

**Queens Head and Artichoke
Design and Access Statement
August 2020**

**Alterations and additions to 30-32 Albany Street Camden
London NW1 4EA**



Introduction

This Statement accompanies a planning application for the construction of a side extension and enlargement of dormer windows at 30-32 Albany Street (The Queens Head and Artichoke Public House) to provide additional bedroom/study accommodation and improved headroom within the loft.

Building works are currently being carried out as described by and in accordance with planning consent ref 2017/4134/P dated 8th August 2019. The site lies within the London Borough of Camden specifically in the Longford Street character area which is within Regents Park Conservation Area formed in 1985.

The proposal is to retain all the architectural features of the existing front and side elevations of the building and to extend within the yard area to the East of the building and to increase the size of the dormers to the rear (East) elevation and East roof pitch.

This statement is set out as follows;

1. Assessment
 - a. Physical
 - b. Social
 - c. Economic
 - d. Planning Policy
 - e. Planning History
2. Design
 - a. Proposals
 - b. Use
 - c. Amount
 - d. Amenity
 - e. Character and Appearance
3. Access
4. Heritage Statement

It also takes account of the local requirements of the Council as well as setting out the appropriate planning background to the proposals.



Queens Head and Artichoke
Longford Street Elevation



Queens Head and Artichoke
Corner View from Albany Street



Queens Head and Artichoke
View from car park to Rear of Walton House

1. Assessment

a. Physical

The site consists of a corner site Public House and following completion of current building works will return to its established use with a new commercial kitchen at basement level and with serviced apartments and Landlords residential accommodation above. The building is thought to have been built around 1900.

To the East adjoining the yard is an apartment building dating from 1906; to the North is a terrace of early Victorian houses, both the apartment building to the East and the houses to the North are grade II listed.

b. Social

The increase in residential accommodation at second floor levels has been proposed in response to a change in circumstance for our client which, as for many, will require both him and his life-partner to work from home; the addition of a room at this level will enable this to take place.

The additional bedroom to the serviced apartment at first floor level would allow tenants similar opportunity if required and/or additional sleeping accommodation if required.

A key consideration is that the new arrangement allows the building to provide good quality accommodation for the current residents of the building and high quality new serviced accommodation for paying guests and that the proposals do not impact on the amenity of adjoining sites.

c. Economic

The increase in residential accommodation within the serviced apartment will help to sustain the project and provide further funding for the renovation of the existing building and help offset the considerable cost of relocating the commercial kitchen to the basement.

The increase in floor area with full headroom achieved by the conurbation of dormer windows is seen as a positive as it would allow for the installation of additional insulation (primarily against thermal gain) particularly to inside of the south and south-west roof slopes. The increase in area of opening window will assist with natural ventilation which in the absence of cross ventilation is seen as a major advantage and will negate any requirement for mechanical air conditioning.

d. Planning Policy

By providing additional high quality residential accommodation, the application will contribute to the housing requirements of the borough.

e. Relevant Planning History

In August 2019, consent (2017/4134/P) was granted for the works currently being carried out - 'change of use of first and second floors from ancillary kitchen, function room and landlord accommodation to public house (Class A4), to create 3 x 1-bed serviced apartments at first and second floor levels (Class C1) and 1 x 3-bed ancillary landlord accommodation (Class A4) at second and third floor levels; erection of three storey rear/side extension and insertion of new rear/side door to existing yard; installation of 3 x rear/side dormer windows; excavation of existing basement down by 0.45m and installation of new external metal staircase to front lightwell.'

In February 2020, pre-application advice was sought for a two storey side extension and enlarged dormer windows at top floor level.

Advice received concluded that there would be no adverse impact on the amenity of others.

Concern was expressed in relation to the design of the dormers and side extension - these issues are addressed within the accompanying Heritage Statement prepared by Jon Lowe Heritage Ltd.

