

THE PLANNING AND HERITAGE STATEMENT  
&  
THE DESIGN AND ACCESS STATEMENT  
MAY 2018

**6 ALBERT TERRACE MEWS, LONDON NW1 7TA**



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## CONTENTS

1.0	INTRODUCTION	3
2.0	THE SITE AND SURROUNDING AREA	3
3.0	HERITAGE CONTEXT	5
4.0	RELEVANT PLANNING HISTORY	14
5.0	THE PROPOSED DEVELOPMENT	15
6.0	PLANNING POLICY FRAMEWORK	16
7.0	DESIGN	19
8.0	DESIGN PARAMETERS	33
9.0	CONCLUSION	35

## **1.0 INTRODUCTION**

1.1 This combined Planning and Heritage Statement & Design and Access Statement is submitted in support of a householder planning application, including demolition in a conservation area for the proposed development works at 6 Albert Terrace Mews, London NW1 7TA.

1.2 This application has been the subject of a detailed Pre-Application Consultation 2018/0586/PRE with Senior Planning Officer, Rob Tulloch and Senior Conservation Officer, Alfie Stroud.

1.3 It is to be read in conjunction with the following:

- Completed Householder Application Form (Including demolition in a conservation area):
- Completed Certificate of Ownership;
- Existing and Proposed Drawings;
- Sustainability Report;
- Energy Modelling Report.

## **2.0 THE SITE AND SURROUNDING AREA**

2.1 The subject Site comprises the building at 6 Albert Terrace Mews, London NW1 7TA. It is located within the 'Camden Town with Primrose Hill' electoral ward and within the administrative boundary of the London Borough of Camden.

2.2 The Site has an approximate area of 0.012 hectares and comprises a semi-detached two storey mews property (with a roof terrace) that is used as a single family residential dwelling (C3 use). The original historic mews property was extended at some point with a 2-storey side extension. It's exterior appearance of rendered block work might indicate that it was extended in the early 20th Century.



*Aerial View of 6 Albert Terrace*

2.3 The Site is situated at the western side of the junction between Albert Terrace Mews and Regent's Park Road. The rear of the Site backs onto the rear of 6 Albert Terrace and is separated from that property by a timber fence.

2.4 The property has a small garden with a sunken terraced area to the north and west. There are two mature limes situated within the garden to the north of the property. There is a single storey addition to the building's northern elevation, which is used for plant and storage and which is entirely concealed behind the boundary wall.

2.5 It would appear from the title plan that the rear garden boundary of 5 Albert Terrace runs partway along the outer face of the rear elevation of the property. This elevation contains existing windows overlooking the garden of 5 Albert Terrace.

2.6 There is access to the property from Albert Terrace Mews as well as a side gate for pedestrian access along Regent's Park Road.

2.7 Albert Terrace Mews is a private road.

2.8 The Environment Agency identifies the Site as falling within Flood Risk Zone 1.

### **3.0 HERITAGE CONTEXT**

3.1 The Site does not comprise a statutorily listed building. It does, however, fall within the setting of the following:

- (a) "Drinking Fountain at Junction with Albert Terrace" (Grade II Listed) - this is located opposite the Site on the west side of Albert Terrace;
- (b) "Primrose Hill" (Grade II Listed Park) - this is located opposite the site to the west of Albert Terrace;
- (c) "K2 Telephone Kiosk at Junction with Prince Albert Road" (Grade II Listed) - this is located at the southern end of Albert Terrace;
- (d) "36 Regent's Park Road" (Grade II Listed) - this is located to the east of the site on the north side of Regent's Park Road

3.2 The Site is also located within the Primrose Hill Conservation Area (Sub-Area 1). Within the Conservation Area Statement all the buildings at 3-9 Albert Terrace Mews (including the Site) are identified as unlisted buildings that make a positive contribution to the special character and

appearance of the area. To the north of the Site is a terrace of buildings along Regent's Park Road, which are also highlighted as making a positive contribution to the special character and appearance of the area.

### **Albert Terrace Mews**

3.3 The Site was historically a two storey Victorian coach house property completing the northern end of a terrace of six mews buildings (1-6 Albert Terrace Mews). These six mews properties are situated to the rear of six corresponding large Victorian Italianate villas on Albert Terrace. A map dated 1849, and referenced in the Primrose Conservation Area Statement, shows these six Mews properties to the rear of the six villas. It can therefore be assumed that each mews property likely served its corresponding villa and, given the date of the map, we can assume that these properties would have provided stabling/coach house accommodation for the villas.

3.4 The early historic mews buildings (Nos. 1-6) are more compact than others in Albert Terrace Mews, echoing their original function. In the early 20th Century these coach houses were converted into garages with accommodation above and today they are predominantly used for residential purposes however the 2-storey scale of the mews has been preserved and provides it with its character and a degree of uniformity.

