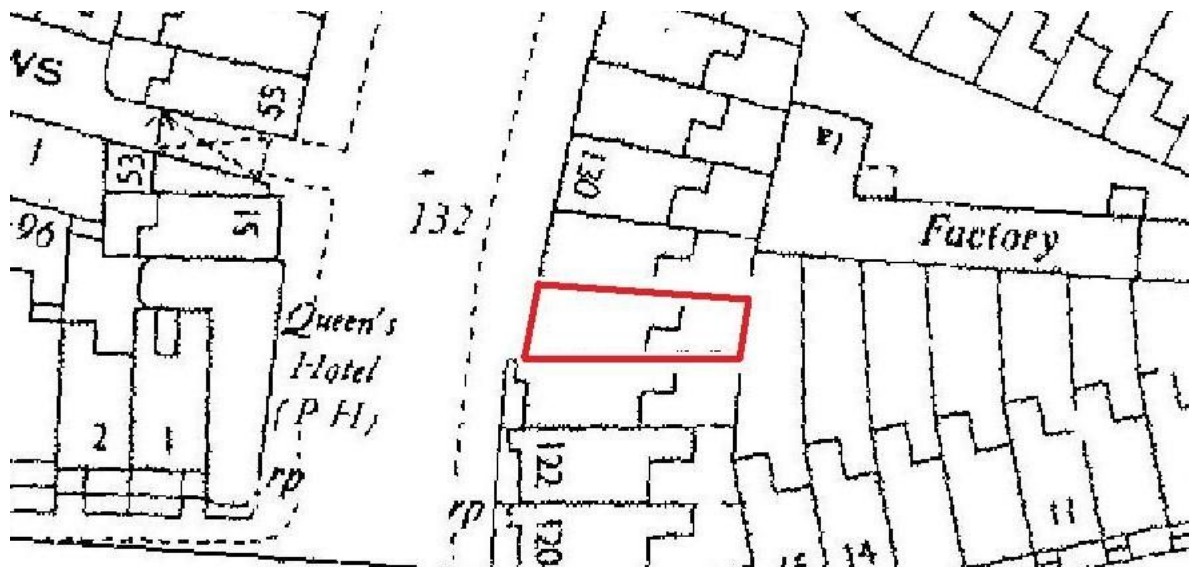


126 REGENT PARK ROAD – LONDON NW1 8XL

DESIGN AND ACCESS STATEMENT

THE SITE

The application site is the ground and basement of a terraced property on Regents Park Road in Primrose Hill. The upper parts have been converted to flats, and the ground and basement are used by the retail outlet Anna which specialise in luxury women's clothing and designer fashion, and has been operating from the premises since 1997.



