

2 Ainger Road, Primrose Hill, NW3 3AR

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Design & Access Statement

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1. Background

Project Description

Planning permission is sought for the following:

- Infilling a small section of the lightwell beneath the front steps
- Installation of Air Source Heat Pump within acoustic enclosure under bin store platform

The Property

2 Ainger Road is a single-family dwelling located on the north-east side of Primrose Hill.

It forms part of a terrace, along with numbers 1 to 7 Ainger Road.

The property is likely to have been construction in the 1840's following the division of the Southampton Estate.

It is not listed or in a conservation area, though it is bordered by Primrose Hill Conservation Area (see figure 1).

The property has 6 storeys including the lower ground floor and roof terrace.

At the front of the property is a lightwell with a bin platform.

Relevant Planning history

2 Ainger Road (application site)

1983 | H9/7/B/36311 | Change of use of the basement and ground floors from retail to residential and works of conversion including elevational alterations, in connection with the refurbishment of the whole property as a single dwelling house.

2023 | 2023/3143/P | Demolition of existing sunroom at roof level and terrace and erection of full width roof extension and rear terrace.

Photographs



Figure 1 [above]: Aerial view of 2 Ainger Road



Figure 2 [above]: View of no.3 to no.7 Ainger Road showing the infilled front lightwells



2. Design

The Proposal

The proposal for a new enclosure beneath the front steps creates needed storage/plant space for the property. A new acoustic enclosure beneath a bin platform houses an Air Source Heat Pump (ASHP).

The design has been informed by careful consideration of the visual impact, noise & vibration, and climate change mitigation, in reference to Camden's policies A4, CC1 and D1.

Visual impact

It is worth noting that the majority of properties along the terrace have infilled their lightwells entirely.

However, the visible proportions of the lightwell at no. 2 will be maintained.

The acoustic enclosure has been discretely located under the bin platform in a visually inconspicuous position.

While the louvred door is partially visible from the pavement, it will be painted white to blend in with the walls of the lightwell. The replacement bin platform and railings will be in black metal to match the existing.

Noise and vibration

The enclosure has been designed by a specialist to reduce the impact of noise and vibration. Please refer to the acoustic report by Conabear for further details.

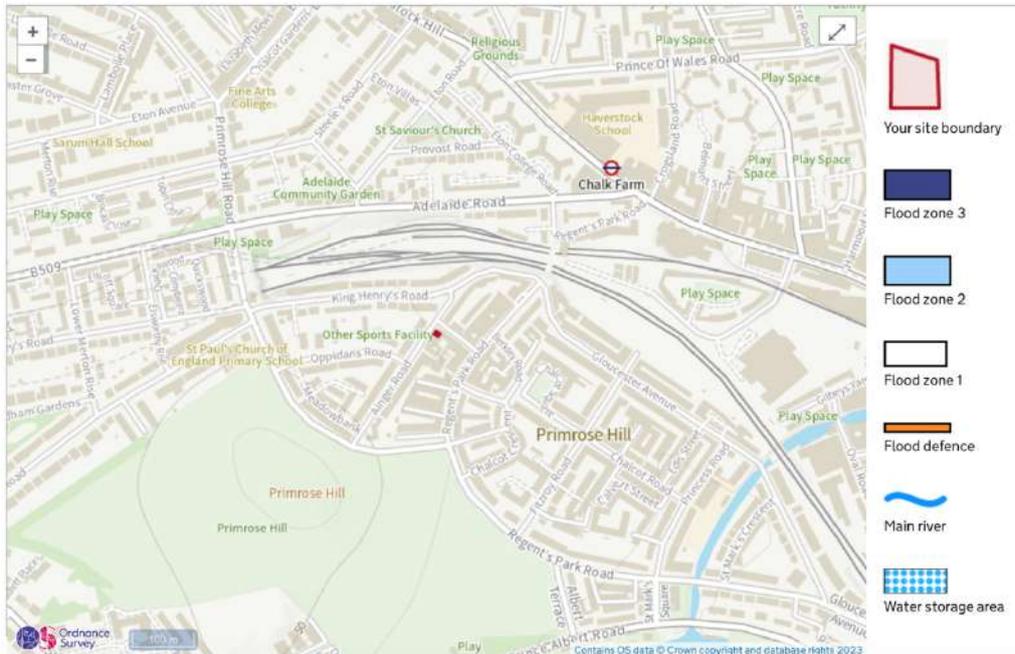
Climate Change Mitigation

The ASHP is part of a wider upgrade to the building services in the property. The system seeks to reduce energy demands, and reduce dependence on natural gas – in line with city-wide plans. It will be a sustainable upgrade.

Other considerations

Flooding

The site is in flood zone 1 (as demonstrated by the map below) with a low probability of flooding.



Map source: <https://flood-map-for-planning.service.gov.uk/>

Fire safety design: The building is less than 18m high.

Sunlight / daylight: The proposal will not negatively impact the existing levels of daylight or sunlight on neighbouring properties.

Use: The use of the property is unchanged.

Access: The proposal does not require any alterations to access to the site.

3. Conclusion

Planning permission is sought infill the area below the front steps & add an acoustic enclosure below the bin platform.

The proposal will carefully integrate building services equipment in a discrete and visually inconspicuous location beneath the front steps and bin platform. It preserves the historic lightwell, despite the majority of lightwells being infilled along the terrace. There would be no adverse effects on the amenity of any adjoining residential occupiers. The proposals respect the local context and character with their form and use of materials. The ASHP helps to mitigate climate change through its low carbon system, thus contributing to sustainability requirements of the occupants, the borough, and the city.

This statement should be read in conjunction with the Architectural drawings and Planning Statement

4. Practice Profile

Patrick Lewis Architects specialise in the adaptation & conservation of existing and historic buildings. We have considerable experience working with listed buildings and buildings in protected areas.

As a practice we are fascinated by materials & the process of making. We strive to help produce buildings of the highest possible quality.

Patrick taught Architecture at Greenwich Maritime University and Birmingham City University for over 10 years and is currently an examiner for the Architects Registration Board.



Awards:

London Architecture Awards 2017 - DMI Awards- 2nd Prize

Architects Journal Retrofit Awards 2016- House

Architects Journal Retrofit Awards 2016 - Listed Building Award

RIBA South West Awards 2019 - Listed Barn Conversion – Shortlisted

