

## **Addendum Design and Access Statement:**

Revised Alterations and Extension: 58 Regent's Park Road, London NW1 7SX.

Document Ref: 139-D01-120709- Addendum Design and Access Statement (revised design)  
July 2012



Fig. 1 Street View: 58 Regent's Park Road, London NW1 7SX

## Project Details:

### Site Address:

58 Regent's Park Road  
London  
NW1 7SX

### Applicant:

Westheath Projects Ltd.  
c/o Agent

### Agent:

DP9  
100 Pall Mall  
London  
SW1Y 5NQ

### Architect:

MSA Ltd  
70 Hatton Garden  
London  
EC1N 8JT

To be read in conjunction with the following drawings and documents submitted as part of the application:

### MSA Drawings:

- P139-100 – Site Location Plan
- P139-101 – Existing Site Plan
- P139-102A – Existing Site Section
- P139-110A – Proposed Site Plan
- P139-111A – Proposed Site Section
- P139-200 – Existing Lower Ground Floor Plan
- P139-201 – Existing Ground Floor Plan
- P139-202 – Existing First Floor Plan
- P139-203 – Existing Second Floor Plan
- P139-204 – Existing Loft Plan
- P139-205 – Existing Roof Plan
- P139-210B – Proposed Lower Ground Floor Plan
- P139-211A – Proposed Ground Floor Plan
- P139-212A – Proposed First Floor Plan
- P139-213A – Proposed Second Floor Plan
- P139-214A – Proposed Loft Plan
- P139-215A – Proposed Roof Plan
- P139-300 – Existing Cross Section X-X
- P139-301 – Existing Cross Section Y-Y
- P139-302 – Existing Cross Section Z-Z
- P139-310C – Proposed Cross Section A-A
- P139-311B – Proposed Cross Section B-B
- P139-320A – Detailed Extract- Ex' and Prop' Section. First floor Terrace
- P139-322B – Detailed Extract- Prop' Section through extension (clerestory)
- P139-400A – Existing South Elevation
- P139-401 – Existing West Elevation
- P139-402A – Existing North Elevation
- P139-403 – Existing East Elevation
- P139-410 – Proposed South Elevation
- P139-411B – Proposed West Elevation
- P139-412B – Proposed North Elevation
- P139-413B – Proposed East Elevation

- Planning Statement: DP9 Addendum Planning Statement (July 2012)
- Planning Statement: DP9- April 2012
- Previously submitted Design and Access Statement 139-D01-120423- D&A Statement- (April 2012)
- Structural Engineers Report: Symmetry's Limited- 201233/CA- April 2012.
- EcoHomes 2006 Pre- Assessment: Price & Myers-21064- April 2012.
- Energy Strategy Report: Price & Myers-21064- April 2012.
- Flood Risk Assessment: Price & Myers-21064- April 2012.
- Impact Assessment of Lower Ground Excavation: Price & Myers-21064- April 2012.
- Arboricultural Impact Assessment Report: Landmark Trees- MSA/58RP/AIA/01- April 2012.
- Sunlight and Daylight Report: Right to Light Consulting- BRE Daylight and Sunlight 190412- April 2012.



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## 1. Introduction

The following document is to be read as an addendum to the previously submitted Design and Access Statement submitted under withdrawn application 2012/2424/P.

This documents sets out the details of the changes to the design that have been carried out in response to the comments presented by the case officer with regards to the same application.

Given the nature of the proposed design changes (omissions of design items and reductions to massing etc. set out later in this document) there are no increased or adverse effects on the existing site and as such the previous supporting documents (as set out above and submitted along with the design drawings in the application 2012/2424/P) have been retained for this application.

As such references to elements that have been removed or altered under this revision can be ignored or read with reference to the details set out below in this document.

## 2. Description of Design Changes

Set out below is a description of the key design revisions from previously submitted design under withdrawn application 2012/2424/P.

### Lower Ground Floor

Inside the existing building the sauna/steam room and shower have been removed from the proposed scheme. This space has been changed to the use of an En-suite bathroom. The En-Suite will be enclosed by a new stud wall in the position of the existing wall. The glazed wall at the end of the LG floor hall has been replaced by a stud wall.

In the proposed extension, the pool has been removed and the room use has been changed to a Guest/Study. The east wall of the extension has been increased in thickness to match the other extension walls.

