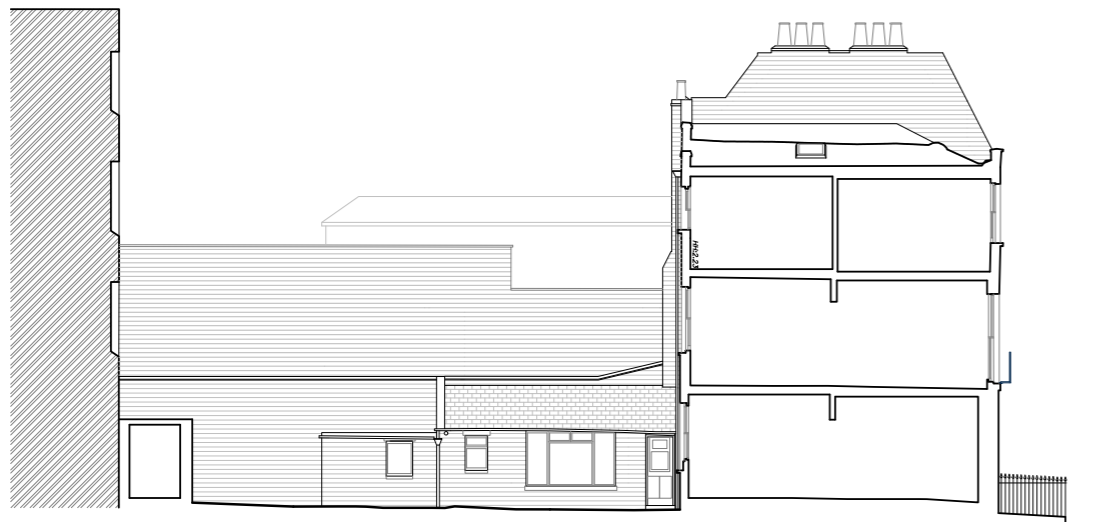
4.2 Existing Elevations



01 Existing Front Elevation
EX-2.00



02 Existing Rear Elevation
EX-2.00



03 Existing Side Elevation/Section A-A
EX-2.00



04 Existing Section B-B
EX-2.00

4. Design Proposal

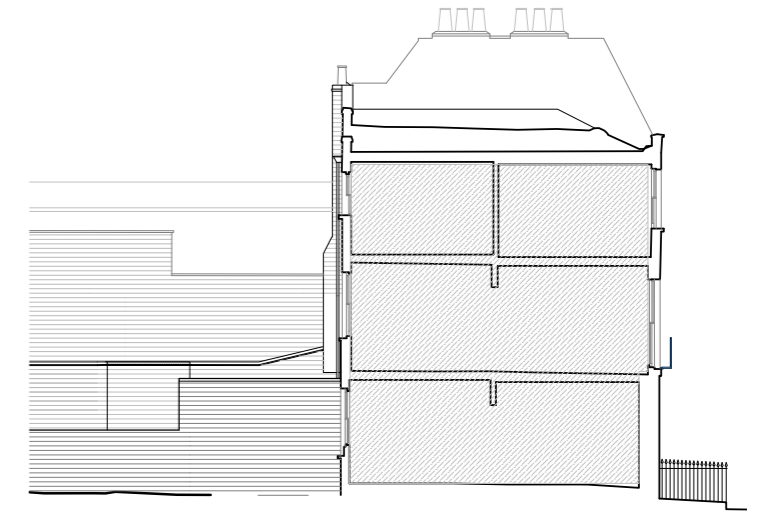
4.3 Proposed Elevations



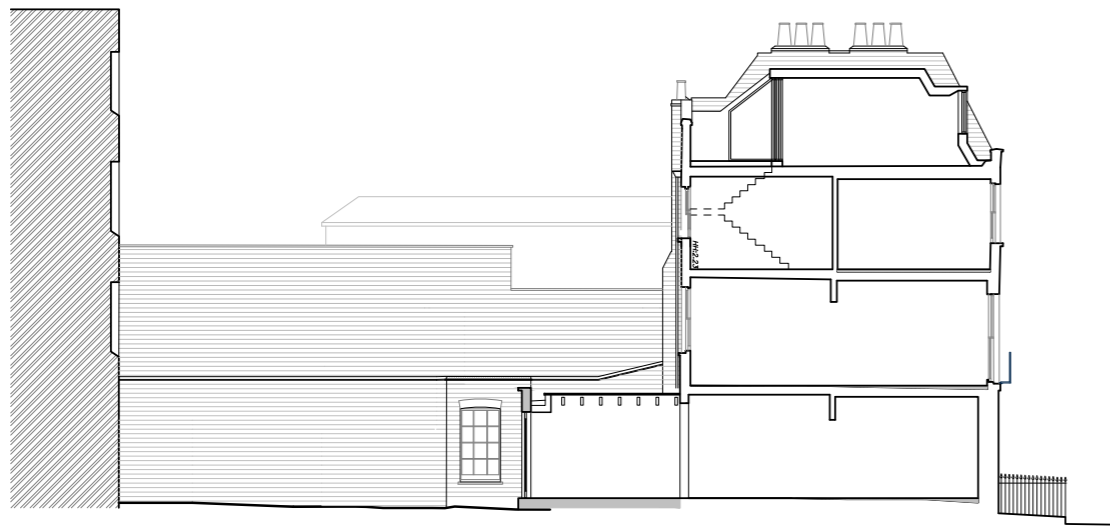
01 Proposed Front Elevation
PL-2.00



02 Proposed Rear Elevation
PL-2.00



03 Proposed Side Elevation thru' 123 Albert Street
PL-2.00



03 Proposed Side Elevation/Section A-A
PL-2.00



04 Proposed Section B-B
PL-2.00

4. Design Proposal

4.4 Amount of Development

Existing Total Property Area: 143.5 sqm

Proposed Total Property Area: 167.8 sqm

Proposed Extension - Ground Floor: 23 sqm

Proposed Extension - Roof Mansard: 27.7 sqm

Proposed Demolition - Ground Floor (C20 Outrigger):
26.4 sqm

4.5 Character and Appearance

The proposed ground floor extension will be constructed with traditional materials of London stock brick to compliment existing stock and traditional style glazing. The proposal is to compliment the existing, reducing the depth of the ground floor to create a more meaningful garden.

The proposed mansard roof is in keeping with the neighbouring mansard roofs in scale, height and materiality.

4.6 Access

No change to access

4.7 Landscaping

Existing Garden Area: 33.9 sqm

Proposed Garden Area: 47.6 sqm

Landscaping design to be confirmed, the introduction of water and native planting to encourage native wildlife, including insects and bees is a priority to our client

4.8 Impact on Neighbours

The proposed additions will have no adverse affects to the adjacent neighbours. There will be no increase in overlooking. The opposing building to the rear is the Jewish Museum and will not be affected by the proposals

4.9 Impact on Highways and Parking

There is no change to highways or parking.

4.10 Sustainability

The proposal allows for the replacement of all timber sash windows, with exception of the one remaining original sash window to the stair landing. The new windows will be in keeping with the original, early Victorian style of the property and have single glazing.

Underfloor heating is proposed to be introduced where possible.

5. Planning

5.1 Relevant Planning History

Approved Relevant Planning Permissions within Albert Street

90 Albert Street: 2019/2937/P - Single storey rear extension, new mansard roof with front and rear dormer windows rooflights and associated works

94 Albert Street: 2019/5135/P - Non-material amendment to planning permission dated 22/11/2017 ref. 2017/4835/P, for Proposed erection of single storey rear extension at ground floor level, namely to infill the undercroft below the rear extension.

110 Albert Street: 2018/5837/P - Conversion of two existing residential units into one unit (Class C3).

