



**13 Prince Albert Road, London NW1**  
**Design and Access Statement**

December 2011

**HUGH CULLUM**  
ARCHITECTS LTD  
Bloomsbury Design  
61b Judd Street  
London WC1H 9QT  
t 020 7383 7647  
f 020 7387 7645  
mail@hughcullum.com

CONTENTS

<b>1.0</b>	<b>Introduction</b>	<b>3</b>
<b>2. 0</b>	<b>Conservation area and setting</b>	<b>4</b>
2.1	The existing property and Conservation Area	
2.2	Site photos	
<b>3. 0</b>	<b>Design strategy</b>	<b>6</b>
3.1	Overall design strategy	
3.2	Sub-basement	
3.3	Lift	
3.4	Plan and detail restoration	
<b>4.0</b>	<b>Pre-application advice and relevant recent planning history</b>	<b>10</b>
4.1	Relevant recent planning history overview	
4.2	The officer comments to our recently withdrawn applciation	
4.2	The pre-application advice for this submission	
4.3	The granted application for No.12	
4.4	Officers’ report and consultee comments on the recently refused application for No.13	
<b>5. 0</b>	<b>Access</b>	<b>15</b>
<b>6. 0</b>	<b>HCA drawings list and supporting documents list</b>	<b>16</b>

## 1.0 INTRODUCTION

A planning application and listed building consent application for a much more extensive basement (2011/0035/P) were made in December 2010. They were refused at the end of March this year. These applications were by another architect and were extremely ambitious in terms of the extent and size of the proposals.

We have been asked by our client to look at the property again with a view to a proposal more appropriate to the building. We had made a pre-application submission for a less ambitious scheme and we had made an application (2011/4500/P and 2011/4530/L) taking into account the feedback from that pre-application submission. After the discussion with the Case Officer and Conservation Officer, we have withdrawn this application.

This current application takes on board comments from the Case Officer and Conservation Officer. As a result of these, we have lowered the ceiling and roof on the proposed pool, removed the rear light well and halved the size of the basement extension under the rear garden.

Our proposal is for:

- A new sub-basement with games room and swimming pool to include the deepening of an existing light well to the front of the building.
- The insertion of a small lift in the existing brick rear closet wing
- A number of restorations of plan-form and detail throughout the building



## 2.0 CONSERVATION AREA AND SETTING

### 2.1 The existing property and Conservation Area

The property is a grade 2 listed grand mid nineteenth century semi-detached painted stucco house with a rusticated ground floor and double-height Corinthian pilasters over the first and second floors. It currently has an original stucco single storey side extension. The house has a lower ground floor with sunken areas at the front of the property while the rear garden is lowered to lower ground floor level. It is in a prominent position on Regents Park Road in the Primrose Hill Conservation Area. The accompanying Heritage Statement by Jon Lowe of the Heritage Collective gives a full assessment of the house as a heritage asset and its contribution to the Conservation area.

13 Prince Albert Road

Google earth aerial view





2.2 Site Photos

- 1. Front elevation
- 2. Front elevation - entrance
- 3. View toward 12 Prince Albert Road
- 4. Stair to rear garden
- 5. Rear elevation
- 6. Rear elevation - rear projection