### Ground Floor

The proposed extension has been reduced in width to stand to the side of the protruding stairwell. The east wall of the extension has been increased in thickness to match the other extension walls.

The terrace has been reduced in depth so that it sits in line with the proposed extension. The steps leading from the garden and terrace have been moved in closer to the building to be in line with the terrace position. A privacy screen has been added to the west side of the proposed terrace to fully mitigate overlooking.

A new point of access door to the garden has been created at the base of the protruding stairwell onto the terrace.

### First Floor

There are no proposed changes to the first floor other than to show the new position of the proposed extension.

### Second Floor

The proposed spiral staircase into the loft has been removed from the second floor landing. The void created in the second floor ceiling has been removed, with the existing roof access maintained.

The En-suite WC in Bedroom 01 has been removed. A new En-suite 01 has been created in the space adjacent to En-suite 02.

### Loft Floor Plan

The proposed roof terrace has been removed from the proposal. There will be no modifications to the existing loft space.

## Roof Plan

The proposed roof terrace has been removed from the proposal. There will be no modifications to the existing roof.

Set out below are the existing and proposed gross internal floor areas on a floor by floor basis. By way of comparison we have included the areas of the withdrawn scheme (in italics):

Floor	Existing (sqm)	<i>Previous Proposed: App REF-2012/2424/P (sqm)</i>	Proposed (sqm)	Net Differential (with existing)
Lower Ground Floor	118	<i>150</i>	150	+32
Lower Ground Floor (cellars)	7	<i>30</i>	30	+23
Ground Floor	124	<i>156</i>	145	+21
First Floor	107	<i>107</i>	107	± 0
Second Floor	106	<i>106</i>	106	± 0
Loft	93	<i>84</i>	93	± 0

Further to the above information we have taken the opportunity to include updated sketches of 2 key views of the rear of the property. These are set out on the following 2 pages and show the existing context, the design as previously submitted and finally the revised proposal.



Rear aerial view

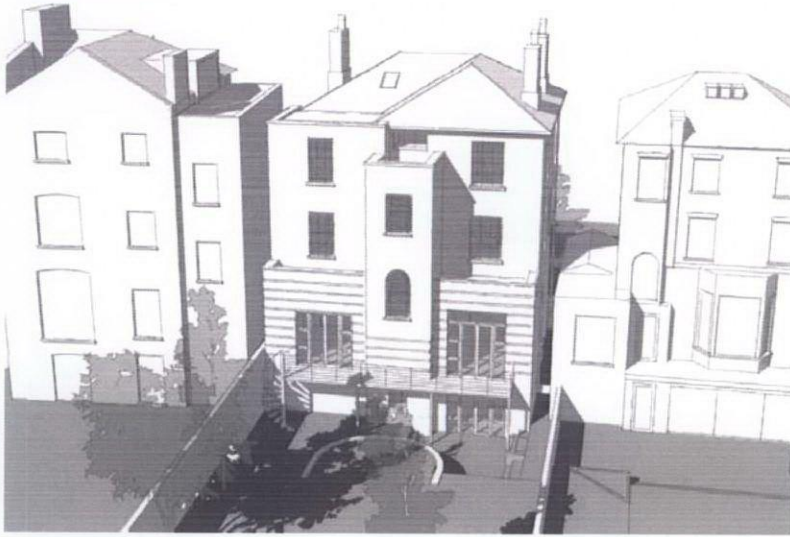


Fig 2. Sketch Render showing existing rear elevation- Existing condition.

