

DESIGN AND ACCESS STATEMENT

Alterations to the Front Door at

**Atlantic House
128 Albert Street
LONDON NW1 7NE**

October 2016

Revised 4 November 2016

Introduction

Atlantic House is located in the London Borough of Camden. This Design and Access statement accompanies an application for planning permission for proposed alterations to the front door to the apartments located on 2nd and 3rd floor levels.

It should be read in conjunction with:

Drg. No.	Description
AH.P.01	Basement & Ground Floor As Existing

Site Location & Setting

Albert Street is a predominantly residential street running from Mornington Place in the south to Parkway in the north. Atlantic House is situated on the north eastern corner of Albert Street and Parkway at the northern extremity of the Camden Town Conservation Area.

Built in the 1920's and formerly a chemical works and wine warehouse, Atlantic House was converted to mixed use in the 1990's. The ground floor comprises a retail unit fronting Parkway, a public house on the corner of Parkway and Albert Street and a gym accessed from Albert Street. The first floor is occupied by offices while a new steel structure forms a second and third floor of residential apartments. Both the offices and apartments are accessed from Albert Street.

Immediately to the south of Atlantic House is a modern three storey red brick structure used as conference rooms and ancillary offices with residential accommodation above. Opposite is a public house and a terrace of mid 19 century three storey houses raised on basements and some mansard roof conversions.



The nearest listed buildings are the terrace of houses located to the south of the conference building at No 124-126 and the public house at Nos 57 & 59 Parkway. The Conservation Area Appraisal and Management Strategy identifies Atlantic House as making a positive contribution to the special character and appearance of this part of the conservation area.

Design Proposals

Use

Atlantic House is a mixed use property containing retail, commercial and residential accommodation. No change of use is proposed.

Amount

The proposed alterations relate solely to the entrance door on Albert Street to the residential portions located at second and third floors.

Access

No alterations to the existing access are proposed.

Layout

The layout to the internal lobby will be enlarged to accommodate mail boxes and parcel delivery for each apartment.

Scale

The scale of the proposed front door retains the existing structural opening within the building façade.

Appearance

This application seeks to replace the existing glazed door installed when the residential portion was added to the building. The existing door appears to have been inserted into one of the bays of the ground floor. Its design is unsympathetic to other openings to Atlantic House which are framed in timber. In addition visitors are often confused as the doors to the offices and gym are also known as 128 Albert Street.



Photograph of Existing Entrance Door



Sketch of Proposed Entrance Door

It is proposed to replace the existing door and frame to form more prominent opening with a glazed fanlight over in which lettering will be applied to the glass to create a sign aiding visitors to locate the access to the apartments. Two discrete light fittings will be located on the façade to aid use of the intercom system at night.

Materials

The new door will be framed and paneled in hardwood in a hardwood frame. The wood will be painted. The fanlight will be glazed in clear glass with laser cut applied vinyl lettering.

The proposed light fittings will be mounted 2 metres above pavement level to minimize glare and light the door access panel. The light source are 2 X 3W LED lamps casting a narrow beam of light spreading to 1.8 metres at 2 metres from the source. The lights will be controlled by an ambient light sensor to limit hours of operation to non-daylight hours.

We believe that these alterations will enhance the appearance and character of the Conservation Area by reinstating more sympathetic details of the building.

