

**Our Ref:** 784/2.0/DKC  
**Date:** 31<sup>st</sup> August 2006

## **DESIGN AND ACCESS STATEMENT**

### **ERECTION OF EXTENSION AT REAR SECOND FLOOR LEVEL AND REPLACEMENT OF WINDOW WITH DOOR TO ENABLE THE FLAT ROOF OVER THE EXTENSION TO BE USED AS A TERRACE TO AN EXISTING TOWN HOUSE AT 89C REGENT'S PARK ROAD.**

#### **BACKGROUND:**

The design principle of the erection of a four storey dwelling house has been established under a series of planning applications Ref: P9600513R2; CE9700592; PE9900858; PE9900848/R1 & PEX0000414. The original site address was registered as 89A Regent's Park Road and prior to the implementation of the above consents this property was a single storey commercial garage.

Following the implementation of the above consents to construct two four storey self-contained dwelling houses the addresses of the two properties were re-registered with the post office as 89A & 89C Regent's Park Road. The property to which this application refers is 89C Regent's Park Road (which is a self-contained dwelling house).

The purpose of this application is to seek approval for a second floor extension over the existing first floor rear projection (approved under the original scheme which has been completed since 1999/2000 and as such has been a self-contained dwelling house for the past five years).

The actual principle of including a terrace to the rear of this property has also been established with the original scheme in that there is a rear terrace to both 89A & 89C at fourth floor level and this terrace also includes a privacy screen between the two terrace areas which works very successfully.

#### **DESIGN:**

The proposed extension has been carefully designed so as to minimise the impact on the adjoining properties and there are screen walls to either side of the proposed terrace area and the architectural hand rail has been deliberately set back towards the existing rear face of the building. The advantage of this is two fold in that it allows for a planting area immediately in front of the proposed terrace which will soften the rear elevation and secondly it increases the effectiveness of the screen walls.

In fact in the current configuration the existing rear windows to the third floor present a more intrusive overlooking opportunity than that presented by the proposed scheme.

This is a very modest extension and with careful selection of facing materials and the inclusion of planting at the terrace level significantly softens the existing elevation and enhances the architectural appearance of what is otherwise a very bland elevation (see drawing No: 784/101 Rev C).

If the aerial photograph submitted as part of the application (Ref: 784/EP01) clearly shows that in the immediate vicinity of the proposed extension there are a number of high level terraces and balconies which have over the years been added to many of the neighbouring properties.

**ACCESS:**

The internal configuration of the house has not altered since the original consents listed in the section titled "Background" to this Design & Access Statement. The existing building is a self-contained four storey dwelling house and the proposed second floor extension does not have a detrimental affect on the existing access into and out of or within the property itself. In fact as the proposed design provides access to the external environment at third floor level access to the external environment is improved by design.

**CONCLUSION:**

If this proposal is considered in the context of it's setting the proposed extension and terrace is a modest enlargement of an existing house which is not out of context with other properties in the area. In fact due to the sensitivity of the design, inclusion of a planting area to the rear of the existing property and the provision of screen wall there is some significant planning gain in that the privacy to the adjoining property at 89A Regent's Park Road is actually improved as a result of this scheme.