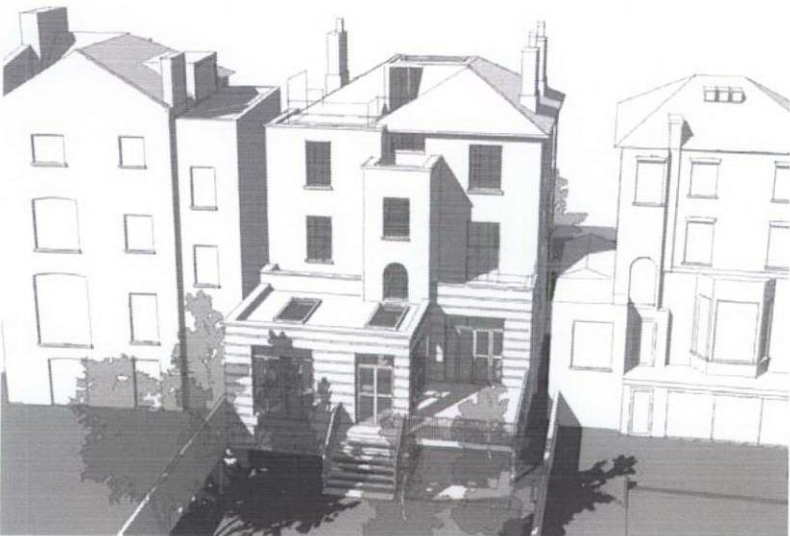


Fig 3. Sketch Render showing previous proposed rear configuration – Withdrawn application Ref: 2012/2424/P



Fig 4. Sketch drawing showing proposed revised rear configuration.



Rear view from garden



Fig 5. Sketch Render showing existing rear elevation- Existing condition.



Fig 6. Sketch Render showing previous proposed rear configuration – Withdrawn application Ref: 2012/2424/P



Fig 7. Sketch drawing showing proposed revised rear configuration.

### 3. Response to Planning Officers and Conservation Committee Comments

Set out below is a list of comments raised by the Case Officer and the Primrose Hill Conservation Area Advisory Committee in relation to the previous planning application ref: 2012/2424/P. The comments are copied directly from an email from Ayeegul Olcar-Chamberlin sent to the Agent by email on 2<sup>nd</sup> July 2012 and appear in italics. Set out below each comment is how we have responded to these matters in our revised submitted application.

#### Case Officer Comments:

*Policy DP24 of LDF Development Policies requires extension and alterations to respect the character and proportions of the existing buildings and character, context and scale of the neighbouring properties. In addition to that Section 4 of Camden Planning Guidance for Design (CPG1) states that rear extension should be secondary and subordinate to the building being extended and respect the existing pattern of rear extensions (<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en>).*

#### Response:

The proposed extension has been reduced in size and bulk to increase its subordination to the existing property. The roof terrace (along with all alterations to the roof) has been excluded from the revised scheme. All extensions and alterations to the existing building will be done using the same painted banded stucco with timber framed fenestration and as such entirely in harmony and keeping with the character of the existing house and surroundings. We believe that this is compliant with the above recommended guidance.

*The application property has already been extended at the rear on both lower and upper ground floor levels. The proposed rear extension on the upper and lower ground floor levels would substantially increase the bulk and scale of the existing rear extension. The proposed two storey rear extension by reason of its height, size and bulk would dominate the rear elevation of the existing property and would not be a subservient addition. Please also note that none of the similar nearby properties has such two storey rear extensions.*

#### Response:

The proposal has been altered to reduce the width of the upper ground floor extension. The upper ground floor extension will now not extend beyond the original projecting stairwell. With this alteration, the proposal will sit clearly in a subordinate position to the existing building. The proposed UG floor terrace and the steps leading down to the garden have been reduced to sit in line with the extension. This will reduce the overall bulk and size of the proposal.

We understand that prior to the current ground and lower ground floor extension (completed with approval in the late 1980s) replaced an historic and more asymmetrical and irregular rear extension/elevation. There is, we believe, historic precedent.

Furthermore the recent planning approval (at appeal) for extension and rear garden excavation allows for an almost full width extension that goes above ground floor level and from our reckoning on site is close to the height of the terrace balustrading.

The proposed alterations to the scheme result in a design that has no adverse effect on the neighbours amenity from either a right to light or overlooking perspective.



*The proposed alterations to the rear first floor window and balustrade associated with new first floor level terrace would also be inappropriate alteration to the existing building and would cumulatively add to the substantial alterations of the existing building.*

Response:

The proposed new door maintains the existing height, width and detailing of the existing window leading and would not require substantial alterations to the existing building. The proposed alterations to the opening do not impact on the Conservation Area setting in any way. Rather they simply make the current access to the roof terrace safer.