113 Albert Street: 2018/4636/P - Enlargement of 2 small covered rear lightwells to create a larger one with walk-on rooflight and 2 ventilation grilles plus new rear metal window; replacement of front lightwell metal steps by new steps and front gate; repair of front entrance stone steps; lowering of part of rear basement room floor; and various damp proofing works

115 Albert Street: 2018/3173/P - Erection of a new rear dormer roof extension, alteration to the façade/fenestration to the rear elevation and infill of existing courtyard and landscaping works to the rear elevation at ground floor level.

81 Albert Street: 2017/1808/P - Erection of mansard roof extension with 2 x dormer windows to front roof slope and 2 x dormer windows to the rear; installation of 2 x rooflights to rear roofslope.

47 Albert Street: 2016/4688/P - Various external alterations including: extension of basement level coalholes beneath the front garden; demolition of existing closet wing and erection of new closet wing and rear extension with associated landscaping; installation of 1 x conservation rooflight; and refurbishment or replacement like-for-like, all dilapidated single-glazed timber sash windows.

109 Albert Street: 2015/1789/P - Erection of mansard roof extension including the installation of front dormer windows.

81 Albert Street: 2013/7543/P - Erection of mansard roof extension with 4 x dormer windows to flat.

127 Albert Street: 8502180 - The erection of a roof extension and rear terrace at third floor level as shown on drawing nos. 110/1 and 2A and as revised on 6th February 1986.

J11/16/12/HB1952 - Demolition of the ground and first floor extensions and erection of a single storey extension at ground floor level with terraces at ground and first floor levels.

6. Conclusion

125 Albert Street is in desperate need of restoration and repair. Our client wishes to ensure the preservation of the building for future generations through the sympathetic restoration of the original building and sensitive additions which will be constructed using traditional materials to a high standard.

The current state of the building is derelict with historic water damage and building movement evident both internally and externally.

The garden is completely overgrown with no meaningful outdoor space, due to previous additions, which this application aims to rectify.

Our client wishes to create a single dwelling family home, with a more usable garden. Re-instating the kitchen to the original location and create a mansard roof, in keeping with the other buildings on Albert Street. Workmanship will be of a high standard and materials will be of best possible quality.

We look forward to engaging with Camden Council to reinstate 125 Albert Street into a family home, undertaking the necessary repairs to ensure the property will be enjoyed by future generations.