

25A Primrose Gardens,
Belsize Park, London NW3
4UJ

Design and Access Statement
Prepared for the London Borough of Camden
October 2023

Full Planning Application In Conservation Area
25a Primrose Gardens, London, NW3 4UL

The proposal is to convert Unit A (2 bed) and the Rear Studio unit,
to a three-bed maisonette apartment over the lower ground and
part of the ground floor, and a rear extension with upper ground
floor roof terrace, and associated internal reconfiguration.

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1.0 Introduction

1.1 Project Setting

No. 25A Primrose Gardens is the flat at the lower ground floor, and the rear studio is a 20sqm Studio flat at the ground floor of a five-storey Victorian house, part of a Victorian houses row on the west side of the London Borough of Camden, within Belsize ward.

The house is situated between 23 and 27 Primrose Gardens, which are similar in appearance.

The property sits within the Belsize Conservation area, sub-area 5 - Primrose Gardens.

1.2 This document

This Design and Access statement has been prepared for the London Borough of Camden by Twelve Forty One Limited, on behalf of our client Mr. Tomer Kopel, in support of our planning application for Planning Consent for works to 25A and the Rear Studio unit at 25 Primrose Gardens, London NW3 4UJ

The report outlines the character of the site and the local context and sets out the design proposal for the residential development.

For further design intention details, please refer to the full set of architectural drawings accompanying this report.



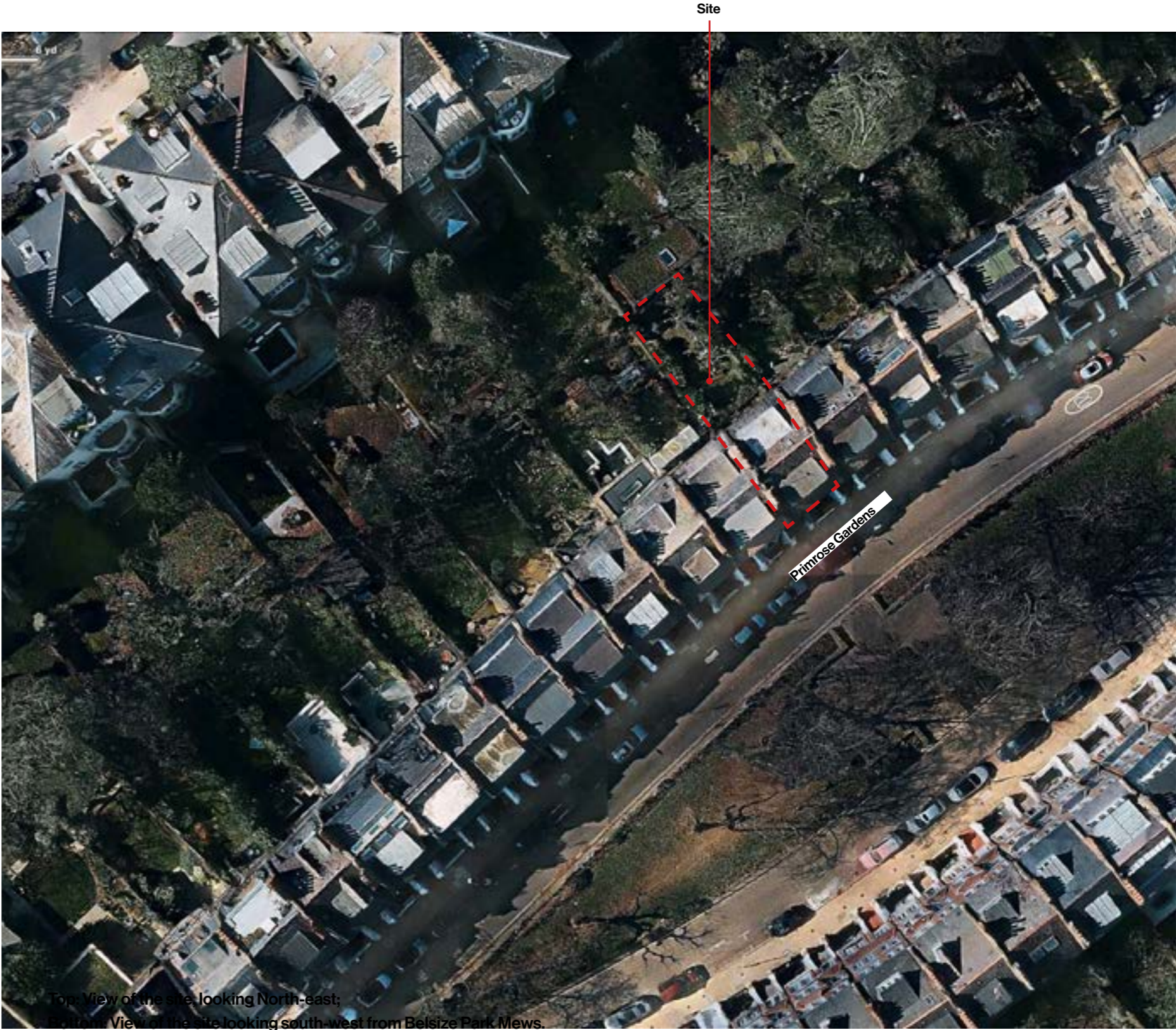
2.0 Site and Context

2.1 Site description

The site is a lower ground floor two-bedroom apartment and an upper ground floor studio apartment located in a five-storey mid-terrace block along Primrose Gardens.

The surrounding area is predominantly residential in nature.

Although the building is not listed, the site falls within the Belsize Conservation Area.



