

HERITAGE STATEMENT FOR

109 ALBERT STREET
CAMDEN TOWN
LONDON
NW1 7NB



January 2022

Project number: 21004

1. INTRODUCTION

This statement concerns the building at 109 Albert Street in the London Borough of Camden, NW1 7NB

Overview:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378641

Date first listed: 14-May-1974

Statutory Address: NUMBERS 99-121 AND ATTACHED RAILINGS, 99-121, ALBERT STREET

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28802 83633

2. EXISTING BUILDING AND SITE

The building at 109 Albert Street is a four-storey terraced townhouse with a basement within a row of 12 terraced houses on the south west front side of Albert Street. It is built on a rectangular plan with a small rear addition at basement level. It is covered with a mansard roof. It sits in the Camden Conservation Area that has a high proportion of 19th century buildings both listed and unlisted, which make a positive contribution to the historic character and appearance of the Conservation Town Area. There is an overall 19th century architectural and historic character and appearance throughout the frontage of the street. Established c1845 these building's façades are yellow stock brick with rusticated stucco ground floors, painted white as are other ornamental elements, some with C20 attic dormers and some with slated mansard roofs. The streetscape is lined with doorways of stucco pilasters carrying entablatures pilaster-jambs in turn carrying cornice heads surrounding paneled doors with fanlights. Each building has two sash windows on the front elevation of each habitable floor. Upper floor windows of 109 Albert Street have architrave sashes while the first floor has console-bracketed cornices and cast-iron balconies in keeping with the rest of the street. Cast iron railings topped with spike finials are attached to areas of the entrance stairs, basement stairs, and basement light well perimeter. Notably, the facades are not littered with rainwater or soil vent pipes.

To the rear of these buildings are private matured, landscaped gardens. Each with their own diverse additions and modern developments. The trees and greenery of back gardens are only visible in occasional

glimpses from the public realm but contribute to the nature of the western part of the Conservation area. Gaps occur at the end of terraces that allow views to back gardens over high garden walls, introducing a welcome respite to an otherwise very urban environment and making a major contribution to the visual amenity and the character of the area. In an area lacking in open space and street trees these views into gardens with mature trees are an important aesthetic value in the character and appearance of the Conservation Area.

The building was listed Grade II on 14/05/1974 and now part of the Camden Town Conservation Area.

3. EVIDENTIAL AND HISTORICAL VALUE

It is assumed that the building was erected in circa 1845. Maps provided below show stage of development in areas located east from Regent's Park and they confirm probability of that date.



1819, present Albert Street was farmland



1855, map indicates the beginning of development activity in Albert Street neighbourhood



1890, Albert Street and London inner boroughs area fully developed



Front streetscape aerial view of 109 Albert Street and neighbouring properties



Rear streetscape view of 109 Albert Street and neighbouring properties

4. IMPORTANT SITE AND LAYOUT FEATURES

109 Albert Street is a typical 19th century site created as a terraced town house with a basement. From the front there is a main entrance stairs and door up to ground floor level and a light well with stairs leading down to the basement level, which was converted from service rooms to a separate flat and subsequently reversed back to being part of the main home. At the rear elevation there is a small extension at basement level. Another modern extension was built at the rear ground floor level, which contains extended kitchen space and a shower room. There is no recorded information at the council website (planning and building control) about these extensions.

In 2015 listed building consent was granted for the erection of a mansard roof extension with dormer windows to the front, internal alterations at basement and loft level, and the reintroduction of an internal staircase.

5. HERITAGE SIGNIFICANCE

The building at 109 Albert Street has features in common with most of the houses on both sides of the street, which were apparently built as one development project. It constitutes part of a consistent assembly of buildings, which decides the character of the streetscape.

6. IMPACT OF THE PROPOSED AND JUSTIFICATION

External works.

The proposed works will have no impact on the front façade. The rear elevation will have changes to two openings; a door replacement and a window replacement.

In the case of the door replacement, we are increasing the opening which will have an impact on the original rear façade but very minimally and certainly no more than has previously been approved on other properties on Albert Street. (Refer to section 9 of the Design and Access Statement). The proposed increase is 610mm wider and 400mm higher than the existing opening. We are replacing a timber bi-fold door which has no relationship with the original building fabric with a timber framed French door with side lights. The fenestration of the proposed door and side lights takes inspiration from the front façade window thus being sensitive to the original design intention.

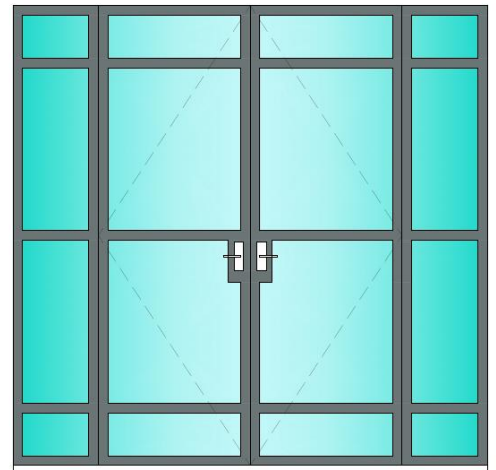
The window we propose to remove was part of the undocumented rear addition of a ground floor shower room. This was not an original feature and nor was the window in-keeping with the overall design of the building. We propose to change this window to two single timber sash windows that are proportionally similar to the upper floor front and rear windows.

To the rear we will need to infill between the windows and infill a hole left from the unrequired boiler flue at ground floor. The proposal is to match the existing render.

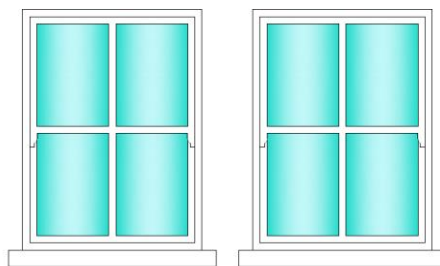
We feel both these changes have potential heritage benefits as we are

reinstating windows that are more sensitive to the Georgian architecture and at the same time allowing more light into the building.

Both of these proposed changes are reversible and sensitive to the original design aesthetic.



Existing Front Kitchen Window, Existing Bi-fold Door and Proposed Rear Dining Door



Existing Rear Shower room Window, Proposed sash windows, and Existing Rear Elevation

Internal Works.

We propose changes to the undocumented rear addition ground floor shower room. We will remove all fittings and fixtures including a boiler, none being original features, and replace with a new WC and basin. We will divide this space into two spaces; a WC and cloak area by adding a partition wall with a pocket door. There is an existing boiler in the Basement Utility room. We proposed to replace this with a system boiler and unvented cylinder to serve the whole house. This new system will require the relocation of the current basement sink.

The intention is to swap the kitchen and dining areas.

The existing kitchen to the rear of the ground floor is modern. All the cornices have been removed and the ceiling has been boarded over. We will reinstate new cornicing and coving to match the existing as in the new kitchen area. The skirting boards were retained and will be kept. We will remove all kitchen cupboards, fixtures and fittings and replace with new joinery. We will re-purpose the chimney breast by locating the cooker in this alcove. We will re-purpose existing swing doors between the dining and kitchen as pocket doors. The existing dining area does have cornices and these will be retained for the new kitchen area. Where we propose to box in the pocket doors the cornices will be removed and reused on the new wall.

All plumbing connections will tie into existing connections at the rear of the building.

7. CONCLUSION

The proposed works are minor changes with very minimal impact to the existing design.

While we cannot mitigate the changes we have been sympathetic to the historical value this building possesses as a Grade II Listed Building in a Conservation Area. All proposed changes are reversible if need be and no permanent damage will be done.