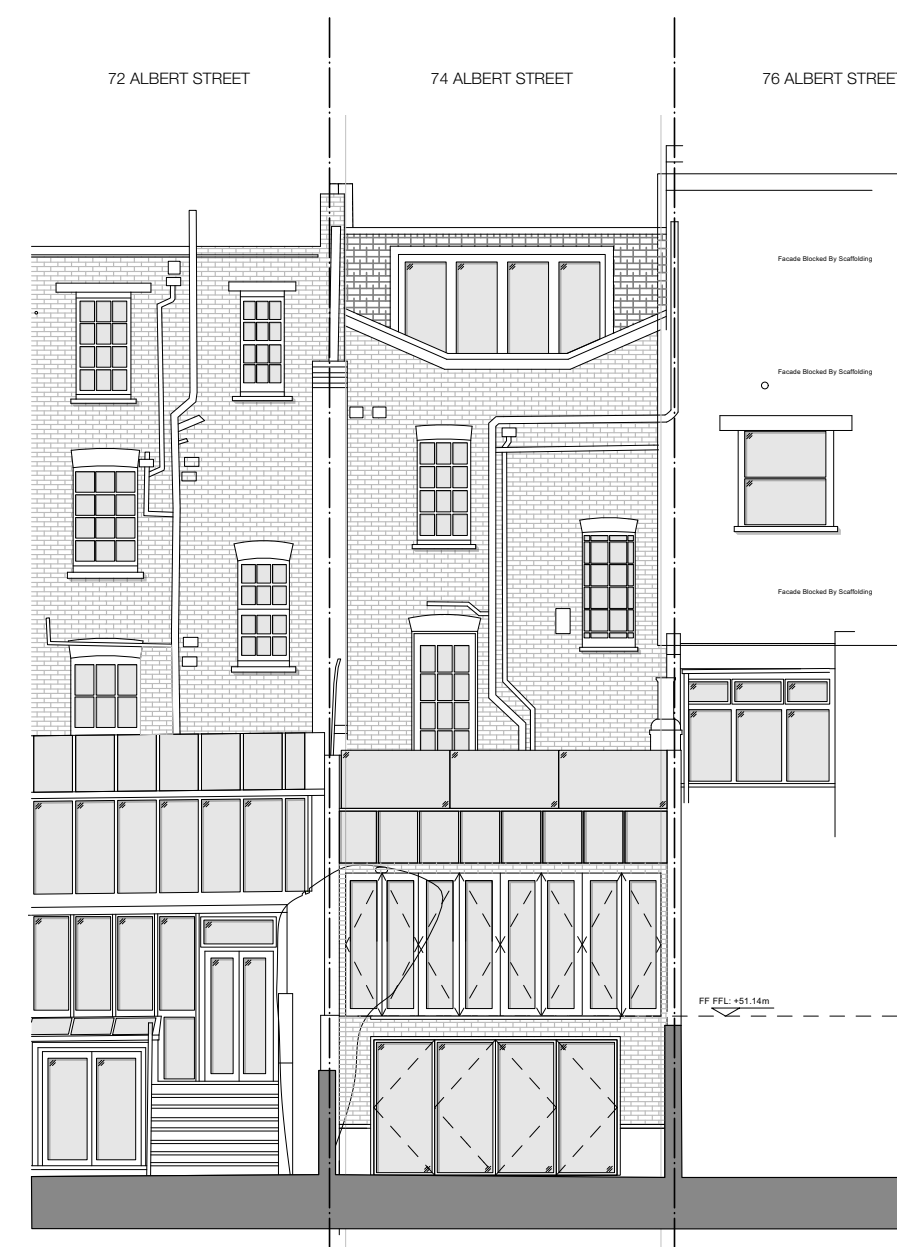


Design and Access Statement

74 Albert Street, Camden Town

Alterations at 74 Albert Street, Camden Town, NW1 7NR

December 2021



Proposed Rear Elevation



Aerial view of the site

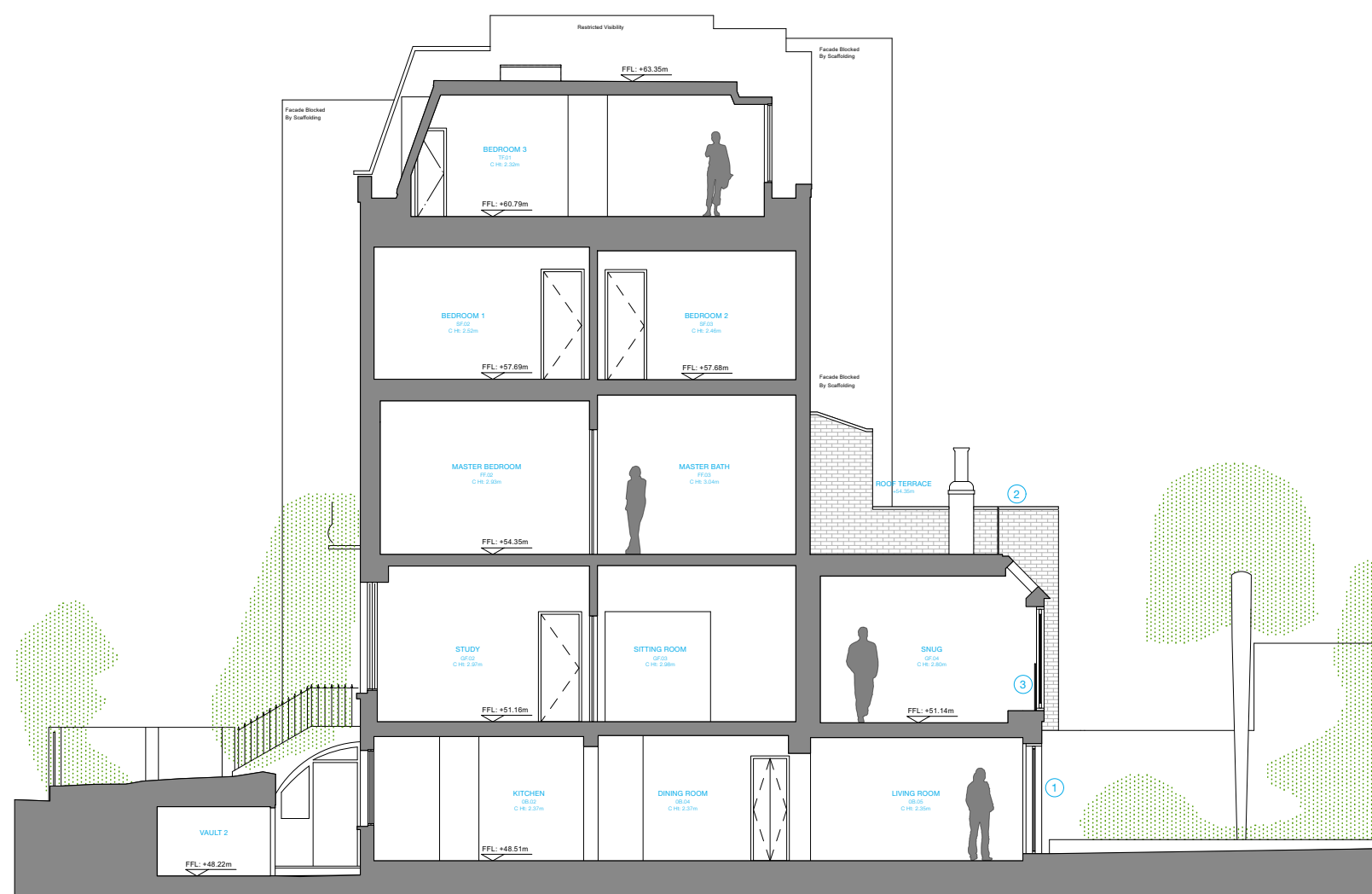
Contents

1.0	Introduction	3
2.0	Context	4
2.1	The Site	
2.2	Conservation Area	
2.3	Albert Street	
3.0	The Existing Building	7
3.1	The Existing Building	
3.2	Listing Reference	
3.3	Heritage Statement	
4.0	Planning Application History	8
4.1	74 Albert Street	
4.2	Other Relevant Applications	
5.0	The Proposal	10
5.1	Proposed Alterations	
5.2	Access	
5.3	Use	
6.0	Conclusion	11
7.0	Appendix of Photographs	12

1.0 Introduction

Miltiadou Cook Mitzman Architects have been commissioned to submit a householder and listed building consent application for alterations to an existing grade II building in Camden Town.

This Design and Access Statement presents our analysis of the site and context, in addition to our proposed design as part of the planning application. It should be read in conjunction with the submitted drawings, and Heritage Statement prepared by Fuller Long.



Proposed Section A-A

2.0 Context

2.1 The Site

The site is located in Camden Town on a residential street, called Albert Street, in close proximity of Camden High Street and Mornington Crescent. The building sits as part of a terraced row of houses within sub-area 2 of the Camden Town Conservation Area.

It is within a 7-minute walk of Camden Town tube station, located within zone 2, which provides good access to the entirety of the Northern line. This includes both the Bank and Charring Cross branch to the South, and High Barnet and Edgware branches to the North.

There are various bus routes that are serviced from Camden High Street, including those heading towards Hampstead Heath, Chalk Farm, Wood Green and Hackney Central, among others. TfL suggest that the property is situated within an area of PTAL rating 6a, which indicates that it has excellent accessibility to public transport. It is also within close proximity of many facilities and services including banks, restaurants, supermarkets, hardware stores and gyms.

