



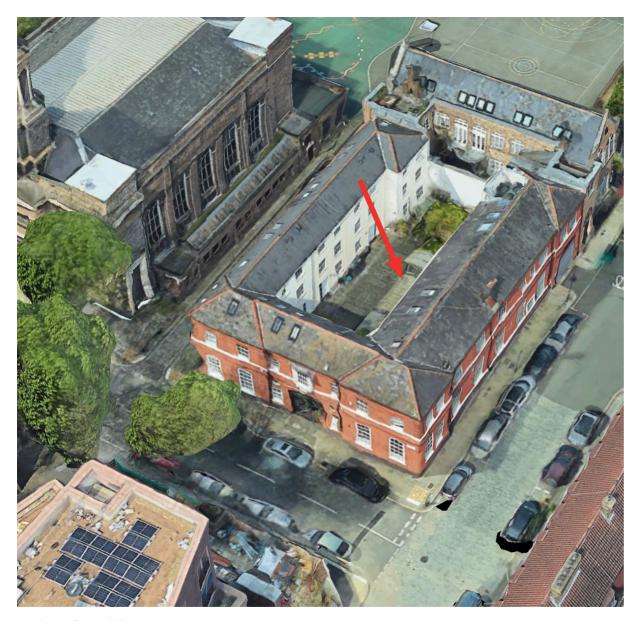
3 1-3 Redhill Street

DESIGN & ACCESS STATEMENT 26 June 2023



CONTENTS

1_INTRODUCTION	3
2_THE DESIGN	4
3_USE	4
4_AMOUNT	4
5_ACCESS	4
6_LAYOUT	6
7_LANDSCAPING	6
8_PLANNING POLICY	6
9_CONCLUSION	6



Aerial view of 1-3 Redhill Street Source: Google Earth

I_INTRODUCTION

This report has been prepared in connection with the proposal for the removal of existing roof-lights and installation of new conservation roof-lights to Flat 3, I-3 Redhill Street.

I-3 Redhill Street is a U Shaped block of residences located within the Regent's Park Conservation Area. The building is a former warehouse that was converted into 9 residential units with underground parking.

Flat 3 is a 3 storey dwelling located in the South East side of the block.

This report should be read in conjunction with the following documents:

-0200-P50 Site and Location Plan

-0200-P104 Roof Plan As Existing

-0200-P105 Elevations as Existing

-0200-P114 Roof Demolitions and Removals Plan

-0200-P204 Roof Plan As Proposed

-0200-P205 Elevations as Proposed



Aerial view of 1-3 Redhill Street Source: Google Earth

2_THE DESIGN

The existing 2 roof-lights facing the inner courtyard are to be removed and replaced with 6 new conservation type roof-lights. 3 roof-lights are to face the courtyard and 3 roof-lights are to face Redhill Street.

Similar proposals for the installation of roof-lights on this residential block have previously been approved by the council. Flat 5, in particular, has 3 conservation roof-lights facing Redhill Street to the South (See application reference number 2007/4796/P) and 3 rooflights facing the courtyard in a very similar size and arrangement to the proposal for Flat 3.

The design of the proposed roof-lights is discreet, blending in with the existing slate roof and will not result in any overlooking to adjoining properties.

3_USE

The property is in use as a single dwelling house (C3) and this use will be maintained.

4_AMOUNT

The proposed development does not alter the existing footprint or GIA of the property.

5_ACCESS

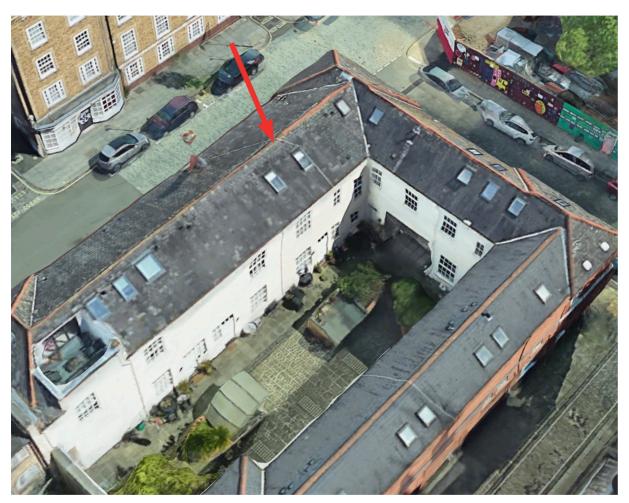
Flat 3 is accessed via the central communal courtyard. Access arrangements are not altered under the proposal.







Views of the propoerty from Redhill Street.



Aerial view of 1-3 Redhill Street Source: Google Earth

6_LAYOUT

The layout and plan form of the property is to remain unaltered.

7_LANDSCAPING

There are no changes proposed to landscaping.

8 PLANNING POLICY

The following policies were consulted in relation to the proposed development:

-Camden Local Plan (2017) Policy D1 Design Policy D2 Heritage

-Camden Planning Guidance (CPG) CPG1: Design CPG6: Amenity

-Regent's Park Conservation Area Appraisal and Management Strategy

-NPPF (2021)

-London Plan (2021)

9_CONCLUSION

The proposed works to the property are minimal and will not cause harm to the special interest of the Regents Park Conservation Area. The use of conservation type roof-lights will preserve and enhance the local character of Redhill Street.

WOOLF INTERIOR ARCHITECTURE & DESIGN