

Architecture for London

Design and Access Statement  
116 Regents Park Road NW1 8UG

February 2024

- 1.0 Introduction This application seeks planning consent for an extension and renovation works to an existing end terrace property at 116 Regents Park Road.
- 2.0 Site The property lies within the Primrose Hill Conservation Area, at the junction of Regent's Park Road with Rothwell Street and Primrose Hill Road. The general character of the immediate area is residential.
- 3.0 Planning history
- Jan 1981 - CTP/J9/4/13/31732  
Change of use, including works of conversion, to provide a self-contained maisonette on the basement and ground floors.  
Application permitted
- Relevant neighbouring applications:
- 110 Regents Park Road  
Jan 2023 - 2022/3399/P  
Amalgamation into single family dwelling house; erection of a two storey rear extension with roof terrace above.  
Application permitted
- 106-108 Regents Park Road  
Apr 2018 - 2018/0478/P  
Erection of rear extensions at lower ground and ground floor levels and other external alterations including reinstatement of garden wall in association with reconfiguration of building into single dwelling house (5-bed) and two self-contained units (1x1-bed; 1x2-bed) (C3)  
Application permitted
- 4.0 Planning policy Please refer to the Planning Statement carried out by Heritage Potential in support of this application.
- 5.0 Heritage statement Please refer to the Heritage Statement carried out by Heritage Potential in support of this application.



Rear outrigger extension to a listed building at Albion Street, Westminster by Architecture for London

6.0 Client brief

The client wishes to renovate, extend and internally reconfigure the existing property to create a more energy-efficient and adaptable family home.

7.0 Existing

The internal layout consists of six storeys.

The four bottom storeys are connected by a single staircase from which the outrigger is served. The third floor is accessed through a staircase located in the centre of the plan, while the top, and fourth floor is accessed through a separate spiral stair.

The lower ground floor has two principal rooms; currently, a living room and a study separated by a set of bi-folding doors. Principal access to the front lightwell and rear garden are located on this level.

The upper ground floor has two principal rooms; currently a dining area and a kitchen, separated by a set of bi-folding doors. A series of smaller rooms lead through the stairwell from the front door to the garden.

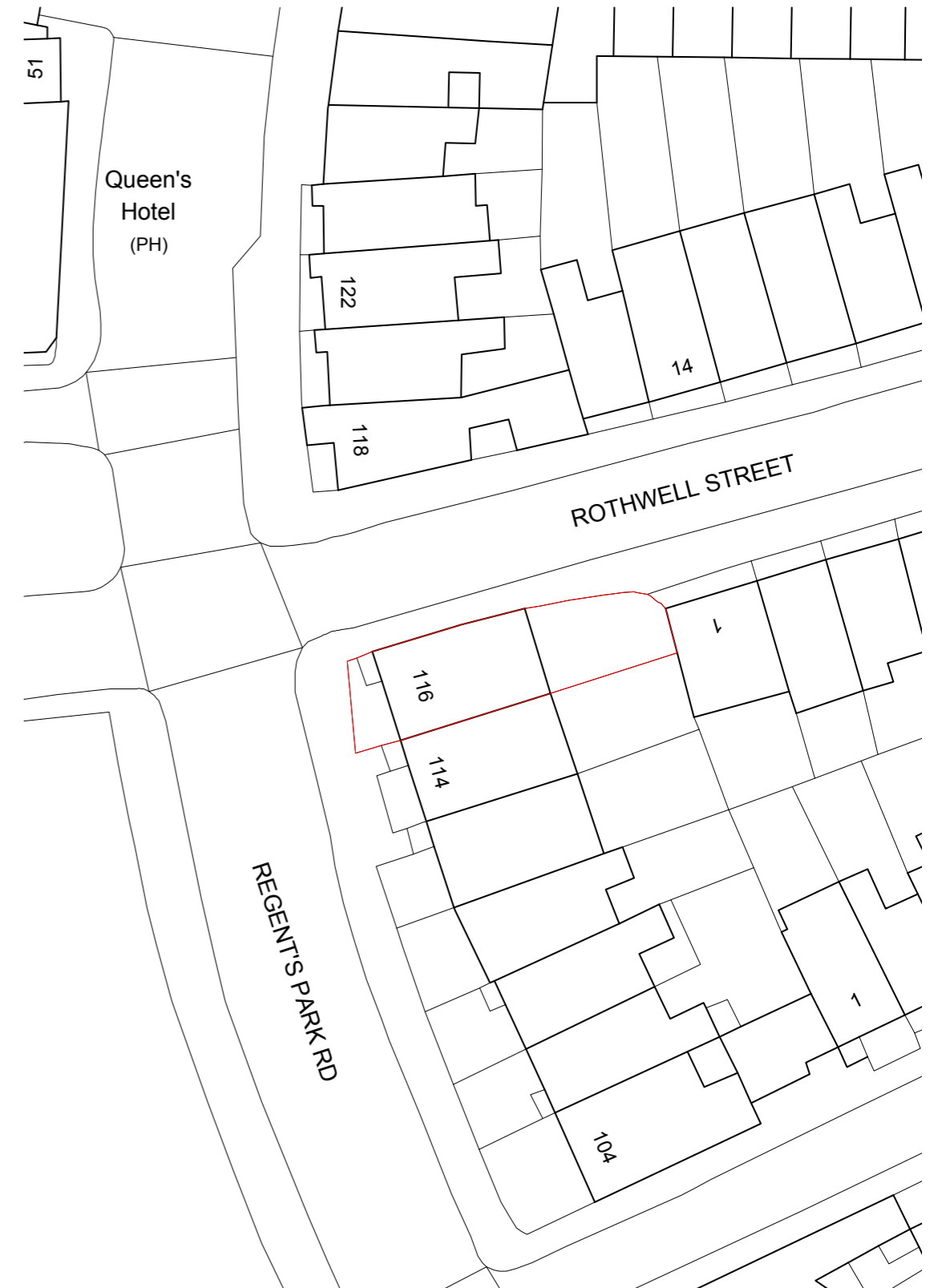
The first floor also has two principal rooms.

