



205 Albany Street
Design and Access Statement

REV B

October 2022

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1.0 Introduction

1.1 Overview

- 1.1.1 This Design and Access Statement has been prepared by Belsize Architects to support a full Planning and Listed Building application for alterations and extensions to 205 Albany Street NW1 4AB in the London Borough of Camden.
- 1.1.2 This Design and Access Statement should be read in conjunction with the accompanying Planning Application Drawings and a Heritage Statement prepared by Authentic Futures in support of this application. All figures and illustrations within the document are provided for illustrative purposes only unless otherwise noted.
- 1.1.3 The principle objective of the proposed work is to provide sensitive interventions that will improve the live of the residents on the Site.
- 1.1.4 The main proposals are for alterations to the rear of the property and the basement. Some other works include internal alterations to be carried out on the top floor and on the roof. The main proposals comprises the extending of the basement under the rear yard and to lower the floor levels of the basement. These amendments are minor and devised to provide better layout. The proposals are fully described in section 4.0 of this report.
- 1.1.5 Section 2.0 outlines the site extents, site evaluation, historical development of the site and the contextual analysis of the surrounding urban environment. Section 3.0 and 4.0 deal with design and accessibility issues.



Aerial Photo - 205 Albany Street

1.2 Professional Team

1.2.1	Architect	Belsize Architects Ltd
	Heritage	Authentic Futures
	Geotechnical Engineer	ASL
	Structural Engineer	QED Structures

1.2.2 Belsize Architects have extensive experience having worked on Listed Building restorations for over 25 years. With particular expertise in Nash Houses, Belsize Architects have successfully restored and made considered alterations at Park Village West. In close proximity the practice has also worked on properties in Hanover Terrace, Kent Terrace and were involved in restoration and modernization of 7 houses at Gloucester Gate.

1.2.3 Authentic Futures, a heritage consultancy led by Robert Bevan, offers effective heritage and regeneration advice to architects, masterplanners, LPAs and developers most notably in LB Islington, Camden, Haringey, Tower Hamlets and Newham.



Image of 205 Albany Street

2.0 Site and Context Appraisal

2.1 Site Location

- 2.1.1 The Site is located at 205 Albany Street, Regents Park, London NW1 4AB, and is a Grade II listed property. Designed by John Nash and built in the second half of 1830s. The site is located within the Regents Park Conservation Area.
- 2.1.2 Regent's Park Conservation Area is bounded by Primrose Hill Conservation Area to the north and the Westminster Regent's Park Conservation Area to the west.

2.2 Site Context

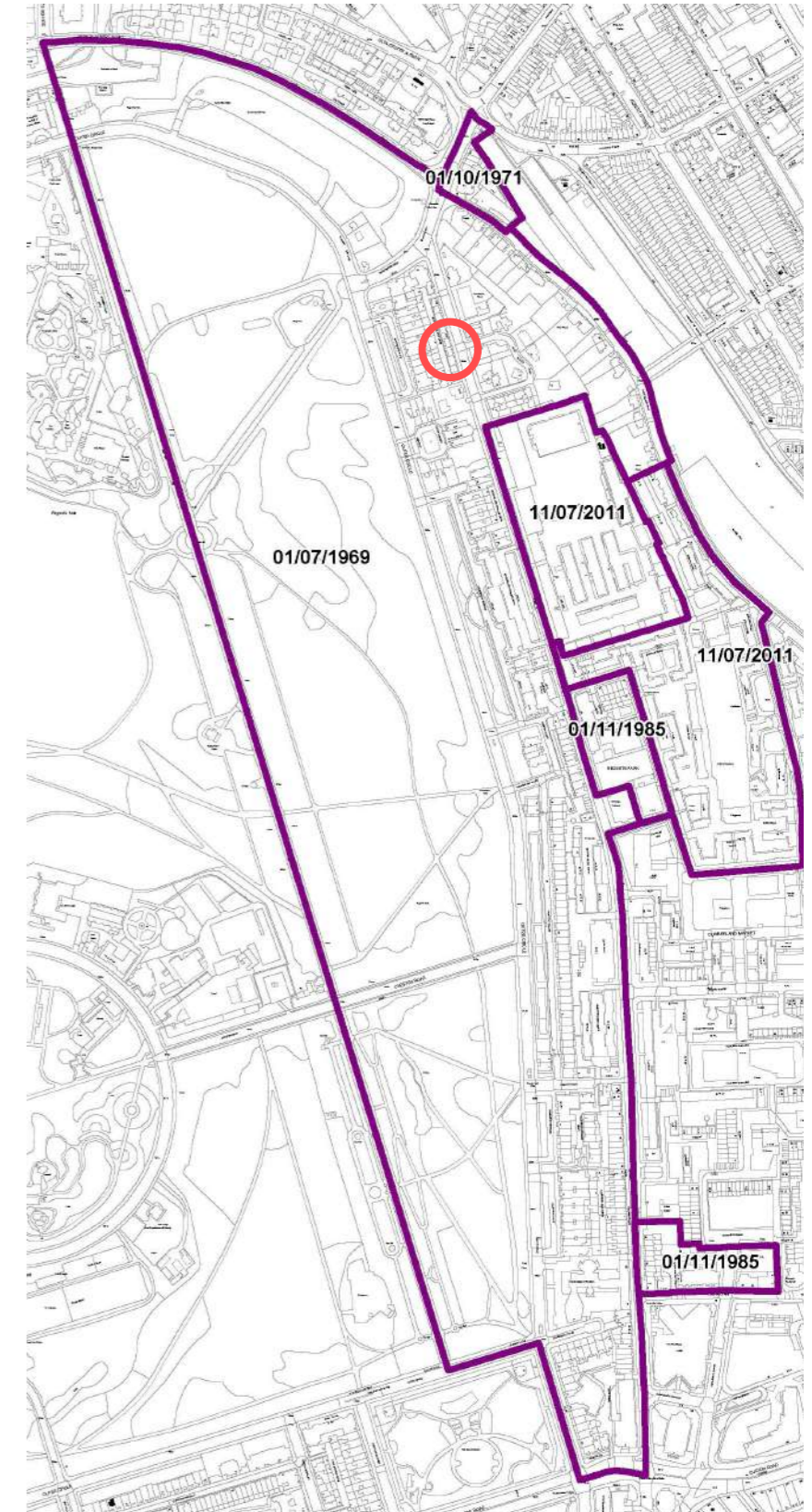
- 2.2.1 The site is in close proximity to Regents Park and sits to the east of Gloucester Gate and Gloucester Gate Mews. Regents Park is a Grade I Registered Historic Park.
- 2.2.2 Albany Street lies between Gloucester Gate Terraces facing Regent's Park with its mews and the area belonging the picturesque 16 Villas in Park Village West.
- 2.2.3 205 Albany Street is Grade II listed. It is listed as part of a group listing numbers 197-211 Albany Street and the attached railings to each of these buildings.

