

DATE : DEC 14 - SUBMISSION



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1.0 **Introduction**

1.1 This Design & Access Statement has been produced by Say Architects on behalf of Mr David Yeo to accompany an application for Planning Permission for proposed alterations at 54 Regents Park Road, London, NW1 7SX.

1.2 The proposed development comprises:

- Change of use – Conversion from the existing 2nos separate maisonettes to a single family dwelling.
- Lowering of lower ground floor level by 500mm
- New internal elevator from lower ground to 2<sup>nd</sup> floor, allowing for lift pit in basement and over run on new roof terrace on 3<sup>rd</sup> floor.
- Removal of existing metal rear balconies of raised ground floor and stairs
- Rear lower ground floor garden extension with glazed sliding and folding doors
- Ground floor roof terrace above extension with 1nos roof light, frameless glass balustrades and external stairs to garden level
- Enlargement of 1nos rear timber framed window to main stair on ground floor to match window above on first floor
- Replacement of existing 1nos rear window on ground floor with timber French patio doors to match French doors above on first floor
- Replacement of existing 1nos rear window on ground floor with timber French patio doors to match French doors above on first floor.
- Enlargement of 1nos rear timber framed window on 2<sup>nd</sup> floor to match window below on first floor
- Enlargement of 1nos timber framed window on 2<sup>nd</sup> attic floor with timber framed French style doors and Juliette balcony with black painted metal railing
- Alteration to elevation of existing 2<sup>nd</sup> floor rear extension, replacement of conservatory style glazing and roof lights with solid flat roof and sliding folding glass doors, with new cantilevered glass balustrade to existing roof terrace.
- Enlargement of existing side roof dormer extension, to include sliding folding glass doors onto new roof terrace above 2<sup>nd</sup> floor. Proposal is similar to adjoining neighbour's at 56 Regents Park Road.

- Infill extension above entrance door at 2<sup>nd</sup> floor level to align with 1<sup>st</sup> floor matching adjacent neighbour's elevation (No. 56)
- Enlargement of 2nos existing skylights on roof and proposed 2nos conservation type skylights on garden side of hipped roof.
- Repainting of the existing rendered portion of the front and rear elevations to "off white"

1.3 The property is located within the Primrose Hill Conservation Area and this has been an important factor in developing the design proposals. As we recognised that this will be an important consideration, these proposals adopt an approach that is consistent with the policies and guidance contained in:

*Local Development Framework – Camden Council*

*Conservation Area Statement: Primrose Hill – Camden Council*

*Planning Policy Statement 5: Planning for the Historic Environment: (PPS5) – English Heritage*

*Associated PPS5 Historic Environment Planning Practice Guides – English Heritage*

The Applicant recognises the importance of achieving a high quality of design that preserves and enhances the significance of the heritage assets within the context of site and is committed to deliver a high quality of design and construction which will preserve and enhance the settings along this road which are part of the Primrose Hill Conservation Area

1.4 This Design & Access Statement is structured as follows:

- *Section 2 - Understanding the Context:* this sets out the physical, historic, social and economic context of the site and details of the property's architectural and historic significance.
- *Section 3 - Planning History:* sets out the history of planning applications and pre-application advice at the property.
- *Section 4 – Relevant Planning Policy:* provides a review of relevant national, strategic and local planning and heritage policy and guidance of relevance to the development.
- *Section 5 – Background to the Development:* describes the background to the application development and current condition and risks to the property.
- *Section 6 – Development:* describes the application development

- *Section 7 – Assessment:* provides a detailed assessment of the development against the key design, heritage and accessibility tests derived from the policy framework.
- *Section 8 –* Sets out a summary of the case and the conclusions.

2.0

## Understanding the Context

### Site and Surroundings

54 Regents Park Road is situated close to the junction with Albert Terrace and close to Primrose Hill Park, although not facing directly onto it.

2.1

The house is within the Primrose Hill Conservation Area, in the 'Regent's Park Road North' sub-area. Here is a description from Camden Council's Conservation Area Statement for Primrose Hill which is appropriate for this particular property: *"Italianate villas dominate the principal and secondary roads within this sub area. These large properties are between three and four storeys high, with basements. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers."*

No.54 is a large Victorian semi-detached villa (alongside no.56) with a smooth stucco (painted) frontage with mouldings around the main windows and a cornice at roof level. The front windows are timber sash windows with large openings at upper ground floor and first floor levels. The entrance porch is set back at the side of the house with steps rising to main entrance at the upper ground floor level.

The rear elevation is part London stock brick and part painted stucco, and the windows are a mixture of timber sash windows and timber French doors. There is an existing balcony at upper ground floor level with a spiral stair down to the garden patio (at lower ground floor level).