3.5 The 2-storey properties have rendered and painted brickwork facades and a mixture of different roof styles, surrounded by a cobbled and tar macadam road surface with both intact and converted garages and restricted parking. Some of the Mews properties display original stable doors. (See following image). It is likely that these buildings were all originally exposed brickwork (possibly overpainted) but over time, as stable doors were infilled and fenestration altered, block work was likely used as the infill material and therefore facades were rendered to provide a degree of uniformity and 'gentrification' to the properties. Only No. 5 and a narrow vertical section on No 6 still have the original masonry visible.





*Original garage door at No. 3 Albert Terrace Mews*

3.6 Over time Albert Terrace Mews was extended to 16 mews properties - the newer additions provided provided more varied 2-storey buildings and the more recent buildings have introduced a wide variety of styles.

3.7 There have been a large number of planning applications made for alterations to the properties within the Mews including single storey extensions and basement excavations.

### **Nos 5 & 6 Albert Terrace Mews**

3.8 These two mews properties form a pair at the northern end of the terrace each with a shared gable below a shared pitched roof. At some point a large board board fascia, which is incongruous with the mews typology, has been installed at eaves level across both properties.



*5 and 6 Albert Terrace Mews*



3.9 In 1951 and 1956 planning permission was granted for No. 6 and No. 5 respectively to be converted into dwelling houses.

3.10 Both properties have been the subject of a number of external alterations. The alterations to No.5 are considered to be much more sympathetic than those carried out at No. 6. The front elevation at No. 5 has managed to preserve the character of the original mews building with a very minimal impact as follows:

- The original masonry elevation is still visible, albeit painted;
- The structural opening of the original stable door is still visible;
- The stable door has been infilled with facing brickwork and a large glass window;
- An existing ground floor doorway has been retained;
- A single window with segmented curve rough arch opening still exists at first floor level;
- The up-stand parapet wall has been retained between No. 4 and No. 5;
- The original composition of the elevation is therefore materially still in tact;
- The concrete roof tiles have been replaced with slate tiles, albeit in a double layer.

3.11 It is noted that, at Nos. 5 & 6 Albert Terrace Mews, the deep tiled roof overhang and the white painted oversized fascia barge boards are not an original feature within Albert Terrace Mews and appear, in comparison with the rest of the mews, to be a clumsy addition. It is believed that these fascias were added to support the heavy overhanging concrete roof tiles when they were installed across both buildings (No 5 has since reverted back to slate tiles).