2.3 Property Description

- 2.3.1 The property belongs to a terrace of 8 houses in stucco. The building consists of 3 storeys with a mansard top floor and basement.
- 2.3.2 The Historic England Listing Description describes the property as;
- 2.3.2 *Terrace of 8 houses. c1830-40. Stucco, No.197 with rusticated ground floor. Nos 199, 203 & 205 with later slate mansard roofs and attic dormers. 3 storeys and basements; No.197 slightly higher. 2 windows each except Nos 199, 203 & 205 with 3 and No.201 with 4. No.197 with 2 window left return. Square-headed doorways with patterned fanlights and panelled doors. Plain 1st floor sill band. Recessed sashes, upper floors architraved; 1st floor with cast-iron balconies and 2nd floor with lugs under the sills. Cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.*
- 2.3.4 The house has been occupied by previous owners/tenants and used as a family dwelling.
- 2.3.5 A full and detailed description of the historic development of the house is available in the Heritage Impact Assessment which accompanies this report.

2.4 Transport

- 2.4.1 The site has very good public transport links. Numerous bus routes run from Albany Street, with a bus stop in the front of the site, Delancy Street and Parkway heading towards central London and North London.
- 2.4.2 Camden Town Station is 0.4 miles away, Mornington Crescent Station is 0.7 miles away. London Euston station is just over 1 mile away which provides overground services across to the midlands and beyond as well as a large underground interchange.

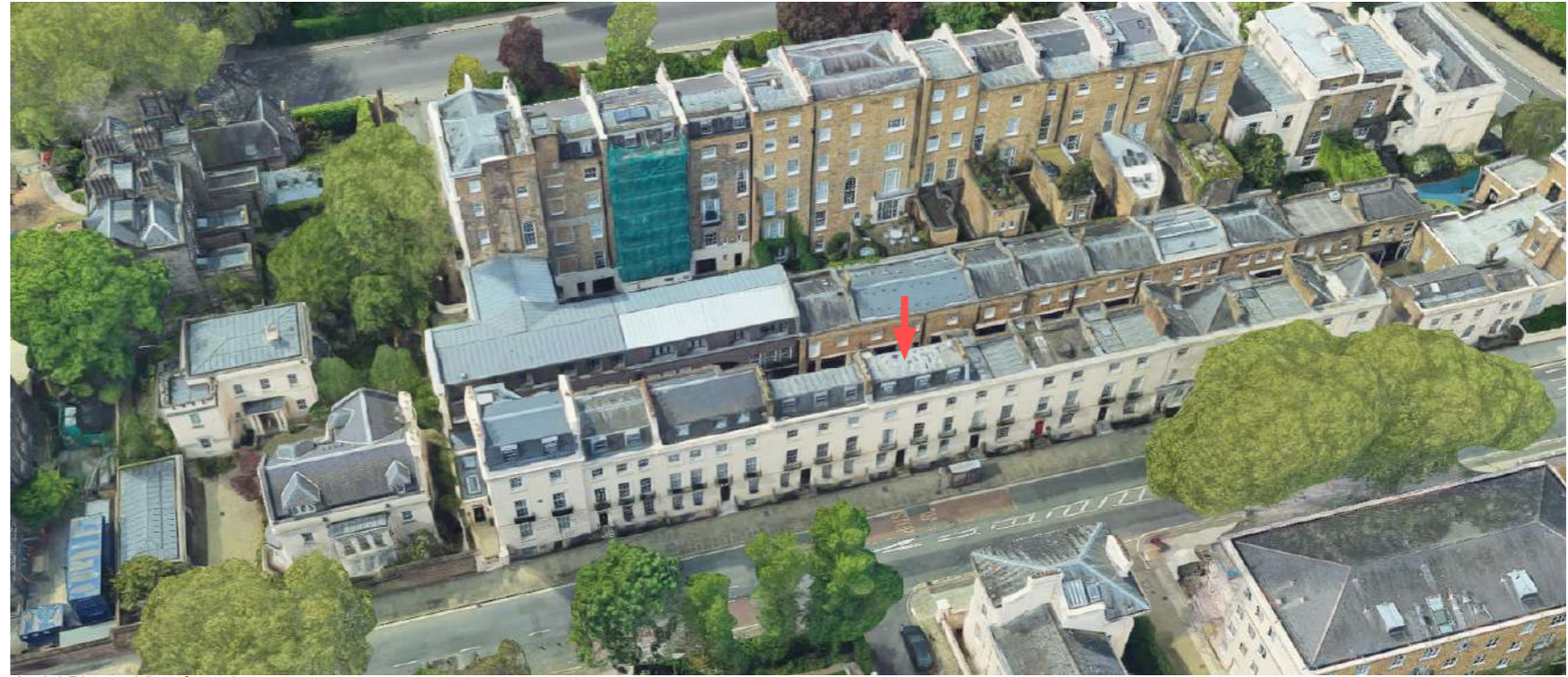


Site Map - Regents Park Conservation Area

2.5 Site Photographs

2.5.1 Photographs of the site and surrounding context are shown on the right.

2.5.2 Photographs of the site from are shown on the following three pages.



Aerial Photo - View from the east



Aerial Photo - View from the west



Site Photo - Existing front elevation from Albany Street



Site Photo - Existing front elevation from Albany Street and surroundings



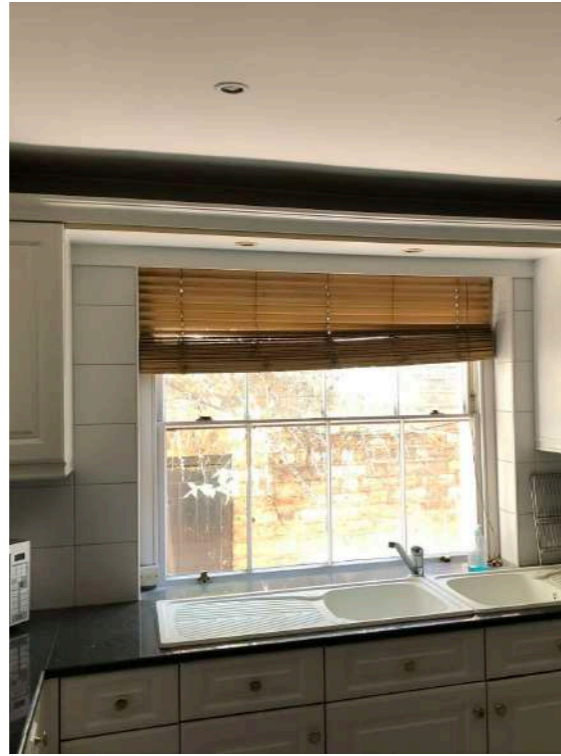
Site Photo - Existing rear elevation from Gloucester Gate Mews



Site Photo - Existing rear elevation from Gloucester Gate Mews and surroundings



Site Photo - Basement. Light well.



