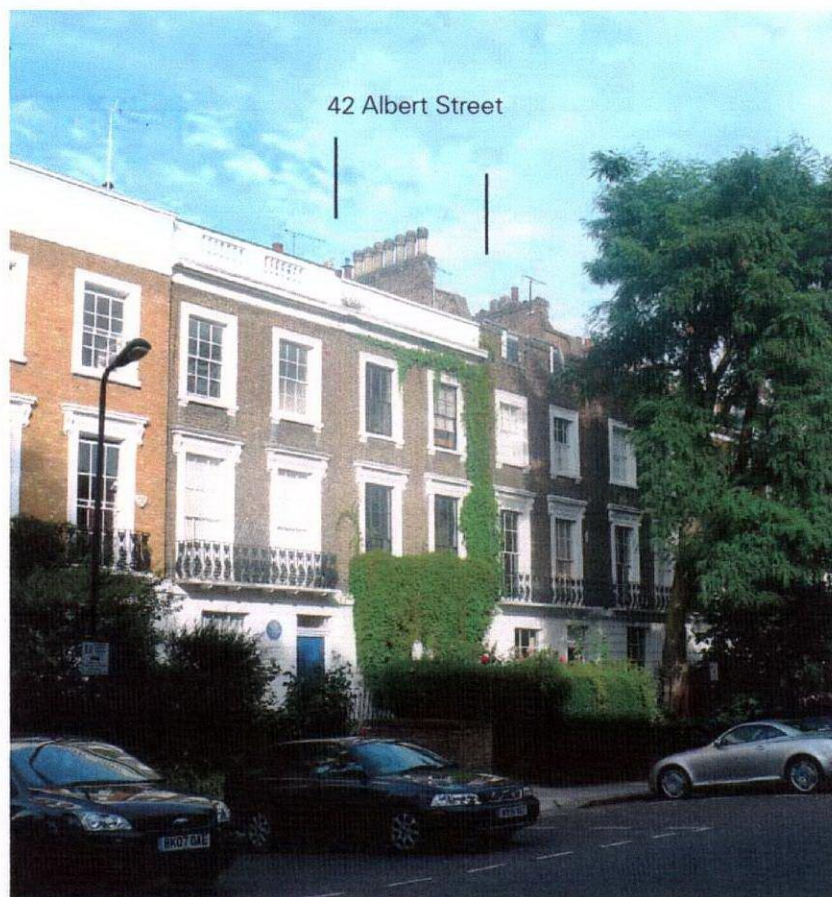


**Tanya Zein & Jean-Paul Jaccaud Architects**

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DESIGN AND ACCESS STATEMENT  
PLANNING APPLICATION TO 42 ALBERT STREET, LONDON NW1 7NU

30.11.2010

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### DESIGN & ACCESS STATEMENT

PLANNING APPLICATION TO 42 ALBERT STREET, LONDON NW1 7NU

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Removal of existing non-original roof structure and construction of mansard roof extension to create a new bedroom with en-suite bathroom and creation of a new bathroom into 2<sup>nd</sup> floor, alterations to ground floor non original rear extension and associated alterations.

### CONTEXT

Located on Albert Street within the Camden Town Conservation area, the Application site comprises a four storey, Grade 2 listed terraced house, divided into two independent residential units:

- Separate flat in Lower Ground Floor: 42 A Albert street (not affected by this planning application)
- Application Site: Ground, First and Second flat, 42 Albert Street

The upper flat has not been refurbished or altered since the late 1960's. The then existing single storey rear extension was demolished and was built the present two storey one. Re-wiring and central heating was done then too. The roof was renewed approx 25 years ago. No insulation was fitted. Since then there has been only the occasional redecoration.

It is now in need of complete modernisation. There is only one bathroom with defective appliances situated on the ground floor, through which access is gained to the garden. The bedrooms are on the 2<sup>nd</sup> floor and have no bathroom facility. The kitchen is obsolete requires a complete modernisation.

### PROPOSAL AND DESIGN CONCEPT

- Construction of a mansard roof extension to create a new bedroom with en-suite bathroom and storage
- Creation of a new bathroom on the 2<sup>nd</sup> floor and associated alterations
- Minor alterations to ground floor rear extension
- Redecoration

### NEW MANSARD ROOF

The majority of properties of the terrace in which No 42 is located, as well as most other houses along Albert Street have been extended with mansard roofs, including the adjacent property at n°40.