2.0 Site and Context

2.2 Location

The site is located south of Primrose Gardens, facing north east.

This residential street, named Stanley Gardens until 1939, was initially developed in the 1880s on a rectangular field between Belsize Grove in the north and England's Lane to the south.

The southern end of the street comprises two long curved terraces sloping down to England's Lane, overlooking an elongated oval open space with listed telephone kiosks at either end.

The open space provides an important focal point within the street and is one of the few areas of open space within the area.



Primrose Gardens open space



2.0 Site and Context

2.3 Local character

Primrose Gardens is a curved road of late Victorian houses with a steady incline towards Hampstead.

No 25 is a five-storey building that has been used as a single-family dwelling for many years.

Originally, the houses of Primrose Gardens would have been built with small dormer windows to the front and rear, as the existing condition of no 36 shows. Today, the houses on Primrose Gardens display a wide range of enlarged dormer windows to the front and rear of the properties and a wide range of rear extensions of different styles and sizes.

The buildings around number 25 have extended and enlarged the dormer windows at third-floor level.

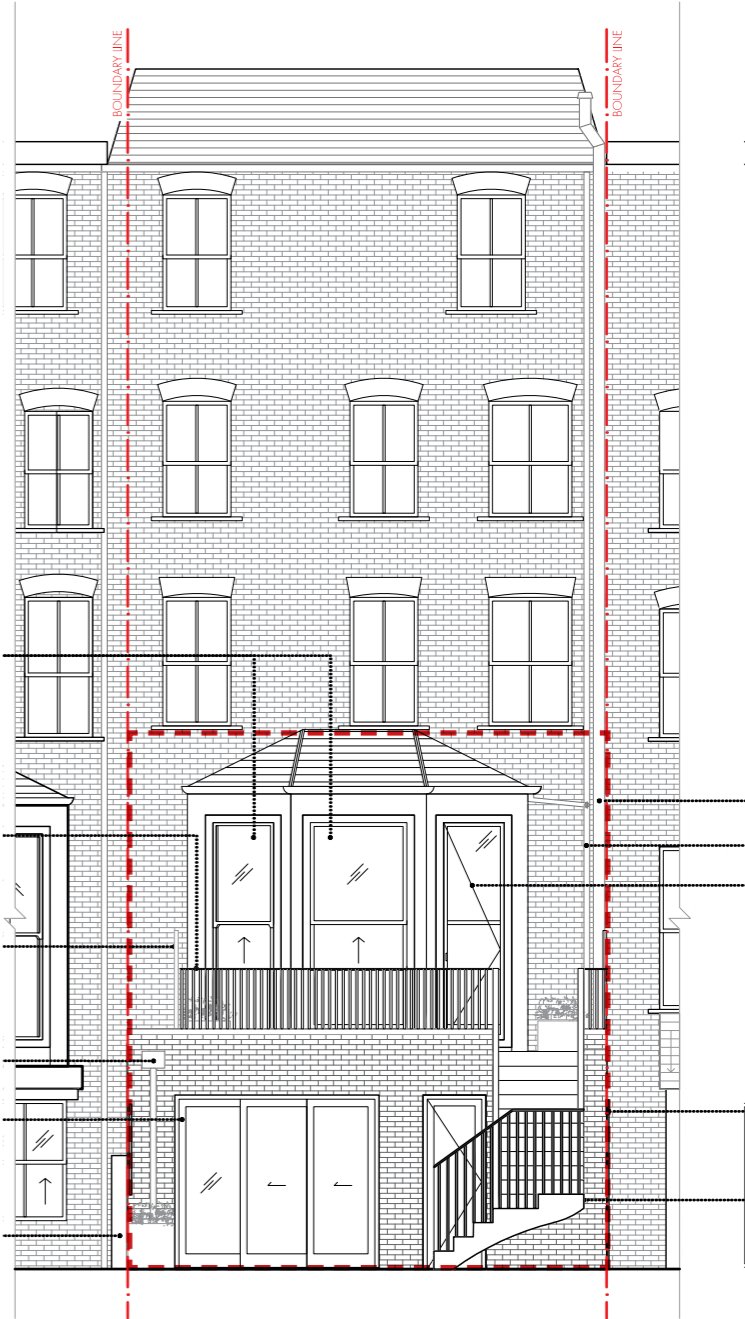
The roofscape at the rear of the properties is also very varied, and a number of buildings along Primrose Gardens have been modified to include new rear terraces and high-level balconies, no 21 and 23 being examples of this.

Over recent years, many of the houses on Primrose Gardens have also been extended from the lower ground floor to the rear, replacing the original full-width Victorian balconies. No 46 has a three-storey rear extension built in line with the original Victorian balcony, as Nos 21 and 47 have a single-storey rear extension.

The proposed rear extension would sit comfortably within the grain and texture of the street and roofscape.



21A Primrose Gardens - Rear Facade



47 Primrose Gardens - Rear Facade

2.0 Site and Context

2.4 Planning context

Number of properties in the surrounding area have been granted similar planning permission to this application in the past years, including:

- 47 Primrose Gardens London NW3 4UL, March 2023 (ref: 2023/0833/P) ; Single storey rear extension with upper ground floor roof terrace to an existing maisonette and associated internal reconfiguration.
- 9 Primrose Gardens London NW3 4UJ, October 2018 (ref: 2018/5116/P); Erection of rear extension at lower ground floor level and replacement front/rear windows
- Flat A 21 Primrose Gardens London NW3 4UJ, June 2016 (Ref: 2016/3395/P); Erection of single storey rear extension to lower ground floor flat.
- 1A Primrose Gardens London NW3 4UJ, March 2013 (ref: 2006/3996/P); Erection of single storey rear extension with green roof and installation of new rear window to existing two storey side addition to lower ground floor flat.



