

GIBSON THORNLEY

JOB NUMBER
16016

JOB NAME
NO.8 REGAL LANE

CLIENT
ROGER RANDALL-CUTLER

DATE
JANUARY 2017

DESIGN & ACCESS STATEMENT

GIBSON THORNLEY

Gibson Thornley Architects Limited

www.gibsonthornley.com
info@gibsonthornley.com

No.4 The Hangar
Perseverence Works
25-27 Hackney Road
London E2 7NX

+44 (0)20 7729 7064

DESIGN & ACCESS STATEMENT

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TEAM

Architect
Gibson Thornley Architects Limited

GIBSON THORNLEY

NO.8 REGAL LANE

No.8 Regal Lane is located in the London Borough of Camden, and sits within the Primrose Hill Conservation Area.

This proposal seeks to improve the existing 2 storey, 2 bedroom house into a 3 bedroom family dwelling. A new third storey is proposed within the existing footprint to create a new bedroom and bathroom. This is set back from the front line of the building to mitigate the impact of the new accommodation on the existing lane. The separation between No.8 and the lower No.7 is preserved as per the existing condition.

At ground floor, the building line at the rear is extended back to the line of the existing garages, creating better quality living space.

There is a valid consent for the lateral expansion of No.8 Regal Lane, infilling the gap between No. 7 and No. 8 at first floor level. This proposal looks to supersede this, preserving the separation between buildings and thus minimising the impact on the adjoining owner. This revised proposal improves the quality of internal accommodation, making a better family home.



NO.8 REGAL LANE
SITE OVERVIEW



Overview of the site looking West



Overview of the site looking South



Overview of the site looking East



Overview of the site looking North

NO.8 REGAL LANE
SITE PLAN 1:500

No. 8 Regal Lane is located on a private road that runs parallel to Gloucester Avenue.

The front facade of No.8 Regal Lane holds the site boundary. The building is separated from No.7 Regal Lane with a carport occupying this space at ground floor. No. 8 Regal Lane shares a party wall with No.9 Regal Lane.



--- NO.8 REGAL LANE SITE BOUNDARY



IMMEDIATE CONTEXT
A VARIETY OF BUILDING STYLES

Regal Lane is made up of a variety of architectural styles. The buildings on Regal Lane are predominately from the 20th Century yet there is no dominate architectural style. No.2 Regal Lane was designed by John Winter and is a volumetric brick building with large apertures. No.8 Regal Lane is similar in style with large windows composed within a brickwork elevation.

Between No.2 and No.8 is a neo-Georgian terrace. Although constructed from a similar London stock brick, these buildings differ greatly in style to their neighbours.

No.9 Regal Lane is traditional in style with small apertures at upper level. No. 10 and 11 are a pair of 20th Century modernist houses with a recessed ground floor, ribbon windows at 1st floor and a set back upper level.

The southern boundary is formed by the boundary walls and rear elevations of the Nash terraces onto the Outer Circle. These elevations are predominately brick with windows to secondary rooms.

Regal Lane is terminated by Holyrood Court, an apartment block built within the last 10 years. This is visible from Regal Lane and is significantly greater in scale than the other buildings, changing how Regal Lane is perceived from the west.

The variety means there is no dominate architectural style on Regal Lane.



A: No.2 Regal Lane



B: No.7 Regal Lane



C: Rear of No.8 Regal Lane



D: No.9 Regal Lane



E: No.10 Regal Lane



C: Rear of No.1-5 Holyrood Court

IMMEDIATE CONTEXT
A VARIETY OF BUILDING HEIGHTS

Regal Lane consists of dwellings of differing heights. No.2 is three storeys with an upper level set back form the street. This marks the corner and is separated physically from the lower adjacent terrace.

No.8 is again physically separated from the neo-Georgian terrace and sits forward onto Regal Lane. The adjacent owner at No.9 has recently received Planning Approval to increase the height of their building to three storeys, as per No.10 and 11 to the east. As such, the proposal at No.8 responds to this three storey context. The massing reflects that of No.2 Regal Lane with the set back upper level, bookending the separate terrace that runs between.

The buildings to the south and east are significantly greater in scale to those facing directly onto Regal Lane. Although these may not set a precedent in terms of height, they do have a material impact on the sense of enclosure to Regal Lane.

- 2 Storey Building
- 3 Storey Building
- 3 Storey Building Consented
- 4+ Storey Building



A: View towards 3 storey, No.1 Regal Lane



B: 3 storey set backs to No.10-11 Regal Lane with 6 storey Holyrood Court beyond



C: View towards 3 storey, No. 2 Regal Lane, bookending the lower terrace



D: 2 storey dwellings, No.3-7 Regal Lane, bookended by No.8



EXISTING BUILDING
GROUND FLOOR PLAN 1:50

The ground floor houses the entrance, living room and kitchen. These spaces are predominantly lit from Regal Lane to the south. Between No.7 and 8 is a light weight car port which falls within the curtilage of No.8. There is a small alley between the rear of No.8 and the garages to the north.

