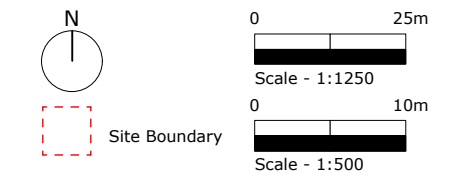


PLANNING ISSUE

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Location Plan - 1:1250 - Red line locates 8 Albert Terrace Mews



Site Photograph 1 - 8 Albert Terrace Mews

Design and Access Statement

8 Albert Terrace Mews, London, NW1

Development Location

Albert Terrace Mews is situated off the southern side of Regents Park Road, adjacent to both Regents Park and Primrose Hill. The Mews is within the Primrose Hill Conservation Area.

The house lies within sub area one, Regents Park Road South, of the Conservation Area. The Conservation Area statement refers to Principle Roads, Secondary Roads and finally Mews. 8 Albert Terrace Mews is located on the Northern side of the street towards the West of the Mews and is noted in the area appraisal (along with the rest of the mews) as an unlisted building which makes a positive contribution to the special character and appearance' of the area. The granite setts found on the street add further character.

Development in the mews began in the late 1800's and continues currently and as a consequence, there is a variation of architectural styles and materials along the mews which adds to a feeling of individuality and intimacy. From street level, there are views of the backs of the villa properties, gardens and boundary walls which creates a high degree of enclosure and privacy.



Site Photograph 2 - 8 Albert Terrace Mews looking East

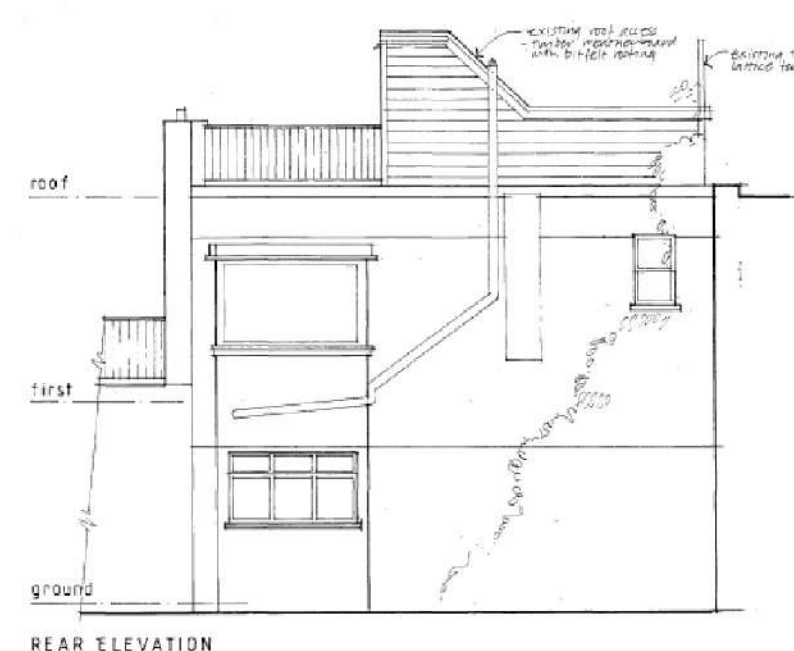
Property Ownership

The house is and has been occupied by the current owners for the past ten years and they are looking to carry out maintenance to the roof where the existing access hatch is in poor condition and unsafe, as well as general repairs to the roof.

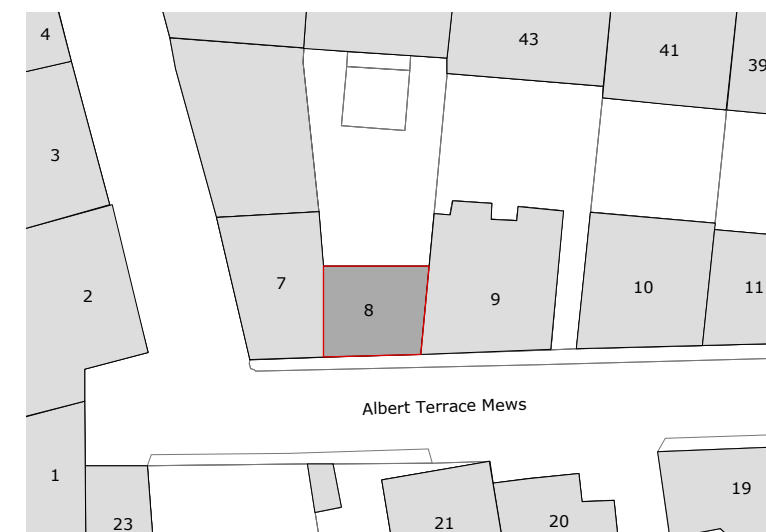
Existing Building & Background to Proposal

