

1 Albany Terrace

Design & Access Statement
35_Listed Building Consent

1 Albany Terrace
London
NW1 4DS

FLOWER MICHELIN

DESIGN & ACCESS

Use

The proposal will remain as a C3 residential dwelling.

Amount

A minor penetration is proposed to the rear external service elevation of the property. Minimal alterations will be made internally to 2nd floor.

Access

Main access to remain the same.

No public access routes are affected by the proposal.

Design/Materiality

A minor penetration is proposed to the rear external service elevation of the property, with small additional cast-iron pipe to be connected into existing SVP riser, pipework to match existing.

Application to be read in conjunction with approved scheme under applications 2023/1369P and 2023/2133/L

COMMS WITH CAMDEN COUNCIL RE SVP ROUTE

Two options were outlined to Camden for the SVP route, however, the alternative option required significant joist trimming
Option 02 reflects the proposed drawings for this application



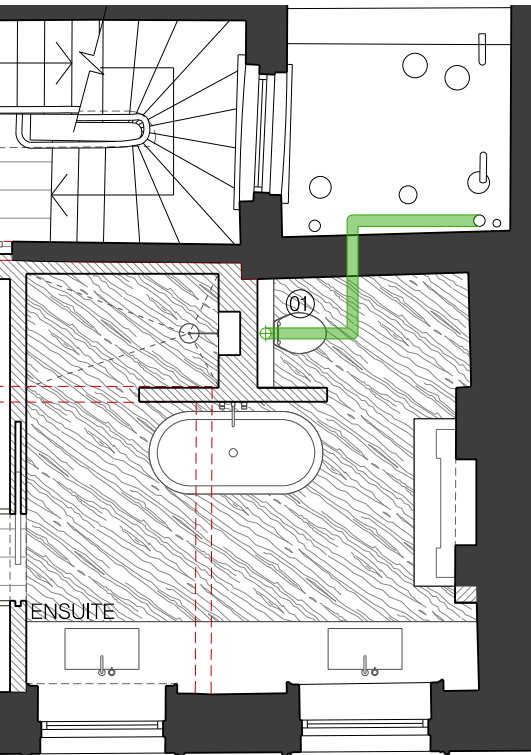
Image of existing, strengthened joists

[Camden Countil_ Conservation Officer_04.04.2024]

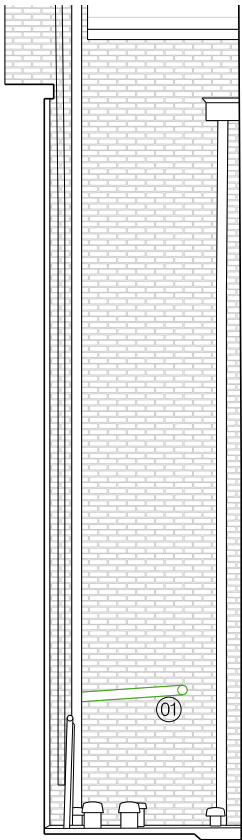
Thanks for sending through that photograph of the joists.

I think at this stage it appears that Option 2 would require less invasive works and associated harm to fabric and we can proceed with formally assessing that approach.

As rerouting/installation of the new SVP would involve the loss of external fabric, in order to formally regularise the works (removal of external brickwork, addition of pipework infrastructure clutter etc.) LBC will be required. Unfortunately, I cannot vary the previously approved drawings and including the additional works under the current application would require a change in the Development Description and re-consultation. It may therefore be easier just to submit a new LBC.



SVP Plan Route:
Option 2



SVP Penetration:
Option 2



Existing rear service elevation

IMAGES_REAR SERVICE ELEVATION

