



DESIGN & ACCESS STATEMENT
38 (D-E) Regents Park Road
ALTERATION & EXTENSION
(UPPER FLOOR FLATS)

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the **DRAWING ROOM**

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CONTENT:

Section	Details	Page No.
1.0	INTRODUCTION	4
2.0	SITE	5
3.0	SITE PHOTOGRAPHS (inc. AERIAL)	6
4.0	DESIGN :	
	4.1 USE	9
	4.2 AMOUNT	10
	4.3 LAYOUT	11
	4.4 SCALE	12
	4.5 LANDSCAPING	13
	4.6 APPEARANCE	14
5.0	ACCESS	18
6.0	SUMMARY	19



I.00 INTRODUCTION

- I.01 This Design & Access Statement is submitted in support of an application for Full Planning Permission and Conservation Area Consent on behalf of owner occupier Mr S Novick, for the alteration and extension of Flats D&E at 38 Regents Park Road, Primrose Hill NW1 7SX.
- I.02 This application is submitted following the refusal of a previous application on this site last year (ref: 2014/7971/P) and takes into account those reasons for refusal (as set out in the accompanying Planning Statement by First Plan)
- I.03 Our Client purchased the second floor flat (Flat D), with the intention of combining it with his existing third/ fourth floor flat (Flat E) and restoring the original character of the building, in keeping with the neighbouring properties (with full support from neighbouring properties).
- I.04 We are seeking to retain and enhance all original features to the front and rear elevations and add a small extension to the side/rear at second floor to complete the renovation proposals initiated with the recent approval of application 2013/1041/P to provide a harmonious property.



Aerial Location Plan

2.00 SITE

- 2.01 The application site is located at No. 38 Regents Park Road, in Primrose Hill, NW1 7SX, between the junctions with Princess Road (to the East) and Fitzroy Road (to the West) backing on to the rear of the properties to Kingstown Street.
- 2.02 The application site extends to 0.038 Hectares and currently comprises 4 No. residential flats (with a planning approval to convert the 2 No. lower ground-first floor flats into 1 No.) within a single building
- 2.03 The street/locale is predominantly residential, with the majority of properties being large 4-5 storey Italianate Villas (see photographs on pages 6-8)
- 2.04 The existing five storey property (with an additional glazed roof pod), is currently divided into 4 No. separate flats:
Flat A : Lower Ground Floor – separate access
Flat B : Ground & First floor – accessed via main communal stair
Flat D : Second Floor – (owned by our Client) accessed via main communal stair
Flat E : Third/roof space (owned by our Client) - accessed via main communal stair
- 2.05 It is noted that the approval 2013/1041/P amends this to:
Flat A : Lower Ground/Ground/First Floor – separate access from Lower Ground Floor. Therefore we seek to provide a total of 2 No. flats within the building in approval of both applications.
- 2.06 There is 1 No. off street parking space located at the front of the property (accessed from Regents Park Road) owned by the Ground Floor Flat.

3.00 AERIAL VIEWS



IMAGE 1 : South-East Corner



IMAGE 2 : South-West Corner



IMAGE 3 : North-West Corner



IMAGE 4 : North-East Corner

3.01 SITE PHOTOGRAPHS



PHOTOGRAPH 1 : Front Elevation



PHOTOGRAPH 2 : Front Elevation



PHOTOGRAPH 3 : Roof Terrace – Fourth Floor (rear)



PHOTOGRAPH 4 : Rear Elevation



PHOTOGRAPH 5 : Rear Elevation



PHOTOGRAPH 6 : Terrace Balustrade



PHOTOGRAPH 7 : Third Floor Terrace



PHOTOGRAPH 8 : Roof Terrace (west)