1



2



3



4



5



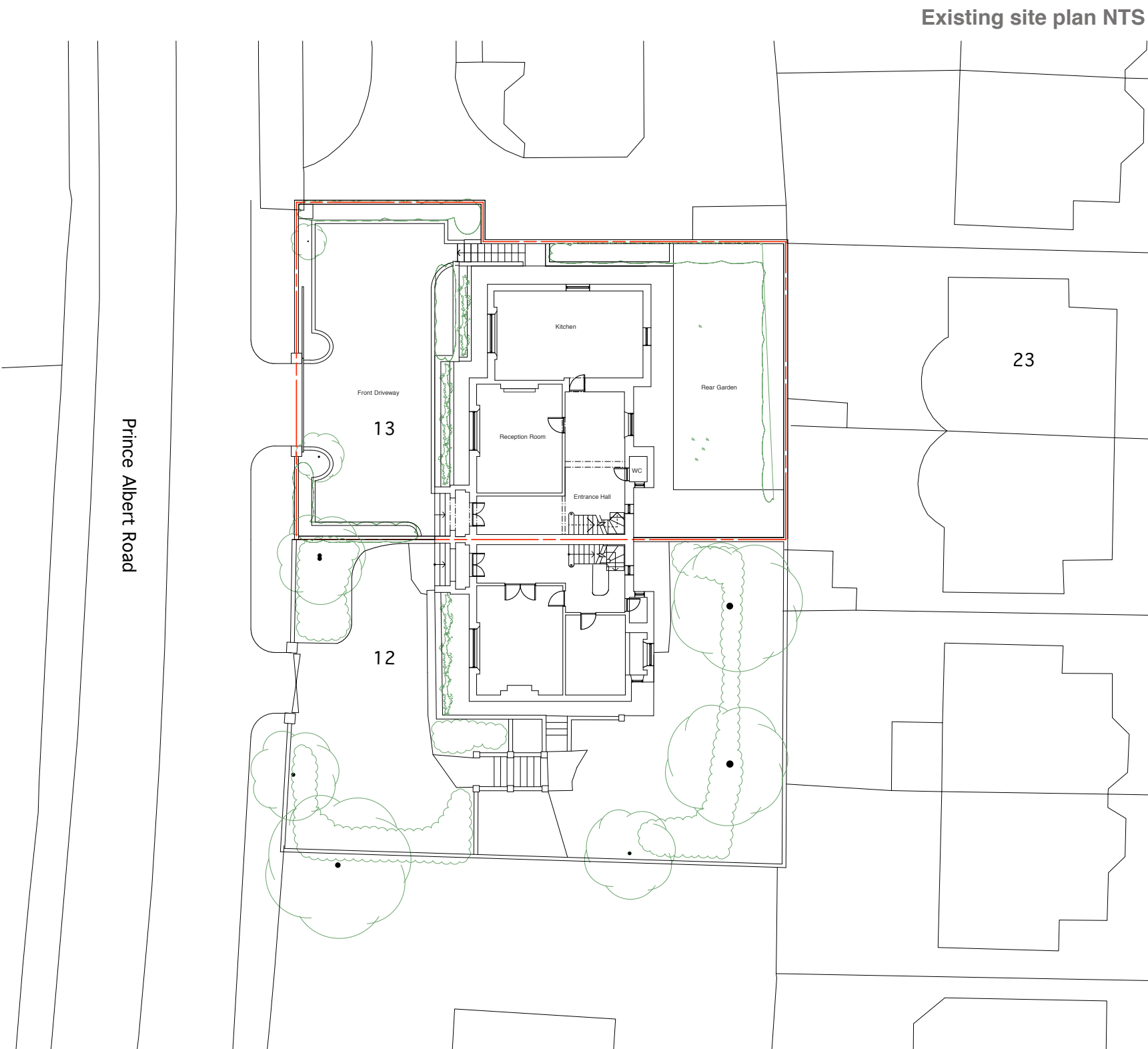
6



### 3.0 DESIGN STRATEGY

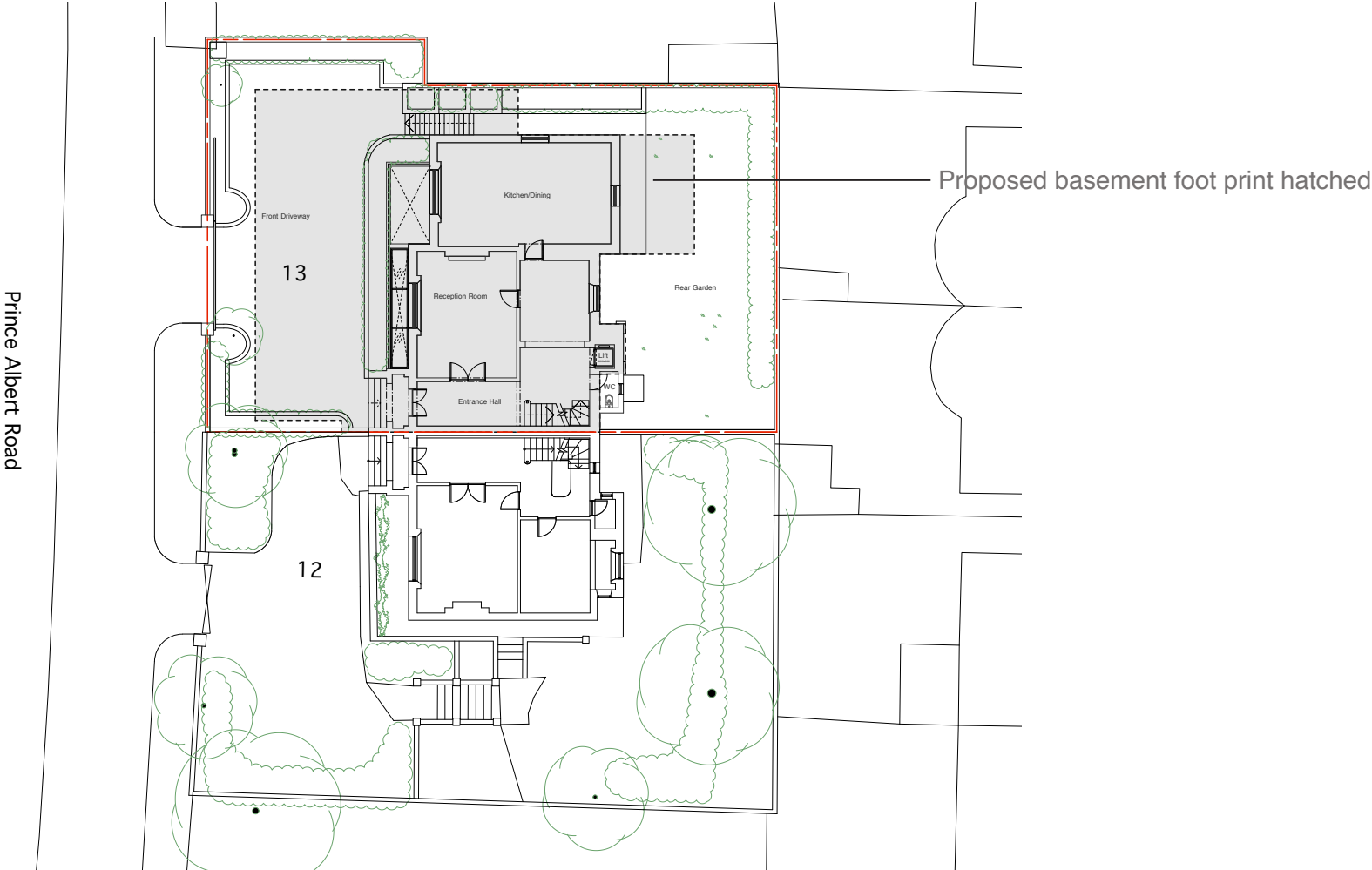
#### 3.1 Overall design strategy

Our starting point has been to try to judge what level of change and extension is appropriate for the building given its inherent quality and its prominent location as one of a series of fine stucco buildings overlooking Regent’s Park. Our client has engaged Jon Lowe, of the Heritage Collective, to research the history of the building and to help us assess the appropriateness of our proposals. His heritage statement forms part of this submission.



