

# 48B Regents Park Road - Glazed Conservatory at Second Floor Design & Access Statement

July 2014

## Design Considerations

The proposed project is the covering of an existing roof terrace by a highly transparent glazed structure to make this amenity are usable all year around.

The proposed design follows an analysis of the surrounding buildings in Regents Park Road.

The below street elevation shows a high degree of variation that is present within the application site's part of Regents Park Road. The buildings were originally erected as pairs of semi-detached villas. The gaps between each pair featured two-storey infills which housed the entrances and staircases up to the first floors.

Over the years the gaps between the buildings have been extensively altered with the result that no two such gaps on either side of the road are now the same. Most are three storeys high and asymmetrical. The gap between Nos 44 and 46 ("Gap 4" on the below photograph) has been filled-in up to roof level, leaving this

part of the ensemble to be read as a row of 5 terraces.

The other area of significant alterations is the main roofs. A highly incongruent mix of roof extensions and dormer windows has been added to the buildings, again on both sides of the road, towards front and rear.

The aerial image to the right shows the rear of the buildings. This reveals that an even higher degree of variation can be found at all levels to the rear.

There is no clear rhythm or sense of symmetry to the front or rear of the terrace which the proposal could harm. This is partly because of how the terrace was originally designed and partly due to the numerous examples of high level extensions which are much bigger than that proposed. The proposal would not be visible in public views and has been designed to be barely perceptible in limited private views.



Bird's Eye View of Rear



The Site

Photographic Street Elevation



**Design Considerations**

The proposals have been designed to have minimum impact.

The location and size of the glazing has been chosen so that it cannot be seen from any public view and it would be barely discernible in private views. On the above photographic elevation -which was taken at street level on the opposite side of the road- the proposed structure would not be visible. This was confirmed at the Council's site visit during the pre-application consultation.

Due to the position of the proposal there are very limited private views where the structure could potentially be visible. The small size and highly transparent nature of the enclosure further reduces the potential that the proposal would have any impact even in these limited private views. The proposed use of Pilkington Optiwhite glass will ensure maximum transparency of the new structure. The reference project to the right shows a structure that is similar to the proposed. The glazing proposed is a very minimalist clear float glass, being low-iron and a maximum of 19mm thick. It is largely colourless, even at the edges and achieves high levels of light and colour transparency. The structure would appear very lightweight and would allow for maximum levels of light to continue permeating the gap and clear views through the struc-

ture, essentially preserving an appreciation of the gap. This high quality material has been used elsewhere to achieve a similar effect. The frameless glazing has very little impact on the existing buildings.



Reference Project: Highly transparent Glazing

**Access**

The situation in respect of access to and within the building is not changed by the proposed modification to the existing roof terrace.