

DESIGN & ACCESS STATEMENT

December 2012



RCKa

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(Front page)

Aerial photograph showing Albert Terrace outlined with a white dotted line

INTRODUCTION

This document has been prepared on behalf of Mr & Mrs Paulin, to support proposals to remodel the rear elevation of their property at 1 Albert Terrace.

On 17th July 2012 we were awarded with planning approval for the conversion of the upper and lower ground floor flats into one plus a rear extension in the rear garden (Ref: 2012/2704/P).

On 4th December 2012 our application for an upper ground floor extension was refused for the following reason:

The proposed rear extension at upper ground floor level, by reason of its positioning, form and inappropriate fenestration detailing would be an obtrusive and incongruous addition which would harm the character and appearance of the building as a positive contributor and would fail to preserve and enhance the character and appearance of the wider conservation area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Whilst we strongly disagree with the above we have reassessed our proposals to find a solution which we hope would be better recieved.

Our brief for these proposals was to introduce a direct connection from the upper reception rooms to the rear garden without compromising privacy. In addition, the remodelling of the rear elevation should simplify the detail of the rear.

We have taken a classical approach with simple detailing respectful of the existing building.



Rear elevation showing existing massing (Approved extension shaded yellow)



View of rear elevation

CONTEXT

1 Albert Terrace is a semi-detached six storey villa that is currently divided into four flats with permission for the lower and upper ground flats to be converted into one.

The building has an attractive front elevation facing onto Primrose Hill but the rear elevation has been adapted over the years and is unattractive by comparison. With all the inappropriate adaptations over the years the rear elevation clearly does not represent a good example of Georgian architecture (See photo above).

The massing of the rear elevation is uncomfortable and does not lend itself to good

levels of natural light penetration particularly due to the 1.6m deep outrigger in the centre of the elevation which appears not to be contemporary with the rest of the building. Other adaptations include service connections to the various flats which are unsightly.

There are 21 windows on the rear elevation. 20 different sized openings and 14 different window styles. Clearly there is no prevalent style or heirarchy to the rear windows.

The elevation drawing opposite and photo above illustrate the existing condition.

PROPOSALS

Existing and proposed drawings are included with this application and are to be read in conjunction with the text below.

Description

The proposals are for the replacement of the two bay windows with a very modest extension on Upper and Lower Ground floors which extends no further than the adjacent existing outrigger to the SE corner of the property.

The existing outrigger is retained at Upper and Lower ground level but the arrangement of the existing services is to be consolidated and concealed where possible.

The depth of the extension is not significant but it allows for us to incorporate an external stair from the kitchen to the garden, key to the success of the conversion. We are mindful of the need for privacy and to this end the stair is concealed behind a solid wall and the replacement windows are in line with the existing adjacent windows.

Character & Conservation

No. 1 Albert Terrace Albert Terrace is within the "Area 1" (Regent's Park Road South) sub-area of the Primrose Hill Conservation Area.

The proposal has been developed to carefully respond to the criteria and guidance published in Camden's development and conservation policies.

Because the extension falls within the Conservation Area we have ensured guidelines concerning the design, quality and type of development that seek to preserve the particular characteristics of the area are met.

The proposals are not visible from the street and greatly improve the untidy nature of the existing rear elevation. The replacement windows match the proportions of other windows on the rear elevation and are classically arranged.

Mass

The mass of the proposals is subservient to the main building and distinguished from it with a shadow gap between the new and existing parts of the elevation.

Overlooking and Aspect

We have been careful to ensure that the proposals extend no further than the existing adjacent elevation. The new external stair is enclosed such that it prevents overlooking of adjacent properties.

Compared to the existing condition the proposals result in no increase in window area facing the neighbouring property at the rear and remove all windows facing onto the rear terrace of 2 Albert Terrace.

Light Pollution

There is no increase in light pollution as a result of the proposals.