PHOTOGRAPH 9 : Glass Roof Pod Extension



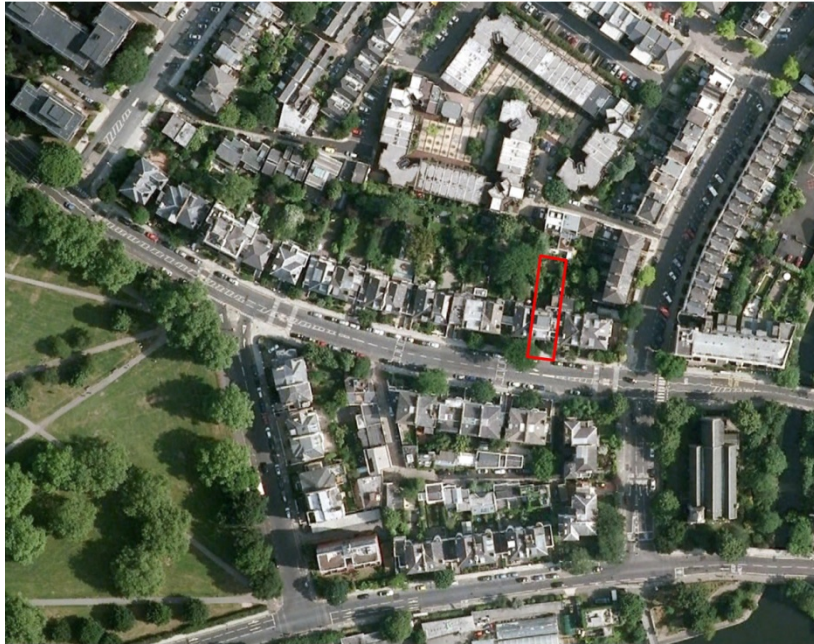
PHOTOGRAPH 10 : Third Floor Extension – over stair



PHOTOGRAPH 11 : Context (No.44 Regents Pk Rd)



PHOTOGRAPH 12 : View of existing roof extension from No. 36 Regents Pk Rd



4.00 DESIGN

4.10 USE

4.11 The use of the site, ie. residential (use classification C3) remains unchanged.

4.12 The density is reduced from the approved 3 No. units within the building into 2 No. units by combining:

- Flat D : Two Bed Unit (Second Floor)
- Flat E : One Bed Unit (Third/Fourth Floor)

To create one larger four bedroom flat over three floors.

4.13 The location of the site within a long-established neighbourhood means there is a broad range of community facilities available on Regents Park Road (further West) alongside the Park, which is within a 2 minute walk.

4.14 The site is located within close proximity to the generous open green space of Primrose Hill. Primrose Hill is a hill of 256 feet (78 m) located on the northern side of Regent's Park (see Eastern corner of the hill on the aerial photograph opposite).

4.15 The existing flats (to be combined) each have small terrace amenity space as follows:

- Flat D 11sqm (second floor – North facing)
- Flat E 5sqm (third floor – South facing)
24sqm (fourth floor – wrap around glass box)



DIAGRAM 1 : Proposed Floor Plans showing additional areas created

4.20 AMOUNT

4.21 The proposal is to combine two existing apartments, and add a small scale extension at Second Floor to increase the building footprint by 15m² (see highlighted area **B**) in diagram opposite), which in turn creates a new terrace above:

Second Floor

- A** Extension to the stair well (front) as approved in application 2013/1041/P to create masonry frontage to match adjacent property (No.36)
- B** Extension in the location of the existing rear terrace to create new increased living space (15m²)
- C** Small Juliet Balcony off the new Living Space (1.5m²)

Third Floor

- D** Existing amenity space to the front to receive new wrought iron balustrade (to match original frontage detailing) to replace the existing curved glass roof which currently forms the balustrade to this section of terrace (see Photographs 7 & 12).
- E** New amenity space (14m²) created by the flat roof extension below - split level, to accommodate existing internal levels and ensure the rear elevation lines through with the adjacent property (No.36) to prevent the two extensions “competing” with one another – as referred to in the previous planning application refusal report (app:2014/7971/P).

4.22 The off street parking provision is retained as existing (1 x car port to the front of the building) – ownership of the lower flat.

4.24 The small scale addition to the building mass does not have any adverse effect on the local amenities, and is in keeping with the density of this and neighbouring properties, being subservient to the original building form.

