

DESIGN AND ACCESS STATEMENT

in support of Planning Application for the Reinstatement of a Conservatory

192 Regents Park Road, London NW1 8XP

Summary: This proposal is for the construction of a conservatory to the rear first floor balcony of the house. There are clear indications that a lean-to structure occupied the same location at some previous time, as a result of which the application to which this Design and Access Statement refers is deemed to be a reinstatement of the previous structure.

The context: The house appears to date from 1835 and is part of a villa-style terrace. The frontage to Regents Park Road is part-stucco and part-brickwork, while the rear elevation, which is the location of this proposal, is entirely bare brick (see photo below). The balcony on which the proposed conservatory will be constructed has a decorative element to its balustrade, which will remain unaffected by the proposal.

The Primrose Hill Conservation Area Statement refers to the terrace in which 192 is situated as follows:

On the north-east side of the road is a group of residential villa style properties which are three storeys high and form three small groups set back from the road behind substantial front gardens bounded by medium height brick walls and containing numerous mature trees. Two of these villa groups form almost symmetrical compositions of five buildings with white/cream painted stucco facades, bay windows and stucco porches. The third group is a semi-detached pair which is similar in style to the Bassett villas on Gloucester Crescent, being constructed in London yellow stock brick with highly decorative brickwork and painted stucco features. The rear gardens and side elevations of these properties are also highly visible from Gloucester Avenue and the last pair have been designed with numerous decorative features to these elevations, including pediments and bay windows.



The following guidance is also given:

REAR EXTENSIONS/CONSERVATORIES

PH25 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so

adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.

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.

PH30 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

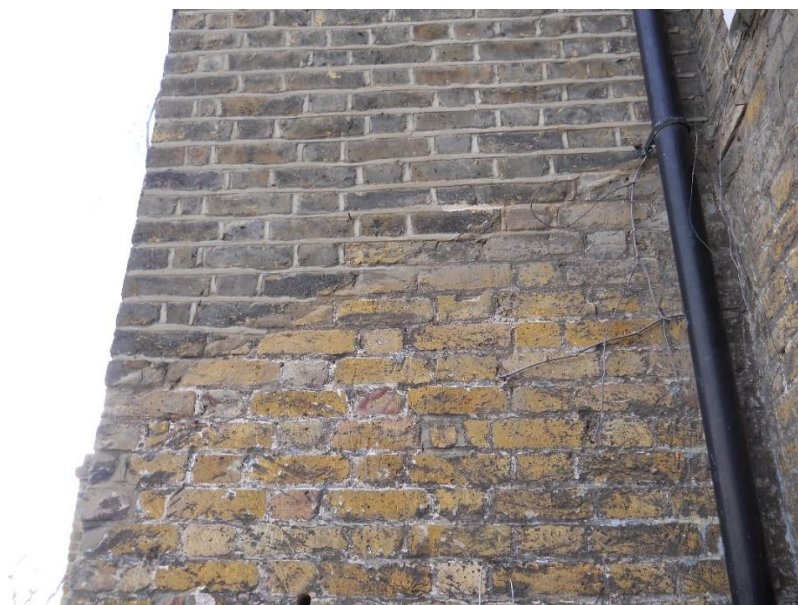
Planning History:

Two planning applications were submitted and refused in 1973 and 1974 for schemes (Ref no.s 16922 and 19283) which would have converted the house into five and four flats respectively. They were refused principally because they were regarded as over-development, resulted in sub-standard accommodation, and damaged the appearance of the Conservation Area.

Next door at 194, planning approval for extensive works was granted in June 1997 and the details for the conservatory were approved in March 1998. The conservatory replaced an earlier one that was still in situ at that time and had arched window heads.



Precedent: There is a clear indication in the residual markings on the flanking brick wall (see photo) that a pitched roof covered this balcony at one time. It is very likely that this was a glazed conservatory- very similar in nature to the one now proposed. The lighter coloured brickwork below the roof-line may be an indication that the wall was previously plastered.



There was an adjacent conservatory previously, as there is now, at the rear of one of the semi-detached Italianate villas that make up 194-196 Regents Park Road. The design of the present proposal has therefore to address the fact of the neighbouring conservatory, taking into account its form and proportions. As the house is located in the Primrose Hill Conservation Area, it is important that the proposal does not damage the appearance of the rear elevations of this terrace of Victorian houses, which can be seen through trees (in a limited way) from the top end of Gloucester Avenue.



Proposal: The purpose of the proposed conservatory is to enable year-round use of the balcony space, creating additional usable accommodation for the owner of the flat adjacent to the balcony. The balcony is accessed from the main staircase of the house, through existing glazed double doors within an arched opening. The floor area of the balcony is approximately 4.5 sq.m.