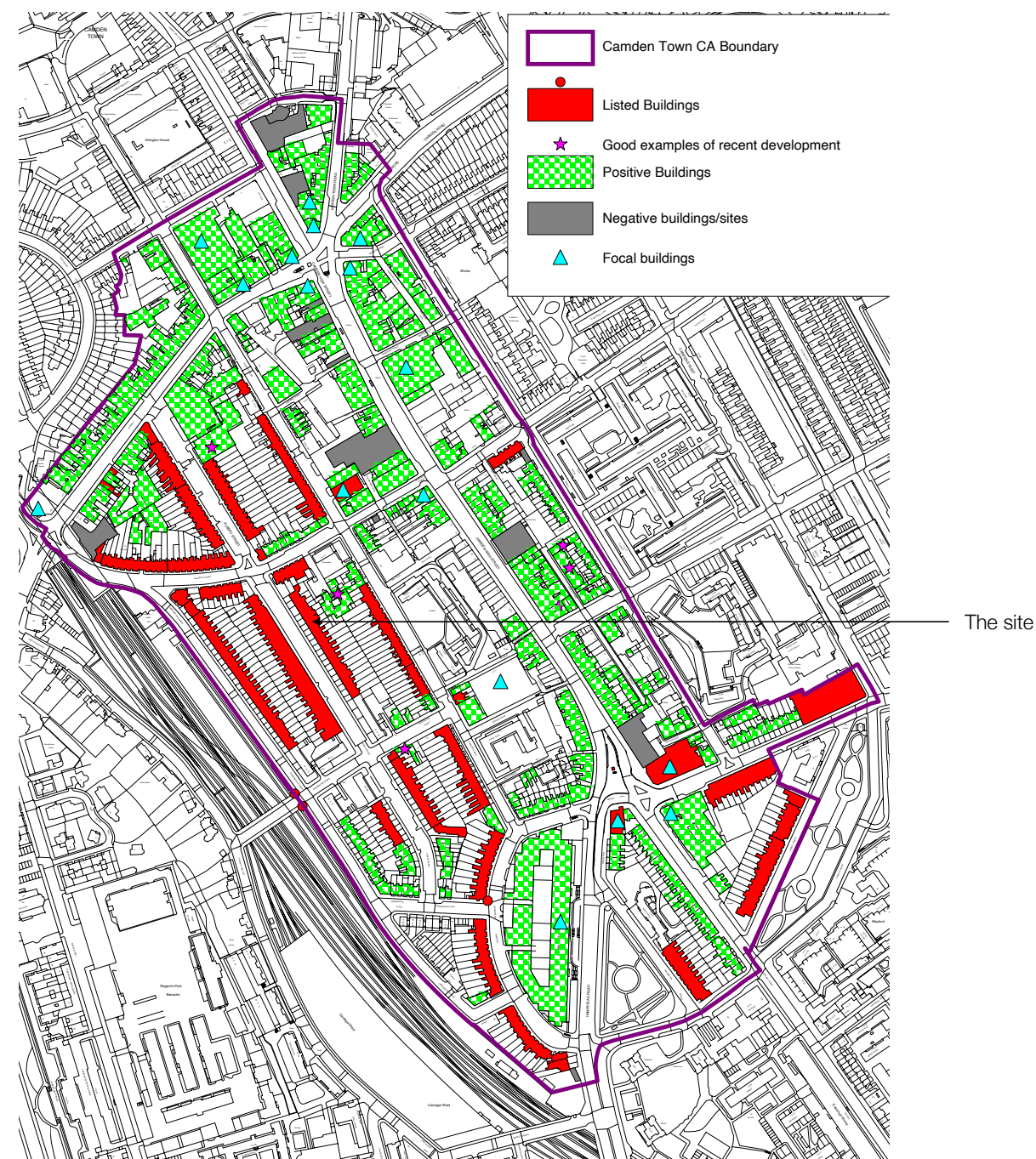
2.2 Conservation Area

It is located within the Camden Town Conservation Area, as illustrated in the map to the right-hand side. This area was designated by the London Borough of Camden in 1986. In 1997, the boundary was extended to include the triangle behind Camden Town underground station.



Ordnance Survey (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

Site Location Plan

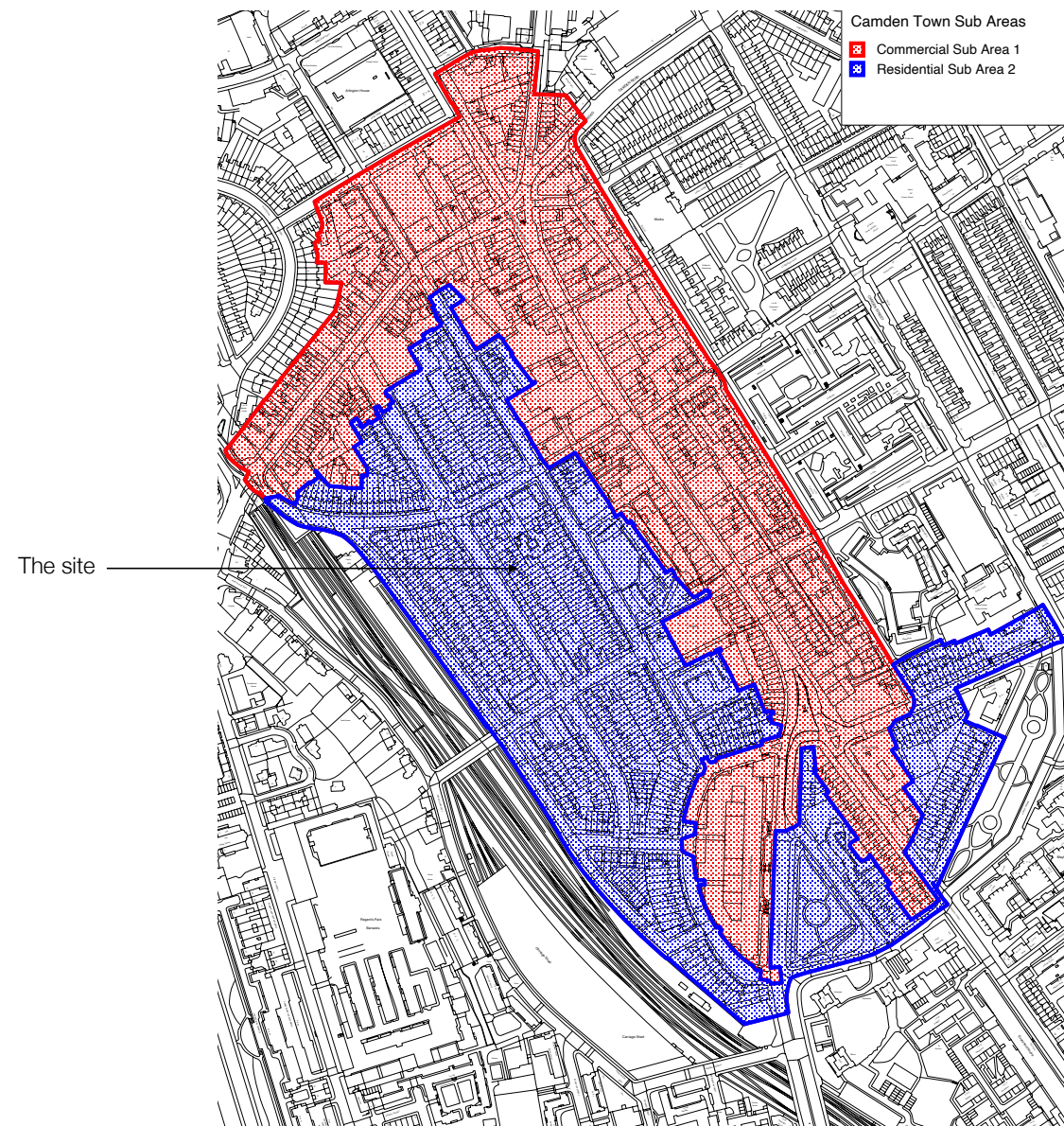


Camden Town Conservation Area Townscape Appraisal 2006

2.2 Conservation Area

Sub-area 2 of the Conservation Area is described as residential and 'largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850'. The Western side of the area consists of long residential terraces running along the North-South axis on a planned rectilinear grid. It is stated to contain a considerable amount of exemplar early/ mid 19th Century London housing.

Properties are often set back from the road to provide adequate space for lower ground floor lightwells and front gardens. They are generally three-storeys, raised on basements though can sometimes rise to four or five-storeys instead.