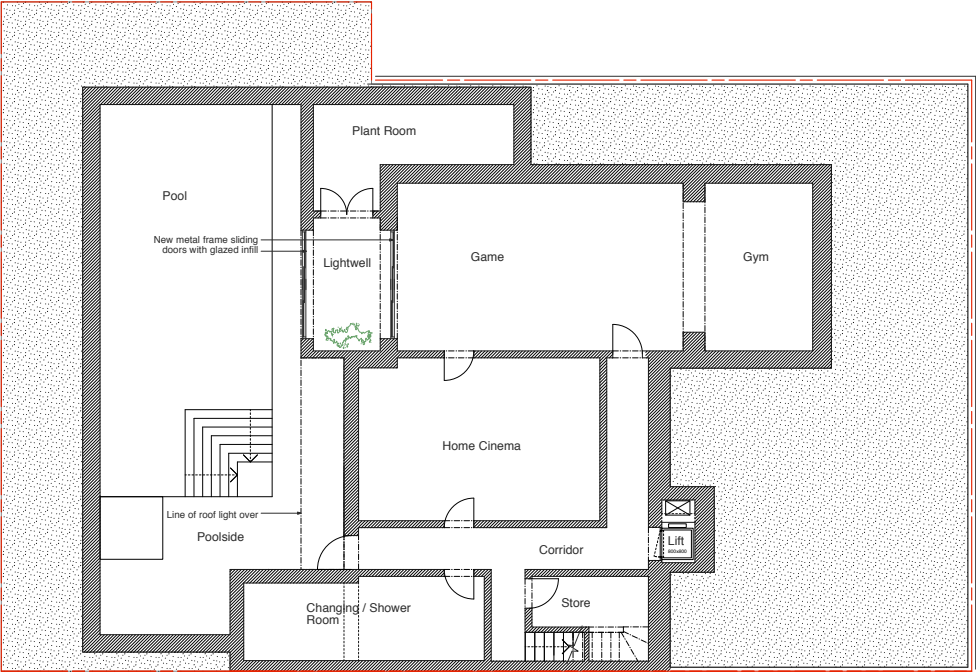
3.2 Sub-basement

The proposed sub-basement, including a pool, games room, gym and cinema, will have a minimal impact on the external appearance and reading of the house. All that will be apparent will be a deepening of the existing front. The boundary of the basement will be in secant piling to minimize noise and disruption and this is pulled back from the boundary of the property to allow greenery to flourish naturally in proper soil without the need for artificial irrigation. This in turn will help maintain the biodiversity of the site. The largest extent of the basement, housing the proposed pool, will be under the existing hard paving to the front of the building. The roof slab of the pool will be 1M below the paving to allow for future planting and water flow within this zone.

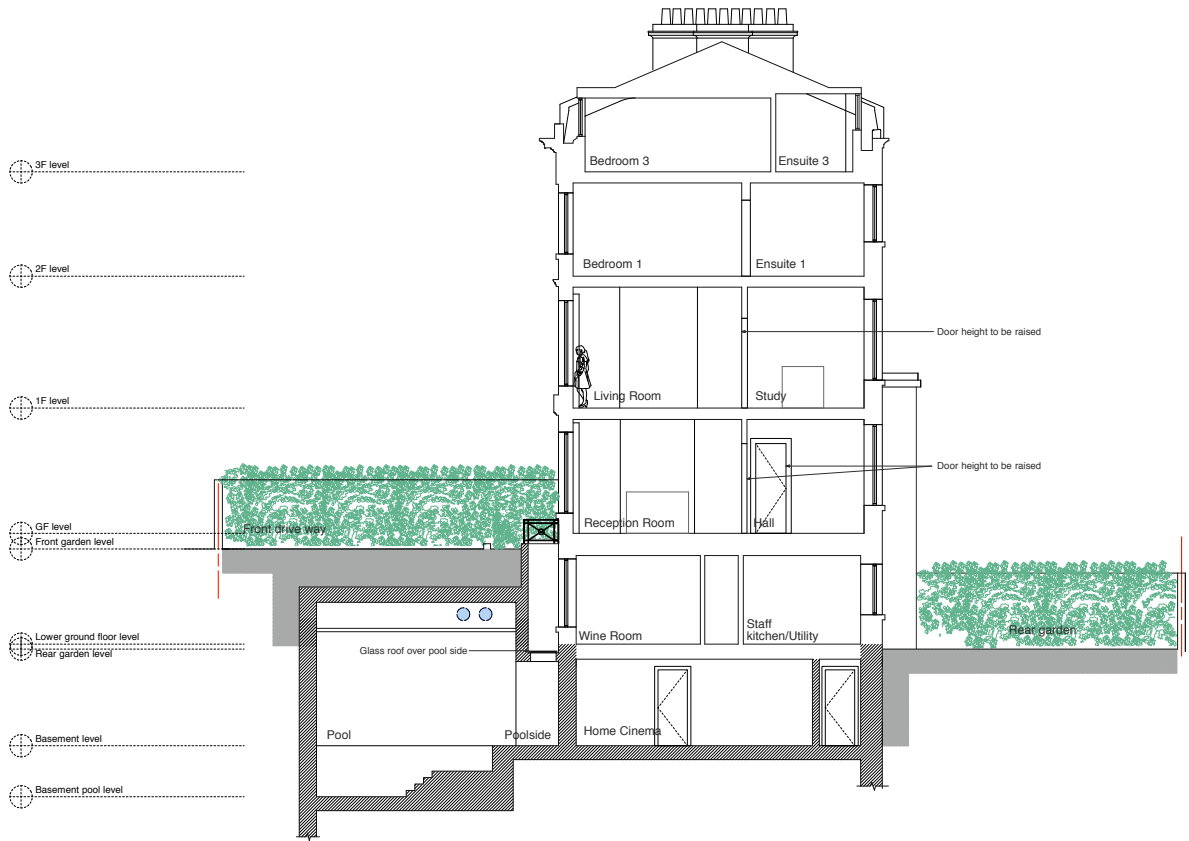


Proposed site plan with extent of basement NTS

Proposal NTS



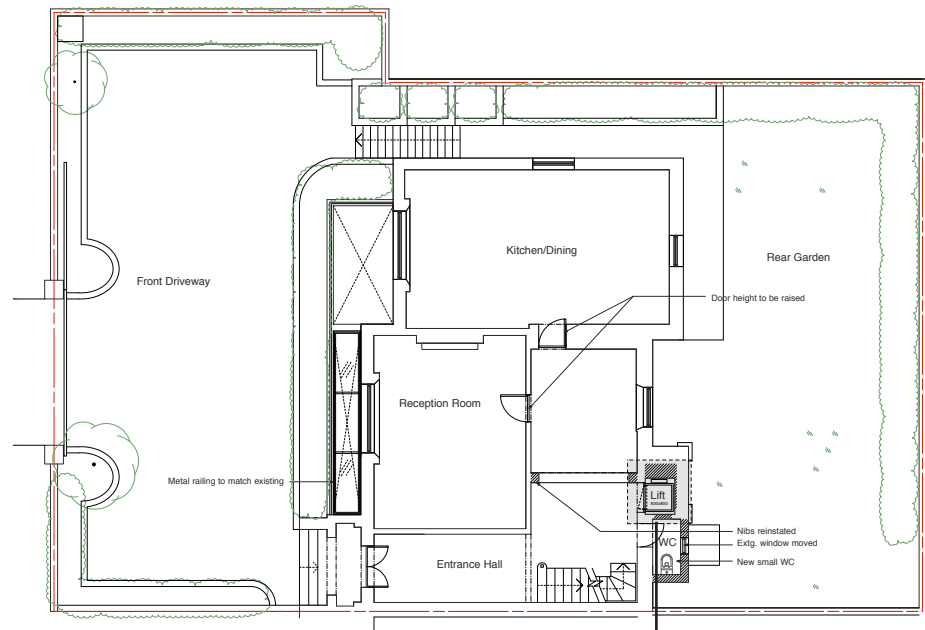
Basement Plan



Section

3.3 Lift

We propose to house a small lift in the existing rear closet wing which is almost exactly the correct size to form the lift shaft. Currently the closet wing houses two WCs and a cupboard, which would be removed. The chosen lift does not require an over-run so the existing height of the closet wing is sufficient to allow the lift to travel up to the second floor. We propose to extend the closet wing sideways at ground floor level to house a more generous washroom. This is similar to an existing lateral ground floor extension of the closet wing on the adjacent property No12. The existing windows in the closet wing will be frosted glass and will be blocked up internally and the existing openings to the WCs and cupboard will be retained for the lift doors. The work will be done to match existing exactly in brick, mortar and pointing style.