There is a WC on the first floor half landing.

The master bedroom and ensuite are situated on the second floor. There is a study in the outrigger, which is accessed through the ensuite.

The third floor has four bedrooms and a shower room.

The fourth floor consists of a sunroom and bathroom with roof terraces located on either side of the top floor structure.



OS site map showing 116 Regents Park Road

## 8.0 Proposals

Renovation, extension and internal reconfiguration of the house at 116 Regent's Park Road.

The following proposals are indicated on drawings PL099-106, PL110-112 and PL120-123.

### 1. Rear extensions

The scheme proposes replacing the existing infill extension to establish a clear distinction between the original structure and the new additions, thus preserving the character of the original terrace house.

The additional two-storey extension adjacent to the boundary wall will be concealed from street view. The primary aim of these extensions is to enhance natural light in the deep spaces on the lower and upper ground floors and improve the house's connection to the garden.

The massing and form of the proposal have been carefully considered in relation to the neighbouring properties, ensuring sympathetic integration with the existing building. The interventions are perceived as contemporary additions, complementing the character of the existing property.

### 2. Fourth Floor

Enlargement of the existing sunroom will allow for more practical space on the top floor. The profile of the enlarged structure will be concealed behind the existing gable wall.

### 3. Sustainability measures

The proposal focuses on thermal and energy improvements to the property, following the Fabric First principles to allow for significant energy demand reduction and an increase in the comfort of the residents. In addition, the proposed measures will eliminate on-site generated emissions, improving the immediate air quality.

The existing windows are proposed to be replaced with triple-glazed units, matching the existing ones. All new glazing is also proposed to be triple-glazed to minimise heat loss and reduce overall energy demand.

Although not a planning matter, the property will be internally insulated to further enhance the thermal performance of the building envelope.

An air-source heat pump (ASHP) is proposed to provide low-carbon heating and hot water, eliminating on-site NOx emissions.

The proposed photovoltaic panels will allow for on-site renewable energy



Refurbished Edwardian house at The Avenue, Brent by Architecture for London

generation.

The mechanical ventilation with heat recovery (MVHR) system will further reduce the property's energy demand.

In addition, it is the client's intention to prioritise low-carbon materials throughout the construction process and reuse the existing fittings where possible.

#### 4. Blind windows

Four blind windows on the side façade facing Rothwell Street will be opened up to introduce more natural light into the property. Triple-glazed sash windows, matching the existing ones, will be installed.

#### 5. Tree removal and new planting

The existing trees at the front and rear of the property have become overgrown, severely limiting natural light. In addition, the large Robinia tree in the rear garden is growing right up against the boundary wall, causing structural issues. It is proposed that these trees be removed to address these concerns. New planting is proposed in place of the existing trees.

Please refer to the Arboricultural Report carried out by TMA Environmental Consultants in support of this application.

#### 6. Front terrace

The existing narrow terrace and tree to the front of the property have left the space unusable. The terrace is proposed to be extended to allow for adequate space for a bins in line with Camden Council's Technical Guidance for Recycling and Waste.



Refurbished listed Georgian house in Canonbury, Islington by Architecture for London

9.0 Response to pre-application advice

This application follows the pre-application advice 2024/4504/PRE.

The response to the pre-application scheme was generally supportive. The advice stated that the proposed development and associated alterations would be acceptable in principle, subject to minor changes to the design.

Therefore, in line with the pre-application advice the following changes to the scheme were introduced:

In response to point regarding the Front Lightwell Alterations of pre-application advice, the timber clad bin store has been removed to not deteriorate the local heritage feature of permeable metal railings.

In response to point regarding the Trees of pre-application advice, the scheme has been updated to allow for replacement planting.

10.0 Access Unchanged.

11.0 Use Unchanged.

12.0 Conclusion The proposals comprise renovation, extension, internal reconfiguration, and thermal and energy improvement works to 116 Regent's Park Road. These changes are sympathetic to the historical fabric and form of the original building and have no detrimental effect on the building or surroundings.



Refurbished listed building in Barnsbury, Islington by Architecture for London

Architecture for London

We are award-winning London architects and designers, dedicated to the creation of sustainable buildings and places. Our residential projects include new homes, house extensions and refurbishments at all scales. We work toward Passivhaus and EnerPHit standards of comfort and low energy, creating sustainable homes that bring joy.

Our work includes both new build houses and alterations to existing homes, from house extensions and basements to lofts and garden rooms. Each provides inspiring, light filled spaces for living and entertaining.

We have extensive experience with heritage properties, where there is often a need to balance sensitive refurbishment with carefully considered contemporary extensions. Projects are designed holistically with architecture, landscape, joinery, and interiors each interlocking to form a coherent whole.

Recognition

- Selected: RIBA Practice of the Month
- Finalist: London Construction Awards
- Finalist: Blueprint Awards Best Residential
- Finalist: BD Young Architect of the Year Award
- Finalist: Dezeen Awards
- Winner: RIBA Journal Rising Stars Cohort
- Finalist: BD Housing Architect of the Year Award
- Finalist: AJ Small Projects Award
- Finalist: Architizer A+ Awards
- Finalist: AJ Retrofit Award
- Finalist: NLA Don't Move Improve Award

Contact

mail@architectureforlondon.com  
020 3637 4236  
architectureforlondon.com



An extension and refurbishment of a house at Calabria Road, Islington by Architecture for London