A side passageway runs from the front garden to the rear garden, partly running below the side extension of the upper ground floor.

Front elevation



Rear Elevation



- 2.2 The main roof is hipped, forming a U-shape with no.56 alongside, with 2 nos dormer windows, one to the front and one to the side of the building. The side portion of the building has various levels with flat roofs/terraces and a sloping roof over the side staircase to the upper maisonette.

Roof plan (© Google Maps)



No.54 (with no.56 to left-hand side)

- 2.3 The front area is separated from the pavement by a low brick wall and low hedge (see photos above). This area is paved, with some planting, and leads down to a light well and access to the lower ground floor.
- 2.4 The rear garden is long and narrow, with trees planted towards the far end, away from the house. There is an existing patio area and lawn, with shrubs down either side of the garden.

Rear garden from first floor terrace



2.5 The following are 2nos 'bird's eye view' aerial photographs (© Bing Maps) show the property at No.54 Regent's Park Road in the context of its current surroundings.

Aerial Photograph 1: Regent's Park Road from South (© Bing Maps).



54 Regent's Park Road - front

Aerial Photograph 2: Regent's Park Road from North (© Bing Maps).



54 Regent's Park Road - rear



### 3.0 **Planning History**

The following outlines the relevant planning history for the site.

#### **Planning Applications**

3.1 The relevant recent planning history of the site has been identified from a search of the available online records from the London Borough of Camden planning applications register (applications for works to trees have not been included).

#### Planning History of 54 Regent's Park Road

<b>Application number</b>	<b>Site Address</b>	<b>Development description</b>	<b>Status</b>	<b>Date registered</b>	<b>Decision</b>
<u>36997</u>	54 Regents Park Road, NW1	Change of use including works of conversion and the erection of a part single, part two-storey side extension to provide two self-contained maisonettes and a terrace at front and rear second floor levels.	Final decision	31-08-1983	Conditional
<u>30968</u>	54 Regents Park Road, NW1	Change of use including works of conversion and the erection of a part four storey side extension and a part first and part second floor side extension to provide two self-contained maisonettes and a terrace at third floor level.	Final decision	07-08-1980	Conditional
<u>12964</u>	54 Regents Park Road, N.W.1.	Erection of a single storey extension at the side of 54 Regents Park Road, N.W.1.	Final decision	04-02-1972	Conditional
<u>CTP/J10/15/1 A/P1</u>	54, Regents Park Road, Camden.	Erection of studio at first floor level at 54, Regents Park Road, Camden.	Final decision	22-04-1965	Permission

3.2 Below are recent planning histories from neighbouring properties, nos. 52 and 56 Regent's Park Road:

Planning History of 52 Regent's Park Road

Application number	Site Address	Development description	Status	Date registered	Decision
<u>2008/4911/P</u>	Garden Flat 52 Regent's Park Road London NW1 7SX	Erection of a single-storey conservatory at rear lower ground floor level in connection with existing garden flat.	Final decision	20-11-2008	Granted
<u>2007/3694/P</u>	52 Regent's Park Road London NW1 7SX	Replacement of window with french doors, and a larger balcony to replace existing, at rear ground floor level to an existing flat	Final decision	11-09-2007	Refused

Planning History of 56 Regent's Park Road

Application number	Site Address	Development description	Status	Date registered	Decision
<u>2007/3619/P</u>	Flats 3 & 4 56 Regent's Park Road London NW1 7SX	Change of use and works of conversion to the first floor flat and second and third floor maisonette to provide a 3 bed maisonette, alterations to enlarge the existing side dormer window and erection of a dormer window within the valley roof.	Final decision	01-08-2007	Granted
<u>2006/2621/P</u>	Flat A 56 Regent's Park Road London NW1 7SX	Submission of a sample of grey stone cladding materials pursuant to condition 2 of the planning permission dated 10/06 2005 (2005/1548/P) for construction of a single-storey rear extension and side extension, and construction of a new rear garden room/building for use ancillary to the dwelling.	Final decision	14-06-2006	Granted

<u>2005/1548/P</u>	Flat A 56 Regent's Park Road London NW1 7SX	Construction of a single-storey rear extension and side extension, and construction of a new rear garden room/building for use ancillary to the dwelling.	Final decision	28-04-2005	Granted
<u>2004/5041/P</u>	Flat A 56 Regent's Park Road London NW1 7SX	Construction of a glazed rear extension, erection of a glazed roof covering over existing side accessway, and construction of a new habitable rear garden room/building for use ancillary to the dwelling, involving an elevated rear garden terrace above the new garden building.	Withdrawn	03-12-2004	Withdrawn Decision