Approach to design: The rear elevation of this terrace is one characterised by variety. The forms and types of fenestration visible on the rear of this terrace include traditional windows, many and various in shape and type – there are flat arches, semi-circular arches, paired windows, sashes with glazing of 3 on 3, 6 on 6, and casements of different types also. Several of the neighbouring houses to the west of 192 – nos. 188 and 190 – for example, have alterations displaying a modern approach to glazing with large areas of picture window with no glazing bars at all. It is a scene of variety, not of uniformity and as a result it is considered that guidance note PH28 is not relevant to this application.

In addition, because of the history of change which is very apparent on these elevations, it is considered that guidance note PH29, which seeks to restrict conservatories to ground floor level only, is also not a reasonable restriction in these circumstances, particularly as the adjacent balcony has a permitted conservatory, which has not damaged the Conservation Area. It is also believed that this is a reinstatement of an original feature of the house, and that rather than undermining the original features of the house, it is recovering one of them.

Regarding the form and detailing of the proposed conservatory, it is important to note that the adjacent conservatory has addressed the arched opening to the main house by adding on top of a shallow-pitched glazed roof a further louvred structure topped by another pitched glazed roof. This rather elaborate arrangement meets the rear wall of the house in such a way that it can incorporate the arched head of the entrance to it. The same issue arises for the proposed conservatory for No.192.

However, it is inappropriate to use the same device as No.194 for two reasons – firstly the width of the two spaces is significantly different, while the datum of the arched opening remains very similar; this would result in the two conservatories having different proportions – creating a visual clash. Secondly, the original form of the enclosure to the balcony of 192 appears to have been a simple lean-to – and simplicity can often result in a better solution.

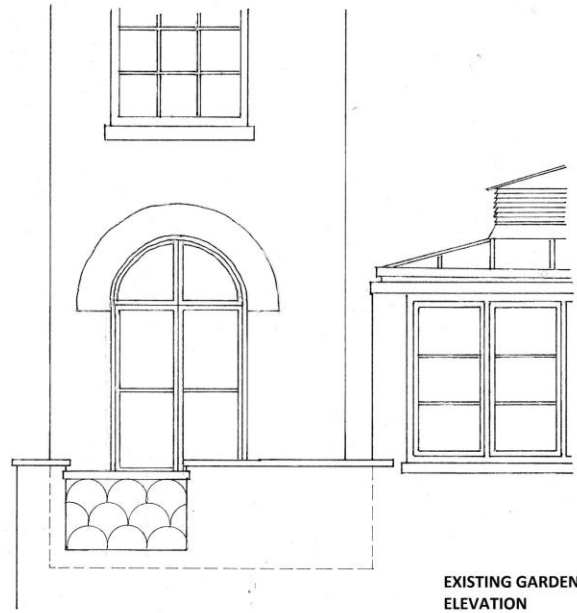
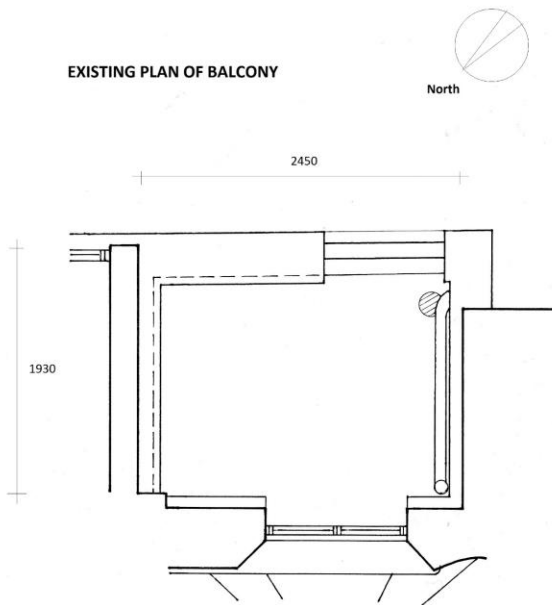
It seems in the circumstances more important to ensure that the proposal is well-mannered in relation to the house to which it will be attached. The principal issues here are the proportions and alignment of the proposed structure with existing features. It is considered important for the window elevation of the new conservatory to be in the same plane as the neighbouring conservatory, and for its glazing to have a very similar rhythm (although not necessarily the same glazing pattern). It is also necessary for the glazing of the conservatory roof, which will embrace the arched opening in the rear wall of the house, to reflect the centre line of the arch. These two rhythms are not the same as each other.