Proposed ground floor plan NTS

Proposed rear elevation NTS



Proposed location of lift shaft hatched

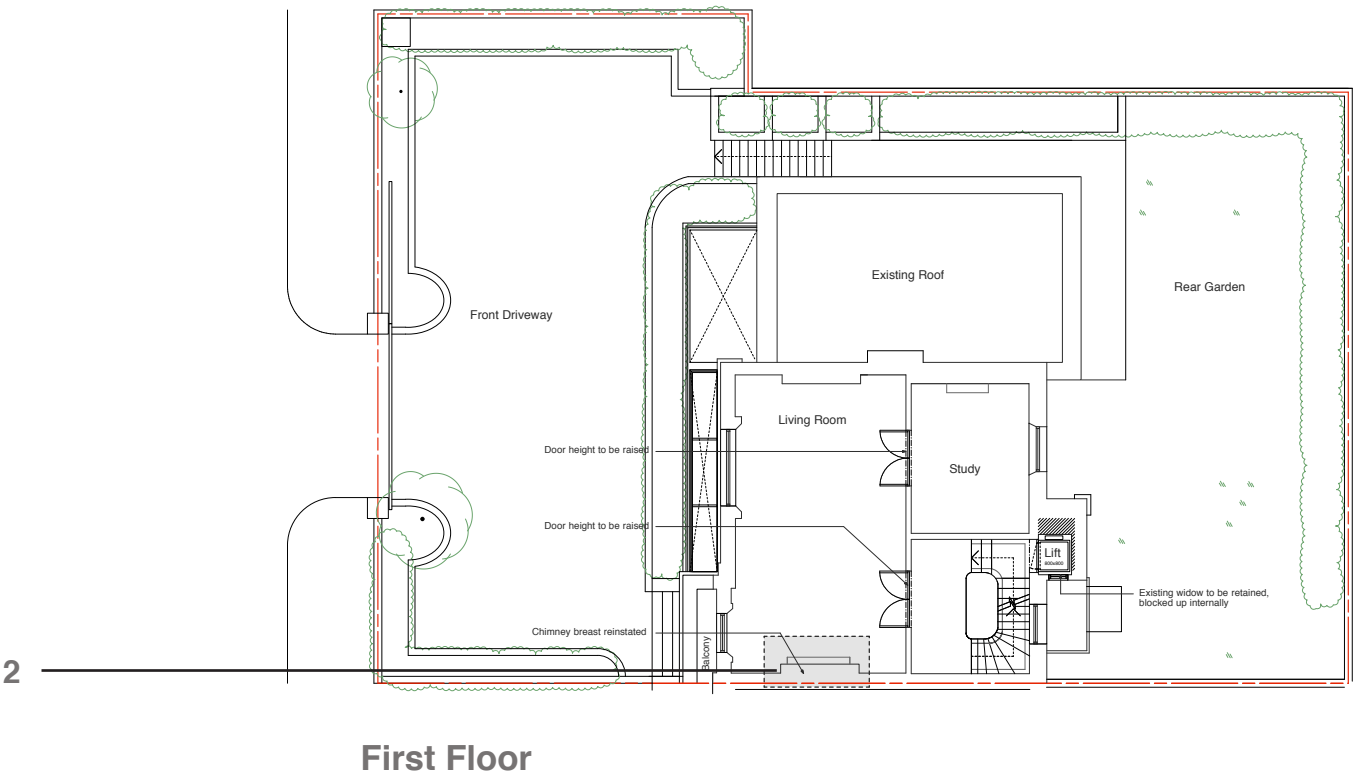
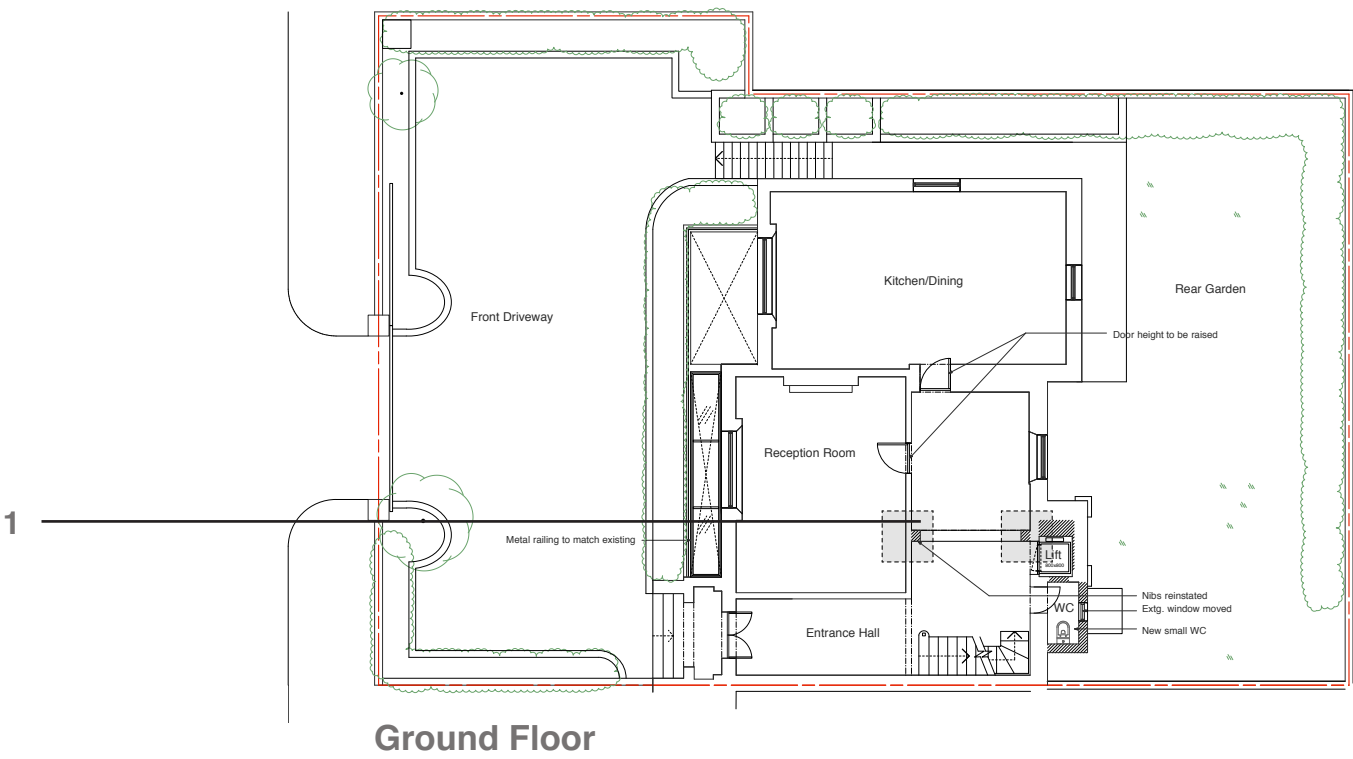