2. Design

a. Proposals

The proposals are as follows;

- A side extension to provide additional accommodation.
- Enlargement of proposed roof dormers.

b. Use

Works to the upper floors of the building will provide the following residential accommodation;

1st floor

An additional bedroom/study to the rentable accommodation.

2nd floor

An additional bedroom/study to the Landlords accommodation.

3rd floor

More sustainable/useable bedroom accommodation.

As illustrated, the residential accommodation complies with the space and storage requirements set out in CPG 2.

c. Amount

In order to limit potential visual impact on the existing building, the proposed side extension is set back considerably from the front elevation of Longford Street.

The proposed dormers sit within the parenthesis of those already granted, they do not project any further forward than those already granted nor are they any taller or deeper than those already granted planning consent.

Approximate additional internal floor area is as follows;

- | | | |
|-----------------------------------|---|--------------------|
| • First floor | - | 11.2m ² |
| • Second floor | - | 11.2m ² |
| • Third floor (beds 2&3 combined) | - | 6.9m ² |

d. Amenity

The amenity of the existing apartment is not compromised by the proposals

The proposals allow direct, safe access to and escape from the residential accommodation via the fire escape staircase.

e. Character and Appearance

Dormer Roof additions

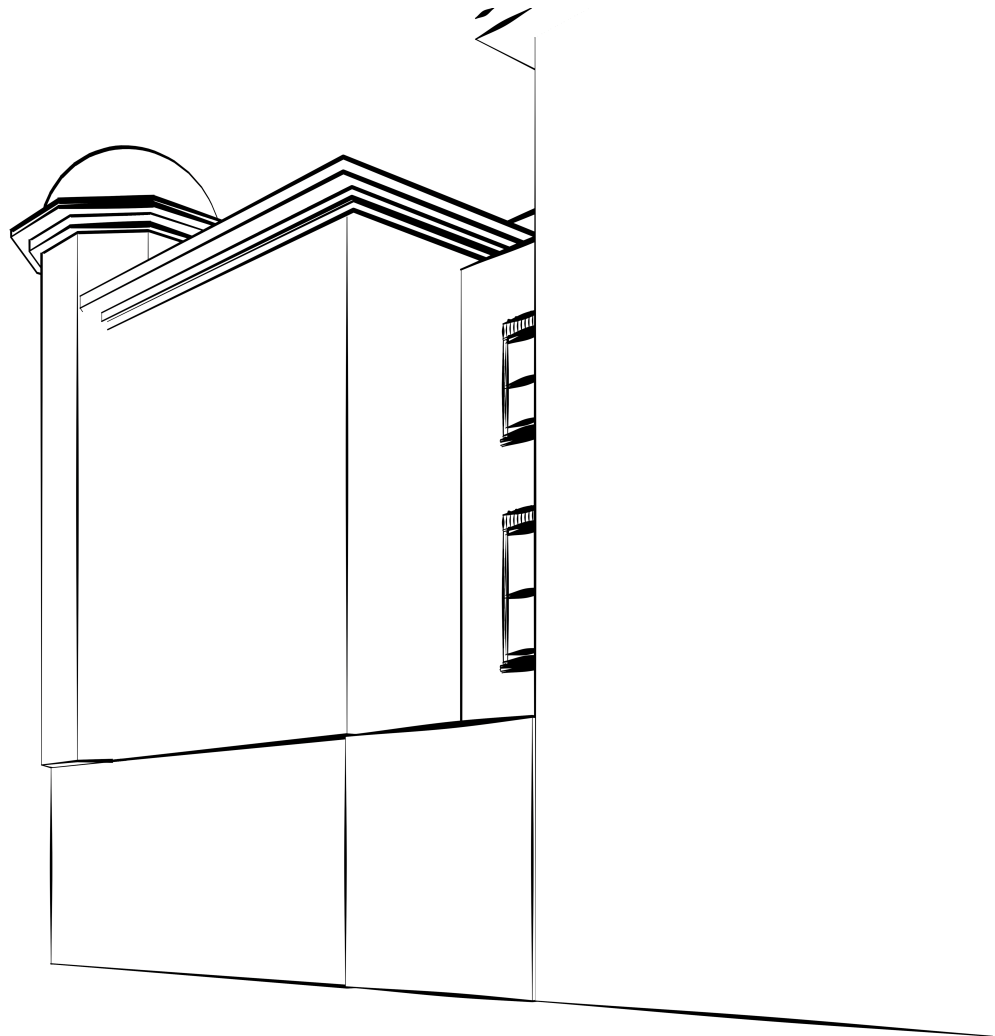
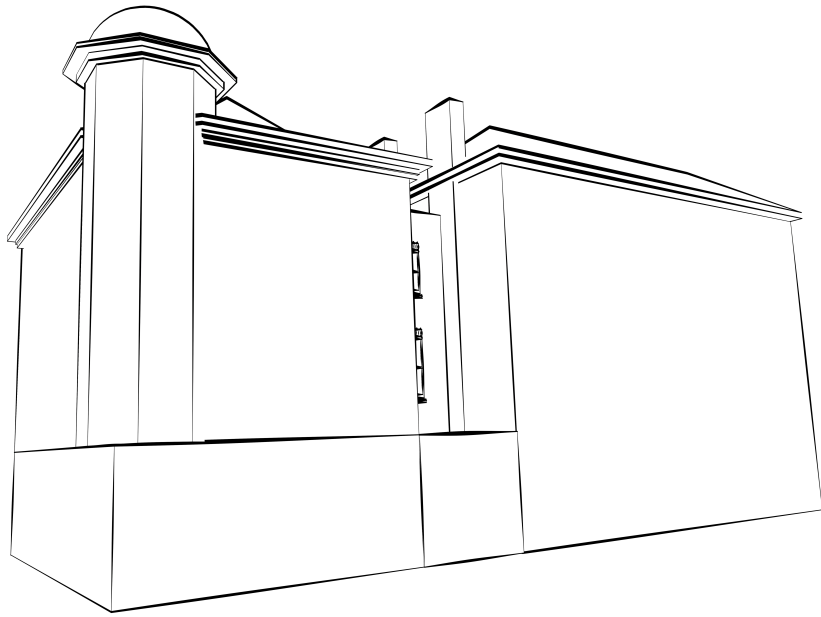
As advised previously by the Conservation Officer, the dormer window extensions have been designed and detailed as traditional timber sliding sash windows set in simply detailed lead-clad dormers. It is proposed that where possible, the dormer windows align with and therefore reflect the distribution of the existing openings in the rear elevation. Befitting of a rear elevation, the distribution is deliberately asymmetrical and by contrast to the front and side elevation, is also informal.

In response to comments received at pre-application stage, the dormers have been divided into two groups with a clear sloped section of roof between them. The design of the windows is deliberately simple and overall the addition is seen as subservient to the existing roof and the host building.

South Elevation rear extension

The proposed extension is set well back from the elevation fronting Longford Street and will not project in front of the chimney stack to the adjoining building. As there would remain a visible gap between the two buildings, the full depth of the red brick chimney stack will remain visible; the poorer quality brickwork to the flank wall of Walton House will be less visible (see Heritage Report).

Verifiable massing diagrams
Showing side extension as proposed



Materials

The proposed south elevation of the extension would be constructed in salvaged London stock brick to match the existing rear elevation and to ensure it remains subservient to the main elevation of the Pub.

The new dormer windows to the rear roof slope will also have traditionally detailed timber sash windows and will be clad in lead with lead cheeks, tops and window surrounds/reveals.

3. Access

Access arrangements will allow direct entry to the existing residential accommodation above the pub as well as to the serviced apartments.

Access to the commercial kitchen will be via the pub.

All other access arrangements will remain as existing.

4. Heritage Statement

A Heritage Statement has been prepared by Jon Lowe Heritage Ltd and accompanies this application.

Keith Tillman
Tillman Architects