

Holloway + Holloway

DESIGN + ACCESS STATEMENT

REGENTS PARK ROAD



DESIGN AND ACCESS STATEMENT

Client: Jonathan Tippell
Address: 62 Regents Park Road, London, NW1 7SX
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1. INTRODUCTION

1.1 PROJECT BACKGROUND

Holloway and Holloway were appointed to undertake the renovation of Flat 1 Regents Park Road, including the amalgamation of the previously created one bedroom unit at lower ground floor back into the main duplex, replacement of an existing lower ground floor rear conservatory extension, and replacement extension in existing bay area of lower ground floor bedroom. Also, existing single glazed timber sashes, and double glazed UPVC units will be replaced with timber framed double glazed units.

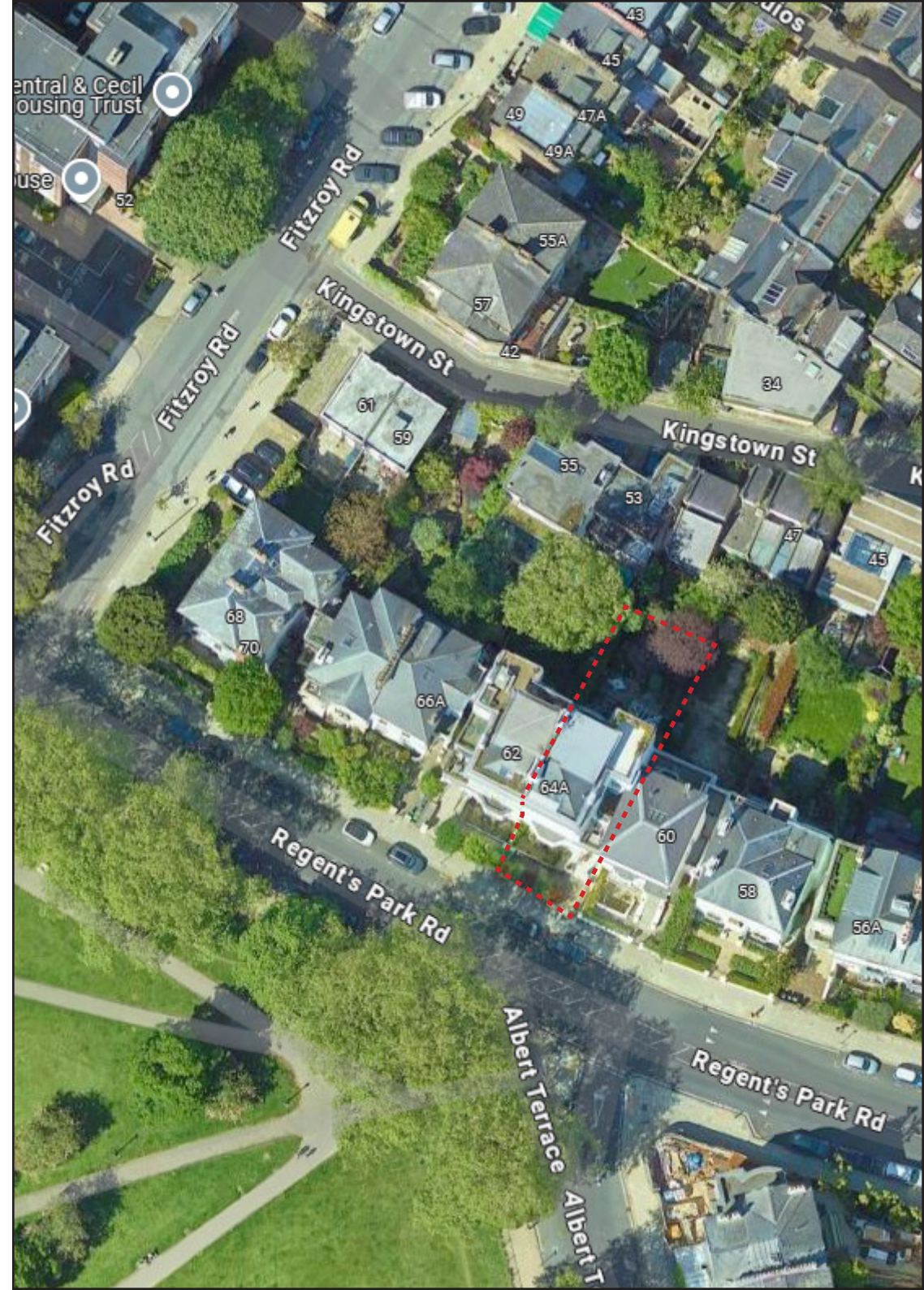
2. SITE AND CONTEXT

2.1 Site Location

The host property is a five-storey residential building (including basement level) which is sited on the northern side of Regents Park Road, in the Primrose Hill Conservation Area, within the London Borough of Camden. It is not listed however is included in the list of buildings which make a positive contribution, within the Area Appraisal.