### 3.4 Plan and detail restoration

The Heritage Statement demonstrates that the building has been comprehensively changed and modernised over the last fifty years with doors blocked and some partitions, etc. removed. Our intention would be to restore the plan-form in a number of areas and to reinstate mouldings and architraves in the original style in the major rooms (particularly ground and first floors).

1. We will reinstate the nibs to the parlour which will give the ‘enclosure’ which that room now lacks.
2. The chimney breast on the east wall of the first floor front room will be reinstated (it is currently filled in either side to give a flat wall)
3. Modern architraves and skirtings throughout the ground floor will be replaced with replica’s of the correct section.

Proposed area of restoration NTS



## **4.0 PRE-APPLICATION ADVICE AND RELEVANT RECENT PLANNING HISTORY**

### **4.1 Relevant recent planning history overview**

Beyond the National and Borough planning policy documents our immediate frames of reference for developing our proposals are the following:

**4.2 The officer comments to our recently withdrawn application (2011/4500/P and 2011/4530/L)**

**4.3 The comments received from our pre-planning application submission (CA\2011\ENQ\02729)**

**4.4 The permitted planning application for a basement extension to the adjacent property No.12 Prince Albert Road (2008/4473/P)**

**4.5 The previously refused basement applications for this current property (2011/0035/P and 2011/0040/L)**



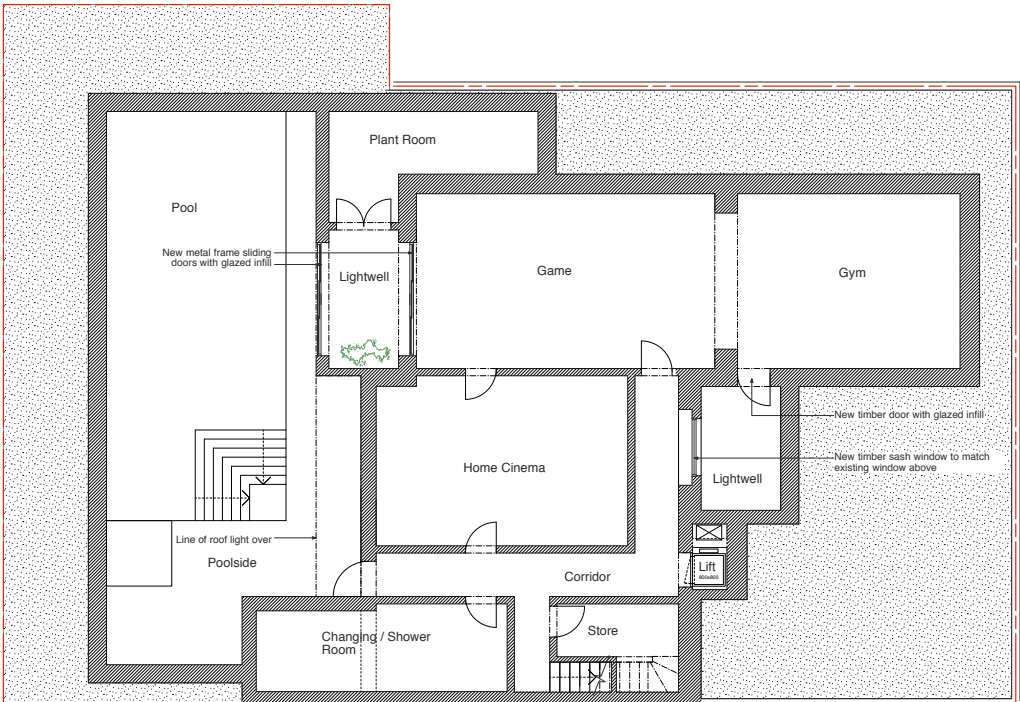
## 4.2 The officer comments to our recently withdrawn application

We were advised by the Case Officer and the Conservation Officer to reconsider the impact of the basement extension to the hierarchy of the building. It was agreed that the basement and lower ground floor do read as somewhat separate from the original and correctly hierarchical floors above.