2.5 Relevant Local Policy

Number of policies applies to the site, and were considered throughout the design process;

Camden Local Plan 2017

- Policy A1 Managing the impact of development protects the amenity of occupiers and neighbours.
- Policy D1 Design
- Policy D2 Heritage
- Policy H3 Protecting existing homes
- Policy T2 Parking and car-free development

LDF Core Strategy and Development Policies:

- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS19 – Delivering and monitoring the Core Strategy
- DP2 - Making full use of Camden's capacity for housing
- DP24 – Securing high quality design
- DP24 – Securing high quality design
- DP26 – Managing the impact of development on occupiers and neighbours

Supplementary Planning Guidance:

- Residential design standards Supplementary Planning Document (2011)

3.0 Existing

3.1 Street Facade

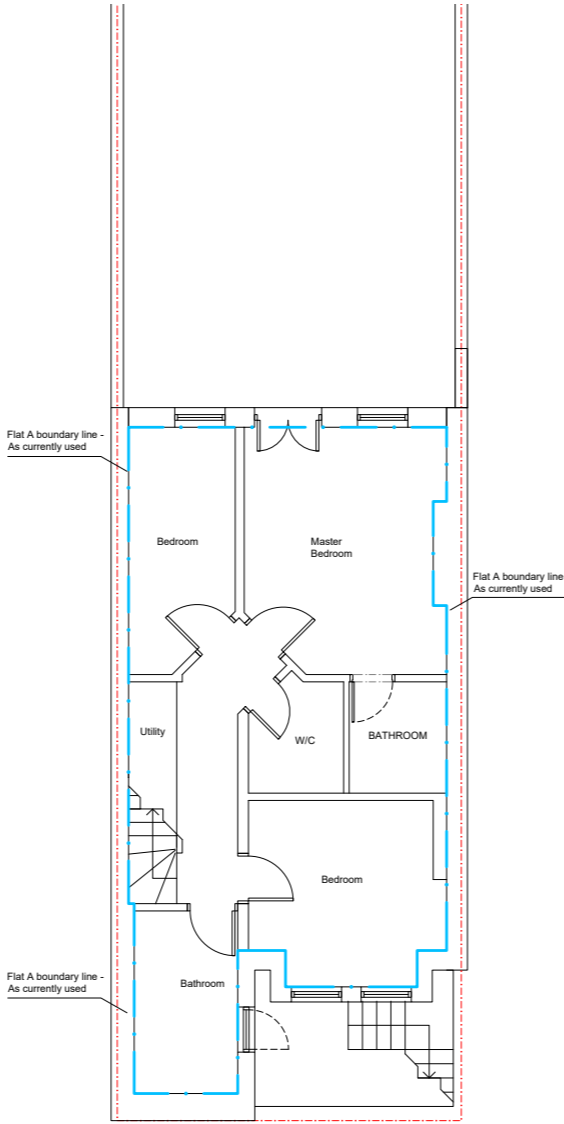
There will no alteration to the front of the property (facing Primrose Gardens).

3.2 Rear Facade

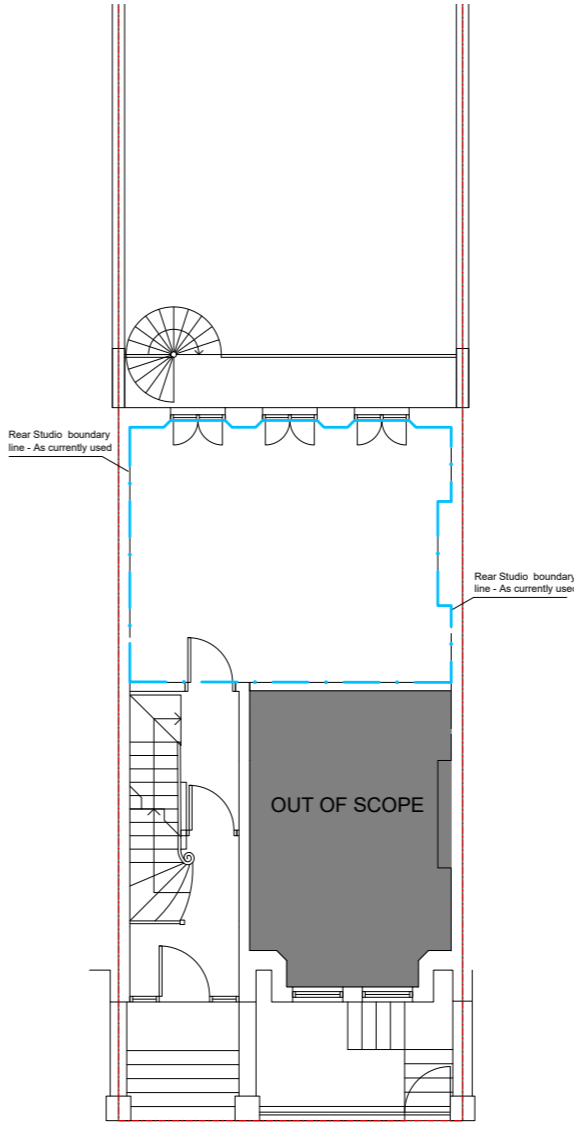
At the rear elevation, there is an existing balcony overhanging at upper ground floor level, and is supported by decaying steel structure.