The building is split into five flats. The submission site are the ground and lower ground floors or the property.

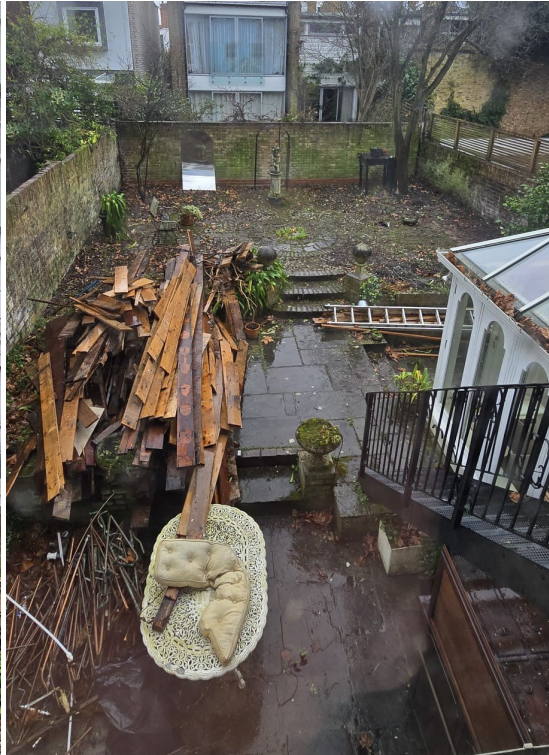
62 Regent's Park Road is located within Area One of the Primrose Hill Conservation area. This sub area is located to the south of the Conservation Area and is largely flat with a small incline from south east to north west. It is neighboured to the west by Primrose Hill, and to the south by Regent's Park and London Zoo. The area is primarily occupied by residential use.



2. SITE AND CONTEXT



2.2 SITE PHOTOS



2. SITE AND CONTEXT





2. SITE AND CONTEXT

2.3 PREVIOUS PLANNING APPLICATIONS

2021/2395/T

REAR GARDEN: 1 x Purple Plum (T1) - Reduce crown by up to approx. 2m. - No Objection to Works to Tree(s) in CA.

2020/4393/T

REAR GARDEN: 1 x Cherry Plum (Prunus myrobalan) (T1) - Re-reduce the tree canopy area by 1.5m in height and 2m from the lateral re-growth, creating a well-balanced natural appearing crown shape and clean out the crown. No Objection to Works to Tree(s) in CA.

2019/3799/P

Installation of external stair lift to the front entry steps. - Granted

2015/2556/P

Roof extension at fourth floor level - Granted.

2015/1365/T:

REAR GARDEN: 1 x Purple Leaf Plum - Reduce to previous points. Final decision dated 08/04/2015 - No Objection to Works to Tree(s) in CA.

2010/1397/P:

Additions and alterations to an existing roof extension to 3rd/4th floor flat (Class C3). Final decision dated 24/03/2010 - Granted.

2007/1614/T:

REAR GARDEN, ALONG REAR BOUNDARY: 1 x Robinia - Fell and grub out. Replant with a Judas Tree or similar. 1xPurple Plum - Crown thin by 30%. Crown reduce by 20%. Final decision dated 05/04/2007 - No Objection to Works to Tree(s) in CA.

2854:

The erection of three dwelling houses on the site at the rear of 60 and 62 Regent's Park Road, Camden, with frontages to Kingatown Street. Final decision dated 16/11/1966 - Conditional.

TP31878/24185:

The erection of a single-storey dwelling at the rear of No.62 Regent's Park Road, St. Pancras. Final decision dated 07/03/1959 - Conditional.

31878/49/9435/NW:

The use of the ground and first floor maisonette and the second floor

flat at No.62, Regent's Park Road, for office purpose. Appeal decided on 29/03/1956 - Refusal.

No planning history can be found for the erection of the rear conservatory or the splitting of the lower ground floor to create a one bedroom dwelling.



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2.5 PLANNING CONTEXT

TREES CPG MARCH 2019

Given the property lies in a Conservation Area and the tree has a diameter of 75mm or greater measured at 1.5m above ground level, the Cherry Plum in the garden is protected. Two trees which are protected lie in a neighbouring garden and therefore their root protection zones have been considered in proposals also.

BASEMENTS CPG JANUARY 2021

Due to the sloping site, the lower ground floor at the rear is not considered a basement under Camden planning policy. Therefore the rear extension and garden alterations have not been assessed against the CPG Basement Guide.

