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Fathom Architects

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# 4 Regal Lane Design and Access Statement

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Rev 02

# 4 Regal Lane - Design and Access Statement

## Context

4 Regal Lane is mid-terraced double storey house. Access is off Regal Lane, a cul de sac, that services the residences of the street with no passing traffic. The terraced houses were originally designed as mews cottages in 1962. No. 4 Regal Lane is not listed, but is however located within the Primrose Hill conservation area. There have not been any significant alterations to the house. External extensions and alterations have been made to other houses forming the original mews cottages, consisting mainly of extensions to the rear.

## Neighbour's extensions

Both neighbouring properties have undergone previous ground floor extensions. These can be seen in photographs C and D on the next page. The structure to the East is of a significant scale.

## Scope of work

The works comprise a single storey ground floor extension, built against the 'party wall' of the Eastern neighbour's existing extension. This will provide a new kitchen, and allow further internal reconfiguration of the ground floor space.

The first floor is also reconfigured to provide an improved master bedroom with a new rear facing window for better daylighting, natural ventilation and a dual aspect.

## Layout and access

The layout of the site and the access remain unaltered.

## Use and amount

The proposed development will maintain the current residential use.

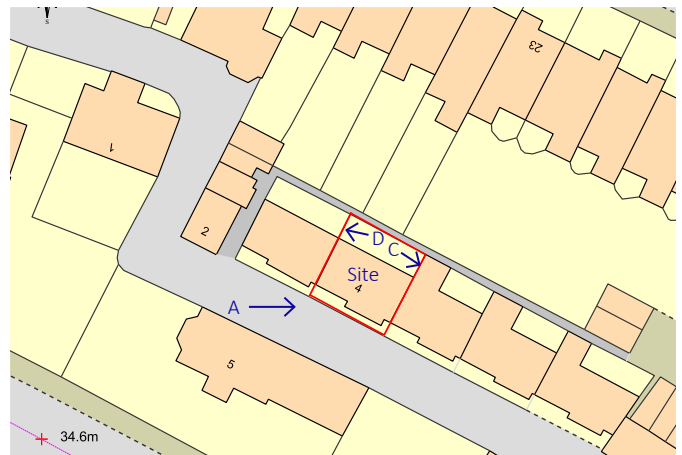
The existing house has a total area of 108.46 m<sup>2</sup>. The proposed extension would add 11.35 m<sup>2</sup>, giving a total of 119.81 m<sup>2</sup>



View A - Regal Lane front elevation



View B - Panoramic view of back garden, looking away from the house



Location plan



Existing living room



Existing kitchen



### Scale and Massing

The proposed extension on the ground floor is positioned to the rear of the house. This extension is a single storey and is located adjacent to the neighbour's rear extension, sharing a party wall. As such the proposed extension does not adversely impact the daylight or outlook of the neighbouring properties. The new extension is approx. 3.5m tall, with a parapet level aligning with the neighbouring building.

### Appearance

The rear ground floor extension will be a London Stock facing brick to the elevation facing into the garden, to match the bricks of the existing house. The elevation facing onto the rear access path will be white painted render, which will match the finish of the adjacent extension.

The new doors into the garden will be double glazed, with dark coloured metal frames. The doors from the kitchen and dining area will be bi-fold, and the utility door will be a single leaf.

The existing windows in the rear elevation will be replaced with new double glazed units. The frames will be painted white and have a similar arrangement of glazing bars to the existing windows.

The new first floor window/door added above the extension will be double glazed and have a frame to match the other first floor windows.

The front door will be replaced to provide frosted glazing, allowing more light into the hall. This will be configured in small panes to fit with the surrounding fenestration. A new letter box is also proposed in the wall adjacent to the front door.

### Landscape

The rear garden will be re-landscaped following the construction of the extension.

The front garden wall will be lowered by approx. 450mm to avoid clashing with the opening doors of a parked car.

### Sustainability

The extension will be constructed to achieve the U-values required by current building regs for walls, floor, roof and glazed elements. This, coupled with upgrading the existing windows described above will improve the energy performance of the house.



View C - Existing garden and rear elevation looking East



View C - Existing garden and rear elevation looking West