

107 REGENTS PARK ROAD, LONDON, NW1 8UR

Design and Access Statement
March 2017

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1.0 APPLICATION SUMMARY

This proposal seeks to rennovate an existing commercial shop unit. As part of this development the applicant is seeking to:

- create level access to the commercial unit
- demolish the existing rear store/office to create a new 1 bed, 2 storey maisonette

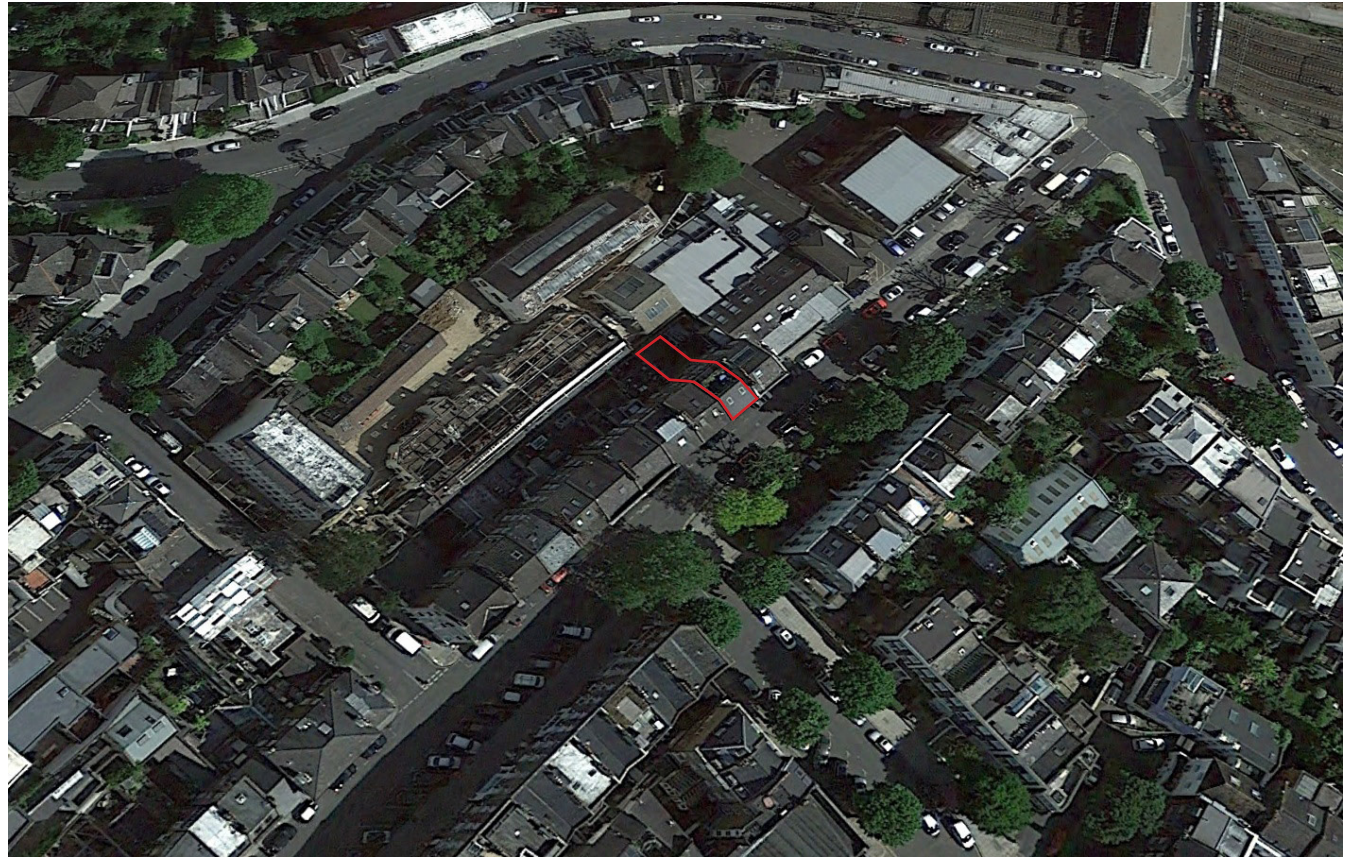
We believe that this proposal will enhance the quality of the commercial unit and create a much needed 1-bed unit, in an un-usable dark rear courtyard

The overall design approach is to ensure that the additional massing of this new residential unit is subservient to the mass and rhythm of the existing architecture, whilst following the pattern of the neighbours rear extensions.

2.0 THE SITE

The property is a four storey residence, comprising 2 x Class A2 commercial units, a 1 bed room flat to the first floor and a 2 bed flat to the second and third floor of the property.

The property sits within the Primrose Hill Conservation Area, though is not a listed building.



