

DESIGN AND ACCESS STATEMENT FOR

109 ALBERT STREET
CAMDEN TOWN
LONDON
NW1 7NB



January 2022

Project number: 21004

1. PROPERTY DESCRIPTION

The property is situated at 109 Albert Street in the Borough of Camden, London. The property is a Georgian mid terraced house within the streetscape of Albert Street. The building comprises of 5 levels on a rectangular plot. Over the years the building has had several alterations to include; a small rear addition at Basement level, an extension at Ground level to include an extended kitchen and shower space, a roof space converted to a third floor for 2 bedrooms under a new mansard roof. The rear basement and ground floor additions sit under flat roofs. The building was listed Grade II on 14 May 1974 and is part of the Camden Town Conservation Area.



Front streetscape aerial view of 109 Albert Street and neighbouring properties



Rear streetscape view of 109 Albert Street and neighbouring properties

2. USE

The existing and proposed use of the building and site is retained as a residential dwelling, class C3.

3. AMOUNT

The amount remains unchanged. The relationship between the building and it's surrounding buildings will remain the same.

4. LAYOUT

The proposed works will primarily be on the Ground Floor with the exception being a new boiler on the Basement Level. At present there are two boilers located in the home – Ground Floor Bathroom and Basement Utility Room. This is a hangover from when the building was divided into flats. We propose to remove the Ground Floor boiler and upgrade the Basement boiler to a system boiler with an unvented cylinder to service the whole house. The new boiler will make use of the existing flue at basement level. No visual changes proposed.

The main design proposal is to swap the existing kitchen and dining spaces on the Ground Floor. The new dining area also doubles as a work area. It was important to have this area closer to nature. No internal walls will be removed nor changed with the exception of replacing the existing rear timber bi-fold door with new timber French doors with fixed side lights. The proposed French doors will be increased in width and height to bring in more natural light and provide better visual dialogue with the rear garden.

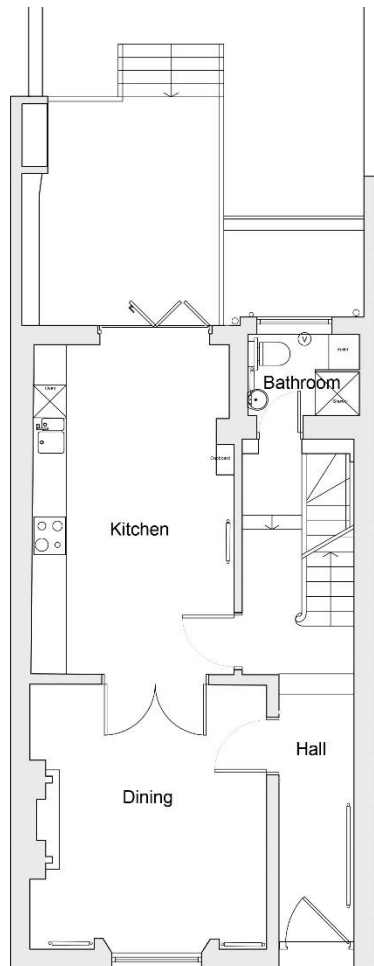
The new kitchen layout will make use of the existing chimney breast as a means of extraction for the cooker.

The existing double doors between the dining and kitchen will be re-purposed as pocket doors.

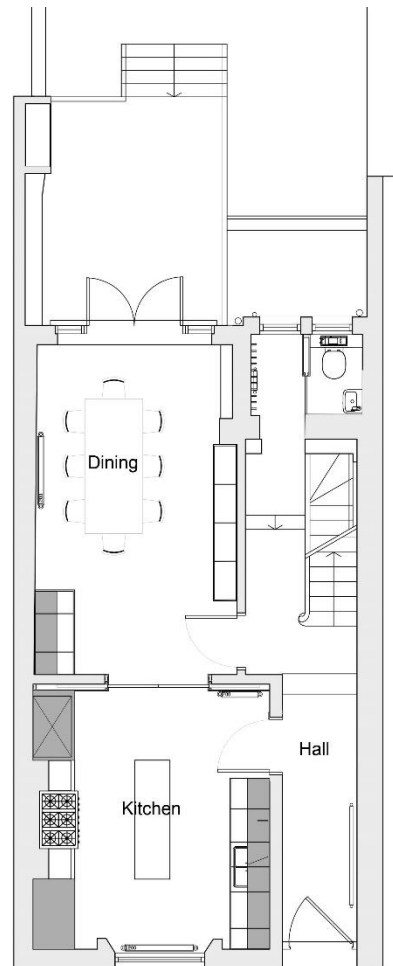
It is also proposed to remove the Ground Floor shower room (WC, Basin, Shower and Boiler) to allow more natural light into the main entrance hall and to give a visual glimpse of the rear garden. To do this we propose dividing the space into two rooms; a WC and cloak area. We will not remove any walls but we will add a partition between the two spaces to include a pocket door to the new WC. To balance the external elevation with the two new rooms, we propose removing the existing single timber double bay casement window (not part of the original design) and replace it with two separate sash timber windows more in-keeping with Georgian design. This will provide a direct view into the garden from the front

entrance while also adding natural light to the main entrance hall.