Camden Town Conservation Area Sub Areas Map 2006

The residential part of the Conservation Area is described to have a greater allowance for open space, partly due to the Euston railway to the West. This is especially noticeable on Albert Street and Mornington Terrace, which have wide tree-lined streets and private front and rear gardens.

In terms of materiality, the area is characterised by yellow stock brick with rusticated lower floors, and stucco mouldings surrounding openings and below parapet walls. Roofs are often mansard in style with dormers and finished in slate. The windows are generally white painted timber sash windows. Traditional iron railings are a common feature of many streets with decorative balustrades to the first floor of the front elevations.

There are several examples of 20th Century residential buildings that exist within sub-area 2, despite it being mainly populated by 19th Century buildings. This is due to the fact that many properties were subject to bomb damage during World War II. Several of these post-war housing developments are said to be out of context with the surrounding area.



Street view of Mornington Terrace

2.3 Albert Street

Below is an extract taken from Camden Town Conservation Area Appraisal and Management Strategy, that describes the characteristics of the site location:

'Albert Street has a high quality streetscape. Lined on both sides almost without interruption by uniform historic terraces, it is wider than nearby streets, creating a sense of space. There are a large number of street trees, complemented by planting in the generous front gardens, which south of Delancey Street are as much as 5 metres deep.'

The finely detailed brick and stucco terraces were built in most part by George Bassett, surveyor to the Southampton Estate, in the years 1844-48. However, the terrace on the east side, Nos 50-88, of an equally homogenous appearance, was the work of seven different builders. The majority of terraces were erected as three storey buildings raised on basements. The terrace on the east side, south of Mornington Street, Nos 22-46, is of a symmetrical composition with a raised parapet forming a central feature spanning Nos 34-38. It is the only terrace in the street with an historic mansard attic storey.

A large proportion of the houses in Albert Street survive as single family dwellings. Although the architectural integrity of the terraces has been retained at the front, glimpses from side streets reveal an array of oversized and out-of-scale rear extensions, many of which were constructed under permitted development rights prior to the statutory listing of properties and the designation of the Conservation Area. Similarly, several properties have inappropriate roof extensions, partially visible above the front eaves parapets, ranging from oversized mansards and dormer windows to flat roofed accommodation set behind front roof terraces.

There are a variety of architectural styles at the southern end of the street. On the east side, Nos 2-6 are a group of three asymmetrical houses dating from c 2000, their flat roofs and white rendered walls loosely adhering to a Cubist style. They adjoin Nos 8-18, a short row of 1970s three-storey flatroofed houses built on the site of the former Grove Cottage, staggered behind a continuous white fascia incorporating distinctive shallow arches above each property. Contemporary with the terraces, but in a contrasting Gothic style, is the grade II listed Tudor Lodge, at No 20. Dating from 1843, it is reputedly the earliest surviving purpose-built artist's studio in London. Opposite on the west side, Nos 1-5 are a group of three early 19th century houses with a triumphal arch plaster centrepiece with pilasters at No 3, flanked by Nos 1 and 3. Together they skilfully follow the curve of the street into Mornington Place. They are joined to the main terrace in Albert Street by a later 19th century pair of infill properties, exceptionally with ground floor bay windows.

At the northern end of the street on the east side, Nos 124-126 is a restrained late 20th century brick-clad office building by Richard Sheppard Robson & Partners, the windows lining up with their 19th century neighbours; it is occupied by several Jewish organisations. Opposite at Nos 129-131, the Jewish Museum has been housed since 1995 in two terraced houses formerly used as an artificial limb factory, the entrance incorporated in a former coach archway.'



View looking towards the South of Albert Street



View looking towards the North of Albert Street

3.0 The Existing Building

3.1 Existing Building

The building is comprised of five storeys in total, rising from lower ground floor to third floor. Within the front garden, there is a lightwell allowing for the provision of adequate daylight into the lower ground floor. The property has a traditional slated mansard roof with two dormer windows and a parapet wall. Similarly to the lower part of the elevation, the parapet wall is in stucco with a simple band detail.

It is constructed of yellow stock brick with rusticated stucco to the ground and lower ground floor. There are white painted timber sash windows to the front elevation which are six over six with moulded stucco surrounds. The first floor sash windows are the most prominent, being the tallest and featuring both a moulded window head and decorative iron railing, spanning across both windows.

The rear elevation features traditional sash windows, similarly to the front. There is, however, a non-original two-storey extension which is not most considerate of the existing property.

The ironwork railings to the front of the property are traditional and also considered to be part of the listing.

3.2 Listing Reference

From consulting the Greater London HER via the Heritage Gateway, no results were returned other than the listing citation that is described below:

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-jambes 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.

Listing NGR: TQ2885783542

3.3 Heritage Statement

For further information regarding the history of the building, reference should be made to the Heritage Statement produced by Fuller Long.



Existing Front Elevation



Front Elevation Photograph

4.0 Planning Application History

4.1 74 Albert Street

From reviewing information online, it is evident that several applications were submitted and granted in relation to 74 Albert Street.

Ref: HB2529(R1) (1980)

The change of use to two self-contained dwelling units including works of conversion and the erection of a two-storey addition at the rear.