*Retained up-stand parapet wall between No 4 and No 5 Albert Terrace Mews*

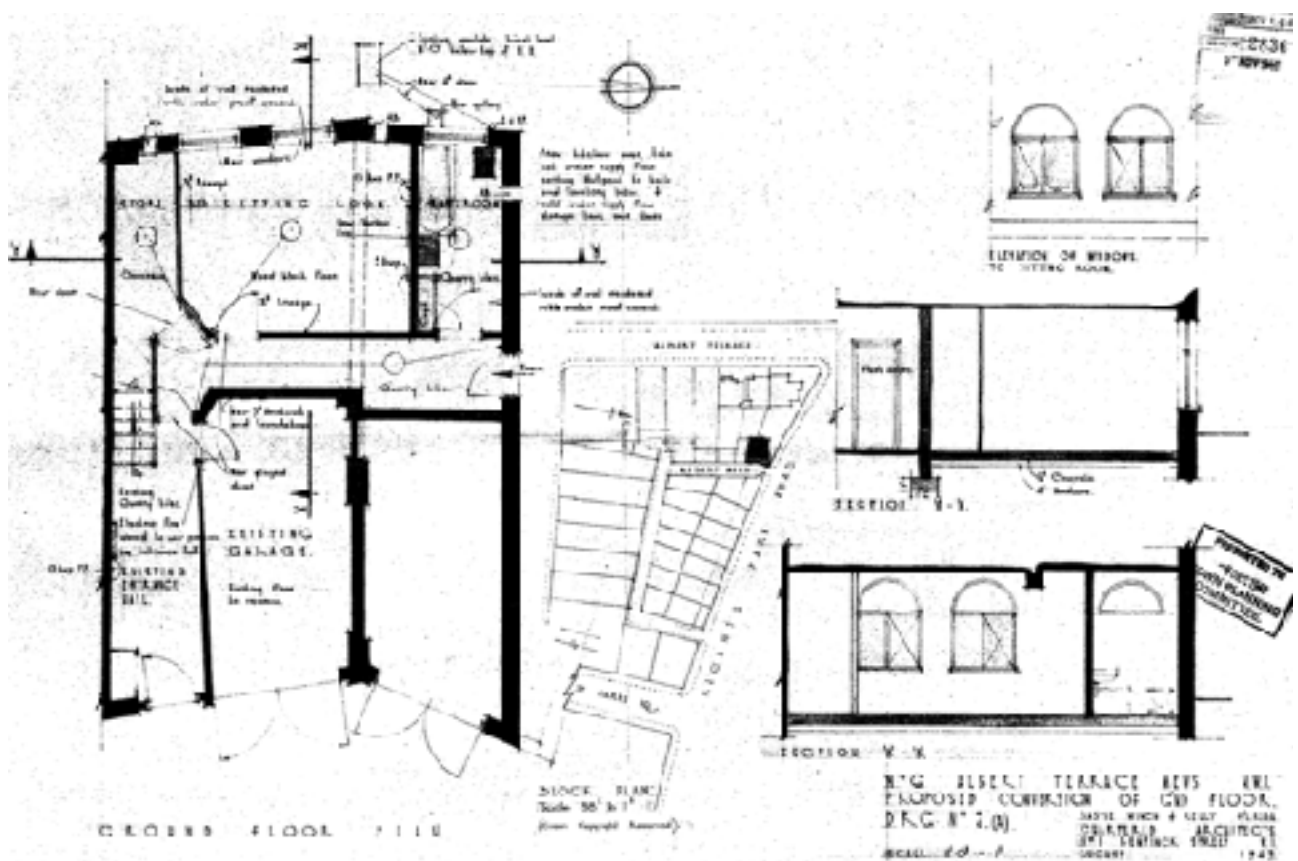


*Original shallow overhung slate eaves detail at No 4 which would have been typical of the original mews*

## 6 Albert Terrace Mews

3.12 To the side of the original building there is a later two-storey addition. It's original date is unclear but it appears to be of heavily rendered block work construction which might indicate that, in it's current form, was perhaps a 20th century addition (or at least remodelled/rebuilt in the 20th century). The detailing is insensitive, again with concrete tiles, but also with a heavy corbelled eaves detail that is not typical of the mews. The heavy roof line over sails the eaves of the earlier building which has led to a compromised roof junction. The prominent gable fronted roof of the side extension and it's over sailing eaves means that the side extension does not 'subordinate' to the original building.

3.13 The earliest recorded planning application for No. 6 was in 1949 and still showed the garage spaces.



Planning Drawing, 6 Albert Terrace Mews, 1949

3.14 In contrast to the alterations at No. 5, those at No. 6 have been extensive and unsympathetic, and it is now considered a low quality building adding little to the character of the mews. The significant negative treatments have been as follows.

### **Original Mews Building**

- The much altered openings bear no resemblance to it's historic composition - the two french doors and two windows above are more typical of a garden city/suburb-type style design. The PVC frames are not complimentary.
- The property has been heavily rendered (in all likelihood to conceal the infilled historic window arrangement). These six mews houses would have originally been characterised by exposed brickwork.
- The flank wall of this building would have been bookmarked with an up-stand parapet at roof level (as is still seen seen between No 5/No4 and No 4/no 3 and No3/No 2). The has been removed most likely when the side extension was erected.
- The original natural slate tiles have been replaced with thick cementitious tiles.
- Both No. 5 and No. 6 have had large barge-board fascias added which is not typical of this mews and not apparent on any of the other mews buildings. The typical roof detail of this mews, and other mews of this period (which is still evident at No. 4 in image below), is to have a simple unfussy shallow projecting eaves with slate tiles (and no fascia board!).

### **Side Extension**

- The poorly detailed side extension does not subordinate to the historical building.

### **Roof-scape and Roof Line**

- The 1988 consented roof terrace was unsympathetically executed. The roof-scape appears 'cluttered' and highly visible - the most apparent faults are as follows:
  - The clumsy roofline junction between the two buildings
  - The high profile and highly visible metallic roof access structure
  - The heavily over engineered balustrade



*Minimal roofline at Nos 2,3 and 4 Albert Terrace Mews*

- The defined and minimal eaves profile/roofline throughout the mews does not extend to No. 5 and No. 6 (see following image). This is due to the following:
  - Large barge board fascia;
  - Thick cementitious roof tiles;
  - Deep overhanging eaves.



## **4.0 RELEVANT PLANNING HISTORY**

### **6 Albert Terrace Mews**

#### **Application 8802523**

Formation of a new roof terrace and the erection of a chimney including minor alterations on the rear elevation as shown on drawings not 88.002/01, 21 and 22 and not 88.002/03D, 05D, 06A and 07 as revised on 16.12.88  
Granted 05/20/1988

### **Other Properties in Albert Terrace Mews**

### **20 Albert Terrace Mews**

#### **Application 2017/0705/P**

Additions and alterations to include excavation of a single storey basement under existing house and part of front car port with rear light well and basement courtyard; erection of front entrance canopy and bin store; installation of 1 x front window, replacement of rear and side doors.  
Granted 25/04/2018

### **11 Albert Terrace Mews**

#### **Application 2014/7709/P**

Excavation of basement and the addition of 2x windows at 1st floor level on the front elevation.  
Granted 20/01/2015

### **5 Albert Terrace Mews**

#### **Application 2008/3425/P**

Creation of new roof terrace and access including replacement of roof tiles with concrete slate and installation of new painted timber windows at roof level.  
Granted 05/09/2008

### **21 Albert Terrace Mews**

### **Application 2007/3213/P**

The blocking up of existing and insertion of new windows and doors to front and rear, the erection of a higher parapet wall, and the enlargement of the existing basement area as a modification to the existing residential building

Granted 19/07/2007

### **9 Albert Terrace Mews**

#### **Application P9601118R2**

The demolition of a single storey house and the erection of a two-storey dwelling house.