*In terms of roof alterations and extensions the Council's planning guidance set criteria where they are likely to be acceptable (Section 5 of CGP1). According to these criteria the roof alterations and extensions are acceptable if there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape and alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. Concerning roof dormers the guidance states the following:*

*\* Dormers should not be introduced where they interrupt an unbroken roofscape or where they cut through the roof ridge of the sloped edge of a hipped roof.*

*\* Dormers should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.*

*The proposed roof terrace and associated alterations to the existing roof would significantly alter the existing roof profile by cutting through the rear roof slopes and introducing a new crown top addition.*

*That would be unsympathetic to the existing roof profile and therefore unacceptable in design terms.*

Response:

The proposed roof terrace has been removed from the proposal. There will be no alterations to the existing roof line. This change means there will be no need for any screens or balustrades on the roof terrace.

*In terms of impact on the neighbouring properties I have concerns over the overlooking from the proposed ground floor level terrace to the rear windows of no 60.*

Response:

In the revised design the terrace area has been reduced. A privacy screen has been added to the west side of the proposed terrace which will give complete privacy to the rear windows of no 60. Further to this there will be Boundary treatment (by way of trellis and planting) to the boundary that further enhance the amenity.



Primrose Hill Conservation Area Advisory Committee Comments:

***1. The Committee would seek a condition to ensure the viability of the front garden as a living green space in any consent for the extension of the front basement vaults.***

Response:

The proposed will not make any changes to the availability of gardening space in the front garden. And during the visit to the site the Tree Officer identified that he was happy with the proposal.

***2. We welcome the revision to the rear round-headed window (drawing 139-412 rev A) which addresses our concern on that point.***

Response:

The proposal has been revised to keep the rear round-headed window in its existing position with no alterations being made to it.

***3. The applicant has clarified the proposal in respect of the main roof. However, the Committee remains very concerned about the impact of the changes at roof level as proposed.***

***3.1 The roof is prominent in views from Chalcot Road and along Manley Street (see image). The form of the hipped roof is both characteristic and important. The significance of the roofs, and the views has been formally recognized in PHCAS. At PH18 it is stated that roof alterations which 'change the shape and form of the roof ... are unlikely to be acceptable where: it would be detrimental to the form and character of the existing building'. In the Committee's view, and given the prominence of the roof in longer views, by interrupting the lines and slopes of the hipped roof, including the loss of the simple 'triangle' form of the rearward roof slope, the change to the main roof form would be harmful.***

***3.2 The Committee's advice is also that the provision of screens around the flat roof to the rear would also add a visible and alien form, further disrupting the lines of the original roof. Glazed screens are incongruous, they are not invisible, nor are their fixings. This too, would be harmful. The Committee notes the Council's decision on 6 Princess Road (2012/0969/P) in this respect.***

Response:

The proposed roof terrace has been removed along with all of the associated fixtures. There will be no changes to the roof line or roof shape. There will be no additional glazed screens.

***3.3 The Committee is also concerned about conversion of the rear flat roof to an accessible roof terrace. This would allow overlooking of neighbour's private space at no. 56 Regent's Park Road, damaging to the neighbours' amenity.***

Response:

The proposed rear first floor terrace has been brought in on the west side to help reduce the impact on neighbouring properties.

#### 4. Schedule of drawing changes

##### P139-102A

- Existing chimneys added to drawing

##### P139-110A

- Reduced width of proposed extension.
- Reduced depth of ground floor terrace.

##### P139-111A

- Existing chimneys added to drawing.
- Removed roof terrace from proposal.
- Removed pool from proposal.
- Steps from garden to ground floor and terrace moved in closer to building to align with the proposed extension.
- Reference to proposed extension removed.
- Removal of spiral stairs leading from the second floor to the roof terrace.
- Creation of En-suite bathroom in the space vacated by the spiral stairs.
- Window on ground floor half landing to be maintained as per existing.

##### P139-210B

- Removal of pool and change of use to Guest/Study.
- Change of Sauna-Shower into En-suite bathroom.
- Stud wall created at the base of the protruding stairwell.
- Steps from garden to ground floor and terrace moved in closer to building to align with the proposed extension.

##### P139-211A

- Reduced width of proposed extension.
- Reduced depth of proposed terrace.
- Steps from garden to ground floor and terrace moved in closer to building to align with the proposed extension.
- Creation of a new point of access door into the building through the protruding stairwell.

##### P139-212A

- Reduced width of proposed extension applied to drawing.

##### P139-213A

- Reduced width of proposed extension applied to drawing.
- Removal of spiral stairs from proposal.
- Removal of En-Suite 01 from Bedroom 01
- Creation of En-Suite in the place of the spiral stairs, adjacent to En-Suite 02.

