

Client

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H454 REGENT'S PARK ROAD
Design and Access Statement
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1.0 INTRODUCTION

The proposed project is a refurbishment and internal modification of the upper flat (Second and Third floors) of semi-detached house, 66 Regent's Park Road of the London Borough of Camden. The site is located in a residential area of Camden, overlooking Regent's Park and equal distance from Chalk Farm and Camden Town Underground Tube Stations.

This application includes 4 additional conservation style roof lights to the front and right side, the replacement of original roof lights into conservation style roof lights, replacing rear dormer windows with minimal framed windows and refurbishment to existing windows to the front and back of the property. Replacement of rear bathroom window like-for-like. Internal works including the demolition of an existing staircase and altering the structural supports to the existing roof.

2.0 CONTEXT

2.1 Site Designations

The property is not listed, but is located within the Primrose Hill conservation area.

2.2 Property Description

The proposed flat encompasses the Second and Third floors of a 4 storey property. The semi-detached property is a white render facade with timber sash windows. The site is rectangular and 99 square meters.

2.3 Surrounding Area

The surrounding area is largely residential and is characterised by similar Georgian semi-detached housing. Regent's Park lies South of the property. The site is well served by public transport, with the nearby underground stations.

2.4 Development History

Planning Ref: 2005/4750/P

2.5 Flooding

The property falls within flood zone 1 (low probability).

2.6 Tree Protection Orders

There are no TPOs on the site.

