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Planning Context

63 Regents Park Road is located in the Primrose Hill Conservation Area and also in the heart of Primrose village.

Named in 1865, Regents Park Road is formed mostly by Victorian shop fronted Terrace buildings some of which are the earliest registered shops in the area dating back to 1855. This typology, synonymous in the area is what has formed the vibrant and picturesque area still thriving today.

This collection of shops forms the primrose hill village; a popular shopping hub for the local area. The small ground floor shops, restaurants and cafés give the local area a localised sense of community, thanks to their mainly independent nature. The shop front of no.63 is noted to be of merit to the local area in the Conservation area Statement.

Located next to Primrose Hill the Village is notable for its high volume of street planting and private gardens hidden behind the terrace housing.

Existing Property

No.63 Regents Park Road is a Victorian Mid-terrace building. The building is split into a ground floor commercial premise and the residential property occupying the floors above.

This Property is currently a 3 Bedroom Family home.



Roof Garden

This application concerns the alterations to the rear facade of the property.

In 2013 planning was granted for the creation of a small roof terrace on the rear of the property and built soon after. Since this time the space has been enjoyed and cared for by the owners of property.

It is now their wish to make some alterations to the design to both improve the safety and usability of the space making it more suitable for their young family.

Planting Framework

Green space such as gardens and roof terrace form so many hidden landscapes behind these terrace blocks in the local area for the residences to enjoy.

The design intends to construct a new planting framework providing much needed increased planting structure for the growth of a roof garden. The planting framework will in addition provide increased privacy and security for their young family.

This design hopes to improve the visual impact of the 1.8m high screen specified in the previous planning approval. By incorporating this into the metalwork and planting design, it is the goal of the scheme to provide the necessary privacy for the occupants and neighbours without the need for obvious visual barriers that may otherwise give these lush back gardens a sense of antisocial enclosure.

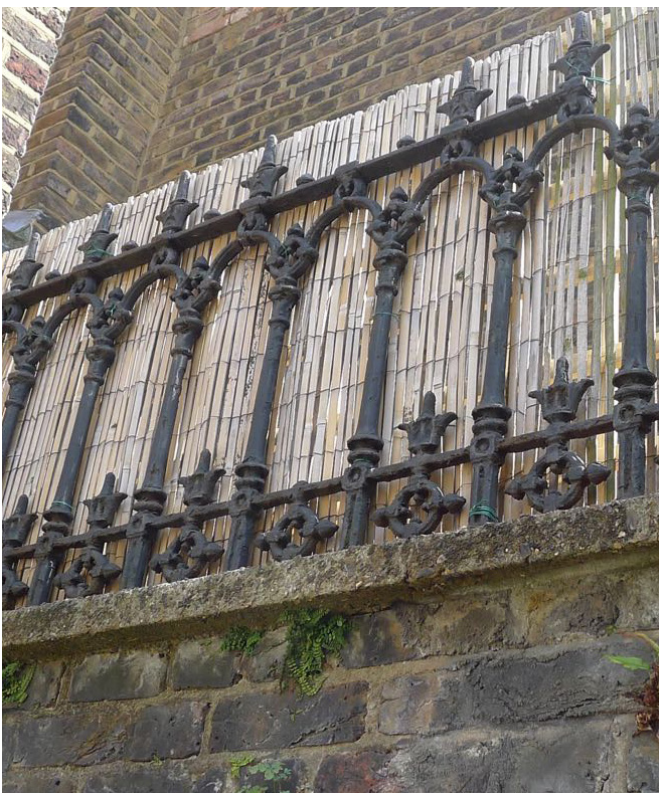
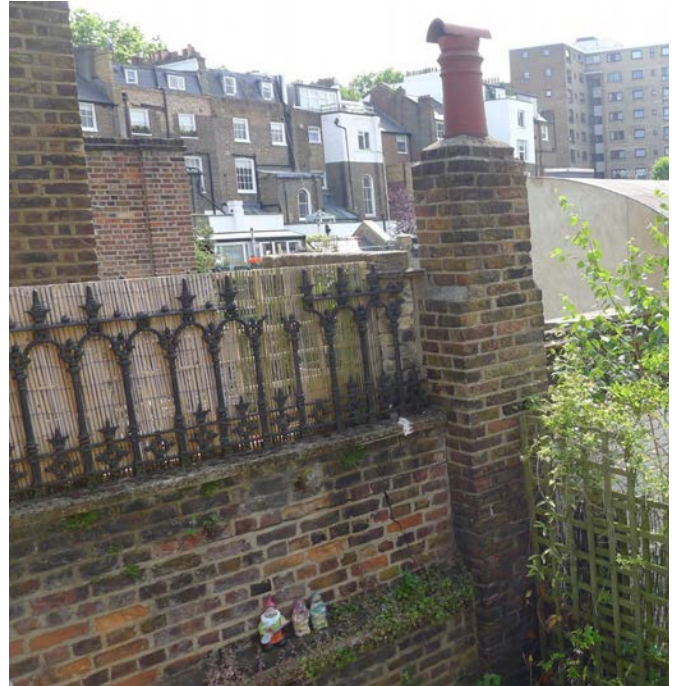
Inspired by the existing decorative metal work on the neighbouring party wall, The design has been carefully considered to be stay in keeping with the historical character of the house whilst serving to adapt to modern uses.