This is an inharmonious arrangement creates overshadowing and significantly reduces daylight and sunlight to the rear bedrooms at the lower ground floor level, creating dumped and dark rooms.

Access to the rear garden is currently via doors located in the lower ground floor master bedroom, or via a metallic narrow spiral staircase from the upper ground floor, through the sash doors.



Lower Ground Floor

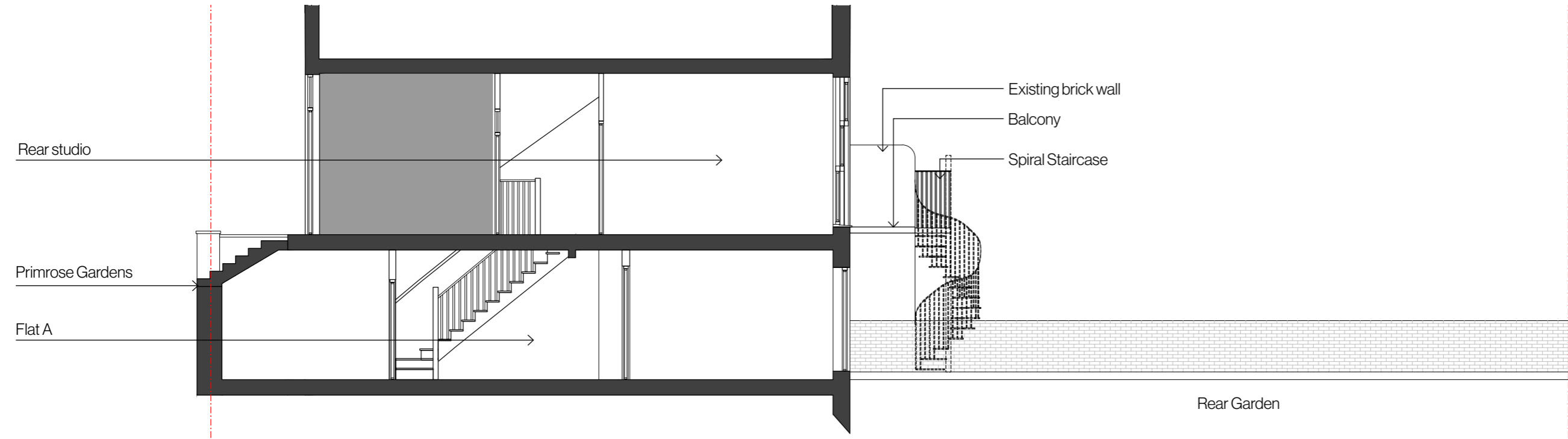


Upper Ground Floor



Rear Facade

3.0 Existing



Existing Section A

3.0 Existing

3.3 Existing Photos

- 1. Street Facade
- 2. Rear Facade
- 3. Existing Balcony
- 4. View from the Lower Ground Floor bedroom



4.0 Design

4.1 Design Proposal

Our proposal aims to convert units A (2 bed) and the Rear Studio unit, to a three-bed maisonette apartment (Flat A) that fully complies with Building Regulations and the Nationally described space standard.

The proposal also incorporates a three-metre deep single-storey extension to the rear elevation, which would span the plot's width, adding an area of 16 sqm to the lower ground floor.

Policy H3 of the Local Plan states that the net loss of one home is acceptable when two dwellings are combined into a single dwelling. The proposal would combine two flats to create a large single dwelling, which is in accordance with the requirements of Policy H3 and considered acceptable.

The new proposed flat roof terrace, slightly extending the existing terrace, could be accessed from the upper ground floor through one of three replacement hardwood hinged doors, replacing the existing PVC modified doors and leading to the new corner stairs.

Two skylights will be inserted into the extension's roof and allow for improved natural light at the ground floor level.

Spiral metal stairs will be placed on the side adjacent to No. 23, where the existing spiral stairs are currently located.

Two 1.6-meter privacy screens accompany the design on both sides of the terrace to prevent any overlooking into No. 23's and 27's terraces.

The extension would feature a set of new highly insulated timber-glazed sliding doors at the lower ground, giving natural light to the rear bedrooms and direct access to the garden.

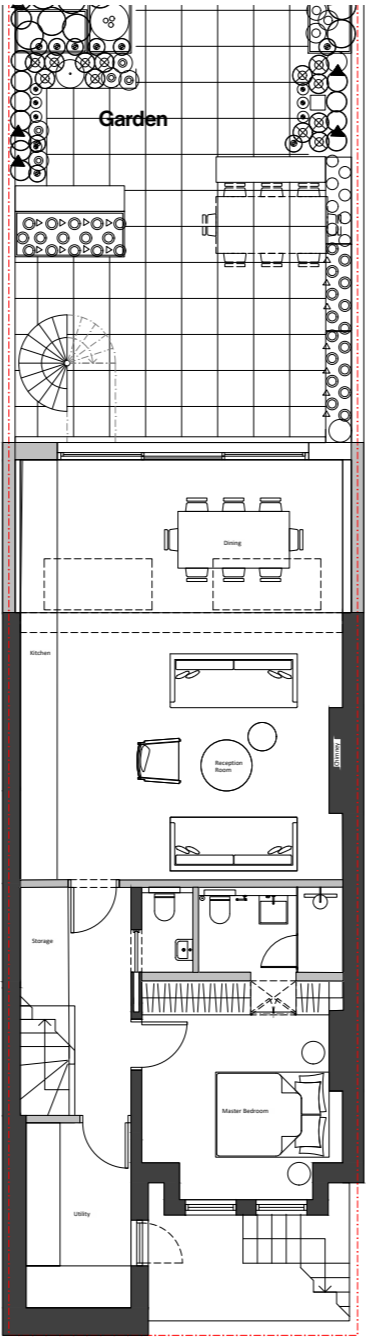
Unit Mix

It is proposed to merge units A and B to create a new three bedroom flat.