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Site Location Plan 1:1000

2.1 SITE LOCATION

Aerial Views

66 Regent's Park
Road



Aerial view looking North

66 Regent's Park
Road



Aerial view looking South

2.2 EXISTING SITE PHOTOS

External and core



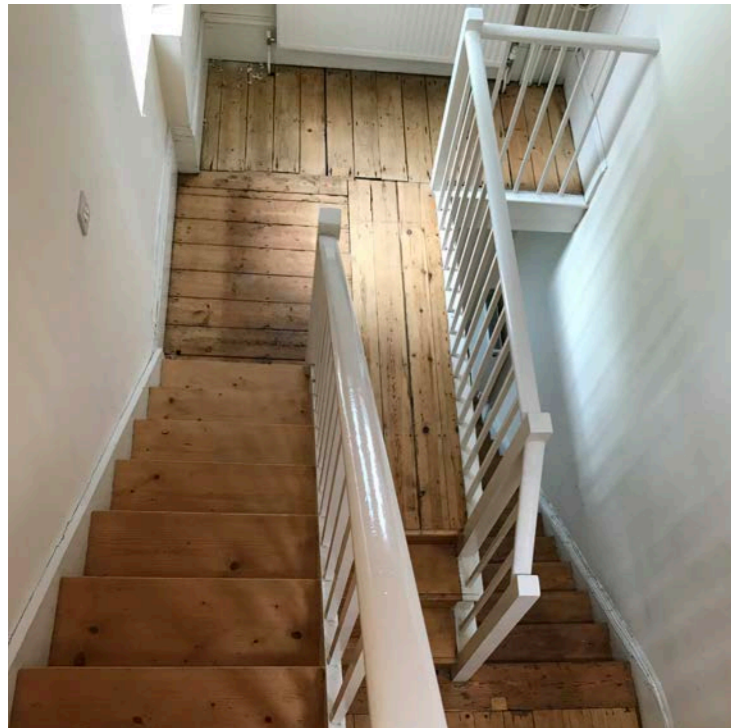
Regent's Park Road



Second Floor Kitchenette



Front room chimney breast



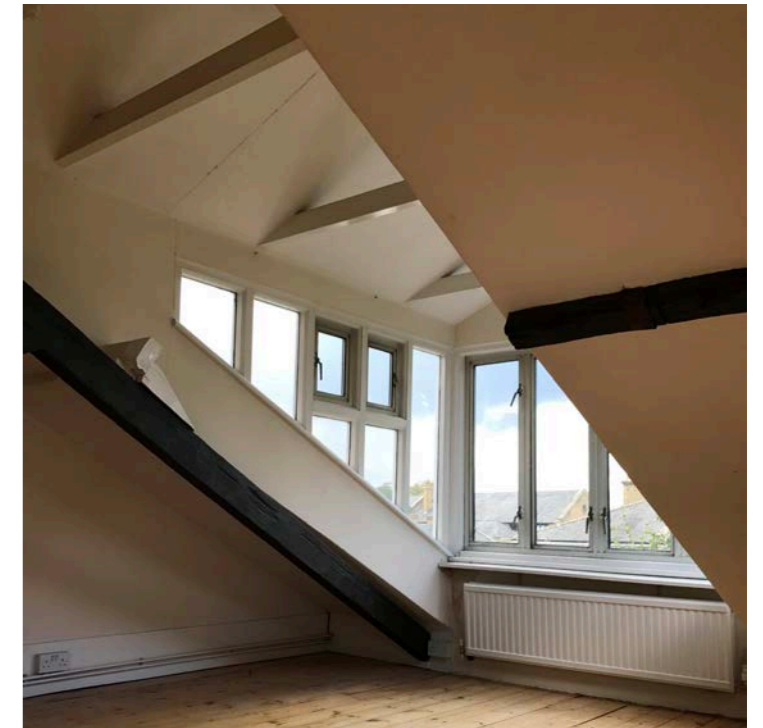
Existing stair



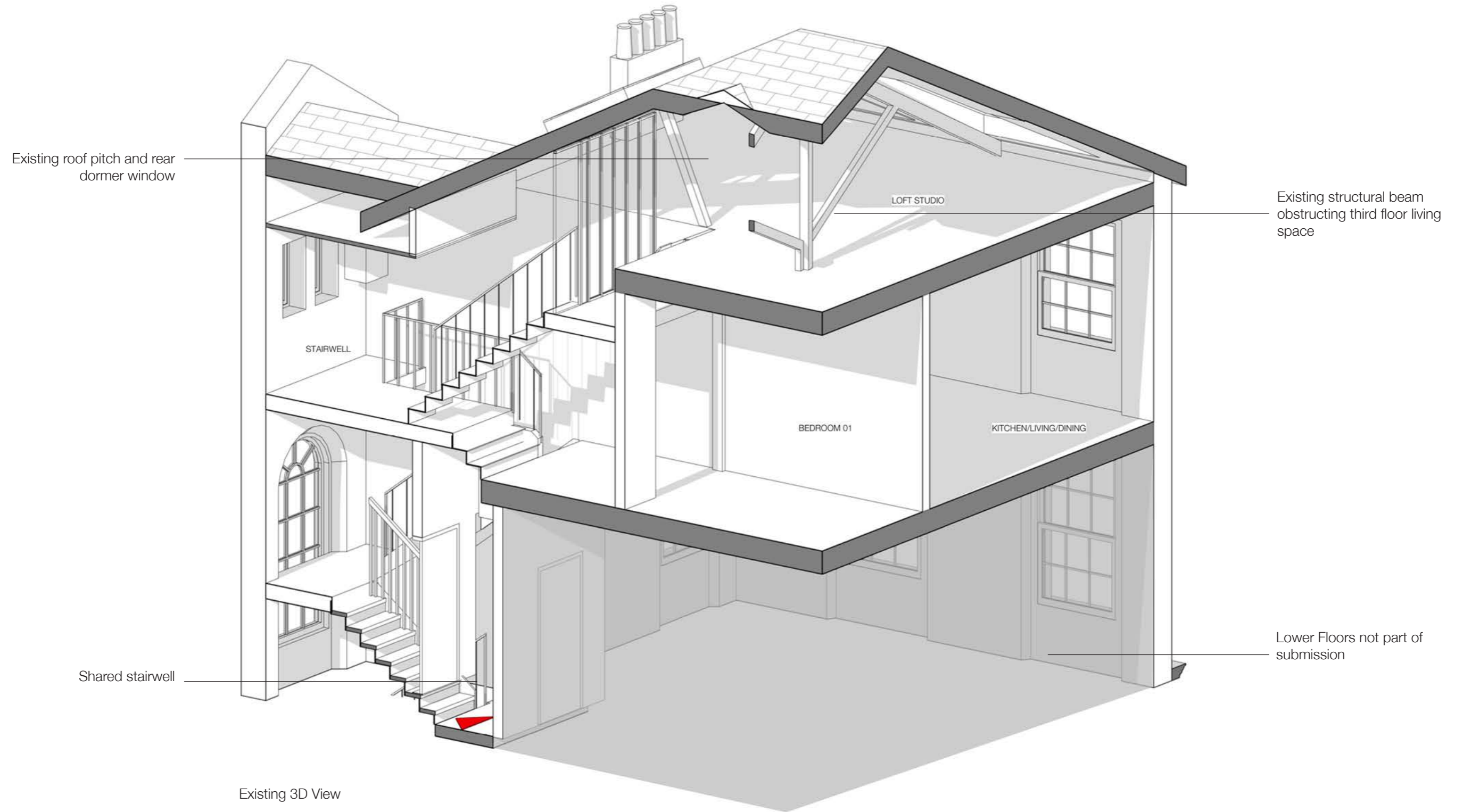
Timber structural beams across Third Floor



