

DESIGN and ACCESS STATEMENT for
ROOF GARDEN

at

PENTHOUSE FLAT
23 PRINCE ALBERT ROAD
LONDON NW1 7ST

6th June 2014

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1.0 INTRODUCTION

The statement has been prepared in support of the retrospective planning application for proposed works that have been carried out to the existing roof garden which is on top of the penthouse flat. These works comprise the following:-

- replacement air conditioning condensers
- non-fixed planters
- replacement decking
- replacement glass balustrade
- hot tub

This statement describes the way the we have approached the design for each of the above elements and it is to be read in conjunction with the following documents plus the drawings that have also been submitted as part of this application:-

- Planning and Heritage Statement (prepared by Chase and Partners)
- Acoustic Report (prepared by NVP Ltd)
- Existing & Proposed Plans – EZZ-400
- Existing & Proposed Elevations – EZZ – 400,410,415,420,425,430,435



Figure 1 – 2012 Existing Condensers

2.0 EXISTING PROPERTY

The existing property is located in the Primrose Hill Conservation Area. It comprises an eight storey detached residential apartment building with a penthouse on the top two floors. The penthouse has an existing roof garden. The building dates from the 1960's and is described in the conservation area statement as a 'negative building' – this is due in the main to its plain, red bricked facades that give it a stark appearance and which make it sit incongruously in an area that is predominantly made up of low rise dwellings some dating back to the Regency period. (See appendix 2)

3.0 PROPOSAL

The proposed works have been designed with the utmost sensitivity to ensure that they have no detrimental impact on the host building, the immediate locality nor, in a wider context, the conservation area itself. The building's prominent location has been at the forefront of all design proposals and considerations and great care has been taken not just to preserve but also to enhance the appearance of the roof of this property particularly when viewed from the surrounding public highways and spaces.

3.1 Condensers

There are currently proposed two main condenser units and two much smaller support units. The former existed previously and have simply been re-used. A single smaller support unit also existed previously (fig1) and has been replaced with two new ones. (See EZZ-400)

Both the main and the support units have been purposefully positioned in the same location as before so as not to alter their visual presence when viewed from public spaces and adjacent properties (fig 2 & 3). As such the condensers preserve what was there before and do not cause any detrimental harm to the conservation area visually nor in terms of operational noise output (see acoustic report)

For the record it is worth noting that originally there were three main condensers that were also positioned in the same location (Fig 4&5). They had been there for at least 10 years prior to the first refurbishment of the penthouse and roof garden which was done in 2011 and which reduced the number of main condensers from three to two units. (Fig 2,4&5)



Figure 2 – 2012 Existing Condensers



Figure 3 – 2014 Proposed Condensers



Figure 4 – 2009 Aerial Photograph showing decking, planters and 3 condensers

3.2 Non-Fixed Planters

The proposed planters are replacements for the planters that previously existed and were located in various positions on the roof garden (Fig 4&5). They are modest in size and moveable and have been planted out using very high quality plants and shrubs. (See Appendix 1)

The planters and planting will create a 'softness' around the perimeter of the roof garden and add colour and variety of form to the top of this stark and 'negative' building thereby enhancing its appearance. This greenery enables the roof garden to blend and appear as a continuation of the trees and vegetation that are prevalent in the immediate locality particularly in the long views. (See Appendix 1, 2, Fig 3&6)



Figure 5 – 2009 Condensers

3.3 Replacement Decking

The new decking is a combination of timber and stone and is a replacement for the timber decking that existed previously. The only difference between the two is that new decking had to be raised by approximately 300mm to enable the insulation of the roof and roof falls to be improved in order to comply with current standards and good practice and to provide a services zone in which to run pipework below the deck.



