

67A Regents Park Road

Design, Access and Heritage Statement



1. Introduction

- 1.1 This document has been produced in support of the planning application to add an in-fill first floor rear extension and roof extension to this mid 19th century end of terrace three storey building in the Primrose Hill Conservation Area in the London Borough of Camden.

2. Background

- 2.1 No. 67A Regents Park Road is part of a terrace of 3 three storey Victorian buildings with projecting ground floor shops and first floor roof terraces at the southern end of the curve on Regents Park Road neighbourhood shopping street.
- 2.2 The building is on the northern end of the terrace on the junction with Chamberlain Street, a small cul de sac containing two Grade II listed terraces, with 2 adjacent street trees marking the entrance from Regents Park Road.
- 2.3 Permission was granted in October 2013 (2013/5368/P) to the previous owners for the:
- “Installation of front and side roof lights, and a rear dormer window associated with loft conversion to provide 1x bedroom; replacement railings and glazed doors to front balcony at first floor level to provide for a new terrace; opening up of ground floor side window and replacement of second floor, front and rear windows.”
- 2.4 The present owners wish to extend the accommodation further to provide sufficient space for their young family. It is their understanding that the previous owners had not lived there for many years and had not maintained or repaired the property in that time. The owners wish to restore the building and to reinstate as many of the original features as possible so that the terrace it is attached to can once again contribute more decisively to the townscape of Regents Park Road and character of the Primrose Hill Conservation Area.



3.0 History of the site

- 3.1 The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include no 67A Regents park Road on the 18th June 1985. The designation report notes that the character of the area “is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space”.
- 3.2 During medieval times the site was in open fields with narrow lanes and subsequently became part of Lord Southampton’s estate. After the completion of the Regents canal in 1820 Lord Southampton’s estate was earmarked for “large suburban villas with substantial gardens”. The estate was developed in the 1840’s after the building of the London and Birmingham Railway in the 1830’s.
- 3.3 During the 1850s the popularity of rail travel caused the line to become increasingly busy and dirty, the smoke and soot belched out by the coal-burning engines and shunting yards rendering the building plots closest to the tracks undesirable. Only the plots that Lord Southampton auctioned furthest away from the railway line were built as large houses, and these were part of terraces and not detached villas on larger plots as had been envisioned originally.
- 3.4 From the mid 19th century there were a number of terraces designed to accommodate retail uses on Regents Park Road with residential use above. As the Primrose Hill Conservation Area Statement states, “These properties are stepped according to the topographical incline and are simply detailed with a mixture of original window arrangements, including sash and casement”. The shops generally occupy a standard width and some, unlike no.67A, do not have forward shopfronts but have forecourts in front of the buildings. No. 67 is within Sub Area 3 of the Primrose Hill Conservation Area: Regent’s Park Road North, and it is identified as making a positive contribution to the character of the conservation area and the statement identifies a significant view from Regents Park Road southwards towards Primrose Hill.

4.0 67 Regents Park Road

- 4.1 The original 1850's design of no 67 with yellow stock brick, stucco dressings and the classical tripartite arrangement of a larger ground floor base, middle floors and a moulded cornice top, are all typical of this mid 19th century architecture.



1972 Hermitage Wine cellars

No 67 Regents Park Road was first occupied in 1856-59 by a Bootmaker;
from 1860-1900 by Green Grocers and Fruiters;
Upholster from 1900 to 1905;
Laundry from 1905 to 1910;
Printer from 1910 to 1920;
Ladies Tailor from 1920 to 1950;
and lastly has been occupied by Wine importers since 1950 until the present day.

5.0 The Heritage Asset

- 5.1 No 67A is a 2 bedroomed apartment which has very few original internal features remaining. It's external fabric has been badly compromised by the insertion of inappropriate and mismatched aluminium windows, and it has been re-roofed with artificial slates and its facade's brickwork has been painted. However, the building does contribute to the symmetry and integrity of the terrace, the townscape of Regents Park Road and the character and appearance of the Primrose Hill Conservation Area. The building is on the corner with Chamberlain Street and has a badly proportioned 1930's side extension with an asbestos roof and an inappropriate horizontal Crittal window.

6.0 The Proposals

- 6.1 The proposals are for:

A roof extension to from a pitched roof with side gable above the parapet to Chamberlain Street;

Dormer windows on the front and rear slopes;

An increase in the height of the side extension and the insertion of a more sympathetic window to Chamberlain Street;

An extension at first floor level to infill at the rear to form a full width rear extension; and

The restoration of the windows to the front and rear elevations and opening of side blind window to Chamberlain Street.

6.2 Internally the proposals allow for 4 modest sized bedrooms. The existing bathroom will be removed to form a larger kitchen opening onto the living room across the front width of the original building thus restoring the original plan form.