However, because of the arrangement of the terraces in relation to one another, it is not possible to obtain an axial view of the rear elevation of 192 from Gloucester Avenue. In fact, it is only possible to see the proposed site from the road and pavement at quite an oblique angle. Fortunately, this means that the window elevation rhythm – which is addressing its neighbour, and the roof glazing rhythm – which is addressing the arched opening, do not have to be necessarily in alignment with each other. The oblique viewing angle makes this a relatively unimportant issue.

The lean-to form adopted for the design has to sit close to the hipped end of the adjacent conservatory. A possible way to address this would be to incorporate a hipped end to the new structure, attempting to reflect the adjacent form. However, as previously stated, it is not felt that such an approach will produce the best result, especially as the two hips would be at quite different angles. The solution adopted, therefore, is for the gable end of the lean-to to rise to the same height as the top of the next-door conservatory. This arrangement will not anyway be visible by passers-by because of the oblique viewing angle.

It is understood that there may be conditions attached to the planning permission regarding the detailing of the proposed conservatory, and the applicant will be happy to accommodate such matters in the scheme.

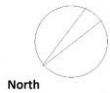
EXISTING PLAN OF BALCONY



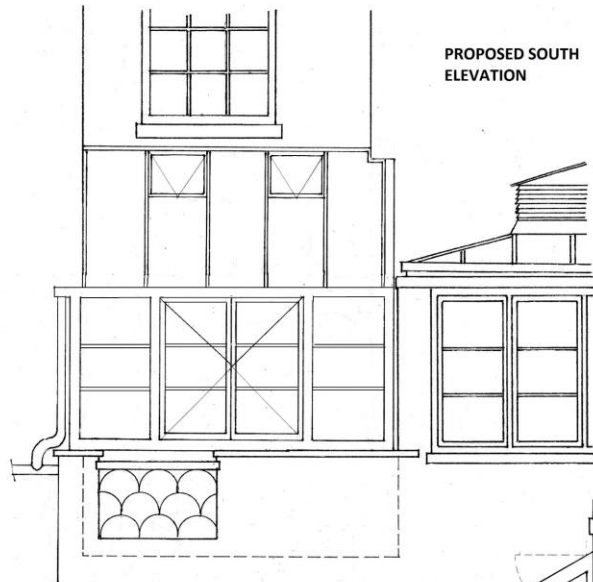
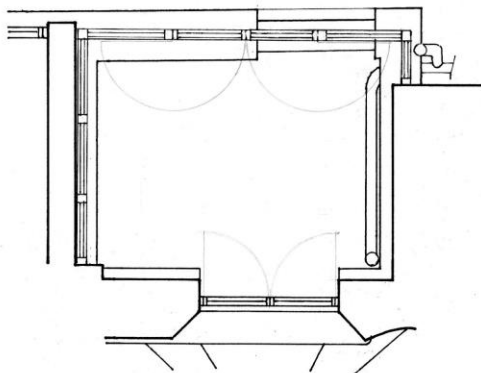
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192 REGENTS PARK ROAD, LONDON NW.1
PROPOSED REINSTATEMENT OF CONSERVATORY
FOR LIZ HEAVENSTONE

RPR17.1 EXISTING PLAN AND ELEVATION OF BALCONY SCALE 1:25
FEBRUARY 2017



PROPOSED PLAN OF CONSERVATORY
AT WINDOW LEVEL

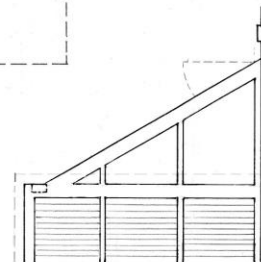


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192 REGENTS PARK ROAD, LONDON NW.1
PROPOSED REINSTATEMENT OF CONSERVATORY
FOR LIZ HEAVENSTONE

RPR17.2^A
MARCH 2017
SCALE 1:25

PROPOSED CONSERVATORY PLAN AND
ELEVATIONS



PROPOSED EAST ELEVATION
masked by adjacent conservatory



Artists impression of completed project

Materials: the conservatory needs to be low maintenance because of accessibility; it is currently proposed to construct it in white powder coated aluminium frame, with "low e glass". The two central windows are opening casements, the outer two being fixed.

Access: The proposed new room to be created on the balcony has access from the main stair. It is not possible to create level access to this space.

Conclusion: The reinstatement of an earlier conservatory on this balcony will create useful additional living space for the owner. The following should also be noted:

- By keeping to the form of the original, the appearance should appear sympathetic amongst a great variety of forms and glazing arrangements on the rear elevations of the terrace.
- In particular, it will not cause harm to the Conservation Area because there is only a limited and oblique view from Gloucester Avenue.
- It also does not impact negatively on any of the significant views listed in the Primrose Hill Conservation Area Statement.
- No loss of historic fabric or detail is proposed. In fact, the scheme is completely reversible.

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