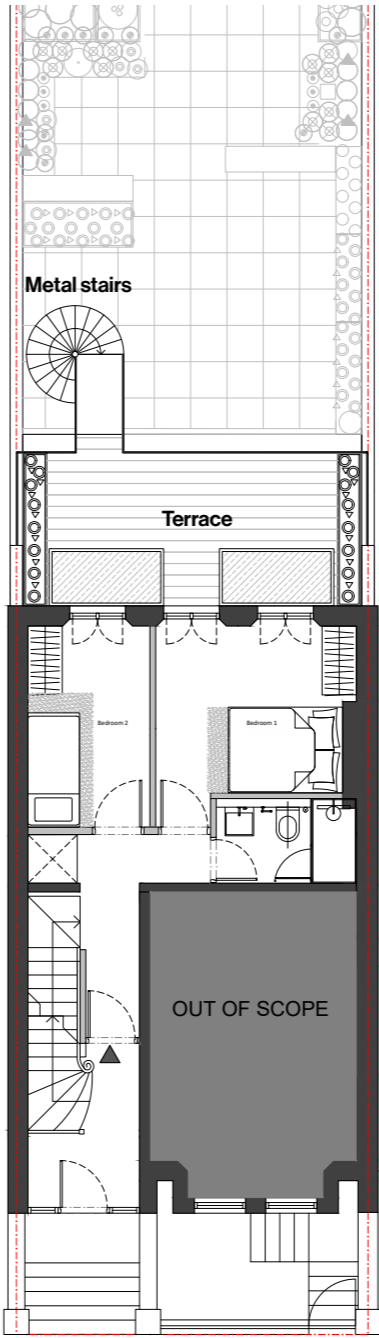
The new proposed unit is in accordance with the nationally described space standard, while the previous rear studio didn't meet the area standards for a single studio unit.

| Unit | Floor No | Type | GIA (sqm) |
|-------------|----------|----------------|-----------|
| A | LGF | 2 bed 3 person | 56 |
| Rear Studio | GF | 1 bed 1 person | 22 |
| New A | LGF+GF | 3 bed 5 person | 95 |

