

APPLICATION FOR PLANNING PERMISSION TO EXTEND & IMPROVE

FIRST FLOOR FLAT 65 REGENTS PARK ROAD LONDON NW1 8XD

03/02/2017

DESIGN & ACCESS STATEMENT

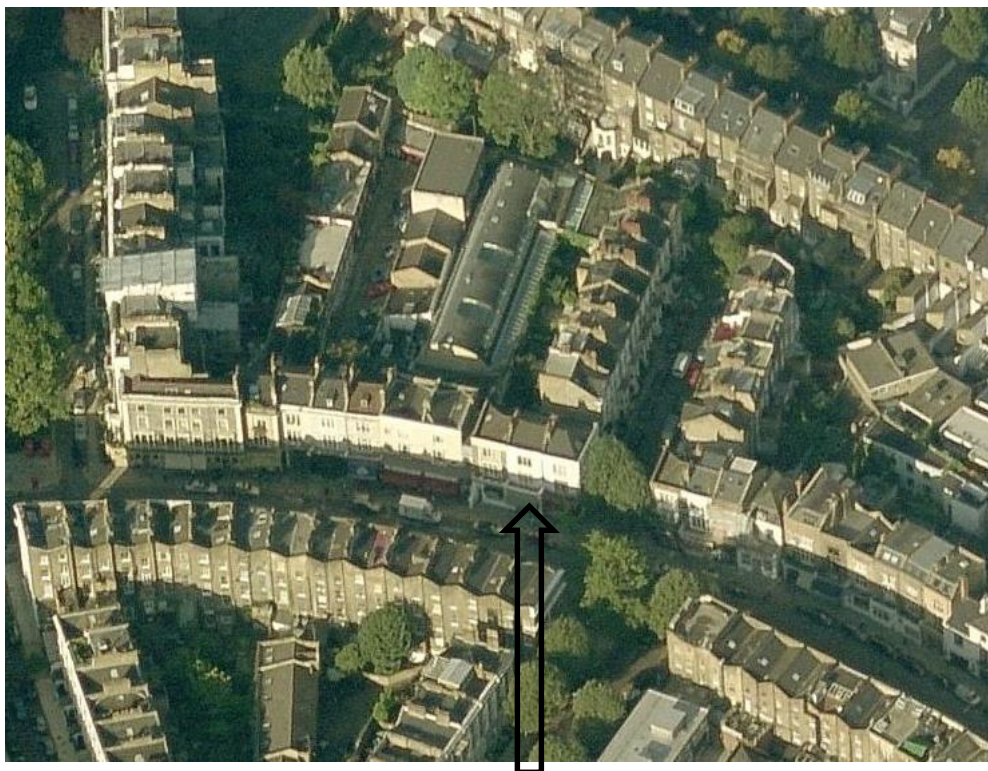


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SITE LOCATION PLAN



FRONT ELEVATION - 65 REGENTS PARK ROAD



AERIAL VIEW



REAR 65 REGENTS PARK ROAD



REAR 71 REGENTS PARK ROAD



REAR 65 REGENTS PARK ROAD LOOKING WEST



REAR 65 REGENTS PARK ROAD LOOKING EAST
(NB - showing wall of new extension to 67 Regents Park Road)



REAR OF 65 REGENTS PARK ROAD



OPPOSITE WALL TO REAR OF 65 REGENTS PARK ROAD
(Side wall to 1 Chamberlain Street)



CONTEXT

No. 65 Regents Park Road is part of a terrace of 3 three storey Victorian buildings with projecting ground floor shops and first floor roof terraces at the southern end of the curve on Regents Park Road neighbourhood shopping street. The building is not listed, but is identified as making a positive contribution to the character of the conservation area in the Primrose Hill Conservation Area Statement.

No. 65 is occupied by a Butcher's Shop on the ground and basement levels, a studio flat at first floor level and a second floor maisonette which extends up to roof level.

This application concerns the rear of the First Floor Flat. There are no proposals to make any changes to the front of the building whatsoever.

DRAWINGS

- 467 / LOC / 01 – Site Location Plan
- 467 / L / 01 – Existing First Floor Plan, Section A
- 467 / L / 02 – Existing Front Elevations
- 467 / L / 03 – Existing Rear Elevation
- 467 / L / 04 – Proposed First Floor Plan, Section A
- 467 / L / 05 – Proposed Front Elevation
- 467 / L / 06 – Proposed Rear Elevation

PROPOSAL

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The owner of the property wishes to extend and refurbish the First Floor Flat.

The existing First Floor Flat consists of a front bed / sitting room with an internal bathroom and rear kitchen with a gross internal area of 29m².

Our proposal is to extend the accommodation over part of the rear flat roof to provide a separate bedroom such that the new flat will comprise 1 Bedroom / Dining / Sitting Room / Kitchen and Bathroom with a gross internal area of 40m².

This will raise and improve the standard of accommodation so that it is better than the current minimum space Housing Standards as described in the London Plan (39m²).

No part of the flat roof created in this proposal will be used as a roof terrace.