As shown on drawing not 96/062/100B, 101B, 102C, 103C, 105C

Granted 10/10/1996

## **5.0 THE PROPOSED DEVELOPMENT**

5.1 This planning application seeks householder planning permission for

***“Lowering of the ground floor to provide level access; alterations to the existing elevations and roof to include the reinstatement of a painted brickwork finish; alterations to fenestration front, rear and side; lowering the existing roof terrace level; provision of a glass access structure, slate tiles, upstand parapet and planters to the roof; lowering and reducing the roof profile of the side extension to include a standing seam metallic roof; and conversion of the property to ancillary guest accommodation for 6 Albert Terrace”***

5.2 The various alterations to the existing building are listed as follows:

### **Original Historic Mews Building**

5.2.1 Reinstatement of a painted masonry exterior

5.2.2 Alter the front and rear fenestration and doors

5.2.3 Lower the ground floor by approximately 350mm to provide level access.

5.2.4 Remove fence on boundary with 6 Albert Terrace

### **Side Extension**

5.2.5 Reinstall a painted masonry exterior

5.2.6 Remove the existing roof and replace with a lower profile standing seam metallic roof

5.2.7 Alter the front, rear and side fenestration and doors

### **Roof-scape**

5.2.8 Lower the roof terrace by approximately 300mm

5.2.9 Replace existing roof access structure with glazed access structure

5.2.10 Reinstall the natural slate tiles

5.2.11 Reinstall the low profile overhang eaves

5.2.12 Reinstall the parapet wall

5.2.13 Provide a low profile balustrade

5.2.14 Provide roof planters

5.3 The guiding design principles of this application are based upon the advice received from a Pre-Planning Application Consultation (2018/0586/NEW).

5.4 The proposals within this application were submitted to the Primrose Hill Conservation Area Advisory Committee (PHCAAC) on 4th April 2018 and receipt was confirmed by email on 9th April 2018. As at the date of this application no further response has been received and so we shall continue to await the advice of the PHCAAC in due course.

## **6.0 PLANNING POLICY FRAMEWORK**

6.1 This section provides an overview of the Development Plan and other planning policy and guidance relevant to the consideration of this proposal.

### **Policy Framework**

6.2 Planning policy operates at three levels.

6.3 At national level, Central Government sets out national planning policy in the form of the National Planning Policy Framework (NPPF). The NPPF focuses on a presumption in favour of sustainable development.

6.4 The NPPF is supplemented by the National Planning Practice Guidance. This has since been revised and updated and replaces a number of older guidance notes and complement in the NPPF.

6.5 At regional level, the Mayor's London Plan consolidated with alterations since 2011 (March 2016) represents the regional spatial strategy for London

6.6 Local Level is currently supported by the London Borough of Camden's Core Strategy (2010), Development Policies (2010). However, an emerging Local plan (2016) has been prepared by the council and is currently at Examination.

### **The 'Development Plan'**

6.7 Section 38 (6) of the Planning and Compulsory Purchase act requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

6.8 The statutory Development Plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act (2004) is the adopted Core Strategy (2010), the adopted Development Policies Document (2010), and the Consolidated London Plan (2016).

6.9 The NPPF and NPPG also form a material consideration in the determination of planning applications.

6.10 The LB Camden also has the Camden Planning Guidance's (CPG's) that provide additional guidance to support the Core Strategy and Development Policies Document. The Supplementary Planning Documents (SPDs) also form a material consideration in the determination of planning applications.

6.11 The relevant planning policies and guidance are detailed and considered on a topic basis in Section 7 alongside the analysis of the relevant planning and heritage issues

### **Listed Building and Conservation Areas Act**

6.12 The Site is located within the Primrose Hill Conservation Area and is within the setting of nearby statutorily listed structures, buildings and a park. Consequently, it will be necessary to '*pay special attention the desirability preserving or enhancing the character and appearance of the Conservation Area*' as required by Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990. As the Site falls within the visual catchment of these assets, appropriate consideration of potential impact to the setting is required.

