



DESIGN & ACCESS STATEMENT

38 Regents Park Road

ALTERATION & EXTENSION

(RESUBMISSION OF APPLICATIONS 2013/1624 &
2013/1041 APPROVED 10.10.13)

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EXISTING FRONTAGE 38 REGENTS PARK ROAD

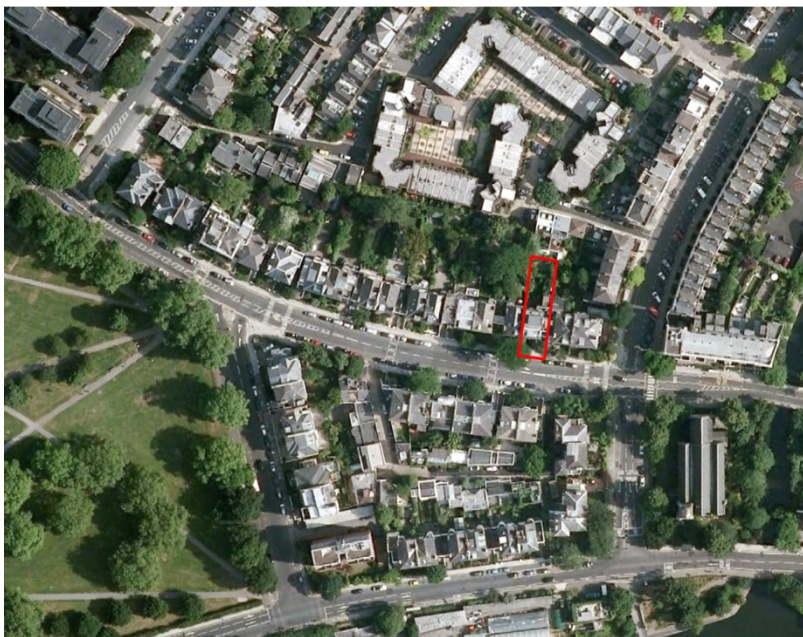
1.00 INTRODUCTION

- 1.01 This Design & Access Statement is submitted in support of the resubmission of applications 2013/1624 and 2013/1041 approved on 10th October 2013 for full planning permission and Conservation Area Consent on behalf of owner occupiers Mr & Mrs O'Brien, for the alteration and extension of Flats A&B at 38 Regents Park Road, Primrose Hill NW1 7SX.
- 1.02 Our Client purchased the lower ground floor flat (Flat A), with the intention of combining it with their existing Ground and First floor flat (Flat B) and restoring the original character of the building frontage, in keeping with the neighbouring properties (with full support from the adjoining properties – see letters of support within the supplementary Planning Statement).
- 1.03 Nothing is changed from the previous approval of the two applications in 2013, the Client simply wishes to extend the time period of the approval to allow them to commence the building work at a later date, currently planned for 2018.
- 1.04 Application 2013/1041 sought to retain and enhance all original features to the front elevation, replace the existing glazed link to the communal stair with masonry construction in keeping with neighbouring properties. Demolish poor quality extensions to the rear and rebuild to provide a more coherent, contemporary extension linking the two living accommodation levels of the new dwelling.



EXISTING GARDEN TO THE REAR OF 38 REGENTS PARK ROAD

- 1.05 Application 2013/1624 sought to provide the addition of a subterranean garden room to the rear, with sun terrace above to provide a “hidden” terrace amenity (at the level of the existing rear sun terrace – see photograph opposite)
- 1.06 The proposed garden alterations reduce the level at Lower Ground Floor by approx 600mm, to provide an a split level to the proposed garden, retaining the existing terrace area (currently decked), as a more private “hidden garden” area, whilst creating additional garden room accommodation below.



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 comprises 4 No. residential flats within the single building (converted from an original single dwelling terrace)
- 2.03 The street/locale is predominantly residential, with the majority of properties being large 4-5 storey terraced townhouses (see photographs on p6)
- 2.04 The existing five storey property (sixth floor within the roof space), is currently divided into 4 No. separate flats:
 Flat A : Lower Ground Floor (owned by our Client) – separate access
 Flat B : Ground & First floor (owned by our Client) – accessed via main communal stair.
 Flat D : Second Floor - accessed via main communal stair
 Flat E : Third/roof space - accessed via main communal stair
- 2.05 There is 1 No. off street parking space located at the front of the property (accessed from Regents Park Road) owned by our Client, which will be retained as existing.