All new external work shall be carried out in materials that resemble as closely as possible in colour and texture those of the existing buildings

PLANNING HISTORY

Given the Policy context, the following planning history of adjacent properties it is considered relevant:

63A Regents Park Road – 2012/6025/P - Roof conversion & erection of dormers at front and rear elevations, use of rear first floor flat roof as terrace with new doorway for access and alteration of first floor rear window from a window to glazed doors with balcony to existing flat [class C3]



In this case the rear extension was existing and planning permission was granted to allow the use of its roof as a terrace. (Granted 07/01/2013)

67A Regents Park Road – 2014/6220/P – Roof conversion and rear extension at First Floor Level. (Granted 17/12/2014)

71 Regents Park Road – PL/8601888 – The erection of a rear extension at first floor level (granted 3/10/86)

73 Regents Park Road – 2006/1454/P – Replace existing ground floor extension, extend first floor extension and loft conversion etc. (Granted 26/05/2016)

75 Regents Park Road – PL/8501971/R3 – Alterations to the existing flat including the erection of a ground floor and first floor extensions with a roof terrace at first floor level. (Granted 14/08/1986)

DESIGN & CONSTRUCTION

The proposed First Floor rear extension will not occupy the full width of the property. It will be built up against the Party Wall to the new extension to N° 67 Regents Park Road on one side and will extend as far as the window onto the staircase of 65 Regents Park Road. This will retain full daylighting onto the staircase and allow access onto the remaining part of the existing flat roof for maintenance purposes only. It will not be used as a roof terrace.

The existing flat roof will remain in place with the new floor to the extension suspended above it. This will allow the shop below to continue trading without interruption or disturbance during the construction period.

In order to verify that this will be possible we have carried out an Intrusive Structural Investigation Report a copy of which accompanies this Planning Application.

The report confirms that our proposal is structurally feasible and demonstrates how the new extension is to be constructed and how the structure of the existing building will be improved and enhanced as part of the refurbishment project.

We have provided a window to the side elevation for natural daylight and natural ventilation. The lower panes of glass will be translucent to prevent direct overlooking of the window opposite and the upper panes of glass will be transparent to provide a view of the sky. Privacy blinds will be provided in any case.

The extension will be built of timber frame construction to reduce the load on the roof below and will be finished in white render to reflect light around the lightwell and to match the existing white brickwork of the flank wall to 1 Chamberlain Street. The roof will be of asphalt with solar reflective paint.

The character and appearance of the Primrose Hill Conservation Area will not be harmed by the proposed extension as its location is not visible from any of the surrounding streets and can only just be glimpsed from high level opposite in Chamberlain Street.

The new roof to the extension will in effect be raising the level of the existing flat roof to align with the new flat roof to 67 Regents Park Road.

THE POLICIES

The Primrose Hill Conservation Area Statement adopted December 2000 (PH) and the Camden Planning Guidance: Design CPG1 adopted in September 2013 are relevant to these proposals:



PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

PH28 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

ACCESS

Regents Park Road is a local shopping centre within a Controlled Parking Zone. It's a five-minute walk to Chalk Farm Underground Station and buses on Chalk Farm Road and Adelaide Road. The proposed extension will not have any impact on the existing car parking provision. The existing level of disabled access will not be affected by this proposal.

SUNLIGHT / DAYLIGHT

The adjoining habitable window to the First Floor 63 Regents Park Road is not obscured by the flank wall of 1 Chamberlain Street but looks out across the rear gardens of Chamberlain Street. It follows that this window benefits from a long view and an uninterrupted view of the sky. It is North facing so the question of sunlight does not arise.

Using the Building Research Establishment document "Site Layout Planning for Sunlight and Daylight: a Guide to Good Practice (2011)", this window lies well outside the area contained by a line drawn at 45° down from the roof of the proposed extension. In plan the area contained by a line drawn at a 45° angle from the end of the proposed extension does not reach the centre of this adjoining window. From this we can state that the proposed extension is unlikely to have any adverse effect on the neighbour's daylight.

The proposed extension is designed to have an openable window the size of which is greater than one tenth of the floor area of the room. A line drawn at an angle of 30° above horizontal from the *bottom* of this window clears all obstructions in front of the window, the nearest of which is approximately 4.5m away (the recommended limit being 3m).

This window then, complies with the requirements for habitable rooms set out in the Camden Planning Guidance (Housing) Residential development standards.

JUSTIFICATION

The current Studio Flat is in a bad state of repair and provides a bed sitting room with a fold up bed. The Leaseholder wishes to take this opportunity to provide a separate bedroom and to fully refurbish the flat at the same time. This will include a new kitchen / living / dining room opening onto a balcony overlooking Regents Park Road. A new bathroom will occupy the centre of the plan with the bedroom to the rear.

The size of the bedroom will be in excess of 11m² being a double bedroom as described in Camden Planning Guidance (Housing) Residential development standards.

The addition of a separate bedroom and the refurbishment of the flat will significantly improve the quality of the accommodation.

Jeremy Peacock
(For and on behalf of Formwork Architects Ltd)