

DESIGN AND ACCESS STATEMENT – 26.04.17 revA
EXTENSION OF EXISTING ROOF TERRACE INTO ROOF SPACE:
FLAT 14 ATLANTIC HOUSE 128 ALBERT ST LONDON NW1 7NE

197-DA-170426

EXISTING LAYOUT AND CONTEXT

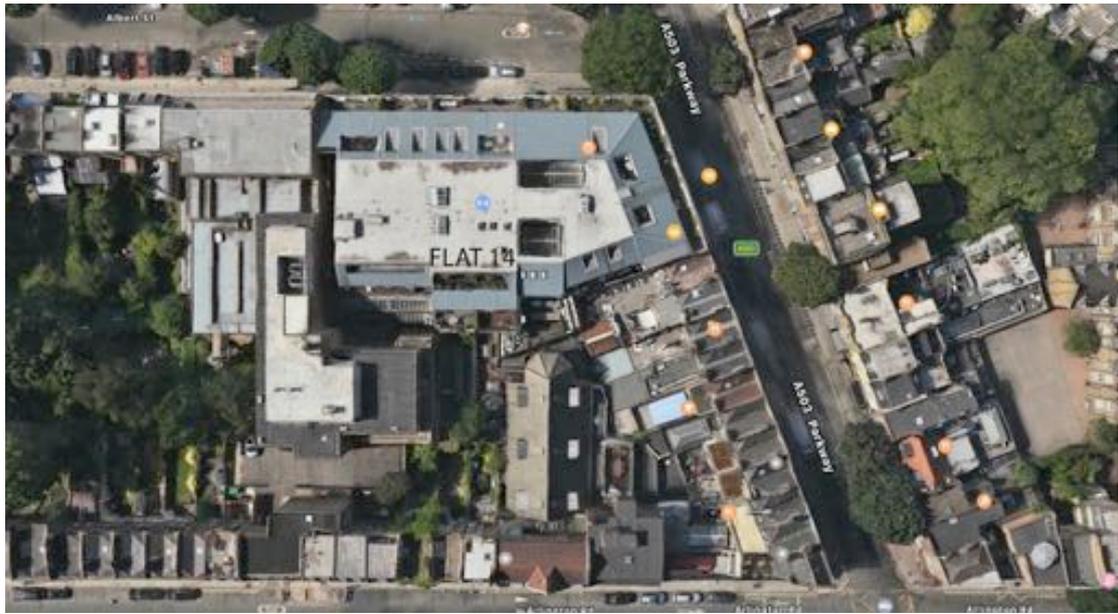
Flat No 14 is located on the uppermost storey of Atlantic House (3rd floor) a mixed use apartment building on Albert Street in the Camden Town Conservation Area.

Developed behind its 20th Century façade, circa 1999, Atlantic House – defined as a ‘positive’ building in the Conservation Area audit – is unlisted. Situated at the rear of the building, No 14 is single aspect, facing eastward towards the backland area between behind Arlington Road and Albert Street. It looks out across the yard/ garden area that lies between the Portuguese Church of Our Lady of Hal (Arlington Road) and the rear projecting wing of the office building accessed at 124-126 Albert Street. The rear of the residential properties on Arlington Road are some distance away - approx 30 metres away.

Adjoining apartments in Atlantic House, also have roof terraces.



AERIAL IMAGE - from east looking towards the rear of Atlantic House.



SATELLITE IMAGE - from east looking towards the rear of Atlantic House.



Existing balcony to No 14:
View south towards offices.



View East from no 14 balcony
Church - LHS, Offices - RHS



View A looking south from terrace



View B – looking NE from terrace



View SW over rear of Church of Our Lady of Hal - Flat No 14 terrace: TOP - Flat Nos 8 & 9: BELOW

Existing view from NE – looking SW - over rear of Church of Our Lady of Hal

PROPOSAL

USE: The use, a residential dwelling will remain unchanged.

ACCESS: The proposals will not alter existing pedestrian or vehicular access to the site. Refuse storage will remain as existing.

LAYOUT, SCALE, LANDSCAPING & APPEARANCE:

The proposed alterations are confined to the rear roof terrace which is not visible from the street.

