



AERIAL IMAGE - from east looking to the rear of Atlantic House: existing roof terraces.

DESIGN & ACCESS STATEMENT

This statement accompanies the planning application for apartment no: 15 Atlantic House in connection with the increase in width of the existing roof terrace.

PLANNING APPLICATION - for:

INCREASE IN WIDTH OF EXISTING ROOF TERRACE

SITE ADDRESS

FLAT 15 ATLANTIC HOUSE 128 ALBERT ST LONDON NW1 7NE

THE APPLICATION

The application proposes increasing the width of the existing roof terrace by approximately 900mm located at the rear of the property.

DOCUMENTS:

Please read this report in conjunction with the following documents:

219-LP-01 LOCATION PLAN
219-EX-00 BLOCK PLAN – THIRD FLOOR
219-EX-01 EXISTING FLOOR PLAN – THIRD FLOOR
219-PL-01 PROPOSED FLOOR PLAN – THIRD FLOOR
219-PL-02 EXISTING AND PROPOSED SECTION AA
219-PL-03 REAR ELEVATION – EAST: EXISTING AND PROPOSED



View south towards office building at 124-126 Albert St - Flat 15 (RHS)

THE SITE: EXISTING LAYOUT AND CONTEXT

Flat No 15 is located on the uppermost storey of Atlantic House (3rd floor) a mixed use apartment building on Albert Street in the Camden Town Conservation Area.

Developed behind its 20th C façade (on Albert St and Parkway) around 1999, Atlantic House is defined as a 'positive building' in the Conservation Area audit. It is unlisted.

Situated at the rear of the building, No 15 is single aspect, facing northeast towards the backland area behind the buildings on Parkway, Arlington Road and the office building at 124-126 Albert Street.

Planning permission was granted in 2018 for an extension to the existing roof terrace of the neighbouring apartment - Flat No 14. Ref: APP/X5210/W/17/3192104 & 2017/2415/P.

PROPOSAL

This proposal extends the existing terrace at the rear of Atlantic House by approx 900mm - into the area of existing sloping roof by removing a small proportion of the profile metal roofing, to preserve the form of the existing sloping roof line. This is consistent with the arrangement of that at No 14 - next door.

The Applicant has sought consultation with his immediate neighbours at No 10 (the flat directly underneath) and No 14 (adjacent - 3rd floor) who have raised no objections to the proposals and confirms the directors of Atlantic House London Ltd (the head lease company for the apartments) also has no objections.

view from east towards No 15 (3rd floor - top)
terrace set within sloping roof profile. No 14 (RHS)extended roof terrace of No 14 (top)
building projects forward of no 15 (LHS)



No 15 terrace - view snorth towards flat No 14



No 15 terrace - view south towards office building at 124-126



No 14 terrace next door - projects forward (no 15 LHS)

LAYOUT, SCALE & APPEARANCE:

The existing terrace is sited at the rear of the property. The rear of Atlantic House has undergone numerous alterations and is not readily visible from the public realm. The rear roof of the host building is of an obviously modern appearance and has an angular character with some significant variation - across the elevation - in the arrangement of differing roof slopes, projections, balconies and fenestration.

There is no overall rhythm or consistency of design of the rear roof slope of the building and significant variation in the wider roofscape to the rear of the site.

The adjoining terrace at No 14 projects forward of that at No 15.

The proposal increases the size of the existing rear balcony by approx 10sqm - whilst sitting within the area of roof slope - so as not to appear incongruous or an overdominant feature within this roofscape. The proposal includes a glass privacy screen of limited scale and extent so as not to appear an obtrusive feature. The finish of the balustrade can be detailed to reduce visual impact, similar to that of Flat No 14.

Within the context of the modern roofscape of the rear of Atlantic House and the wider variety in the roofscape of the area, the proposal would not appear as an incongruous or obtrusive addition to the building.

In consideration of the above, the proposal would not harm the character and appearance of Atlantic House and would preserve the character of the Conservation Area.

AMENITY: SUSTAINABILITY, IMPACT, VISIBILITY:

The roof terrace is existing and the profile of the roof is being maintained with the addition of privacy screens - no loss of amenity is envisaged to neighbouring properties.

USE:

The use, a residential dwelling will remain unchanged. Apartments within Atlantic House have the existing use of roof terraces.

ACCESS:

The proposals will not alter existing pedestrian or vehicular access to the site. Refuse storage will remain as existing.

AREAS:

There is no proposed increase in internal area of the apartment. The existing terrace will be enlarged by 10 sqm approx.