DESIGN CPG JANUARY 2021

2 Design Excellence

Camden is committed to excellence in design and schemes should consider:

- The context of a development and its surrounding area;
- The design of the building itself;
- The use and function of buildings;
- Using good quality sustainable materials;
- Creating well connected public spaces and good quality public realm
- Opportunities for promoting health and well-being
- Opportunities for improving the character and quality of an area

3 Heritage

- Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.
- The Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area.
- Our conservation area statements, appraisals and management plans contain further information and guidance on all the conservation areas.
- Most works to alter a listed building are likely to require listed building consent.
- The significance of 'Non-Designated Heritage Assets' (NDHAs) will be taken into account in decision-making.
- Historic buildings can and should address sustainability and accessibility.
- Heritage assets play an important role in the health and wellbeing of

communities

Trees

3.12 Planning legislation makes special provision for trees in conservation areas. Prior to pruning or felling a tree in a conservation area you must provide the Council six weeks notice in writing. All trees that contribute to the character and appearance of a conservation area should be retained and protected.

4 Landscape and Public Realm

4.40 Planning permission is unlikely to be granted for development whether in the form of extensions, conservatories, garden studios, basements or new development which significantly erode the character of existing garden spaces and their function in providing wildlife habitat

HOME IMPROVEMENTS CPG JANUARY 2021

1 Materials

1.1 CONTEXTUAL

The texture, colour, pattern and finish of materials (detailing) should relate well to the existing character and appearance of both the existing home and the wider area, particularly in Conservation Areas and listed buildings.

Holloway and Holloway Response:

The replacement rear extension has been proposed to be London stock brick to match the neighbouring property at first floor, to break up the massing of the rear elevation.

1.2 RESILIENT/DURABLE

Choosing a material that stands the test of time is crucial as there are many benefits to this. It would be affordable long term, it saves embodied carbon, and it would become part of the character of the property given its lifespan. The durability of a material should be appropriate for the expected lifetime of the building/element.

Holloway and Holloway Response:

Masonry is more durable than the existing painted timber conservatory which is in poor condition. It requires less maintenance and will have an expected lifetime more in line with the original building.

2.1.1 REAR EXTENSIONS

- Be subordinate to the building being extended, in relation to its



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location, form, footprint, scale, proportions, dimensions and detailing;

- Be built from materials that are sympathetic to the existing building wherever possible;

- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;
- Be carefully scaled in terms of its height, width and depth;
- Allow for the retention of a reasonably sized garden;

- Ensure your extension complies with Building Regulations for energy efficiency measures which include insulating cavities and floors, making provision for low energy lighting, installing thermostatic valves on any new radiators;

- Consider the installation of green roofs/ walls and/or solar panels. Biodiverse green roofs with a substrate depth of 100mm are preferred rather than sedum roofs, as they provide a greater biodiversity value. For further information about the installation of a green roof, see CPG on Energy efficiency and Adaptation.

- Allow retention of wildlife corridors, in particular at the end of streets. For further information regarding protection measures of wildlife corridors, see Biodiversity CPG.

- Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy;

- Ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG – or demonstrate BRE compliance via a daylight test;

- Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers;

- Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy. Consider opaque lightweight materials such as obscured glass on elevations abutting neighbouring properties, in order to minimise overlooking;

- Not cause light pollution or excessive light spillage that would affect:
 - neighbouring occupiers, including to those above where a property is divided into flats;

- Wildlife on neighbouring sites, particularly near sites identified for their nature conservation importance. Consider the use of solid lightweight materials such as timber, one-way glass or obscured glass, in order to minimise light pollution;

- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;
- Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.

Holloway and Holloway Response:

The replacement rear extension has the same footprint as the existing timber conservatory. Although it is higher at the boundary, as it is a flat roof, its highest point is lower than the existing roof. The proposal will not overshadow the neighbours rear extension or contravene the 45 degree rule. The small extension in place of the existing bay projects slightly further into the garden than the bay, in order to be able to detail the support of the bay above. Due to the shallow depth of this projection, we do not envisage this impacting the neighbouring property.

3.1 Windows and doors

REPLACEMENT

A like-for-like replacement means that certain elements of the window or door are to be retained as indicated below, except for the glazing which could be changed from single to double glazing:

- Shape and dimensions of window opening;
- Frame material and dimensions to include frame profile width and depth;
- Fenestration pattern, to include the layout/pattern of glazing bars;
- Size and placement of structural glazing bars;
- Opening method, such as sliding sash, outward or inward opening casement window, tilt-and-turn etc. If your property is in a Conservation Area you are encouraged to consider Historic Glass. The Council also encourages the restoration of original features if appropriate.

Please note that uPVC windows are strongly discouraged for both aesthetic and environmental reasons. Timber window frames have a lower embodied carbon content than uPVC and aluminum – this is the carbon dioxide emissions from the extraction, refinement, transport and process.

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