EXISTING TERRACE

The rear elevation of Atlantic House progressively steps back at upper storeys - to the top floor where No 14 is situated. The terrace is set some way back - behind a shallow sloping metal roof - from the storey below: see image above. The area under this section of roof being void space, currently used as under eaves storage and accessed from no 14 terrace.

PROPOSED EXTENSION:

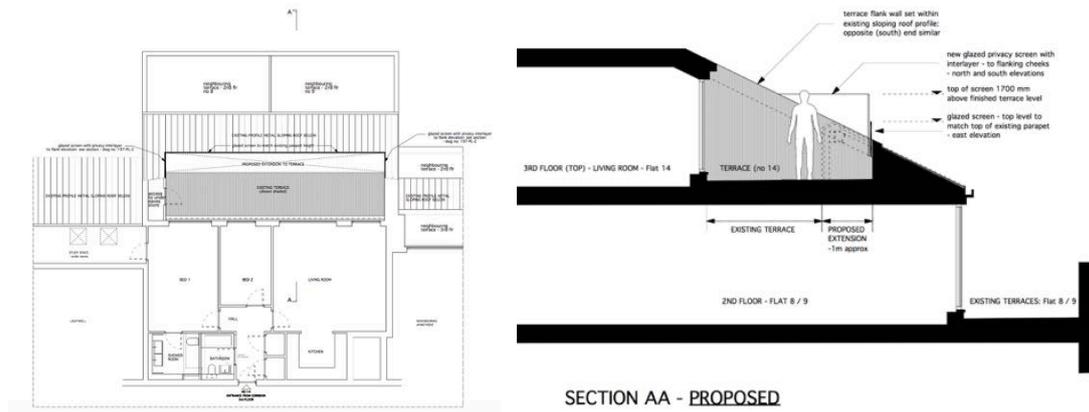
It is proposed to extend the existing terrace by approx one metre - into this roof area – by removing a small section of existing profile metal roofing. See SECTION DWG NO: 197-PL-02 and PLAN DWG NO: 197-PL-01 – to take benefit of the sun's path as it moves over the top of the building in the afternoon.

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The existing (southern) terrace boundary – see VIEW A (P2) & DWG NO: 197-PL-04 - between terraces to adjoining apartment(s) to the south side – follows the slope of the roof. It is proposed to supplement this with a screen to a height of 1700mm min above terrace level to ensure privacy is maintained to the neighbouring terraces/ property.

The existing (northern) terrace boundary – see VIEW B (P2) & DWG NO: 197-PL-04 - has no immediate adjoining neighbour. The adjacent area being part of Flat 14 demise. A similar screen is proposed here for a balanced elevation.

THE PROPOSAL will preserve the profile of the existing roofline, preserving the scale and character of the existing rear elevation to Atlantic House. The east facing glazed screen will match the height of the existing parapet level – to meet Building Regulations: refer elevation DWG NO: 197-PL-03

Proposed materials are in keeping with the character of the rear elevations of Atlantic House.

AMENITY: SUSTAINABILITY, IMPACT, VISIBILITY:

- The extension proposed is confined to the outdoor terrace – no increase in internal area is proposed.
- The windows serving No 14 will remain unchanged.
- Privacy will be maintained and enhanced to neighbouring apartments by way of side screens.
- A significant area of sloping profile metal roof is retained – running from the edge of terrace to the eaves above the lower storey (2nd floor) to maintain the continuity of the roof profile and privacy to the apartments below.

The Owner of No 14 has sought to consult with neighbouring owners. The owners of No 8 & 9 have raised no objections to the proposals.

AREAS:

- Internal area of apartment no 14 : unchanged
- Existing terrace area = 23 sqm approx Proposed Increase in terrace area = 10 sqm

DOCUMENTS: Please read this report in conjunction with the following documents:

197-LP-01	Location Plan
197-EX-01	Existing Floor Plan – Third Floor
197-EX-02	Existing Section AA
197-EX-03	Block Plan/ Flat 14 in context of Atlantic House – Extract: 1999 Construction Drawing
197-PL-01	Proposed Floor Plan – Third Floor
197-PL-02	Proposed Section AA
197-PL-03	Rear Elevation – East: Existing and Proposed
197-PL-04	Side Elevations – North & South: Existing and Proposed