

Design & Access Statement

The Albert Pub
11 Princess Road, London
NW1 8JR

BROOKSMURRAY ARCHITECTS

Part 1

This Design & Access Statement has been prepared to support a planning application for a new two storey dwelling (with basement) in Kingstown Street. The new house is to be located to the rear of The Albert Pub at Princess Road and will replace an existing single storey garage and part of the pub's garden to the rear. This Design & Access Statement should be read in conjunction with the reports and drawings submitted with this application.



Location of The Albert Pub and rear garden



Aerial photograph of The Albert Pub and garden to the rear

1. Existing Context

Site location and context

Kingstown Street is located to the east of Primrose Hill, to the north of Regents Park and is within The London Borough of Camden. It is a narrow street running east-west and links Princess Road to the east with Fitzroy Road on the west. The site for the new dwelling is to the rear of The Albert Pub and has a frontage onto Kingstown Street. It is in the position of an existing garage and part of the pub garden.

The pub garden is separated from Kingstown Street by an existing 2-3m high brick wall and garage which is attached to the pub. Access to the rear of the garden is typically through the pub itself however there is a single gate in the wall to give access from Kingstown Street. The boundary edge to the rear of the garden is a low wall with metal fencing and shrubbery. Behind which there is an ill-defined external space with trees/hedges attached to the 1970s residential blocks including a poorly lit and narrow footpath that has limited passive surveillance.



Albert Pub: Photograph facing west down Kingstown Street showing the existing wall and garage behind which the pub garden is located.



Albert Pub: Photograph facing east along Kingstown Street showing the existing wall and garage frontage onto Kingstown Street.

Historical context and development

The Albert Pub is a three-storey building located on the corner of Princess Road and Kingstown Street. It is not on the statutory list of historic buildings or locally listed but is in the Primrose Hill Conservation Area (as designated 1971). The ground floor operates as a pub and has an associated rear garden. Approval has been recommended to convert the ancillary accommodation above the ground floor pub into two self-contained flats and erect a new mansard roof to accommodate one additional self-contained flat. Dating from the mid 19th Century, the pub was one of the first buildings in the immediate area. The footprint of the building was extended to the rear in 1937 for the addition of a toilet block as well as the adjacent conservatory in 1973.



Historic map showing six cottages on the north side of Kingstown Street (behind the pub) before being cleared to make way for modern housing

What is now known as Kingstown Street previously had terraces on both sides of the street and was known as Princess Mews prior to 1860s. A row of six residential terraces were on the north side of Kingstown Street, occupying part what is now the garden/garage (applicant site). These cottages on the north of Kingstown Street survived WWII bombings but were then cleared to make way for modern housing. The modern housing was granted permission in 1967-69 (Auden Place) and stands adjacent to the applicant site today. Lastly, a garage and high wall was then added in 1973 which closes off the garden from Kingstown Street.

Refer to the Historical Report by The Architectural History Practice for further detailed information.

2. Planning Context

▶ **The Albert Pub (8600186)**

▶ **Granted 1986**

▶ *'Demolition of a garage and erection of a conservatory for use as a licensed extension to the existing saloon bar'*

▶ **3 Kingstown Street (2005/1534/P)**

▶ **Granted June 2005**

▶ *'Refurbishment of existing two-storey house consisting of major remodeling of the rear, installation of a first floor rear roof terrace, erection of a mansard roof extension and alterations to front elevation'*

▶ **5 Kingstown Street (2011/1964/P)**

▶ **Granted July 2011**

▶ *'Erection of a three storey side extension (ground, first and second floor), single storey rear extension at ground floor and installation of single dormer roof extension on rear elevation with an integral terrace accessed at second floor level to dwelling (Class C3)'*

▶ **The Albert Pub (2014/2533/P)**

▶ **Granted September 2014**

▶ *'Conversion of residential accommodation (ancillary to public house on 1st and 2nd floors to create 2 self-contained 2-bedroom flats (Class C3), and erection of a mansard roof extension to provide a self-contained 1 bedroom flat, plus associated alterations to ground floor rear entrance'*

3. Pre-Application Advice

▶ **2013/7867/PRE**

▶ **Eimear Heavey**

Pre-application advice was sought for the internal alterations to the existing pub, new mansard roof and new house in the garden of the pub. A separate application was made for alterations to the pub and a new mansard roof (2014/2533/P). This design and access statement, and planning application with which it refers to, is for the new house facing Kingstown Street.

