

Design and Access Statement

11 Albert Terrace Mews, London, NW1 7TA

December 2014



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A	Basement Impact Assessment
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1.0 Introduction

1.1 This Design and Access statement is written to support a Householder Planning Application and Conservation Area consent for the enlargement of 11 Albert Terrace Mews, which is located in the Primrose Hill Conservation Area within the Royal Borough of Camden. The building is not listed.

1.2 The proposal comprises the construction of a new basement cellar that is contained within the limits of the existing house, and the addition of two windows with obscure glazing at first floor level on the southern facade.

2.0 Agent

2.2 The client's agents for this application are:

MRJ Rundell & Associates Ltd,
Second Floor,
290-294 Latimer Road,
London
W10 6QW.

Project Architect: Sean McMahon

3.0

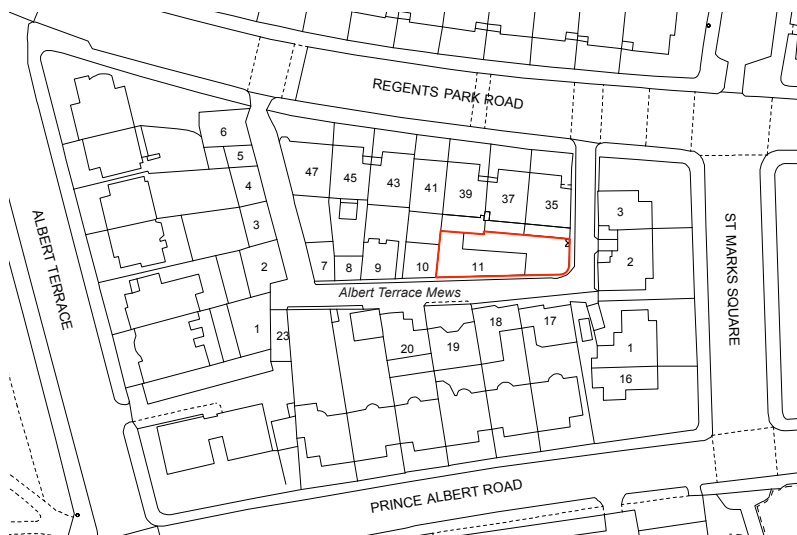
Site Location and Description

3.1

The site is located at the East end of Albert Terrace Mews in the Royal Borough of Camden. The site lies within the Primrose Hill Conservation area and the building is not listed. The house was built in the 1960's and extension works to the original building were carried out in 1979 and 2006.



Aerial photograph showing the site location of the property. NTS



Site Location Plan of the property, NTS

3.2 The building is a semi detached house with a garden to the side and rear of the property. The house's facades are white rendered with black aluminium window frames.

3.3 The front elevation of the house on Albert Terrace Mews has been significantly altered since it was originally built. In the 1960's, the building was originally a service mews to the rear of 39 Regent's Park Road. In 1979, an extension was added at the east of the building, at the rear of 35-37 Regent's Park Road. In 2006 a single-storey extension was added at the back of the house with a glazed roof. The side and rear elevations have been heavily modified over time with additional large doors to the rear garden, long dormer window as well as numerous skylights.



Photograph of the existing South elevation of the house from Albert Terrace Mews.



Photograph of the existing East and North elevations of the house from the garden gate.

4.0 Planning History

4.1 Following searches of the recent planning decisions and the planning archive on the Royal Borough of Camden's website it appears that there are two planning applications that relate to the building.

4.2 A Planning Application was approved in April 2006 for additions and alterations including erection of a single storey rear extension (2006/1649/P).

4.3 Conditional permission was granted in August 1979 for erection of a two storey side extension to the existing two-storey mews property. (Ref. 29011-R).

4.4 An application for a certificate of lawfulness was submitted in August this year (2014) for the addition of a basement cellar to the property. The scheme was designed to fall within the government's permitted development criteria, but has so far remained undetermined by Camden Council due to a change in the council's policy.

