



CONTENTS

Design Statement

1. Introduction	page 2
2. Site and Surroundings	page 3
3. The Applicant	page 4
4. Policy Context	page 4
5. Planning History	page 4
6. Design Proposal	page 5
7. Materials and Elevations	page 7
8. Refuse	page 8
9. Conclusion	page 8

Access Statement

1. Underlying Philosophy	page 9
2. Influencing legislation at the Application Site	page 9
3. Specific 'Access Issues' with the Proposal	page 9
4. The Approach	page 9
5. The Entrance	page 9
6. Car Parking	page 10
7. Evacuation	page 10
8. Conclusion	page 10

DESIGN STATEMENT

Revision A

1. Introduction



- 1.1 This Planning statement has been prepared by Scancon Architects Ltd on behalf of Mr James Williams to accompany an Application for Planning Permission and 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 The planning application is for the replacement of the valley roof with a mansard roof extension featuring a roof terrace towards the rear of the building and some associated internal alterations at second floor level.

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. Its valley roof is concealed behind straight parapets.



AERIAL VIEW OF
STREET ELEVATION



STREET ELEVATION

- 2.2 The site is approximately 188m² in area. The rear of the property is facing North -East.
- 2.3 The footprint of the property is 55m² and the total net internal area of the two bedroom application Flat, occupying the top two floors of the building, is approximately 80m².
- 2.4 The application does not have access to the rear garden or any other on-site amenity space.
- 2.5 The Camden Town Conservation Area is characterized by repeated forms of terraced housing, the design of which gives a strong identity and unity of appearance to the area. Nevertheless, the majority of properties along the terrace, from No.50 to 88, have been altered at roof level, some taking the form of modern style set-back extensions, others with mansard roofs, including the property immediately adjacent at No. 54.

Our proposal is sympathetic to the established formal language and follows the guidance outlined in the Camden Town Conservation Area statement that indicates that mansards are acceptable within the listed terrace of Albert Street.

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 Planning history

- 5.1 Planning applications for No. 56 Albert Street, London NW1 7NR were submitted in recent times as follows:

Council's Ref No. 2004/2691/P

Application type: Full Planning Permission

Proposed Development: Erection of an additional floor in mansard form at roof level.

Status: Granted 11/02/2005

Council's Ref No. 2004/3287/L

Application type: Listed building consent

Proposed Development: Erection of an additional floor in mansard form at roof level and associated internal alterations.

Status: Granted 11/02/05

Council's Ref No. 2010/0678/P

Application type: Renewal of Full Planning Permission

Proposed Development: Erection of an additional floor in mansard form at roof level.

Council's Ref No. 2010/0686/L

Application type: Renewal of listed building consent

Proposed Development: Erection of an additional floor in mansard form at roof level and associated internal alterations.

6 Design Proposal

- 6.1 The application unit is a maisonette occupying the top two floors of the building. At first floor level the property currently provides one South-West facing living room and a kitchen /diner facing North-East. At second floor level the large master bedroom and the undersized single bedroom located towards the rear of the building share one bathroom.
- 6.2 The proposal comprises the removal of a valley roof and the erection of a mansard roof extension featuring a roof terrace towards the rear of the building and some associated internal alterations at second floor level. The existing parapets on either side of the building will be retained.
- 6.3 The aim of the proposed extension is to facilitate a new master bedroom with an en-suite bathroom to accommodate the needs of a growing family.
- 6.4 The proposed alterations to partitioning at second floor level will create two bedrooms of comparable size, sharing one new bathroom featuring a new layout.



CURRENT MASTER BEDROOM AT SECOND FLOOR LEVEL

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

- 6.5 The ceiling at second floor level will be replaced as a result of the proposed structural work to accommodate the mansard. Currently the rooms at this level do not have any cornicing or period details.