### **Relevant Policies**

6.13	<b>Camden Local Plan 2017</b>	H3 Protecting Existing Homes
		A1 Managing the Impact of Development
		A3 Biodiversity
		A4 Noise and Vibration
		CC1 Climate Change Mitigation
		CC2 Adapting to Climate Change
		CC3 Water and Flooding
		D1 Design
		D2 Heritage
		T1 Prioritising walking, cycling and public transport
	<b>Camden Planning Guidance</b>	CPG1 Design (updated March 2018)



CPG3 Sustainability (updated March 2018)  
CPG6 Amenity (updated March 2018)  
CPG7 Transport (September 2011)  
CPG8 Planning Obligations (updated March 2018)  
CPG Amenity March 2018  
CPG Housing (Interim) March 2018

**Primrose Hill Conservation Area Statement 2000**

**London Plan 2016**

**NPPF 2012**

**7.0 DESIGN**

**Reinstate a painted masonry exterior**

7.1 It is considered to be a positive enhancement to reinstate the brickwork facade, painted white, to match No. 5. Due to the extensive and unsympathetic alterations of the existing building, it was initially considered, during the pre-application consultation, to propose a full demolition and rebuild in facsimile but upon further examination it was decided to adopt a more sensitive approach which would involve carefully removing all the render to reveal and retain as much of the historic brickwork as possible. Where later block work infilling is revealed it is proposed to replace this with an approved non-wire cut brick to be keyed into the original brickwork.

7.2 The original vertical section of brickwork (raised proud by approx 50mm) adjacent to No. 5 would be retained and would provide a control sample for any matching brickwork. This strip is also considered to be a positive feature in the pairing of No. 5 and No. 6.

**Alter the front and rear fenestration and doors**

7.3 We have not sourced any early photographs of the property to give us an indication of exactly how the door and window composition would have appeared. However it is likely, (and

typical of mews houses of this period) that compositionally there would have been a single window at first floor level. In the absence of any early visual record, it is therefore proposed to mirror the rough segmented arched window opening at No. 5. This is low-Victorian in style and believed to be original (or certainly early). It is also proposed to replace the uPVC frame with a timber sash window.



*Front view of No 5 Albert Terrace Mews*

7.4 A prominent lintel at No. 5 indicates the position of the original timber coach house doors which have now been replaced by a front door and three sash windows. At No. 6 it is proposed to reintroduce a large timber panel at ground floor in a similar proportion to the original coach house doors. This reference to the original stable doors would return a 'mews-like' appearance to the property. The timber panel, in a natural finish, would provide timber door access and also timber shutters concealing a glazed window behind. These timber shutters would provide excellent security to the ground floor of this mews property without the need for the unsightly internal metal shutters (as currently exists).

7.5 To the rear of the mews property it is proposed to retain the five openings. The three small first floor windows would have slim metal frames. At ground floor the left hand side arched window would have its cill dropped to provide an opening for a timber door. It is proposed that the mews property becomes ancillary guest accommodation for 6 Albert Terrace and therefore a door access directly from, and facing, the shared garden is proposed. (Please note the existing side door would be removed). With regards to the ground floor right hand side arched window, given its position directly onto the property boundary line with No 5 Albert Terrace (and obvious privacy issues for both the properties) it is proposed to integrate an arched brickwork lattice to the front of this window. The brickwork would be carefully keyed into the existing brickwork. This window would have obscured glass behind the lattice. Both the openings at ground floor level are not visible from Regent's Park Road.

These two interventions to the existing arched windows would provide the following:

- enhanced privacy for both properties;
- continue to allow daylight into the rear ground floor of the mews property;
- provide a continuity to the earlier arched form.

#### **Lower floor level to provide level access**

7.6 It is proposed to lower the existing ground floor level by approximately 350mm to provide level access into the property. Currently there is a step up into the property. This internal adjustment would have no effect on the external appearance of the property and therefore is considered acceptable.