4.5 We believe the Certificate of Lawfulness application would be approved under appeal and our client is currently within her rights to begin the works immediately. Our client has, however, opted to submit a full planning application, including the required Basement Impact Assessment, to ensure a timely resolution of the matter.

4.6 Several objections were raised during the Certificate of Lawfulness application process and we believe it would be helpful to address these issues directly within this statement. The objections and our responses are as follows:

1. Excavation will cause flooding in the mews due to an underground stream

A Basement Impact Assessment has been undertaken and, based on the evidence of several local borehole investigations, shown there to be no underwater stream within the vicinity of the property. The boreholes have also shown the ground material to be clay to a depth of over 10m, which would make running water at low level highly unlikely.

2. Concern regarding subsidence of other buildings in the mews

The Basement Impact Assessment has shown that the proposed basement, due to its location and size, will have no negative impact on the neighbouring. Any subsidence that may have occurred in neighbouring properties in the past is likely to be the result of ground heave which is a relatively normal occurrence in London properties built on clay where houses are in close proximity to trees.

3. Local basements are known to 'leak'.

This would have little to do with subsidence but is usually due to bad construction technology, which we will ensure will not happen in this case.

4. No tests for ground water, geology, or stability carried out

A BIA was not required as part of an application for a certificate of lawfulness. Subsequently a detailed Basement Impact Assessment, as required by Camden Council, has been undertaken by Card Geo-technical Limited and shown the proposed basement to have no negative impact on the surrounding properties.

5. No Construction Management Plan submitted

A CMS was not required as part of an application for a certificate of lawfulness. Subsequently, a construction method statement has been included as part of the application.

6. Construction lorries will bring problems to the mews (road damage)

We are aware of the restricted access to the site and following a consultation meeting held with the neighbours we have outlined our plans for limiting the impact of the works within the attached 'Traffic Management Plan'. Access to the mews will be limited and all deliveries and pick ups from site will be overseen by banksmen, who will ensure minimum disruption.

7. During construction access for ambulance and fire engines will be jeopardised

As above, a detailed traffic management plan has been submitted as part of the application

8. No natural light/ventilation or mean of escape provided for the proposed basement

The proposed basement is to be used as a 'cellar' space under the main house, a feature common to local properties. The rooms are not to be considered habitable and are to be used for utility, plant and storage. We expect issues of light, access and ventilation to be dealt with in the usual manner by Building Control at the required time. It is not anticipated that any external plant will be required, but in the event that it is necessary then a separate planning application would be submitted for this equipment.

9. General disruption to neighbours in the Mews during works

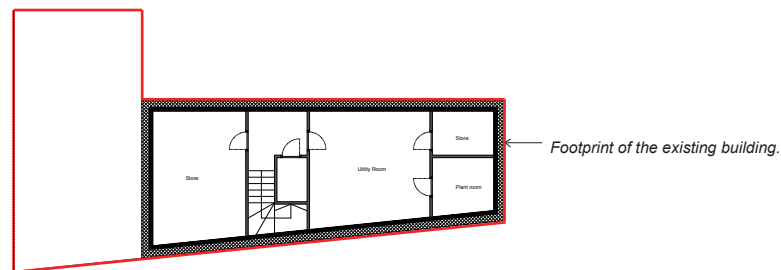
Following a consultation meeting held with the neighbours a code of conduct has been proposed to ensure the works cause the minimum amount of disruption possible. During the works all effort will be made to keep the neighbours aware of progress and possible disturbance.

5.0 The Proposal

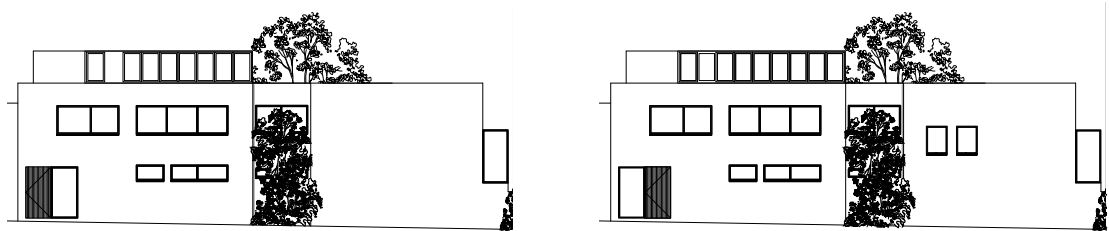
5.1 The application has been made to provide basement cellar space for storage, plant and utility rooms.