2.0 THE SITE

107 Regents Park Road has had a rich a varied history:

1872	Alfred Holmes [Bookseller]
1875	Frederick Ehn [Bookseller]
1880-85	Emile Delasalle [Hairdresser]
1890	Harvey Simpson [Stationer]
1895-1900	Hugh Neale [Stationer]
1890-1905	Ernest Wood [Stationer]
1910-45	Woods Library and Stationers [Library]
1950-55	Stacey Ltd [Stationer]
1957	William Winsor [Printer]
1960-75	Robert Austin [Insurance Broker]
1975-80	Charcuterie [Delicatessen]
1980-90	Belair [Air Conditioning]
1983	Chalcots [Estate Agent]
1990s	Import/Export
2000	Hugh Films [Film Company]
1992-	Regents Park Property Services [Estate Agent]
2013	Sandfords [Estate Agent]



Due to the many iterations the commercial unit has had over the last 145 years the current shop floor is 790mm above street level. This level change has made the unit not easily accessible and therefore only fit for Class A2 Financial and Professional Services.

As part of this refurbishment, the applicant seeks to lower the front half of the unit so as to comply with current planning and building control guidelines. This would also allow the unit to not only appeal to a wider range of tenants, but also allow for an accessible unit as per:

DP26 Improving Access

The Council will seek to promote fair access and remove the barriers that prevent people from accessing facilities and opportunities.

We will: a) expect all buildings and places meet the highest practicable standards of access and inclusion; b) require buildings and spaces that the public may use to be designed to be as accessible as possible;

3.0 SITE PHOTOS

Rear Elevation



No 109 Regents Park Road rear elevation



No 107. Regents Park Road rear elevation



*View from rear courtyard looking towards
No 103-105 Regents Park Road*



*View from rear courtyard looking towards
6 Erskine Road development*

3.0 SITE PHOTOS



View from 105 Regents Park Road looking South West



View from 105 Regents Park Road looking North towards the site and 109 Regents Park Road beyond

4.0 PLANNING HISTORY

107 Regents Park Rd

Application No. 8802008

Registered 06.01.88

Approved subject to appeal decision

Erection of a two-storey rear extension for office use in connection with existing ground floor area as shown on drawing no`s.1087/6 7A

Application No. PE9700365

Decision Granted 18.08.97

Change of use from B1 (offices) to A2 use (financial & professional services) As shown on unnumbered floor plan.

Application No. PE9700975

Decision Certificate of Lawful Existing Use Granted 26.08.97

Use of ground floor as office premises within class B1 of the Town and Country Planning (use classes) order 1987.

Application No. PEX0100917

Decision Full Planning Granted 12.02.02

Installation of new shopfront and a single storey rear extension at the rear. As shown on drawing numbers: 1205/1 & 2

Application No. H9/14/7/11601

Decision Granted 02.09.71

The conversion of the first, second and third floors at 107 Regents Park Road, N.W.1., into 3 self contained dwelling units

Application No. 12817

Decision Conditional Granted 19.05.72

The conversion of the existing shop unit at ground floor and basement into two separate shop units at 107 Regents Park Road, NW1

Top Floor Flat

Application No. 2009/0115/P

Decision Granted 17.02.2009

Creation of inset roof terrace on rear roofslope in connection with existing top floor flat

5.0 RELEVANT PLANNING POLICY

CS1 Distribution of Growth

Making the best use of Camden's limited land
Encourage higher densities – should be of excellent design quality and sensitively consider the amenity of occupiers and neighbours and the character and built form of their surroundings, particularly in conservation areas

Good design can increase density while protecting and enhancing the character of an area

Principle of Development:

CS6 Providing Quality Homes

The council will aim to make full use of Camden's capacity for housing by (a) maximising the supply of additional housing to meet or exceed Camden's target of 5,950 homes from 2007-2017, including 4,370 additional self-contained homes;

DP2 Making full use of Camden's capacity for housing

The Council seeks to maximise the supply of homes
a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site;

Standard of Housing:

CPG2 Housing

All residential developments in the borough are required to be designed and built to create high quality homes

The London Housing SPG National Technical Housing Standards

DP26 Managing the impact of development on occupiers and Neighbours

Require developments to provide (a) an acceptable

standard of accommodation; (j) facilities for bicycle storage; and (k) outdoor space for private amenity space

Transport

CPG7 Cycling Facilities

Design and Heritage

CPG1 Design

Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas

Rear extensions should be designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;

In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions. ensure buildings do not significantly overshadow existing/proposed outdoor spaces (especially designated open spaces), amenity areas

CS14 Promoting high quality places and conserving our heritage

Requiring development of the highest standard of design that respects the local character and heritage
d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;

DP24 Securing High Quality Design

The Council will require all developments to be of the highest standard of design and will expect

developments to consider (a) character, setting, context and the form and scale of neighbouring buildings (b) the character and proportions of the existing building (c) quality of materials used (h) provision of appropriate amenity space

DP25 Conserving Camden's heritage

(b) Preserve and enhance the character of the area

Amenity

DP26 Managing the impact of development on occupiers and Neighbours

Protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity including (a) visual privacy and overlooking; (b) overshadowing and outlook; (c) sunlight, daylight and artificial light levels.

