

DATE : 12 FEBRUARY 2016 - SUBMISSION

ISSUE HISTORY

THIS FOLLOWS PREVIOUS PLANNING PERMISSION GRANTED FOR THIS PROPERTY:
2015/2786/P



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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:

- To replace painted metal railings (as shown in approved planning application 2015/2786/P) with glass balustrades on rear elevation only.
- To extend the existing stairwell rotunda on the rear elevation to 2nd floor level; the proposal includes a new timber framed window matching the existing windows below. The parapet line of the rotunda will match the adjacent parapet line of the 3rd floor roof terrace.
- To re-finish the rear elevation in white render, covering existing brickwork.

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 recognise 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

National Planning Policy Framework NPPF (2012)

National Planning Practice Guidance NPPG (2012)

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.

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.

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.

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, part painted brick and part painted stucco, and the windows are a mixture of timber sash windows and timber French doors. Planning permission has been granted for a contemporary lower ground floor extension finished in white render, with large folding/sliding glazed doors, and an upwards extension to the side wing to match that at neighbouring no.56, creating a terrace at 3rd 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 2nos dormer windows, one to the front and one to the side of the building. Planning permission has been granted for an extension to the side dormer at 3rd floor level.

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 front elevation photo 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) showing 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

Application number	Site Address	Development description	Status	Date registered	Decision
<u>2015/2786/P</u>	54 Regent's Park Road London NW1 7SX	Lowering of existing lower ground floor level including front lightwell and creation of new front steps. Erection of front and rear extensions at 2nd floor level and single storey extension at rear lower ground floor level with terrace and metal railing above. Increase in width of side dormer to roof, creation of new terrace at 3rd floor level with metal railing and enlargement of existing rear windows. Installation of replacement front dormer window. Conversion from 2 x flats to 1 x single family dwellinghouse.	FINAL DECISION	28-05-2015	Granted
<u>2014/7956/P</u>	54 Regents Park Road London NW1 7SX	Erection of single storey rear extension at lower ground floor level with terrace and metal railing above. Erection of front and rear extensions at 2nd floor level. Increase in width of side dormer to roof, creation of new terrace at 3rd floor level with metal railing and enlargement of existing rear windows. Installation of replacement front dormer window. Conversion from 2 x flats to 1 x single family dwellinghouse.	FINAL DECISION	27-01-2015	Granted

<u>8802535</u>	54 Regents Park Road NW1	Proposed new parking bay to the front of house *(revised plans submitted).	FINAL DECISION	06-01-1989	Withdrawn after Reg'n (not used on PACIS)
<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

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 (only ancillary garden building built so far)

<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 (only ancillary garden building built so far)
<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 not been submitted for Pre Planning Application Advice Service, but is a follow-up to Planning Application 2015/2786/P (granted).

Relevant Planning Policies

National Planning Policy Framework NPPF (2012)	(Section 12 Conserving and Enhancing the Historic Environment).
Camden Core Strategy.	Polices CS4, CS5 and 14
Camden Development Policy 2010-2025.	Policy DP27
Guidance	Camden Planning Guidance CPG4 (Basements and Light wells) Conservation Area Statement (Primrose Hill)

National Planning Policy Framework NPPF (2012)

- 4.1 The NPPF focuses on the delivery of economic expansion and the need to provide new and better quality homes. In the context of this application the following key aims are relevant:
- 4.2 **Para 131** (Conserving and Enhancing the Historic Environment)
- 'In determining planning applications, local planning authorities should take account of:*
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- 4.3 **Para 132** (Conserving and Enhancing the Historic Environment)
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.*
- The more important the asset, the greater the weight should be.*
- 4.4 **Para 134.** (Conserving and Enhancing the Historic Environment)
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*
- 4.5 In the context of the above paragraphs of the NPPF it is considered these works would lead to less than substantial harm and would have a neutral impact on the character of the application dwelling and the wider conservation area.

Local Plan Policy

Camden's Core Strategy

- 4.6 **Policy CS4** (Areas of More Limited Change) seeks to ensure that development outside the Borough's identified growth areas respects the character of its surroundings and conserves heritage.
- 4.7 **Policy CS5** (Managing the Impact of Growth and Development) seeks to protect and enhance the borough's environment and heritage and the amenity and quality of life of local communities.
- 4.8 **Policy CS14** (Promoting High Quality Places and Conserving Heritage) seeks to ensure that development reflects a high standard of design that respects local character and that it preserves and enhances Camden's rich and diverse heritage assets.
- 4.9 The proposed works would be compliant with all of the above policies.

Camden's Development Policy 2010-2025.

- 4.10 **Conservation Area Statement-Primrose Hill (2000).**
- 4.11 No. 54 is identified as making a positive contribution to the character of the conservation area.
- 4.12 The contribution the property makes to the overall character of the conservation area will not change as a result of these works to the rear of the property.