6.3 It is proposed to use traditional sympathetic materials and use a natural slate on the roof, lead cheeks to the dormers and timber windows to match the original patterns and design. The front roof terrace above the shop will be enclosed with sympathetic ironwork to match the original balustrade and match the rest of the terrace.

6.4 The restoration of the side window to Chamberlain Street will match the original front window tripartite casement windows of nos 63- 67 with a fixed transom and two pane casements below. The window frames will be timber with fine lamb's tongue glazing bars.

6.5 All of the proposals will refurbish this property in line with the rest of the terrace, both of which have been restored and extended in the last 5 years.

7.0 The policies

The Primrose Hill Conservation Area Statement, adopted in December 2000, and the Camden Planning Guidance: Design CPG1 adopted in September 2013 are the most relevant to these proposals.

7.1 **Roof extensions** (Primrose Hill Conservation Area Statement)

PH18 Planning permission is required for extensions and alterations at roof level within the Conservation Area. Roof extensions and alterations, which change the shape and form of the roof, can have had a harmful impact on the Conservation Area and are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building*
- The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired*
- The property forms part of a symmetrical composition, the balance of which would be upset*
- The roof is prominent, particularly in long views and views from the parks*
- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent*

7.2 *PH19 For the reasons set out in policy PH18, roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable at the following properties:*

Regent's Park Road: All buildings

- 7.3 It is acknowledged that the proposed roof extension will change part of the shape of the roof by extending the existing roof slopes to form a pitched roof rather than a hipped roof, however, the existing parapet would be retained and the gable end will sit back from the coping edge moulded detail. It is considered that this alteration will not have a detrimental impact on the building as the obtuse views from ground level will only see the leading edge of the moulding and hardly read the gable beyond. The retention of the parapet will also maintain original classical architectural elements, and will entirely conceal any apparent bulk of the roof. The street trees, marking the entrance to Chamberlain Street, obscure views to the roof level of no.67 particularly in summer but also in winter.
- 7.4 The proposed dormers, front and back, are in proportion to the volume, design, detail and material to the original mid 19th century architecture of the building. The existing front dormers, permission granted 2008 and 2012 respectively, to nos. 63 and 65 Regents Park Road, have established a rhythm to the 3 building terrace by allowing the front edge of the single dormers to peep above the parapet when viewed from certain vantage points from street level. By allowing no 67 to have a front dormer this would match the 2 others and give the terrace a greater integrity as a single composition, it is as if this element were a missing historical feature that needs restoration.
- 7.5 No 63 Regents Park Road has a gabled end at roof level on the opposite side of the terrace from no.67. It is noted that an exception was made to policy PH 19 in the Conservation Statement Policy to allow this roof to change shape from hipped to pitched and was granted in 2008, 8 years after the policy was adopted. The proposed gable to no. 67 would give the terrace symmetry as a single composition.

The character and appearance of the Primrose Hill Conservation area, and the views southwards towards Primrose Hill, will not be harmed by the proposed roof extension as its position and size will have no impact on the townscape of Regents Park Road given that it is not readily visible in long or short range views. (see Drawing no.456/L/11).

- 7.6 *PH20 Where roof extensions are acceptable, the type of extension likely to be acceptable depends upon the existing roof form and the predominant form of extension within a building group.*



These proposals will follow PH20 closely as the front dormer roof proposals for No. 67 will mimic the built form of nos 65 and 63, including the hidden terrace behind the parapet at the front. This also follows Camden's CPG1 paragraph 5.7:

“Additional storeys and roof alterations are likely to be acceptable where:

There is an established form of roof additional or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help re-unite a group of buildings and townscape”

The established roof form is now single dormers to the front and larger scaled dormers to the rear, and in this instance the rear dormer is proposed to be less bulky, than its adjoining neighbour's at no. 65.



- 7.7 *PH22 Where the property has a visible pitched roof, extensions or alterations which fundamentally alter the roof form are unlikely to be acceptable. Dormers or conservation-style roof lights are the most common forms of alteration to these roofs. Further dormers or conservation-style roof lights at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired. Existing original details should be precisely matched.*

The proposed dormers follow Camden Planning Guidance: Design CPG1 on dormer roof extensions set out in paragraph 5.1, as the roof ridge is not raised, the dormers do not cut through the ridge but will leave space between the dormer and the ridge, they are not full length, the roof scape has already been broken by adjoining dormers, the form, scale and pane size will relate to the facade below and they will be in proportion to the surface area of the roof, the materials will compliment the main building by the dormer's having lead cheeks, the windows will be timber and the slate natural.

- 7.8 *PH23 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, parapets, cornices and chimney stacks and pots will be encouraged.*

The parapets and chimney stack and pots will be retained.

8.0 **Rear Extensions**

PH25 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.

PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

PH28 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.