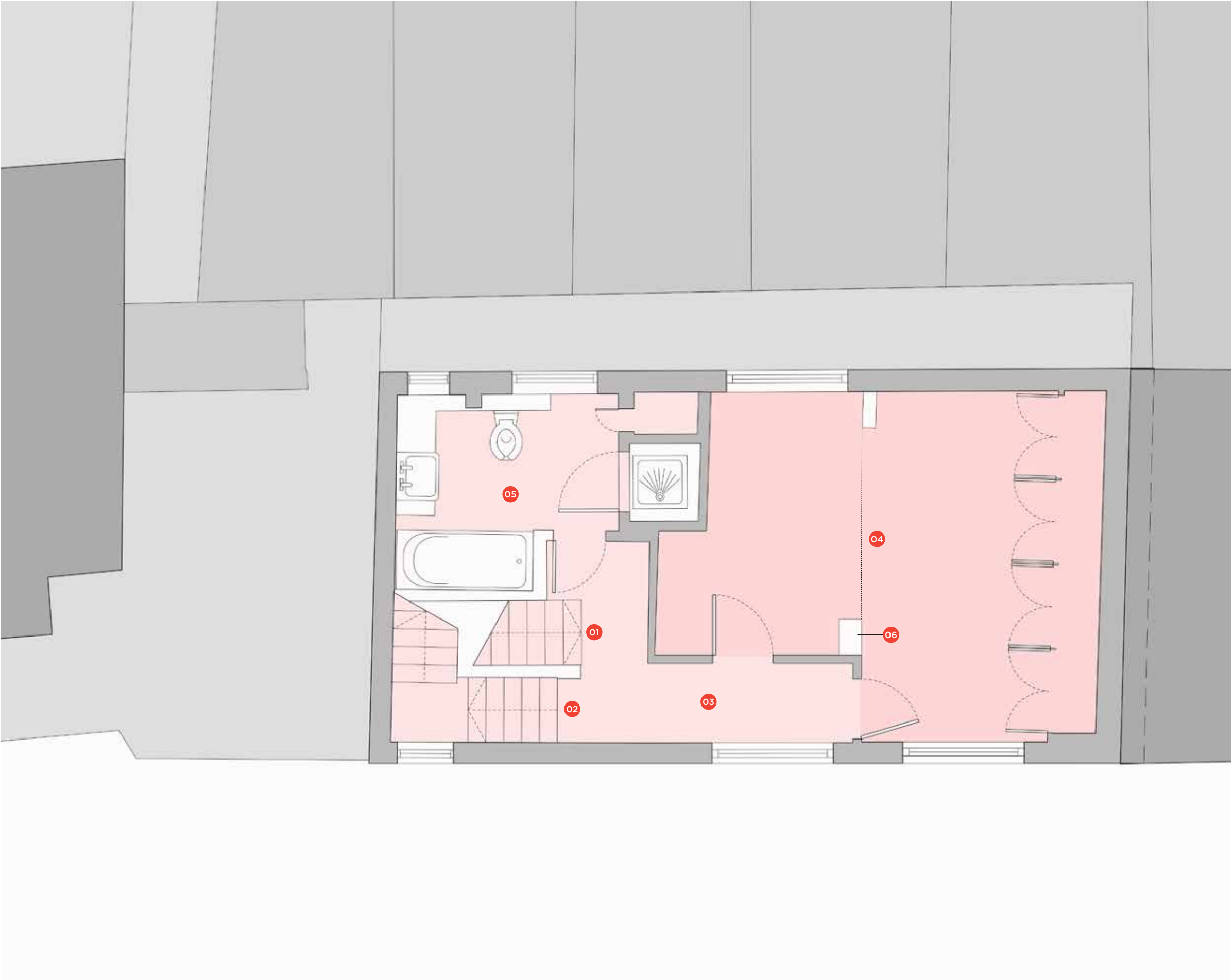


- Key
- 01 Main entrance
 - 02 Carport
 - 03 Entrance lobby
 - 04 Stairs up to first floor
 - 05 Understairs cupboard
 - 06 Living room
 - 07 Kitchen
 - 08 Outdoor store



EXISTING BUILDING
FIRST FLOOR PLAN 1:50

The first floor contains two bedrooms and the bathroom. The bedrooms are interconnected by a sliding/folding partition. The second bedroom is small in scale and as such is difficult to use.

