

Design and Access Statement

and

Conservation Area Assessment

for

Planning Application

at

158 Regents Park Road, London NW1 8XN.

CONTENTS

1. Introduction
2. Site Description
3. Character Analysis
4. Use
5. Amount
6. Layout
7. Scale
8. Landscaping
9. Appearance
10. Access
11. Refuse
12. Summary

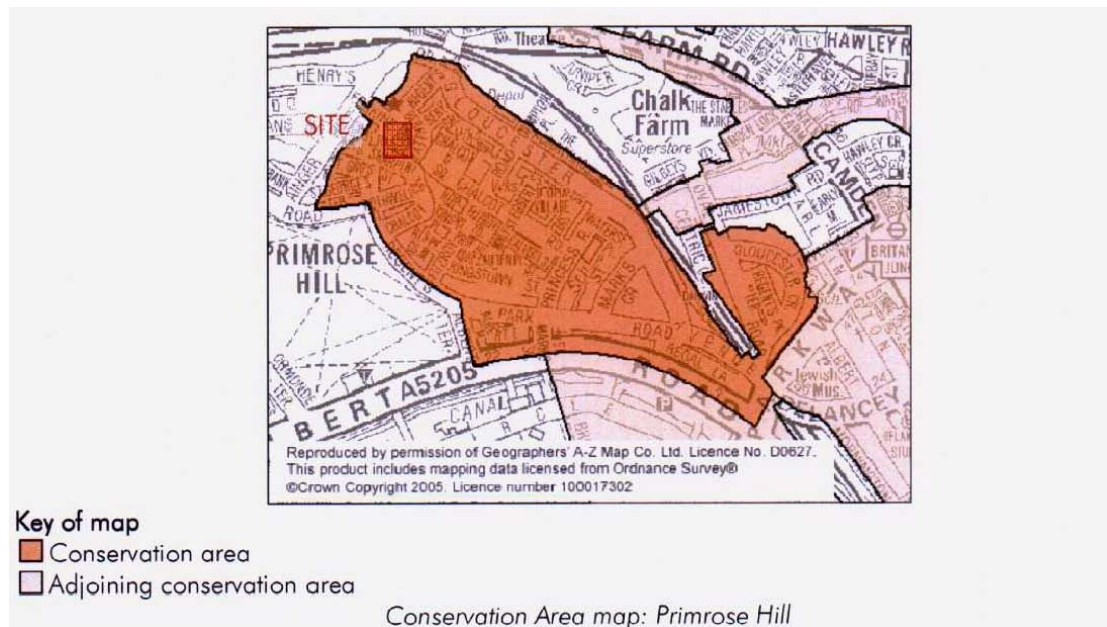
1. Introduction

This Design and Access Statement is in support of a planning application for alterations to the existing flat roof to introduce a new roof garden/terrace.

This statement also includes the assessment of the significance of the existing building and its context in the Primrose Hill Conservation Area. It describes our design intentions and proposal for the above-named project with regard to preserving and enhancing the character of the area with a sympathetic design proposal for the site.

2. Site Description

The site is located at 158 Regents Park Road in the Primrose Hill Conservation Area and is part of an existing row of Georgian terraced properties, all of which have ground floor retail units.



“The distinct quality of Primrose Hill is that it largely retains its homogenous mid-late 19th century architectural character”. (PPG 15, paragraphs 3.16-3.19).

3. Character Analysis

The dominant typology in the area is terraced rows of around four or five storeys facing the street, with smaller buildings of around two storeys to the rear.

The existing property is constructed of traditional brickwork with openings formed by arched brick lintels, with white painted timber sash windows to the front and rear of the property.

This group of buildings (96 -196 even, Regent's Park Road) are considered to make a positive contribution to the character and appearance of this conservation area.

The rear elevations of the neighbouring properties have undergone extensive modifications and have been altered and adopted, including, recently in 2007, a three storey rear extension added to 160 Regents Park Road with a raised glass roof light to provide access to the roof terrace (ref.: 2007/ 41 58P).

A three storey rear extension has also been added to 156 Regents Park Road (ref. : 2011/3052/P) including the installation of 2 x retractable rooflights to create a roof level terrace/garden. This site is also adjacent to the application site and therefore we assume our proposal being in line with both adjacent neighbouring properties.

Other similar approved schemes/ precedents along Regents Park Road include:

168 Regents Park Road (ref.: PEX0000941)

154 Regents Park Road (ref.: PE9800362)

4. Use

The existing uses 'In the area around the site are a mixture of residential, commercial and retail uses along Regents Park Road with most commercial properties having residential dwellings above them.

The property is located on a busy road within close proximity to local amenities and is well served by public transport with bus routes along Regent's Park Road and nearby underground stations.