Figure 6 – 2014 Decking

Although the decking is set at a higher level it is not visible from the street as it is hidden by the existing parapet and therefore has no detrimental impact on the appearance of the building nor the character of the conservation area. (See Appendix 2, Fig 3&6)

3.4 Replacement Glass Balustrade

The new balustrade runs around the perimeter of the roof and comprises continuous frameless glass panels supported by simple grey powder coated metal posts – it has no handrail. It replaces the existing balustrade which was a white painted tubular metal frame consisting of posts supporting a handrail with glass panels fixed between the posts. (See EZZ – 415, 425, 435)

This existing balustrade had a crude utilitarian appearance which gave it a strong visual presence, somewhat reminiscent of 1970s football terracing, due to the powerful horizontal line created by the handrail. (See EZZ – 410, 420, 430) The new balustrade has been designed to be much simpler, lighter and more elegant in order to give it a light transparent appearance and the handrail has been intentionally omitted to lessen the balustrades visual presence thereby making the overall effect less imposing than the original. Although the glass panels are approximately 300mm higher (due to the raised decking) than the level of the previous handrail this is neutralised by the transparency of the glass and lack of handrail. (See Appendix C)



Figure 7 – 2014 Proposed Balustrade



Figure 9 – 2014 Hot Tub

This new balustrade is an improvement on what existed before and therefore makes a positive visual contribution to the host building and the conservation area. (See Fig 7 & 8)

3.5 Hot Tub

This element is new. It is a circular and made from timber and has been position away from the perimeter of the roof so it is not prominent when viewed from street level or adjoining properties. It has been intentionally chosen for its modest size, simple form and natural materials all of which make it a discreet and non-obtrusive element and, as such, it has no negative impact on building or the conservation area. (See Fig 9)

4.0 ACCESS

4.1 Parking - remains as existing

4.2 Access - remains as existing



Figure 8 – Pre 2012 Existing Balustrade

5.0 SUMMARY

Historically these elements have always been on the roof garden (with exception of the hot-tub) and as such they are not 'new objects' within a conservation area. The proposed replacements cause no detriment or harm to the property nor detract from the character or appearance of conservation area and in all cases they are an improvement on that which existed. Therefore the planning application should be approved

Appendix A – Landscape Planting

'SPIKEY' planting style



CHAMEROPS HUMILIS



AGAVE AMERICANA



YUCCA FILIFERA



DASYLIRION



BRAHEA ARMATA



YUCCA ROSTRATA

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SCULPTURAL SPIKEY PLANTING

buckley design associates

'SOFT' PLANTING STYLE



STIPA LESSINIENSIS (80CM) FOR CONTRAST, VERBENA BONARENSIS FOR COLOUR (60CM JUNE-OCTOBER)



ECHIUM CANDICANS



AROMATIC AND EDBLE HERBS...CREEPING ROSEMARY, SAGE, THYME



PITTOSPORUM TOBIRA NANAPILLOWS OF EVERGREEN WITH TINY SCENTED FLOWERS



GREVILLIA LANIGERA 'MOUNT TAMBORITHA



AGAPANTHUS AFRICANUS (HOT TUB BASE)



CONVOLVULUS CNEORUM (SILVER LEAVES MASSES OF WHITE FLOWERS)

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SOFT FLUFFY PLANTING

buckley design associates

'SOFT' PLANTING STYLE



ORNAMENTAL GRASS STIPA LESSINGIANA, GAURA LINDHEIMERI WHIRLING BUTTERFLIES (65CM JULY-OCTOBER), GYPSOPHILA ROENSCHKEI (30CM JUNE-SEPTEMBER) TO TUMBLE OVER EDGE OF PLANTERS



SEDUM_RUBY_GLOW

SEMPERVIVUM TECTORUM

ALLIUM SPHAEROCEPHALUM

ALLIUM TUBEROSUM



CALAMINTHA-NEPETA-BLUE-CLOUD

DIANTHUS CARTHUSIANORUM

CENTAUREA PULCHRA MAJOR

ORIGANUM 'HERRENHAUSEN'

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PERENNIALS AND GRASSES

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BESCHONARIA YUCCOIDES (LOOKS SPIKEY BUT NOT SHARP)