CS5 Managing the impact of growth and development

The Council will protect the amenity of Camden's residents and those working in and visiting the borough by: e) making sure that the impact of developments on their occupiers and neighbours is fully considered;

5.0 RELEVANT PLANNING POLICY

DP10 Helping and promoting small and independent shops

Small shops, often run by independent traders and providing specialist shopping, help to sustain the diversity, vibrancy and character of our centres and smaller shopping areas and provide suitable premises for local businesses.

DP13 Employment premises and sites

Where premises or sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that:

- c) the level of employment floorspace is maintained or increased;
- d) they include other priority uses, such as housing and affordable housing;

the Council will seek to retain physical features that will enable the flexible use of the premises for a range of business purposes.

Where premises or sites are suitable for continued business use, the Council will consider redevelopment schemes which maintain the employment floorspace and provide other priority uses, such as housing. The re-provision of employment floorspace should be able to accommodate a range of business types and sizes

DP26 Improving Access

The Council will seek to promote fair access and remove the barriers that prevent people from accessing facilities and opportunities.

We will: a) expect all buildings and places meet the highest practicable standards of access and inclusion; b) require buildings and spaces that the public may use to be designed to be as accessible as possible;

CPG5 Town Centre

Appendix A

Class A2 [Financial and Professional Services – Banks, estate agents, betting shops] are permitted to change to Class A1 [Shop] therefore planning permission is not required

6.0 DESIGN PROPOSAL

The proposal seeks to create a new 1-bed unit to the rear of the commercial unit.

The current storage/office space to the rear is accessed through the main commercial unit and involves several level changes.

The new apartment - a 1 bed, 2 person unit - created will be 55m² which meets the London Space Standards. The design is also in accordance with policies CPG2, London Plan Housing SPG and National Space Standards.

The new infill unit is proposed to be accessed through an original doorway [which was blocked up in the 1970s] off the communal stairway, with level access to a ground floor kitchen, living, dining and WC accommodation. This unique space is surprisingly spacious with daylight from a skylight and a full height sliding door leading onto a balcony space. A formed slot rooflight to the rear will draw light deep into the plan.

In accordance with policies CPG2 the London Plan Housing SPG the ground floor terrace at 2.3m² would allow for a small amenity space for the unit. This terrace will have a metal balustrade in line with the Primrose Hill Conservation Area Statement.

The first floor is a double bedroom with an en-suite bathroom. The roof is formed to follow the line of the roof at 105 Regents Park Rd and to cut back to allow for light into the lightwell between the new unit and the existing apartments.

The new infill extension is intended to be a lightweight design that is sympathetic and subordinate to the original dwelling house and neighbouring properties.

The proposed extension, to the rear of the property and out of sight of any street level views and public areas, will have minimal if any impact on the surrounding area. Due to the high wall / office development to the rear of the property the visual impact is limited. It will however be a subtle, lightweight and well-designed proposal that sits comfortably and subordinately to the property.

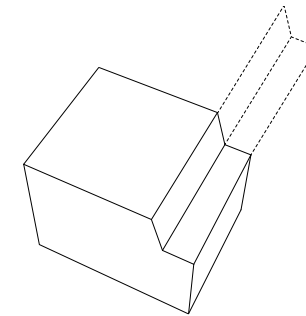
The roof form has been manipulated to allow light into the lightwell and protect the amenity of the neighbours to the first floor.

Windows have been positioned to protect the outlook of both the new dwelling and the existing neighbours.

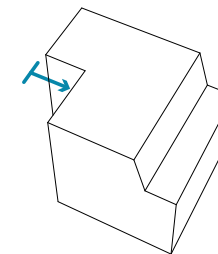
The massing has been designed to minimise any impact on the amenity to the first floor terrace and apartment to 109 Regents Park Rd. The party wall will be a light material to help reflect light into the ground floor retail unit.

Due to the nature of the site, space is limited for bike storage. The unit is slightly larger than the prescribed space standards to accommodate storage within the unit and Camden Council have provided plenty of secure bike stands in the immediate area.

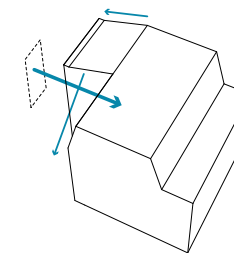
Household, recycling and food waste will be collected as per the flats above i.e. from the street.



