

18 April 2016

DESIGN AND ACCESS STATEMENT

Supporting the planning application for a partial rear extension to the lower ground floor flat of 11 Regents Park Road.

TABLE OF CONTENTS

INTRODUCTION

Purpose - Applicant - Agent - Background

GENERAL DESCRIPTION

Proposal - Character - Amenity

ACCESSIBILITY & PARKING

SUSTAINABILITY

CONCLUSION

INTRODUCTION

Purpose

The purpose of this design and access statement is to support the full plan application for a small and considerate partial rear extension to the rear of the lower ground floor flat at 11 Regents Park Road NW1 7TL .The proposal includes a single storey rear extension on the lower ground level to provide Sam and Peter with a much needed family room which will serve as a kitchen and dining area. They have been living in the flat for decades and they are both true locals, supporting and embracing the neighbourhood, the peaceful nature of Regents Park Road, and the bustling vitality of the nearby Parkway and Camden Town. Both Sam and Peter love their home, but due to health issues it has become increasingly difficult for them to live comfortably within the available space. This application is being submitted to try and provide them with a modest extension, which will increase their quality of life immeasurably, and allow them to remain in their home, and in their neighbourhood.

There are no changes proposed to the street front of the property, the site is not visible from the street and the proposal will not affect the views, right of light or amenity of any of the neighbours. This proposal aims to respect the existing environs, and complement the architectural features and character of the surrounding buildings.

This statement must be read in conjunction with the planning application drawings submitted:

Existing Plans Existing Section Existing Elevations

Proposed Plans Proposed Section Proposed Elevations

Applicant

The applicants for this Full Plans Planning Application are:

Samantha Mayaveram and Peter McHugh

Lower Ground Floor Flat

11 Regents Park Road

London

NWI ITL

Agent

The Agents on behalf of the client are:

Team Two Architectural Design

134 Rhodeswell Road

London

E14 7TL

Background

The property is located on the South side of Regents Park Road, in the within the Primrose Hill Conservation Area (est. 1971), and is located within the Marlborough ward of Camden.

Regents Park Road is a residential road which is very well provided for both in outdoor space - Regents Park, and in amenity, both civic and social. The area has a rich and multilayered history, but its rapid development began only in the mid 19th century. The development of the Regents Canal in 1820 prompted the development of residential dwellings in the area which continued throughout the century. Buildings on the street were heavily damaged and had to be reconstructed or redeveloped. 11 Regents Park Road survived, and like many other properties was divided into 4 separate flats in 1948. This application concerns the lower ground floor flat, which is accessible on the side of the building, via a flight of stairs down to lower ground level. The applicants, Peter has lived in the property since the 1980's and Sam has been living there for many years now. As per the pre-planning advice received the relevant Planning Policies and Guidances are:

Primrose Hill Conservation Area Statement

Local Development Framework Core Strategy:

- CS5 - Managing the impact of growth and development
- CS14 (Promoting high quality places and conserving our heritage)

Local Development Framework Development Policies:

- DP24 Securing High Quality Design
- DP25 Conserving Camden's Heritage
- DP26 Managing the impact of development on occupiers and neighbours

Unitary Development Plan

GENERAL DESCRIPTION

Proposal

The proposal is for a single storey partial rear extension to the lower ground flat. The flat itself is not visible from the street as it is on the lower ground level and accessible only via a door on the side of the building. The rear is also not visible as at access level it is located 1.1m below street level and a black timber door blocks the view into the garden, to maintain the privacy of the inhabitants. Currently the flat is proving too small for Sam and Peter, and unfortunately it is very dark as not enough light can get into the kitchen, where a lot of daily life takes place.

The proposed extension is 16m squared (less than 20% of the existing footprint of the building) and is designed with respect to the aforementioned policies and guidances. The materials and surface treatments are proposed to match the existing, with the windows and door to be made bespoke to match the existing fenestration. There are 3 new windows proposed and a door. Two windows face onto the garden and they are a proportional and articulated response to the existing facade. The full height window and door on the side of the extension, mirror the existing window and door on the existing curved bay, complementing the elegant proportion of these apertures and providing much needed light into the core living space of the flat.

Character

With this proposal we have reflected on the points that Mr. Hope made in the pre-planning application advice, and referred to the relevant documents in order to respect the local policies and guidances. The proposal retains, respects and complements the double height curved bay as a prominent architectural feature. It is also contained within the line of the existing building, not extending to the boundary wall. It is small in size - occupying considerably less of the rear facade - and is in keeping with similar developments on neighbouring properties. The development respects the character of the local conservation area.

Amenity

Due to the small size and height of the proposal, and the fact that it is not visible from the street, it is believed that it would not have a detrimental effect to the neighbouring amenity. The Neighbouring property adjacent to the proposed extension, already has a single storey extension onto the party wall, resulting in no light obstruction by the proposal.

ACCESSIBILITY & PARKING

The area has a brilliant network of public transport links, Camden Town Underground Station is within a 10 minute walk away and local buses are accessible on Regents Park Road, nearby Parkway, Delancey Street etc.

The proposed development will have no effect on the parking for this property or any of the neighbouring properties.

SUSTAINABILITY

The development incorporates comprehensive approach towards sustainable design from the social, economic and environmental aspect.

The proposal will improve the energy performance of the dwelling as a whole. The construction will increase the u-value of the property via the sustainably conscious detail design of the walls, roof and glazing. Materials will be responsibly and locally sourced where possible and the entire property will be equipped with energy efficient fittings. The proposed window and door will be double glazed and specified to a desirable u-value. This new access to daylight will allow the energy performance of the flat to benefit greatly. Extensive efforts will be made to maintain and restore the garden, and regain some more green space with the removal of the existing shed, as this will no longer be necessary.

CONCLUSION

The proposed extension is a small and modest one, which complements the existing architectural features of the building in design, scale, articulation and materials. It is a small architectural intervention which would make a very big difference to the applicants' lives. They are seasoned local residents and this proposal aims to allow them to continue being part of this lovely area and its community, without it proving detrimental to their health and wellbeing.

The proposed development aims to meet regulations guidelines and recommendations that best improve the spatial and environmental quality of the property, whilst providing flexible use with inclusive design interventions.

We do hope that the application is in full compliance with the council's policy requirement and consequently justifies a favourable recommendation of approval. We have followed required guidelines for this project and have also respected its location. The current views in the area will not be affected by the proposed changes as the external works are only to the rear of the property, and they are of a beneficial construct and character. We believe the proposal respects the guidelines set by the council for the area.