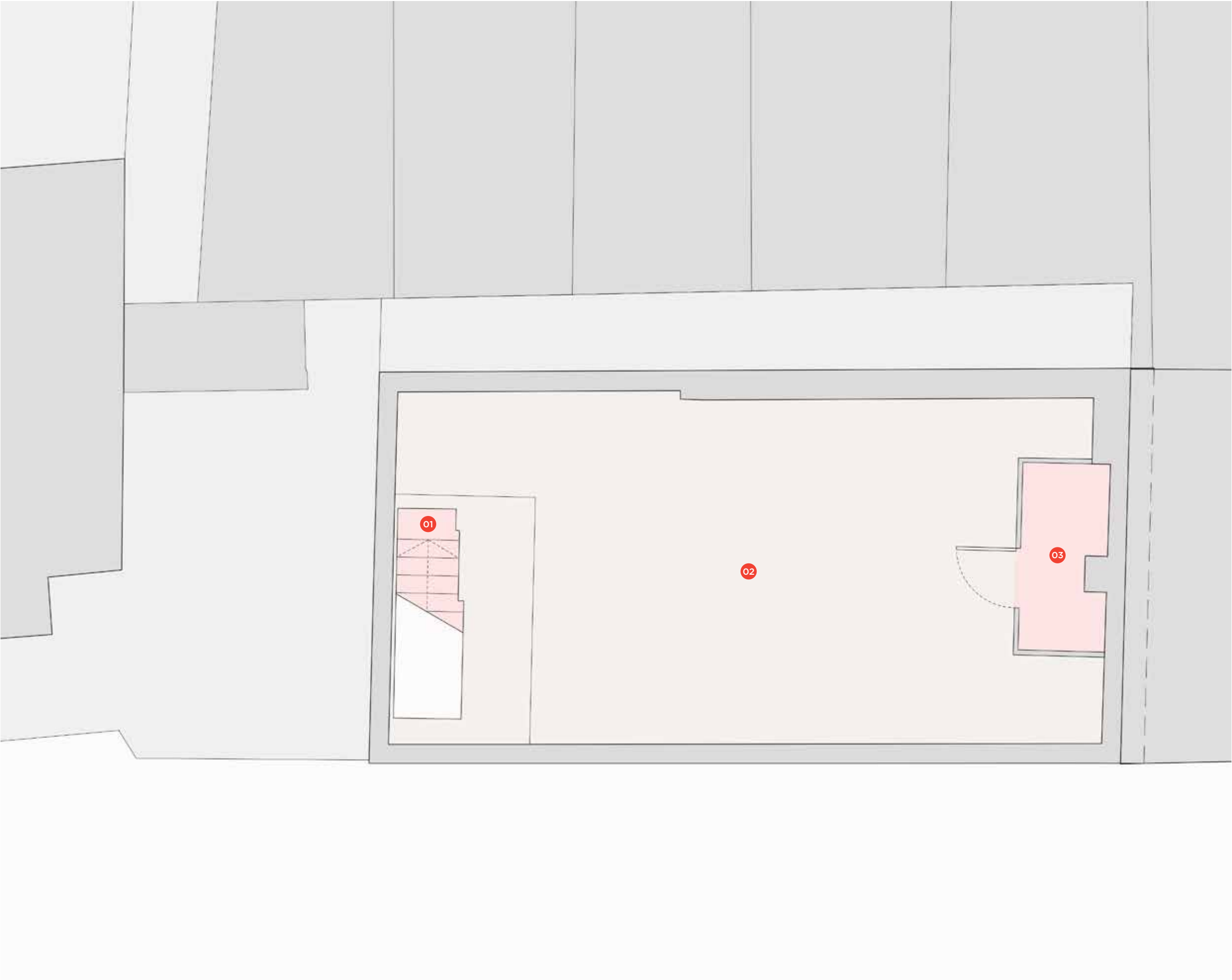


- Key
- 01 Stairs up from ground level
 - 02 Stairs up to second floor
 - 03 Hall and landing
 - 04 Bedroom
 - 05 Bathroom
 - 06 Sliding/folding partition



EXISTING BUILDING
ROOF PLAN 1:50

Access to the roof is via a staircase to the west of the property. The roof is currently screened by a high trellis.



- Key
- 01 Stairs up from first level
 - 02 Roof terrace
 - 03 Shed



PROPOSED
GROUND FLOOR PLAN 1:50

The proposal expands the ground floor to the north, building out the boundary with the garages. This improves the living accommodation and allows the rear of the living room and kitchen to be top lit.