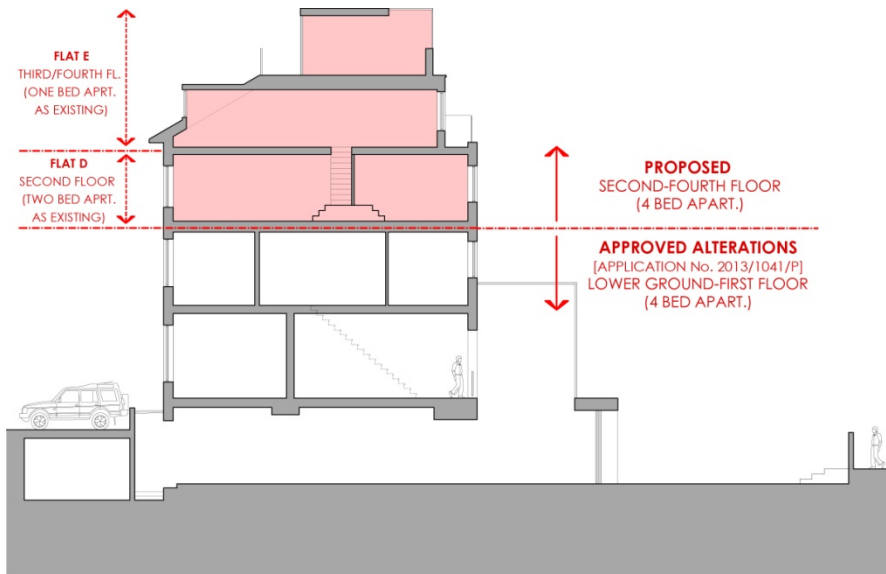


DIAGRAM 2 : Layout of the two proposed apartments – Design Section

4.30 LAYOUT

- 4.31 The layout of the original building in terms of orientation and movement around the site is unchanged.
- 4.32 The bringing together of two units has been designed to increase the number of bedrooms, whilst providing additional living room accommodation, suitable for a family dwelling, and increased terrace area accessed directly off the main living space, with attractive Juliet balcony feature off the additional living accommodation generated at Second Floor level.
- 4.33 The small scale extension is located to the side/rear of the building, is subservient to the original Italianate Villa and is not visible from Regents Park Road.
- 4.34 The layout of the open plan internal spaces, within the new addition makes best use of the natural daylight and is in keeping with the orientation of spaces within the existing property – facing front on to Regents Park Road, and to the rear over private gardens.
- 4.35 All existing floor levels are retained throughout.

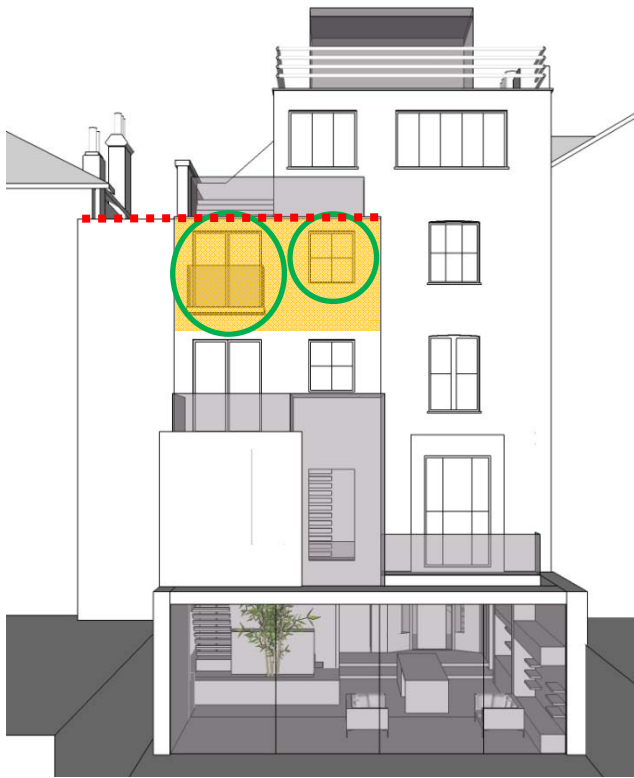


DIAGRAM 3 : Scale of Fenestration – Rear Elevation

KEY:



New Fenestration in masonry extension (in keeping with original detailing)



New Second Floor Extension lines through with adjacent property



Extent of New Extension

4.40 SCALE

4.41 Key to our exploration of improving the useable square footage of the property was ensuring any additions are in keeping with, and appear subservient to the original building mass.

