

APPROVAL OF DETAILS STATEMENT
(PURSUANT OF APPLICATION 2018/2225/P)
APRIL 2020

6 ALBERT TERRACE, LONDON NW1 7SU



Prepared by

Humphrey Kelsey

4 Primrose Hill Studios
Fitzroy Road
London
NW1 8TR

on Behalf of

Mark Golinsky

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1.0 APPLICATION 2018/2225/P

1.1 Description

Reinstatement of the original window opening in the rear elevation; the addition of a rear balcony at raised ground floor level; demolition, rebuild and raising a section of the boundary wall; addition of a roof terrace at second floor level and other minor alterations to the existing single family dwelling (C3 use class).

1.2 Consented

6 November 2018

1.3 Approval of Details Consented under Application 2019/1623/P

Condition 5

1.4 Outstanding Details to be Approved

Condition 4

- a) A method statement and plan showing the distribution of the new bricks across the rebuilt wall;
- b) A sample of the new bricks to be used in the rebuilt wall including details of colour, texture, size, face-bond and pointing;
- c) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors
- d) Details including sections at 1:10 of all new rooflights in relation to the roof slopes;
- e) Details including sections at 1:10 of the new railings to the roof terraces (at lower ground floor and second floor levels)

2.0 CONDITION 4(a)

2.1 Application 2018/2225/P proposed the rebuilding of a section of boundary wall facing Regent's Park Road. A method statement (including drawings), has been attached to this application.

3.0 CONDITION 4(b)

3.1 A sample of the proposed brick was shown to the Planning and Conservation Officers during their site on visit dated 25 February 2020 (in relation to Approval of Details application 2020/0203/P). The brick sample is still available on site and is pictured in the attached method statement. Details of size and face-bond and pointing are also addressed in the method statement.

4.0 CONDITION 4(c)

4.1 All existing windows and external doors are to be refurbished or replaced. If replaced they will be fabricated in hardwood frames of high quality to exactly match, in facsimile, the window that is being replaced. All the existing double glazing will be replaced like for like. As discussed with the Planning and Conservation Officers these facsimile replacements are not required to be drawn.

4.2 The exception to the above, where designs of window and external doors are to be replaced with a new proposed designs, are scheduled as follows:

Lower Ground Floor - 2No. Casement Doors onto Front Lightwell

Description: Lower cills of existing windows to provide casement doors and access to the front lightwell doors was presented to the Planning Officer in the attached 'Design Statement - Casement Doors Front Lightwell March 2019'. The preferred design was confirmed in the Planning Officer's email, dated 11th April 2019, and this design is the one proposed.

See 1:10 Drawing WLG.01&02/1

Raised Ground Floor - Front Door

Description: It is proposed to reinstate the double front doors that would have been part of the original Victorian building. The doors and fixed light over match the proportions of the front doors to the adjacent villas along Albert Terrace. The proposed doors are fitted into the existing and historic structural opening of the building.

See 1:10 Drawing DRG.01/1

Raised Ground Floor - Casement Door onto Rear Balcony

Description: Reinstate the original window opening but with a dropped cill to provide a casement door to access the garden. Door to be detailed to match the existing rear fenestration.

See 1:10 Drawing WRG.04/1

First Floor - 2No. Casement Doors onto Front Balcony Doors

Description: Raise the transom of the existing doors to provide a three panelled fixed light over.

Door to be detailed to match the existing fenestration.

See 1:10 Drawing W1.01&02/1

Second Floor - Casement Door onto Roof Terrace

Description: Lower the cill of the existing window opening to provide a casement door to access the roof terrace. Door to be detailed to match the existing fenestration.

See 1:10 Drawing W2.06/1

5.0 CONDITION 4(d)

5.1 The rooflights are Clements Conservation Rooflights, an established high quality steel conservation roof light company, which sit flush within the roofline and have a central glazing bar. Typical manufacturer's elevations and sections are attached at 1:10 and 1:1. These drawing also schedule the various Clement skylight sizes/models.

5.2 Drawing 181(T).100.P6 Rev B shows the plan of these skylights indicating which size/model Clement skylight is proposed.

5.3 Flat Roof Skylight: The original proposal was to replace this skylight. It is now proposed to either leave the existing skylight, or if it requires replacement, to be replaced like for like. The existing skylight currently has a 350mm upstand above the existing flat roof.

6.0 CONDITION 4(e)

6.1 Existing Railings to First Floor Balcony and to the Albert Terrace Elevation are to be refurbished and repaired.

6.2 Proposed Railings to the second floor roof terrace and the rear garden are to be slimline made from 30mm x 10mm steel uprights painted black. They are described in the following attached drawings:

-AT/R1 Typical railing sections 1:10

-AT/R2 Garden Railing Elevation

-AT/R3 Second Floor Roof Terrace Elevation