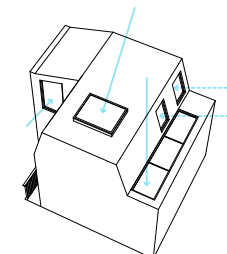
1.
*Extrude envelope massing of
105 Regents Park Rd*



2.
*Lightwell cut out to preserve
daylight & sunlight to boundary
windows*



3.
*Manipulate roof form to draw
light into lightwell, protect
outlook and amenity for
neighbours*

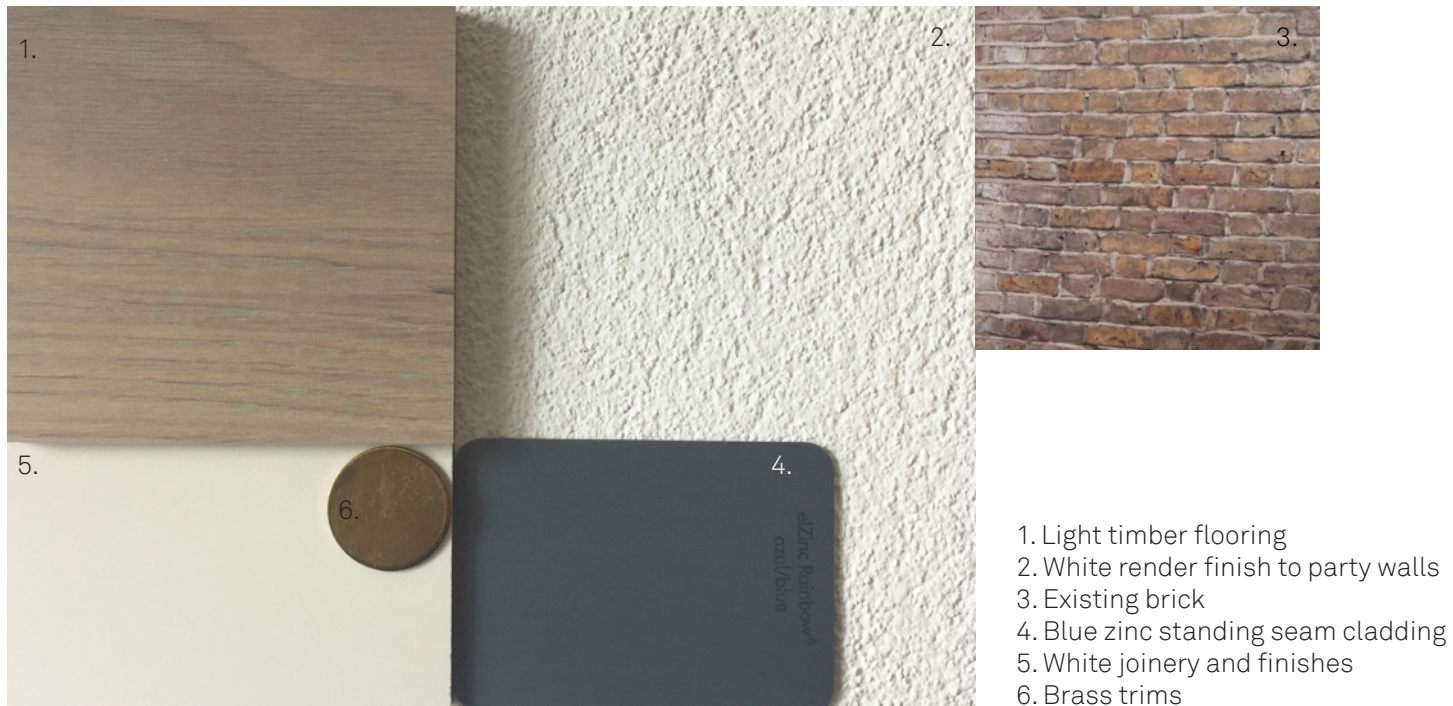


4.
*Punctuate form with skylights
and windows to draw light deep
into the plan*

6.0 DESIGN PROPOSAL

Material Palette

Using white/light and traditional materials to transmit as much light throughout the spaces possible