3.00 Site Photographs

CONTEXT



PHOTOGRAPH 1
No.38 Regents Park Road



PHOTOGRAPH 2
No.38 Regents Park Road



PHOTOGRAPH 3
No.50 Regents Park Road



PHOTOGRAPH 4
Rear of the property



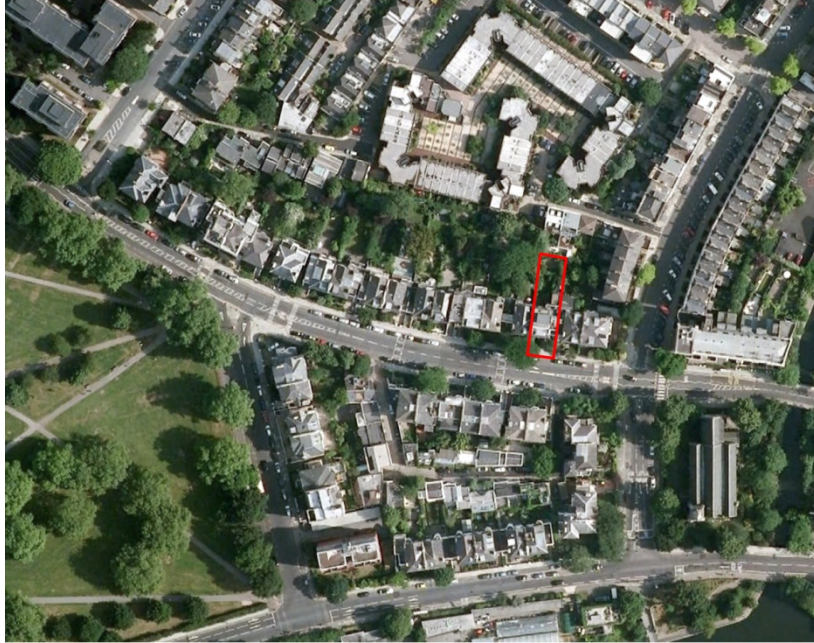
PHOTOGRAPH 5
Rear of the property



PHOTOGRAPH 6
Rear of the property



PHOTOGRAPH 7
Rear access Lower Ground Floor Flat



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 4 No. units within the existing linked semi-detached house into 3 No. units by combining:

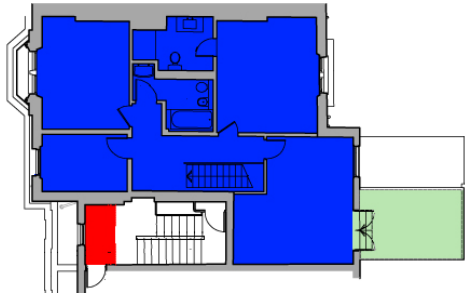
- Flat B : 4 No. Bed Unit (ground and first floor flat)
- Flat A : 2 No. Bed Unit (lower ground floor flat)

Into one larger, 5 No. Bedroom, three storey flat to suit the family's needs.

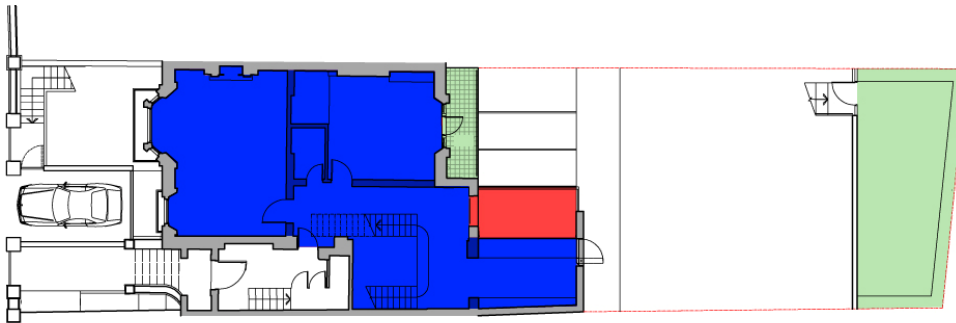
4.13 The location of the site within a long-established neighbourhood means there is a broad range of community facilities available on Regents Park Road (further West) alongside the Park, which is within a 2 minute walk.

4.14 The site is located within close proximity to the generous open space facility 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).