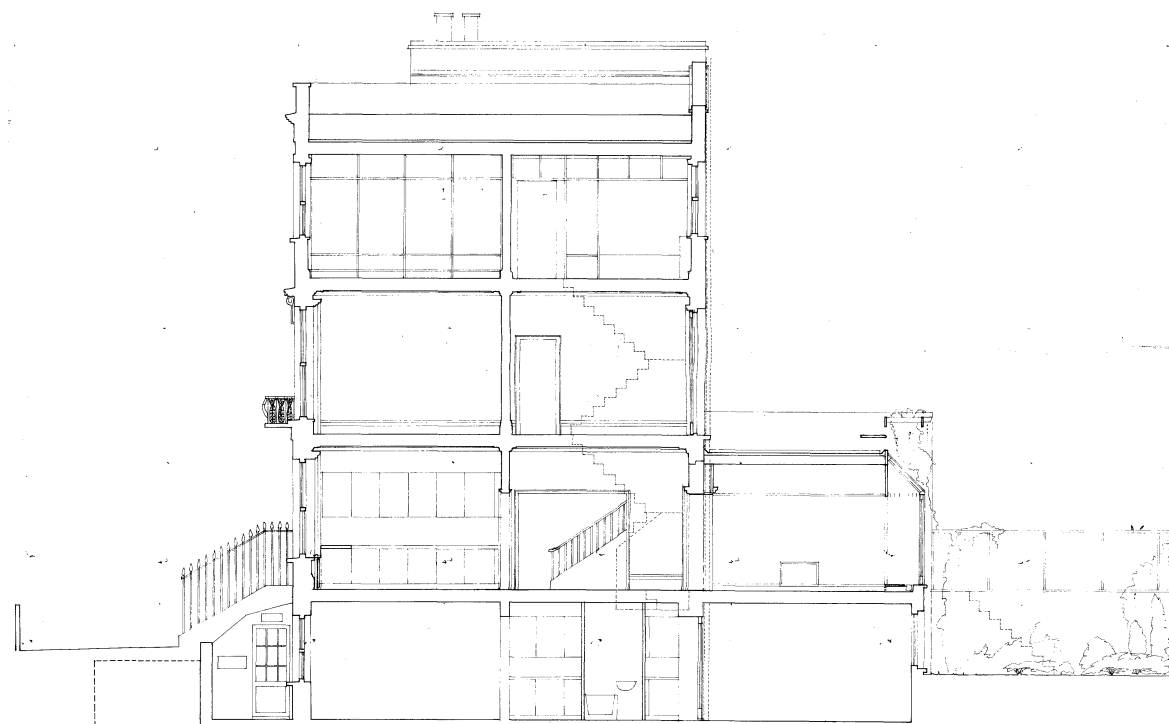
The first recorded alteration to the property was granted in October 1980, with the application submitted by Peter Bell and Partners Architects. This proposed demolition of an existing small rear part of the building to allow for a full-width two-storey extension. A roof terrace would be included as part of this extension. Reference should be made to the plans that are depicted on the right-hand side.

Ref: 9501527 (1995)

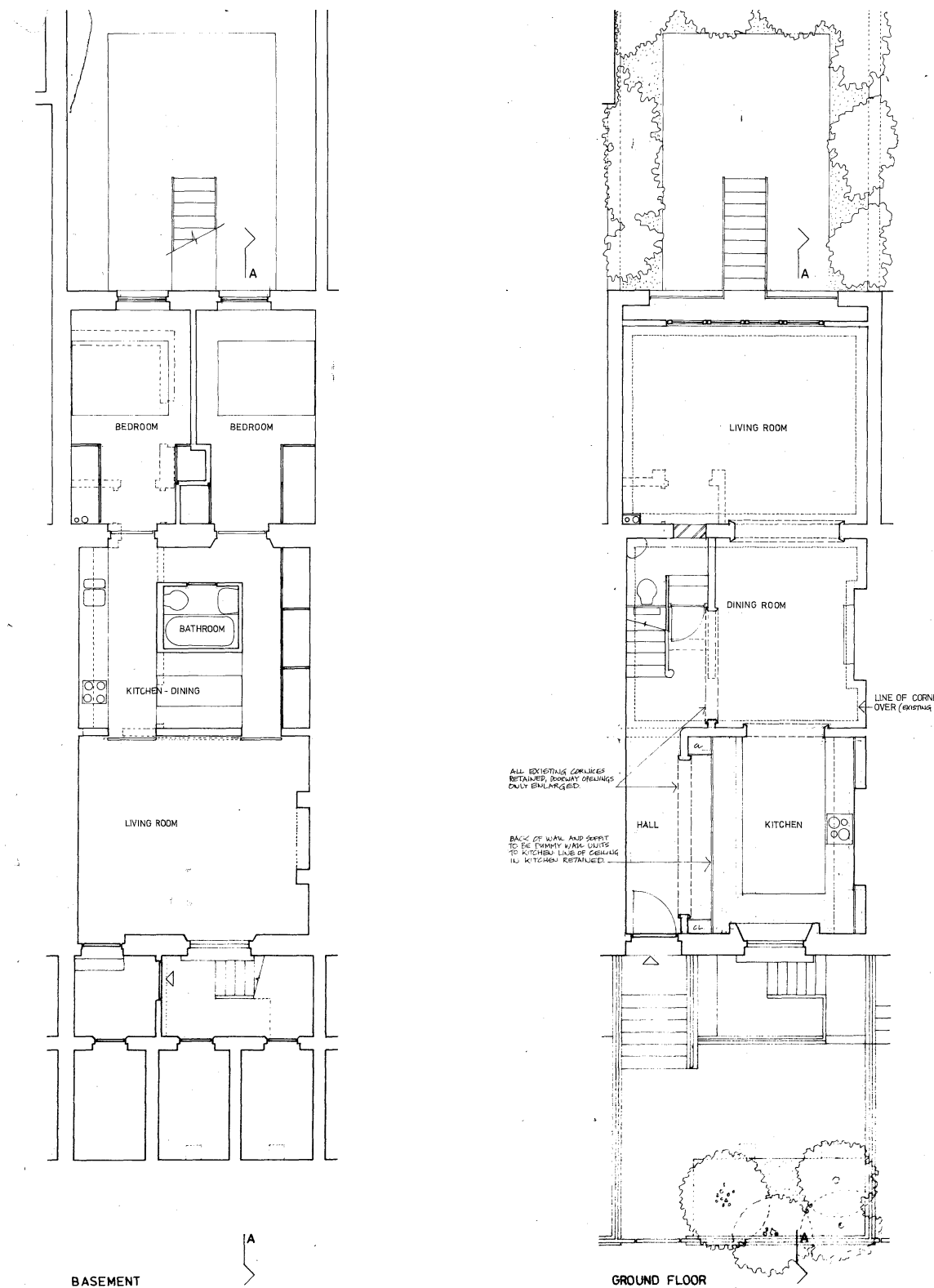
Conversion from two flats into one family house and associated works of conversion including rebuilding the front boundary wall as shown on drawing numbers MH.001 MH.002 MH.003A and MH.005A revised by letter dated 18 September 1995.

