

9 REGAL LANE, LONDON NW1 7TH
DESIGN & ACCESS STATEMENT
FEBRUARY 2013

Regal Lane is a private road within the Primrose Hill Conservation Area, originally constructed as a mews in the late 19th century to service the large villas built along Gloucester Avenue. Most of these largely two storey properties have now been rebuilt or altered in the 1960's and 1970's in a variety of styles. Nos.1 & 3-7 are considered to make a positive contribution to the conservation area. An Article 4 Direction removes permitted development rights to extend properties in this area.

9 Regal Lane is a two storey house located towards the end of the mews. The stables on the ground floor were converted in 1964 to increase the living accommodation and create a small garage. No.9 abuts no.8 to the west and maintains a small passage to no.10 to the east. This passage leads around the rear of the property where the width is severely restricted by garages to no.9 Gloucester Avenue behind. None of the windows to the house appear to be original – most of the openings were reconfigured in the 1964 alterations. However one of the stable door openings to the front seems to have been largely maintained and infilled with a shallow bay window. The walls, probably originally brick, have now been rendered and the roof is finished in natural slates.

The house currently has limited insulation – the walls are solid brickwork and to the lower part of the roof the ceiling line follows the slope of the rafters, leaving no space for insulation. The kitchen is cramped and the only bathroom is upstairs. There are damp problems where the more recent adjoining house has been built against the west wall and the junction of sloping gable and horizontal parapet has proved difficult to seal.

This application covers three main aspects, generally to improve the thermal performance of the house and deal with damp problems;

- removal of the existing slate roof finish, addition of insulation above and between the rafters and reinstatement of the slates using existing supplemented by additional reclaimed slates. This will result in an increase in overall roof height of approximately 100mm. The height of the gable walls will not be affected.
- addition of 40mm insulation with a self coloured render finish to the ground floor front wall.
- building up a small section of the west gable wall to the front and rear to allow a positive flashing joint between the adjoining houses.

The following other work is to be included as part of the project, but carried out as permitted development :

- internal alterations including the incorporation of the garage space into the living accommodation.
- remodelling of existing openings to the front elevation including moving the entrance door and infilling the garage door opening.
- installation of a rooflight to the front pitch, to extend less than 150mm above the roof slope.

As part of the general modernisation these combined measures represent a significant upgrade to all the rooms of the house, improving the quality of the spaces whilst also reducing overall heat losses. Moving the main living space to the first floor and opening up the ceiling to rafter level will create a spacious volume with increased sunlight. The addition of a bathroom and dedicated utility space on the ground floor, together with the possibility of using study as second bedroom, allows scope for future adaptation. The overall roof shape will remain unaltered and the form of original stables door opening to east side of front elevation will be replicated in the new entrance arrangement. The alteration to the gable wall involves a small amount of additional brickwork and this adjusted profile will relate directly to the adjacent property.

Advice has been received on two occasions from Camden's duty planner – on 19.10.12 Fergus Freeney confirmed that permission would not be required to convert the garage whilst an email from David on 25.01.13 (ref: 8241799) confirmed that the alteration to the gable wall would require permission under Class B.1(e).