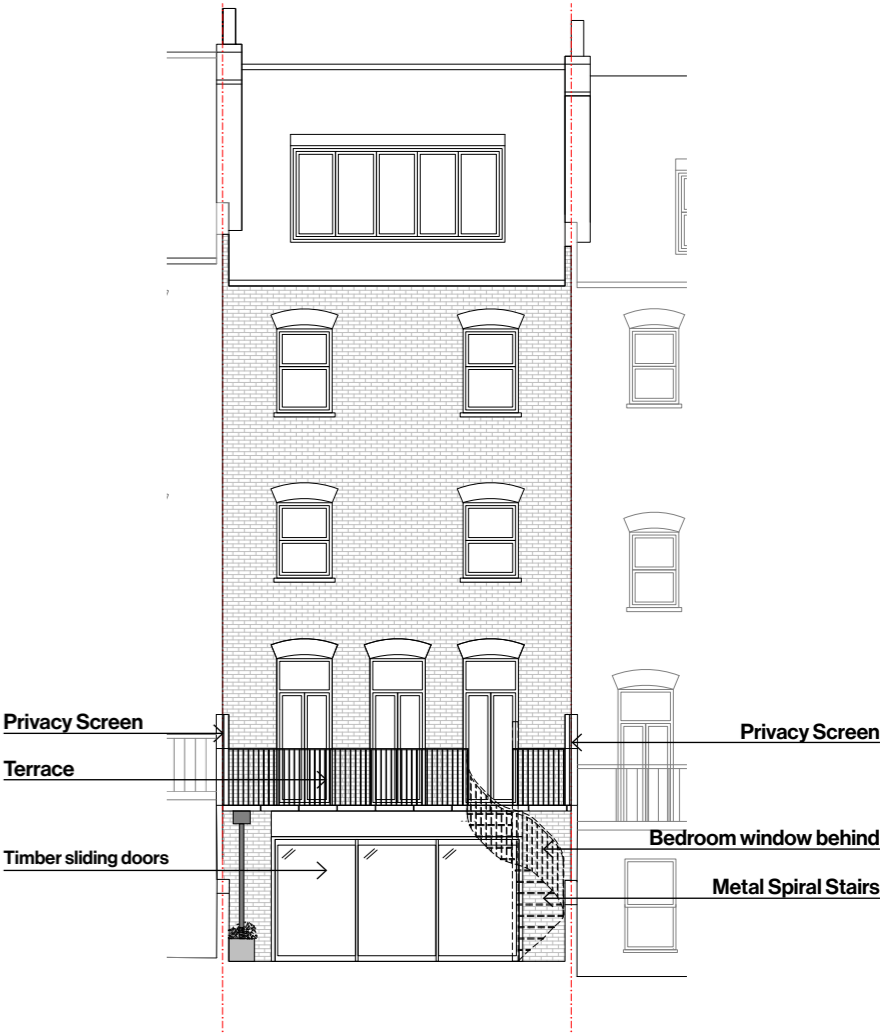
4.2 Proposed Drawings



Lower Ground Floor

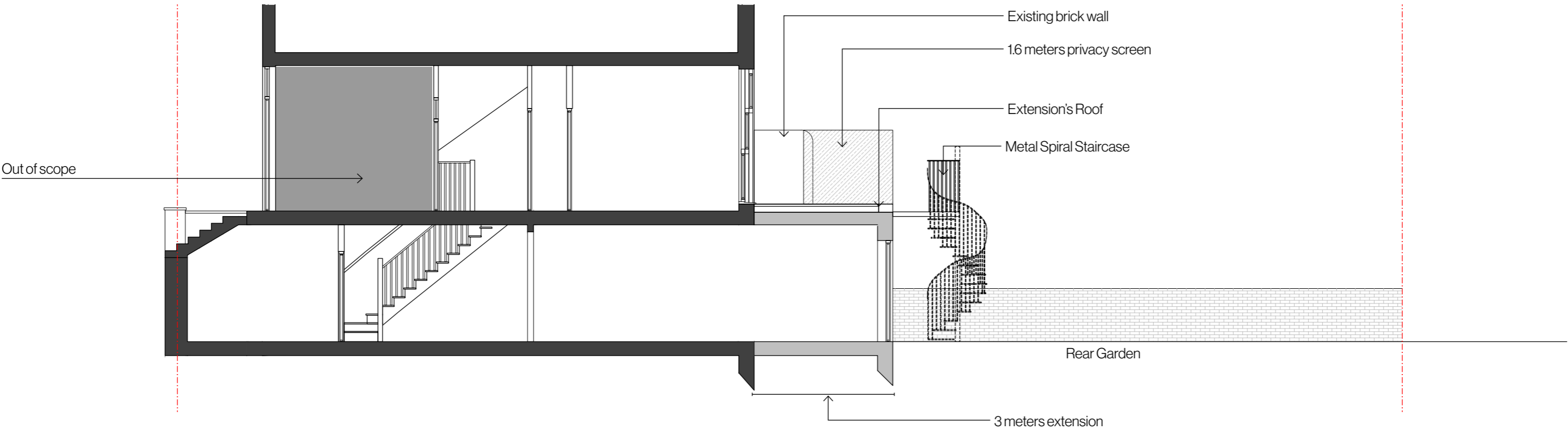


Upper Ground Floor



Rear Facade

4.0 Design



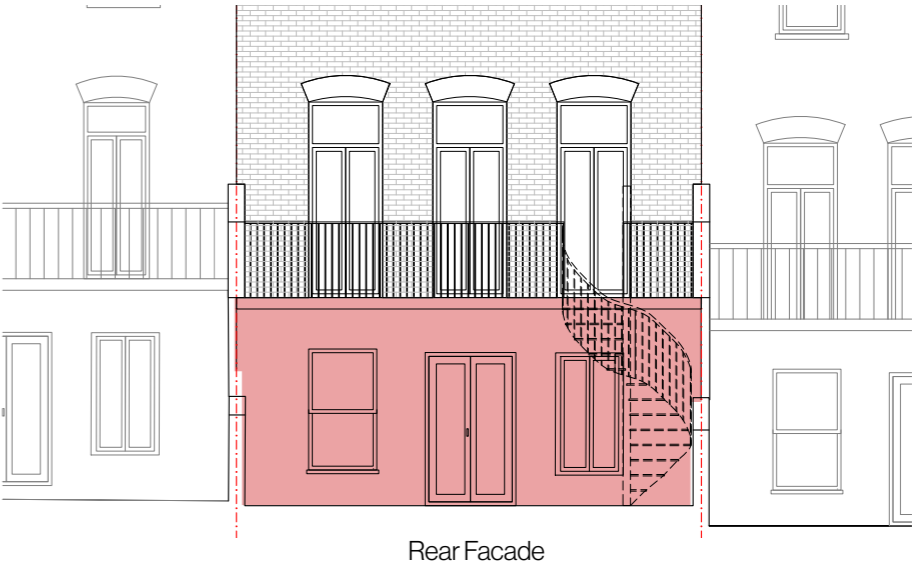
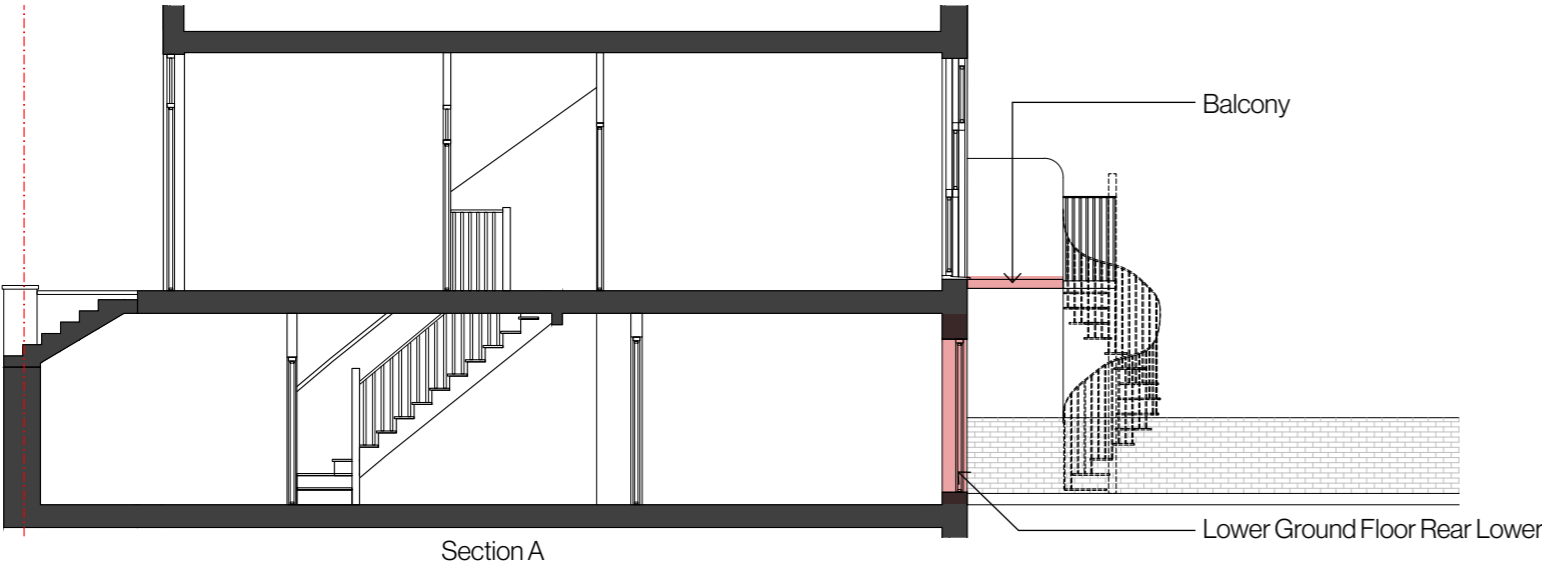
Proposed Section A