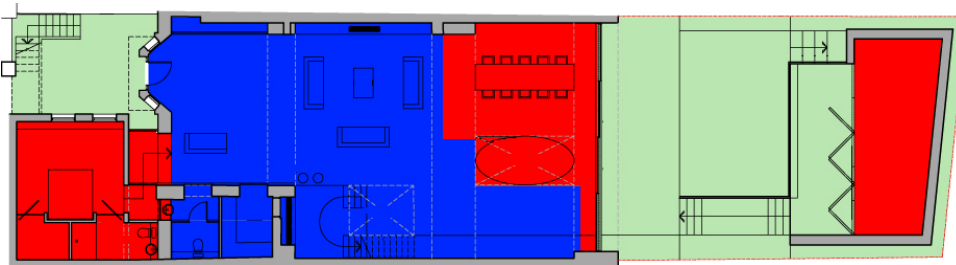
4.15 The existing garden is split into two, divided between those units to be combined; as such the garden will be opened up to form one larger garden.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



4.20 AMOUNT

4.21 The proposal is to combine the two apartments with some additional building volume (see red areas in diagram opposite) to:

Lower Ground Floor Plan

- Guest bedroom to the underside of the car port - to the front, all below street level (30m²)
- Lower Ground Floor Rear Extension to open plan living space – spills out onto the rear garden (37m²)
- Subterranean garden room (25m²)

Ground Floor Plan

- Glass encased void, linking the two living accommodation levels
- Small external balcony amenity area over flat roof extension below (5m²)

First Floor Plan

- Terrace amenity to the rear, off the Master Bedroom
- Communal stair, extended to the front to match the property next door (No.36 RPR).

4.22 The garden amenity areas are improved on account of no longer being under two separate occupancies - total amenity space:

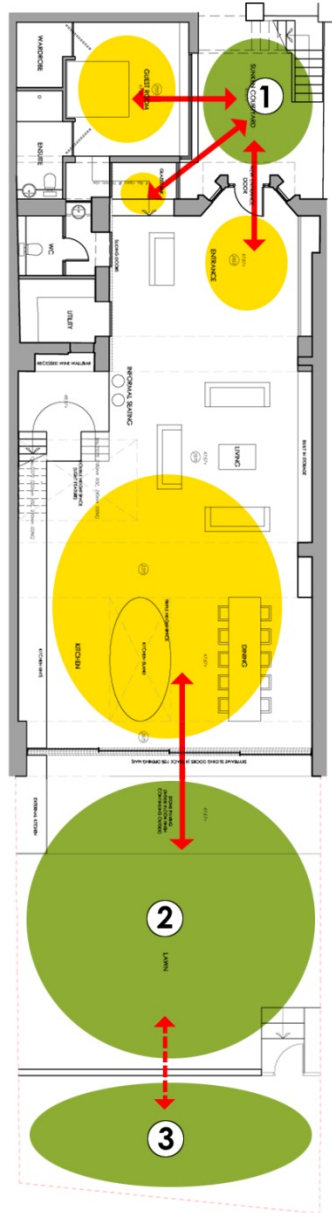
Front Courtyard - Lower Ground Floor : 18m²

Rear Garden - Lower Ground Floor (split level) : 140m²

Balcony - Ground Floor (rear) : 5m²

Terrace – First Floor (rear) : 10m²

4.23 The off street parking provision is retained as existing, with 1 No. car port to the front of the building.



LOWER GROUND FLOOR PLAN

4.30 LAYOUT

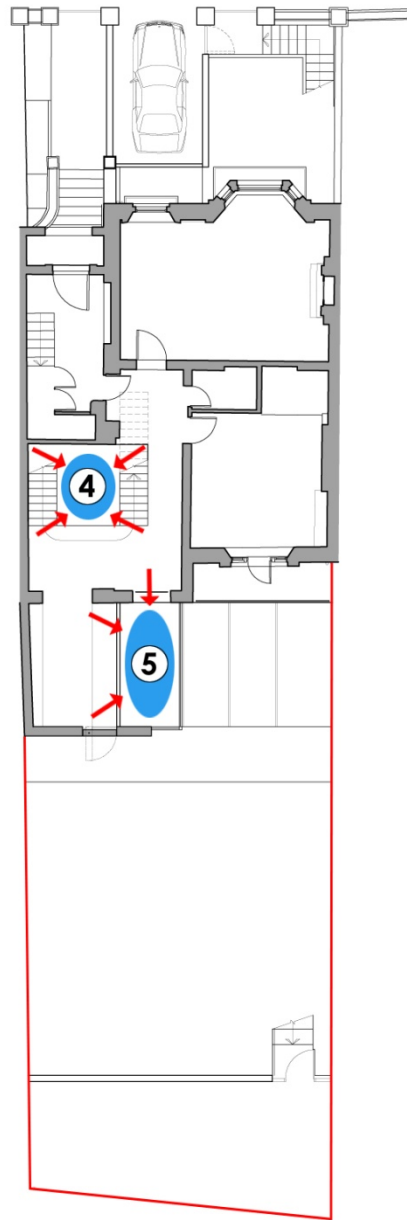
4.31 Lower Ground Floor

The layout at Lower Ground Floor has been largely orientated around the connection to outside amenity space and the desire to flood the internal spaces with natural light whilst retaining privacy (see diagrams opposite for references to numbered spaces below).