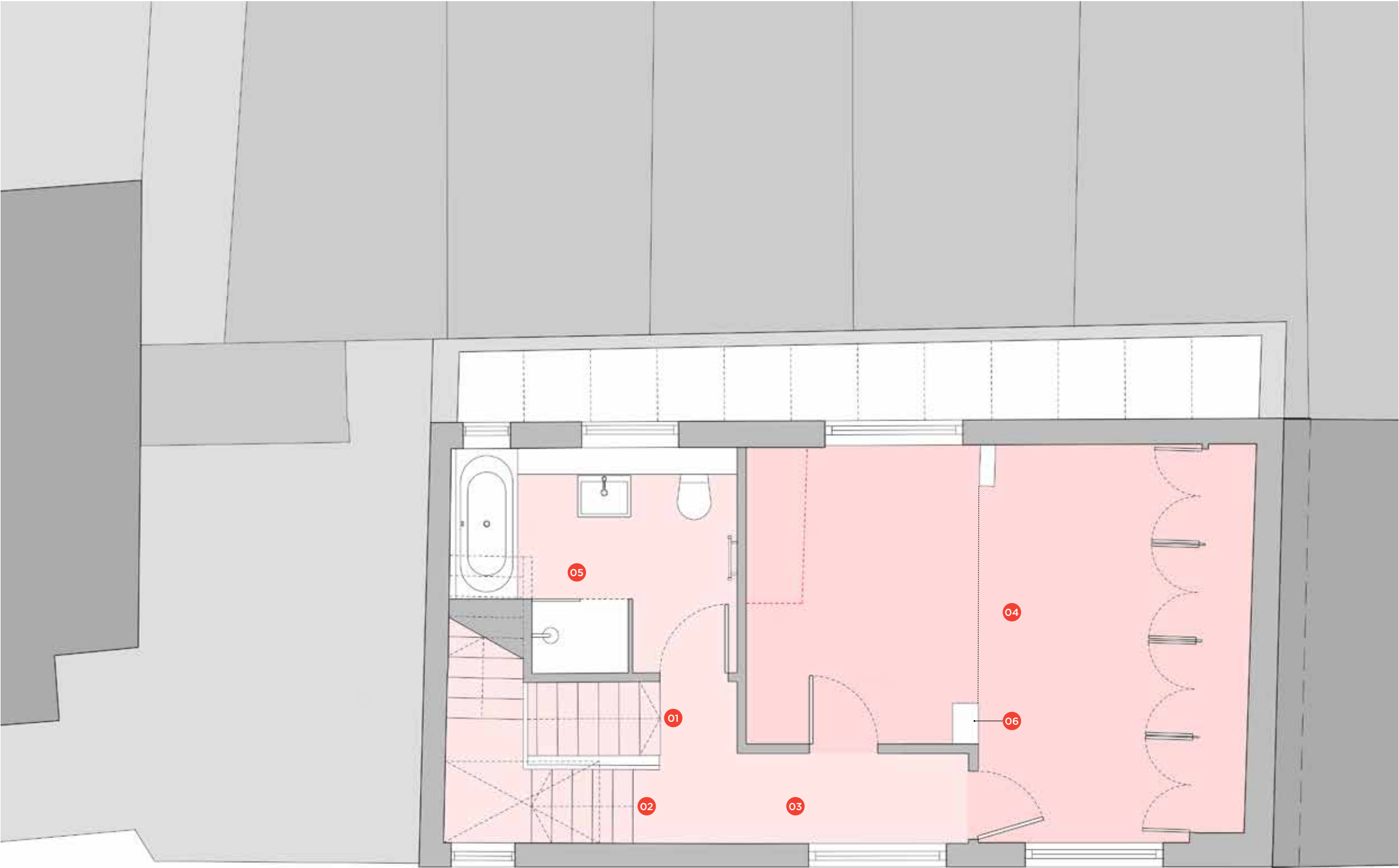


- Key
- 01 Main entrance
 - 02 Carport
 - 03 Entrance lobby
 - 04 Stairs up to first floor
 - 05 Understairs cupboard
 - 06 Living room
 - 07 Open-plan kitchen
 - 08 Outside store



PROPOSED
FIRST FLOOR PLAN 1:50

The proposal reconfigures the existing bathroom to improve the size of the second bedroom without adjusting the existing fenestration. The existing stair is remodelled to provide access to the new accommodation above.