FIGUS CARICA ...FIG TREE TRAINED ON WALL BY DINING AREA



BLACK BASALT DRESSING TO TOP OF PLANTERS
SHOWS OFF PLANTS AND KEEPS MOISTURE FROM EVAPORATING



Hunza adjustable spot spike lights
TO UPLIGHT SPECIMEN PLANTS

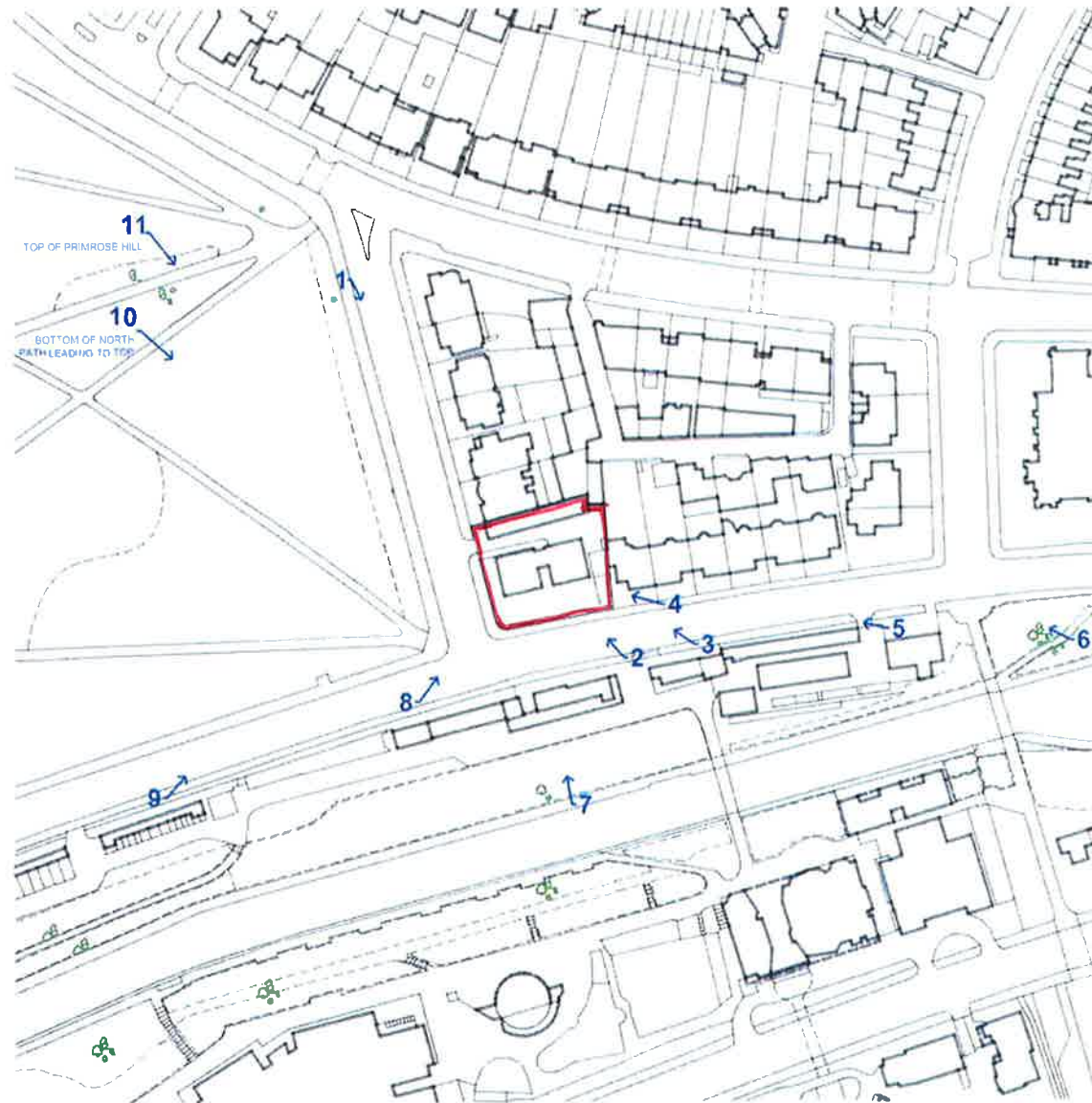
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STRUCTURAL PLANTING, LIGHTING, DRESSING

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Appendix B – Site Photographs