Timber structural beams across Third Floor



Dormer out to rear garden



3.0 Design

3.1 Scope

The proposed scheme is an internal and external development to semi-detached house, 66 Regent's Park Road. These alterations consist of:

First Floor/shared stairwell:

- > Void created to above to promote natural light
- > Removal of existing bathroom door into permanent opening
- > Built-in joinery to New Store room
- > Configuration of existing Bathroom layout
- > Refurbishment to existing Bathroom window

Second Floor:

- > Demolition of partial half landing to create double height space
- > Existing modern Stairwell windows replaced with traditional style timber sash windows
- > Existing windows to front and rear replaced like-for-like
- > Demolition of existing stair and half landing, replaced with a single run stair to Third Floor
- > New En-suite to Master Bedroom
- > Demolition of existing internal walls to allow for open plan Kitchen/Living/Dining
- > New Double Crittal doors to Living space

Third Floor:

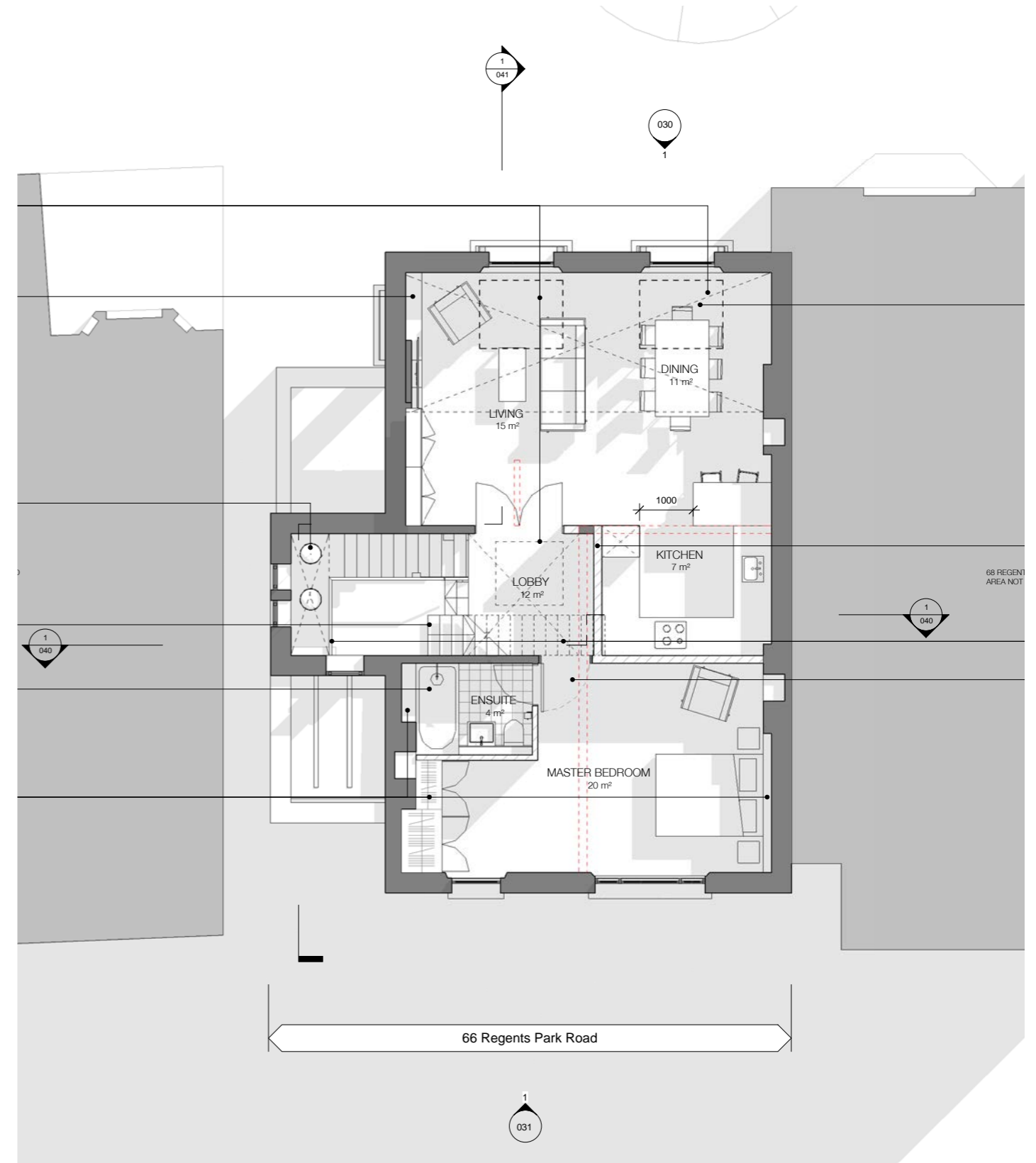
- > New conservation style roof lights to replace existing
- > New conservation style roof lights to front in line with Third storey windows and above stairwell
- > New minimal framed dormer windows to replace existing windows
- > New crittal screen glazing system around new stairwell configuration
- > New spare Bedroom to top floor complete with new En-Suite