6.0 DESIGN PROPOSAL

Precedents

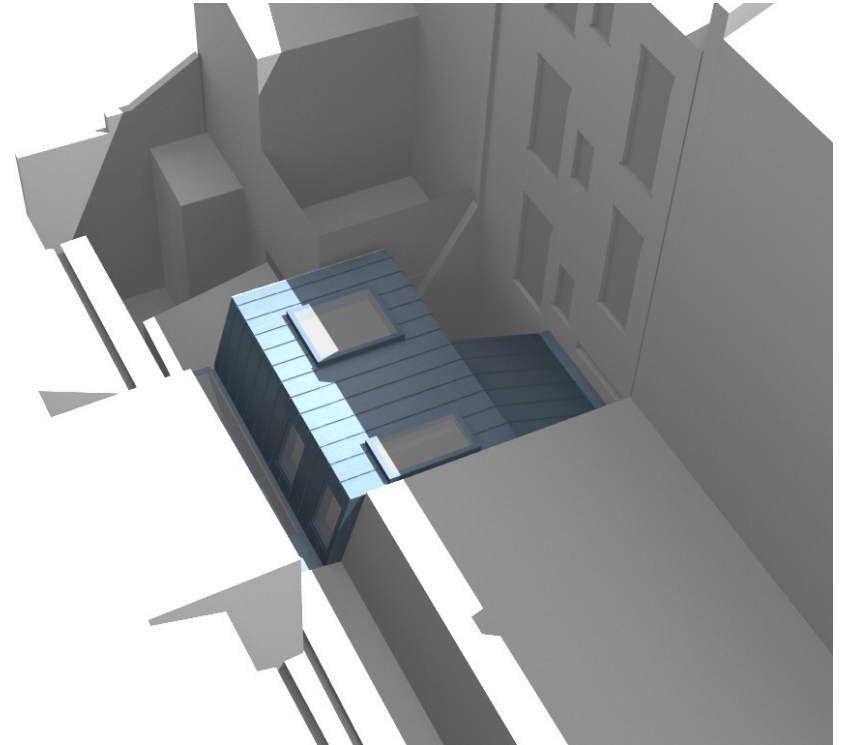
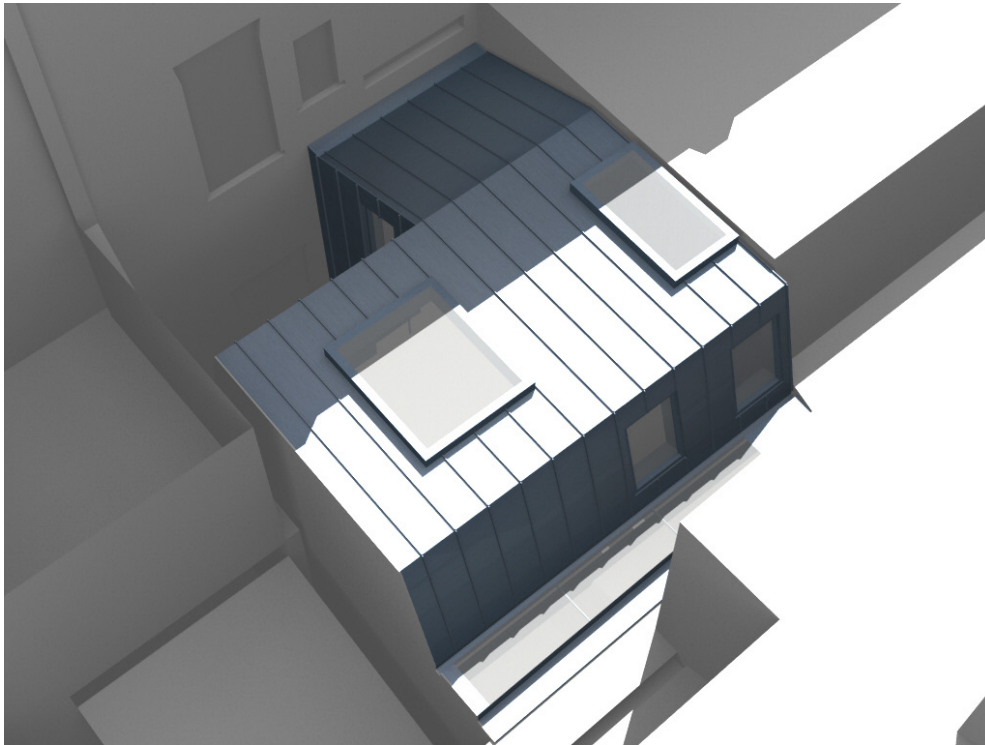