5.0 Background to the Development

Introduction

- 5.1 The proposed development comprises the extension upwards of a semi-circular stairwell at the rear of the property and changing painted black metal railings on the rear of the property to low-iron glass balustrades. The proposals also include a white render applied to the existing brickwork on the rear elevation.
- 5.2 The proposed glass balustrades and white render will harmonise the rear elevation with the new lower ground floor extension.
- 5.3 The proposed extension of the stair rotunda and new window on the 2nd floor aims to improve the internal layout and balance the rear elevation.

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 2nd floor (this side extension is narrow and sits above the passageway that links the front and rear of the house). The current planning permission allows for a contemporary rear extension in white render finish, and the extension upwards of the side section of the existing house, to form a terrace at 3rd floor which balances no.54 with its neighbour no.56.
- 5.5 This proposal should be considered with the approved planning application number **2015/2786/P**

Existing Condition

- 5.6 The property is well maintained internally and externally. Currently 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. Current planning permission allows for the green areas to be painted over in white.
- 5.7 This proposal should be considered with the approved planning application number **2015/2786/P**

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 proposed development of low-iron glass balustrades will have minimal visual impact, with none of these visible from Regent's Park Road.
- 6.3 The proposed white render finish will have minimal visual impact, and will unify the rear elevation (as has been done at no.58 Regent's Park Road).
- 6.4 The proposed extension of the stair rotunda and new window on the 2nd floor aims to improve and harmonise the rear elevation.

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 low-iron glass balustrades to the rear elevation
- 2 The effects arising from and the acceptability of the proposed front 2nd floor stair well extension on the rear elevation
- 3 The effects arising from and the acceptability of the proposed white render to the rear elevation
- 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 There will be no structural impact on neighbouring properties; the structural impact of the extension to the stair well has been included already in calculations by Form Structural Engineers as part of planning application **2015/2786/P**.

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 The proposed introduction of low-iron glass balustrades will harmonise with other developments in rear gardens of neighbouring properties.
- 7.6 The proposed white render will unify the rear elevation.
- 7.7 The proposed extension of the stair well and enlarged window on the 2nd floor aim to improve and harmonise the rear elevation.
- 7.8 We consider that the proposed development will have minimal effect on private views from a limited number of surrounding residential properties, affecting the rear elevation only.

d. The effect on residential amenity

- 7.9 The proposed render finish and glass balustrades will have no impact on residential amenity in the neighbourhood.
- 7.10 The proposed extension of the stair rotunda and new window on the 2nd floor will have no adverse impact on the amenity of the neighbouring properties.
- 7.11 All construction impacts will be temporary and can be adequately managed through the agreement of a Construction Management Plan and standard conditions on working hours etc.

e. Size, bulk and scale of proposed works

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

7.13 Measurements are based on the approved planning application number **2015/2786/P**

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	162.70 sqm	162.70 sqm
Upper Ground	115.33 sqm	115.33 sqm
First	120.53 sqm	120.53 sqm
2nd	107.52 sqm	110.81sqm
Attic	67.00 sqm	67.00 sqm
TOTAL	573.08 sqm	576.37 sqm

The total area increase is **3.29 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	1538 Cubic Meters
Proposed Volume	1546 Cubic Meters

The total volume increase is **8.23 cubic metres**

7.16 Scale

7.17 The height of the rear extension will be 3.66M from the proposed new ground level to the top of the rendered upstand. The level of the top of the upstand relative to its surrounding context remains as per approved planning application number **2015/2786/P**.

- 7.18 The proposed extension of the stair well and new window on the 2nd floor will be in keeping with the style of the house, and remain subordinate to the main house. The existing parapet of the existing rear extension at 2nd floor level will remain as the predominant visual “line” across the rear elevations of the row of houses.

f. Other relevant material considerations

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

Land Use

- 7.20 The proposed development does not alter the use of the site. The minor 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

- 7.21 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

- 7.22 The design of the development has sought to preserve the viability of the existing garden.

Amenity: Daylight/Sunlight, Sense of Enclosure and Privacy

- 7.23 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.

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 The proposed development does not affect access to the property or any neighbouring properties.
- 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 *Form Structural Engineers* have currently been retained for the construction and the structural impact of adding an extension to the stair well has already been taken into consideration.
- 7.28 *Talina Contractors* are currently on site, managing the build as per planning application 2015/2786/P; the proposed development will be included in their works if approved.

Acoustic and Vibration Considerations

- 7.29 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

- 7.30 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
As Planning Site Plan	P(01)03	-	1:200
Proposed Site Plan	P(01)04	-	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 st 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
As Planning Lower Ground Floor – GA Plan	P(02)11	-	1:100
As Planning Upper Ground Floor – GA Plan	P(02)12	-	1:100
As Planning 1st Floor – GA Plan	P(02)13	-	1:100
As Planning 2nd Floor – GA Plan	P(02)14	-	1:100
As Planning 3rd Floor – GA Plan	P(02)15	-	1:100
As Planning Roof Plan	P(02)16	-	1:100
As Planning Front Elevation	P(02)17	-	1:100
As Planning Rear Elevation	P(02)18	-	1:100
As Planning Section AA	P(02)19	-	1:100
As Planning Section BB	P(02)20	-	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 st 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	P(03)01	-	n/a
Photos of Neighbouring Properties	P(03)02	-	n/a