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DESIGN STATEMENT

1. Introduction



AERIAL VIEW

- 1.1 This Planning statement has been prepared by Scancon Architects Ltd on behalf of Mr James Williams to accompany an *Application for Listed building consent for alterations, extension or demolition of a Listed building* for the site known as 56 Albert Street, London NW1 7NR.
- 1.2 Located between Mornington Street and Delancey Street and within the Camden Town Conservation Area, the application site comprises a four storey, Grade 2 listed terraced house, divided into three independent residential units:
- |                    |   |     |               |
|--------------------|---|-----|---------------|
| Lower Ground Floor | - | 56  | Albert Street |
| Ground Floor       | - | 56A | Albert Street |
- Application site-First & Second Floor - Top Floor Flat, 56 Albert Street*
- 1.3 An *Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation. Application for replacement of associated listed building and/or conservation area consent in order to extend the time limit for implementation.* has been submitted 26 January 2010 and granted 24 March 2010.  
Application No. 2010/0678/P and 2010/0686/L replaced 2004/2691/P and 2004/3287/L.
- 1.4 This application is for alterations to the approved internal layout at second floor and mansard roof level at the above named address.

## 2 Site and Surroundings

- 2.1 No. 56 Albert Street is a four storey property that forms part of a long terrace of houses dating from the Georgian period. The building stands three storeys tall above ground and has a raised lower ground floor. It is built in London stock brick with stucco basement and ground floor, stucco mouldings and cast iron first floor balconies. It also features a straight parapet towards the front and a butterfly parapet towards the rear of the building.



STREET ELEVATION



REAR ELEVATION

- 2.2 Permission has been granted in 2004 and 2010 for a natural slate covered third floor mansard roof extension, featuring two lead clad dormers towards the front and rear of the property respectively and some internal alterations at second floor level.
- 2.3 The total net internal floor area of the Top Floor Flat will be enlarged from 76m<sup>2</sup> to approximately 106m<sup>2</sup>.

## 3. The applicant

- 3.1 Mr James Williams has owned the property since 2008.

## 4 Policy context

- 4.1 The property at No. 56 Albert Street is a Grade 2 listed property, situated within the Camden Town Conservation Area.

## 5 Design Proposal

5.1 As described in the applications for extension of time limit for implementation, (application No. 2010/0678/P and 2010/0686/L) the Top Floor Flat is a maisonette, currently occupying the first and second floor of the building.

5.2 The approved application provides at first floor level, one South-West facing living room and a kitchen /diner facing North-East. No amendments are proposed at this level.

The second floor accommodates a large master bedroom and a single bedroom located towards the rear of the building, sharing one undersized bathroom (1200mm wide and 2100mm long) located in the middle of the building.

The layout of the third floor mansard extension is similar to the second floor, only with a shower room instead of a bathroom to share between the two bedrooms. The Mansard extension has not been implemented on site.

Please refer to drawings No. 2409/05 Existing Floor Plans and Proposed Floor Plans.

5.3 A variation of the approved second floor has been implemented prior to 2008, when the applicant purchased the property. Please see drawing PL03 for the current layout.

Having been designed too small to function as a bathroom, half a meter was taken out of the small rear bedroom and added to the bathroom, leaving the bedroom undersized.



EXISTING BATHROOM AND SURROUNDING  
WALLS TO BE REMOVED

5.4 This application proposes to replace this bathroom at second floor level with a smaller shower room with the aim to increase the size of the rear bedroom.

We are proposing to move the new shower room towards the right, partly remove the central spine wall and re-instate the right hand side wall of the shower room in the same location as prior to the 2004 application. Please refer to applications No. 2004/2691/P, and 2004/3287/L, drawing No. 2049/05 Existing Floor Plans.



CUPBOARD AND PART OF SPINE WALL TO BE REMOVED TO ACCOMMODATE NEW BATHROOM

- 5.5 We would note that the building was sub-divided into three separate flats some time ago and therefore no longer retains its original plan form. Furthermore, the section of spine wall which we propose to remove is not original as this was adapted following the 2004 consent mentioned above.
- 5.6 Similar alterations to the plan layout at second floor level were proposed at No. 92 Albert Street and granted by the Council on the 2 March 2010 (Ref: 2010/1260/P and 2010/1263/L).
- 5.4 At mansard level we are proposing to replace the small bedroom towards the rear of the building with an en-suite bathroom and create only one large master bedroom.
6. Conclusion
- 6.1 These proposals will enable this property to be sensitively enhanced by creating larger bedrooms and which will improve the property for use as a family unit.

## ACCESS STATEMENT

### 1. Underlying Philosophy

1.1 The Applicant fully intends to comply with current regulations and good practice. The applicant wishes to make the new development as accessible as possible, in line with local planning policy and the obligations imposed on the applicant as service provider under the Disability Discrimination Act 2005, in as far as this is achievable within the confines of working with an existing building.

### 2. Influencing Legislation at the Application Site

2.1 The Applicant acknowledges that the proposed development at 56 Albert Street, London NW1 7NR, presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 2005 (DDA) are to be met.

2.2 The designers of the development will be encouraged to work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. These will include, for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings).

2.3 How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility (such as the Occupiers Liability Acts 1957 and 1984, the Human Rights Act: 1998 and The Equal Treatment Directive 1975 - Amended 2002), will also be taken into consideration.

### 3. Specific 'Access Issues' with the proposal

3.1 Where reasonably achievable the extension is compliant with requirements of the Approved Documents, Part M.

### 4. The Approach / Entrance

4.1 The area outside the main entrance to the property will not be changed.

4.2 The existing main entrance will not be altered.

### 5. Car Parking

5.1 The existing on-street parking arrangement will not be altered.

### 6. Conclusion

We believe that the proposals described in this planning application will make a wholly positive contribution to the London Borough of Camden.

This statement is to be read in conjunction with drawings as per attached drawing issue sheet