4.42 In doing so we have, as was approved in the previous application (2013/1041/P) and discussed with the planning/conservation officers at the time, designed all new additions/alterations to be of solid masonry construction with, punched windows of traditional detailing.

4.43 The diagrams opposite demonstrate the scale and massing of the proposed extension (highlighted yellow), which again seeks to appear subservient to and respectful of the original building form – and compliment the adjacent rear/side extension at No.36 (see dashed red line to diagram opposite).

4.45 All proposed punched windows are to appropriate scale and are in keeping with the existing fenestration (highlighted green on Diagram 3, opposite)

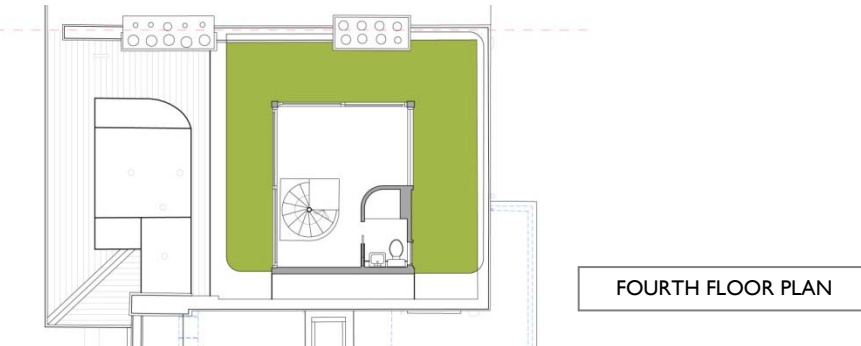
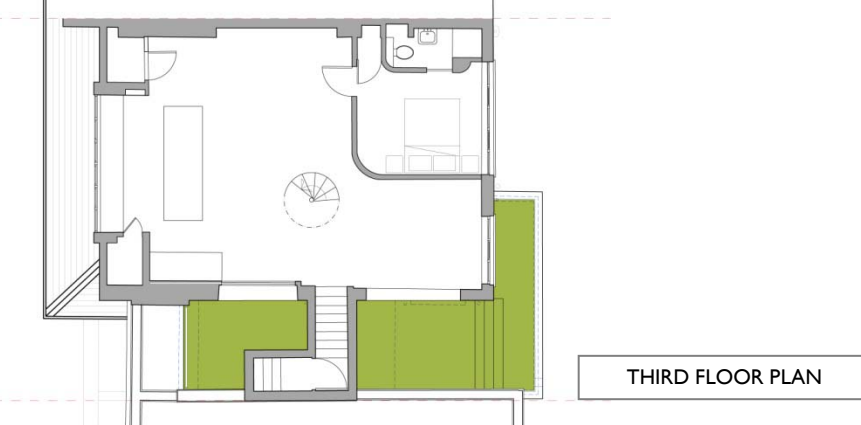
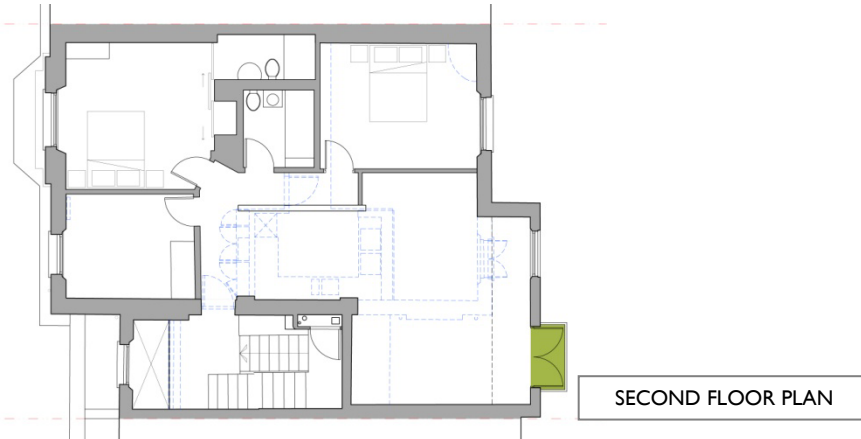


DIAGRAM 4 : Location of Terraces (Second, Third & Fourth Floor)

4.50 LANDSCAPING

4.51 The generic landscaping scheme is largely unchanged from the existing layout, the approach to the property at ground floor is retained as existing.