External:

- > New windows on open side to be replaced existing modern windows for timber sash windows to match existing
- > Existing rear and front windows to be replaced like-for-like
- > Existing rear windows to be refurbished
- > Existing roof lights to be replaced in favour of conservation style roof lights.

3.2 Existing Character and Appearance

It is intended that proposed works, whilst aiming to upgrade both the general standard and sustainability of the existing accommodation, take into consideration the surroundings in order to minimise any potential impact upon adjacent buildings and their occupants through a sensitive approach to scale, design and materiality. The proposal is sensitive to the existing character and appearance of the property and area in general in its use of materiality and like-for-like replacements.



Proposed Second Floor plan at 1:100

3.3 Materials

The choice of materials are sympathetic to the character of the existing building, with intent to cause minimal impact to the external. Throughout the proposal windows and roof lights are replaced like-for-like or with alternatives more in-keeping with the rest of the scheme; the modern windows to the Second Floor Stairwell are replaced with traditional timber sash windows. All roof lights are conservation style to fit the Primrose Hill conservation area requirements and the windows to the rear dormer are replaced with minimal framed windows to allow more natural light to the Third Floor. Internal materiality has been chosen in regard of the existing property condition with minimal impact.

Key

1. Conservation style roof lights
2. Existing windows replaced with traditional timber sash windows to match
3. Existing dormer windows replaced with clean modern glazing
4. Timber flooring and structural elements



Proposed Refurbishment Visualisation

3.4 Massing & Proportion

The overall width and appearance of the properties massing and proportions will not be affected by this scheme.

3.5 Use

The property will remain as a residential property occupied as a single family dwelling.

3.6 Access

The existing roads and footpaths will not be affected.

3.7 Noise & Light Pollution

The increase in artificial light emitted and thus light pollution from the proposed glazing will be negligible.

3.8 Garden

The existing garden is not included within this scheme.