Ref: LE9901017 (1999)

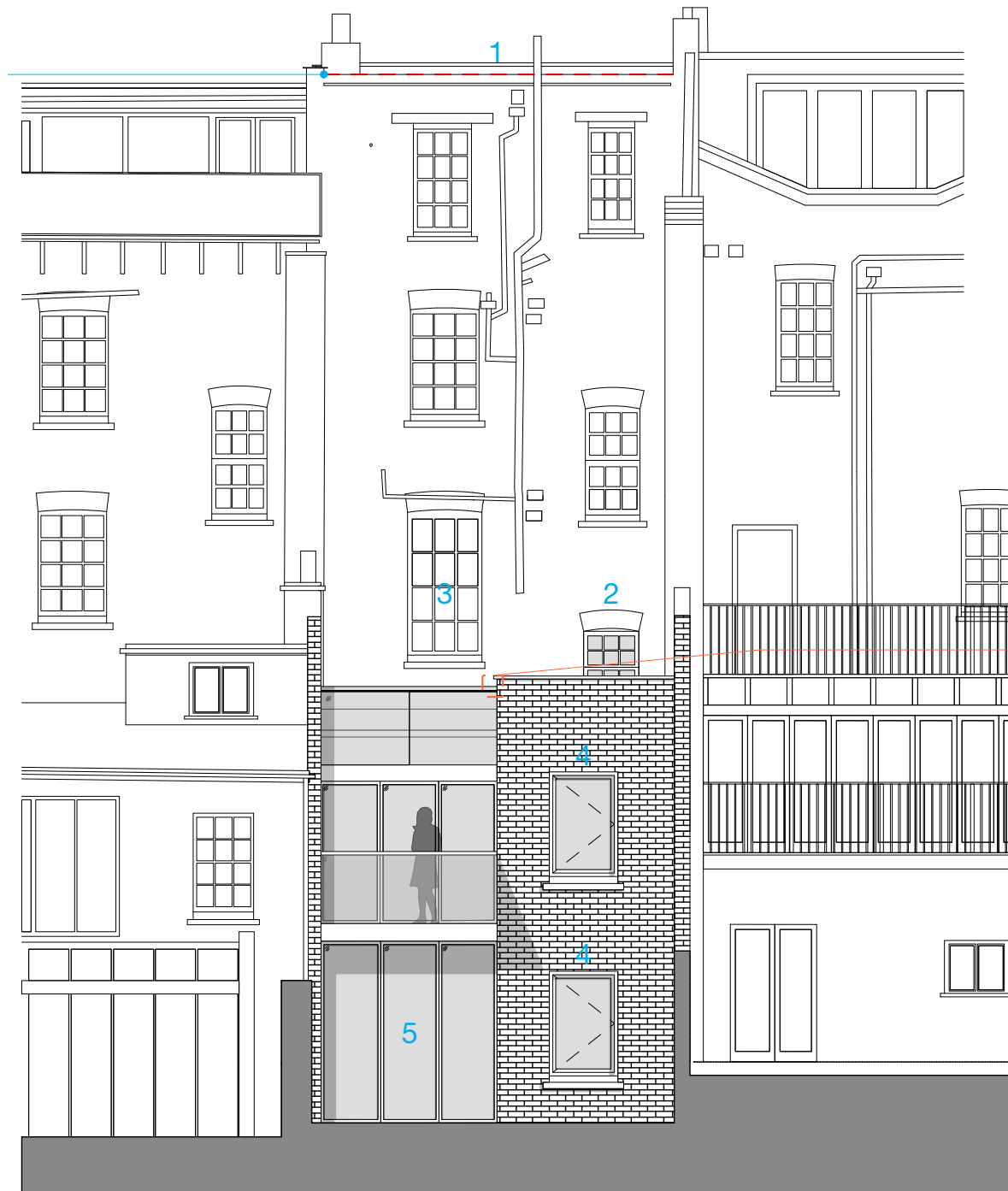
The erection of a mansard roof extension and associated internal alterations, as extension to single dwelling house, as shown on drawing numbers: MH.201 to MH.209 inclusive.



Proposed Section submitted under application HB2529(R1)



Proposed Plans submitted under application HB2529(R1)



Approved Rear Elevation for 72 Albert Street (Ref: 2020/2323/L)

4.2 Other Relevant Applications

There are various planning applications that have been submitted on Albert Street in recent years. These include the following applications which were all granted:

Ref: 2017/5065/L (2017)

94 Albert Street London NW1 7NE

Proposed erection of single storey rear extension at ground floor level, external staircase to front of property providing access between lower ground floor and ground floor level and associated external alterations.

Ref: 2019/1085/P (2019)

76 Albert Street London NW1 7NR

Change of use from HMO (Class C4) to three self-contained residential units (Class C3) with associated external alterations including erection of side/rear infill extensions at lower and upper ground floor level, works to front boundary and excavation of rear garden.

Ref: 2019/5937/P (2019)

90 Albert Street London NW1 7NR

Single storey rear extension, new mansard roof with front and rear dormer windows rooflights and associated works.

Ref: 2020/2323/L (2020)

72 Albert Street London NW1 7NR

Erection of a replacement mansard roof extension and erection of a replacement double storey rear extension and associated external and internal alterations.

We believe our proposal to be no greater in planning terms than these applications, made on properties nearby, which have received consent.

5.0 The Proposal

5.1 Proposed Alterations

The proposal includes work to both the interior and exterior of the building. These alterations externally include demolition of the lower ground floor door, wall and window facing onto the rear garden. As such, we propose to infill this opening with a large bi-folding door. This will ensure the provision of good natural daylight, ventilation and views out of the living room.

On the floor above, we intend to remove the non-original steel rear balcony to allow more light to enter the lower ground floor. Subsequently, a 1100mm glazed balustrade will be installed internally to act as protection from falling. The final alteration to the rear elevation is the replacement of the existing iron balustrade to the roof terrace with a glazed balustrade. This will provide a less obstructed view of the original rear elevation from the garden.