##### P139-214A

- Reduced width of proposed extension applied to drawing.
- Roof terrace removed from proposal.
- Loft floor plan as per existing.

##### P139-215A

- Reduced width of proposed extension applied to drawing.
- Roof terrace removed from proposal.
- Roof plan as per existing.



#### P139-310C

- Existing chimneys added in elevation.
- Removal of pool from Lower Ground floor.
- Window at Ground floor half landing to remain as per existing.
- Removal of stairs leading from second floor to roof terrace.
- Creation of En-Suite 01 in place of the spiral stairs, adjacent to En-suite 02.
- Removal of reference to ground floor extension from drawing.
- Steps from garden to ground floor and terrace moved in closer to building to align with the proposed extension.
- Privacy screen added to west edge of proposed terrace.

#### P139-311B

- Removal of pool from proposal.
- Ground floor extension reduced in width to sit subordinate to central protruding stairwell.
- New timber glazed doors to garden and terrace added at ground floor level within the central protruding stairwell.
- Addition of new privacy screen to west edge of proposed terrace.
- Ground floor half landing window position retained as per existing.
- First floor terrace balustrade moved to be in line with the inside of the parapet wall.
- Roof terrace removed.
- Original roof pattern and velux window retained as per existing.

#### P139-320A

- Change existing section to correctly show window as a sash window.

#### P139-322B

- Removal of pool from proposal.
- Change of use of pool room to Guest/Study.
- Detail added to proposed hardwood framed windows
- Junction between existing building and extension changed to represent the correct positions.
- Stud wall enclosing En-Suite bathroom moved to correct position.

#### 139-400A

- Existing meter cupboard added to drawing.

#### 139-402A

- Existing roof velux window shown.

#### 139-411B

- Removed pool from proposal.
- Altered width of garden terrace to be in line with the proposed extension.
- Steps from garden to ground floor and terrace moved in closer to building to align with the proposed extension.
- Privacy screen added to west edge of the terrace.
- Roof terrace removed from proposal.

#### 139-412B

- Removed pool from proposal.
- Width of Ground floor extension reduced to sit subordinate to central protruding stairwell.
- Ground floor half landing window returned to current position as per existing.
- Removal of roof terrace and all associated fixtures.



- Addition of privacy screen to ground floor terrace.
- First floor terrace balustrade position corrected to sit behind the existing parapet wall.

139-413B

- Removed pool from proposal.
- Proposed extension parapet wall lines extended to correctly meet with existing building.
- Steps from garden to ground floor and terrace moved in closer to building to align with the proposed extension.

## 5. Conclusion

Following the withdrawal of the previous planning application we have continued to have further communication with the case officer and Primrose Hill CAAC. We have revised the design in a way that we feel fully complies with Local and National policy. Further details of this are set out in the DP9 Addendum Planning Statement.

A formal response from Richard Simpson (Primrose Hill CAAC Chair) issued to the client and dated 18<sup>th</sup> July 2012 responds positively to all of the proposed design changes. We understand that a copy of this letter has been issued to the London Borough of Camden directly.

To conclude we believe that we have developed a design that responds fully to concerns raised by both the Case Officer and the Primrose Hill CAAC in terms of design, massing and, overlooking. Furthermore we believe we have developed a design that is fully in keeping with and enhances the Conservation Area. It is a design that draws on historic references specific to the site and preserves and enhances external amenities and should be supported for Full planning approval.

## 6. Appendix (bound to this document)

### Appendix A

Reduced copies of Architectural Drawings. MSA Ltd.

Additional reference should be made to the follow material bound separately:

- Structural Engineers Report: Symmetry's Limited- 201233/CA- April 2012.
- EcoHomes 2006 Pre- Assessment: Price & Myers-21064- April 2012.
- Energy Strategy Report: Price & Myers-21064- April 2012.
- Flood Risk Assessment: Price & Myers-21064- April 2012.
- Impact Assessment of Lower Ground Excavation: Price & Myers-21064- April 2012.
- Sunlight and Daylight Report: Right to Light Consulting- BRE Daylight and Sunlight 190412- April 2012.
- Arboricultural Impact Assessment Report: Landmark Trees- MSA/58RP/AIA/01- April 2012.
- Draft Construction Management Plan Statement: MSA Ltd- 139-D01-120423- CMP- April 2012