standing seam cladding wrapping from the roof to the wall



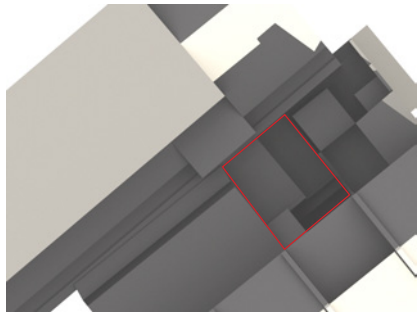
6.0 DESIGN PROPOSAL

Proposed Massing

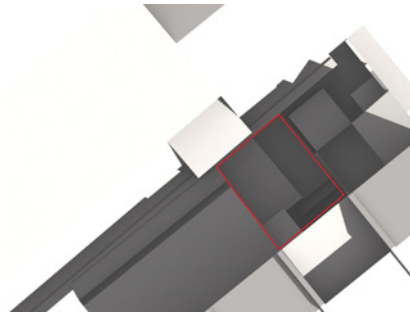


6.0 DESIGN PROPOSAL

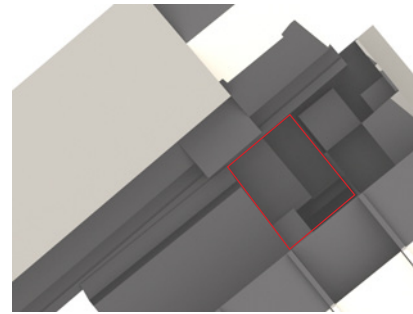
Daylight Analysis - Existing



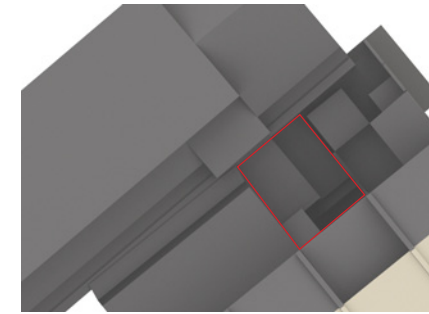
21st March - 9am



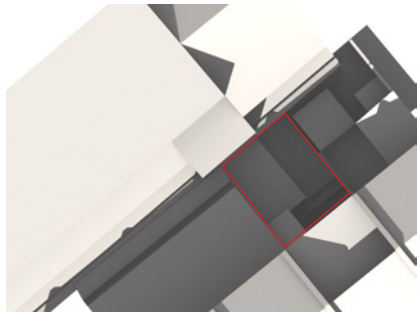
21st June - 9am



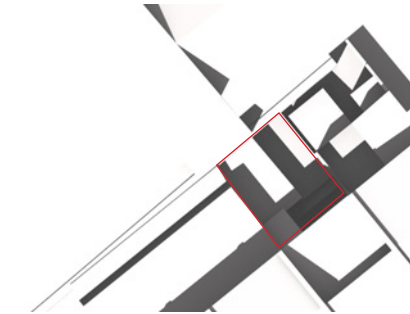
21st September - 9am



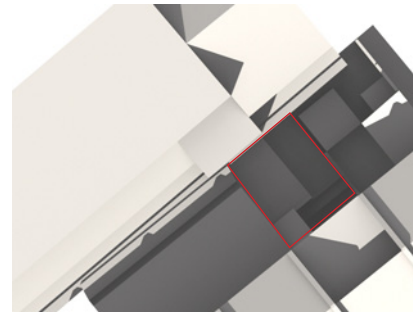
21st December - 9am



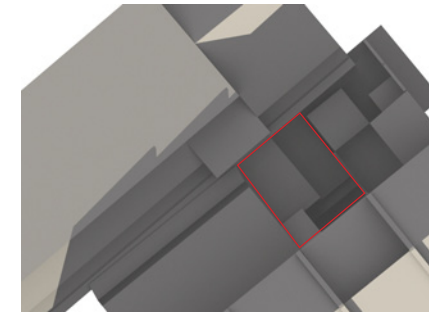
21st March - 1pm



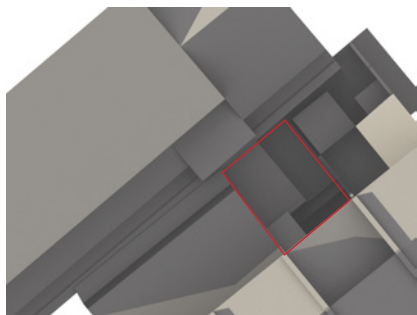
21st June - 1pm



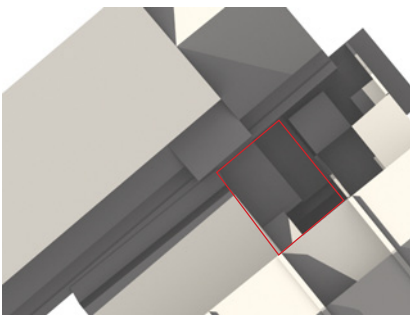
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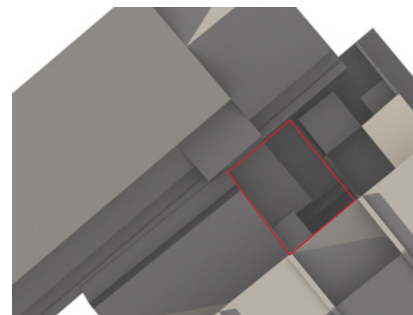
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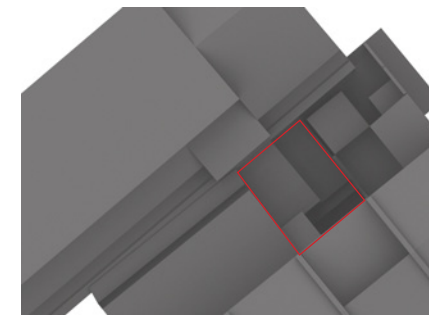
21st March - 5pm



21st June - 5pm



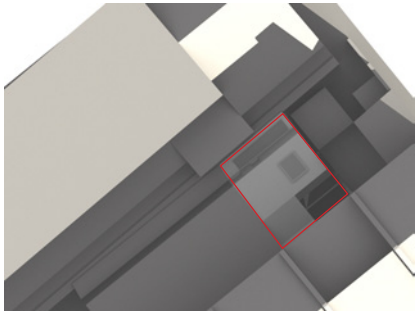
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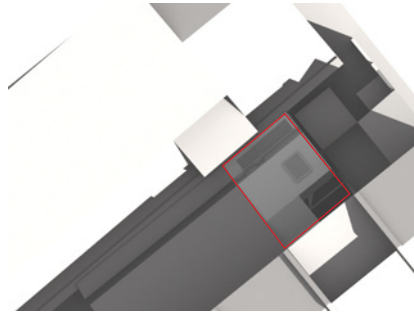
21st December - 5pm

