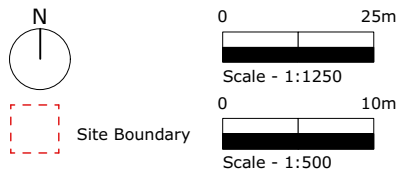


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Location Plan - 1:1250 - Red line locates 8 Albert Terrace Mews



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

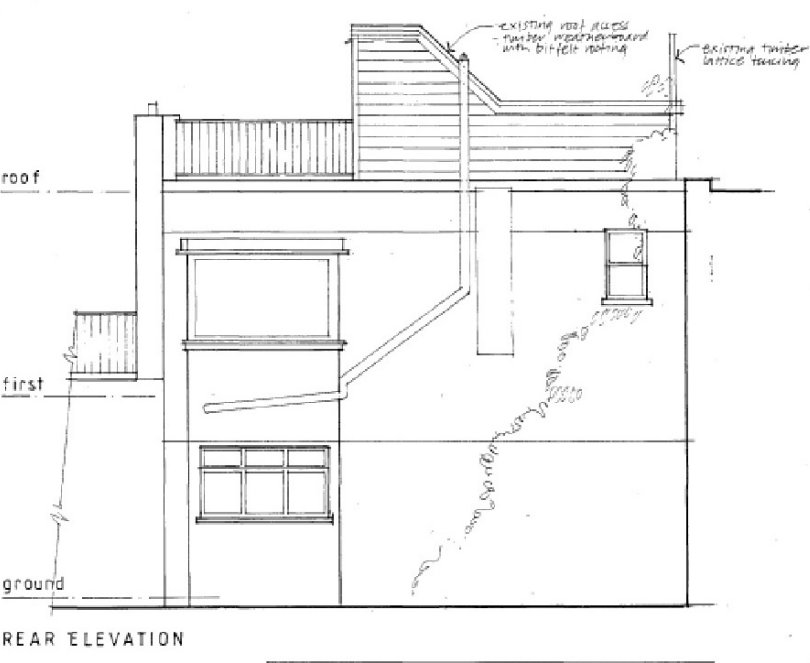
Property Ownership

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 heavy, oversized and unwieldy hatch in front and above them in order to open it. This access arrangement is not fit for purpose 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

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Project:		
Proposed Alterations		
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Subject:	Design and Access Statement 1 of 3	
Scale:	varies	Date: 19.09.17
Original Size: A3		
Drawing No.: 223 DAS 001 R1		

Planning History

A design for a new access hatch, to replace the current access arrangement to the roof terrace, obtained planning consent in 2017 (Reference - Application number : 2017/5232/P). This proposal was to create access to the roof from a mid-level landing and through a sliding door, accessed by steps.

Although the consented designs provide an improved access arrangement to the roof the owners of the property are concerned that this arrangement does not provide them with sufficiently easy access for their lifetime. They are concerned that the stepped arrangement up to the sliding door may cause them difficulties in their older years.

This planning submission is for a new access hatch that creates an easier access arrangement to the roof terrace better suited for users of all abilities.

Proposal

The proposal is to create a more accessible roof terrace by creating a landing space at the top of the existing staircase to the roof so that easier access can be achieved and access to the roof avoids circulation through the master bedroom.

The proposals compromise;

- 1. Demolish the existing roof access hatch and associated staircase which are in disrepair,
- 2. Construct a new, building regulations compliant staircase and a roof access hatch that provide easier access to the existing roof level terrace,
- 3. 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/ pitched rooflights of varying quality and design appearance on both numbers 7 and 9 Albert Terrace Mews (the adjacent properties). The hatches to these properties and the one to number 8, shared no distinct or consistent characteristic and the proposal does not seek to match these.