To the front elevation, we intend to reconstruct the existing steps that lead to the front door. This is due to the fact that they are of poor quality and do not match the design of neighbouring properties. The traditional iron railings that lead up to the front door will be kept on site and protected during this work.

Internal alterations to the lower ground floor include the demolition of non-structural walls to allow for an open-plan arrangement. The adjustment of the layout will allow for a more generous space, which in turn meets the requirements of modern family living. Though a bathroom will be demolished on this floor, a replacement WC is proposed at the bottom of the staircase. A historic door opening and part of a wall will be reinstated as a result of this.

Works to the ground floor internally include the demolition of a non-original fireplace. As well as this, there will also be the reinstatement of a historic door within the entrance hall to provide both a sitting room and study. A historic door opening will also be reinstated at first floor into the master bedroom.

The room at the front of the property on the second floor will be sub-divided to provide a shared bathroom.

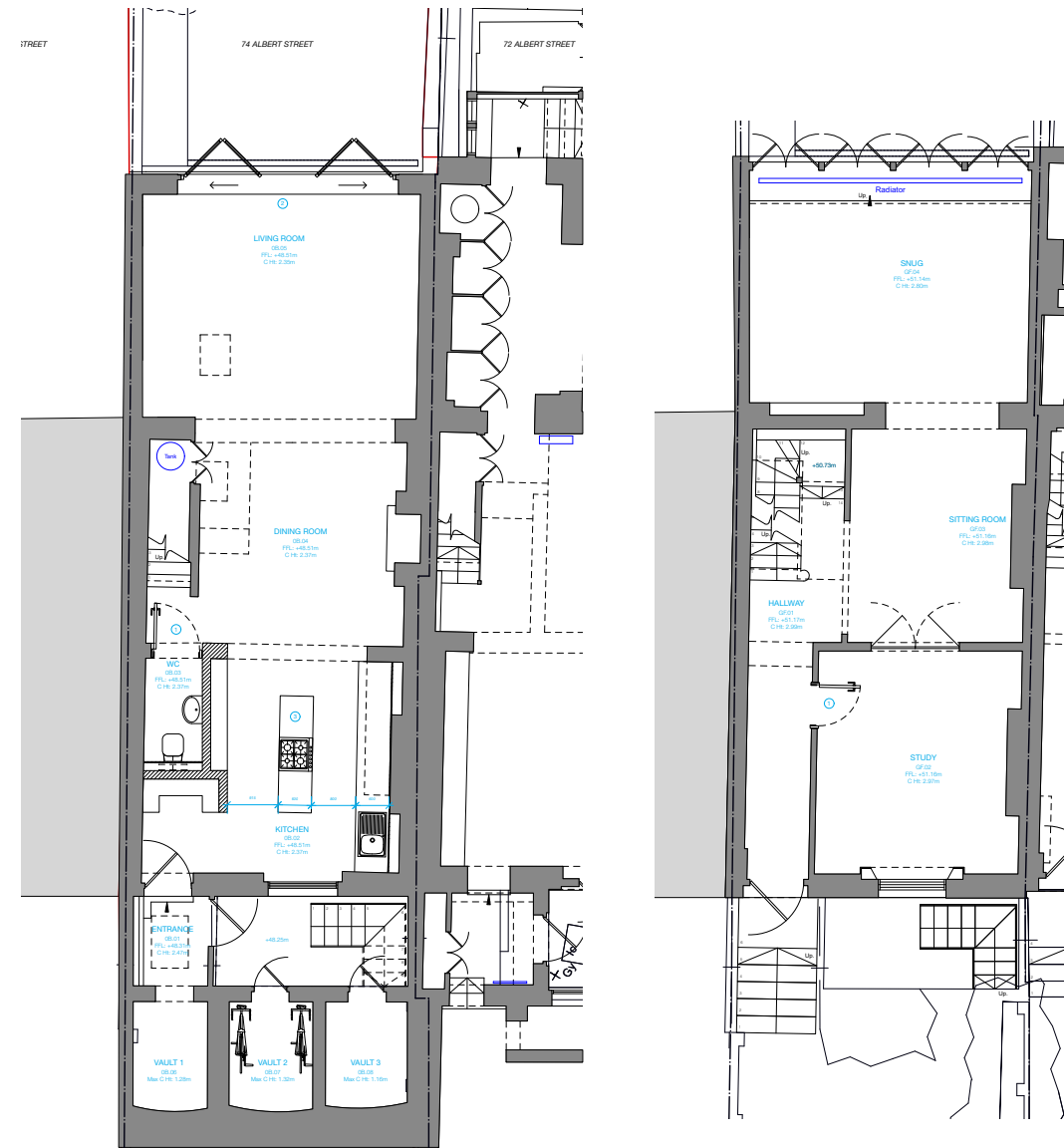
No amendments are proposed to the layout of the third floor.

5.2 Access

There will be no change of access to the property as a result of this application.