### **Pre Planning Application Advice**

- 3.3 The proposed development has been submitted for Pre Planning Application Advice Service. Ref: 2014/7257/PRE
- 3.4 A site meeting was arranged with Rachel English on the 12 DEC 2014.
- 3.5 Email advice was received on the 19 DEC 2014

4.0 **Relevant Planning Policy**

4.1 The main planning considerations applying to the site and the associated policies are:

Camden Core Strategy	CS4, CS5, CS14
Conservation Area Statement: Primrose Hill	Guidelines

4.2 Other supplementary planning documents relevant to the proposal:

Planning Policy Statement 5: Planning for the Historic Environment:  
(PPS5) – English Heritage

Associated PPS5 Historic Environment Planning Practice Guides –  
English Heritage

## 5.0 **Background to the Development**

### **Introduction**

- 5.1 The application for no.54 Regent's Park requires the change of use from 2nos maisonettes to a single family dwelling.
- 5.2 The proposed development comprises renovation, extension and alteration including an extension of the lower ground floor at the rear of the house, and an excavation of the existing lower ground level throughout by 500mm, new internal lift, rear extension on the 2<sup>nd</sup> floor, enlargement of existing side roof dormer extension, 1<sup>st</sup> and 2<sup>nd</sup> floor infill extension above the entrance porch, alterations to windows.
- 5.3 The proposals will provide additional and enhanced residential accommodation, and facilitate the continued the use of the property as a single family dwelling.

### **Existing Context**

- 5.4 The existing building has been extended over time to the rear of half of the building at lower ground and upper ground floor level. There is also a side extension from upper ground level that extends up to the 2<sup>nd</sup> floor (this side extension is narrow and sits above the passageway that links the front and rear of the house). There is a small terrace at upper ground floor level which is accessed through French patio doors. This terrace is connected to the rear garden (lower ground floor level) by a metal spiral staircase. The main internal stair that runs between upper ground and 1<sup>st</sup> floors is housed within what is assumed to be an original curved stairwell.
- 5.5 The rear elevation is currently a patchwork of differing window sizes and additions.

### **Existing Condition**

- 5.6 The property is well maintained internally and externally. The front of the house is painted pale green stucco with white painted timber sash windows and the rear of the property is part London stock brick and part painted stucco (also pale green) with white painted timber windows and patio doors.

## 6.0 **Proposed Development**

- 6.1 The development is proposed and set out for the consideration of Officers in the accompanying plans, drawings and sections and within this Design and Access Statement. Please refer to Appendix 1 for the list of supplied drawings to support this application.

## **Layout & Visual Impact**

- 6.2 The overall existing area of the rear garden is approximately 31M (length from the existing furthest back wall of the house) x 11M (width). The proposed lower ground rear extension extends the width of the existing lower ground floor (10.1M) and 3M beyond the existing back wall of the building. The proposed height to the top of the low parapet of the rear extension will be approx 3.1M from existing garden level. The scale and proportion of the proposed rear extension will be subordinate to the main house.
- 6.3 1nos fixed flush floor level rooflights measuring 1.5M x 5.0M each (7.5 MSQ) are proposed on top of the rear extension. These are to provide additional day light to the lower ground floor accommodation below.
- 6.4 On the front elevation, the extension at 2nd floor level above the entrance porch will be aligning with the floor below and will match with the adjacent neighbour's extension ( No. 56 ). The existing mouldings to the porch will be retained and will appear to be subordinate to the main house. This small extension will be finished in render to match the existing finish. The proposal is to re paint the entire front elevation to "off white".
- 6.5 The proposed alteration to the elevation of the existing 2<sup>nd</sup> floor rear extension including the replacement of conservatory style glazing and roof lights with solid flat roof and sliding folding glass doors, with new cantilevered glass balustrade to existing roof terrace will aim to provide better access to the existing roof terrace and also to improve and harmonise the rear elevation
- 6.6 The proposed frameless glass balustrades around the roof terraces are aim to be visually minimal and not to detract from the existing elevation of the house and will be set back.
- 6.7 On the rear elevation, the existing brick work is retained. The existing rendered finish of the existing rear extension up to the first floor and new rear extension will be painted "off white".
- 6.8 The proposed alterations to the 1nos window on the first floor above the entrance porch and on the rear elevation, the 1nos French style

patio door, 1nos enlarged window to the ground floor and 2<sup>nd</sup> floor, 1nos replacement French style patio door on the attic floor and the new French style patio door and window to the new 2<sup>nd</sup> floor rear extension are intended to harmonise the elevations and to bring additional natural daylight into the building and provide better access to the garden. The proposed material for the window frames will be painted timber to match the existing.