4.0 Design Proposals

4.2 Demolition

The proposed works will require minor demolition works, as highlighted in red;

The rear wall at the lower ground floor will be demolished, together with the existing metal balcony.



4.0 Design Proposals

4.3 Scale, Mass and Overlooking

25 Primrose Garden is a five-storey terraced building, approximately 15 meters high, with a bay window at the upper ground floor level on the street side and a balcony to the rear.

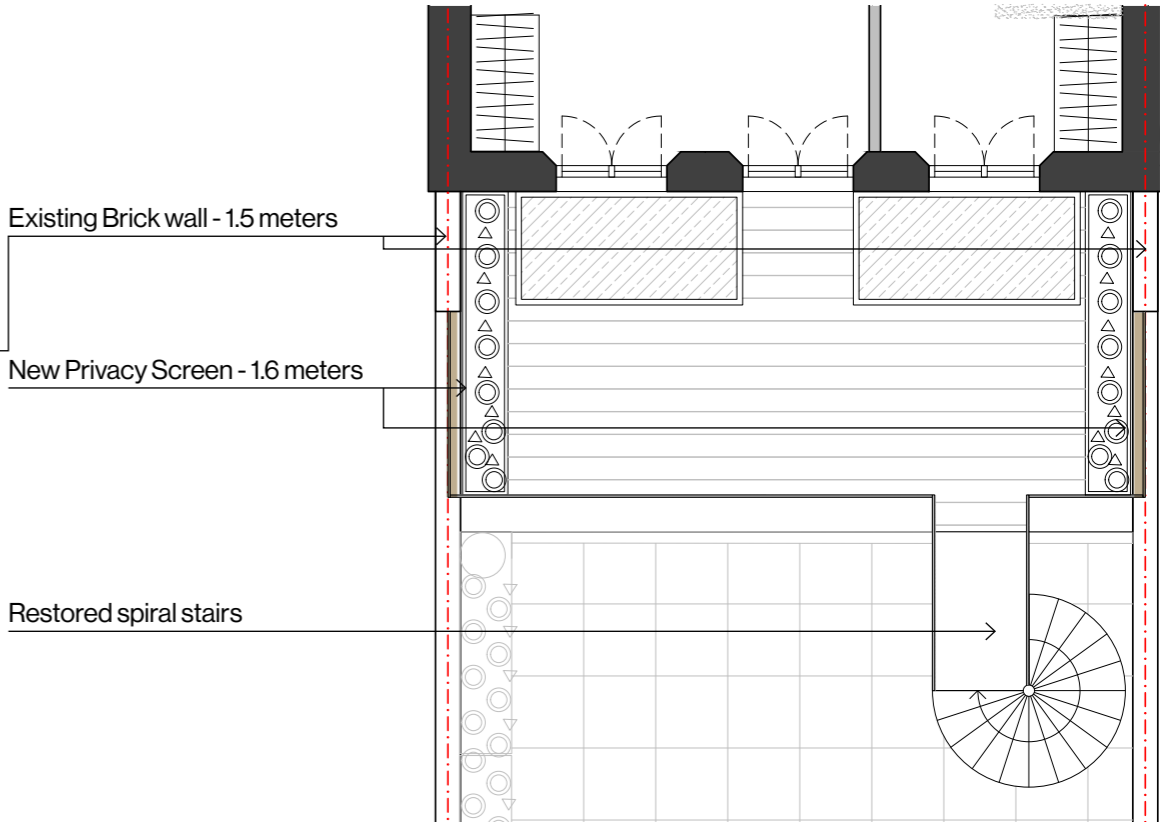
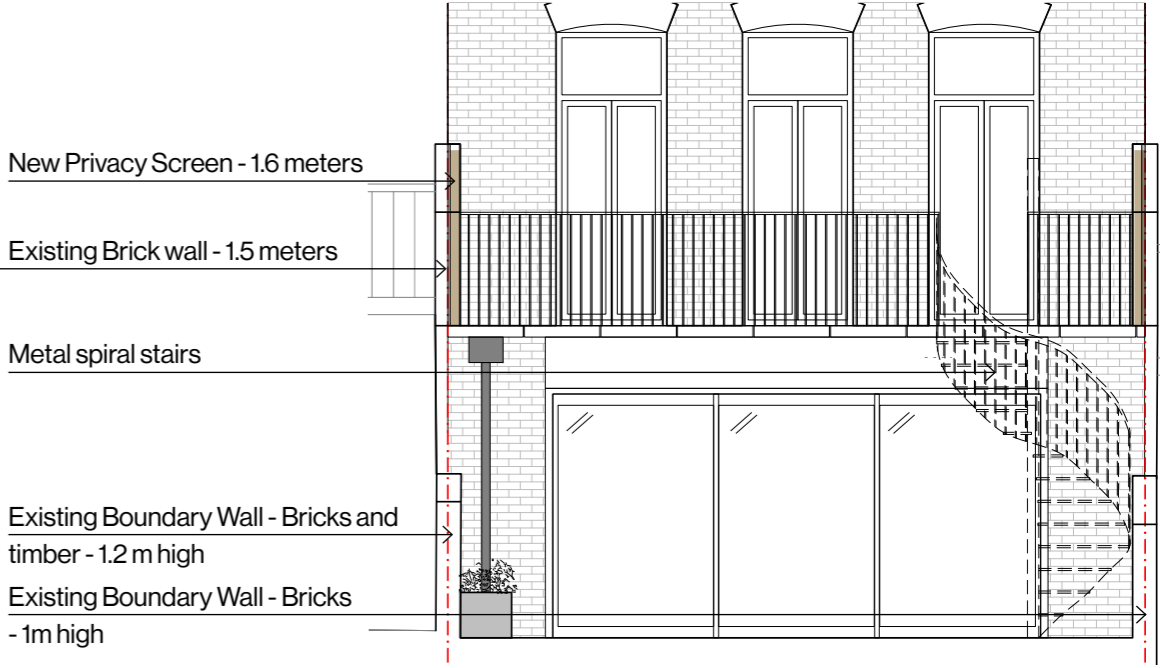
The rear garden is enclosed by two boundary walls, approximately 1.5 meters on both sides, made of bricks and timbers.