Below is the specific pre-application advice regarding the new house:

New dwellinghouse to rear

Map regression (attached) shows a narrow series of structures to the rear of the pub in 1874, located in close proximity to the rear elevation of the building. By 1892 these have been replaced with a more conventional terrace of 4 houses which project further back into the open space behind the pub. These houses were demolished during the 20th century and the space now forms part of the pub's substantial rear garden. The buildings on the opposite side of Kingstown Street at nos. 1-5 survive as vestiges of the mews that once served the large houses on Regent's Park Road. These are located directly at the back of the pavement and the historic OS maps suggest that the former houses to the rear of the pub had a similar relationship. In my view the reinstatement of a sense of enclosure to the east end of the road, provided that any new development were of a modest scale similar to the mews buildings opposite, is likely to be acceptable. Although this would be in relatively close proximity to the rear of the pub this would be reflective of the historic development of the site.

(Refer to relevant sections in this **Design and Access Statement** and **Historical Report** by The Architectural History Practice for information that addresses the above issues)

Basement excavation

The excavation works at the pub and the new dwellinghouse would require the submission of a Basement Impact Assessment (BIA). Basements can raise a number of issues which would need to be addressed as part of any submission. My advice is to refer to the Council's recently updated CPG4 (Basements and lightwells) which supplements policy DP27.

(Refer to the **Basement Impact Assessment** by Create Consulting Engineers Limited for information that addresses the above issues)

Loss of tree

I would think that the tree would need to be removed to make way for the dwellinghouse so it would be important to address this issue by way of an arboricultural report as it does add significance to the CA.

(Refer to the **Arboricultural and Planning Impact Report** by Ashmore Arboricultural Services Limited for information that addresses the above issue)

Amenity

The proposed erection of the new dwellinghouse will be a dominant 2 storey feature on the streetscene and therefore it needs to be proved that it will not impact on daylight/sunlight levels of neighbouring properties, particularly the windows of the block of flats next to the site. Hence a daylight/sunlight report would be required.

(Refer to relevant sections in this **Design and Access Statement**, **Daylight/Sunlight Report** and **Statement of Community Consultation** for information that addresses the above issues)

Quality of residential accommodation

The new 2 bed dwellinghouse appears at first glance to meet the required standard of accommodation however having the main living area at basement level is a bit concerning due to the poor levels of outlook and daylight/sunlight levels here. The new accommodation would need to comply with lifetimes homes requirements and this report would need to be part of any submission.

(Refer to relevant information in this **Design and Access Statement** and the **Daylight/Sunlight Report** and **Proposed Plans** by Brooks/Murray Architects for information that addresses the above issues)

Energy and sustainability

Although the proposals includes the erection of just one new dwelling it is advised that the relevant reports are submitted to explain the sustainability merits of the scheme as per code for sustainable homes outlined in Camden Planning Guidance 3.

(Refer to the **Sustainable Design and Construction Statement** by Create Consulting Engineers Limited for information that addresses the above issue)

Highways & Construction Management Plan

The site has a high Public Transport Accessibility Level (PTAL) due to its proximity to the tube stations and access to local buses. This pre-app proposal involves a significant extension to the basement floor level¹ along with a basement level for a new dwellinghouse which will require a large amount of earth excavation. However, as the existing building is being retained, the existing house will have to be underpinned. This type of work is intensive and it is envisaged that a

¹ There are no proposed alterations to the pub basement although it was discussed at pre-application stage

construction management plan would be sought to help manage the build. A highways contribution may also be required if the footway needs to be repaired and development would be car-free.

(Refer to the **Construction Management Plan** by Create Consulting Engineers Limited for information that addresses the above issues)

CIL

Given that the proposal would result in the creation of more than 100 sq. m of new residential floorspace the development would also be liable towards Mayoral CIL

The new house creates 97sqm Gross Internal Area therefore CIL form has not been submitted.

Relevant Policies as noted in the Pre-Application Advice:

National Planning Policy Framework (NPPF) 2012
The London Plan 2011 (with alterations 2013)

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS13 Tackling climate change through providing higher environmental standards
CS14 Promoting high quality places and conserving our heritage
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP2 Making full use of Camden's capacity for housing
DP5 Homes of different sizes
DP15 Community and leisure uses
DP16/17/18 Transport
DP20 Movement of Goods and Materials
DP21 Development connecting to the highway network
DP22 Promoting sustainable design and construction
DP23 Water
DP24 High quality design
DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration

Camden Planning Guidance (CPG 1) – Design (revised 2013)
Camden Planning Guidance (CPG 2) – Housing (revised 2013)
Camden Planning Guidance (CPG 4) – Basements (revised 2013)
Camden Planning Guidance (CPG 3) – Sustainability (revised 2013)

(Refer to the **Planning Statement** by KR Planning Limited for information on policy compliance)

4. Community Consultation

The design team sought to engage with the local community to prepare a suitable and appropriate design for the site. As such, Curtin & Co were appointed to arrange and accurately report on a public exhibition. Refer to the Statement of Community Involvement. The following views and modifications were made to the design as a result of engaging with the community:

1. There was concern that the proposal would reduce sunlight and daylight to the pub garden.

The design was modified to lower the proposal from 2.5 storeys to 2 storeys to minimise the impact.

2. The loss of half of the pub garden.

To address this, the size of the pub garden was increased and the house garden was reduced.

3. Privacy between the pub garden and the new house garden.

The height of the dividing wall was increased to increase privacy.

The result of these modifications meant that the proposal was redesigned as a result of the loss of the top half-storey and pitched roof. The change of massing meant that the elevations and internal layout was redesigned to ensure that the proposal remained a suitable for the streetscape.

5. Proposal

The proposal reintroduces the historical street setting on Kingstown Street by positioning a new dwelling in the same location where cottages historically occupied. The new house will replace an existing garage so that Kingstown Street will have active frontage on both sides for the first time in over 40 years. By creating this enclosure, the proposal replicates this positive street characteristic which is demonstrated throughout Primrose Hill Conservation area.



Site plan indicating position of new house. Grey overlay showing pre-WWII housing prior to their clearance.

Height, scale and footprint

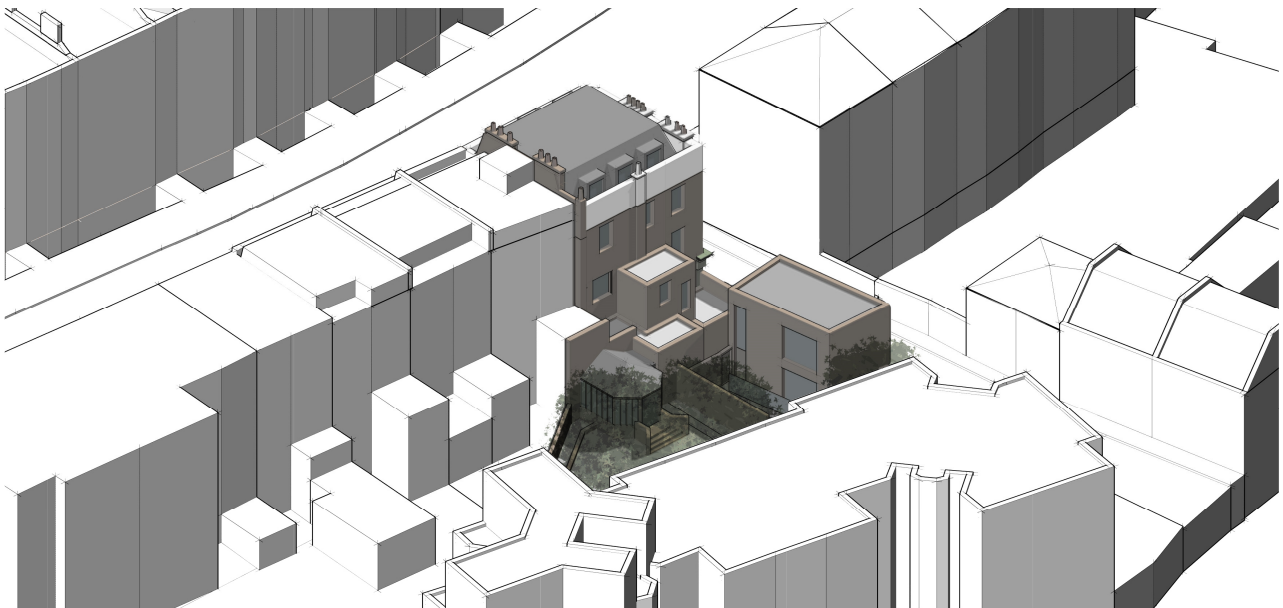
The new house is similar in height, scale and size to other houses on Kingstown Street so that it is in proportion to the immediate physical context. It has a two storey elevation facing onto Kingstown Street similar to the residential buildings on the opposite side of the road (although some of these have dormer type windows in a pitched roof).