The property is a two-storey, terraced single-dwelling mews house with a roof terrace. The existing building is of brick construction which is rendered to the front façade, with ornate iron balustrades and detailing to the front of the property. There is a strong visual parapet line that is typical of the mews. The existing access to the roof terrace is a fully glazed timber structure which is triangular in form and sits atop the staircase that leads to the terrace. As one ascends the stair, they must push the oversized and unwieldy hatch in front and above them in order to open it. This access arrangement is unsuitable and unsafe to use. The timber structure to the access hatch is rotten and requires replacement.

The existing access hatch dates from approximately 1998 when it was given planning consent (Reference - Application number : PE9800476R1, Case File : J10/13/6). The hatch that existed prior to the current one was larger in size and had a more conventional upright door that was altogether more useable, as seen in the drawing below.



Previous Access Hatch - Rear Elevation - NTS



Block Plan - 1:500 - Red line locates 8 Albert Terrace Mews

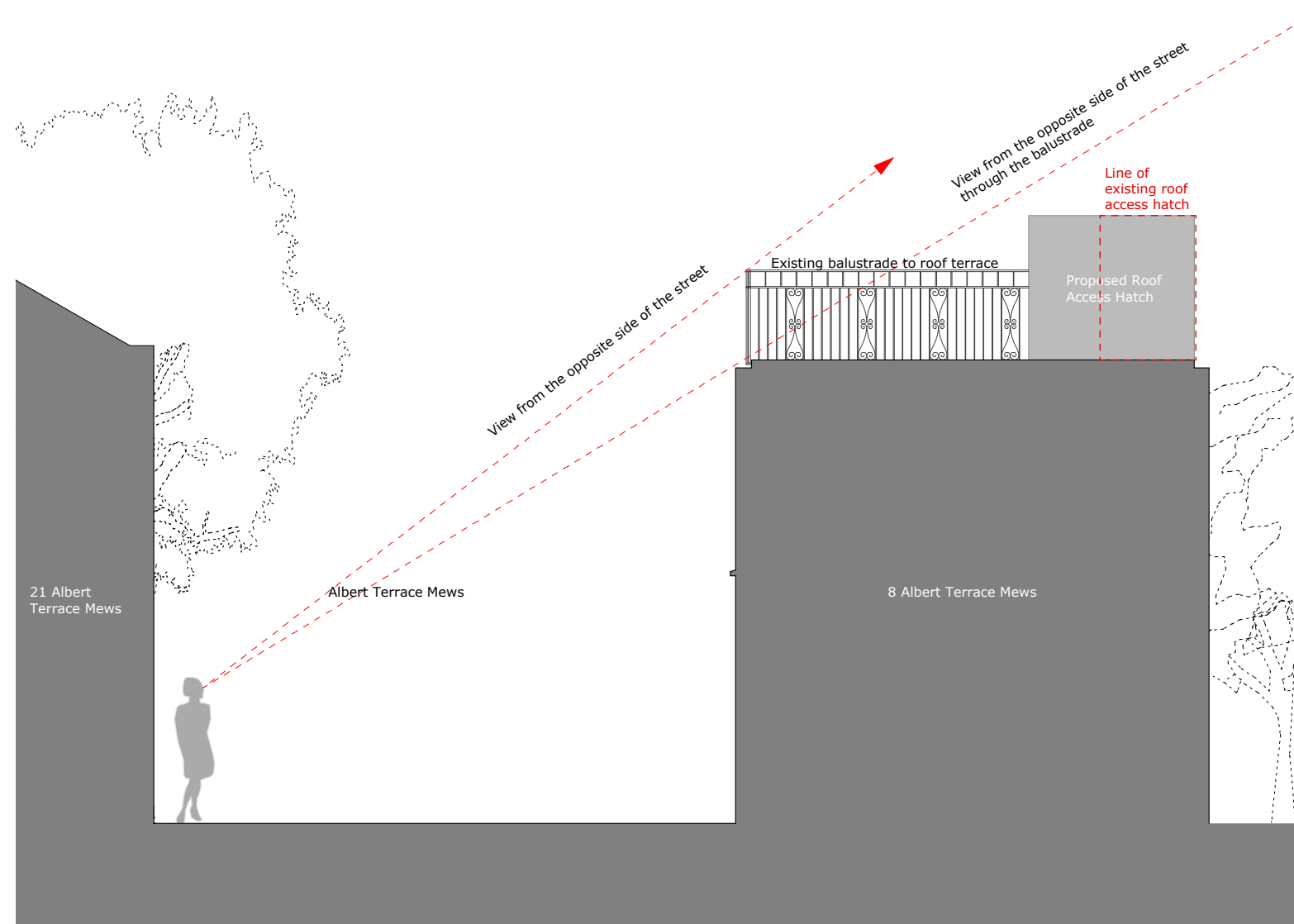
Issue/Revision	Date	Rev
Project:		
Proposed Alterations		
8 Albert Terrace Mews, NW1 7TA		
Hayhurst and Co.		
26 Fournier Street, London, E1 6QE T: (020) 7247 7028 F: (020) 7247 7029 E. mail@hayhurstand.co.uk www.hayhurstand.co.uk		
Subject:	Design and Access Statement 1 of 3	
Scale:	varies	Date: 19.09.17
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Drawing No.:	223 DAS 001	