- 6.9 The proposed replacement skylights and 2nos skylight on the garden side of the hipped roof will be of conservation types.
- 6.10 The proposed enlargement of the side roof dormer extension will be similar to the adjoining neighbour's ( 56 Regents Park Road ). The proposal is for it to be clad in standing seams metal cladding. Visually it will be subordinate to the main house and will be below the existing ridge lines of the roof.

7.0 **Assessment**

This section outlines the applicant's case for granting planning permission for the proposed development

7.1 We consider the key issues for consideration by the Council to be the following principal points:

- 1 The effects arising from and the acceptability of the proposed lower ground floor rear extension development at the property.
- 2 The effects arising from and the acceptability of the proposed excavation of a further 500mm to the lower ground floor at the property.
- 3 The effects arising from and the acceptability of the proposed front 1<sup>st</sup> floor extension development at the property.
- 4 Effect of the proposed development on the character and appearance of the Primrose Hill Conservation Area.

7.2 These matters are addressed, in turn, below:

- a The structural impact of the development on the building and its neighbours;
- b The effect on trees;
- c The visual impact;
- d The effect on residential amenity;
- e Size, bulk and scale of proposed works;
- f Other relevant material considerations.

**a. The structural impact of the development on the building and its neighbours**

7.3 A structural engineer will be retained and will provide drawings and calculations for the required works. All works will be carried out considerately in order to minimise impact on neighbours.

**b. The effect on trees**

7.4 There are no trees on or adjacent to the site that appear to be posing a constraint to the development or that would be affected by the development.



### **c. The visual impact**

- 7.5 There are no public views into the rear garden, so the rear extension will have no direct public effect on the character and appearance of the local Conservation Area. The neighbours on either side (at 52 and 56 Regent's Park Road) have their own rear extensions at lower ground level and we would seek agreement with the property owners on materials for boundary walls that they would see from their gardens (using existing materials is what we would propose).
- 7.6 The proposed lowering of the lower ground floor level, will help further minimise any visual impact of the proposed rear extension, the top of the parapet is intended to match the line of the adjacent extension of the adjoining neighbour's ( 56 Regents Park Road )
- 7.7 The external stair to the upper ground rear terrace has been located 0.90M from the boundary wall with no.52 (the neighbour's property at no.52 has an existing stair up to an upper ground level terrace which is built against the boundary wall to no.54). Glass balustrades to the upper ground floor rear terrace are being proposed in order to minimise the visual impact of the required protection from falling.
- 7.8 We consider that the proposed rear development will have minimal effect on private views from a limited number of surrounding residential properties.
- 7.9 At the front of the property, the 1<sup>st</sup> floor extension in line with the entrance porch echoes similar extensions further along Regent's Park Rd (eg. Nos.48 & 50). The step back from the main part of the house is retained and so the extension remains subservient to the front facade.

### **d. The effect on residential amenity**

- 7.10 The residential use of the rear and front extensions is compatible with the existing use of the site and as such no "in principle" objection can be raised.
- 7.11 The rear extension does not take up a substantial area of the existing garden (4M out of 31M length) and so it is not depriving the home owners of the amenity of having a large garden.
- 7.12 The effect of the lower ground floor level excavation on the residential amenity of surrounding properties will be minimal. All construction impacts will be temporary and can be adequately managed though the agreement of a Construction Management Plan and standard conditions on working hours etc.

**e. Size, bulk and scale of proposed works**

7.13 The size, bulk and scale of the proposed development is assessed below:

7.14 Gross External Area Calculation

These figures are the approximate gross floor areas measured from the centre wall line of the party walls and the external side of the front and back walls.

LEVEL	EXISTING	PROPOSED
Lower Ground	132.32 sqm	171.53 sqm
Upper Ground	115.33 sqm	115.33 sqm
First	120.53 sqm	120.53 sqm
2nd	100.47 sqm	107.52 sqm
Attic	64.37 sqm	67.00 sqm
<b>TOTAL</b>	<b>533.02 sqm</b>	<b>581.91 sqm</b>

The total area increase is **48.89 sqm**

7.15 Gross External Volume Calculation

These figures are the approximate gross external volumes measured from the centre wall line of the party walls and the external side of the front and back walls. They do not include the volume of the areas below lower ground floor level at the rear and below entrance ground floor at the front.