The existing building is a four storey building with flat roof behind a frontage parapet wall to the main facade. The property includes an A1 Use commercial unit at ground and basement floor levels and 1 x 3 bed residential unit on the upper floors. Neighbouring buildings include a similar mix of retail and commercial uses balanced with residential aspects.

The proposal includes the following:

Installation of a retractable rooflight and planters to create a roof terrace/garden with associated internal alterations to provide access to the new roof terrace.

The proposal does not affect the existing use of the property or any amenities to neighbouring properties and occupants along Regent's Park Road.

The proposed works will be of a high standard to improve and upgrade the design and amenities of the existing maisonette.

This proposal is in accordance with the relevant Camden Council's planning policies that comprise the Unitary Development Plan and Supplementary Planning Guidance documents. The Primrose Hill Conservation Area Statement has also been addressed.

5. Amount

The site is surrounded by various buildings of different bulk, size and uses. The existing building and neighbouring properties consist of 4/5 storey properties with some of the immediate neighbouring properties having two/three storey rear extensions. The proposal involves the installation of a retractable rooflight and planters to create roof terrace/garden which would enhance the existing residential unit by providing it with outdoor amenity space.

6. Layout

Access to the roof terrace is via a retractable sliding rooflight that is set back from the roof parapet and below the existing parapet wall.

7. Scale

The proposal has been designed to match the existing property and neighbouring buildings in terms of the scale, proportion, fenestration pattern and style to be sympathetic to the existing buildings in the area.

The proposed rear extension will align and match with the extensions to the neighbouring properties, 156 and 160 Regent's Park Road, in size, height and the types of materials used: "Rear extensions should be unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area." (PH26, Primrose Hill Conservation Area Statement).

"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. (PH27, Primrose Hill Conservation Area Statement).

It has been demonstrated that this proposal would be suitable with the relationship to its neighbouring properties and we consider this proposal not to be detrimental to the street scene or over development of the site.

8. Landscaping

The landscaping responds to the requirements of location and the uses on site.

The private amenity area in the form of the roof terrace/garden is in line with many properties along Regent's park road and avoids any detrimental impact to the form and character of the existing building and the neighbouring properties in terms of overlooking. The roof terrace introduces a sustainable element to the proposal.

9. Appearance

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions, low level access rooflight and the types of materials used. All proposed works will incorporate the use of high quality materials that are sympathetic to the character and appearance of this Conservation Area.

The relevant planning policies EN31 of Camden's Unitary Development Plan indicate "that development in conservation area preserves or enhances their special character or appearance, and of high quality in terms of terms of design, material and execution."

The alterations of the existing flat roof are below the existing parapet wall and form a part roof garden/terrace.

Access to the roof terrace is via a retractable sliding rooflight set back from the roof parapet and "hidden from view behind the parapet to the street elevations." (PH2, Primrose Hill Conservation Area Statement). The roof terrace access rooflight therefore sits lower than the parapet height and will not harm the character and appearance of the Conservation Area.

We have also considered the approved scheme for the neighbouring property 160 Regents Park Road (Application ref.: 2007/4158/P) which incorporates a retractable sliding box rooflight to facilitate access to their roof terrace.

Other approved schemes/precedents along Regents Park Road for a new roof include: 154 Regents Park Road (ref.: PE9800362), 168 Regents Park Road (ref.: PEX0000941)

It has been demonstrated that this proposal would be sympathetic to the character and appearance of the existing and surrounding buildings within this conservation area.

10. Access

The property is well served by public transport with bus routes along the main frontage of the property and nearby underground station (Chalk Farm).

The proposal does not incorporate any gain or loss of residential or commercial units and therefore does not have any effect on public services or the local infrastructure.

Access to the existing maisonette will remain unaltered from Regent's park road via the existing main entrance door at ground level, in line with the neighbouring properties.

Access to the existing commercial unit is also unaltered and will remain to the front of the site along Regent's park road, to be coherent with neighbouring properties.

11. Refuse

The refuse/recycling collection for the commercial unit as well as the exististing residential unit will remain as existing, collected on a weekly basis on the designated day by the local authority's waste management division.

12. Summary

The proposed works incorporate the creation of a roof terrace/garden within the existing flat roof to include the necessary internal and external alterations to provide adequate access to the new roof terrace/garden.

The roof terrace access rooflight will not be visible from street level as it will be below the existing parapet wall and will therefore have no impact on the surrounding buildings. The proposed new roof terrace/garden will improve the quality of the existing residential unit by providing it with private outdoor amenity space.

The proposal protects the characteristic uses of the street, as these are believed to be essential to the preservation of the character of an area.