The aim of the proposed extension would be to allow for a 3<sup>rd</sup> bedroom with en-suite bathroom.

Our proposal would be:

- To remove the non-original existing roof.
- The party wall on the south side (n°40 side) will not be altered and the party wall and chimney to the north side (n°44 side) would be raised in matching brickwork in an identical profile to the existing one to the south. The original pots would be retained and repositioned in identical order and disposition.
- The existing front and rear parapets would be retained, preserving the visual integrity of the house and terrace.
- The new mansard roof is designed to be in keeping with the existing building and similar to other mansard roofs along the Street. The slope of the mansard would follow the existing profile of the existing party wall and mansard roof to the South at No 40. The new roof would be set behind the existing parapets, the slopes would be covered with natural slate and the flat roof covered with asphalt.

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- Two lead covered dormers are proposed to the front of the building. One lead covered dormer is proposed to the rear, positioned just after the half butterfly parapet. The windows would be double glazed timber framed and no wider than the windows on the floor below.
- The proposed roof lights would be conservation skylight designed to be as flush as possible with the flat roof.
- The access to the extension would be by a staircase which will match the existing staircases in the house

### **NEW BATHROOM INTO 2<sup>nd</sup> FLOOR AND ASSOCIATED ALTERATIONS**

The existing only bathroom is on the ground floor, and as exposed above, it is also the passage-way to the garden. Our proposal would be to transform the undersized 3<sup>rd</sup> bedroom on the second floor into a new bathroom.

We also suggest to reinstating the rear bedroom's original rectangular plan by removing the non original hall that cuts into one of the rear bedroom's corners. The door to the front bedroom would open from the landing in a configuration which reinstates a geometric clarity to the room.

The existing door would be reused for the bathroom and the non-original existing doors to the bedrooms would be replaced by new doors matching the original.

### **ALTERATION TO GROUND FLOOR REAR EXTENSION**

The existing bathroom on the ground floor rear extension would be removed. A separate toilet would be created under the staircase. The back elevation of the rear extension would be reorganised with a new timber framed glazed door to the garden with a fixed side panel.

New waste from new bathrooms above to be connected to existing drain.

### **REDECORATION**

Redecoration works would need to be undertaken throughout the house:

- all windows to be repaired (sash mechanisms to be repaired, frames repainted and repaired locally where necessary)
- all timber door frames, door panels, skirting, steps, handrails and window frames to be repaired locally where necessary and repainted
- non original linoleum flooring to be removed to reinstate original timber steps and floorboards
- all original floor boards retained, repaired locally where necessary, sanded and oiled.
- all walls redecorated
- new kitchen furniture to replace non original elements in similar location.

### **SUSTAINABILITY**

The new roof extension will greatly improve the energy performance of the house with high level thermal insulation on roof, dormer construction and double glazing windows. The current sash windows have substantial leaks, which will be improved by local repairs ensuring a better air tightness of the envelope improving the energy performance. A new energy efficient appliance will replace the outdated boiler currently used for heating and hot water.

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**ACCESS STATEMENT**

The access remains unchanged from existing. We are not making anymore difficult the access to the House.

All changes that we are suggesting are trying to improve the circulation within the house:

- A larger landing on 2nd floor will improve access to the bedrooms as well as more fluid movement on the staircase.
- Removing the bathroom from the passage-way to the garden will improve access to the garden

**HERITAGE STATEMENT**

This is a listed building application in a conservation area. The design has taken into account the historic and architectural importance of the building and its surrounding. It is in accordance with the planning policy Statement 5 – Planning for the Historic Environment - PPS5.

The plan form will not be altered significantly. The impact on the listed terrace will be minimal and while the roof extension will be visible from the public realm it will not affect the character and appearance of the Conservation Area.

**ARCHAEOLOGICAL STATEMENT**

An archaeological study is not relevant to this planning application

**CONCLUSION**

We believe that the proposals described in this planning application will make a positive contribution to the area. These changes will enable this property to be sensibly enhanced by creating a new roof extension of good quality and adapt the flat to contemporary living, which will improve the property for use as a family unit.

This design and access statement is to be read in conjunction with existing, demolition and proposed drawings as well as site photographs.