

- **New Rear Extension, Albany House, 41 Judd Street, London WC1H 9QS**
- **DESIGN AND ACCESS STATEMENT**
- 1.0
  - **Design**
    - Albany House is a block of flats on the corner of by Judd Street and Tavistock Place.
    - The block comprises market housing of 102 self contained studio apartments and 3 one bedroom flats.
    - The block is managed by a single Management Company with secure access to all areas.
    - The owner has identified that a small discrete area of roof over the first floor at the rear is unused and could site a three storey extension.
    - Access to this flat roof is solely for roof maintenance and is not a fire escape route.
    - The space available is considered as suitable for an extension to form three new residential units very much in keeping with the amenity of the surrounding studio apartments. The studio flats design allows single aspect facing south west.
    - Means of escape is provided in either direction from the new apartment entrances.
- 2.0
  - **The Process**
    - An online search was made of Camden Council Planning records to establish any matters affecting the application.
    - In 2010 a Certificate of Lawfulness was granted for the existing use.
    - In 1996 a similar three storey extension was submitted for Planning Approval and subsequently withdrawn.
    - In 1994 a similar five storey extension was refused permission on grounds of obstructing light, overlooking and over intensification of what was then a hostel.
    - The site is in a conservation area and the building is not a listed building.
- 3.0
  - **Use and Layout**
    - The block comprises 105 residential units all of which are under short term tenancies. There are no residents or owners other than the applicant that have a lease of 7 years or more to run.
    - The use of the new extension is for a single self contained studio apartment of 26.73 sqm gross internal area on each of the three floors, giving a total of three new studio apartments.
    - The arrangement has been designed so the front door opens into the living area with daylight provided by two windows on the west wall. The kitchen and wc/shower area are internal allowing the bed/living room to have good natural light and ventilation.
    - The existing windows at the interface onto the common corridor are blocked up, where artificial lighting will compensate for the change.
    - The existing windows on the adjacent apartment entrance halls within Albany House are blocked up, however these apartments each have three windows to the bed/living space, so the change is insubstantial.

- 7.0
  - **Appearance**
    - The introduction of new windows is proposed as commensurate with the existing adjacent elevations facing onto the light wells. Existing materials are matched as shown on the drawings.
    - Taking account of the best of the neighbouring details the design is intended to be sensitive to the nature of this area of the conservation area
  
- 8.0
  - **Sustainability**
    - Separate reports are submitted with this application, namely a Sustainability Statement, Sustainability schedule, Summary Code Calculation, and an Adapting to Climate Change Statement.
  
- 9.0
  - **Access**
    - The new apartments are on the second, third and fourth floors with access from street level at ground floor level, via steps up. However once into the building each floor is served by a lift.
    - Therefore the new studio apartments are awkward to reach for people with impaired mobility. However the same applies to all existing 105 No units.
    - A separate Lifetime Homes Checklist is submitted with this application.
    - However there is no reason to design the detail for all other aspects of inclusive accessible design, including visual contrast and accessible services outlets and hence this is proposed.