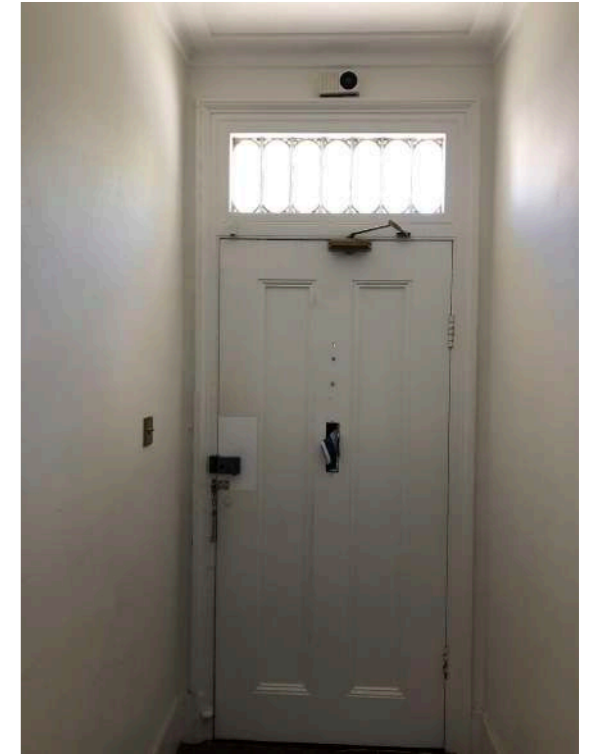
Site Photo - Basement. Kitchen.



Site Photo - Basement. Kitchen.



Site Photo - Basement. Stairs to Ground Floor.



Site Photo - Ground Floor. Entrance door.



Site Photo - Ground Floor. Dining Room.



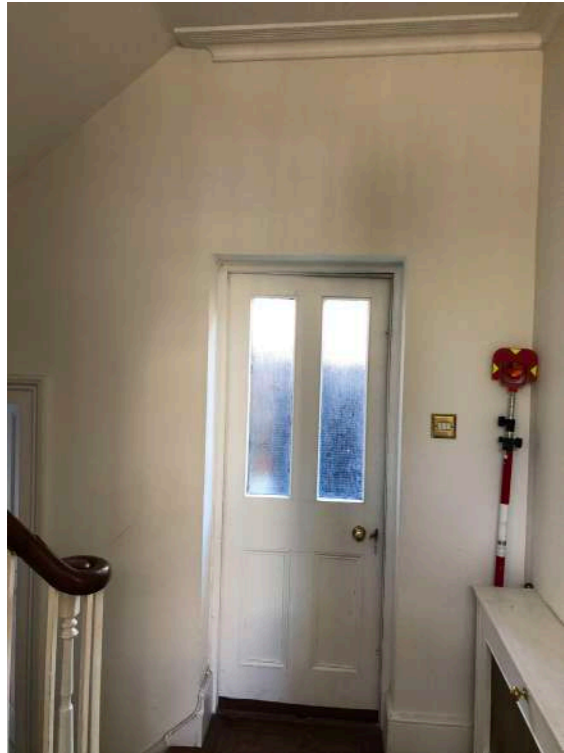
Site Photo - Ground Floor. Study.



Site Photo - Ground Floor. Rear yard looking outrigger.



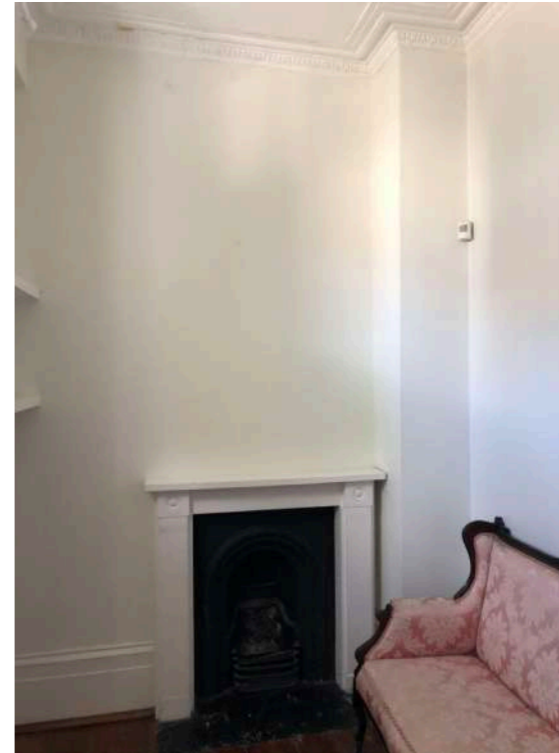
Site Photo - Ground Floor. Rear yard looking extension.



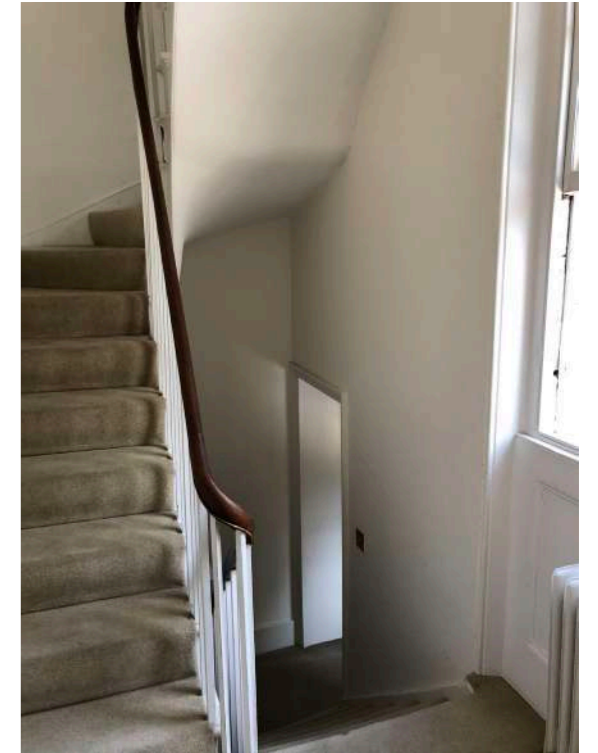
Site Photo - Ground Floor. Rear yard door.



Site Photo - First Floor. Reception.



Site Photo - First Floor. Bedroom.



Site Photo - First Floor. Stairs.