EXISTING BATHROOM AND SURROUNDING WALLS TO BE REMOVED





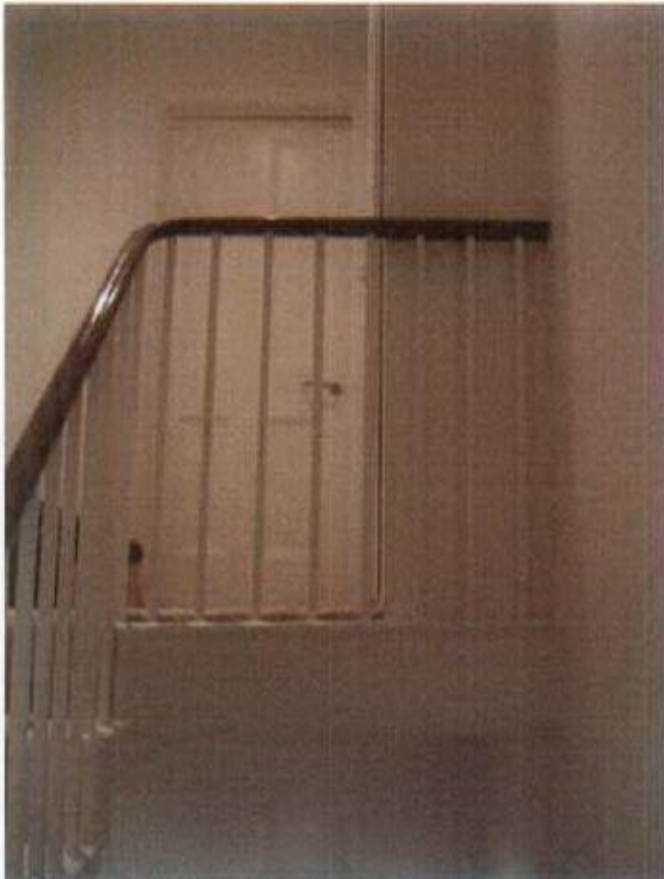
AERIAL VIEW OF REAR ELEVATION



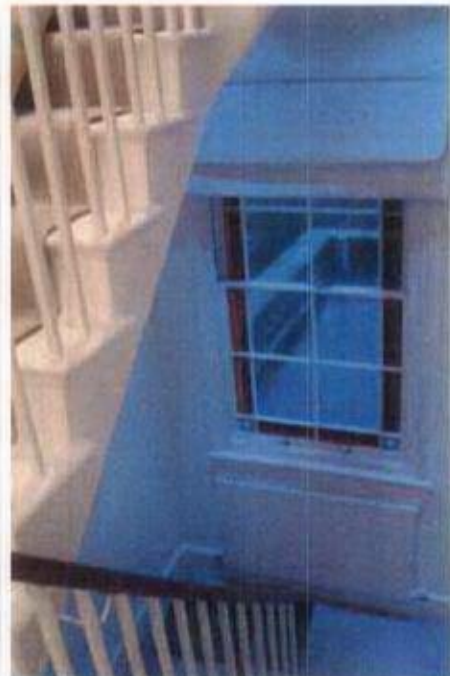
REAR ELEVATION

- 6.6 The mansard roof will be detailed with 70 degree roof slopes, covered with natural slate and set behind the retained parapets towards the front and rear of the building.
- 6.7 Two lead-covered dormers are proposed towards the front of the building. They line up and are no wider than the windows on the floor below.

- 6.8 A roof terrace towards the rear will provide the much desired on-site amenity space. By keeping the shape of the mansard roof and setting back the glazing, a partly covered terrace will be created.
- 6.9 The retained V-shaped parapet will preserve the visual integrity of the rear of the house and terrace. The proposed continuous handrail and glass balustrade located behind the parapet will help maintain the symmetry of the rear elevation.
- 6.10 The mansard roof will be accessed via a new timber staircase. Its design and finish is to match existing stair.



SECOND FLOOR STAIR LANDING
TO BE ADAPTED TO SUITE NEW STAIR



EXISTING STAIR IN DETAIL

7 Materials and Elevations

7.1 FRONT ELEVATION

Mansard / flat roof :	asphalt flat roof covering laid in accordance with the manufacturer's details with code 5 lead flushing where applicable
Mansard / pitched roof:	warm roof construction with insulation between and above rafters, covered with natural slate to match neighbouring mansards

Dormer cheeks
and roof: code 5 lead cladding

Dormer
windows: timber sliding sash dormer windows. Finish painted white.

7.2 REAR EXTENSION

Mansard /
flat roof : asphalt flat roof covering with code 5 lead flushing where applicable

Mansard /
pitched roof: warm roof construction with insulation between and above rafters,
covered with natural slate to match neighbouring mansards

Windows: double glazed, timber framed double doors. Finish painted.

Roof light: Velux – top hung conservation roof window, double glazed.

Terrace: asphalt covering laid in accordance with the manufacturer's details

7.3 INTERNAL ALTERATIONS

Third floor
Construction: existing ceiling finish and structure to be replaced

Non load-
bearing walls: timber stud partitions finished with plasterboard- to be taped and
skimmed. Cavity filled with mineral wool.

Stair: timber stair to match existing

8. Refuse

8.1 As existing.

9. Conclusion

9.1 We believe that the proposals described in this planning application will make a positive contribution to the area. While the extension will be visible from the public realm it is not considered to have a detrimental impact on the character and appearance of the Conservation Area.

9.2 These proposals will enable this property to be sensitively enhanced by creating a new extension of high quality 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

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

5. Entrance

- 5.1 The existing main entrance will not be altered.
- 5.2 All new accesses to the property will be designed in line with the Approved Document Part M (2004) of the Building Regulations, and local planning requirements.

5.3 All new accesses to the property will have a level threshold and comply with planning requirements and the Approved Document to Part M (2004), with a minimum 900mm door width.

6. Car Parking

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

7. Evacuation

7.1 In an emergency, residents will evacuate through the main entrance door and rear extension doors at ground floor level. All features and materials will comply with Part B of the Building Regulations. Alarm systems are in place.

8. 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