4.52 No trees are affected by the works proposed in this application, as all the works proposed are to second floor upwards.

4.53 The only amendments to landscaping is the hard landscaping to the proposed roof terraces, which will be softened with potted plants to encourage wildlife, butterflies and bees.

4.54 Rainwater from the existing fourth floor roof pod will be harvested for irrigation purposes.

4.55 Terrace Amenity (see diagram opposite):

i) Second Floor : Juliet Balcony (rear)

ii) Third Floor : Small (secondary) terrace to the side/front – retained as existing (6m²)

iii) Third Floor : New area of roof terrace (side/rear) to the flat roof created by the extension at Second Floor (14m²)

iv) Fourth Floor : To remain as existing (24m²)

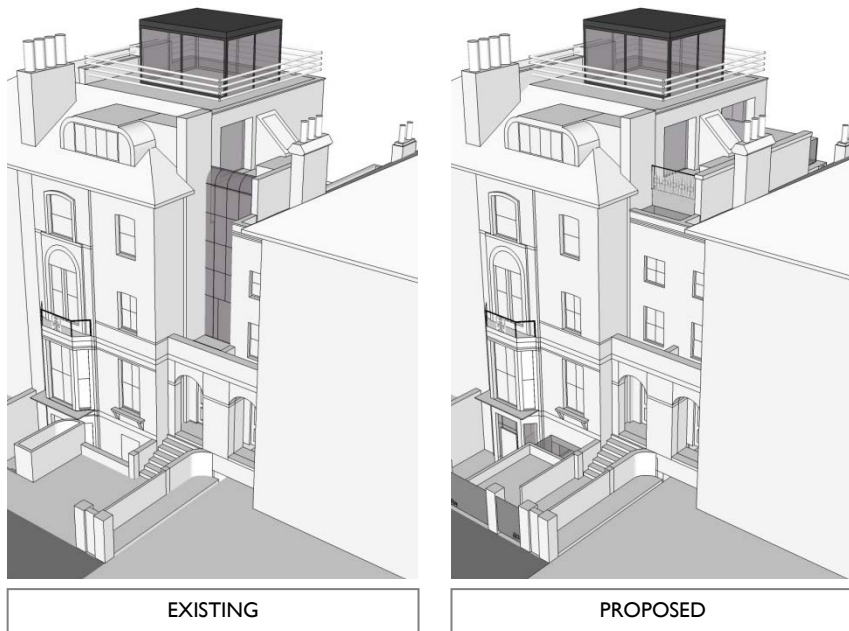


DIAGRAM 5 : Model of Proposed Alterations to Frontage (South-East)



PHOTOGRAPH 13 :
Existing Wrought Iron Detailing



PRECEDENT IMAGE :
Cantifix frameless glass

4.60 APPEARANCE

4.61 The overall improved appearance of the property within the street scene is paramount. The design of this application takes on board the design considerations from the previous approval, and extends this same considered detailing to the Second Floor Extension and Third Floor Terrace - ensuring that once the whole building is complete it is done so with harmonious detailing, and with a coordinated approach to the design of the entire property (both flats).

4.62 Our client was inspired by the plans proposed by his neighbour (in Flat A) and approved by the LPA, and is proposing alterations to the upper floors to be in keeping with those approved, such that the villa does not become fragmented by contrasting designs. The proposal is for all work to be undertaken by the same contractor (who recently refurbished No. 52 Regents Park Road to a very high standard), details designed by the same architect.

4.63 The detailing to the glass balustrade to the rear third floor terrace and Juliet balcony is designed to match the approved glass extension to lower levels in the previous application (Cantifix Pureglaze – as used in English Heritage Projects) – see precedent image opposite and model diagram to the next page.