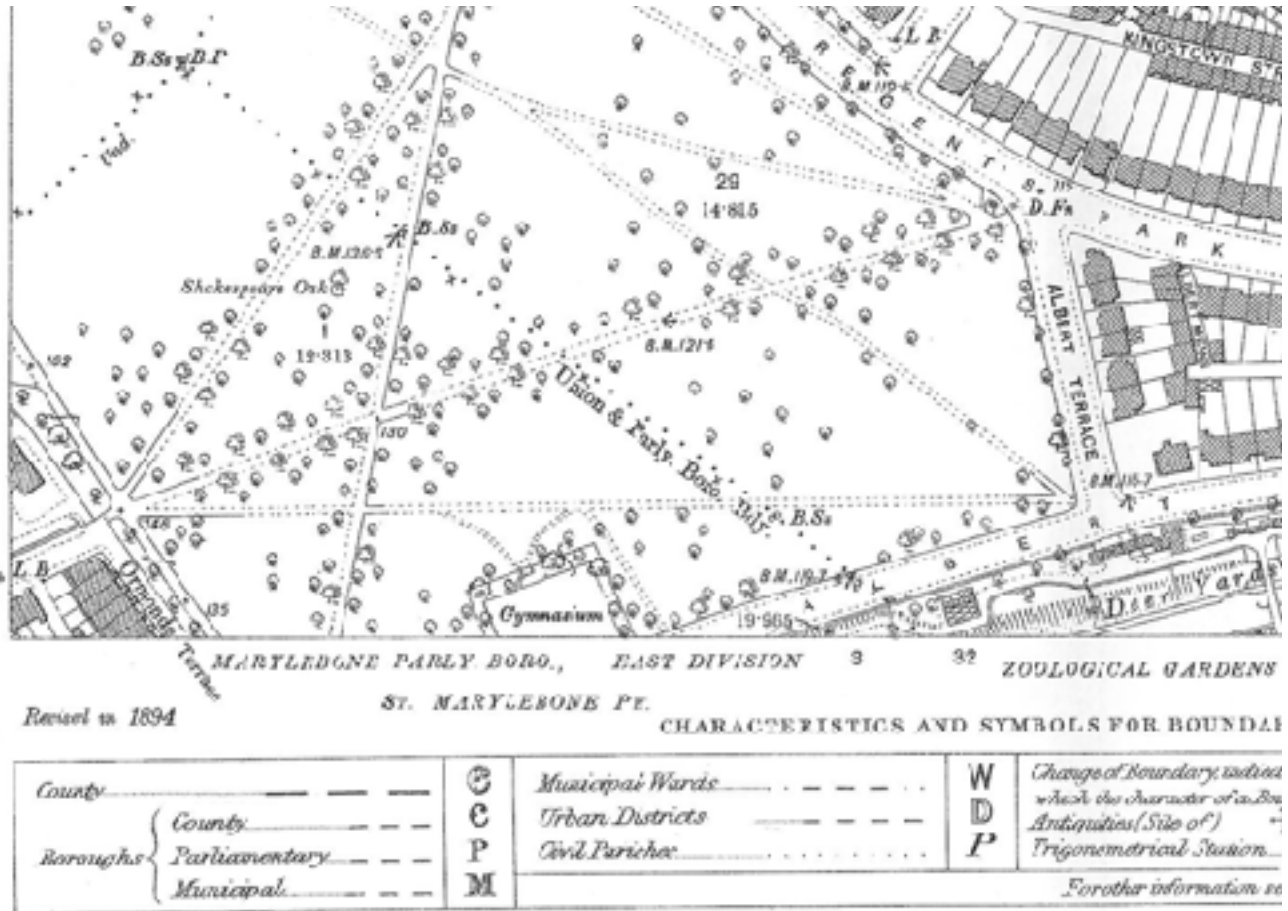
*Rear view of 6 Albert Terrace Mews*

### **Remove Fence**

7.7 It is proposed to remove the fence on the boundary with 6 Albert Terrace. Both properties are under the same ownership and it is proposed that the mews house becomes guest accommodation for 6 Albert Terrace. The garden would therefore be shared by both properties.

### **Side Extension**

7.8 As with the historic mews building it is proposed to provide a matching painted masonry finish to the exterior of the side extension. On Initial examination the side extension appears to be built of rendered block work, and therefore assumed to be a 20th Century addition, and so during the pre-application consultation it was proposed to demolish this extension and rebuild in brickwork. However on further examination an OS map dated 1894 shows an extension in the same position (an earlier OS map dated 1879 shows no such extension).



Extract from 1894 Ordinance Survey Map showing side extension at 6 Albert Terrace Mews

Therefore an extension can be assumed to have been built at some point during these two dates. We cannot be sure that the current extension is the original or whether it has been rebuilt/remodelled at some point. We also cannot be certain what the extension is constructed from. Although the pre-cast concrete block was in mass production at the beginning of the 20th century it was invented in the mid-1800s and therefore could have been employed in the construction of this extension. However there is a possibility that this extension is also made out of brickwork.

Therefore it is proposed to carefully remove the render. If historic brickwork is revealed below then this brickwork will be cleaned, repointed and painted. If indeed it is block work then this application would propose to replace the block work with a non-wirecut brick to match that proposed for the original mews property.



7.9 The detailing of this extension is insensitive with a concrete tiled roof, a heavy corbelled eaves which is not typical within the mews. The heavy roof line eaves over sail the eaves of the earlier building which, along with a poorly detailed roof terrace, has led to a compromised roof junction. The prominent gable fronted roof of the side extension and it's over sailing eaves means that the side extension is domineering and does not subordinate to the original building.

7.10 In order for this extension to appear subordinate to the original mews house (and not to look like and narrow 'imitation-mews' house) it is proposed to replace the pitched gabled roof profile with a much lower horizontal parapet roofline. This roofline would sit level with the eave of the adjacent building but over 0.5m lower than the reinstated historic parapet (which would have originally delineated the roofline termination of the original mews building. A horizontal roofline would also seem appropriate within the unfussy architectural forms of the mews which also already contains horizontal rooflines.