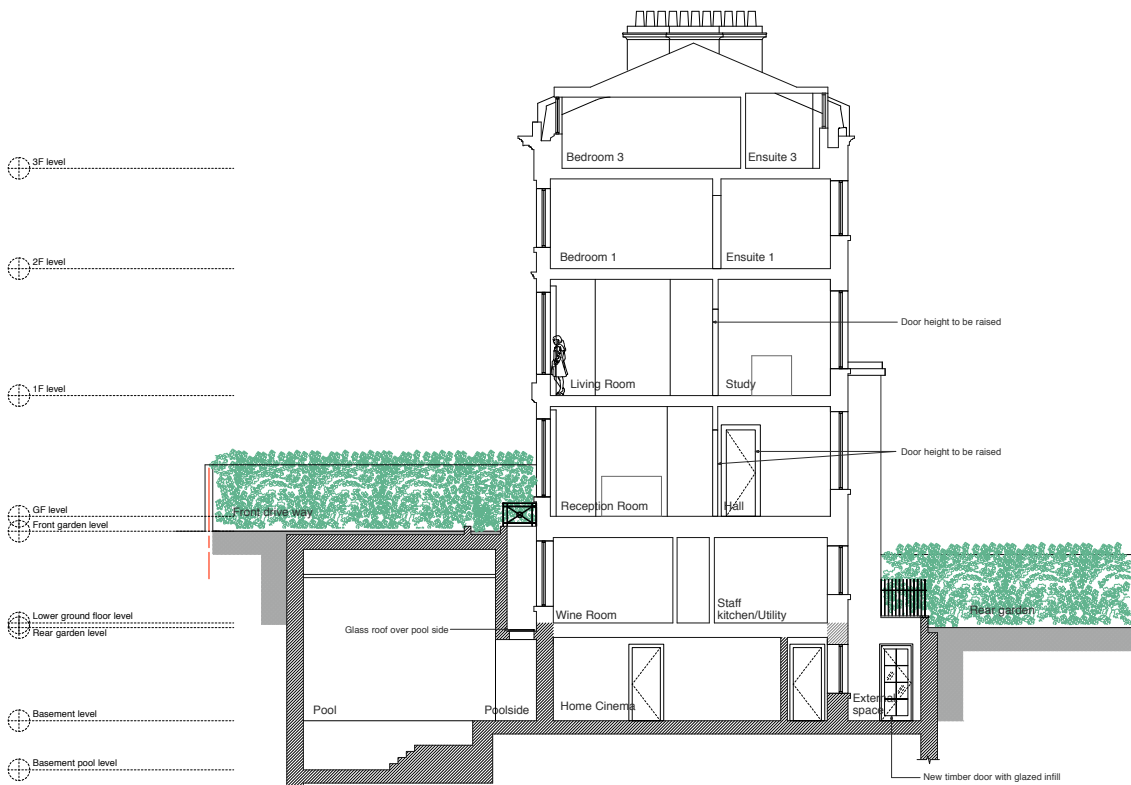
Nonetheless we have addressed this issue of hierarchy by reducing the ceiling height on the swimming pool so that it is more in keeping with the lower ground floor and basement, and does not compete with the grounder spaces on the ground and especially first floors. This also allows 1M of soil on top of the slab for future planting and natural water percolation.

We have further reduced the impact of the basement by omitting the rear sunken area entirely and halving the size of the basement extension under the rear garden.

### 13 Prince Albert Road: withdrawn application 2011/4500/P - proposal NTS



Basement Plan



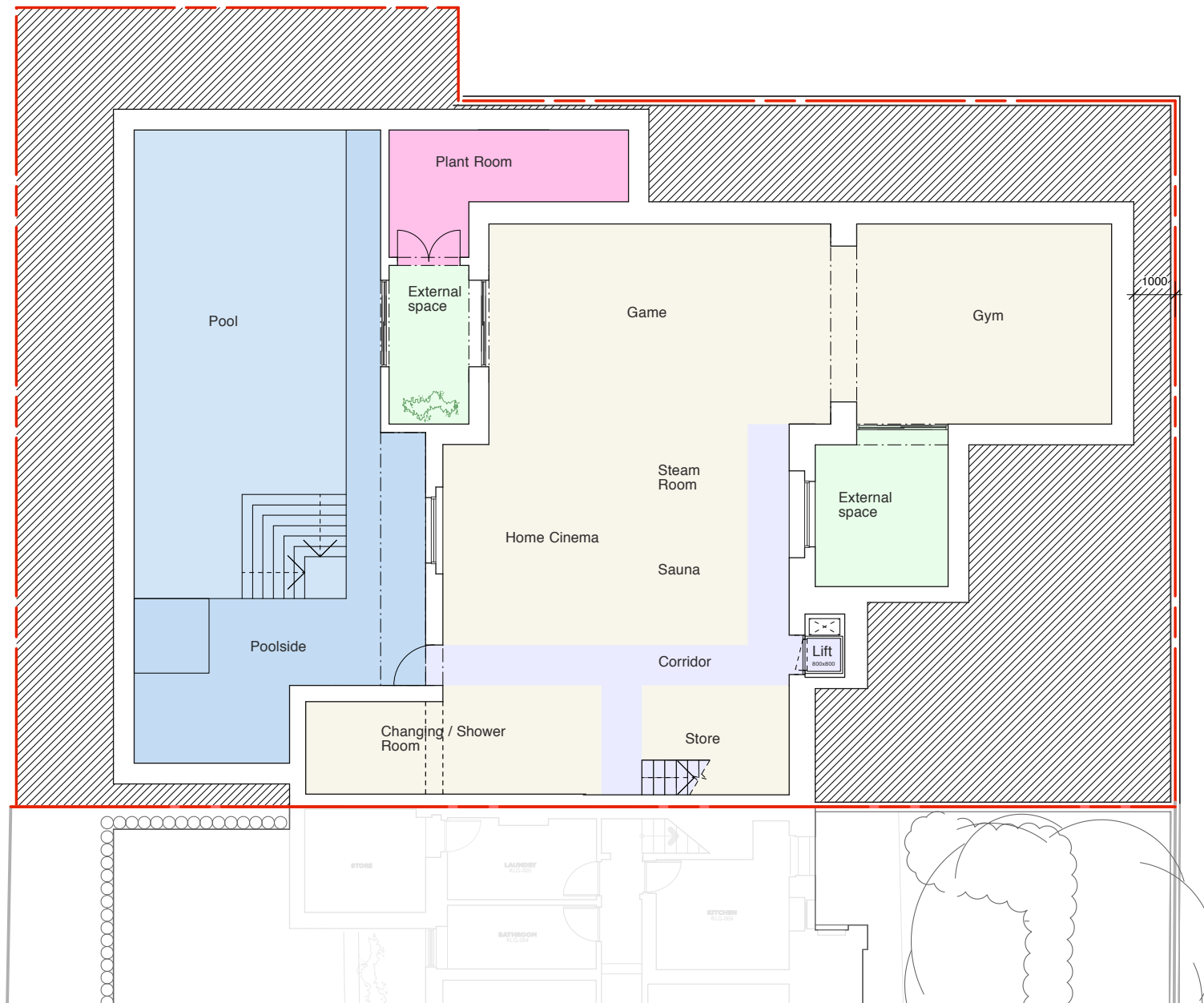
Section

### 4.3 The pre-application advice for this submission

The pre-application advice acknowledged the acceptance of the principle of basement extension and judged that the ‘provision of sufficient boundaries around the site is in accordance with the Council’s supplementary planning guidance on basements. The proposed front lightwell was judged sufficiently discrete however we were advised that the scale of the lightwell to the rear of the property should be reduced in size. In fact this has been now been removed.

We were also advised to provide a Basement Impact Assessment and this is included as part of this current submission along with a Structural Stability Report showing the proposed structural sequence for the support of the existing house during the creation of the basement.

