

13<sup>th</sup> August 2018

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28 NORTHAMPTON PARK, LONDON  
N1 2PJ

## **DESIGN AND ACCESS STATEMENT**

### **98 Regent's Park Road, London NW1 8UG**

The proposal is of reorganizing the window openings at the rear and side façade of the outrigger of 98 Regent's Park Road and replacement of existing garden doors and replacement of 1no. existing and addition of 2no. new skylights.

## **CONTEXT**

The house is located at 98 Regent's Park Road, Camden, and lies within the Primrose Hill conservation area, and subjected to Article 4 directive. It is a 5-storey semi-detached townhouse with a 3-storey rear extension and a skylight on the main pitch roof. Access is from Regent's Park Road to the front of the building. To the rear of the garden is the property of 2 Chalcot Crescent.

## **MATERIALITY**

The rear and side elevation of the outrigger will be re-rendered to match the existing.

### **Lower Ground Floor**

The lower ground floor timber window to the outrigger will be replaced by a glazed door leading to the garden. The two side-facing fixed windows will be replaced by new double glazed units in the same position. The existing french doors on the main rear elevation will also be replaced by double glazed wider hinged door.

### **Ground Floor**

The ground floor sash window to the rear of the outrigger will be replaced by a double glazed full height inward opening french doors. A glass guarding will be installed within the recess. The stucco detail on the side wall of the

outrigger between ground and first floor will be extended to full length of the wall. A high level top guided window, with cill level at least 1700mm above floor level, will be installed on the side wall to provide additional daylight and ventilation.

### First Floor

The existing first floor window to the rear of the outrigger will be removed and replaced by a double glazed top guided window of similar size. The existing side window will be removed and replaced by a double glazed hinged window further to the rear.

### Outrigger Roof

The parapet of the outrigger will be extended to cover the front with similar décor to the sides. A new double glazed roof light will be installed on the flat roof of the outrigger surrounded by the improved parapet, thus not visible from ground level. The flat roof itself requires replacement and insulating.

### Main Roof

There exists one poorly insulated skylight on the rear slope of the main roof. This will be replaced by 3 new insulated conservation style rooflights and hence not protrude beyond the original roof plane by more than 0.15 metres nor will the highest point of the roof light be higher than the highest point of the original pitch roof.

## **PLANNING POLICIES**

### Article 4 Direction – Primrose Hill Conservation Area

As expressed in his reply to our enquiry dated 8<sup>th</sup> August, 2018 (ref: 21240899), senior planning officer David Peres da Costa believes that the article 4 direction in place for the Primrose Hill Conservation Area only “*restrict development consisting of the enlargement, improvement, or other alteration at the front of the house (rather than the side or rear)*”, thus the proposed works to the outrigger and rear elevation of the house would be permitted development.

### Permitted Development Rights for Householders: Technical Guidance

#### A.1

- c) *the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse*

### A.3

- b) *any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be –*
  - i) *obscure-glazed, and*
  - ii) *non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed*

### **ACCESS**

No alteration to public access is proposed to the property.

Alterations made to the rear elevation and outrigger will provide better amenity for the house.