7.11 It is considered appropriate for the side extension to actually appear as a latter side extension to further distinguish the historic pairing of No 5 and No. 6. To this end it was felt that a subtle change in materials at roof level to signify this would be appropriate. In order to maintain a 2.4m internal head height the roof is required to slightly rise up behind the proposed lower horizontal coping line. However this proposed section of roof still remains lower than the reinstated historic parapet wall line. It is proposed that this set back, and sloped, section of roof be faced with a metallic standing seam roof in a colour to match natural slate tiles. It is felt that this differentiation of roofing material would help to allow the side extension to be read as a later addition. In any case the roof profile would still be significantly lower than the existing condition from all elevations and views, in particular those from Regent's Park Road and Albert Terrace Mews. To avoid unsightly rainwater goods (like gutters and downpipes) it is proposed to have a recessed channel within the roof profile to collect rainwater. The standing seam roof was selected as it has been used successfully in this, and other conservation areas, and upon prominent buildings "which make a positive contribution". Two examples within The Primrose Hill Conservation Area are 3 & 5 Kingstown Street 38 Chalcot Road (see following images).



*3 & 5 Kingstown Street*



*38 Chalcot Road*

7.12 It is proposed to alter the fenestration on the side extension as follows:

#### Front Elevation

It is proposed to install a simple rectangular window opening to the front elevation at first floor level. This would contain a frameless section of glass. This would appear in subtle contrast to the

rough arched window opening and timber sash window proposed in the historic building, again helping to differentiate between the two buildings. No window would be installed at ground floor to both help to provide a contrasting compositional layout to the adjacent building but also to enhance the ground floor level security of the mews.

#### Side Elevation

It is proposed to retain a horizontal window opening in the side elevation that would contain a slim metal framed window. However the window is repositioned to reflect the new internal layout but also because it was felt that the existing window opening sat awkwardly close to the eaves of the roof.

The entrance door (not visible behind the boundary wall) would be infilled with brickwork and relocated in the rear elevation (see para 7.5).

#### Rear Elevation.

In contrast to the smaller window openings in the rear elevation of the original mews house it is proposed to have fully glazed doors as ground level in the side extension. This will help differentiate the extension from the fenestration composition of the mews building. It will also allow improved daylight into ground floor of the mews which currently is heavily obscured by the mature lime trees. These ground floor doors cannot be seen from Regent's Park Road and so have no visual impact upon the conservation area. At first floor level it is proposed to have a window similar in scale to the existing. Both windows would have a slim metal profile.

#### **Roof-scape**

7.13 The existing, and consented, roof terrace has been poorly executed and is highly visible. It is proposed to improve this situation and therefore enhance the visual amenity of the conservation area.

The particular poor details to note are as follows:

- The clumsy junction between the original mews building and the side extension (see image below);
- The thick line of cementitious roof tiles;
- The oversized fascia to the eaves;
- The high profile metallic roof access structure;
- The heavily over engineered handrail ;



*Clumsy roof junction detail from above*





*Clumsy roof junction detail*

7.14 To help reduce the the impact of the roof terrace it is proposed to lower the existing terrace level by approximately 300mm.

7.15 It is proposed to remove the metallic roof access structure, which is highly visible (see following image) and replace it with a similar glass access structure as at No. 5 Albert Terrace Mews.

The neighbouring glazed access structure was consented in 2008. The proposed glazed structure on the roof at No. 6 would be frameless, positioned against the existing up-stand party wall and below the coping line. This intervention would hugely improve the existing roof-scape as the roof profile will be much reduced which will benefit external views. Due to the set back the proposed access structure would not be visible from Regent's Park Road in side elevation as the view in the following photograph would indicate.



*Visible roof access structure*



*Current access structure visible but proposed would be set back and not visible*



*Glazed access structure at No. 5 Albert Terrace Mews*

7.16 It is proposed to remove the concrete tiles and replace them with the original natural slate tiles.

7.17 It is proposed to remove the incongruous large barge board fascia and reinstate the low profile eaves as can be seen at No. 4 Albert Terrace Mews.

7.18 It is proposed to reinstate the parapet wall that would have bookmarked the end of the original mews terrace but was likely removed when the side extension was constructed. The other original parapet walls dividing each property are still visible between No 5/No 4, No 4/No 3 and No 3/No 2. This reinstatement would also provide a further separating feature between the original mews and the side extension further delineating their forms. It would be built to match the height of the existing parapet walls.





*Arrows shows existing parapet walls*



7.19 With the roof terrace lowered it means that the balustrade will also be lowered by approximately 300mm reducing its visually impact. It is also proposed to use much smaller sections to construct a new light weight balustrade.