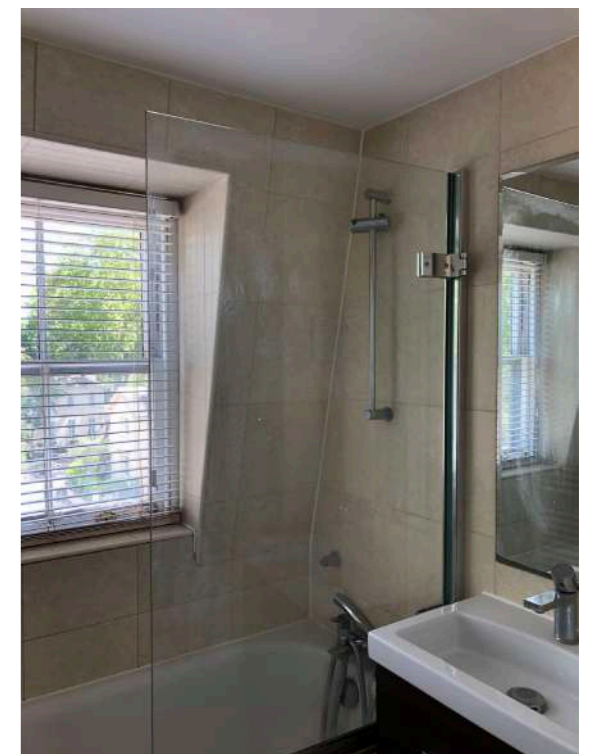
Site Photo - Second Floor. Master bedroom.



Site Photo - Second Floor. En-suite.



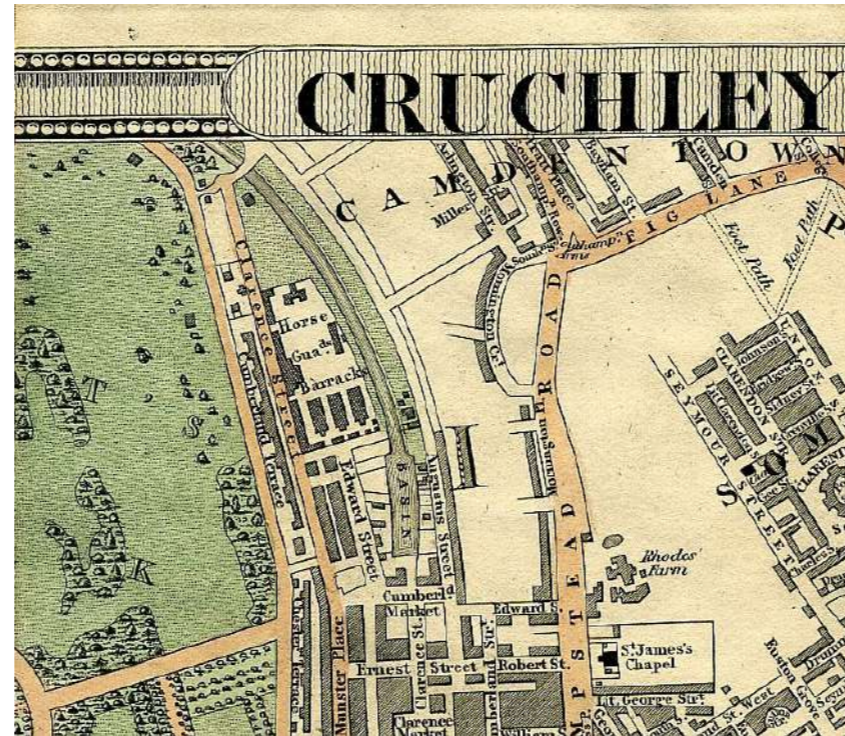
Site Photo - Third Floor. Bedroom.



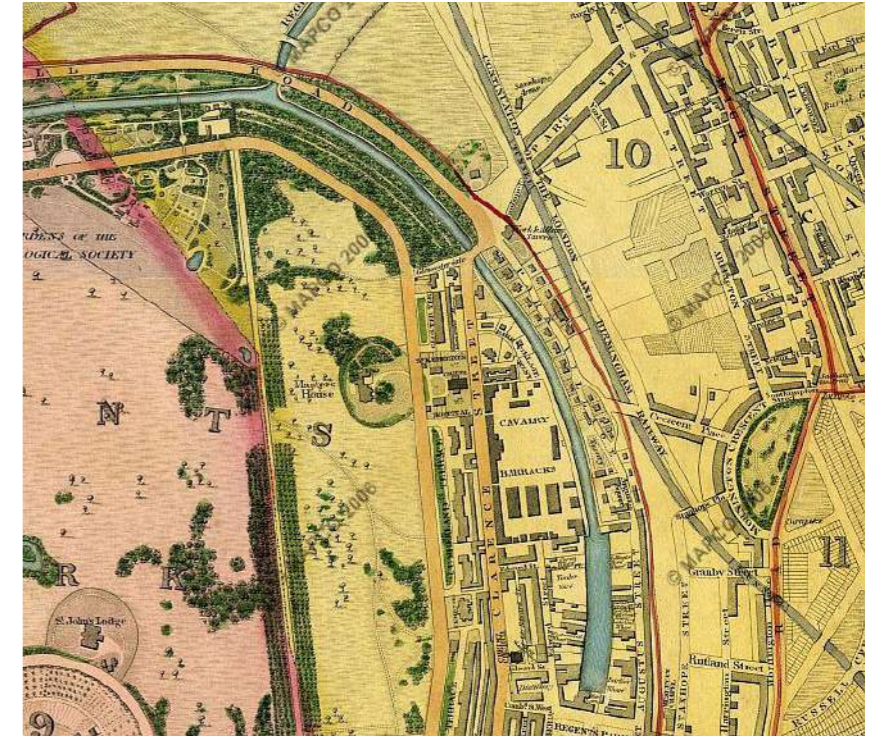
Site Photo - Third Floor. En-suite.

