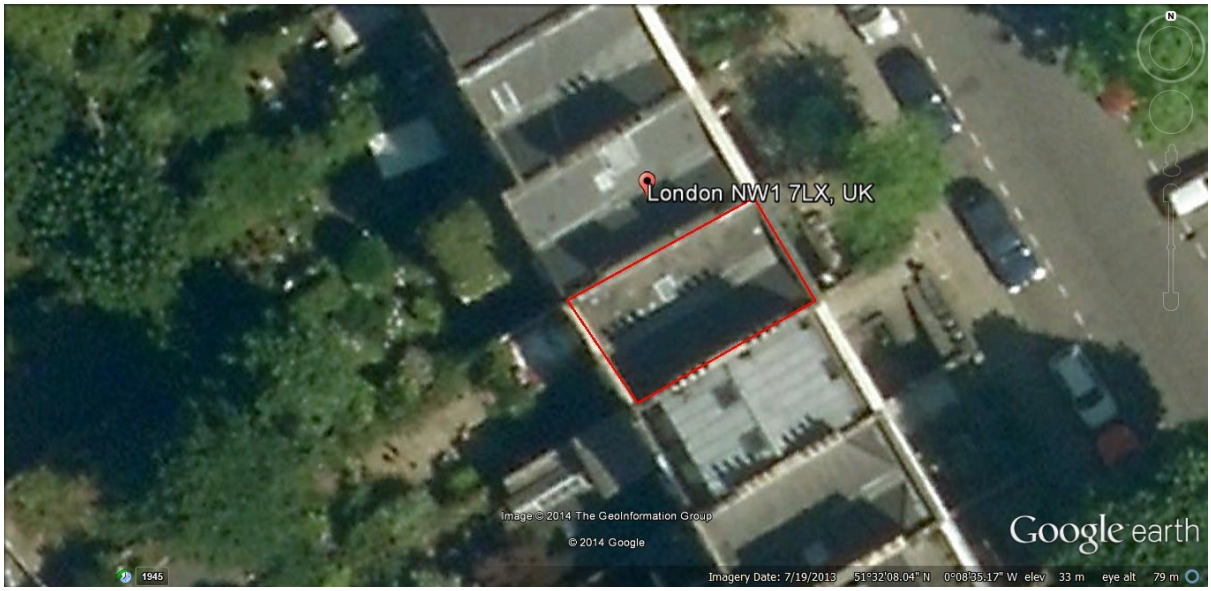
DESIGN AND ACCESS STATEMENT

69 Albert Street

London, NW1 7LX

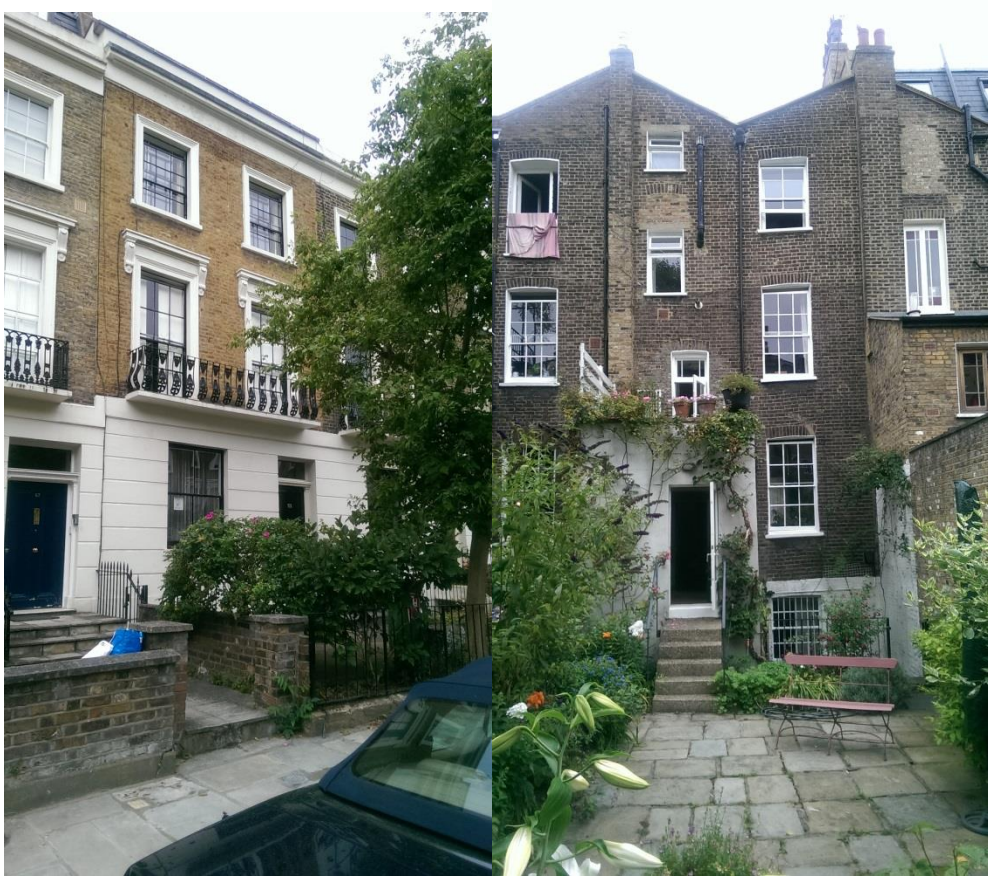
Produced: 4 August 2014

AERIAL PHOTOGRAPH OF SITE



EXISTING BUILDING

EXISTING SITE PHOTOGRAPH



Front Façade and Roof, rear Front Façade and Roof

SITE AND SCALE

The property is a residential, period, mid-terrace building used as a dwelling house. It is a listed building. The building is located on Albert Street in the London Borough of Camden and has access ways at the front of the premises.

Existing Uses

The Building is currently used as a dwelling house. The building use will remain unchanged.

APPEARANCE

The exterior ground floor and basement of the property is rendered and painted white. The first and second floors are brick. There is a small iron balcony and period features round the windows. A large parapet wall obscures the view of the London valley roof from the street side.

EXITING ACCESS

There is one entry point into the building from Albert Street.

THE PROPOSAL

PROPOSED USES

The proposal is to provide a 2.616 kWp solar photovoltaic array on the south facing section of the valley roof to supply green electricity into the building. As well as benefitting from free green electricity, the building's owners will also benefit from support under the Government's Clean Energy Cashback scheme, providing continued revenue for the next 20 years.

PROPOSED APPEARANCE

The array consists of 8 modules, mounted in 2 squares of 4 either side of the roof hatch. The roof plan will show the position of the array. Each module measures 1.559 x 1.046m and the frames will be black reducing their visibility against the dark slate back ground. The modules will be mounted on an aluminium support structure which will be hidden from view after the installation is complete.

The photovoltaic modules are glass fronted with black aluminium frames. The modules have an anti-reflective coating to enhance solar energy capture and therefore appear duller than conventional glass due to lack of reflection and glare. The solar cells underneath the glass are black.

The panels will be invisible from the street and from the houses opposite thanks to a large parapet wall to the front of the property.

PROPOSED ACCESS

Access to site will not be altered and will be gained via a temporary scaffold tower located to the front of the property.

PROPOSED THERMAL EFFICIENCY AND SERVICES

The new array will provide up to 2.616 kWp of power into the building. Over the course of the year it will provide 1500 kWh of electricity, resulting in a carbon saving of 0.75 tonnes CO2 per annum.

All thermal elements of the building will remain unaffected.