4.32 **Space 1** – The sunken courtyard to the front of the property is just over 2m lower than street level, and as such is not visible from the road offering a secluded space for connection to the proposed guest bedroom, glazed link and new entrance.

4.33 **Space 2** – The main garden amenity to the rear of the property is accessed via the large sliding glass doors to the rear extension offering a sense of inside/outside space and connection to the garden.

4.34 **Space 3** - The secluded terrace (sitting over the subterranean garden room) benefits from links to the main garden space (2) whilst simultaneously providing a little hidden sanctuary with reduced overlooking from the main house or its neighbours.



GROUND FLOOR PLAN

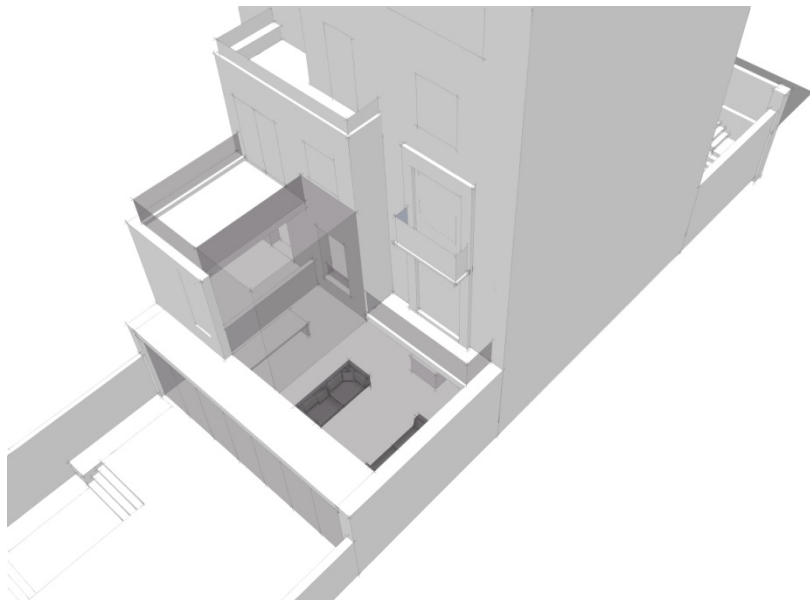
4.35 Ground Floor

The layout at Ground Floor is all about inward looking spaces, making the most of the light, but focusing on the connection between floors rather than aspect.

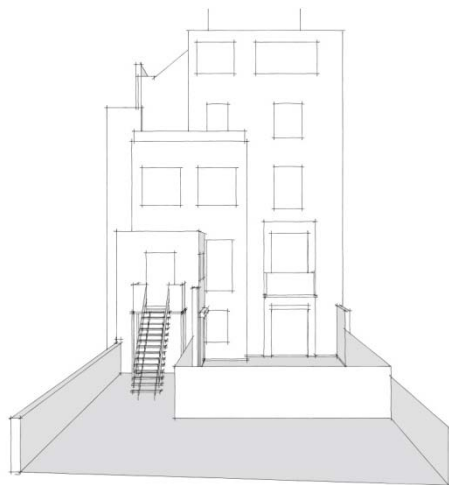
4.36 **Space 4** – The new stair case climbs around a large open void space connecting the three levels of the house.

4.37 **Space 5** – The new glazed void is overlooked by tertiary spaces (the first floor terrace, ground floor study and hallway) and again is about looking into the void, connecting the three floors and benefiting from the light rather than views out, thus avoiding any overlooking issues with neighbouring properties.

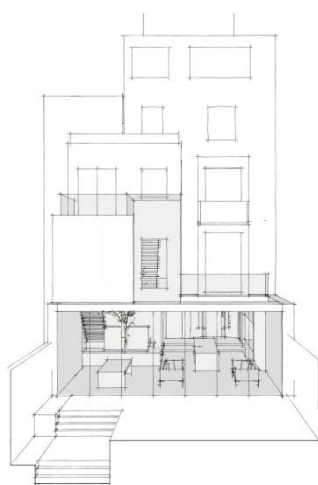
4.38 The layout of living accommodation is focussed around the connection to the external spaces has been deliberately designed to both maximise the use of natural light, but also provide safe and secure external spaces, that are policed by natural surveillance.



