

Wilton Studio

DESIGN & ACCESS STATEMENT

5th MARCH 2015

ROOF EXTENSION AND ALTERATIONS

AT

9 REGAL LANE, LONDON, NW1 7TH



Regal Lane Elevation of Proposal

Introduction

This statement accompanies a Planning Application to erect a roof extension at 9 Regal Lane together with alterations at ground floor. The increased roof space will provide an additional bedroom (guest room), a study area and a shower room. The change at ground floor will increase the kitchen to provide dining space by utilising disused garage space.

Use

The site is entirely in residential use and no change of use is proposed. The current garage, by virtue of its size and the limited turning area in front, is not suitable for even smaller modern cars. It will benefit the users of the house to add this space to the habitable area.

A recent consent for this site (2013/0769/P) has granted similar works to the ground floor, also changing the sub-standard garage into habitable space.

Amount and Scale

The size and scale of the proposed extension has been developed with the character and visual appearance of the existing building in mind. The additional volume is limited by the aim to retain the character of the existing building as well as its impact within Regal Lane.

Layout

The layout of the new top floor is dictated by that of the floors below. The staircase is extended to the new floor; the shower room sits above the bathroom; the bedroom and study area are above the first floor bedrooms.

The layout at ground floor simply adds the space of the garage and thereby provides a well usable dining/ kitchen area.

Landscaping

No landscaping is involved in the proposal.

Appearance

The design of the extension has been developed with the impact on the building and its setting within the Primrose Hill Conservation Area in mind. The additional roof space is created by slightly raising the eaves and introducing a mansard shape to the roof. This way the eaves are still below those of adjoining buildings at 8 and 10 Regal Lane. The shape of the mansard roof corresponds with the council's guidance on roof design.

The dormers will be re-instated at a slightly higher level to correspond with the new configuration. The detailing and used materials will match those of the existing building.

The comparison on the following page demonstrates how the proposed changes retain the character and scale of the building and this part of Regal Lane.



Regal Lane Elevation as Existing



Regal Lane Elevation as Proposed

The elevational change at ground floor reflects the changed use of this area: The garage door and the current small kitchen window are blocked up and replaced by a larger window. The new window will match the existing window to the living room. It will sit centrally underneath the window at first floor, the same as the living room window. These symmetries within the irregular building give the elevation a pleasing balance.

Conservation

As the images on the previous page show, the proposal will retain the character and scale of Regal Lane.

Regal Lane lies within sub area one – ‘Regents Park Road South’ – of the Primrose Hill Conservation Area. The Conservation Area Statement points out under the heading ‘Mews’ the wide range of architectural styles, as they are indeed present in Regal Lane. It also identifies strong parapet lines as a feature of mews buildings in this area. We have therefore ensured to change the parapet as little as possible.

We note that, while this is the case for Nos. 1 and 3-7, the application building is not described as “making a positive contribution to the special character and appearance of the area” in the statement.

We point out the large scale of 3 and 4 Albert Road facing the application building in close proximity on the opposite side of Regal Lane. The below picture shows how the application building is dwarfed by them. Facing buildings along Gloucester Avenue further contribute to this effect. These buildings are of dominating scale compared to the proposed minor increase in the volume of the application property, which will remain subservient to them.

The proposed alteration will produce a building of equally positive character to the existing one, retaining a modest domestic scale that respects its context.



Rear view seen from Gloucester Avenue, with 3 Prince Albert Road behind



View from the Application Site towards Gloucester Avenue