

Site description

The site is located at 23 Prince Albert Road, within the London Borough of Camden.

The building lies at the intersection of Albert Terrace and Prince Albert Road, adjacent to the south eastern corner of Primrose Hill. The building lies within the Primrose Hill Conservation Area.

Existing Building

The existing residential building is 8 storeys tall, with a roof terrace on top. It is a 1960s, modernist building with a red-brick facade. It features horizontal bands of glazing that wrap the building at each level where it faces Prince Albert Road.

The facade is more solid to the rear and side elevations, with smaller windows punched into the red brick walls that wrap around the corners.



23 Prince Albert Road, Primrose Hill

Proposed development

Scope: The proposal is to add three new storage lockers to the existing tarmac area toward the rear of the property, near the northeast corner of the site.

Layout and demolition: A single storage block, containing three new lockers is proposed to be situated parallel to the existing brick wall along the eastern boundary of the site. It will abut an existing storage unit.

An existing low level brick wall will be partially removed and remediated to allow for the construction of the new storage lockers.

Use: The storage lockers are intended to provide additional space for tenants.

It will be a free standing structure - separate from the existing brick property wall.



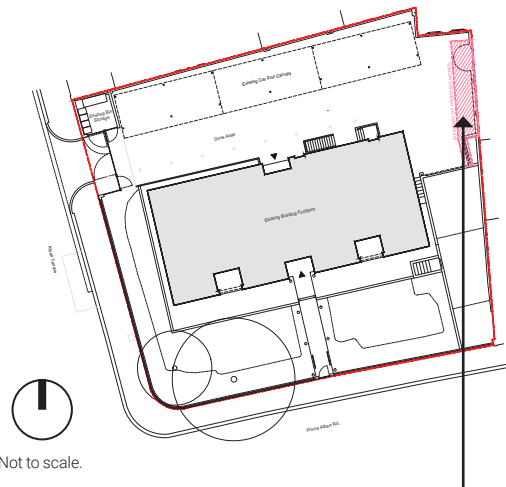
Existing site slope and retaining wall block view of proposed storage from Prince Albert Road.

Proposed development

Scale: The proposed new lockers will be approximately 3.55m tall - well below the existing boundary wall which stands approximately 4.77m above tarmac level. Three new lockers are proposed to be inserted behind the existing, single locker on site. These will extend the storage space along this wall by an additional 7.35m.

Appearance: The proposal will be clad in red brick to match the existing brick storage locker. The doors will be dark-painted wood. The existing wooden doors will be freshly painted a dark colour to match the new works.

Access: The proposal does not impinge on the drive aisle, pedestrian access through the site, or any designated parking bays. There is sufficient space in front of the doors to allow ease of access into the units as well as for circulation of pedestrians and vehicles, as required for a residential block of this size.



Proposed location of works along the eastern boundary of the site.



Location for new storage lockers along boundary wall



Neighbouring windows are currently obscured for privacy



Existing storage lockers
Existing boundary wall extends above proposed lockers