4.64 The removal of the 70's curved glass feature over the stair, to the frontage (to be replaced with a traditional masonry facade to match adjacent property No.36) will leave a void to the front of the existing terrace at Third Floor (see accompanying drawing no. 112 RevB – Proposed Section BB), for which we propose to recess a “hidden” glass roof, with new wrought iron balustrade to enclose the terrace above (see Diagram 5 opposite). This wrought iron balustrade will be designed in keeping with the two original wrought iron details to the existing fenestration (typical of the Italianate Villa) on the frontage (see Photographs 1, 11 & 13).

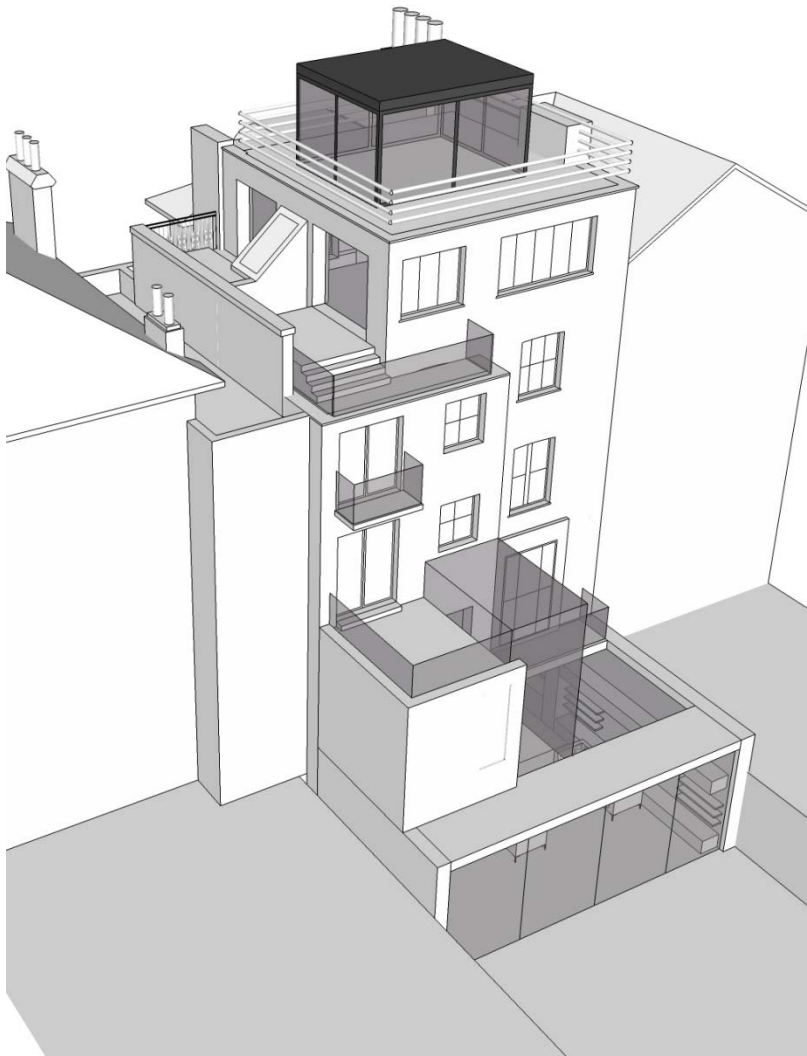
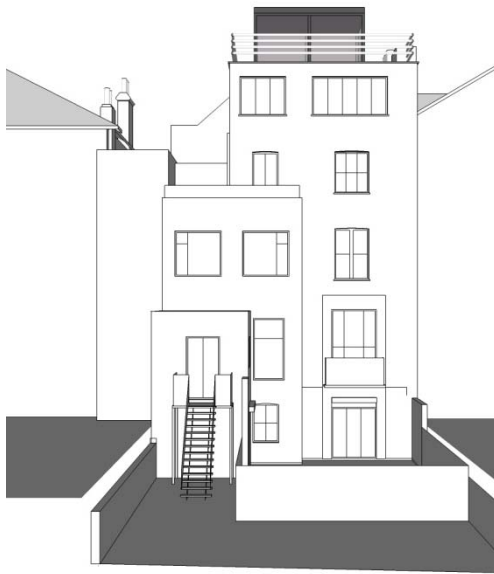
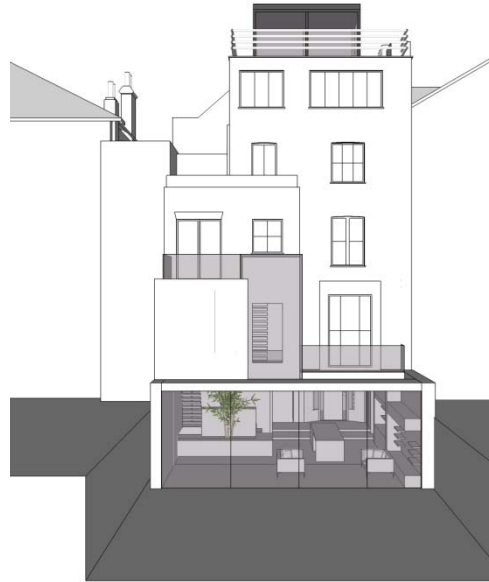