All services to the new layouts will tie into the existing rear services.



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

5. SCALE

The scale of the building remains unchanged.

6. LANDSCAPING

No soft landscaping will be altered.

7. APPEARANCE

The rear appearance will vary slightly in two areas of the Ground Floor. The first area will be off the new dining room where we propose to replace the existing timber bi-fold doors with timber French doors and fixed side lights. The second area will be off the new cloak room where two new timber sash windows will replace the single timber double bay casement window.

The design brief was to bring more natural light into the building. The newly configured dining space achieves this by replacing an existing external 1700w 2000h mm timber bi-fold door with 2500w 2400h timber French doors with fixed side lights. The fenestration on the new French doors will be inspired by the existing front elevation window on the ground floor thus maintaining continuity in the fenestration from front to back.

We will bring natural light into the main entrance hall by providing direct visual access to the rear garden via a new timber sash window in a new cloak area. We will provide natural light to the new WC with a matching timber sash window. The proposed sash windows are more in-keeping with Georgian architecture as seen in the front and rear elevations. We propose to infill the gap between these windows with render to match the existing wall.

The front elevation will remain untouched.



Existing Rear Timber Bi-fold Door



Front Window Fenestration



Existing Rear Elevation showing Ground Floor Shower room Window and Sash at high level.



Existing and Proposed Rear Elevation

8. ACCESS

The proposed access to the site and the building will remain as existing.

9. PLANNING POLICIES

C1 - Health and Wellbeing. Camden supports Health and Wellbeing. While we recognise this policy is directed more towards inequalities in health and lifestyle we can also apply this to improving health and wellbeing within the home. With Covid 19 we find ourselves confined within our own homes more than we expected due to lockdowns and working from home. This inevitably leads us to wanting improvements to our home for our own mental and physical wellbeing. In our case this means creating a better relationship with nature and natural light.

D1 - Design. The changes to the external rear elevation door and windows are sympathetic to the surrounding architecture even though they are not seen by

the public. Great care was taken to ensure they are balanced and respectful to the conservation area.

D2 - Heritage. We do not intend to cause substantial loss or harm to the heritage asset. We only seek to make changes to the layout to modernise and make better use of the space. Moving the kitchen to the front allows for the dining area to receive more natural light. The dining area doubles up as the work area. Working closer to nature improves health.

We will re-purpose existing internal doors and make use of the chimney breast thus giving a nod to the past. Both these changes are easily reversed. No permanent damage will be done.

We are not asking for changes that Camden has not approved for other houses within this conservation area.

List of Approvals to other properties on Albert Street with similar alterations, if not greater alterations:

2018/0579/L - 84 Albert Street. Listed Building Consent for internal Alterations and new rear Windows.

2015/4204/L - 88 Albert Street. Convert rear window to a Georgian style door & Internal alterations to a fireplace to use as extractor for cooker

2010/5573/L - 105 Albert Street. Alterations to existing dormers to include creation of two front dormers and one rear dormer, infill of rear side lightwell and opening of rear lightwell, conversion from window to door at rear ground floor; construction of a new interior partition wall to create a separate bedroom at the lower level and reorganisation of ground floor layout, all to existing residential dwelling. (Class C3). Note: Several changes to rear elevation cooker using existing chimney for exhaust.

2012/5885/L and 2012/5491/P - 113 Albert Street. Erection of extension at rear lower ground floor level to infill existing courtyard and rear ground floor level with terrace over at rear first floor level, excavation of 2 new rear lightwells, installation of new staircase in front lightwell and internal alterations all in connection with existing dwellinghouse (Class C3) Note: New larger rear double doors, kitchen moved to front of house, and cooker using existing chimney for exhaust.

2018/3557/L - 115 Albert Street. Internal alteration on all floor levels including external alterations associated with erection of a new rear dormer extension, alteration to the facade/fenestration to the rear elevation and infill of existing

courtyard and landscaping works to the rear elevation at lower ground floor level. Note: Extension to rear with enlarged sliding glass doors.

2013/2543/P - 117 Albert Street. Erection of a single storey rear extension to replace the existing single storey conservatory and the removal of the existing rear dormer window to provide two smaller dormer windows to the existing rear roofslope. Note: Extension to rear with enlarged sliding glass doors.