- 8.1 The proposed rear in-fill extension will not be visible from Chamberlain Street or from any other property except when viewed from above from the adjoining buildings at no.65 and 63. The footprint of the existing later rear extension, which extends a little over half the width of the rear elevation at first floor level, will be extended to the party wall. The height will be below first floor level and the extension roof will leave a quarter of the first floor window exposed leaving a transom window. The proposed flank wall to no 65 will be of stock brick and the roof will be traditional rolled lead.

The height of the existing 1930's side extension onto Chamberlain Street will be increased by approximately 300mm to allow for a normal internal floor to ceiling height. The adjoining building at no. 65 will enjoy greater privacy as the existing approved roof terrace will not overlook their property but will have a blank wall on the party wall line.

The main contribution no 67 has to the character of the conservation area is its front elevation, and to a lesser extent its side elevation onto Chamberlain Street. The proposed rear extension will not have any impact on the character of the conservation area as it will not be visible.

- 8.2 The proposals also include the reinstatement of the original timber casement windows and the restoration of the blind window to a window onto the Chamberlain Street elevation as existed in the 1972 photograph of the building. The brickwork and mouldings will be repaired and the decorated and the terrace balustrade reinstated to match the adjoining front roof terraces.

9.0 **The precedents**

Given the policy context the following planning history of adjacent properties is considered relevant, all were granted post 2000 when the Primrose Hill Conservation Area Statement was adopted:

65 Regents Park Road

2008/4984/P Erection of a dormer window extension in the front roof slope and a roof extension in the rear slope, to provide additional accommodation for the top floor flat
Granted 13/01/2009.

This roof extension is very similar in size to the proposals for no. 67 and includes an alteration from a hipped to a pitched roof with gable end.

63 Regents Park Road

2012/6025/P Roof conversion and erection of dormers at front and rear elevations, use of rear first floor as flat roof terrace with new doorway for access and alteration of first floor rear window from a window to glazed doors and balcony to existing flat (class C3)
Granted 07/01/2013.

Again a very similar front and rear roof extension and dormers has been granted on this next door property.

71 Regents Park Road

PL/8601888 The erection of a rear extension at first floor level.

Granted: 3/10/1986: and

2006/2348/P: Erection of a rear dormer window to provide additional residential accommodation for maisonette on first and second floors.

Granted: 17 July 2006

There is an existing first floor full width extension to the same height proposed at no 67 and a large rear dormer at roof level.

73 Regents Park Road

2006/1454/P: Replace existing ground floor extension, extend first floor extension and loft conversion with new dormer to the retail (class A1) and residential (Class C3) building.

Granted: 26/5/2006

A full width rear extension to the same height (first floor level) as proposed at no.67 and a large rear dormer have been built.

75 Regents Park Road

PL/8501971/R3

Alterations to the existing flat including the erection of a ground floor and first floor extensions with a roof terrace at first floor level.

Granted: 14/8/1986, the only scheme pre dating the Primrose Hill policies.

The scheme allows for a ground a first floor full width rear extension.

77 Regents Park Road

2005/4000/P: Installation of 2 dormer windows to the third floor flat (class C3)

Granted: 28/11/2005.

2 single dormers on the rear roof pitch were permitted.

10.0 Sunlighting and Daylighting

The Sunlighting and Daylighting test used by Camden Council when considering planning applications are set out in the Building Research Establishment (BRE) document "Site Layout Planning for Sunlight and Daylight: a Guide to Good Practice (2011)". The BRE set out the 45 degree angle test to check if extensions that are perpendicular to a window would affect neighbouring habitable room windows, and if so, further tests are required. When applying the 45 degree rule to the middle first floor window of no.65, the angle is received above the proposed rear extension to no. 67 and therefore unlikely to have any adverse affect on the neighbour's daylight. The extension also lies to the north of no.65 and therefore its sunlight will not be affected.

11.0 Access

Regents Park Road is a local shopping centre within a Controlled Parking Zone. It's a 5 minute walk to Chalk farm Northern line Underground Station and buses on Chalk Farm Road and Adelaide Road. The proposed extension will not have any impact on the existing car parking provision.

The existing level of disabled access will not be affected by these proposals.

12.0 Justification

The applicant wishes to create a family home at no.67A Regents Park Road. The present configuration is not conducive to family life and has insufficient space for children's bedrooms as well as badly compromised kitchen and reception spaces. The applicant's understand that the previous owners applied for the present consented scheme as a means of increasing the value but had never intended to live in the property, hence the badly laid out internal spaces, particularly the bedrooms, and the restricted head room in the attic space.

The owners have links with a local school in the area and have lived locally for 15 years. The affordability of existing 4 bedroomed properties in the area is prohibitive and therefore it is necessary, in order to retain existing links, to extend an existing property to remain in Primrose Hill. The applicants work in the arts sector locally and will help maintain a lively residential cross-generational community by being offered the chance to live in the proposed family sized accommodation, they also hope to contribute to the sustainable mixed use life of the Primrose Hill 'village'.

The applicants attach their own letter of justification for the proposals to this document.