PROPOSED REAR EXTENSIONS



EXISTING REAR ELEVATION

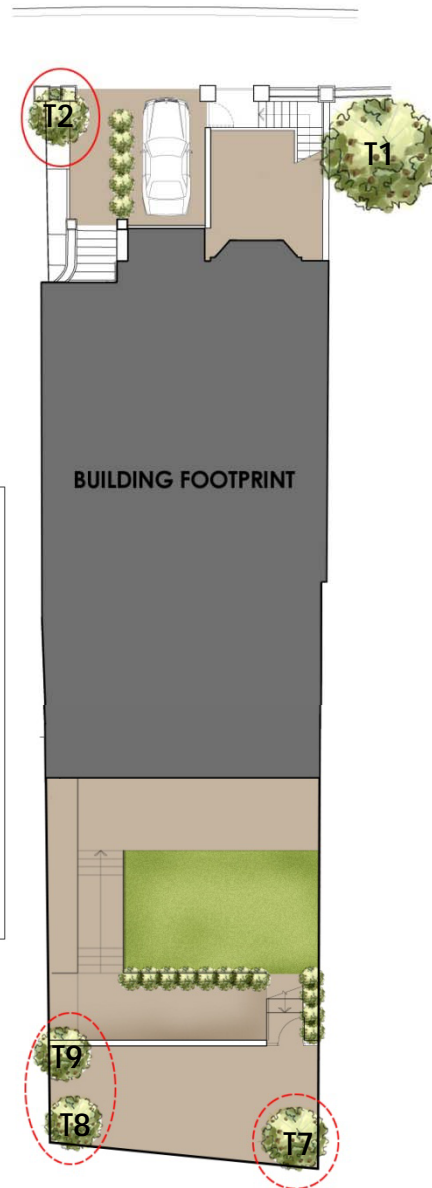


PROPOSED REAR ELEVATION

4.40 SCALE

- 4.41 The main building mass added to the existing property is the extension to the rear, which has been carefully designed to minimise the impact of the mass whilst still providing a link between the three storeys of the proposed home.
- 4.42 The extension remains subservient to the original house, indeed the connection back to the original façade is a lightweight “glass box”, which itself nestles within a smaller masonry “brick box” (see three dimensional concept sketch opposite).
- 4.43 This lightweight connection back to the existing house enables the original features of the stock brick facade to be viewed through the new outer skin. The original brick detailing to the window openings is reinstated, and window opening increased at Ground Floor level to form an internal Juliet style balcony.
- 4.44 The Lower Ground Floor single storey element of the rear extension extends approx 6m from the original façade, but less than 1m from the existing poor quality extension, and because we propose to drop the levels, is less than 3m in height from neighbouring external floor levels.
- 4.45 The extension/alterations to the front of the property are hidden and/or of a scale/design suitable to the existing property, and are discussed further in Section 4.6 Appearance.

KEY:



4.50 LANDSCAPING

- 4.51 The generic landscaping scheme has been designed in accordance with the proposed new layout but is largely unchanged from the existing layout.
- 4.52 The supporting arboriculture report highlights those trees to be retained and protected during the proposed works, namely the neighbouring Honey Locust (T1) which has been taken into account whilst designing the courtyard to the front of the property.
- 4.53 The steps down to the new main entrance at Lower Ground Floor level have been intentionally designed to hug the boundary, adjacent to the aforementioned tree (T1) to enable existing ground conditions to be retained where possible, whilst simultaneously creating a light courtyard capable of providing light to the rooms facing on to the courtyard (see Section 4.32 and associated diagram on page 9)
- 4.54 The younger specimens (T7,T8, T9) which will be affected by the sunken garden room, and were considered for relocation within the proposals, however the arboriculture consultant suggested felling these trees and replacing would be preferable, as such alternative shrubbery will be included within the generic planting scheme, see sketch opposite.