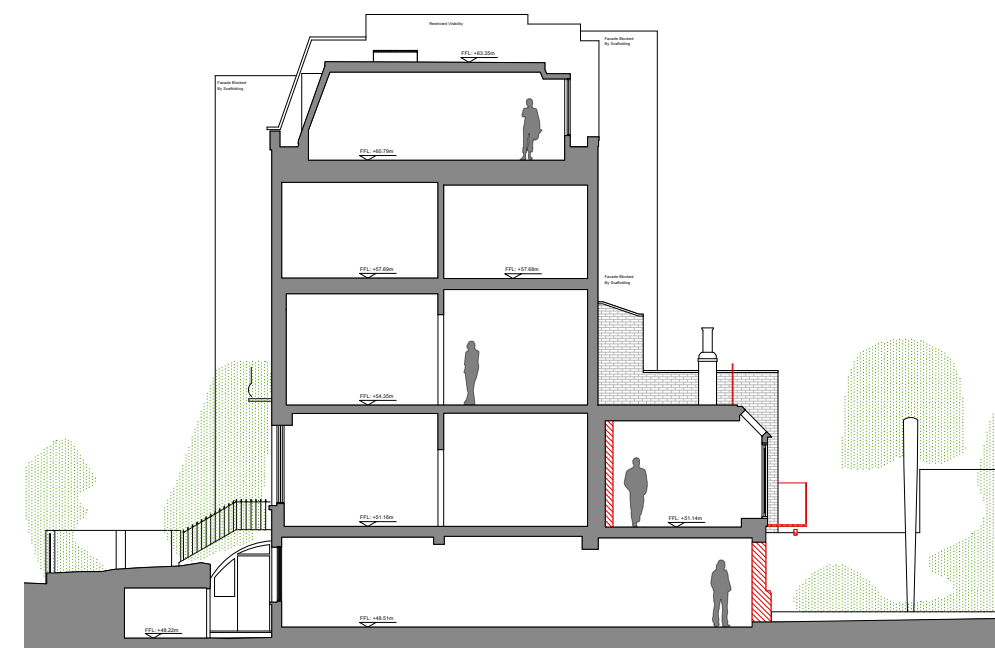
5.3 Use

There will be no change of use as a result of this application.



Proposed Lower Ground Floor Plan

Proposed Ground Floor Plan



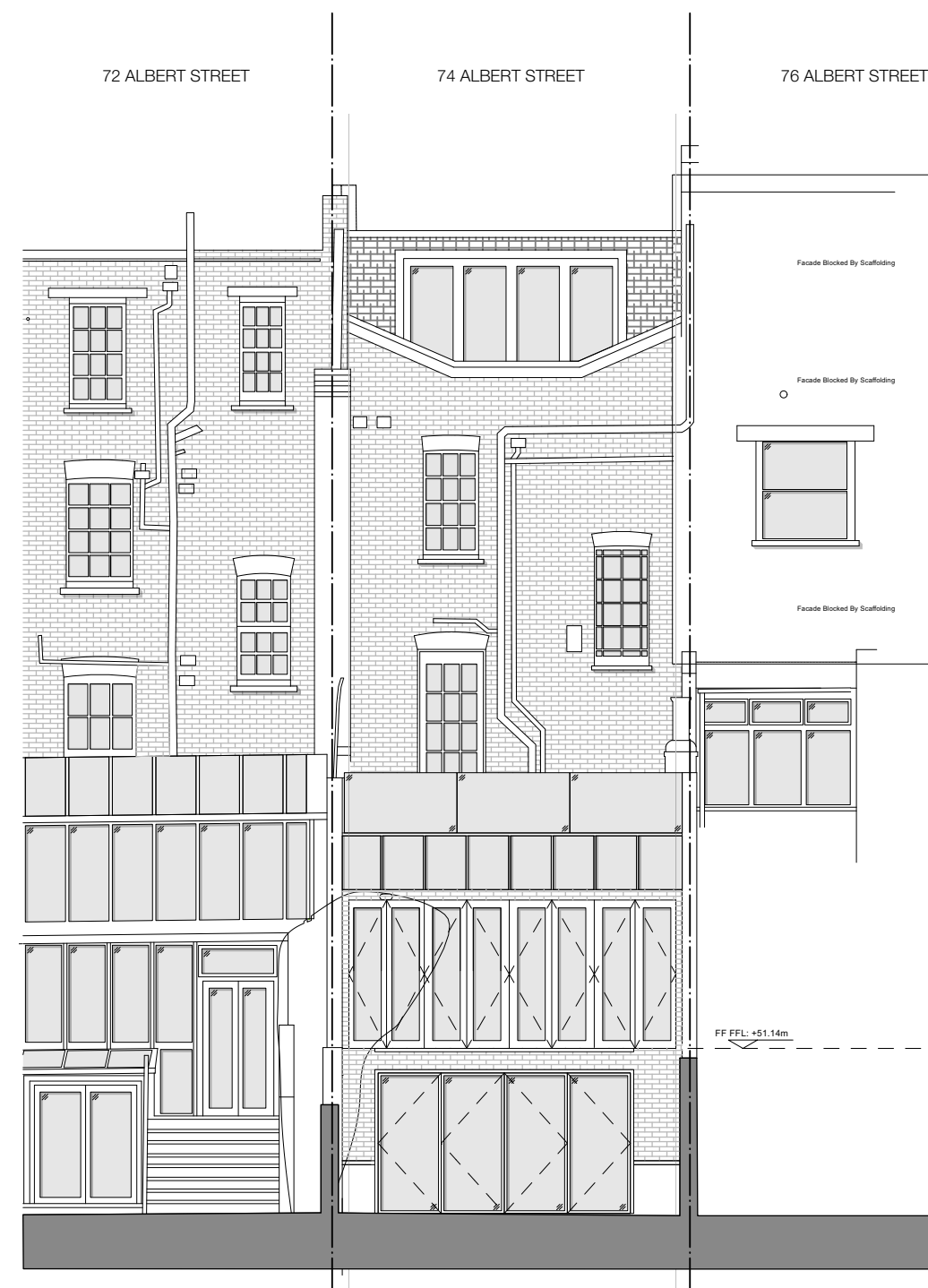
Demolition Section A-A

6.0 Conclusion

This Design & Access Statement has highlighted the importance of the site through its designation as a grade II listed building in 1986. It has subsequently undergone various alterations affecting both the external and internal fabric of the building. The most significant of which was the two-storey extension to the rear of the property.

We have demonstrated that several properties nearby have been granted approval in recent years for alterations and extensions to their rear. We understand our proposal to be in compliance with the Local Plan and respectful of the existing building. The proposed demolition work is only to be carried out to external fabric of the building that is non-original. There are several instances in which the historic layout of the building is to be reinstated, as highlighted in the drawings.

The proposal will admit greater natural light into the lower ground floor thereby making it suitable as an open-plan living space. Internal alterations will mean that the property is more accommodating and meets the requirements of modern family living. We understand there to be no planning concerns that weigh against this proposal.



Proposed Rear Elevation

7.0 Appendix of Photographs



Non-original steel rear balcony



Rear facade



Existing ground floor rear doors



View looking down from roof terrace



Rear elevation



Ground floor snug



Ground floor historic door position



Ground floor non-original fireplace



Lower ground floor