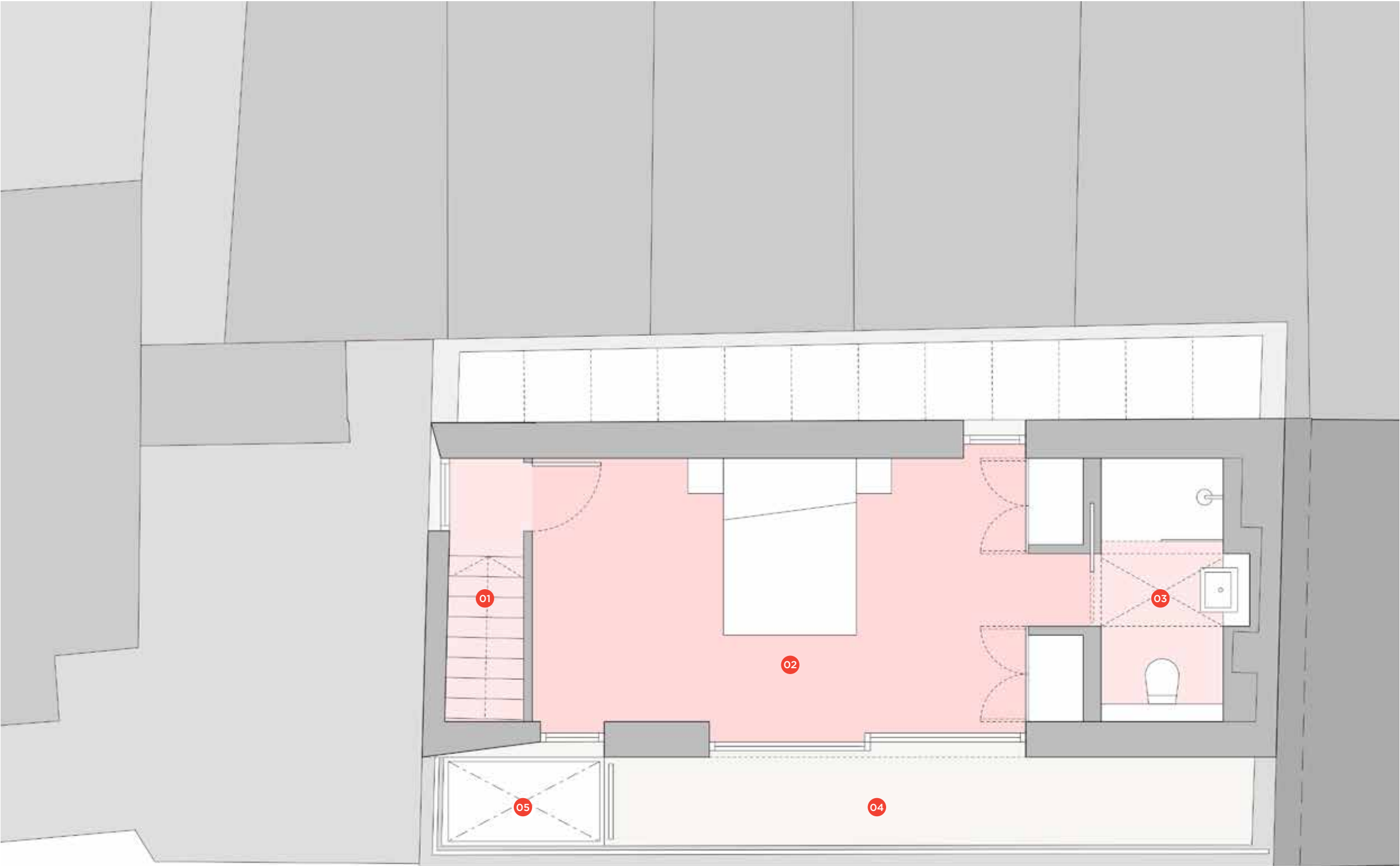


- Key
- 01 Stairs up from ground level
 - 02 Stairs up to second floor
 - 03 Hall and landing
 - 04 Bedroom
 - 05 Bathroom
 - 06 Sliding/folding partition



PROPOSED
SECOND FLOOR PLAN 1:50

The proposal creates a new bedroom and en-suite bathroom at the second floor. The facade is set back from the building line to the south, creating a small terrace and reducing the scale of the building onto Regal Lane.

