

DESIGN AND ACCESS STATEMENT

For a new application
for ground, first, second, third, lower ground
floor and basement level as well as Listed Building Consent for the lower ground
floor and basement.

13 Prince Albert Road

December 2016

This application and Listed Building Consent is being submitted seeking to regularize all matters, including those works sought as part of the full planning application and Listed Building Consent of 2011 (2011/6460/L and 2011/6227/P).

In general the main alterations concern the basement and lower ground floor levels. We had to follow a Thames Water requirement and accommodate the soil main in its existing location. That meant we had to create a “trough” in the front of the building that would hover over the basement.

To achieve the required head heights we had to lower the basement level. Also, part of the plant room had to be relocated under the planter and the external staircase to the rear garden. Those alterations as well some minor internal and external ones will be described here floor by floor.

To supplement the application we will resubmit the original heritage statement since it is still relevant.

However, we will clearly state and refer to where we will be deviating from it.

Summary of alterations from original approval.

Heritage Statement p.15 – Effects of the Proposal

Third Floor – PA013-P506L(_): *NOTE: we have already been granted Listed Building Consent for those alterations (ref: 2016/5051/L)*

We are keeping the two front bedrooms, adding a third one in the rear and creating an ensuite bathroom for bedroom two on the party wall side.

The existing room configuration was not original (Heritage Statement p.10, 2.23.) and we feel that by having exposed the original chimneybreasts and the sloped loft walls on the bathrooms we are returning more closely to the original character.

As you can see in the clip taken from the attached Heritage Statement (p.45 , Appendix 4, 1935 -Third Floor) our proposal is very much in line with the original configuration, ie three rooms and secondary spaces along the party wall.

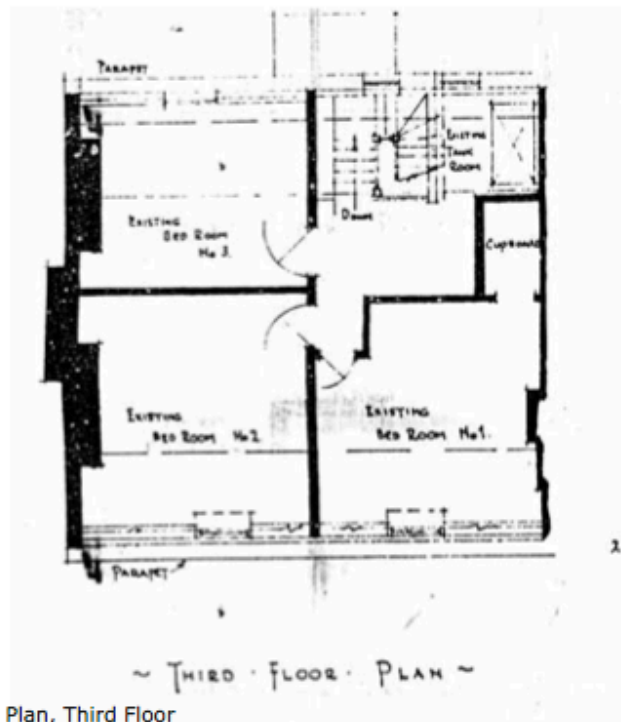
The original middle wall (vertical) has been left as is and all the original floorboards we found – (under one of the front bedrooms and in a bad condition- sanded down) have been protected and retained.

Services:

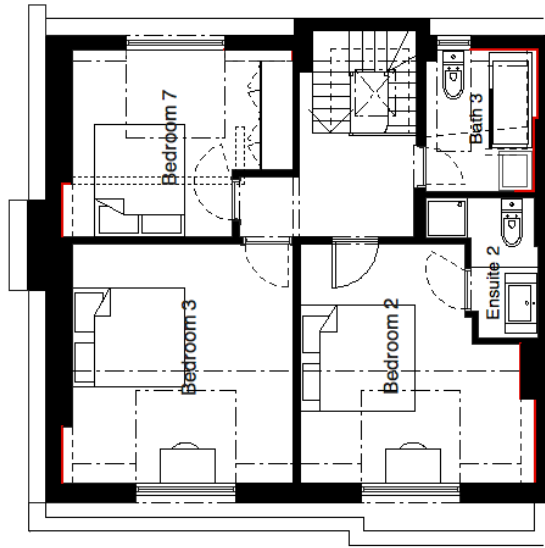
The existing joists are retained throughout and reinforced with new alongside as necessary. These original joists have been heavily notched and drilled previously for services and we are able to simply to re-use these holes and notched for the new installation.

Other vertical services are fitted between vertical studs in the existing walls as previously.

HeritageCollectiveLLP



4.6: 1935 Plan, Third Floor



Proposed Third Floor Layout - HCA

Second Floor - PA013-P505L(_):*NOTE: we have already been granted Listed Building Consent for those alterations (ref: 2016/5051/L)*

No changes to this floor.

First Floor - PA013-P504L(_):*NOTE: we have already been granted Listed Building Consent for those alterations (ref: 2016/5051/L)*

We are applying to reinstate the original opening to the study room. As this restores the original door we feel that this will enhance the character of the building.

We are also applying to reinstate the west side fireplace, since now that there is a separate entrance to the study room, the west side of the living room will work as a gathering space around the fire.

Ground and First Floor:

We will not be raising the door heads

Ground Floor –PA013-P503L(_):*NOTE: we have already been granted Listed Building Consent for those alterations (ref: 2016/5051/L)*

We are applying to install a faux double door entrance in the original position

(PA013- P532(_)- Reinstated Door Details). In this way we will conceal service manifolds and extractors for the main reception room.

Additionally on this level we will be creating an air outlet from the basement level in the planter located in the left corner of the front driveway (PA013-P531(_)) Fresh Air Intake). Said planter will be concealed within the greenery. We will also be replanting an Oak Tree in approximately the same location the original one used to be (PA013-P520(A) Proposed Landscape Detail).

Lower Ground Floor – PA013-P502L(_):

We are applying to install a slanted glass roof over the lightwell with an opening mechanism and to reconfigure the plant rooms as a result of the Thames main trough.

With this reconfiguration we will be able to have a better use of light from the lightwell into the rooms. Also we made the alterations such as they would enable us to keep the original door and window configurations.

Basement – PA013-P501L(_):

We are applying to lower the level of the basement due to the Thames requirements previously described.

We are also applying for some internal reconfigurations again due to the lightwell change. Namely the plan now is significantly more open, can receive much more daylight and has a much better distinction between “wet” and “dry” areas.