Design - Scale/ Footprint

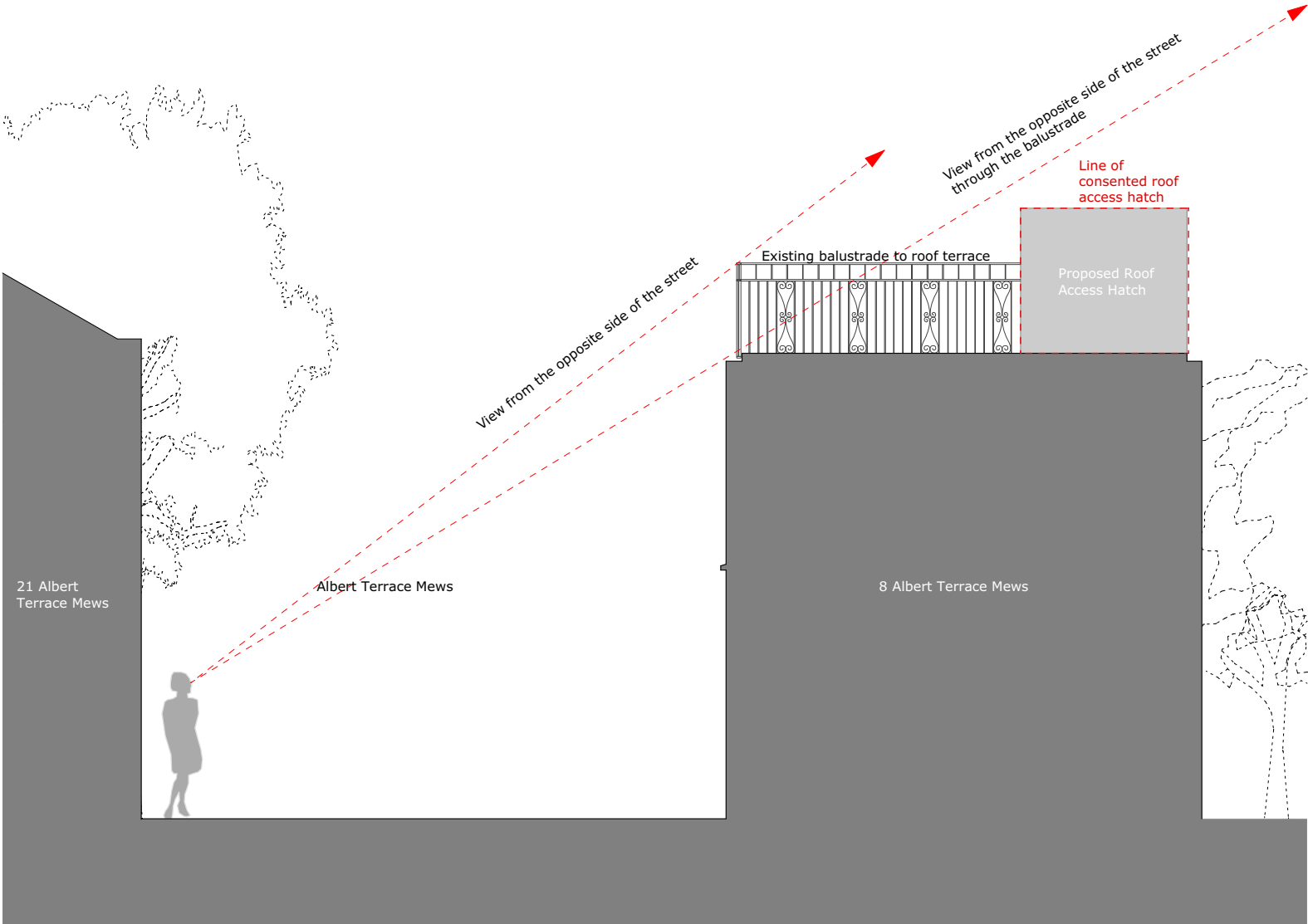
- 1. The proposal is for a similar sized and scale roof access hatch to the design that has been granted planning consent (Reference - Application number : 2017/5232/P). It is also similar in scale to the access hatch that was previously to this location (as described on the previous page) and to the neighbouring hatches on the adjoining properties.
- 2. The height of the proposed access hatch is the same as the height of the consent design (Reference - Application number : 2017/5232/P). The heign of the proposal is lower than the previous access hatch that was in this location and it is lower than the neighbour's access hatch to number 7 Albert Terrace.
- 3. The proposal increases the footprint of the access hatch, noiminally, to that of the consented design for an access hatch (Reference - Application number : 2017/5232/P), in order to provide a door-level landing to access the terrace from. The floor level of this landing is set at a level that is lower than the terrace and it has external steps up to the terrace. This arrangement keeps the height of the proposed access hatch to a minimum and no higher than what has already been granted planning consent.
- 4. The access hatch is modest in scale to provide adequate space for easy access to the roof for older users.

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Site Section Key:

- Existing Houses
- Proposed Extension
- Consented Access Hatch



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



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



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

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Project: Proposed Alterations 8 Albert Terrace Mews, NW1 7TA		
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Original Size: A3		
Drawing No.: 223 DAS 002 R1		

Planning Policy Review

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

- Camden Local Plan,
- Supplementary Planning Documents:
- Camden Planning Guidance, Design, March 2019
- Camden Planning Guidance 2 Housing, May 2016 (as amended March 2018)
- Camden Planning Guidance, Amenity, March 2018
- Primrose Hill Conservation Area Statement

H3 Protecting Existing Homes - The proposed access hatch does not result in any reduction of floor space, nor does it provide any provision for short stay accommodation.

A1 Managing the impact of development - The location and scale of the proposed access hatch and landscape works has no adverse impact on the occupiers of adjacent properties, with no loss to light or privacy.

D1 Design - 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.

D2 Heritage - 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.

CPG 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, Housing and CPG Amenity

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

Conclusion

In conclusion, the proposed development provides a more suitable and safer access to the existing roof terrace. The extension will not have an adverse impact on the character and appearance of the surrounding area or streetscape.

The design enhances the quality of the living environment inside 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 that does not detract from the character or appearance of the surrounding area or the conservation area.



Site Photograph 5 - Albert Terrace Mews looking West

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Design update	29.05.19	R1
Issue/Revision	Date	Rev
Project: Proposed Alterations 8 Albert Terrace Mews, NW1 7TA		
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Drawing No.:	223 DAS 003 R1	