The balcony on the upper ground floor is enclosed by two brick privacy walls, reaching approximately 1.6 meters.

The proposed development is a single-storey-three-meter rear extension to the lower ground floor, reaching the height of the existing balcony.

The extension will align with the original design and proportions of the Victorian building, respect the neighbouring properties and comply with the Extensions, Alterations and Conservatories guidance from Camden Planning Guidance (CPG1 Design - 4).

The proposed flat roof will be accessed from the existing doors at the upper ground floor and offer access to the rear garden through the metal spiral staircase.
Two 1.6 meter-high obscured glass privacy screens will prevent overlooking the neighbouring properties.



4.0 Design Proposals

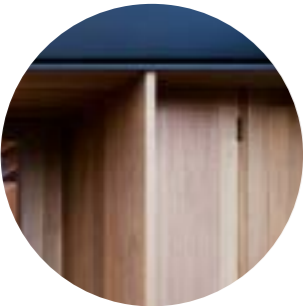
4.4 Rear Extension materials



GRC coping stone - colour to match bricks



London yellow stock bricks
To match existing



Timber doors



Glass Privacy Screen



GRC Lintel stone - colour to match bricks

5.0 Sustainability

5.1 Energy efficiency

- The new extension will be highly insulated and exceed statutory requirements for passive envelope performance.
- Energy-saving, high-efficiency heating and ventilation systems will be used.
- High-performance openable windows will be installed on the bottom floor to provide natural ventilation and good insulation.

5.2 Flood risk

The site is within flood zone 1, an area with a low probability of flooding.
The site is unlikely to experience significant runoff from the surrounding area.

6.0 Summary

We believe the proposed development to be a thoughtful response to the particular qualities and constraints of the site;

Policy H3 of the Local Plan states that the net loss of one home is acceptable when two dwellings are combined into a single dwelling.

The proposal would combine two flats to create a large single dwelling, which is in accordance with the requirements of Policy H3 and considered acceptable.

The proposed conversion would not cause harm to neighbouring amenities and would have no impact on the appearance of the property’s street side or surrounding conservation area.

The proposal would deliver an improved home of high quality on a previously misused site in a prominent location of Camden Borough.

The design is supported by a thorough and well-coordinated set of technical information developed by a comprehensive design team.

We believe the proposal is in accordance with the current planning policy.

We feel that it would provide a well-considered contribution to the character of the Belsize Park Conservation Area while respecting the neighbouring properties and causing minimal impact on their current living standards.

The proposal follows the recently approved presidents in the street- in scale, proportion, and response to surrounding (2023/0833/P, 2018/5116/P, 2016/3395/P).

Our team and the client are excited to develop this beautiful family home in Camden on 25A Primrose Gardens and deliver a more sustainable and improved home for the applicant’s family.

Appendix A — Drawing Register

| Drawing Nr. | Scale / Format | Title |
|-------------|----------------|----------------------------------|
| 0010 | VAR / A3 | Site Location / Block Plan |
| 0100 | 1:50 / A3 | Existing Lower Ground Floor |
| 0101 | 1:50 / A3 | Existing Ground Floor |
| 0151 | 1:50 / A3 | Existing Section A |
| 0171 | 1:50 / A3 | Existing Rear Elevation |
| 1100 | 1:50 / A3 | Proposed Lower Ground Floor Plan |
| 1101 | 1:50 / A3 | Proposed Ground Floor Plan |
| 1151 | 1:50 / A3 | Proposed Section A |
| 1171 | 1:50 / A3 | Proposed Rear Elevation |

