

Design and Access Statement

Albany Street Police Station, 60 Albany Street, London, NW1 4EE

- 1.1 This application seeks planning permission for the repair works and over cladding of the flank elevations at the above property.
- 1.2 The property is situated on the east side of Albany Street and within proximity to Great Portland Street Underground Station and Regent's Park, edged red in the Location and Site Plan.
- 1.3 The Site is not within a conservation area, is not a listed building and is not within an article 4 area.
- 1.4 The subject is a 1960's 3-storey building of concrete construction and is of no architectural merit. The building is functional in design terms and would benefit from the investment my client is willing to make to improve its appearance.
- 1.5 In particular, the two flank elevations are highly weathered and in need of enhancement. The works proposed are minor in nature and will have no adverse impact of the character of the building. These works will include repairs and over cladding of the two flank elevations.
- 1.6 The repair works will involve preparation of the external facade in order to erect the supporting frame. The frame will be secured to the building over the existing concrete cladding.
- 1.7 The proposed cladding will comprise uniform sized panels of 'Equitone Tectiva', which is a fibre cement material and popular choice for cladding works. The panels will be fixed to a metal supporting frame in a staggered horizontal layout as indicated in the Proposed Elevations. The panels will be of grey colour and provide a clean and natural finish.
- 1.8 Being situated along a busy road, the north and south elevations are prominent to the public. Consequently, the proposed works will vastly improve the appearance of the building and contribute to wider area.
- 1.9 To avoid confusion, the proposed works are to the north and south elevations only. The drawings for the front and rear elevation have been submitted for context only.
- 1.1 To conclude, it is considered that the proposed alterations will improve the existing appearance of the building and are in keeping with the character and appearance of the area.