13 Prince Albert Road: pre-application advice CA\2011\ENQ\02729 - proposed basement plan NTS

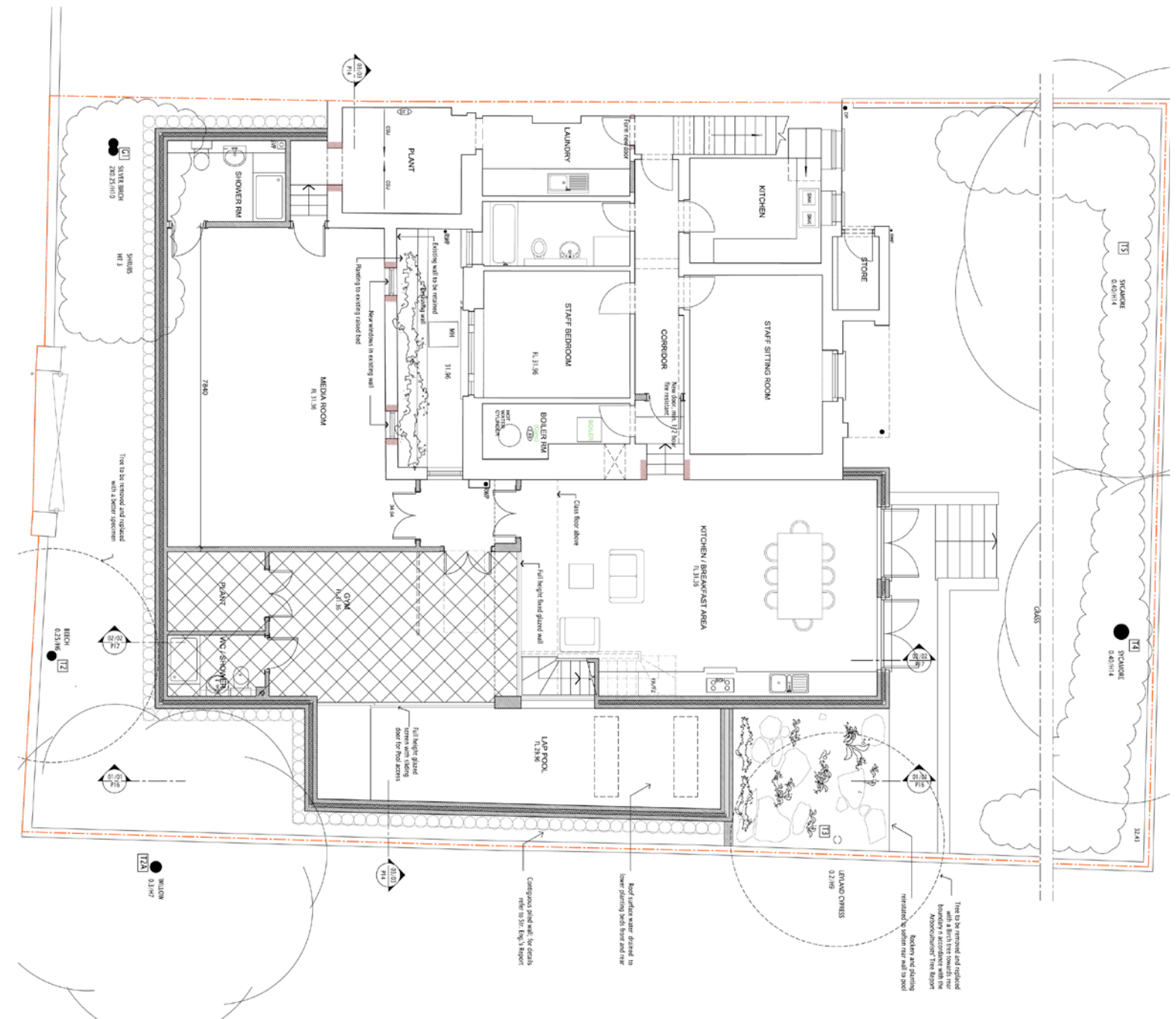




#### 4.4 The granted application for No.12

The neighbouring property, No. 12, applied for planning permission for an extensive basement and a single storey side extension (2008/4473/P) which was granted in 2009 but has not yet been implemented. This application is relevant in two respects. Firstly it shows a much less extensive basement than the refused application for No.13. The basement at the front of the building is pulled back from Prince Albert Road to allow trees and greenery to flourish naturally (without artificial irrigation) by being planted in the earth proper. Similarly there is very little excavation at the rear of the property which again allows for a natural garden and landscaping. Our revised proposals for No.13 have drawn similar boundaries for the basement extension.

**12 Prince Albert Road: granted application 2008/4473/P - granted basement plan NTS**



## 4.5 Officers' report and consultee comments on the recently refused applications for No.13

The relevant comments and objections were as follows:

### Basement

#### Objection:

*The extent of the basement leaves none of the site free to support trees and planting. The 'greenness' of the properties along the road is considered an important contributor and so we must leave some areas of the site as 'solid' earth. The heritage consultees also felt that the extent of the basement was out of proportion to the original house and left it floating on a vast subterranean development. Of course this is not visible but it does count as a disruption of the original historic 'reading' of the house.*

#### Remedy:

As a result of the above comments we have reduced the area of basement. In particular we have pulled it back from the road so as to allow proper planting and trees along the front edge of the site. We have also left much of the rear garden without basement development.