LOCATION PLAN SHOWING TREE LINED STREET

- 4.55 The existing shrub (T2) to the front boundary (adjoining No. 36 Regents Park Road to the East) will be removed in the proposal, this is not only necessary in order to construct the guest suite under the car port, but also we feel it is more in keeping with the "tree lined street" aesthetic of Regents Park Road.
- 4.56 The general rhythm to the street is to concentrate the larger trees and shrubs to the boundary in-between twin entrances (see sketch diagram opposite), thus improving the view to the front entrance of the properties. In the case of No. 38 currently, the "entrance" is masked by the existing shrub (T2), see Photograph 2 on page 6, rather than being celebrated – see a good example of a formal entrance at No. 50 (Photograph 3, page 6).
- 4.57 In conclusion, the generic landscaping plan is to retain and enhance all that works with the existing layout, and improve/revise where necessary to enhance and "polish" the street frontage.



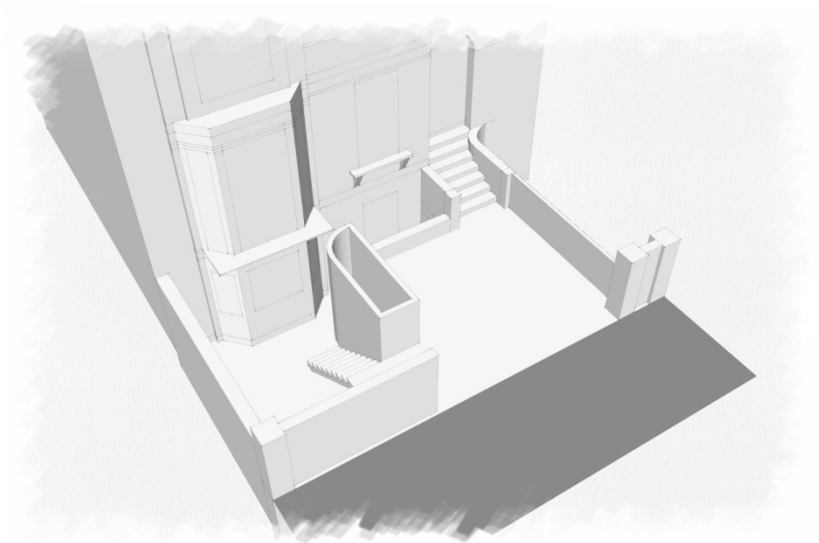
EXISTING FRONTAGE



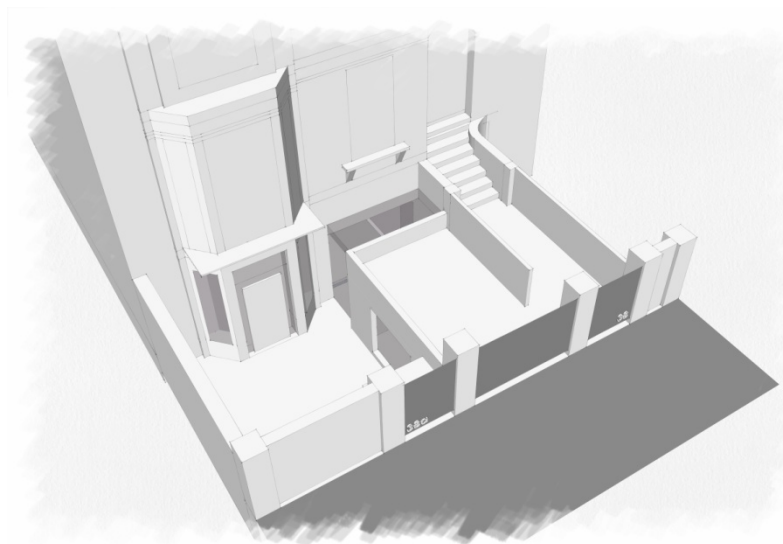
PROPOSED FRONTAGE

4.60 APPEARANCE

- 4.61 The appearance of the property from the street is paramount to our client which has influenced our design accordingly, the existing glazed link to communal stair (see existing photograph opposite) is considered to detract from the delightful, formal aesthetic of the Italianate property, we therefore propose to return the frontage to its original character - in keeping with the locale (see proposed photomontage opposite).
- 4.62 The other key improvement is the removal of shrubs in front of the entrance, please note this is not included in the photomontage opposite, but is covered in the landscape section 4.55-4.56, which again will improve the frontage from street level.
- 4.63 The revisions to the front elevation at Lower Ground Floor, which are not visible from street level, on account of the front boundary wall; include the lowering of sill level to the existing bay window to form the new entrance to the flat (see sketches to next page), and creation of the sunken guest suite under the car port. The detailing of the fenestration to the new guest suite was amended during the previous application in discussion with the Conservation Officer.
- 4.64 The detailing to the new entrance is designed to match existing fenestration detailing so as not to detract from the existing handsome frontage.