The massing of the new house has been carefully designed so as to minimise interruption of daylight/sunlight to the adjacent buildings and the pub whilst ensuring sufficient daylight/ sunlight to the habitable spaces in the new house itself. The proposal has a flat roof to reduce its height and impact on the pub garden further to comments received at a public consultation. Refer to the **Daylight/Sunlight Report**.

The footprint of the new dwelling is quite modest at 36m² (GEA) to minimise the space taken from the existing pub garden. The footprint including garden is 64m² and it is important to note that **the pub will continue to have a garden of 90m²**, although smaller than before. The proposal also has a basement level living space and garden, which is not visible from view at street level. The walled boundary to the sunken garden will ensure wall privacy between the new dwelling garden and pub garden.



3D model showing the new house in the surrounding context. (view from the West)
(Note that the mansard roof on The Albert Pub has also been shown.)



3D model showing the new house in the surrounding context. (view from the North)
(Note that the mansard roof on The Albert Pub has also been shown.)

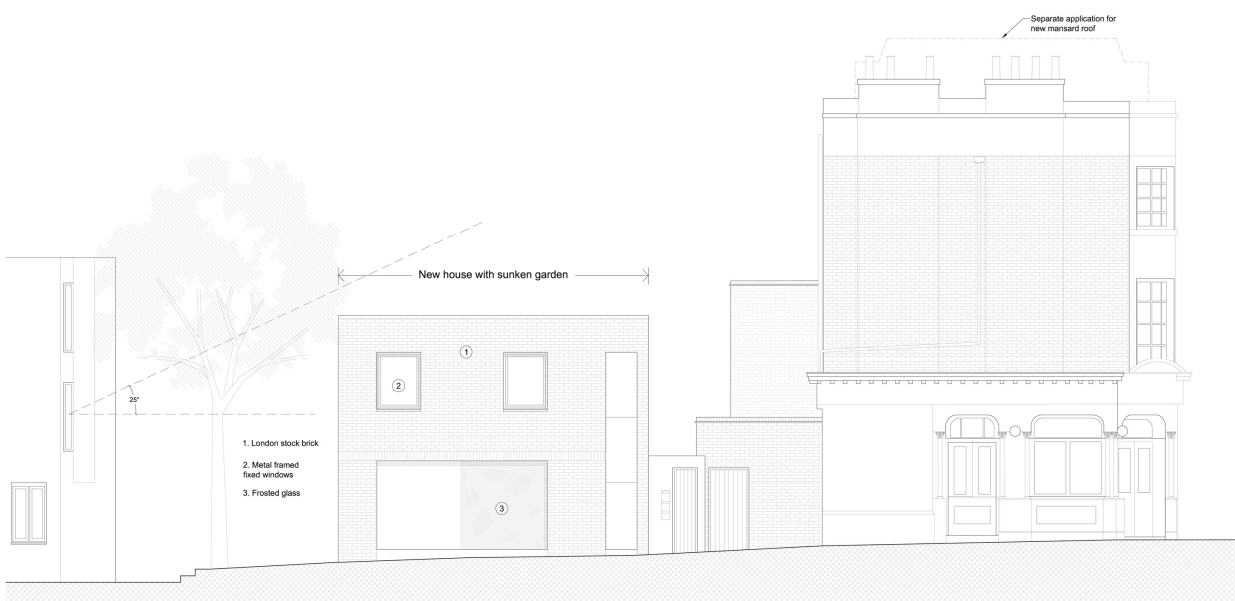


3D model showing the new house in the surrounding context. (view from the South)
 (Note that the mansard roof on The Albert Pub has also been shown.)

Material and Elevation

The proposal defines the boundary to Kingstown Road and provides active frontage to the streetscape. The front elevation follows the same mews style rhythm of openings that is seen in the existing buildings along Kingstown Street. That is to say that the ground floor has a full height opening (historically for horse and cart to access and use ground floor) with smaller windows above at first floor. The proposal uses this arrangement in the elevational structure albeit with frosted glazing at the ground floor opening for privacy.

Although the proposal takes historical and contextual precedent in the size of openings and through the use of brick as the primary material, it will be detailed in a contemporary way to ensure it is read as a 21st Century addition to the street and not a faux historic building.



Proposed front elevation into Kingstown Street

Historic context

The proposal is a modest addition to the existing streetscape site. Through suitable massing and detailing it will be sensitive to the local historic character and conservation area. It will obscure the rear of The Albert Pub which has been described as poor quality which at one time was historically obscured from Kingstown Street by the cottages that once stood on this site. As a house of two storeys, it is lower than The Albert Pub (4 storeys including Mansard Roof) so as to be subservient to the more prominent pub corner building.

