

DESIGN & ACCESS STATEMENT

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RCKa

1 ALBERT TERRACE

3 Dyers Buildings
London
EC1N 2JT
T 020 7831 7002
W www.rcka.co.uk

(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 convert their two apartments at 1 Albert Terrace into one.

The brief for the site is to create more spacious accommodation for the occupants that focuses and encourages the use of the currently neglected garden area.

A contemporary extension is proposed to occupy a proportion of the existing garden and provide a new internal space that is focused towards the garden.



View of rear garden

CONTEXT

The properties to be converted occupy the upper ground and lower ground floors within 1 Albert Terrace, which borders Primrose Hill Park and is situated within the Primrose Hill Conservation Area.

1 Albert Terrace is a semi-detached six storey villa that is currently divided into four flats. The entrance to the building is on the main West Elevation and overlooks Primrose Hill.

The property has an East facing walled garden to the rear which is not visible from the street. The garden area is enclosed to the rear by 1 Albert Terrace Mews. The South boundary of the garden borders a covered parking area which serves the residential block on

PROPOSALS

the corner of Prince Albert Road and Albert terrace.

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

Description

The configuration has been designed in order to make good use of the existing building and its footprint in a way which is sensitive to the character of the building and the conservation area.

The lower ground floor is in a poor state of repair while the rear garden is unused and poorly connected to the owner's flat, resulting in an unattractive environment to all adjacent properties. By combining the lower and upper ground floor and connecting it to the garden area we improve the quality of the property greatly.

The Proposed plans show the design of a single storey extension to the lower ground floor of the building. The roof form has been developed to prevent any detrimental affect on the sunlight penetration for adjoining properties. A sedum roof on the extension improves the visual amenity of the garden area for both our clients and their neighbours in addition to the ecological benefits.

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. For reasons of historical clarity the proposed extension is contemporary in character and distinguished from the main building.

Mass

The proposed extension is sunk into the ground as far as possible and the roof is sloped to the East to reduce its apparent mass.

Overlooking and Aspect

There is no overlooking as a result of the proposals. The distance between opposing habitable rooms between 1 Albert Terrace and 1 Albert Terrace Mews is circa 9m currently. As a result of our proposals the extent of opposing habitable rooms between the properties is to be reduced due to the fact that the proposed master bedroom windows face the garden.

The extension is located in the darkest part of the garden and faces the part of the garden which receives some sunlight. The sedum roof is proposed to improve the visual amenity of adjacent properties, while the improved access to the garden area on the lower ground floor will guarantee well maintained planting in the remaining garden space.

Light Pollution

There is no increase in light pollution to affect adjacent properties from the proposed side doors which open to the garden area, facing away from adjacent properties.

The proposed rooflight to the en-suite is located adjacent to the dwarf party wall for the neighbours roof terrace to prevent light spilling into the demise of adjacent properties. Furthermore the rooflight is to have a baffle to ensure no direct light is visible from any neighbouring properties.

Sunlight and Daylight

In siting the extension we have carried out sun path analysis which ascertained that the existing garden was largely overshadowed for the majority of the day throughout the year by the six storey height of the buildings along Albert Terrace.

The proposed single storey rear extension would not contravene the BRE guidelines for daylight and sunlight for any of the surrounding properties.

Creating an entirely glazed facade on the extension, opening up to the garden area, improves the penetration of daylight into the new master bedroom.

Amenity

The scheme retains private amenity well in excess of The London Housing Design Guide standards at 35m². The remaining garden area will provide amenity space of much higher quality through clarity of ownership and better connection to the interior. It is important to note that Primrose Hill Park is directly in front of the property and Regents Park is also in very close proximity.

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. The existing garden is neglected, overshadowed, overgrown and much of it is hard landscaped.

The introduction of a sedum roof has obvious ecological benefits and by raising it to the upper ground level we improve the amount of sun it will receive.

Materials & Detail

Alterations to existing openings on the rear elevation at lower ground floor level will be fabricated using methods and materials in keeping with the existing building fabric.

The architecture of the proposed extension is of a contemporary style to achieve historic clarity from the existing building. The walls are to be timber clad and the windows are to be large format metal frame.

Consultation

To achieve a successful scheme there has been ongoing consultation with neighbours and their professional advisers. The design has been amended and the mass reduced to meet the requirements of these parties and ensure support.

We are open to discussion with the planning department regarding our proposals and welcome any questions.

Specialist structural advice has been sought to best prevent any damage to the neighbouring properties as a result of these proposals and neighbours will be consulted to determine the most appropriate solution though Party Wall discussions.

Summary

The proposals has been carefully considered to be complimentary to the adjoining elements and primarily to improve the visual amenity from overlooking properties.

The proposal would be a positive and useful addition to an otherwise underused and neglected space. Albert Terrace is a prominent and valuable residential site, this extension seeks to re-appropriate and optimise neglected space to help create a more coherent dwelling that is connected to its garden rather than isolated.

The confined nature of the site makes it unique in terms of planning policy. Great care has been taken to develop the design within the council guidelines and to achieve an extension that is concealed from the public realm and has minimal impact on its environment.