EXISTING FRONTAGE (SUNKEN COURTYARD)



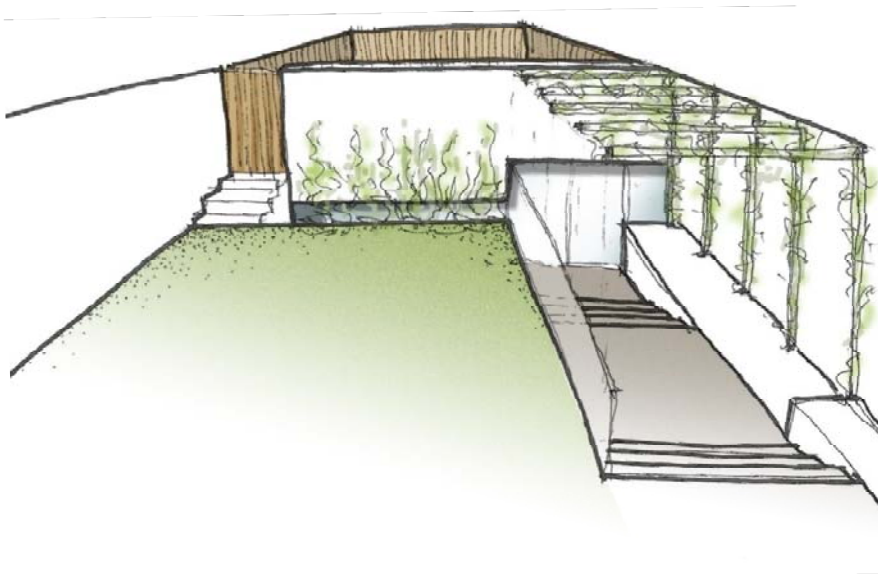
PROPOSED FRONTAGE (SUNKEN COURTYARD)

- 4.65 The detailing to the new fenestration to the guest bedroom is to be in keeping with the finish of the main frontage, ie. rendered masonry, with punched openings, and sash windows to match the existing.
- 4.66 The new elements that are not apparent from street level are intentionally designed with simple detailing to prevent a clash with the existing Georgian detailing, and such that they appear subservient to the frontage.
- 4.67 The simple glass link (see bottom diagram opposite) is set back from the wall to car port surround (horizontally), and from the guest suite wall (vertically), with flush detailing allowing the original façade to be retained and "breathing space" between the two elements, as existing.



PROPOSED REAR EXTENSION (RENDERED ELEVATION)

- 4.68 The rear extensions are in contrast more contemporary, again slick detailing and glazed connections allow the original brick façade to be celebrated, and simple glazed balustrades and fully glazed facades compliment the brick elevation.
- 4.69 The contemporary clean lined extensions replace the rather poor existing extension which lost much of the original detailing (see Photograph 5 on page 6), which is to be reinstated behind the new glass façade – see rendered elevation opposite.
- 4.70 Within the solid brick façade of the outer skin of the single storey “box” element is a concealed pivoting brick clad panel (see GA Plans for detail), which allows natural ventilation into the study area, without compromising the solidity of the two forms.
- 4.71 The final design of this rear extension comes as a result of consultation with the Conservation Officer during the previous application.



ARTIST IMPRESSION OF SUNKEN GARDEN ROOM
(VIEW FROM THE MAIN HOUSE LOOKING NORTH DOWN THE GARDEN)

- 4.72 The annexe (sunken garden room) to the rear of the property (that was previously submitted as a separate application, ref: 2013/1624) forms additional living accommodation to facilitate the growing family.
- 4.73 The scale of the space itself is largely irrelevant as it is predominantly hidden underground, only part of the front elevation (south facing) is apparent from the rear of the property, and this is concealed to give the appearance of a garden wall.
- 4.74 The front wall elevation is to be constructed of rendered masonry or brickwork, with an expanse of glazing below the level of the garden, allowing the space to spill out onto the sunken terrace, which itself is masked by foliage to the change in level within the garden space – see accompanying section drawings for clarification.
- 4.75 The gradual steps down to the sunken terrace are to form a feature within the main garden area, providing a visual and physical link between the two levels.