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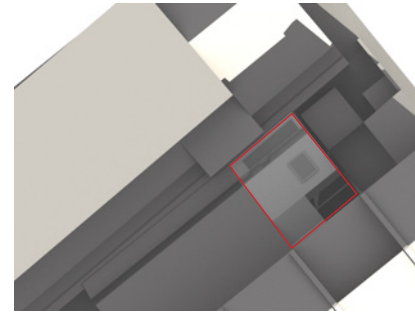
Daylight Analysis - Proposed



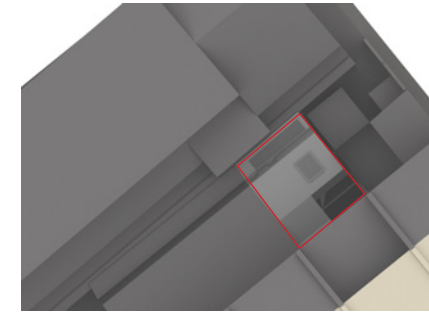
21st March - 9am



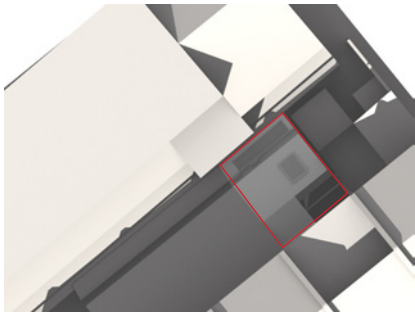
21st June - 9am



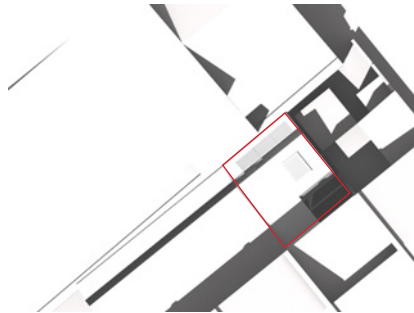
21st September - 9am



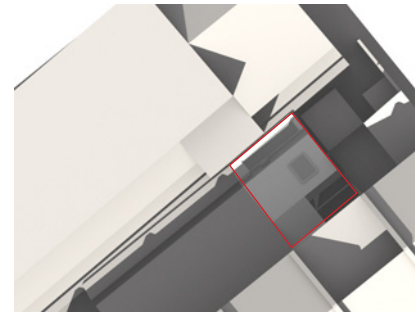
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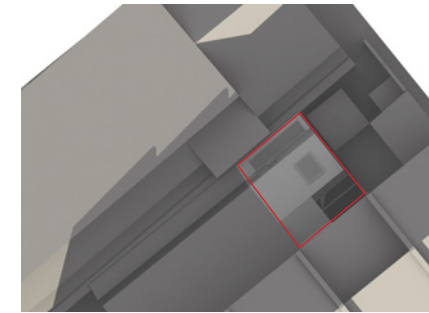
21st March - 1pm



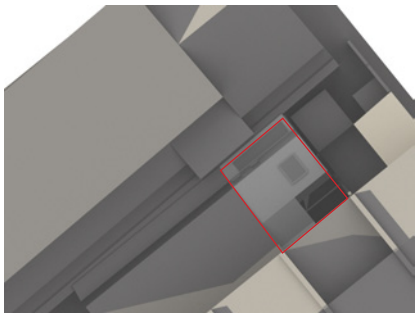
21st June - 1pm



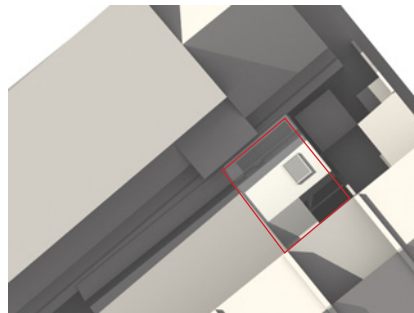
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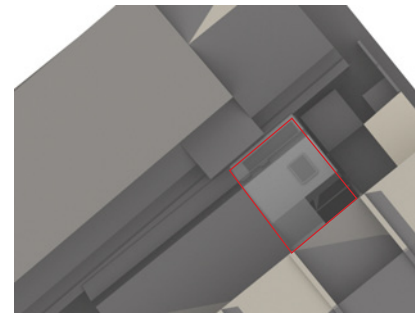
21st December - 1pm



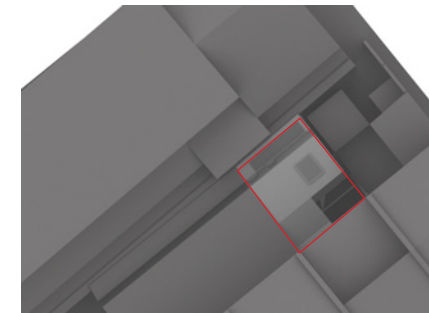
21st March - 5pm



21st June - 5pm



21st September - 5pm



21st December - 5pm

7.0 APPLICANT STATEMENT

The Sofer family moved into the area in 1967 and bought 107 Regent's Park road a few years later. At the time the shopping parade was largely rundown including 107 which was not in a good state of repair. Our parent converted upstairs into 2 flats, and the shop was divided into two units, the motive behind this was to make the flats more habitable and the commercial part of the building more flexible including allowing for the possibility of two small businesses operating from there, this subsequently happened.