Existing Volume	1571 Cubic Meters
Proposed Volume	1805 Cubic Meters

The total volume increase is **234 cubic metres**

7.16 Scale

7.17 The rear elevation fits the existing width of the lower ground floor (10.1M) and reaches 3M further into the garden than the existing rear extension, leaving the garden overall length at approximately 31M. The height of this rear extension will be 3.16M from the existing ground level to the top of the rendered upstand. A glass balustrade on top of this upstand is proposed in order to lessen any height impact. The scale and proportion of the proposed rear extension will be subordinate to the main house.

## **f. Other relevant material considerations**

- 7.18 The following section outlines the acceptability of the development against other relevant material considerations.

### **Land Use**

- 7.19 The proposed development does not alter the use of the site and the maisonette is retained as a single family dwelling. The increase in floor space does not give rise to any adverse land use considerations and we therefore consider the land use of the proposal should be acceptable in principle.

### **Sustainability and Environmental Performance**

- 7.20 The proposed development represents an inherently sustainable upgrade and improvement of the environmental performance of an existing building within the constraints imposed by its location within a conservation area. The proposal will use environmental materials where appropriate while improving the fabric and energy efficiency of the existing building where possible.

### **Arboriculture and Tree Protection**

- 7.21 The design of the development has sought to protect existing trees and preserve the viability of the existing garden.

### **Amenity: Daylight/Sunlight, Sense of Enclosure and Privacy**

- 7.22 The proposed development will not result in an unacceptable loss of daylight or sunlight, or an unacceptable increase in the sense of enclosure to neighbours.
- 7.23 Regarding privacy issues with neighbours, the rear upper ground level terrace is pulled away from the boundary with no.52 and there is a proposed 1.8m high fence on the boundary line with no.56.

### **Transportation and Parking**

- 7.24 No changes to the exterior parking arrangements at the site are proposed, and therefore the proposed development is not considered to give rise to issues with regards to parking.

### **Access**

- 7.25 No alteration work is being considered for the existing access arrangements to the existing building. The existing rear spiral stair case

from the upper ground floor to the garden is to be replaced by a straight stair, which will meet Part M of the Building Regulations.

- 7.26 The property is well served by local public transport links, with Chalk Farm Underground station 12 minutes' walk away and the 274 bus route nearby.

### Structural Considerations and Construction Management

- 7.27 A structural engineer will be retained and will provide drawings and calculations for the required works.

### Acoustic and Vibration Considerations

- 7.28 The proposed development will not give rise to a need for mechanical ventilation or plant that would give rise to a need for acoustic and vibration assessment or mitigation measures.

### Planning Obligations and Mayoral CIL

- 7.29 We do not envisage that the proposed development would give rise to a need for a planning obligation payable to the London Borough of Camden or a Mayoral CIL as it is for the extension of an existing single family dwelling.

### 8.0 **Development Summary & Conclusion**

- 8.1 From the assessment of the criteria discussed above we would hope that the additional development proposed will not give rise to unacceptable effects in any of the areas discussed and any temporary construction effects can be addressed through the submission of appropriate methodology documents and through conditions on any permission granted.

## APPENDIX 1

### Drawings

The drawings for the application are as follows:

Drawing title	Drg Nos.	Rev	Scale @ A3
Location Plan	P(01)01		1:500
Existing Site Plan	P(01)02		1:200
Proposed Site Plan	P(01)03		1:200
Existing Lower Ground Floor – GA Plan	P(02)01		1:100
Existing Upper Ground Floor – GA Plan	P(02)02		1:100
Existing 1 <sup>st</sup> Floor – GA Plan	P(02)03		1:100
Existing 2nd Floor – GA Plan	P(02)04		1:100
Existing 3rd Floor – GA Plan	P(02)05		1:100
Existing Roof Plan	P(02)06		1:100
Existing Front Elevation	P(02)07		1:100
Existing Rear Elevation	P(02)08		1:100
Existing Section AA	P(02)09		1:100
Existing Section BB	P(02)10		1:100
Proposed Lower Ground Floor – GA Plan	P(02)21		1:100
Proposed Upper Ground Floor – GA Plan	P(02)22		1:100
Proposed 1 <sup>st</sup> Floor – GA Plan	P(02)23		1:100
Proposed 2nd Floor – GA Plan	P(02)24		1:100
Proposed 3rd Floor – GA Plan	P(02)25		1:100
Proposed Roof Plan	P(02)26		1:100
Proposed Front Elevation	P(02)27		1:100
Proposed Rear Elevation	P(02)28		1:100
Proposed Section AA	P(02)29		1:100
Proposed Section BB	P(02)30		1:100
Photos of Property – Front & Rear	P(03)01		n/a
Photos of Property – Side Wing Precedents	P(03)02		n/a