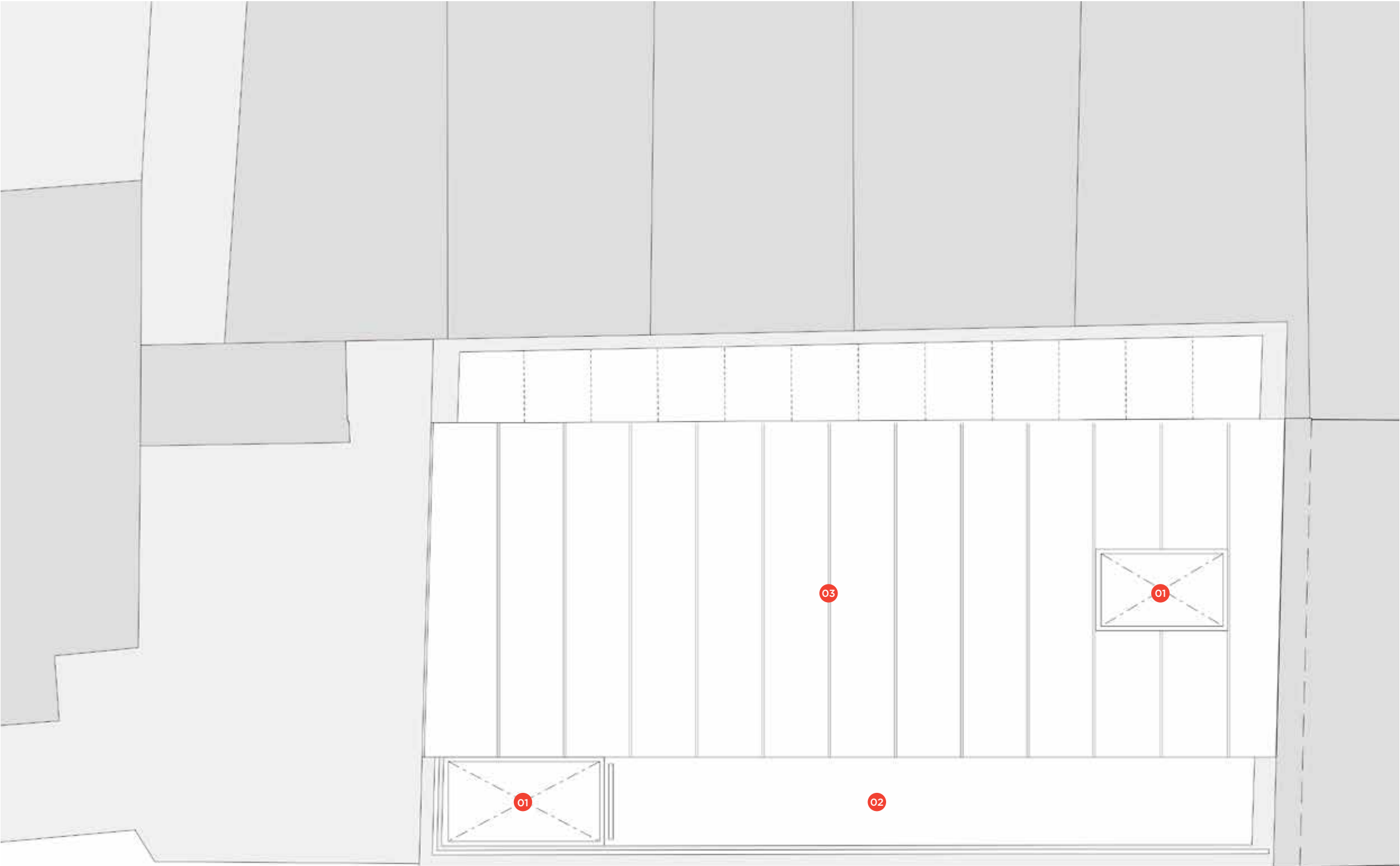


- Key
- 01 Stairs up from first floor level
 - 02 Bedroom
 - 03 Bathroom
 - 04 External terrace
 - 05 Rooflight



PROPOSED
ROOF PLAN 1:50

A standing seam zinc roof is proposed, matching the cladding material of the new roof extension.