Our parents took an active part in the community and we were all educated locally. Flats in our house and at 107 were always rented out, usually to tenants who decided to stay for many years. Our father was for a period a local councillor and amongst other things involved in 2 local housing projects. Firstly the redesign of Auden place so it would be lower rise than previously planned and better fit in with the local architecture and neighbourhood. Secondly preserving a row of houses due for demolition on Fitzroy road and the creation of a community centre behind in it .

Our proposed small development is nothing like this scale, but we hope it too will be sympathetic to neighbouring buildings and the feel of the area. We seek planning permission to create a one bed residential unit in space which is otherwise barely used.

The back yard of 107 has never been fully utilised, it is north west facing and no one ever goes into the courtyard. Over the years there have been developments around it including: 105 regents park

road extending on two levels to the back wall and 109 Regent's Park road building a first floor terrace with an extra residential room at first floor.

Leo Sofer lived on the first floor at 107 for several years, he remembers looking out of his kitchen window thinking what a shame it was that the back looked so neglected and that it was not somehow being put to more use . We have now decided to approach architects to see what is possible. We feel the space is wasted and would like it put to better use. With housing in such short supply we would like to create a small rentable flat and are happy for former tenants to vouch for us as responsible landlords.

J. Mitchell (née Sofer)
Applicant

8.0 NEIGHBOURHOOD CONSULTATION

As part of the design process the applicant submitted drawings and an initial design information pack to the Primrose Hill Conservation Area Advisory Committee for review.

On the 22nd March 2017, the applicant and architect met with members of the committee, on site, to discuss the proposal and clarify any issues.

ADVICE from Primrose Hill Conservation Area Advisory Committee

15 and 22 March 2017

107 Regent's Park Road NW1 8XP PRE-APP

The Committee had concerns about two aspects of the proposals. First, whether lowering the floor-to-ceiling height in the basement space would reduce the area of employment space? Second, the impact at the rear of both the loss of the rear yard / garden, and the effect on the neighbours of the extension, especially at the upper level.

The Committee made a site visit to clarify these issues and agreed after the visit that we broadly welcomed the pre-app proposals sent us.

We were reassured that the employment use in the basement and entrance level would be, substantially, maintained. We also discussed a modification to the access stair which might make the lower level space easier to use. We welcomed the improved access from street level. Retaining the employment use is important in preserving or enhancing the conservation areas' character and appearance.

We welcomed the addition of the 1-bedroom unit at the rear, and took the view that there was no significant loss of outside amenity space, given the built enclosure to the rear area. We noted the loss of light to the adjoining shop at 109 Regent's Park Road, but recognized that the loss is to the additional retail space at the rear of the shop: this space is also lit from above. We acknowledged the benefit of the additional housing unit.

We would welcome the opportunity to review details, including materials, at the rear, in due course. We also note that no changes are proposed to the shop front itself, which is part of the terrace of shops and which contributes positively to the conservation area.

Richard Simpson FSA
Chair

Kirkwood McCarthy

Kirkwood McCarthy is an award winning London based architecture and design studio with extensive experience working in conservation areas.

Our body of work demonstrates a sensitive approach to designing contemporary buildings within period settings that balance the heritage of their locality with the functional needs of the client/user. Built examples in proximity to this proposal included opposite to attest to the consideration and quality we apply to buildings.

The work of Kirkwood McCarthy has featured widely in industry and media publications, and shortlisted for awards including the NLA Don't Move, Improve.

Pages Lane, Haringey (Muswell Hill Conservation Area)

A new extension to a Victorian semi detached house, the design response was to introduce a new rear ground floor wing that encloses on the Western boundary to form a courtyard. At once widening the existing footprint and better capturing the southern garden aspect, the courtyard brings a connected, sun-filled sequence between the various living spaces and opens out the formerly dark and introverted plan.

Winkley Workshop, Tower Hamlets (Old Bethnal Green Rd Conservation Area)

The front facade is rigorous to its setting, continuing key elements such as windows, lintels and brick; yet within and to the rear the property is a wholly new typology and style emblematic to its period and the requirements of the home owners. The project has been featured in media including the Evening Standard, The Times, Time Out, Dezeen, and shortlisted for Don't Move Improve 2015 awards.

Hoxton Square Penthouse, Hackney (South Shoreditch Conservation Area)

Located on the top floor of a Grade II listed former school house, the geometric facade line was derived from key views in Hoxton Square to complement the existing building. Expansive glazing and polished steel door frames give encourage the extensive to sit recessive to the original structure.

8.0 PRACTICE PROFILE

Kirkwood McCarthy



*Top Left: Pages Lane
Top Right: Winkley Workshop
Bottom Left: Hoxton Square Penthouse*

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