

Design & Access Statement

The Albert Pub
11 Princess Road, London
NW1 8JR

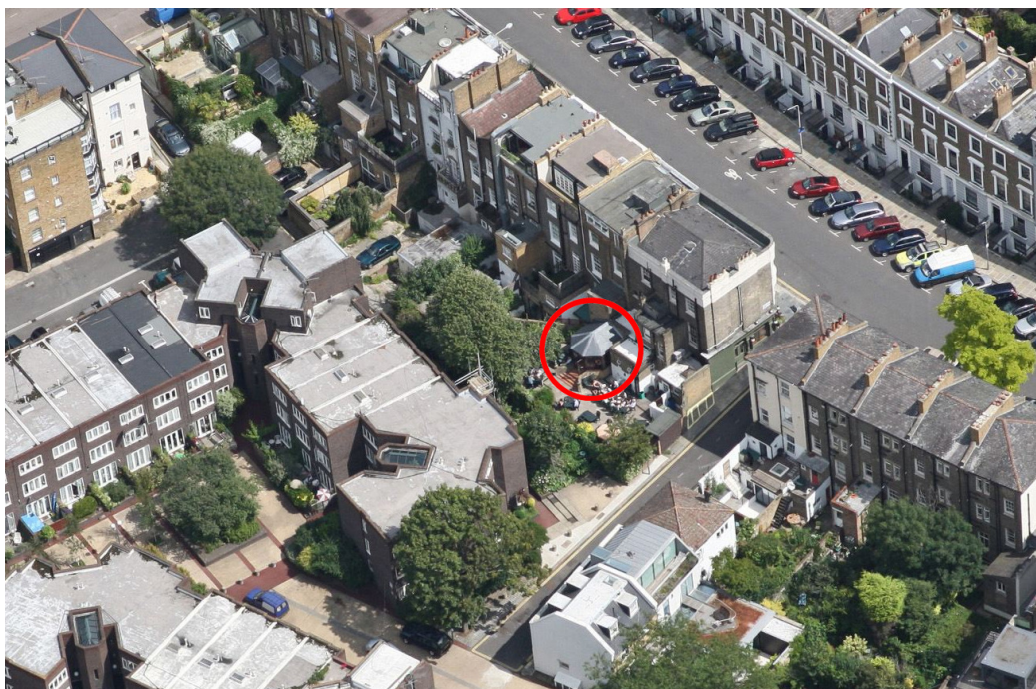
BROOKSMURRAY ARCHITECTS

Part 1

This Design & Access Statement has been prepared to support a planning application for a new conservatory in the garden of The Albert pub to replace the existing 1980s conservatory. It should be read in conjunction with the drawings submitted with this application.



Location of The Albert Pub and rear garden



Aerial photograph of the rear of the Albert Pub showing the existing 1980s conservatory

1. Existing Context

Site location and context

The Albert Pub is located to the east of Primrose Hill, to the north of Regents Park and is within The London Borough of Camden. The pub garden to the rear is separated from Kingstown Street by an existing 2-3m high brick wall and garage which is attached to the pub. The boundary to the rear of the garden is a low wall with metal fencing and shrubbery. Behind which there is a footpath, connecting Kingstown Street and Calvert Street, and a 1970s housing block (Auden Place).



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



Albert Pub: Photograph north towards the footpath separating Auden Place (on the left) and the pub garden (middle behind trees). The slate and lead flashings of the existing conservatory roof can be seen.

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.



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

Dating from the mid 19th Century, the pub was one of the first buildings in the immediate area. To the rear of the pub stood a row of six residential terraces facing onto Kingstown Street and occupying part of what is now the garden (applicant site). The footprint of the pub was extended to the rear in 1937 and 1962 for additional toilet blocks. The terraced housing that faced Kingstown Street to the rear of the pub were presumably cleared to make way for the modern housing block (Auden Place) in 1970s, which stands adjacent to the site today. A garage and high wall was added 1973 closing off the garden from Kingstown Street. The conservatory was then added to the garden in the 1986.

2. Planning Context

This application is one of three applications made in relation to The Albert Pub in 2014 to improve and renovate the pub, refurbish the upper storeys into flats and provide a single new house.

Approval has been granted (September 2014) 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. A separate application has been made to construct a single new house facing Kingstown Street in the pub garden (submitted 05.11.14).

This application is to remove the existing 1986 conservatory and construct a new conservatory for the pub.

- ▶ **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, although no specific discussions were made in regards to removing the existing conservatory and building a new conservatory for the pub.

- ▶ **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'*

- ▶ **The Albert Pub (Planning Application submitted 05.11.14)**
- ▶ **Awaiting decision**

▶ *'Construction of a new two storey house, including basement and sunken garden to the rear of The Albert Pub.'*

5. Proposal

The proposal is to remove the existing 1986 conservatory and building a new conservatory connected to the ground floor pub. The proposal includes for internal refurbishments to the ground floor and basement levels as well as raising the roof of the existing ground floor rear male WCs.

The new conservatory is carefully positioned so it is against the separating wall between the pub garden and new house. (Note that the new house is a separate application). The conservatory has fully opening timber framed bi-fold doors overlooking the pub garden. The proposal allows for additional new floor area for the pub whilst providing a buffer between the pub garden and new house garden. Note that there are no windows facing onto the new house for privacy reasons. New banquette seating is also proposed for the perimeter of the pub garden.

Material and Elevation

The proposed conservatory facing the pub garden will have glazed timber framed bi-fold doors. The elevations facing Auden place and the new house will be a similar brick type to the new house and in a similar bond (Flemish). The proposal will have a green roof with rooflights to provide as much light into the new conservatory.

Historic context

The proposal is a single storey addition to the pub and will not be visible from the east end of Kingstown Road as it will be obscured by the four storey Albert Pub as well as the proposed new house (separate application). From the west side of Kingstown Street, a very limited view will be of the single storey brick gable end through the foliage and trees. By using a similar brick to the new house and in a similar bond, this gable end will fit into the overall boundary elevation creating a suitable proposal for the character of the area.

Part 2

Access

The new conservatory will be accessed through the pub in the same way as the existing conservatory. It is on the same level as the ground floor pub and therefore can be accessed by wheelchair users. The conservatory also has an external area on the same level as the conservatory therefore wheelchair users can have access to outside space. The proposals also includes for a new wheelchair accessible WC on the ground floor, providing facilities of this kind for the first time.