



REP/X/DA/01  
23 February 2016

## **Flat 5, 6 REGENT'S PARK ROAD, LONDON NW1 7TX**

### **DESIGN AND ACCESS STATEMENT**

#### **1.0 INTRODUCTION**

- This Design and Access Statement has been prepared in support of a Planning Application to extend the roof of a top floor studio flat to create additional accommodation space.
- The mid-terrace period building was constructed in the 19<sup>th</sup> century, it is not listed but is in the Primrose Hill Conservation Area.
- An application for a roof extension (planning reference 2011/5750/P) was refused as it was deemed that it would harm the character of the building and vicinity.
- The roof extension in this application does not involve altering the roof line at the front of the building (as it was in the refused application), but only raising the roof at the rear of the flat.



Photo 1 – existing roof, proposed extension would be between the brick water tank and the ridge line on the left of the photo.

## **2.0 DESIGN STATEMENT**

### **2.1 Use**

- The legal use of the building is residential, it contains seven separate flats.

### **2.2 Amount**

- The G.I.A. of the existing flat is approximately 327 ft<sup>2</sup>, the roof extension would provide an additional G.I.A. of 128 ft<sup>2</sup>.
- The roof extension would extend across the width of the building, which is approx. 5.6m, having a depth of approx 2.1m.
- The proposed roof extension would be built within a zone formed by the existing ridge at the front of the building and the new ridge of the roof extension to Flat 6 at the rear of the building (reference 2015/5330/P, granted on 17.02.16).

### **2.3 Layout**

- The internal layout of the flat is not intended to be significantly altered except the rooms beneath the roof extension would require the ceiling to be lowered in order to provide a reasonable ceiling height in the room formed within the proposed roof extension.
- The flat is intended to be refurbished though this would not affect the intrinsic fabric of the building.

### **2.4 Scale**

- The roof extension is of a modest size and would not detract from the scale or appearance of the existing building as it would be located in the valley formed between the front and rear roofs.

### **2.5 Landscaping**

- Not applicable, this flat does not have a garden.

### **2.6 Appearance**

- The roof extension would be clad in zinc sheeting with raised seams, to match the material and colour of the recently consented roof extension to Flat 6 adjacent.
- The roof extension would reduce the visual impact when viewed from high level as it would unify the existing (and recently consented) elements into a coherent and regular roof-scape.
- The roof of the existing water tank would be modified so that its new roof line would be within the zone formed beneath the existing front ridge and the new rear ridge of the roof extension to Flat 6.

### **2.7 Context**

- The extension will significantly improve the viability of this flat, this in turn will have a beneficial long-term effect on the property, its occupants and the community.

## **2.8 Sustainability**

- The new building elements will be thermally efficient in accordance with current building regulations.

## **3.0 ACCESS STATEMENT**

### **3.1 Pedestrian access**

- The existing front door access at ground floor level to the house remains unchanged.
- The house is within walking distance from key services and amenities.
- The house is within a controlled parking zone with street parking outside the house.

### **3.2 Public transport**

- The street has a PTAL rating of 3 (moderate).
- Bus stop in St. Marks Crescent 62m away and Parkway 486m away.
- Camden Town underground 736m away.

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