2.6 Site History

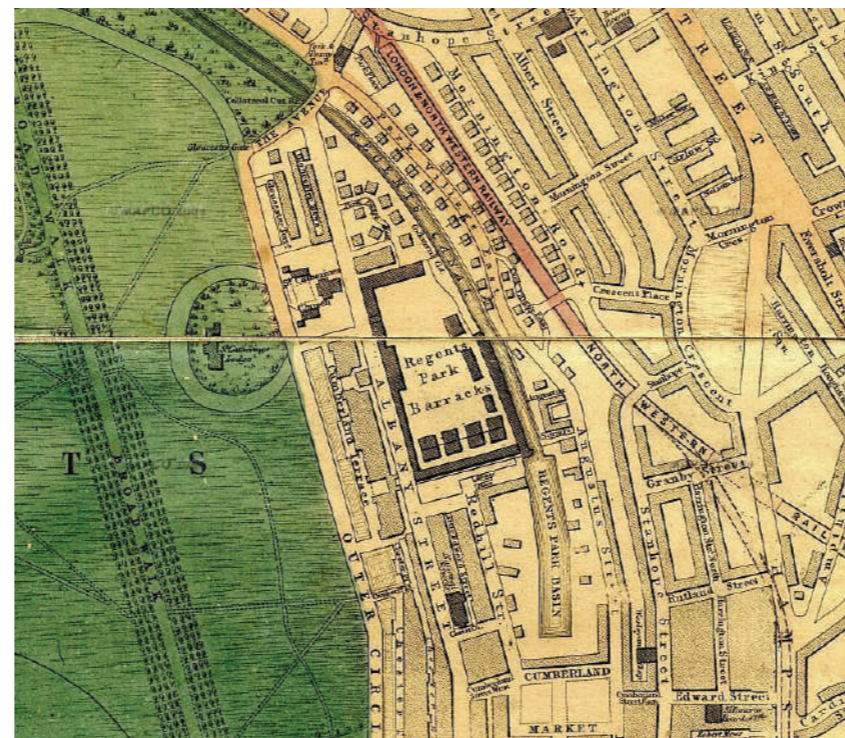
2.6.1 Please refer to Heritage Statement prepared by Authentic Futures for Site History background.



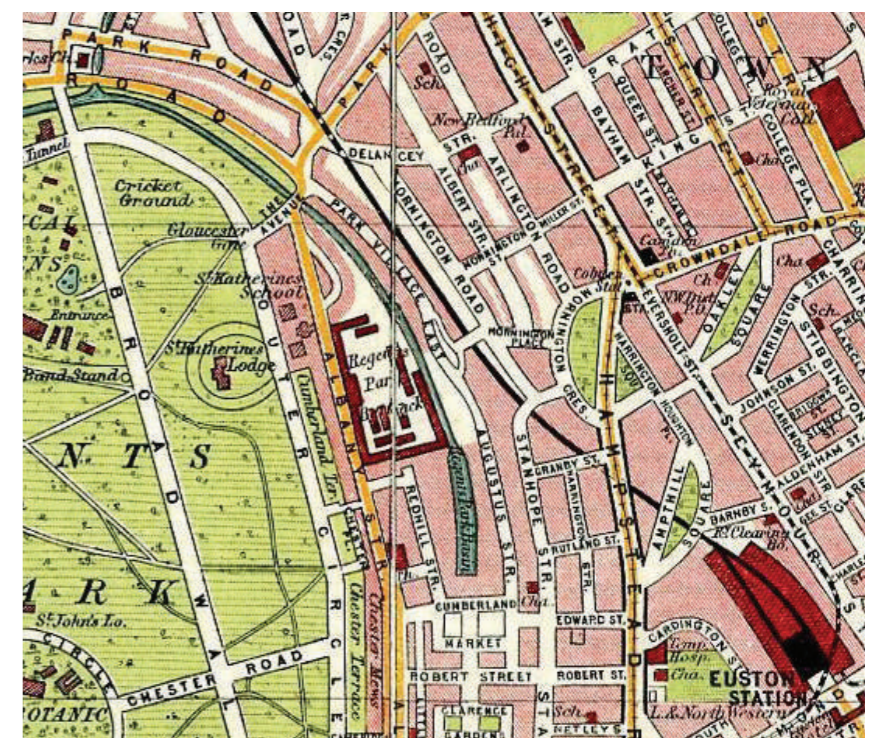
Historic Site Map - 1827



Historic Site Map - 1834



Historic Site Map - 1868



Historic Site Map - 1908

2.7 Planning Context

2.7.1 205 Albany Street has been subject to some alterations in the last 35 years.

2.7.2 8701424 / 8770231
03-11-1987
FINAL DECISION: Granted
Erection of rear and roof extensions in connection with the use of the building as a single dwelling house.

2.7.3 There have been various applications which have been granted consent for similar works along the terrace in Albany Street.

2.7.4 **199 Albany Street**
PL/0037249
FINAL DECISION: Granted 18-11-1983
Formation of 4 new windows in the rear elevation, (as shown on drawing nos. 344/1A 2A,3C,4 & Schedule of Works).

8770059
FINAL DECISION: Granted 11-02-1987
Internal refurbishment reconstruction and enlargement of roof storey and addition of new windows to rear elevation as shown on drawing nos.255/1-6 (inclusive).

8700794
FINAL DECISION: Granted 13-04-1987
Reconstruction and enlargement of roof-storey and addition of new windows to rear elevation as shown on drawing nos.255/1 to 6 (inclusive).

201 Albany Street
2015/3743/P
FINAL DECISION: Granted 10-07-2015
Formation of 2 new sash windows to the rear elevation at ground and second floor half landing levels.

2014/1760/P
FINAL DECISION: Granted 10-03-2014
Alterations to front elevation, insertion of new window at rear second floor, and installation of 2x rooflights to rear roof slope.

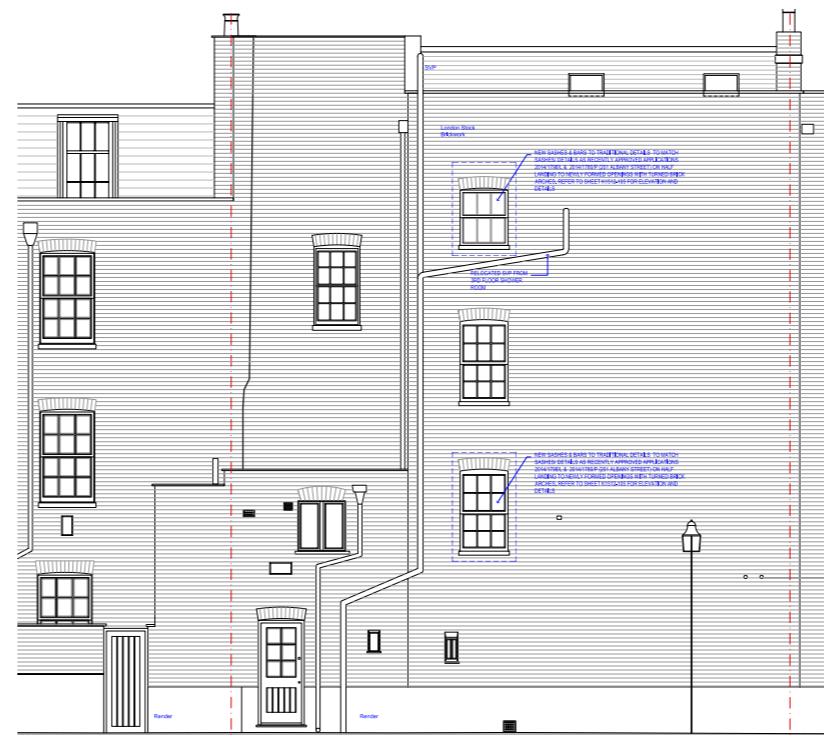
2007/2525/P
FINAL DECISION: Granted 11-06-2007
Alterations to internal layout; new door opening onto Gloucester Gate Mews; new gate and steps to front light well; new recessed front dormer window to existing mansard and installation of two solar panels to rear slope of mansard to single family dwelling C3.