DIAGRAM 6 : Model of Proposed Extension (North-East)

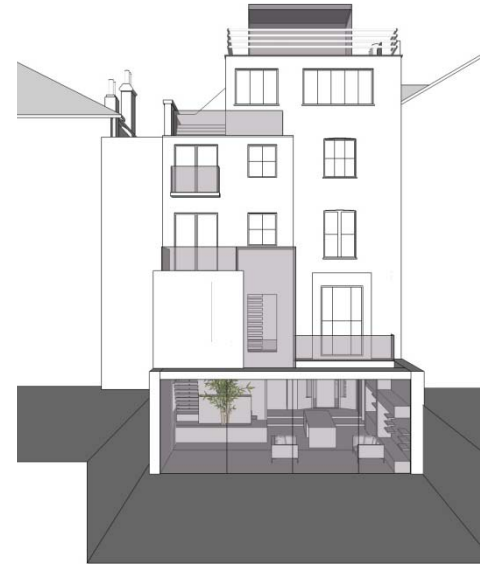
- 4.65 The side/rear extension itself will be of brick/masonry construction in keeping with the existing rear facade, all punched windows are designed in accordance with those approved below, and detailed to match the original features of the rear facade – timber frame sash windows with brick heads and French doors to match. The proportions of which are in keeping with those below (see Diagram 6 opposite and Diagram 7 – demonstrating the Existing, Proposed and Additional Extension).
- 4.66 The materials are a very simple palette:
- Brickwork (London stock) – all new brick elements (to the rear) will be designed with detailing to match the existing and original detailing.
 - Glass – all new, subservient elements are designed using the most up to date glass technology, frameless and seamless additions that allow the original detailing of the masonry and brick elements to take precedence (see Diagram 6 opposite).
- 4.67 This approach to the scheme is considered the most appropriate solution to replace poor quality elements and reinstate original detailing, without compromise to the existing property or the wider street scene, whilst creating a wonderful family dwelling from the existing 2 small flats.



EXISTING



APPROVED SCHEME (2013/1041/P)