SITE PHOTOGRAPH LOCATIONS



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



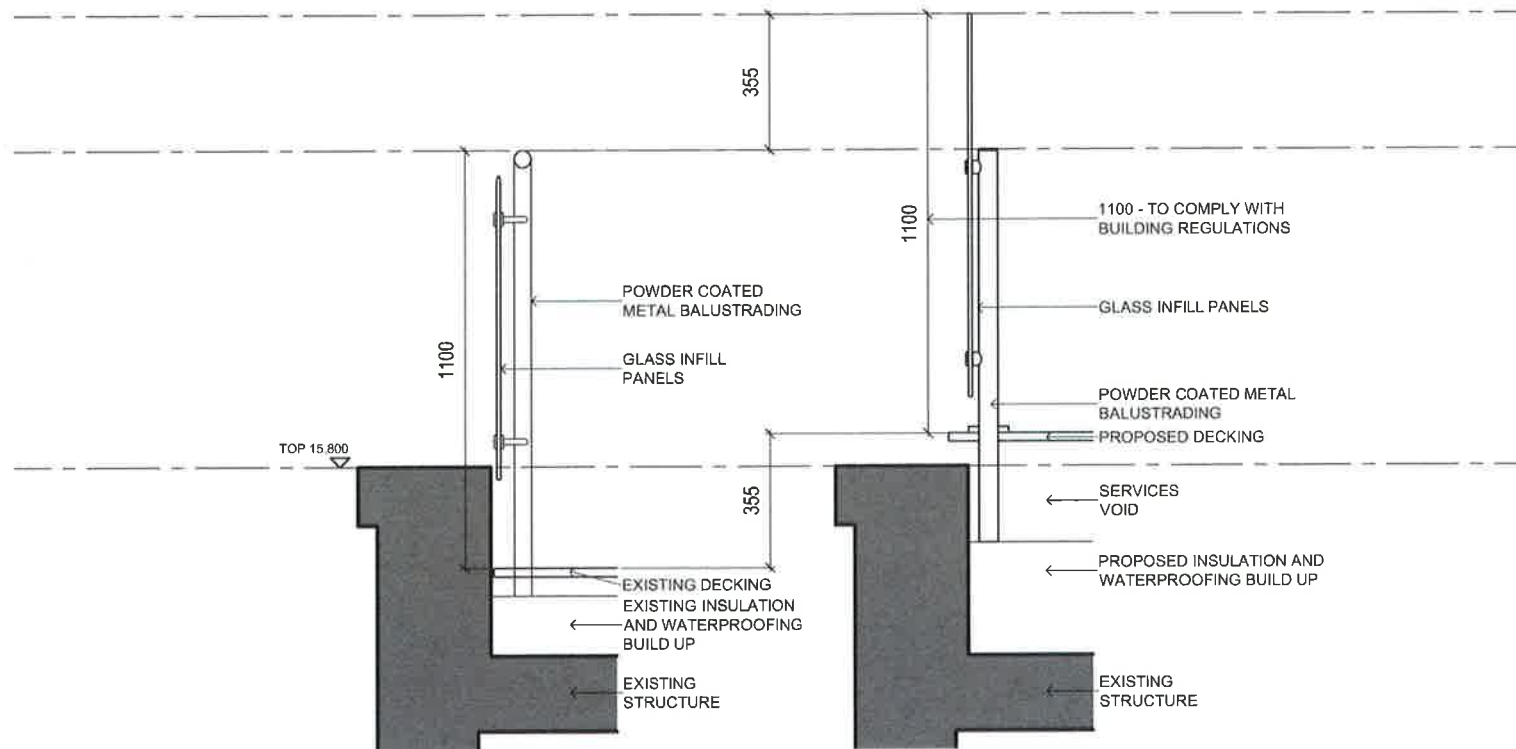
VIEW 9



VIEW 10



VIEW 11



EXISTING TERRACE BALUSTRADE DETAIL

PROPOSED TERRACE BALUSTRADE DETAIL

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project 23 PRINCE ALBERT ROAD	date Mar 13	scale 1:20@A4	drawn by
drawing EXISTING AND PROPOSED ROOF BALUSTRADE	drwg. no EZZ - 350	rev A	

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