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Site Section Key:

- Existing Houses
- Proposed Extension
- Existing Access Hatch



Proposed Site Section - Long section illustrating views of proposal from Albert Terrace Mews, NTS

Alterations Proposal

The current arrangement means that the stair to the roof is accessed directly from the master bedroom. The proposal is to create a more useable roof terrace by reducing the size of the existing master bedroom and creating a new staircase from the existing landing so that the roof terrace is no longer accessed via the master bedroom.

The alterations for which consent is sought compromise of;

1. Demolish the existing roof access hatch and associated staircase which are in disrepair,
2. Construct a new alternating tread staircase and roof access hatch that provides easier access to roof level
3. Install a walk on skylight above the existing corridor to improve light levels within the property.
4. Replace the decking to the roof terrace, repair the poor condition roof membrane and make repairs to the parapet edging.

Design - Appearance

1. The cladding of the new access hatch is proposed to be a dark grey metal to match the existing lead flashing.
2. Metal frame sliding glazed doors to the roof.
3. Timber decking to match existing.

There are access hatches of varying quality and design intention on both numbers 7 and 9 Albert Terrace Mews (the adjacent properties). Including number 8, there is no shared distinct or consistent characteristic between these access hatches and so the proposal continues this important aspiration of individuality whilst considering the needs of the owners.

Design - Scale/ Footprint

The proposal is for a similar sized and scaled roof access hatch that will provide a safer and useable access door to the roof terrace. The overall height of the proposed access hatch is designed to match the height of the existing. The proposal is still at a significantly lower level than the height of the pre 1998 access hatch.

The proposal will add a minor increase to the floor area of the existing access hatch in order to provide the new stair and a landing. The access hatch is modest in scale to provide adequate space for access to the roof whilst allowing the occupants of the house a safer route and position to open the door.



Site Photograph 3 - 8 Albert Terrace Mews Roof Terrace & Existing Access Hatch



Site Photograph 4 - 7 Albert Terrace Mews Roof Terrace & Access Hatch

Issue/Revision	Date	Rev
Project: Proposed Alterations 8 Albert Terrace Mews, NW1 7TA		
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Drawing No.:	223 DAS 002	

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Planning Policy Review

The following documents have been considered as part of the formation of the design proposals;

- Camden Local Plan,
- Camden Core Strategy and Development Policies
- Supplementary Planning Documents:
- Camden Planning Guidance 1 Design
- Camden Planning Guidance 2 Housing
- Camden Planning Guidance 6 Amenity
- Primrose Hill Conservation Area Statement

CS14 and DP24 - The character, setting, context, form and scale of the neighbouring building have been considered in the design of the proposal and in the choice of materials. The proposed design is of high architectural merit and quality, and will see an improvement to the existing rotten access hatch.