The metal work takes design inspiration from the roof garden terraces of the local area. Please see area study on page 6.

Access

Current access to the terrace is from the first floor through a non-original window opening. It is the intention of the scheme to re-close this opening and instead lower the sill of the arched sash window overlooking the terrace. This will return some of the original proportions to the rear facade and give improved access to the area.



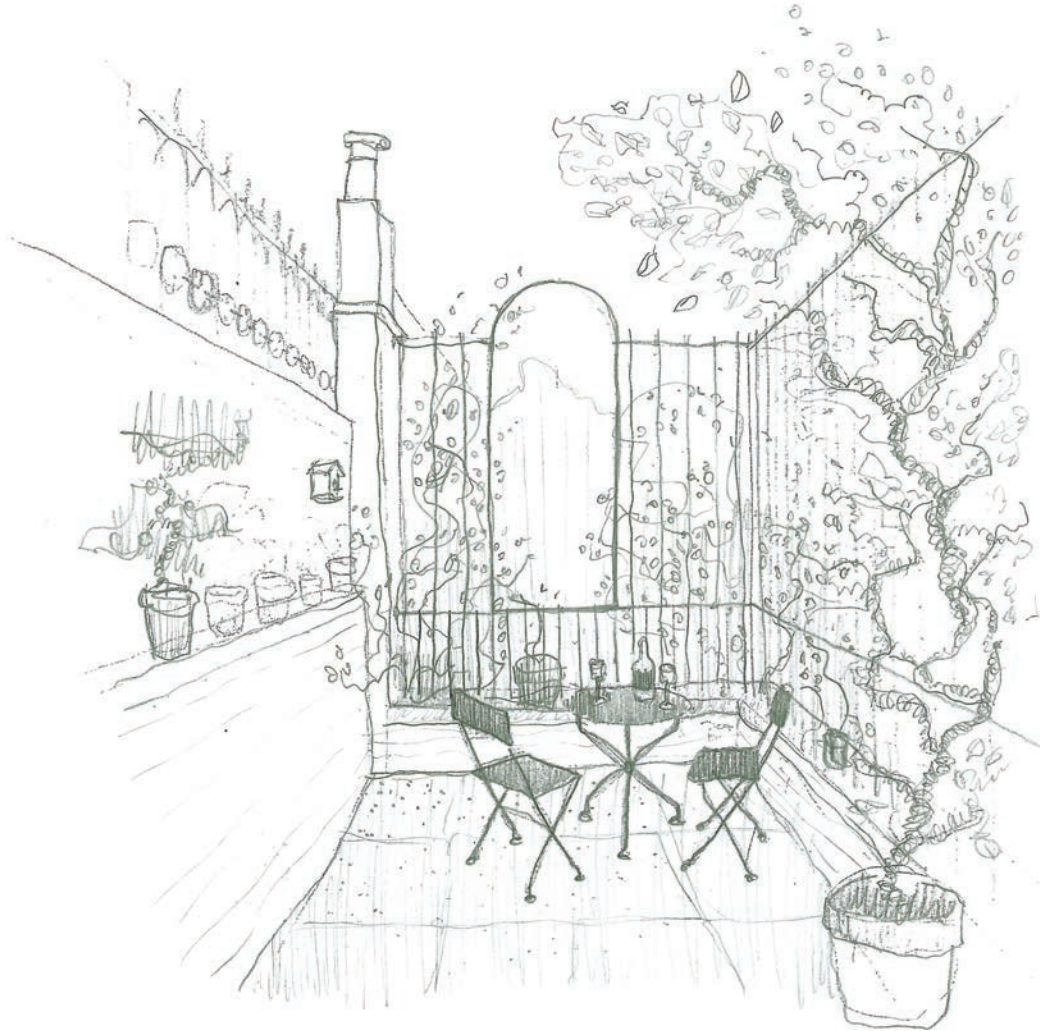




Roof Gardens in the local context

The Primrose Hill Area is notable for this greenery and classical victorian iron balconies. These small garden terraces bring charactor and charm to the local area.

These images are taken from the local area.



View looking out onto proposed Roof Terrace. Planting and metal work will act as a screen to avoid issues of overlooking.



View looking into proposed Roof Terrace. Intended planting will add to existing surrounding greenery.