5.00 ACCESS

5.01 The vehicular access on site is restricted to the singular car port, to be retained as existing.

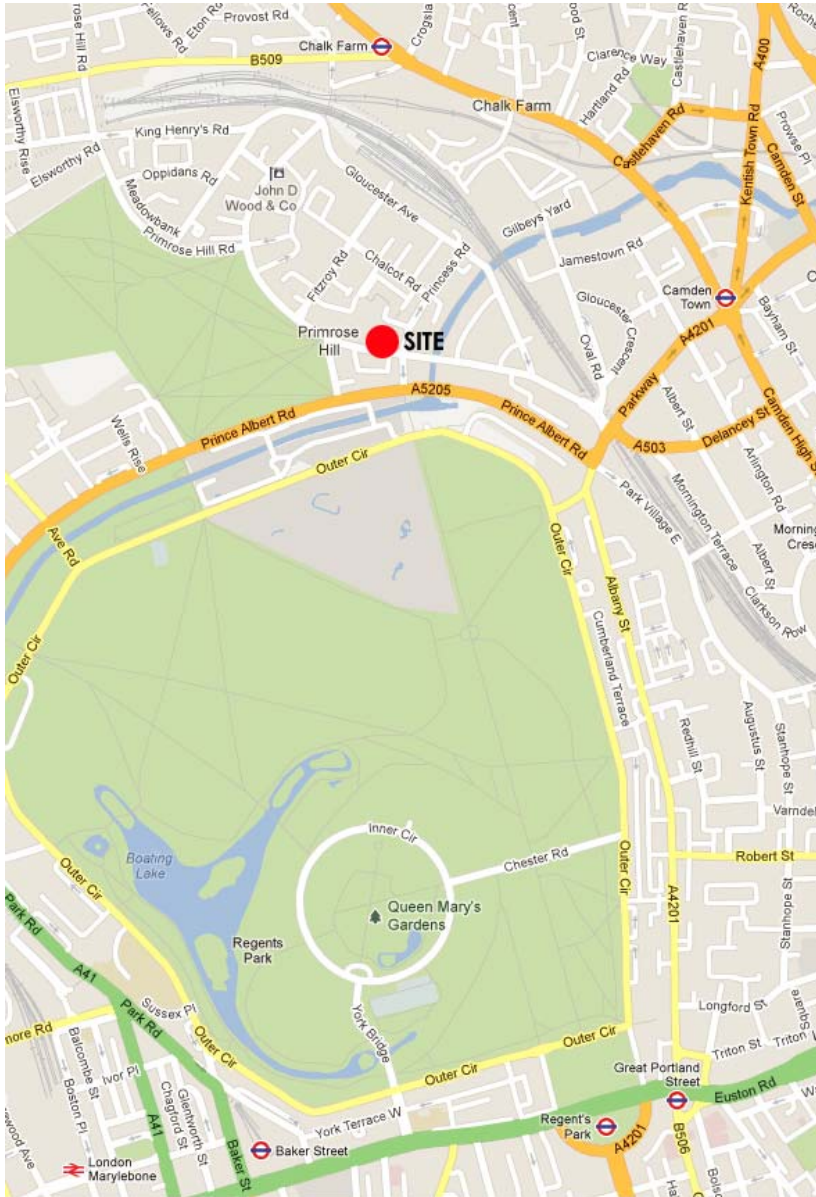
5.02 The pedestrian access will be retained largely as existing, to both to the communal entrance, and the separate stepped access via the sunken courtyard to the Lower Ground Floor Unit. Improved as follows:

5.03 Communal Entrance

- Remove existing shrubbery (see section 4.55) to improve and formalise the approach to the main entrance.
- Provide separation from car port to improve pedestrian movement with potted plant division (see diagram p12)
- Improve communal bin storage

5.04 Lower Ground Floor Entrance

- Reposition the external stair, with better proportion and a more welcoming "journey" and arrival into the courtyard below.
- Repositioning the entrance door into the bay window, rather than hiding it (as existing), provides a more welcoming environment and encourages natural surveillance over this space with links to the guest suite and glazed link (see diagram to section 4.32)



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 Rail

London Marylebone Station is a pleasant 30 minute walk away, through Hyde Park to the South, which has mainline rail links to Birmingham, Banbury, Bicester North, Gerrards Cross, High Wycombe and Aylesbury. As well as Underground Tube connection to the Bakerloo line.

6.0 RETAIL IMPACT ASSESSMENT

- 6.1 In CPG5 the Camden Planning Guidance identifies Primrose Hill as a "Neighbourhood Centre", providing the day-to-day needs of people living, working or staying nearby.
- 6.2 This site falls outside of the designated list of properties in Camden's Neighbourhood Centres (as included in Appendix 1 of the Guidance for CPG5) and as such does not have an impact on the local services.
- 6.3 The existing use of the site is Residential, which will be retained as existing.