203 Albany Street
8970461 - 04-09-1989
FINAL DECISION: Granted

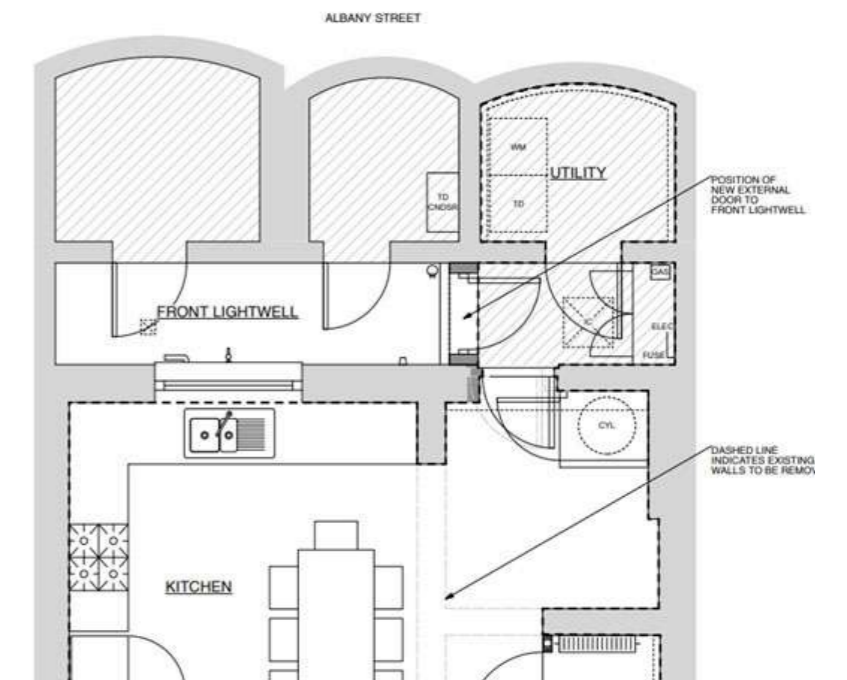
Erection of a glazed roof at ground floor level at the rear as shown on drawing nos 436.10.

211 Albany Street
2012/4051/L - 25-09-2012
FINAL DECISION: Granted
Alterations including the removal of an internal partition, installation of new partition, and installation of door beneath existing landing within front lightwell at basement area.

213 Albany Street
LS9704659 - 09-07-1997
FINAL DECISION: Granted
Removal of the existing basement floor and the formation of a new concrete floor, together with the repositioning of the kitchen within the basement. (as shown on drawing no. 131/16B)



201 Albany Street. Granted - 2015/3743/P - 10-07-2015

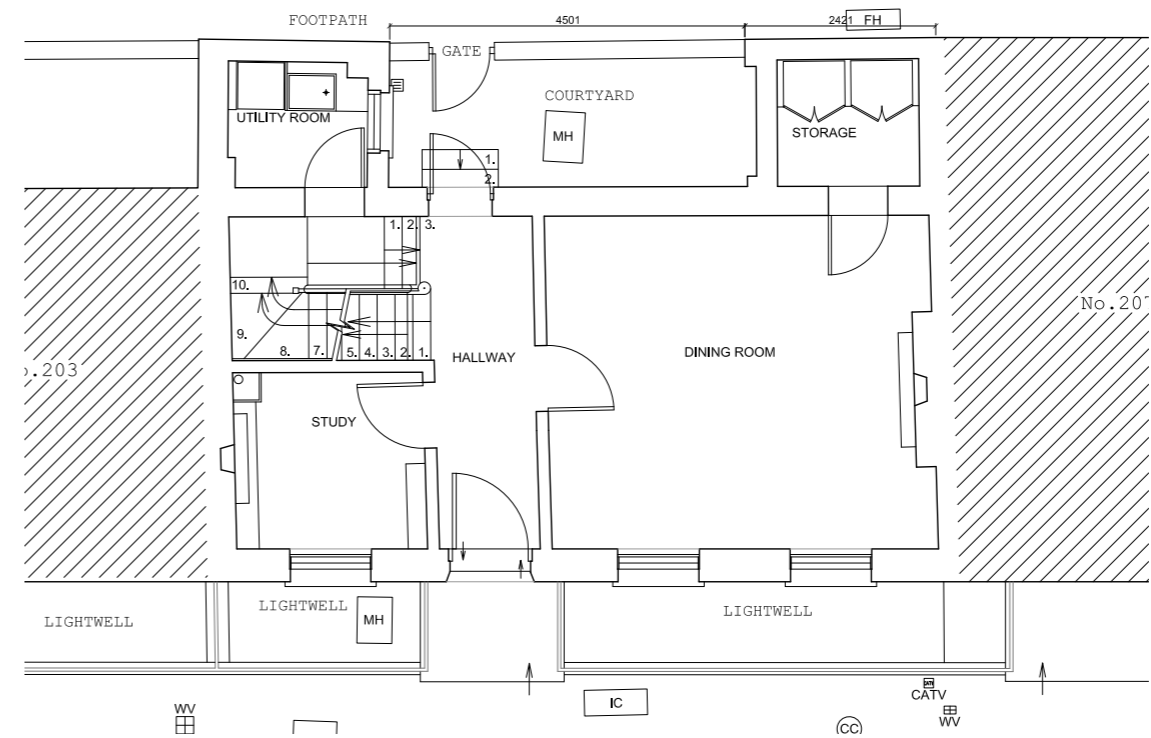
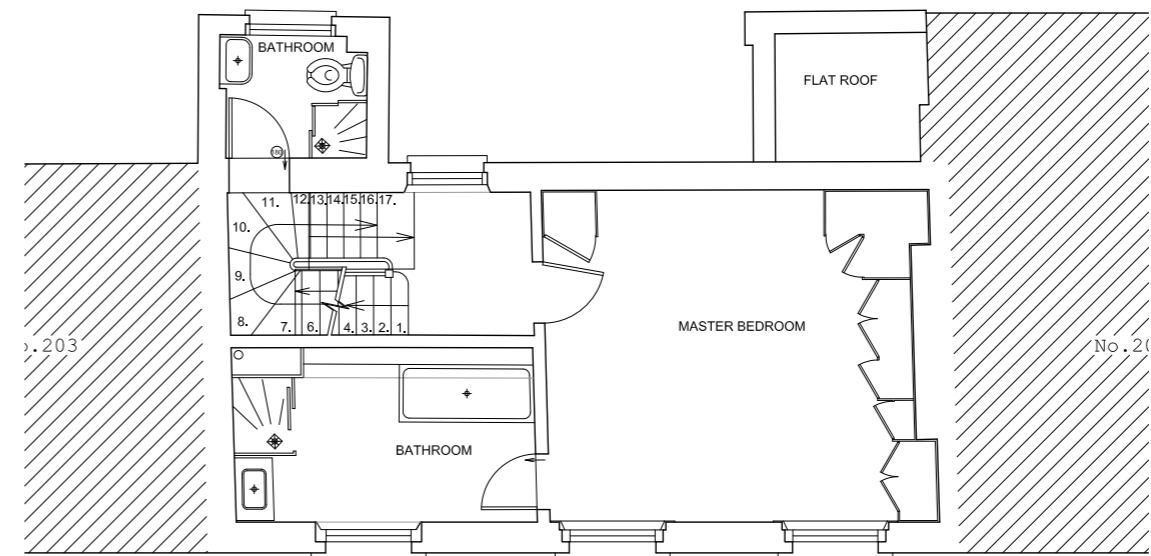