REAR ELEVATION AT BASEMENT SHOWING REAR YARD



REAR ELEVATION SHOWING HIGH WALL TO No 128 REGENTS PARK ROAD



REAR ELEVATION SHOWING CLOSET WING TO No 130 REGENTS PARK RD

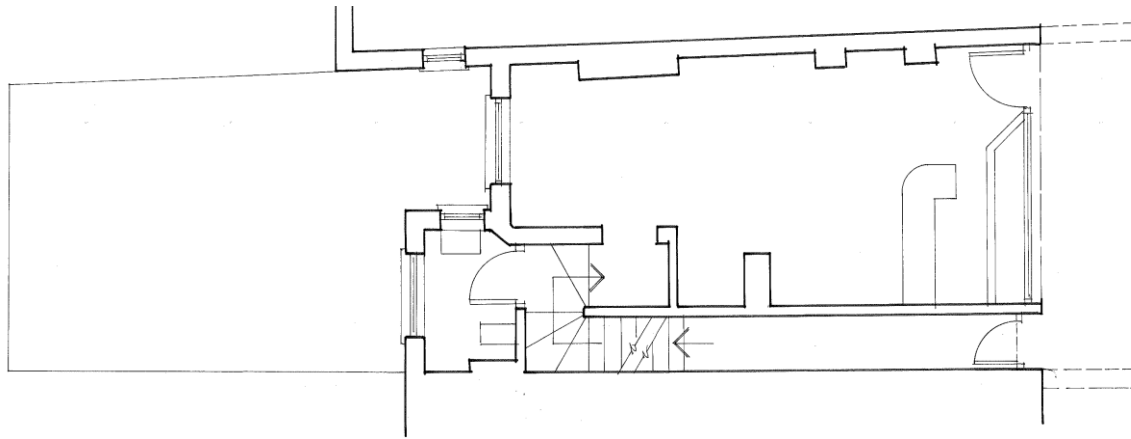
THE PROPOSAL

The proposal is to add a rear basement level extension in the rear yard which would be semi sunken to present an elevation to adjoining owners of no higher than a 2m garden fence / wall. The roof would be a sedum planted to give a softer outlook than the current hard paved back yard.

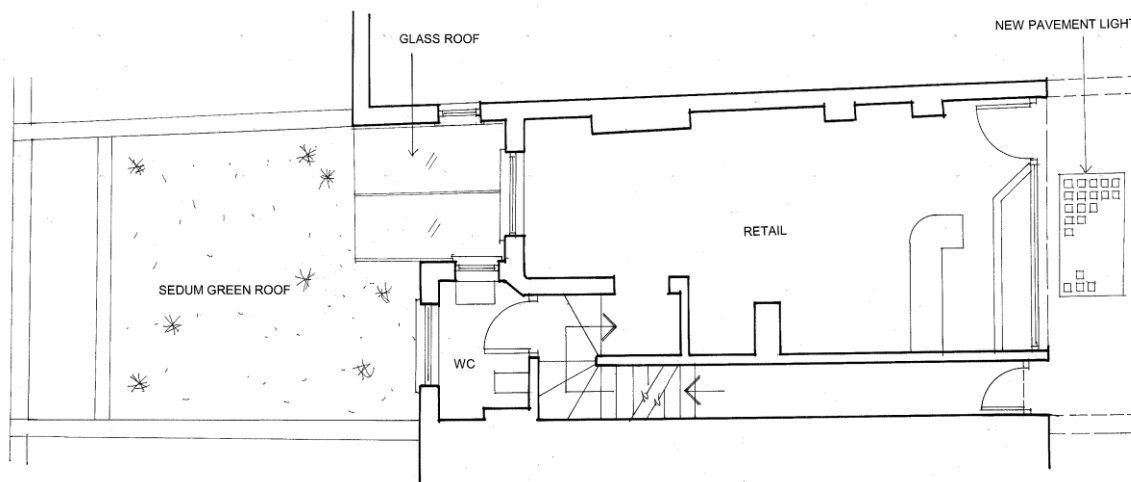


AS EXISTING REAR ELEVATION

AS PROPOSED REAR ELEVATION



AS EXISTING GROUND FLOOR PLAN



AS PROPOSED GROUND FLOOR PLAN

USE

The proposed use of the additional space at basement level would be as retail to provide much needed accommodation for an expanding local business.

AMENITY

Whilst it is normally Camden's policy to avoid building over as much of a rear garden as the proposal involves, in this case the existing rear yard has no amenity space for the property, and is not generally accessed from the retail unit, and has fallen into disuse.

From the perspective of adjoining gardens the new construction would appear as a 2m high brick garden wall with coping stone – which would be allowable under permitted development for a rear garden in any event.

From above the roof will present a green aspect from adjoining properties and from upper windows of the application property and will be an improved outlook compared to the hard paved existing rear yard. This will also have the effect of decreasing rain water run off, and prevent overloading of existing drainage systems.



EXAMPLE OF SEDUM ROOF

PAVEMENT LIGHT

In addition to the rear extension is it proposed to introduce a pavement light of traditional construction to give some natural light to the changing rooms below. This is all within the demise of the freehold of No 126.



CONCLUSION

- The proposal will provide additional accommodation for a local expanding business
- The design of the extension is such that there will be no adverse effects to adjoining gardens or properties, and the view from above will be improved.