

DAVIES ARCHITECTURE

WWW.DAVIESARCHITECTS.CO.UK

28 ELLIOTT SQUARE
LONDON NW3 3SU

TEL/FAX 020 7483 0669

DESIGN AND ACCESS

Basement Flat, 52 Regents Park Road

10 October 2012

Proposal

The application is for the erection of a rear extension to a basement flat, and to change a rear window to a glazed door. The intention is to improve access to the garden, with increased light and space to the kitchen and living/dining rooms.

The extension will create a sitting space which is very open to the small terrace garden, with large glass doors which can be opened up in summer. A glass balustrade is included on the roof to give the first floor neighbour additional balcony space.

Site Description

The building is a 5 storey house which has been divided into flats. The application relates to the basement flat which includes about 6m of the original garden. The rest of the garden is owned by the ground floor flat with stair access to the side. The rear elevation is predominantly london stock brick, painted white on the basement level, with a projecting section which includes a balcony, and small bay framing French doors with another balcony to the main wall.

The site is located within the Primrose Hill Conservation Area.
The building is not listed.



Relevant history

2006/5083 50 Regents Park Rd. Permission 24.1.2007 for Rear basement extension with roof terrace.

Relevant Policies

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

N8 – Ancient Woodlands and Trees

Supplementary Planning Guidance 2002

Camden Planning Guidance Consultation Draft 2006

Extensions, alterations and conservatories (page 81); Roofs and Terraces (page 199).

Primrose Hill Conservation Area Statement

PH26 – Rear extensions should be unobtrusive and not be more than one storey in height.

PH27 – Extensions should harmonise with the historic pattern of existing extensions within a terrace.



Design

The extension is designed to tuck into the reveal created by the projecting section of the rear elevation. This will reduce its impact on the garden and existing building. It extends 3m, which sets it back from the glass part of the neighbour's extension.

The roof and balcony are aligned with the top of the neighbour's extension, and the glass balcony is designed to match the neighbour. The roof is similarly to be clad in lead, as a traditional material for the period of the house.

The glass doors will have a slim aluminium frame to give an appearance of lightness and transparency. The New walls are to be white painted render to complement the white painted basement walls

The proposal is not harmful to the amenity of neighbours. There is no harmful impact on the access of sunlight and daylight to the properties on either side.

The larger balcony does not significantly increase loss of visual privacy to any neighbouring properties.

Access

The access to the house is unchanged.