The design:

1. Is compatible with the local character and context
2. Enhances the design layout and the opportunity for access, increasing the building's life span.
3. Proposes high quality detailing and materials.

DP25 - With regards to Conserving Camden's Heritage the proposal preserves and enhances the character and appearance of the conservation area by not affecting the streetscape and improving the rear elevation.

DP26 The location and scale of the proposed extension and landscape works has no adverse impact on the occupiers of adjacent properties, with no loss to light or privacy.

CPG1 (Design)

The proposal is a high-quality design specially developed in response to its sensitive residential and green setting. The footprint and mass of the proposal responds to the context, surrounding buildings and to the host building and will employ high-quality materials to achieve excellence in design. The scheme;

1. Enhances the host building making a positive contribution to the roofscape and to the rear elevation,
2. Respects and is sensitive to the features of the site
3. Will not overshadow any neighbour or amenity space,
4. Will not overlook,
5. Is not visible within views down Albert Terrace Mews,
6. Respects views of neighbouring gardens and does not block any view through the site,
8. Contributes to the character of the area,
9. Provides visual interest.

Section 5, Roofs, terraces and balconies, is directly applicable to this application. The proposal;

1. Continues and enhances the pattern of roof access hatches in this limited row of houses and would not cause additional harm,
2. Is architecturally sympathetic to the age and character of the building and retains the overall integrity of the roof form
3. The scale and proportion of the existing building will not be overwhelmed by the proposed access hatch

CPG2 and CPG6 (Housing, Amenity)

The levels of sunlight and daylight the spaces will receive are relevant to standards CPG2 (housing) and CPG6 (Amenity).

Heritage/ Conservation Area Statement

8 Albert Terrace Mews is identified in the conservation area statement as part of a group of buildings (*Albert Terrace Mews 1, 3-9 consecutive*) that make a positive contribution to the character and appearance of the conservation area.

The view north of 52 Regents Park Road from Albert Terrace Mews is considered a significant one. 8 Albert Terrace Mews is not in the scope of this view and therefore does not impact it at all.

Roof Extensions The Conservation Area statement refers to roof extension explicitly.

Whilst the proposed and existing access hatch sit higher than the main roof line, they are access hatches and not true roof extensions; i.e they serve to allow persons to reach the roof terrace safely as opposed to providing extra accommodation at the roof level. Nonetheless, we have considered the following regarding the proposal:

PH18 The proposal is subordinate in scale, form and material to the main house. The proposal:

- Is not detrimental to the form and character of the existing building
- does not upset the balance of any symmetrical composition since the buildings in the mews are irregular
- Is not prominent from any long views along any street nor from the parks
- Is not higher than the existing roof and therefore will not be unacceptable prominent as it will be no more prominent than the existing.

PH19 All buildings in Albert Terrace Mews are noted in PH19 which states that any proposal that changes the shape and form of the roof is unlikely to be acceptable. With our proposal, the main roof line, visible and prominent parapet line and the real visibility of the roof access hatch are unaltered. The roof access hatches along the mews are all irregular and if they maintain a subordinate nature to the main roof, should not be considered as the main shape and form of the roof.

Access

Access to the development is to ensure equal and convenient access to the property and access for the emergency services where relevant. This application is for the alteration of a residential unit. As a residential unit, the space will not be accessible to the public, but should however cater for people with varying levels of access ability. The entrance from Albert Terrace Mews remains unaltered. Access to the existing roof terrace is improved.

Conclusion

In conclusion, the proposal replaces an access hatch that is in disrepair and provides a more suitable and safer access route to the existing roof terrace. The extension will not have an adverse impact on the character and appearance of the surrounding area or streetscape and provides a design and material finish, to the roof hatch, that is more in keeping and unsympathetic to the conservation area. The design enhances the quality of the internal circulation to the dwelling and does not result in any loss of residential amenity, nor result in any impact, harm or the loss of any amenity to the neighbouring properties with regards to loss of light, outlook or privacy. The design and scale of the proposal has been developed with consideration to previous planning applications and advice. It is seen as a sympathetic form of development to the host building and not to unacceptably detract from the character or appearance of the surrounding area nor the conservation area character.



Site Photograph 5 - Albert Terrace Mews looking West

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