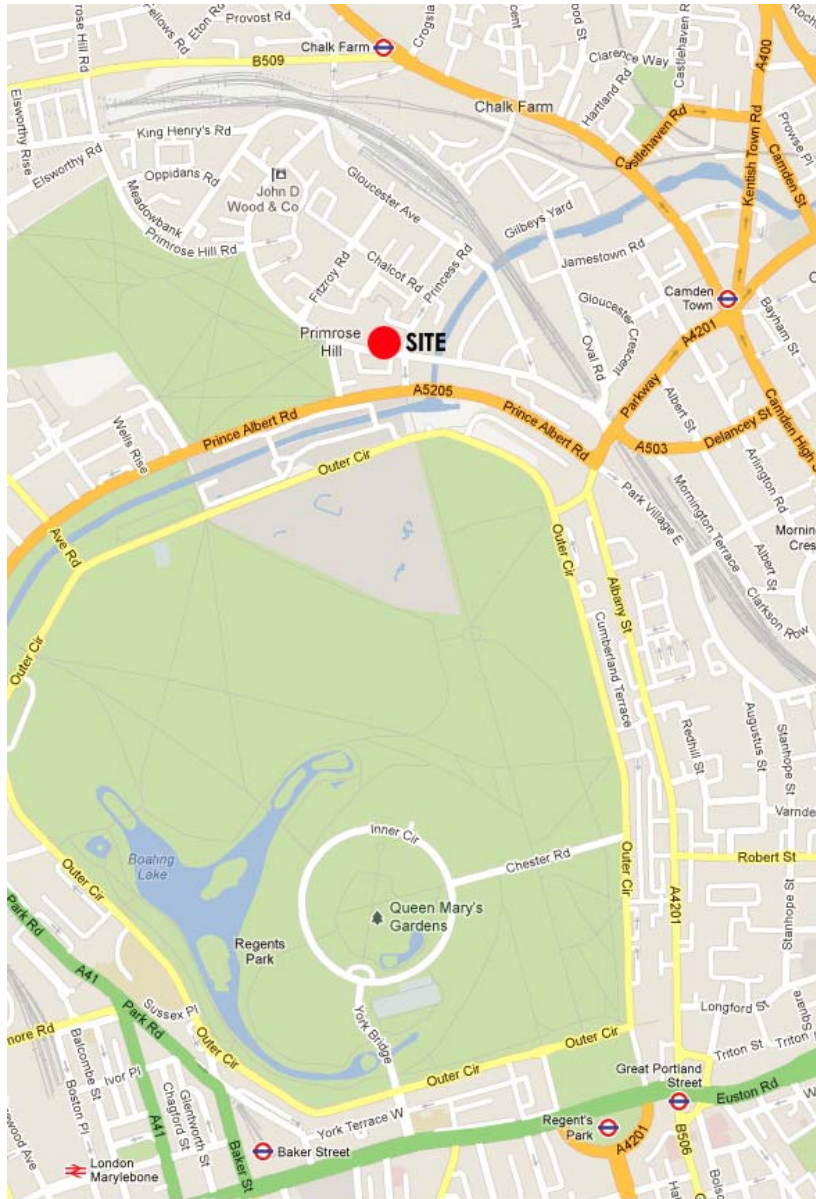


PROPOSED SCHEME

DIAGRAM 7 : Shows the proposed changes to the Rear Elevation



DIAGRAM 8 : Shows changes to the Front Elevation are limited to the Balustrade at Third Floor (see section 4.64 for detail)



5.00 ACCESS

5.01 The vehicular access on site is restricted to the singular car port, to be retained as existing (this is owned/maintained by the Ground Floor Flat)

5.02 The pedestrian access will be retained as existing, to the communal entrance, improvements approved in application 2013/1041/P to be implemented.

5.05 Public Transport

The property is very well served by public transport, with strong existing links to both rail and bus:

5.06 Tube (Northern Line)

The site is located just over half a mile (10 min walk) from Chalk Farm Tube Station to the North, and the same distance from Camden Town Tube Station (East).

5.07 Bus

Stop K on the 274 Bus route is positioned almost immediately outside the property on Regents Park Road with links Eastbound to Angel, Islington and Westbound to Lancaster Gate at Hyde Park.

5.08 DDA ACCESS

The flat is located on the second-fourth floors of an existing building, accessed via a stepped approach from street level, as such it is not possible to create a fully DDA compliant scheme, however best endeavors have been made to create a logical layout and ease of movement around the dwelling for ambulant disabled persons.

5.09 The approach to the entrance is unchanged from existing.

6.00 SUMMARY

- 6.01 The proposal seeks to expand on the design approved in previous application (2013/1041/P), with complimentary fenestration and a small scale addition at second floor only, which is in keeping with the approved scheme to create a harmonious approach across the whole site.
- 6.02 The scheme combines 2 existing small units (a one bedroom flat with disproportionate living accommodation and a two bedroom flat with disproportionate bedroom accommodation) to create a well planned four bedroom family dwelling with appropriate amenity space.
- 6.03 The design approach is to ensure any contemporary addition (glass balustrade to rear) is subservient to the original building mass, and is appropriately set back, and of contrasting minimal design which compliments rather than competes with the ornate detailing of the Italianate Villa frontage and rear brick facade.
- 6.05 The scheme has been conceived and designed to limit and/or address any potential for overriding material considerations that could prevent officer support, as detailed in the previous refusal report (re:2014/7971/P).