

**DESIGN AND ACCESS STATEMENT FOR PROPOSED UNDERGROUND POOL
AND GYMNASIUM TO REAR GARDEN OF 1 ST KATHARINE'S PRECINCT,
REGENT'S PARK, LONDON NW1 4HH**

1.00 INTRODUCTION

The application relates to a proposal to construct an underground swimming pool complex in the rear garden of 1 St Katharine's Precinct.

St Katharine's Precinct is located to the North East side of The Park with Gloucester Gate to the North and Cumberland Terrace to the South of the site. 1 St Katharine's Precinct is at the end of a terrace of three houses with boundary railings to The Outer Circle and a boundary wall to Cumberland Terrace.

The house was built in 1826-28 to a design by Ambrose Poynter. The design is in the style of "Collegiate Gothic" and is in contrast John Nash's use of stucco-clad classicism in the villas and terraces within Regent's Park.

Poynter's buildings consisted of the main chapel, six clergy houses, a school and Master's Lodge (sited across the Outer Circle and facing the main precinct). The precinct was arranged around a courtyard in which there was a conduit for the supply of water. By the end of the 19th century the properties had become grace and favour retirement homes for royal retainers and eventually became private houses the freehold being vested in The Crown Estate. The house and properties within the Precinct are now Grade II* Listed.

2.00 DESIGN & SUSTAINABILITY

On 18th September 2006 Camden Council granted planning permission and listed building consent for the "erection of basement and ground level extensions and new dormer at 3rd floor level to the existing dwellinghouse (Class C3)" under references 2006/0698/P and 2006/0699/L. The approved extensions echoed the detailing of the original structure in its use of grey Gault bricks and stone dressings. Indeed the extensions were designed to compliment and enhance the original building being a reconstruction of an earlier demolished part of the building set behind the retained front and side walls.

This application follows on from those approvals and seeks consent for a proposed Pool and Gymnasium located in the rear garden area and set totally below ground level. The initial constructional stage would involve contiguous piling to the perimeter of the Pool and Gymnasium complex followed by the excavation of the garden area within the perimeter piling and the construction of an insulated reinforced concrete box with a sunken roof structure. Once the main structure has been completed the garden and paved areas would be reinstated to the top of the reinforced concrete roof and the site would look much the same as before.

This scheme is similar albeit on a reduced scale to the underground swimming pool and sunken garden that Kerr Parker Associates Architects carried out at 1 Cornwall Terrace, Regent's Park in 1985-86. Listed Building and Planning permission were granted by Westminster City Council under reference 840400 on 15th June 1984.

5.00 SIZE AND LAYOUT OF ACCOMMODATION

The existing floor area of the house including the alterations and extensions approved under references 2006/0698/P and 2006/0699/L amount to 567 square metres. The proposed underground swimming pool and gymnasium would add a further 140 square metres in floor area. However as the scheme is totally underground there is no visual impact on the existing listed building or the previously approved extensions.

The access to the approved family room extension and existing house is via a structural frameless glazed link set at basement level below the approved ground floor walkway that gives access to the garden at ground floor.

The means of escape is via a lightwell and staircase at basement level to the far end of the building that is guarded by a Regency style balustrade.

6.00 ACCESS

The pool complex is for private use for the benefit of the owners. As such the vehicular and transport links are not relevant to this application. Having stated this fact it is however worth considering access during construction. Being at the end of the terrace of three houses the garden has the benefit of an existing direct vehicular access from The Outer Circle. It is envisaged that this would provide the access to the site during the construction process. Access to the Precinct forecourt itself would not be required and as such the building works would have minimum impact on the amenities of the existing residents within the Precinct.

DESIGN AND ACCESS STATEMENT FOR THE DORMER EXTENSION
(To be read in conjunction with the consented scheme's statement)



CLIENT: VANCOUVER LIMITED
PROJECT: ST KATHARINE'S PRECINCT - REGENTS PARK, LONDON NW1
DATE: 18.12.2007
REF: 2007/5934 & 2007/5938

The Proposal

To increase width of the consented dormer.

Design

The proposed side extension to the consented dormer is beyond the eaves level and set back from the rear elevation and does not exceed the height of the existing roof ridge. This makes the proposal in keeping with the property appearance.

Also, it will not be noticeable from the street level.

On the side elevation which faces the outer circle road, the chimney wall and end gable wall covers most of the dormer's side. Therefore the dormer is not visible from the public realm and would therefore cause no harm to the character and appearance of the building or the conservation area.

In keeping with the property's appearance and the structure, existing roof slates will be re-used. Lead is to be used as the roof coverage and partially dressing the front and side walls to match the existing.

Access

There are no proposed changes to access the dormer in comparison with the consented application.

Remarks

The Crown Estate Architects (Purcell Miller Tritton) were consulted throughout the development of this proposal.

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18 DEC 2007