

DESIGN & ACCESS STATEMENT

September 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).

The 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 quite unattractive by comparison.

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.

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 proposed extension is on Upper and Lower Ground floors and extends no further than the adjacent existing outrigger to the SE corner of the property.

It allows for the removal of the existing outrigger at Upper and Lower ground level and for the existing services 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. 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 window opening 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 proposed walls and windows extend no further than the existing adjacent outrigger. The new external stair is enclosed such that it prevents overlooking of adjacent properties.

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 removal of the large outrigger from the centre of the elevation will improve daylight penetration.

Amenity

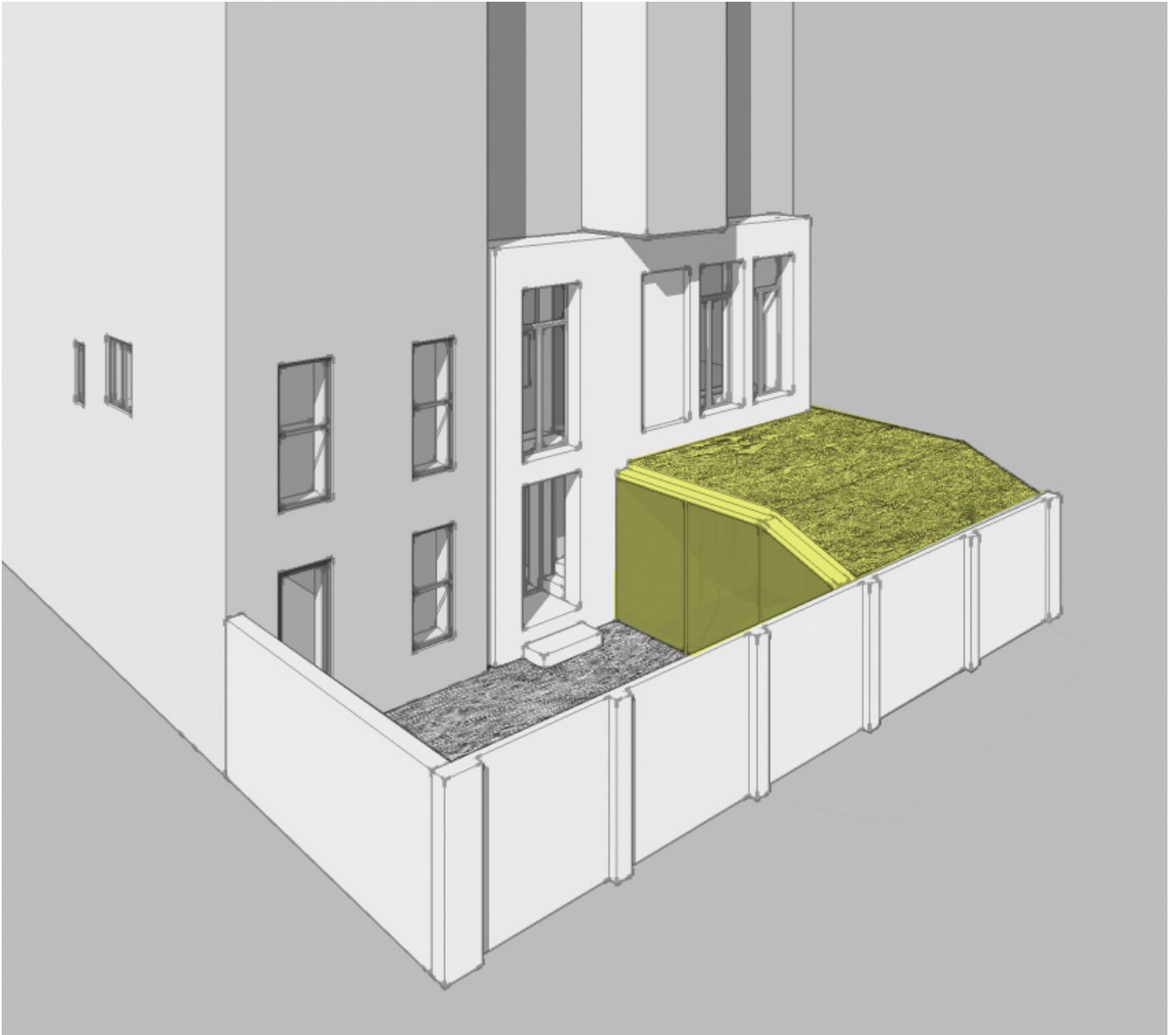
The proposals do not detrimentally affect the amount of amenity space. Most importantly, they do improve access to the garden from the living spaces on the upper ground floor

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.



Massing study (Approved extension shaded yellow)

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 the garden without being detrimental to privacy.

We have been respectful of the existing building in terms of massing, materials and details and taken the opportunity to clean up the rear elevation.