

# DESIGN AND ACCESS STATEMENT

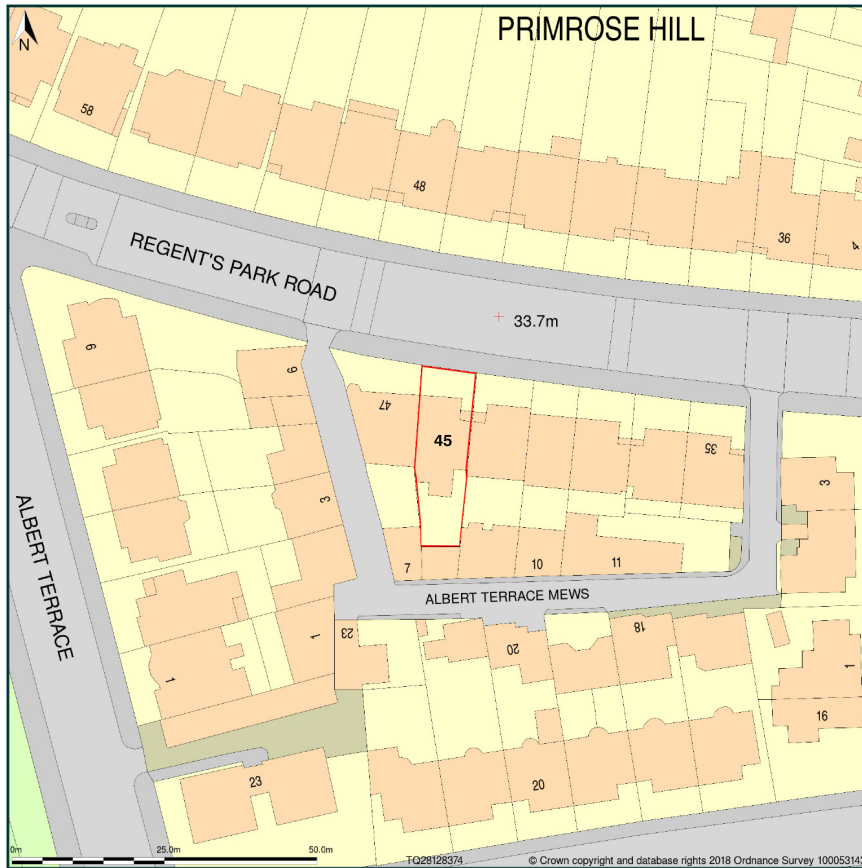
06.02.18

45A REGENTS PARK ROAD  
LONDON  
NW1 7SY



01 FRONT ELEVATION  
Scale: 1:50 ELEVATION

# DESIGN AND ACCESS STATEMENT



Site Location within the Primrose Hill Conservation Area



## Introduction

GLSTUDIO has been instructed to seek planning permission from the planning authority in relation to proposals for internal and external alterations to No. 45A Regent's Park Road. This property is a converted flat on the lower ground floor. In summary these alterations comprise:

- The internal reconfiguration of the existing lower ground floor.
- Alterations to the front facade at lower ground floor level to accommodate a new front door.
- The reconfiguration of existing steps from street level top the lower ground floor.
- The construction of a small single storey rear extension.
- Landscaping works to the rear garden.

This Design and Access statement has been produced by GL Studio.

## GLSTUDIO LTD

GL Studio is a London based architectural and design practice dedicated to the exploration of design within context, adopting a holistic approach to architecture, interiors and landscape that is rooted in a belief in cultural and historical authenticity.

Working in both urban and rural landscapes, the studio celebrates the re-use and re-invention of existing buildings. By exposing the layers of a site's historical use, we apply a sensitivity to issues of heritage, whilst overlaying a rigorous contemporary aesthetic.

The studio works in a number of sectors including private residential, cultural, workplace and hospitality.

Our approach is collaborative and analytical, delivering non-formulaic solutions which underpin our clients' aspirations and restore a sense of authenticity and meaning to the buildings they inhabit.

## Site Location

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area "is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space". The site is located on the South side of Regent's Park Road, NW1, which is characterised by large 19th Century detached and semi detached villas, many of which have been converted to houses of multi- occupancy.

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## Planning (Listed Building and Conservation Areas) Act 1990

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') sets out the statutory duty of decision makers considering applications for listed building consent development. In considering whether to grant listed building consent the decision maker shall:

"... have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 66 of the Act sets out a similar statutory duty for decision makers in considering applications for planning permission for development affecting a listed building or its setting.

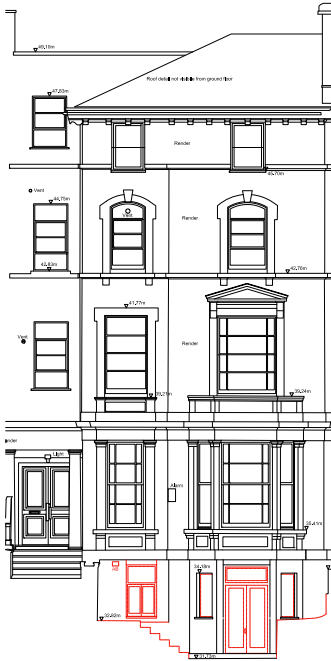
Section 72 of the Act states that in exercise of planning powers within a Conservation Area, local authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Thus the statutory provision is satisfied if the development does one thing or the other, and there will be cases where proposals will both preserve and enhance a Conservation Area.

The meaning of preservation in this context is taken to be the avoidance of harm. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area.

## Design Proposals

The existing lower ground floor flat is suffering both internally and externally from significant neglect, and has been altered over recent years with the installation of inappropriate new windows on the front elevation, including the loss of the original sash windows to the front bay.

This application seeks to rectify these less than desirable alterations by reinstating timber sash windows to the bay and aligning a new front door with the ground floor window above, and introducing a simple pilaster door surround identical to that of the storey above. A reconfiguration of the front access steps will align them with the new front door.



Existing Front Elevation



Proposed Front Elevation (Lower ground floor)

In addition to these works at the front of the property, a small single storey rear extension is proposed to the rear, increasing the net internal area by 5sqm. It is proposed that the extension is constructed from reclaimed london stock brick to match that of the rear of the property.

Landscaping to the rear garden includes the lowering of the central area only in order to provide level access from the property. retaining walls will be constructed in order to maintain planting areas to the perimeter of the garden.

No trees are lost or impacted by these proposals.

## ACCESS.

Whilst the proposals do include the reconfiguration of the front access steps, the dwelling is on the lower ground floor of the building, and the provision of level access at the front is not possible. Therefore access to the building remains unchanged.

## Conclusion

The proposal significantly improves and enhances the front elevation and provides improved living accommodation internally. The sensitive use of materials ensures the bare minimum impact to the reading of the wider Conservation Area.