

## **16 / 18 ALBERT STREET NW1**

### **DESIGN AND ACCESS STATEMENT Rev A 26/11/2008**

#### **PLANNING HISTORY**

The group of houses comprising 8 to 18 Albert Street was originally constructed in 1966 and number 16 has been in the ownership of the applicants since they were first built. In 1976 they also acquired number 18, which consisted of a maisonette and a small ground-floor flat, number 18A.

In October 1976 the applicants applied for and were granted planning permission to combine the two properties at 16 and 18A to form a larger family dwelling. This consent was implemented and both buildings have been used as a single family house by the current applicants. The two upper floors of No 18 were built as a self contained flat and have remained as such, although within the ownership of the same family for the applicants grown up children.

On 31 January 2008 an application was made to construct a substantial extension to the rear and side of No 18 to make this a suitable dwelling for the applicants in its own right. Objections from neighbours were raised owing to the size and the effect the double height extension would have on adjoining properties. The applicants chose to withdraw their application in deference to these objections.

They have now decided to occupy the existing double width property as it stands, but to apply only for a single-storey rear extension at the back of No 18A.



Front elevation



Rear elevation to adjoining houses

A planning application for a rear extension was submitted in September 2008, and was refused in November 2008 on the grounds that the size and location of the extension would have a negative effect on the adjacent listed buildings at No 20.

Subsequent consultation with Hannah Parker of Camden Planning department established that if a proposal was re submitted with a 2m gap between the new extension and the adjacent existing extension to the rear of No 20, and then this would be likely to be successful. Amended drawings were submitted taking account of these revisions, and the omission of the shed to the side passage. The response from Ms Parker was that a new application as the revised drawings would be welcomed by Camden planning department.

### **THE PROPOSAL**

The proposal is similar to the previous application but includes the revisions negotiated with Camden Planning department and as outlined above.

The work involves construction of a largely glazed extension to the rear of No 18A which has been located to avoid any possible loss of amenity to adjoining properties. The new extension does not extend beyond the garden immediately to the rear of No 18A, in order to maintain a comfortable distance between the new building and the neighbours occupying the studios at No 20 Albert Street, and the occupants of No 14 Albert Street.

The extension is single storey with a flat roof there is a glass roof light immediately outside the first floor to No 18 which will avoid any possibility that the flat roof could be used as a roof terrace by future occupiers. The applicants would be very happy to have a condition attached to any consent to restrict the use of the flat roof as a roof terrace.

The extension maintains a 2m gap between itself and the side wall to the recently built addition to Studio 3 at 20 Albert Street which was built on land formerly owned by the applicants



View of Studio 3, 20 Albert Street and new rear addition

## **NEIGHBOUR CONSULATION**

The applicants have been very conscious of a desire to reach an acceptable design in consultation with their neighbours, as witnessed by the abandonment of their previous proposals in favour of the current modest application. The previous design had been shown and discussed with their neighbours, Peter Wood at Studio 3, 20 Albert Street, and Frank Auerbach at Studio 2.

Mr Auerbach had confirmed that his only concern was the possibility of the flat roof being used as a roof terrace, and the applicants have assured him that this will not be the case and are happy for restrictions to be imposed on any consent to this effect. Mr Wood whose property is to the rear of the new extension has also confirmed that he had no objection to the location or size of the extension. His only concern was one of possible noise from the new extension and use of the adjacent garden. The applicants have assured him that noise will not be an issue, and that the use of the garden will not vary compared to the existing situation.

**The current design represents a reduction in size of the extension and would therefore have less impact on neighbours than the previously submitted scheme, which had been agreed with the neighbours before submission.**

**DESIGN**

The proposed extension is contemporary in feel, with a slim line aluminium window system and painted render, and is considered to be complementary to the 1960's Architecture it adjoins. There are large existing rear extensions both to 10 and 12 Albert Street, so the precedent for this kind of rear development is well established.

**ACCESS**

The new extension allows for level access throughout the ground floor of the property. There is no change to the access to the house.

END