- Key
- 01 Rooflight
 - 02 External Terrace
 - 03 Standing seam zinc roof



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION WITH ADJACENT CONSENT



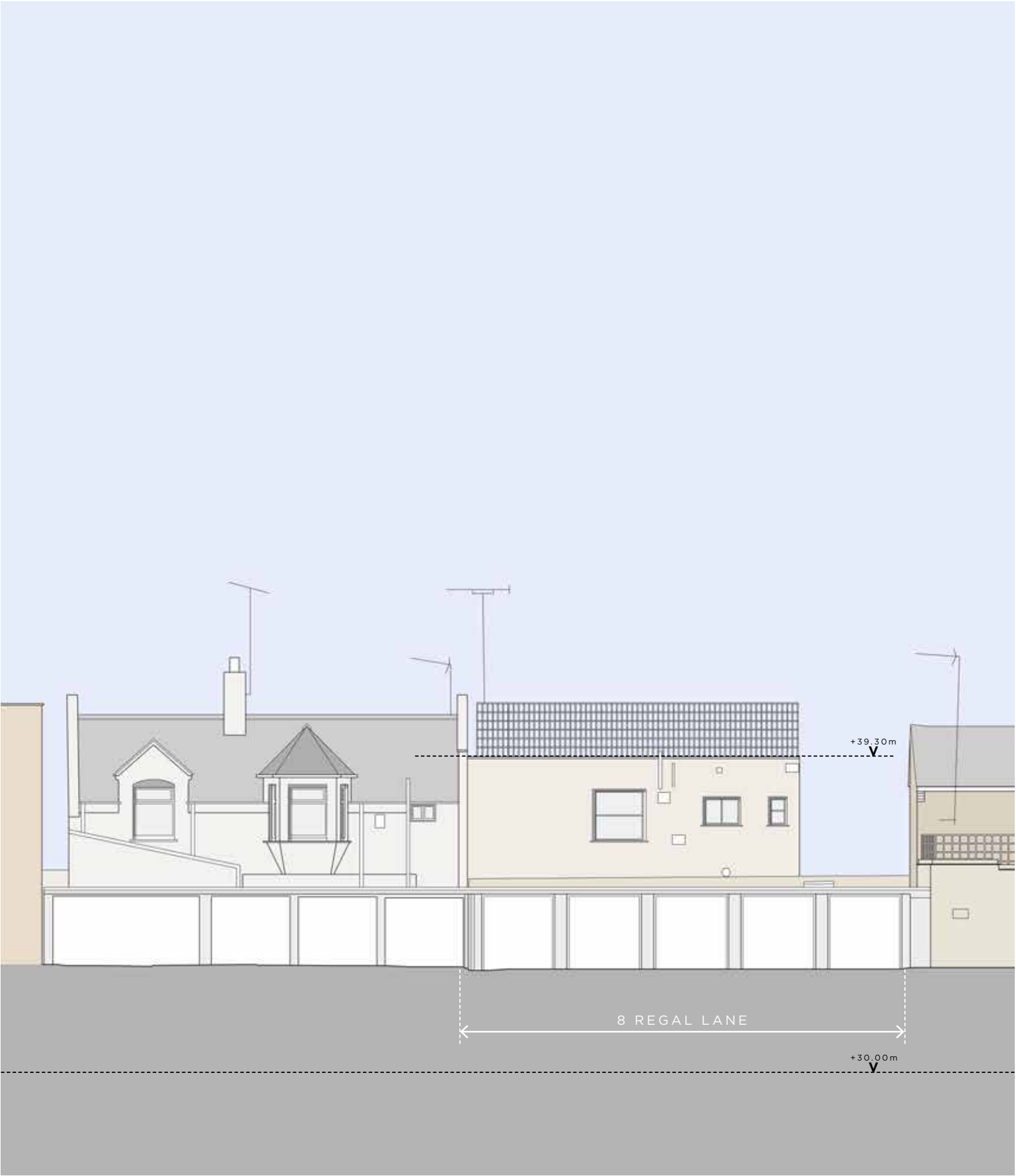
PROPOSED FRONT ELEVATION WITH ADJACENT CONSENT

The proposal adjusts the existing parapet height of No.8, tying in with the gable of No.9. The new second floor is deliberately different in terms of materiality to the existing building below, preserving the articulation of the existing shoulder height.

The new roof height ties in with that of the consented development at No.9 Regal Lane.



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION WITH ADJACENT CONSENT



PROPOSED REAR ELEVATION WITH ADJACENT CONSENT



PROPOSED MATERIALITY

The proposed materials for the roof extension reference the character of the surrounding area. Standing seam zinc cladding is to be used as the primary facing material, helping to preserve and enhance the traditional appearance of the conservation area whilst achieving a contemporary aesthetic.

Window and door frames of anodised aluminium will compliment the zinc facing material.



Standing seam zinc cladding



Anodised aluminium frames



Polyester powder coated metal handrail



Proposed elevation

- Key
- 01 Anodised aluminium frames
 - 02 Standing seam zinc cladding
 - 03 Polyester powder coated metal handrail
 - 04 New, painted front door