211 Albany Street. Granted - 2012/4051/L - 25-09-2012

3.0 Design Principles

3.1 Key Design Rationale

- 3.1.1 Restoration and repair of the building as well as improving some areas by small addition to the rear at basement and ground floor level.
- 3.1.2 Bringing more light to the building from the rear.
- 3.1.3 Rearranging the rear light well to help with better light and air circulation.



Existing building layouts

4.0 The Proposals

4.1 Overview of the Proposals

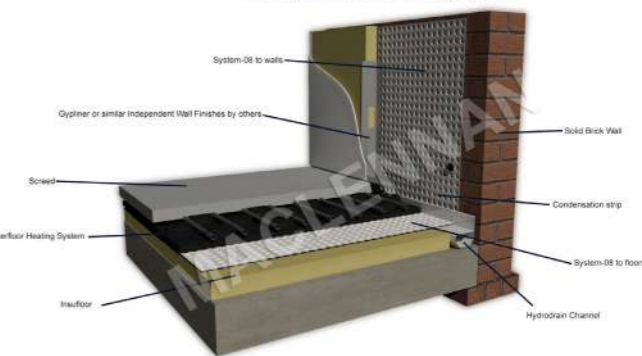
- 4.1.1 The proposal seeks to enlarge the house by excavating under the rear light well as well as small rear extension within the light well on the ground floor.
The basement level is lowered as well as the vaults to the front of the house.
- 4.1.2 Front (Street Elevation);
No alterations to the front elevation is proposed.
- 4.1.3 Rear (West Elevation);
The new sash window is proposed at the rear elevation (west) at the first floor. The proposed window matches the dimensions of the existing window at the first floor landing.
The enlargement of the ground floor extension within the rear yard involves the increasing of the height of the rear yard wall.
- 4.1.4 Basement Floor;
The proposal comprises:
- extending of the basement floor under the rear light well to create a library room and two bathrooms.
- to lower the basement finish floor level by 380 mm.
- to lower the area under the stairs and proposed bathroom by 750 mm.
- to move door into bedroom 2
- to remove the steps between bedroom 2 and the front light well.
- to lower the vault's floor level by 750 mm and creating openings between them.
- to add two new doors under the landing of the ground floor front steps.
- to fix shut the doors to the vaults.
- 4.1.5 Ground Floor;
The proposal comprises:
- extending the existing extension into the rear yard.
- to cover the extension with a glass roof.
- removing the steps in front of the rear yard door and create new steps at the rear yard gate.
- creating a glass bridge over the light well.
- 4.1.6 First Floor;
The proposal comprises:
- adding a new sash window on the reception at the rear wall.
The window is centred within the room and with same dimensions and levels as the landing window.
- 4.1.7 Second Floor;
The proposal comprises:
- reopening an existing fireplace and the installation of a period appropriate fireplace.
- moving the door between Master Bedroom and Master Bathroom.

- 4.1.8 Third Floor;
The proposal comprises:
- the removal of none original partitions and the formation of new partition with two pocket doors.
- to add a new fireplace.
- 4.1.09 Roof;
The proposal comprises:
- the removal of the existing hatch and the addition of one new skylight and one new hatch on the mansard roof.
- 4.1.10 Floors;
The proposal includes the renovation of none original floors.
Keeping, if found, any original boards.
- 4.1.11 Windows
The proposal includes minor restoration of existing windows.
- 4.1.12 Cornices, skirtings, architraves, shutters;
The proposal includes to keep any original piece and to be restored when missing or wrong age.
- 4.1.13 Fireplaces
The proposal includes to keep existing original fireplaces and to

be restored when missing (second floor) or wrong age.

- 4.1.14 Basement Waterproofing
The proposal includes the waterproofing to existing and new areas on the basement to be done with cavity membrane system (Delta / MacLennan or similar approved)

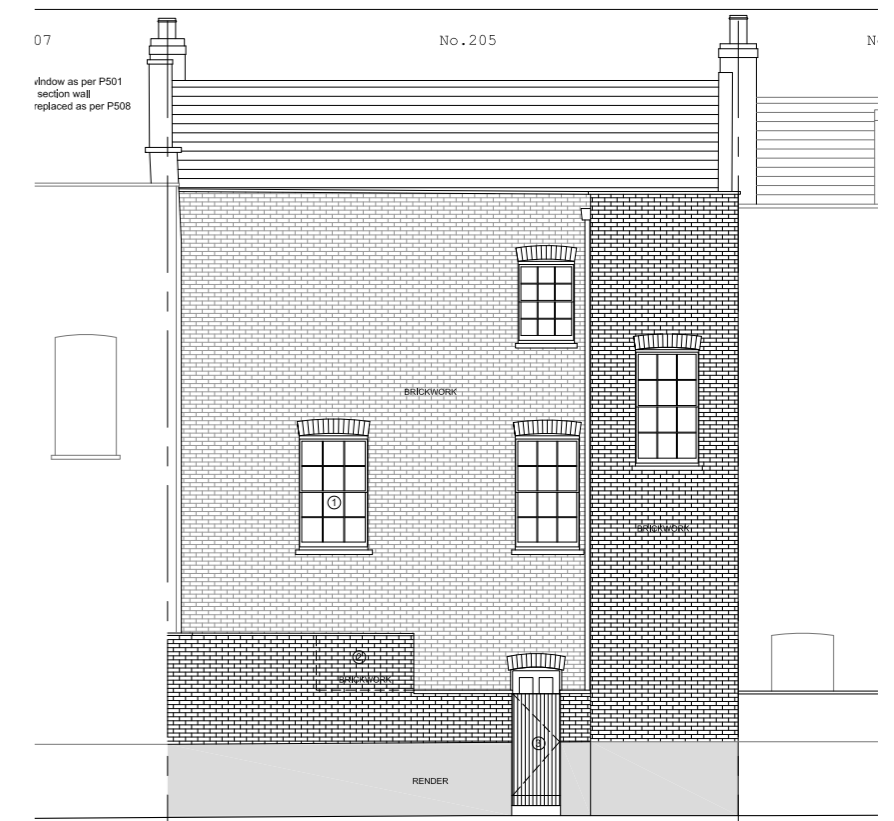
Typical Section through Base of Brick wall
Showing Independent Framing System



Typical detail of cavity membrane waterproofing system proposed.



