

**PLANNING DESIGN AND ACCESS STATEMENT FOR AMENDMENTS TO EXISTING  
PLANNING PERMISSION REFERENCE 2006/2919/P FOR REAR EXTENSION, ALTERATIONS  
AND EXCAVATION OF BASEMENT TO DWELLING HOUSE TO INCLUDE DEMOLITION AND  
REBUILDING OF FRONT ELEVATION WITH ENTRANCE LOBBY EXTENSION**

## **1 CONTEXT**

Kingstown Street is in the Primrose Hill Conservation Area. Kingstown Street is now in two parts. Number 55 Kingstown Street is in the western part of Kingstown Street which is a cul de sac entered off Fitzroy Road. It is terminated at its eastern end by Auden Place, a purpose built housing development constructed around 30 years ago.

This section of Kingstown Street generally comprises houses built on land that was previously the back gardens to larger residences in Regents Park Road. The southern side of Kingstown Street comprises 8 single family dwellings. The northern side of this part of Kingstown Street has only 1 single family dwelling. All but 2 of the houses on Kingstown Street have been built in the last 50 years and are of mixed architectural styles and of varying architectural quality. All are 2 storey with the exception of number 37 which is 3 storey.

- Numbers 37 and 39 Kingstown Street are earlier properties of indeterminate age. They appear to have been subject to significant alterations in the past and are of little architectural merit.
- Number 45 Kingstown Street was built around 4 years ago and is uncompromisingly contemporary in style with a full width picture window in a render surround at first floor level facing the street.
- Number 47 Kingstown Street was originally built as a small property around 35 years ago and was significantly extended in the early 1990's in a matching architectural style. It is 2 storey with a mono pitch roof and whilst it now appears a little dated in style it was considered to be of significant architectural merit at the time of its construction.
- Number 53 Kingstown Street was built around 40 years ago and was significantly altered in 2003. It is uncompromisingly contemporary in style with a part rendered and part timber clad façade.
- Number 55 Kingstown Street is the subject of this Planning Application. It was built around 45 years ago in grey calcium silicate brick and is now very drab in appearance.
- Numbers 59 and 61 Kingstown Street were built as a pair around 40 years ago and now look very dated and are of no architectural merit.
- Number 34 Kingstown Street is the only property on the east side. It is 2 storey with facing brickwork on the ground floor and render on the upper floor and is of little architectural merit.

Whilst Kingstown Street is in the heart of the Primrose Hill Conservation Area the properties within it do not follow in any way whatsoever the pattern or style of the typical Victorian terraces in the remainder of the Conservation Area. Some of the houses in Kingstown Street are of some architectural merit and others including no. 55 are not.

## **2 USE**

The existing building on the site is use Class C3, residential and we are proposing no change.

## **3 AMOUNT**

The site of the existing dwelling house at 55 Kingstown Street is 10 metres wide with forecourt parking to the front and a large garden to the rear approximately 10 metres wide by 12 metres long.

Planning Permission reference 2006/2919/P has already been granted for demolition of the rear elevation and internal structure of the existing building, the excavation of a basement, construction of a rear extension and internal reconstruction to provide a 3 bedroom, single family dwelling house of 266 square metres. The parking on the front forecourt is retained and the garden is retained but reduced in size to approximately 10m x 10m.

The current proposal is for the demolition and reconstruction of the front façade incorporating an entrance lobby. This will increase the footprint of the existing building by 5 square metres. The parking on the front forecourt will be unaffected and the rear garden will be unaffected.

#### **4 LAYOUT**

55 Kingstown Street is a 3 bedroom single family dwelling and will remain as such. The detailed internal layout is not relevant to this application.

#### **5 SCALE**

The existing dwelling house at 55 Kingstown Street is on 2 storeys with a flat roof. The Planning Permission reference 2006/2919/P which has already been granted maintains that scale and appearance.

This application is for demolition and reconstruction of the front façade incorporating a 2 storey entrance lobby extension. The height of the building remains unaltered. The extension has a footprint of 5 square metres and is not considered material in the context of the scale of the existing building and its position on the plot which has an area of 237 square metres.

#### **6 ACCESS AND INCLUSIVITY**

The proposals as shown on Planning Permission reference 2006/2919/P incorporated level access into the reconstructed dwelling house and a toilet on ground floor level to comply with Part M of the Building Regulations.

The proposal which is the subject of this application will maintain level access but facilitates a wider entrance which will improve wheelchair access. The internal layout has been revised and complies with guidelines for Lifetime Homes.

#### **7 LANDSCAPING**

The existing forecourt to the building is cobbled with a planter around the base of a sycamore tree. Permission reference 2006/5762/T has been granted to remove the sycamore tree and replace it with a semi mature Betula Pendula (Silver Birch) tree.

The proposals retain and restore the cobbles to the forecourt and incorporate the Betula Pendula.

The landscape to the rear garden does not form part of this proposal however a detailed landscape scheme will be prepared incorporating hard and soft landscape features together with trees and shrubs to act as privacy screening for the benefit of the occupants and their neighbours.

## **8 APPEARANCE**

The existing façade and Party Walls to 55 Kingstown Street are in grey calcium silicate brick. This brick is no longer manufactured and matching bricks are not available. The existing façade is now drab and dated particularly in the context of its immediate neighbours at 45, 47 and 53 Kingstown Street.

The proposals comprise the demolition of the front façade with the Party Walls being retained. The proposed new façade is in a contemporary style to accord with its immediate neighbour. It is in pigmented render with punched window and door openings. The main façade line is as existing but is stepped to incorporate the new entrance lobby. The entrance is defined by a glazed canopy. The grey brick Party Walls are expressed as on the neighbouring property at 53 Kingstown Street.

The front façade matches the architectural style already approved for the garden façade and unifies the design for the whole property.