WESTERN APPROACH
EXISTING SITE PHOTO



WESTERN APPROACH
EXISTING SKETCH





EASTERN APPROACH
EXISTING SITE PHOTO



EASTERN APPROACH
EXISTING SKETCH



EASTERN APPROACH
PROPOSED SKETCH



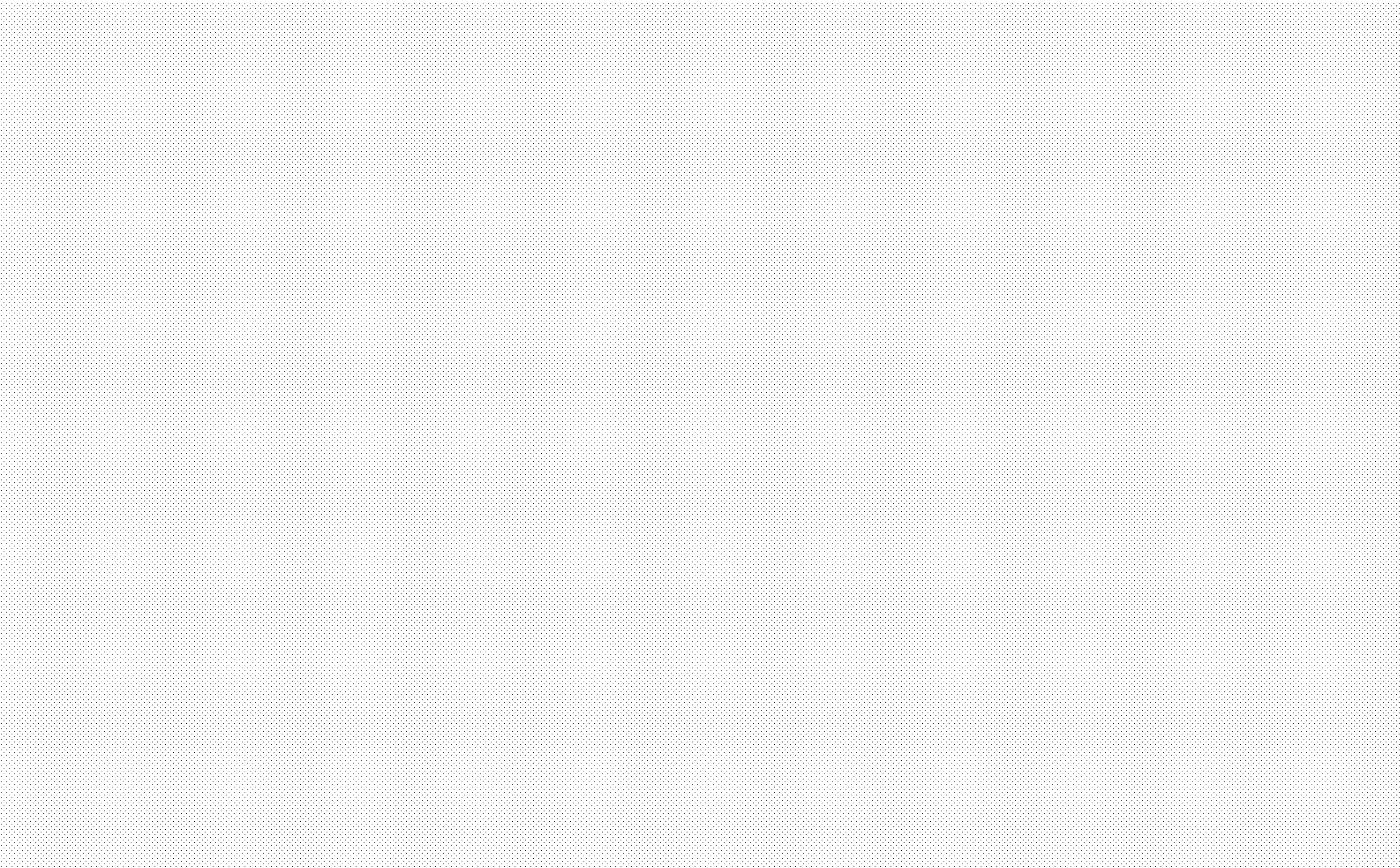
SUMMARY

This report documents and illustrates the design of the proposals for the application at No.8 Regal Lane, London NW1 7TH.

Pre-planning advice was sought and a meeting held on site with the assigned Case Officer on 30.11.16. A positive response was received for this application (2016/6332/PRE).

APPENDICES
APPENDIX A PLANNING APPLICATION DRAWINGS

16016 [00] 001	Site Location Plan
16016 [00] 100	Existing Ground Floor Plan
16016 [00] 101	Existing First Floor Plan
16016 [00] 101	Existing Roof Plan
16016 [00] 110	Proposed Ground Floor Plan
16016 [00] 111	Proposed First Floor Plan
16016 [00] 112	Proposed Second Floor Plan
16016 [00] 113	Proposed Roof Plan
16016 [00] 200	Existing Front Elevation
16016 [00] 201	Existing Rear Elevation
16016 [00] 210	Proposed Front Elevation
16016 [00] 211	Proposed Rear Elevation
16016 [00] 300	Existing Section
16016 [00] 310	Proposed Section



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