5.2 The excavation of the new cellar is limited in scope and has been designed to sit below the existing footprint of the house.

5.3 The proposal includes two new opaque glazed windows on the Southern facade at first floor level. The new window frames will be similar in color and material to the existing to have a minimum impact on the appearance of the house and the character of the surrounding conservation area.



Proposed cellar. NTS



Existing (left) and proposed (right) Southern Facade.

6.0 Cellar

6.1 The proposed basement cellar at 11 Albert Terrace Mews has been designed to comply with the design criteria set out in Camden Planning Guidance 4 Basement and Lightwells and with reference to paragraph 2.56: Size of development.

6.2 The proposed cellar space sits within the limits of the existing house.

6.3 The proposed cellar space incorporates a store room, utility room, plant room and toilet.

6.4 The proposed cellar will be accessed via the existing stair core within the house, which is being extended to cellar floor level.

7.0 Sustainability

7.1 An Arboricultural report has been submitted with this application that includes a survey of the condition of the existing trees on the site. The root protection areas indicated for the existing trees to the garden have defined the site layout for spoil extraction during works. (refer to Appendix B)

7.2 A Construction Method Statement accompany this application, providing a detailed description of the proposed construction method for the proposed basement along with the necessary structural calculations. (refer to Appendix C)

7.3 A Geotechnical report produced by CGL accompanies this application, providing a detailed description of the ground condition and a basement impact assessment.

7.4 A Construction Traffic Management Plan also accompanies this application, providing a detailed description of how the construction traffic to and from the site will be managed as well as detailed measures to reduce disruption for local residents. (See Appendix D)

7.5 As the proposed cellar is below ground level, pumps are specified to connect the house's drains to the main drains situated at street level.

7.6 A "fabric first" approach has been taken to the environmental sustainability of the house relying on improvements to the performance of the building fabric rather than on mechanical systems.

7.7 The proposal includes a highly efficient gas boiler and the use of low energy use white goods.

- 7.8 The contractor will be advised to use concrete batching plants within close proximity of the site to minimise pollution from transport.
- 7.9 The wall build up of the basement will include Eco Batt insulation which is made primarily from sand, and with excellent level of sustainability.
- 7.10 Part of the extracted spoil will be directly used on site to create a working platform at street level for the duration of the works on site and therefore reduce the amount of temporary infrastructure required. The site layout and access is detailed in the Traffic Management Plan.

8.0 Access

- 8.1 Currently the main pedestrian access to 11 Albert Terrace Mews is via the timber door on the South Elevation of the building. There is an additional access to 11 Albert Terrace Mews via a timber garden gate at the North-East of the site.
- 8.2 Access from Albert Terrace Mews will remain unchanged by the proposed alterations.
- 8.3 Access into the house will also remain unchanged, being via the existing main front door on Albert Terrace Mews and through the entrance door at garden level into the existing staircase's lobby.
- 8.4 A Traffic Management Plan is included with this application. (See Appendix D).

9.0 Neighbours consultation

- 9.1 MRJ Rundell Associates started a consultation process with the local residents of Albert Terrace Mews and have met with them to discuss the progress. Where possible comments and suggestions have been taken on board and integrated into our proposals.
- 9.2 It was agreed with the neighbours that measures will be taken into account to reduce local disruption while works will be carried out on site. All those measures are detailed in the Traffic Management Plan

10 Fees

10.1 The planning application fee of £172.00 is included with the application.

11.0 Conclusion

11.1 The proposed cellar is small and will meet highest environmental standards – there will be no impact on the external appearance of the building.

The proposed windows is are of similar aspect of the existing windows. It will therefore preserve the character and distinctive appearance of the Mews.