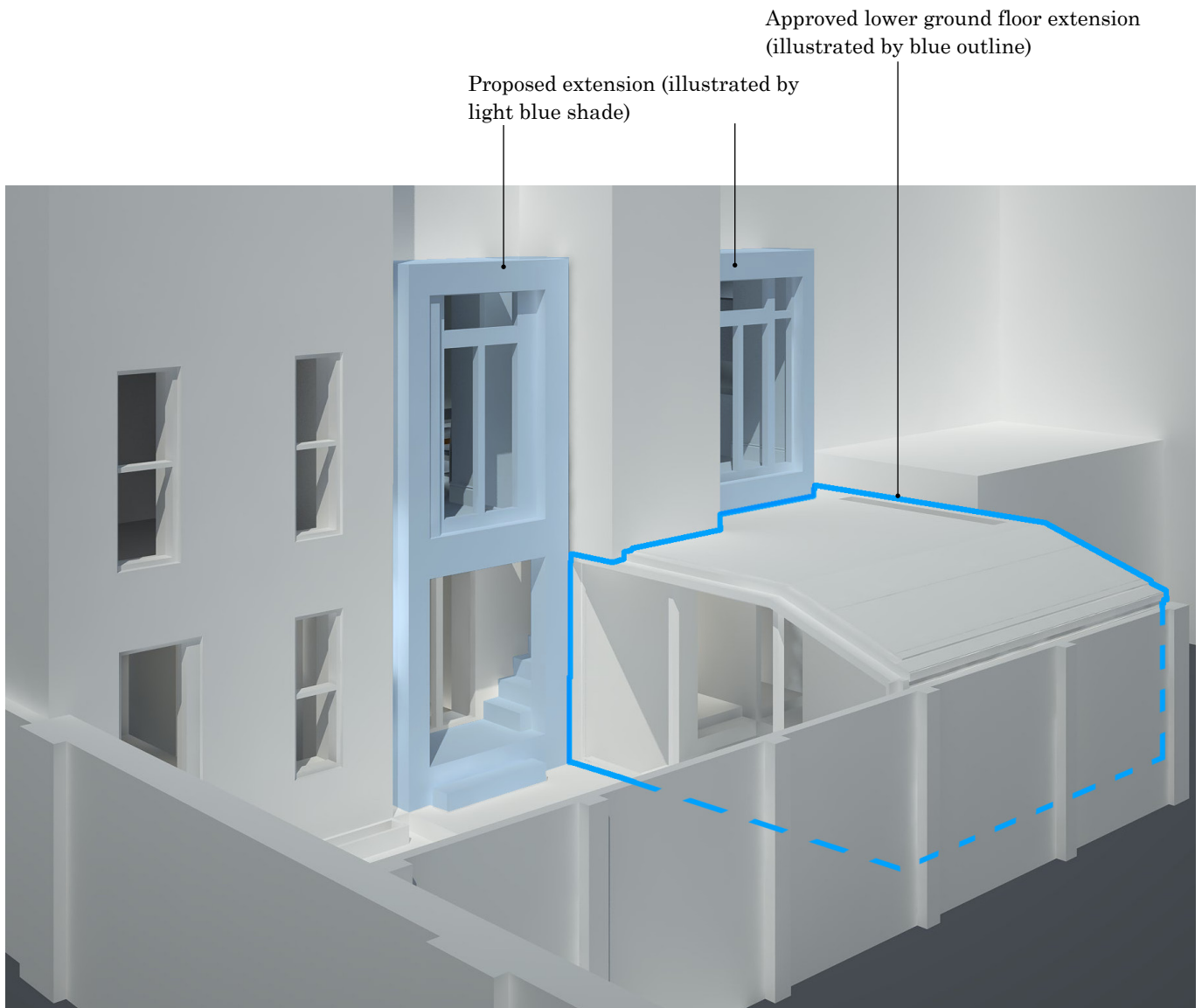
The proposed rooflight to the concealed stair is to have a baffle to ensure no direct light is visible from any neighbouring properties.

Sunlight and Daylight

The proposals have been designed such that there is no detrimental affect on neighbouring properties.

Amenity

The proposals do not detrimentally affect the amount of amenity space. Most importantly, they do improve access to the garden from the living spaces on the upper ground floor, encouraging it's ongoing use and maintenance.



Massing study

Traffic & Parking

Parking provision and the road are not affected by the proposals.

Sustainability

The proposals exceed the minimum standards required of the building regulations in terms of heat loss through the building fabric. All materials proposed have low embodied energy content.

Arboriculture & Ecology

No trees will be affected by the proposals and improved access to the garden will encourage better maintenance.

Materials & Detail

We propose to use painted timber windows and stucco render to match the existing building materials.

SUMMARY

The proposals have been carefully considered to improve access to private amenity space without being detrimental to privacy.

Given the existing rear elevation's condition, lack of prominence and amount of poor quality adaptation over previous years, one would not describe it as a good example of period architecture or one which enhances the appearance of the wider conservation area. Our proposals start to address some of these issues in being respectful of existing massing, character and materials. As a result of our proposals we are able to conceal some of the unsightly pipework adaptations and bring the rear garden into more sustained use better ensuring its maintenance.

The proposals represent a great improvement on the existing condition and objectively there is no detrimental affect to neighbouring properties.