

THE PLANNING AND HERITAGE STATEMENT
&
THE DESIGN AND ACCESS STATEMENT
MAY 2020

6 ALBERT TERRACE, LONDON NW1 7SU



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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, London NW1 7SU.

1.2 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.

2.0 THE SITE AND SURROUNDING AREA

2.1 The subject Site comprises the building at 6 Albert Terrace, London NW1 7SU. 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 0.045 hectares and comprises a semi-detached five storey property (including an existing lower ground floor level) that is used as a single family residential dwelling (C3 use).

2.3 The Site is situated on the corner of Albert Terrace and Regent's Park Road. It is therefore bound to the north by residential properties along Regent's Park Road, and fronts onto Albert Terrace, facing Primrose Hill Park. The rear of the Site backs onto the rear of the properties along Albert Terrace Mews.

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 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 1-6 Albert Terrace (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.

3.3 The Site is an Italianate Villa, which is a form of building typology that dominates the principal and secondary roads within Sub-Area 1 of the Conservation Area. It is decorated with Stucco plasterwork, which again is a characteristic of the villas within the area. The facade consists of strong horizontal bands and rusticated quoins on the corners of the building. The windows are well defined with projecting surrounds with decorative keystones and heads, projecting cills and hoods and console brackets. Detailed scrolls decorate the projecting eaves and parapets. The building is painted stucco with painted timber single glazed sash windows and casement doors. There is a decorative metal balcony with canopy overhang at first floor level to the front elevation.

3.4 Albert Terrace and Regent's Park Road are identified as principal roads and together with Gloucester Avenue form part of the planned suburban 19th century Southampton Estate. They are of a consistently generous width with wide pavements and gently curving forms.

4.0 THE PROPOSED DEVELOPMENT

4.1 This planning application seeks householder planning permission for

“Installation of a terminal guard to a new balanced flue at raised ground floor level in the rear elevation”

4.2 Government guidance advises that for planning permission for flues is not required provided that

- The height of the chimney, flue or soil and vent pipe is not more than 1 metre above the highest part of the roof.
- If you live in a house within a conservation area, World Heritage Site, area of outstanding natural beauty or National Park the chimney, flue or soil and vent pipe is not installed on the principal or side elevation of the house which faces a road.

4.3 Whilst the terminal guard does not appear in a principal or side elevation, it could be argued that consent is not required, however the terminal guard will be visible from Regent's Park Road, and the wider Conservation Area, and therefore consent is being sought.

4.4 Dimensions of the terminal guard are illustrated on the next page.

4.5 The installation of the terminal guard is not believed to be contrary to planning policy.

Terminal Guards

The flue outlet should be protected with a terminal guard conforming to BS5440-1 if persons could come into contact with it, or if it could be damaged or if it is in a vulnerable position such as where the flue discharge is within easy reach from the ground (less than 2.1m) balcony, veranda or an opening window.

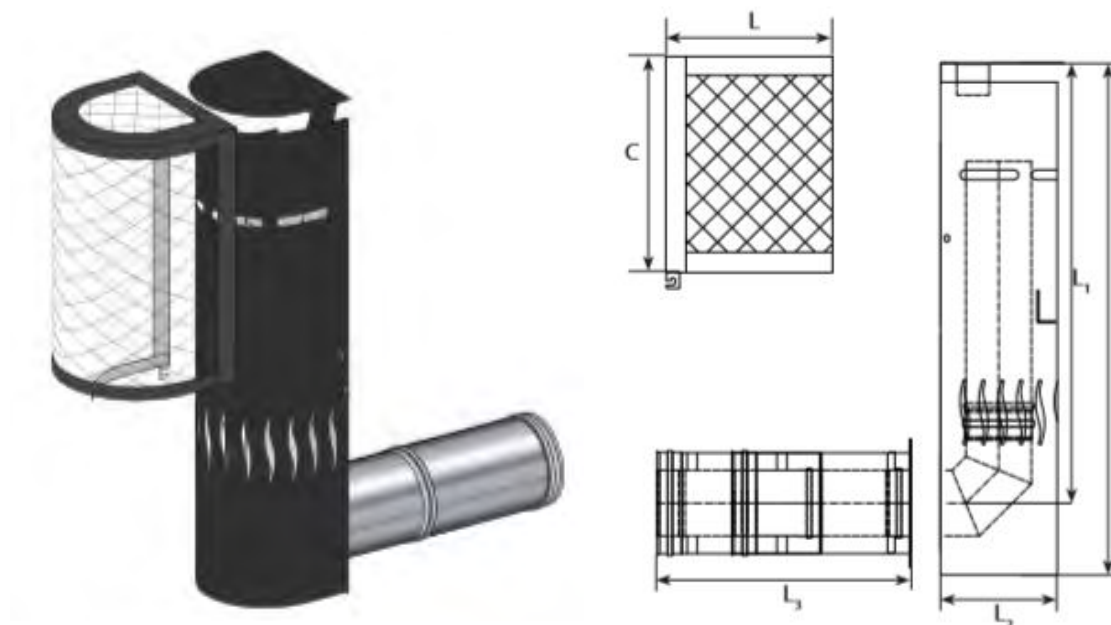
The balanced flued gas stoves are all supplied as a rear exit flue configuration, only the large gas stove can be converted to a top exit configuration. The balanced flue models will be supplied with the flue spigots and gaskets inside of the fire chamber and will need to be fitted as part of the installation. Please refer to Annex A for instruction on how to correctly fit the components .

For rear exit flue configuration:

Snorkel Horizontal Terminal.

IMPORTANT NOTE – If a terminal guard is required the snorkel terminal should be fitted with a guard that covers the entire terminal conforming to BS5440-1.

Fig.16



SNORKEL TERMINAL - C/W GUARD MESH & EXTENSION SECTION	
REF.	SNO 00 BIG
CODE	52 100 420
L	787
L ₁	677
L ₂	180
L ₃	350 to 550
C x L	333.5 x 256

Regarding some Installations it may be necessary to purchase additional flue components to facilitate none standard installations with the standard snorkel kit.