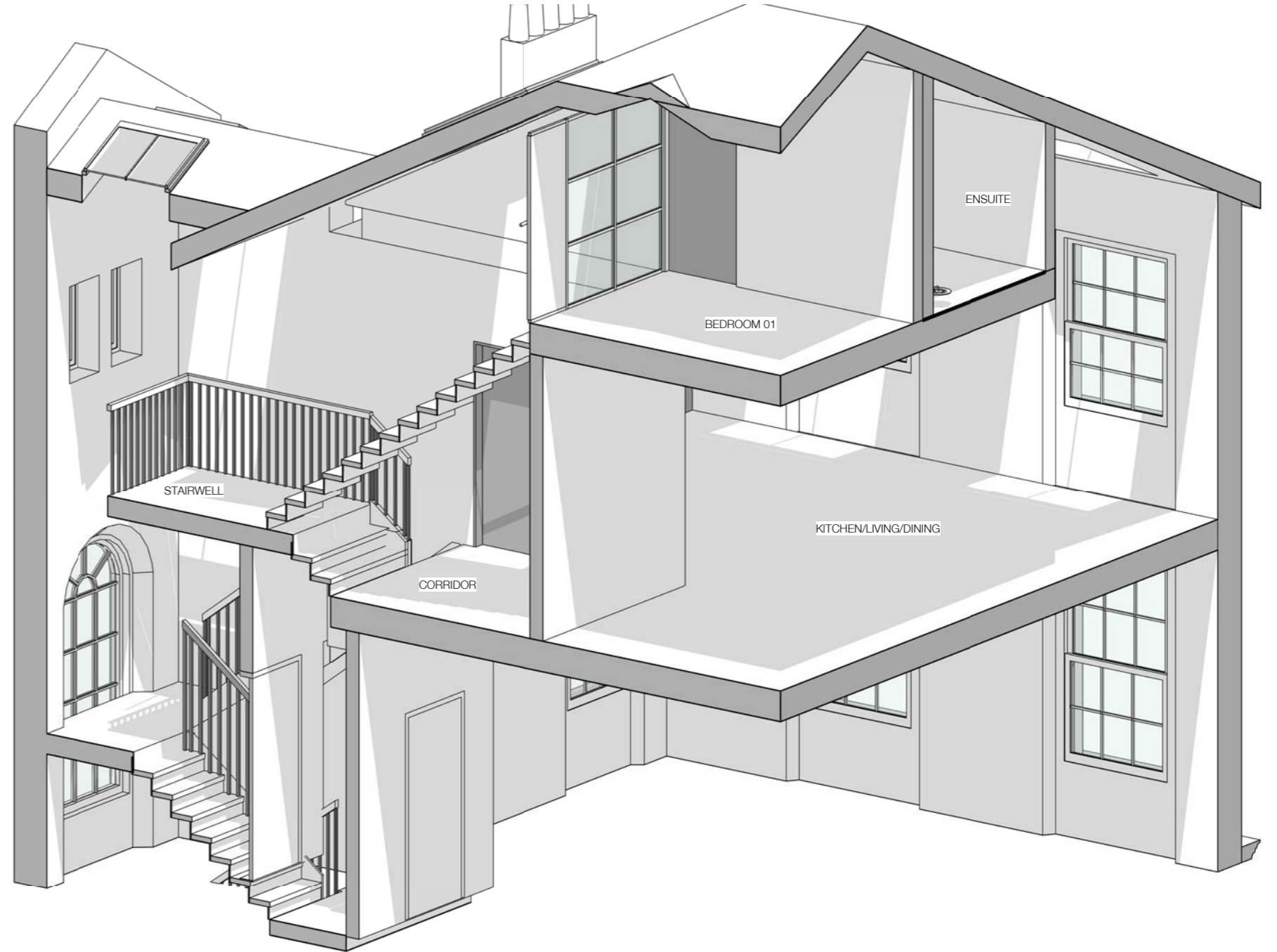


66 Regent's Park Road and adjoining neighbours

4.0 SUMMARY

The proposed scheme has been developed with careful consideration of the existing context and local planning policies. The approach has been to ensure the preservation of the Primrose Hill conservation area whilst meeting the requirements of the current owner. It is believed that the proposed architecture is of a high quality and that the design, scale and materials have been carefully considered in arriving at the proposed scheme. In summary, we feel the proposal:

- > Conforms to the local and national policy guidance, which has informed the design.
- > Aims to conserve and build upon the nature of the area in accordance with Nation Planning Policy Framework: Conserving and enhancing the historic environment.
- > Is a positive enhancement to the building in accordance with Camden Town's Core Strategy.
- > Would sit comfortably with the existing host building and the adjacent neighbours. The extension would also remain subservient to the host building and is designed to a very high standard.
- > The material and detailing would compliment the existing fabric and will therefore be contextually appropriate.



Proposed 3D View