



WOOLF
INTERIOR ARCHITECTURE & DESIGN

3 1-3 Redhill Street

DESIGN & ACCESS STATEMENT

26 June 2023



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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, 1-3 Redhill Street.

1-3 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 property 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.

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