7.20 Even though the roof terrace has been lowered by 300mm the balustrade will still be visible and therefore in order to conceal this element further it is proposed to install planters on the roof in front of the balustrade. The most significant is a planter that will be recessed within the roof of the extension. The lowered roof terrace level would still require a small up-stand, set back from the front and rear elevations, where it remains above the slate roof line and it is proposed to match the leaded up-stand which was consented at No. 5 in 2008. This up-stand would form the edge of a small hidden planter to the front and rear elevations that would help mask the roof terrace behind. It is hoped that these measures, combined with the others mentioned, will hugely reduce the existing visual impact of the roof terrace to the wider conservation area. Of course these areas of planting will also provide an additional natural habitat for urban wildlife.

## **Internal Layouts**

7.21 Whilst the internal layouts and interiors are not strictly a matter for this planning application, as the building is not statutorily listed, it is important to note that the external and internal upgrading will help preserve the integrity of this building long term. The amended layouts will be tailored to it's new use as ancillary guest accommodation to 6 Albert Terrace.

## **Sustainability**

7.22 As mention before, the pre-application consultation had contemplated a complete demolition and rebuild "in facsimile" to produce a masonry fronted mews building. Given this consideration it was advised that "all proposals for substantial demolition and reconstruction should be fully justified in terms of optimisation of resource and energy use, in comparison with the existing building". It was also advised that in the case of a substantial demolition it must be demonstrated that it is not possible to retain and improve the existing building. This advice,

coupled with the fact that the extension may be late 19th Century, has now led to a revised methodology of proposed development. As opposed to demolition it is proposed to carefully remove all render and then repair and reuse the historic fabric, for both the mews building and its extension. However some demolition may still be required, for instance, where brickwork has been replaced by block work or in the replacement of the extension roof. The overall extent of demolition is not yet clear but it is felt that an 'incremental' approach, through the careful removal of the render and a subsequent assessment will maximise the preservation of the existing fabric.

Regardless of the uncertain degree of demolition it is still important to demonstrate that the development will optimise resources and energy use and therefore a comprehensive Sustainability and Energy Modelling Report has been commissioned and is attached forming part of this application. The energy modelling report demonstrates that the development will reduce carbon emissions by 21.3% from fabric efficiency measures alone.

## **8.0 DESIGN PARAMETERS**

### **Use**

8.1 6 Albert Terrace and 6 Albert Terrace Mews are in the same ownership and separated by a garden boundary fence. It is proposed to remove this fence and convert No 6 Albert Terrace Mews to an ancillary guest house to 6 Albert Terrace. This will result in the loss of one home which would however comply with policy H3 as it would not result in the net loss of two or more homes. Such a proposal does not normally require planning permission but we are noting this proposal as part of this application.

### **Appearance**

8.2 The appearance of the building intends to reinstate as many historic features as possible and return the building to a mews like property. The side extension will be reduced in profile in order to subordinate it to the principal historic building. The profile of the roof-scape generally

would be reduced. All the changes as described in this report are considered to provide a positive impact to the building, the mews and the wider conservation area.

## **Scale**

8.3 The scale of the proposal works all fall within the existing envelope of the building and in the case of the roof scape and side extension proposals actually reduce the existing profile fo the property.

## **Layout**

8.4 The proposed layouts will provide suitable ancillary guest accommodation to 6 Albert Terrace.

## **Landscape Strategy**

8.5 The proposal retains the two significant mature lime trees in the garden. It removes the fence forming the boundary between the Site and 6 Albert Terrace allowing both properties to enjoy a combined larger outdoor amenity area..

8.6 Permanent planters are also proposed on the roof to improve the visual amenity and also to enable and increase of local bio-diversity.

## **Vehicular Links**

8.9 The proposed development does not alter the existing vehicular access to the property and does not put any additional pressure upon the local parking facilities.

## **Access**

8.10 Access into the property remains unchanged from Regent's Park Road and Albert Terrace Mews. However the proposal now enables level access into the building.

## **9.0 CONCLUSION**

9.1 This combined Planning & Heritage Statement and Design & Access Statement has been prepared on behalf of Mark Golinsky in support of a planning application for various alterations to and conversion to ancillary accommodation at 6 Albert Terrace Mews, London NW1 7TA.

9.2 The designs within this application are subject to a pre-application consultation which was carried out this year with both the Conservation Officer and Senior Case Planning Officer.

9.3 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act, the application proposals comply with the Development Plan, including relevant policies from the London Plan, Core Strategy and Development Policies and Local Plan.

9.4 Overall, the proposed refurbishment of this property also provides an excellent opportunity to improve the appearance of the property and the local streetscape. We consider the proposal to be a significant improvement on the existing condition and as such an enhancement to the conservation area.

9.5 It is therefore duly requested that the proposals that constitute this application be consented.