

Architecture for London

Photographs
68 Albert Street NW1 7NR

December 2021

1.0 Introduction

The following document presents the existing condition of the building through a photographic survey and should be read alongside drawings GA010, GA099-103, GA200, GA201, GA300 and GA301.

All photos are dated 15th October 2021 unless stated otherwise

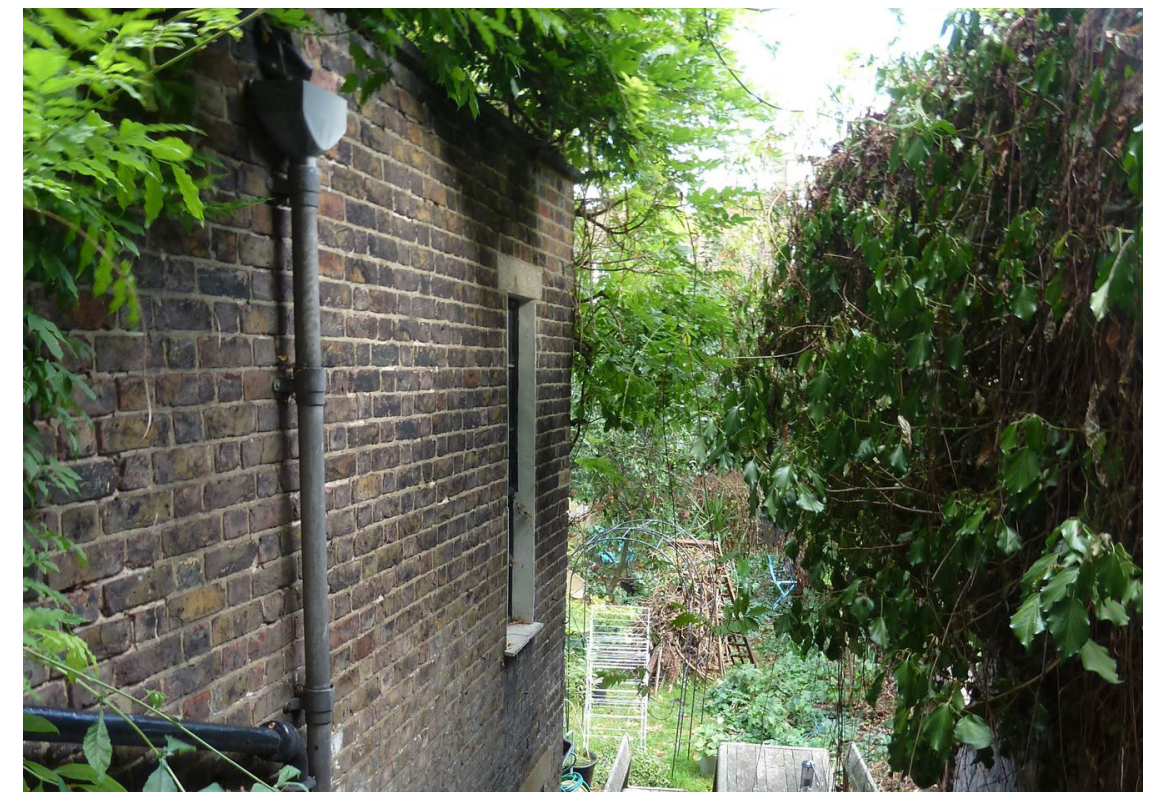
1. Front elevation from street
Replacement of lower ground floor glazing - See GA200.
2. Rear elevation
Demolition of infill extension - See GA201.
Demolition of rear outrigger flank wall to lower ground floor. Note openings are modern in construction with concrete lintels. Wall in very poor condition - See GA099.
Demolition of concrete balcony - See GA201.



3. Rear outrigger from garden
Outrigger in very poor condition and overgrown
Rake out and re-point mortar - see GA201.
New staircase and wall built out to support replacement landing -
see GA201.



4. Flank wall of 1st floor extension
Existing 1st floor extension modern brick construction on concrete plinth - proposed design extends by 1950mm - see GA 301.
5. View from 1st floor Study toward garden
Proposed 1st floor infill extension between outriggers. Massing of proposed extension lower than existing outrigger - see GA201.



6. Lower Ground Floor
Modern open-plan arrangement with steel beam supporting ceiling
Proposed design to divide space into two bedrooms - See GA099.
7. Lower Ground Floor
Outrigger ceiling height currently unsuitable for occupation
Proposed design to lower FFL by 595mm - See GA300.



8. 1st floor bathroom and roof terrace
 The bathroom is cramped and damp and the roof terrace railings are dangerously low.
 The proposed design extends the bathroom by 1950mm and the roof is glazed. New railings to the roof terrace will allow for safer use - see GA301.



9. 3rd floor bathroom
 The bathroom is cramped and the ceiling is too low to accommodate a shower
 The proposed design extends the ceiling height by inserting a roof light into the modern dormer extension - see GA301.



10. 3rd Floor
 Kitchen in unsuitable location and in poor state of repair
 Proposed design relocates the kitchen to the 1st floor, adjacent to the living room.

