

# DESIGN & ACCESS STATEMENT

71C Albany Street, London NW1



## 1.0 NAME AND ADDRESS OF SITE

71C Albany Street, London, NW1 4BT

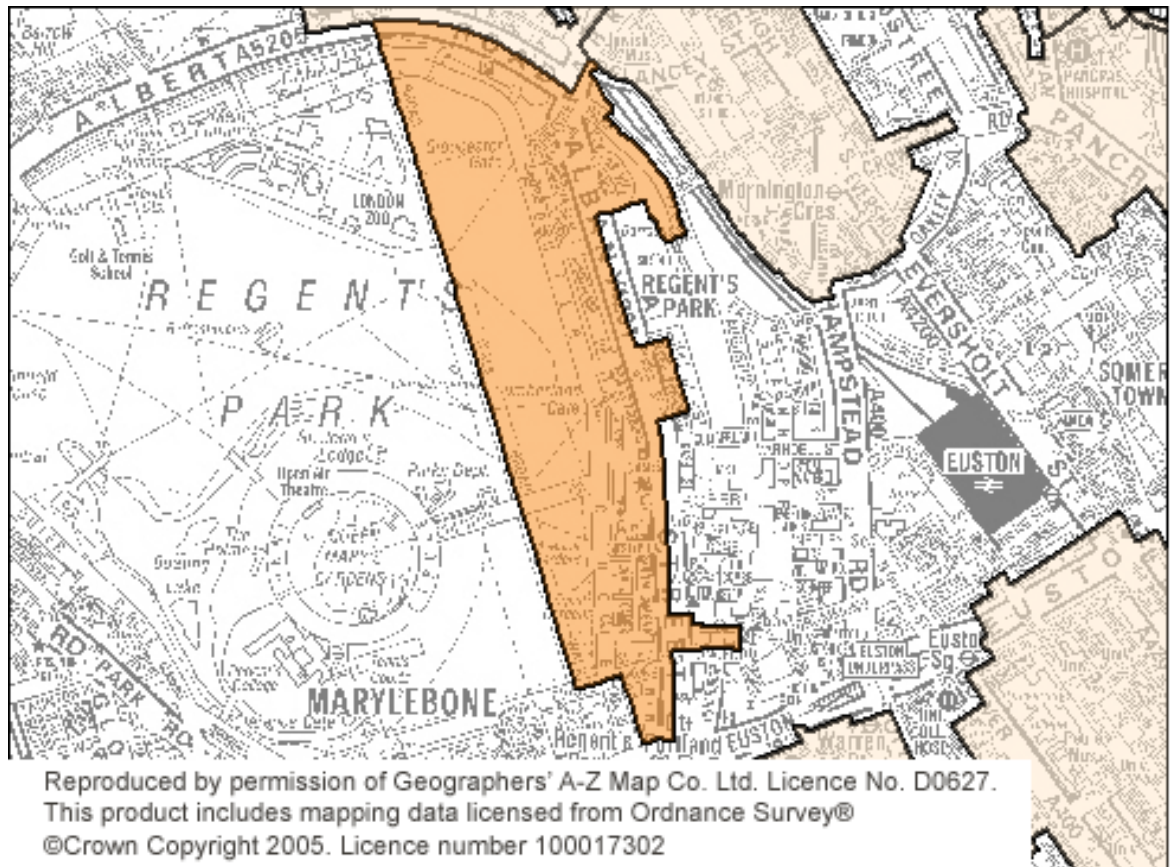
## 2.0 CONTACT DETAILS

Name Mr. Duncan Callum  
Address 71C Albany Street, London  
Postcode NW1 4BT  
Telephone

Critical Mass Architects Limited (Architect)  
82 Balcombe Street, London  
NW1 6NE  
0207 724 8576

## 3.0 DESCRIPTION OF DEVELOPMENT

The proposed development is for minor internal alterations and refurbishment of a maisonette within an existing three storey Grade II Listed residential townhouse, comprising principally; the reconfiguration of the sanitary and sleeping area arrangements.



LOCAL AREA MAP (Extract obtained from Camden Planning Information Website)



## 4.0 ASSESSMENT:

### 4.1 PHYSICAL CONTEXT



01 Existing Front Elevation

**SITE** The site is in an existing Grade II Listed Georgian three storey terrace building, in the Regents Park Conservation Area, currently subdivided for use as 3 private flats. Albany Street is predominantly a residential street situated just to the east of Regents Park.

**ACCESS** Access to the property is directly from the footpath.

**TRANSPORT** Good public transport access is afforded from underground stations Great Portland Street and Regents Park (within 500m), with Euston also, an overland Station and principle bus hub for local networks (within 1km). The area is well served by local bus services.

**PARKING** There is no allocated garaged parking for the property in the mews behind.

### 4.2 SOCIAL CONTEXT

The building lies within a primarily residential area, located within a residential terrace.

### 4.3 ECONOMIC CONTEXT

**LAND** The proposal will enhance the value of the property through improving the existing accommodation.

**VALUE**

**LOCAL**

**AREA**

Albany Street is a relatively major thoroughfare with good provision of local services and amenities and close to Regents park.