LOCAL INFORMATION STATEMENTS

Affordable Housing Statement

N/A

Air quality assessment

The application is for minor works and no impact on air quality is expected

Airport Safeguarding Zone details

The site does not lie within Airport Safeguarding Zone

Biodiversity survey and report

As minor works to an existing building, there will be no adverse effects to the local area

Daylight/sunlight assessment

None deemed necessary

Economic statement

Although minor works, over the 25 guaranteed lifetime of the system, the scheme is expected to provide an income of £23,031.78

Energy efficiency statement (including renewable energy statement)

Energy efficiency and thermal measures will remain unaffected. The sole purpose of this development is the provision of renewable energy directly into the building, totalling 2552kWh per annum.

Environmental Impact Assessment

The application is of minor works and no EIA is deemed necessary.

Flood risk assessment

As minor works, no impact on flood risk is to be expected. The site does not fall within zone two or three of the Environment Agency's Flood Map.

Heritage statement

The building is a listed building

The significance of the architectural and historical interest and character of the building or structure;	Terrace of 27 houses built in 1845. Picturesque, wide street with plenty of period features and detail. From National Heritage list:

	"Irregular terrace of 27 houses. 1845. Surveyor George Bassett Jnr. Yellow stock brick and rusticated stucco ground floors. Nos 77, 87, 93 & 95, slate mansard roofs with attic dormers to all save No.97. Nos 63, 75 & 83 with penthouses. Nos 93 & 95 projecting. 3 storeys and basements. 2 windows each. Square-headed doorways, some with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Nos 93, 95 and 97 with stucco doorcases of pilasters supporting an entablature. Recessed sashes; Nos 45-61, 65, 67, 73, 77 & 79 with margin glazing to ground floor. Nos 81-97, tripartite ground floor sashes; Nos 93, 95 and 97 with consoles on mullions. Upper floors with architraved sashes; 1st floors having console-bracketed cornices and cast-iron balconies. Stucco cornice and blocking course except No.53 having a brick parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking entrance steps and geometrical railings to areas. Nos 93, 95 and 97, attached cast-iron railings with foliated finials to areas. The whole of Albert Street forms a cohesive group of the 1840s. No.97 Albert Street was listed on 14/01/94. "
The principles of and justification for the demolition within a Conservation Area and proposed works;	Not to be *demolished*.
The impact of the proposal on the special interest of the structure, its setting and the setting of adjacent listed buildings (if any)	The installation of solar panels will not affect the structure of the building. From National Planning policy Framework "All plans should be based upon and reflect the presumption in favour of sustainable development" Using the government approved methodology for predicting output of solar panels (SAP 2012) the panels are predicted to generate 1500 kWh worth of electricity annually. This will save 0.8 Tonnes of CO2 every year for the next 25 years or more. As well as saving energy and therefore money for the homeowner, they will also receive a Feed in Tariff payment from Energy Company: This will contribute to "building a strong, responsive and competitive economy" (From National Planning policy Framework)
The sources that you have considered	National Planning Policy Framework
The expertise that you have consulted	The Victorian Society : http://www.victoriansociety.org.uk/

The steps that have been taken to avoid or minimise any adverse impacts on the significance of the building.	High quality fixing points to ensure roof is weathered properly . Low profile panels within 200 mm from the plane of the roof, Ensure panels are not higher than the top of the roof. Ensure panels are invisible from the street and from neighbouring properties.

Land contamination assessment

No land contamination is known or expected

Noise assessment

The solar arrays have no moving parts and operate completely silently.

Open space assessment

The application does not affect any community open space

Parking and access arrangements

N/A

Refuse disposal details

Collection of refuse is unaffected

Section 106 Heads of Terms

As minor works, an S106 is not deemed necessary

Site waste management plan

Any debris for the installation will be disposed of by the contractor's team at the Local Waste and Recycling Centre

Sustainability Statement

All new building components where applicable will be sourced from sustainable sources

Transport Assessment

No amendments to car parking is proposed within this application

Travel plan

No amendments to travel are incorporated within this application

Tree survey/arboricultural assessment

No trees are to be affected on this site or within the local area, so no survey is deemed necessary

Ventilation extraction statement

No ventilation or extraction equipment is required