Proposed Front Street Elevation



Proposed Rear Elevation

4.2 The Precedents.

4.2.1 There are a large number of precedents along the same terrace in Albany Street.

4.2.2 Doors under front entrance.
There are similar doors arrangement at numbers 209, 211, 215 and 217 Albany Street.

4.2.3 New sash windows.
New sash windows can be found at the rear walls, facing Gloucester Gate Mews at number 209, 211, 215 and 217 Albany Street.

4.2.4 Rear wall arrangement.
At Gloucester Gate Mews, there are different treatments on the rear wall of the terrace, from railings to fully enclosed yards, some of them higher.



Door arrangement under 209 Albany Street entrance.



Door arrangement under 211 Albany Street entrance.



Door arrangement under 213 Albany Street entrance.



Door arrangement under 217 Albany Street entrance.



New sash windows at 209 Albany Street rear elevation.



New sash windows at 211 Albany Street rear elevation.



New sash windows at 213 Albany Street rear elevation.



New sash windows at 217 Albany Street rear elevation.



Rear yard fully enclosed at 203 Albany Street.



Rear yard fully closed with windows at 207 Albany Street.



Higher and fully closed rear yard at 213 Albany Street.



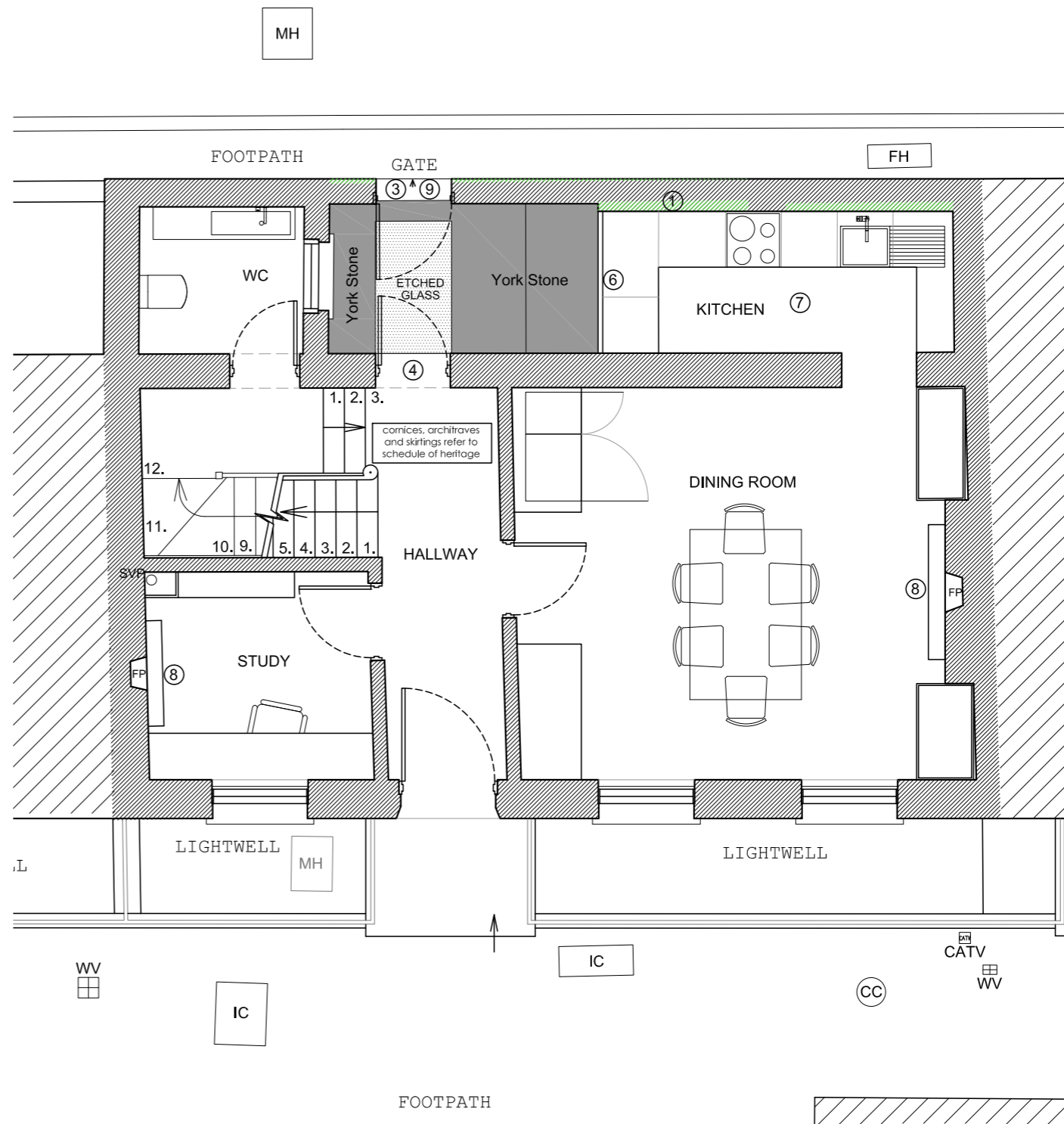
Railing at rear yard at 217 Albany Street.

4.3 Accessibility; Approach and Circulation

- 4.3.1 There is no car parking area located on the Site
- 4.3.2 Access to all levels require stairs.
- 4.3.3 Internal circulation of the main house will be as per existing arrangements.

4.4 Consultant Reports

- 4.4.1 An Heritage Statement made by Robert Bevan (Authentic Futures) is included within this application.
- 4.4.2 Heritage Schedule made by Belsize Architects is included within this application.
- 4.4.3 A Site Investigation Report (geology, hydrogeology, hydrology) made by ASL is included within this application.
- 4.4.4 A Basement Impact Assessment made by QED is included within this application.



Proposed Ground Floor Plan

BELSIZE ARCHITECTS

48 Parkhill Road London NW3 2YP
T 020 7482 4420

mail@belsizearchitects.com
www.belsizearchitects.com