### Lift

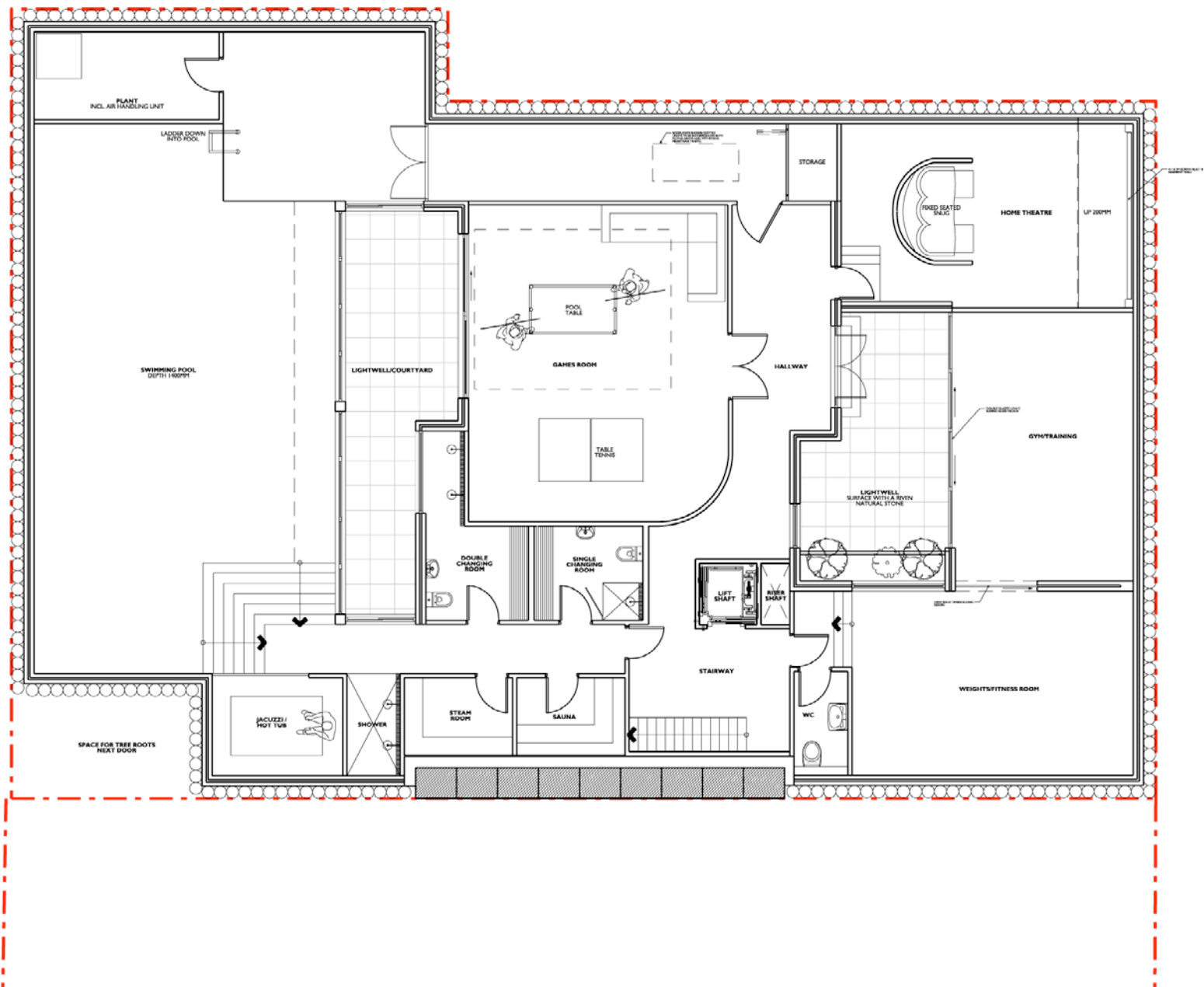
#### Objection:

*The report not only objected to the lift over-run on the roof. It also said that the lift seriously disrupted the original plan of the buildings at the upper levels (particularly the first floor). They did concede that there would be some improvement to the ground floor plan since the parlour would be a bit more enclosed.*

#### Remedy:

Our proposal is to site the lift rising up the existing shaft at the rear of the building. We have also shown a sideways extension of the shaft to allow a small WC at ground floor level. This leaves the body of the house completely unaltered and gives scope for the restoration of a more original plan-form.

13 Prince Albert Road: refused previous application 2011/0035/P - proposed basement plan NTS





## 5.0 ACCESS

As the building is listed, hoping to achieve compliance with Part M of the approved documents and the DDA documents is unrealistic without serious compromise to the building fabric. As a result, where possible we will do our best to reduce any possible risks that may currently exist. We have endeavoured to ensure that none of our building work will increase any such risks and that all of the new work will comply with parts M and K of the approved documents.

The main existing stair is in good condition, with simple and elegant Georgian detailing and of course this stair will be retained.

The provision of a small lift serving the sub-basement through to second floor will increase the accessibility throughout most of the building. While the lift will not be large enough to accommodate a wheelchair it will vastly improve access to ambulant disabled people.

The new washroom on the ground floor, although of restricted size due to the constraints of the listed building, will be provided with more compliant sanitary fittings than the existing and so will improve the existing situation.

6. 0 HCA DRAWINGS LIST AND SUPPORTING DOCUMENTS LIST

List of HCA drawings

13 Prince Albert Road

Planning

Ref:			
PA013			
Dwg no	Drawing Title	Scale	Size
Existing Condition			
P400	Location Plan and Site Photos	1:1250	A1
P401	Site Plan	1:100	A1
P402	Lower Ground Floor Plan	1:50	A1
P403	Ground Floor Plan	1:50	A1
P404	First Floor Plan	1:50	A1
P405	Second Floor Plan	1:50	A1
P406	Third Floor Plan	1:50	A1
P407	Roof Plan	1:50	A1
P408	Front Elevation	1:50	A1
P409	Rear Elevation	1:50	A1
P410	Side Elevation	1:50	A1
P411	Section	1:50	A1
P412	Interior Detail Photo Sheet	NTS	A1
Proposals			
P500	Site Plan	1:100	A1
P501	Basement Plan	1:50	A1
P502	Lower Ground Floor Plan	1:50	A1
P503	Ground Floor Plan	1:50	A1
P504	First Floor Plan	1:50	A1
P505	Second Floor Plan	1:50	A1
P506	Third Floor Plan	1:50	A1
P507	Roof Plan	1:50	A1
P508	Front Elevation	1:50	A1
P509	Rear Elevation	1:50	A1
P510	Side Elevation	1:50	A1
P511	Section A-A	1:50	A1
P512	Section B-B	1:50	A1
P513	Section C-C	1:50	A1
P514	GF Internal Elevations	1:25	A1
P515	FF Internal Elevations	1:25	A1
P516	Typical Door/Architrave/Skirting Details	1:10, 1:2	A1
P517	Staircase Detail	1:25	A1

List of supporting documents

- Heritage Statement by Heritage Collective LLP
- Structural Stability Report by Richard Tant Associates
- Basement Impact Assessment by Geotechnical & Environmental Associates
- Assessment of Air Conditioning Noise by Ian Sharland Ltd
- Arboricultural Report by CSG Usher’s Ltd

Drawings in this document are not to be scaled from, drawings and images illustrative only.

For scaled drawings refer to separate A1, existing and proposed set of drawings as scheduled on the previous page of this document.

This design and access statement for planning application and listed building consent was compiled by Hugh Cullum Architects LTD. for the property at:

13 Prince Albert Road

**HUGH CULLUM**  
ARCHITECTS LTD  
Bloomsbury Design  
61b Judd Street  
London WC1H 9QT  
t 020 7383 7647  
f 020 7387 7645  
mail@hughcullum.com