Careful consideration has taken place to ensure that this proposal follows the prevailing urban grain to establish a contextual relationship to surrounding area. As previously described, the proposal addresses Kingstown Street to the front so that the streetscape is similar to a typical street in Primrose Hill with buildings facing each other, effectively providing a sense of enclosure.



View looking east along Kingstown Street towards new dwelling



View looking towards the corner of Kingstown Street at Princess Road

Quality of residential accommodation:

The new house exceeds the minimum standards set out in the Mayor's London Housing Design Guide 2011. The net internal area is 97m² with a garden of 18m².

Lifetime Homes

The new house is compliant with all relevant Lifetimes Homes Standards

CR1 – Parking (NA)

No parking provided.

CR2 – Approach to dwelling from parking (NA)

No parking provided.

CR3 – Approach to all entrances (compliant)

There is a secure external entrance area with a gently sloping approach and landings to Lifetime Homes specified gradient/size.

CR4 – Entrance (compliant)

The entrance threshold and ground floor has level access from approach and external level landing.

CR5 – Communal stairs and lifts (NA)

The proposal is a private dwelling.

CR6 – Internal doorways and hallways (compliant)

Internal hallways are generally designed to be 1100mm.

All internal doorways will have 800mm clear opening width and all doors to principle rooms (i.e. entrance, living room, main bedroom and bathroom) will have 300mm nib.

CR7 – Circulation Space (compliant)

Living and dining rooms have 1500mm clear turning circles. Kitchens have a minimum 1200mm clear between units and adjacent wall. A clear space of 750mm is provided to all three sides of a standard double bed.

CR8 – Living Room (compliant)

Living and dining rooms are on the same level as entrance into the building.

CR9 – Convenient living space (compliant)

Houses have space that could be used as a convenience living space on entry level.

CR10 - Accessible WC and potential shower (compliant)

All Flats have accessible WC and potential shower.

CR11 - WC and bathroom walls (compliant)

All WC and bathroom walls will be design to be capable of firm fixing and support for adaptations.

CR13 – Potential for fitting of hoists and bedroom-bathroom relationship (compliant)

Structure will be designed to be capable of supporting ceiling hoists.

CR14 – Bathrooms (compliant)

All bathrooms are designed to be fully compliant in terms of size and ease of manoeuvring space.

CR15 – Glazing and window handle heights (compliant)

Windows in principle living spaces allow people to see out when seated.

CR16 – Location of service controls (compliant)
Services controls will be within a height band of 450mm-1200mm.

Refuse

A new dedicated ground floor waste store, externally accessed, is provided for residents in a secure resident's only courtyard. The store also has a separate direct access from the street for collections. Access can be agreed with the collection authority as either electronic or FB mortice lock and key. Camden Street Environmental Services have been consulted as well as Planning Guidance on the type, volume and strategy for refuse and recycling.

CPG 1 Design states that Residential development of 6 dwellings or fewer are usually serviced by kerbside waste and recycling. However, a waste store is provided and is shared with the three units above the pub. These units require 0.7m³ refuse and recycling capacity.

The required capacity for the new dwelling has been calculated on the following basis:

- 0.25m³ for 3 habitable rooms

Container space amounting to 0.96m³ is provided within the waste store in the form of 4no. 240l bins, therefore sufficient space for waste is provided.

Crime Prevention

The principles of Secured By Design have been followed in the design of the proposal.

1. Doors should be BS PAS 24-2012.
2. All openable and accessible windows to BS PAS 24-2012 with P1A laminated glass.
3. Post delivered directly through dwelling front door.
4. Access control via door at boundary entrance at street.
5. All utility meters in a central location, outside the building or a smart meter.
6. Secure bin store.

Consultation and review will continue throughout the design process.

Part 2

Access

The site does not have car parking provision for the pub and/or ancillary accommodation at present. It benefits from good public transport connections by both bus and rail, in particular close to stations on the Northern Line, overground, and Euston Station. The site is also within a 10 minute walk of the local centre at Camden Town. The applicants propose that this would remain car free. There is sufficient space for an internal secure cycle storage space.

The dwelling will have a dedicated residential entrance from street with access control. This provides access to an external space prior to entering the dwelling where access is also provided to the bin store. This dwelling entrance and external entrance space is accessible, step-free and Lifetime Homes compliant. A new boundary wall creates a clear division between the dwelling and pub garden. The existing rear entrance to the building will be maintained and used for access into the building for residents only.