### 4.4 PLANNING POLICY CONTEXT

**PLANNING**  
**HISTORY**

The Camden Website does not list a recent planning application for the property, but it has been extensively renovated within the last 20 years believed to be part of a terrace wide refurbishment. These major renovations introduced steel beams to the property, to relieve loads to internal partitions and allowed rebuilding & reconfiguring of internal partitions (most notably at second floor level).

**POLICIES &**  
**GUIDANCE**

The proposed alterations are designed in observance of the council's policy guidelines.

Key documents referred to were:

1. Camden Adopted Unitary Development Plan 2006



## 5.0 INVOLVEMENT

- COUNCIL Pre-application consultation undertaken with Camden council and design revised to accommodate comments of Victoria Fowles, Conservation and Urban Design Officer (rec. March 23,2007)
- NEIGHBOUR Freeholder and Crown Estate approached for comment. Proposals not considered to adversely affect adjoining properties but immediately adjoining owners have been advised of proposals.

## 6.0 EVALUATION:

### OPPORTUNITIES

1. To better serve the needs of families through the introduction of an additional Ensuite bathroom to the third floor.
2. To improve energy efficiency through upgrade of bathrooms, kitchens and new condensing boiler
3. To encourage better use of the existing kitchen/reception space through improved arrangement.
4. To enhance the existing the character of the building through improvement of third floor layout

CONSTRAINTS Nature of a listed building and existing access arrangements.

## 7.0 DESIGN:

### REFURBISHMENT AND ALTERATION

The proposal seeks to improve the existing accommodation through the general refurbishment of the existing kitchen & lounge arrangement, creating clearly defined usable space & improve provision of sanitary facilities through the creation of an additional bathroom.

### PROPOSED ALTERATIONS

1. REMOVAL OF EXISTING SECOND FLOOR SHELVING SEPARATING KITCHEN AND RECEPTION, RETURNING TO ORIGINAL FABRIC.

*No structural change is proposed. The removal of the partition shelving between the kitchen and the reception is proposed to improve upon the existing arrangement.*

2. CREATION OF ADDITIONAL BATHROOM TO THE THIRD FLOOR.

*The new bathroom arrangements better serve the needs of a dwelling whilst proposed alterations do not propose any demolitions to the existing fabric*

4. RECONFIGURE EXISTING THIRD FLOOR PARTITIONS TO CREATE A WALK-IN WARDROBE & ENSUITE FOR BEDROOM 1 AND A SECOND BATHROOM.

*The existing third floor arrangement has been altered significantly over time with the creation of a bathroom, a smaller second bedroom, a WC and storage. The existing partitions are not original.*

All works, materials and details will be fully detailed and specified by ourselves as Architects specializing in the repair and refurbishment of existing buildings.

## 7.1 USE

No proposed change of use.

## 7.2 AMOUNT

The proposed development does not enlarge or increase the existing site area, seeking instead to make better use of it. The existing site property is approx. 100m<sup>2</sup> and thus suitable for use as two bed flat.

## 7.3 LANDSCAPING

The house has no garden, but does have a rear terrace accessed from the lounge. Excellent amenity space is provided through Regents Park located within 100m of the property.



## 7.4 LAYOUT

A minimum number of internal alterations are proposed in consideration of guidance, to be sympathetic and so designed to the benefit of the existing building.

The principle alterations to the layout of the site are proposed as follows:

1. To reposition existing bathroom and introduce Ensuite bathroom to the third floor (*To improve the sanitary provisions and situation of, for a three bedroom property*)
2. Removal of kitchen to lounge shelving partition (*To improve existing space arrangement & use.*)

The Proposal complies with Camden Replacement Unitary Development Plan guidance:

Section 2 - Housing

*2.11 High densities will be an important means of making the best use of the scarce amount of land available in Camden by increasing the amount of housing provided on a given site.*

Section 3 - Built Environment

*3.31 Alterations should follow the form, proportions and character of the building.*

The internal alterations will ensure that the historic building fabric remains unchanged. The proposed alterations have been carefully considered not to compromise the original plan form of the building

## 7.5 SCALE

No increase in scale is proposed

## 7.6 APPEARANCE

The proposed Alterations are to a listed building that lies within a conservation area. As such particular reference has been applied to the following policies:

The Proposal complies with Camden Replacement Unitary Development Plan guidance:

Section 3 – Built Environment

B6-Listed Buildings:

*To preserve & enhance the character of listed buildings ...of special architectural or historic interest.*

*3.33 Alterations and extensions should be carried out in materials which match the original building, or, or where appropriate, in materials that complement or enhance a building.*

FRONT ELEVATION

No proposed changes

REAR ELEVATION

No proposed changes

FORM

No proposed changes

CHOICE OF MATERIALS

All materials to match existing with the use of plaster and lath for all new partitions

## 8.0 ACCESS

The application is a householder application for works to a single residential dwelling.

