

Design & Access Statement

Proposed Single Storey Rear Extension and Internal Alterations

Regents Park Road, London

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1.0 Introduction

- 1.1 This Design, Access Statement has been prepared on behalf of Mrs Cobianchi to construct a single storey rear extension with internal alterations to improve the current living arrangements at 100 Regents Park Road, London. TAB will address relevant planning issues and a range of primary considerations which collectively impact upon the development of the site. The purpose of this document is to demonstrate the process of assessment and evaluation that has been undertaken in relation to the physical, social and planning context for the proposed site and surrounding area, paying particular attention to the conservation area in which the property sits. This application is being made on behalf of Mrs Cobianchi who is the owner of the site outlined on TAB350-01.
- 1.2 A DAS must accompany planning application for both outline and full planning permissions. The element to be described in DAS will be the same regardless of whether the application is outline or full planning permission, but their scope will differ.
- 1.3 The level of detail required in a DAS will depend on the scale and complexity of the application, and the length of the statement will vary accordingly. Statements must be proportionate to the complexity of the application.
- 1.4 DAS help ensure development proposals are based on a thoughtful design process and a sustainable approach to access: they allow the applicant to explain and fully justify their proposals: and they help all those assessing the application to understand the design and access rationale that underpins them.

2.0 Application Site

- 2.1 The proposed site is located on Regents Park Road, with the front elevation overlooking Primrose Hill to the West. The site lies in the Camden area just north of London Zoo and Regents Park.
- 2.2 The property is currently a four storey Italianate villa style dwelling. The property appears to be a grand residential property, however it is divided into flats.
- 2.3 The property lies within the conservation area of Primrose Hill, with many similar dwellings facing Primrose Hill along Regents Park Road. Regents Park road is one of the principal roads within the conservation area. The properties are large in appearance with many decorative features offering a sense of grandeur. Proposals will aim to have minimal effect on the features and appearance of the conservation area.
- 2.4 The surrounding area and context is made up of residential settlements to the north and east surrounding the open green spaces of Primrose Hill to the west and Regents Park to the south. There are also a number of local industries, shops and a school within the area.

3.0 Application History

- 3.1 The property is currently a four-storey one Italianate villa style dwelling, with the proposal being to alter the one- bedroom ground floor flat.
- 3.2 The site has one access point through a gated entrance off Prince Regent Road. The rear garden area can only be accessed through the ground floor flat.
- 3.3 Flood Risk- The site is not in a flood risk zone as can be seen on the Environment Agency Flood map for planning (Rivers and Sea) and therefore will not require a flood risk assessment (Please refer to point 9.1).
- 3.4 The proposed Plans and Elevations have been designed to offer a scheme that is appropriate and in keeping with the immediate surroundings.

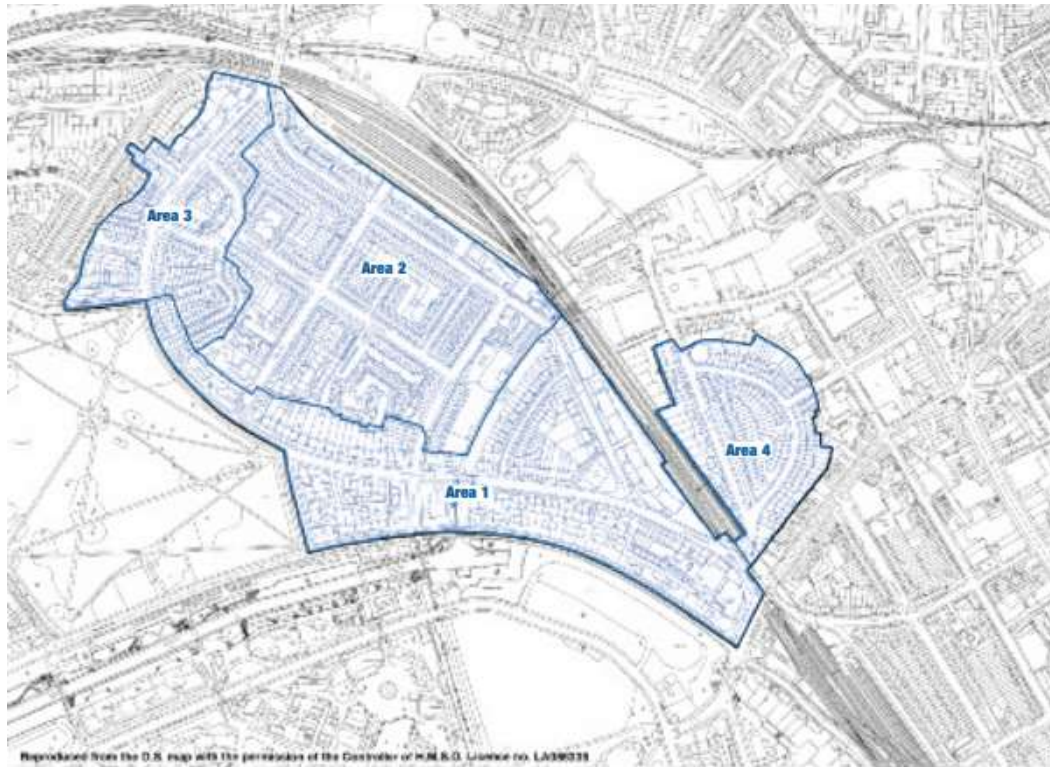
4.0 Application Proposal

- 4.1 The proposal for this application will only make alterations to the ground floor level. It is proposed to extend the ground floor flat into the rear garden area to provide an additional bedroom and living space. Internal alterations will also be made to improve the layout and comply with building regulations.
- 4.2 The proposed flat will be extended to the rear. The internal layout has been designed to incorporate an open- planned living/kitchen area and two bedrooms. New French doors will be installed, opening into the enclosed garden via bedroom 1. The proposed layout and design can be seen on accompanying drawing, TAB350-04.
- 4.3 The proposed extension is to the rear of the property only, and will not be visible from any street scene. The front elevation will remain unaltered to retain the appearance within the conservation area.
- 4.4 The proposed extension will have a flat roof to maximise head height and will remain below the current first floor window above.

5.0 Site Context/ Heritage Statement

- 5.1 This section summarises the contextual analysis undertaken within the design process. It explores the site and the surrounding setting covering a range of topics such as topography, townscape, drainage, ecology and heritage. The issues raised with the analysis will help to inform the design principles and a vision to which the layout proposals will accord.
- 5.2 Regents Park Road is of considerable interest with its buildings of grand appearance and detailing, with views onto Primrose Hill.
- 5.3 Conservation Area(s) – The proposed dwelling is located within sub-area one of the conservation area of Primrose Hill. It is understood that any development within this area

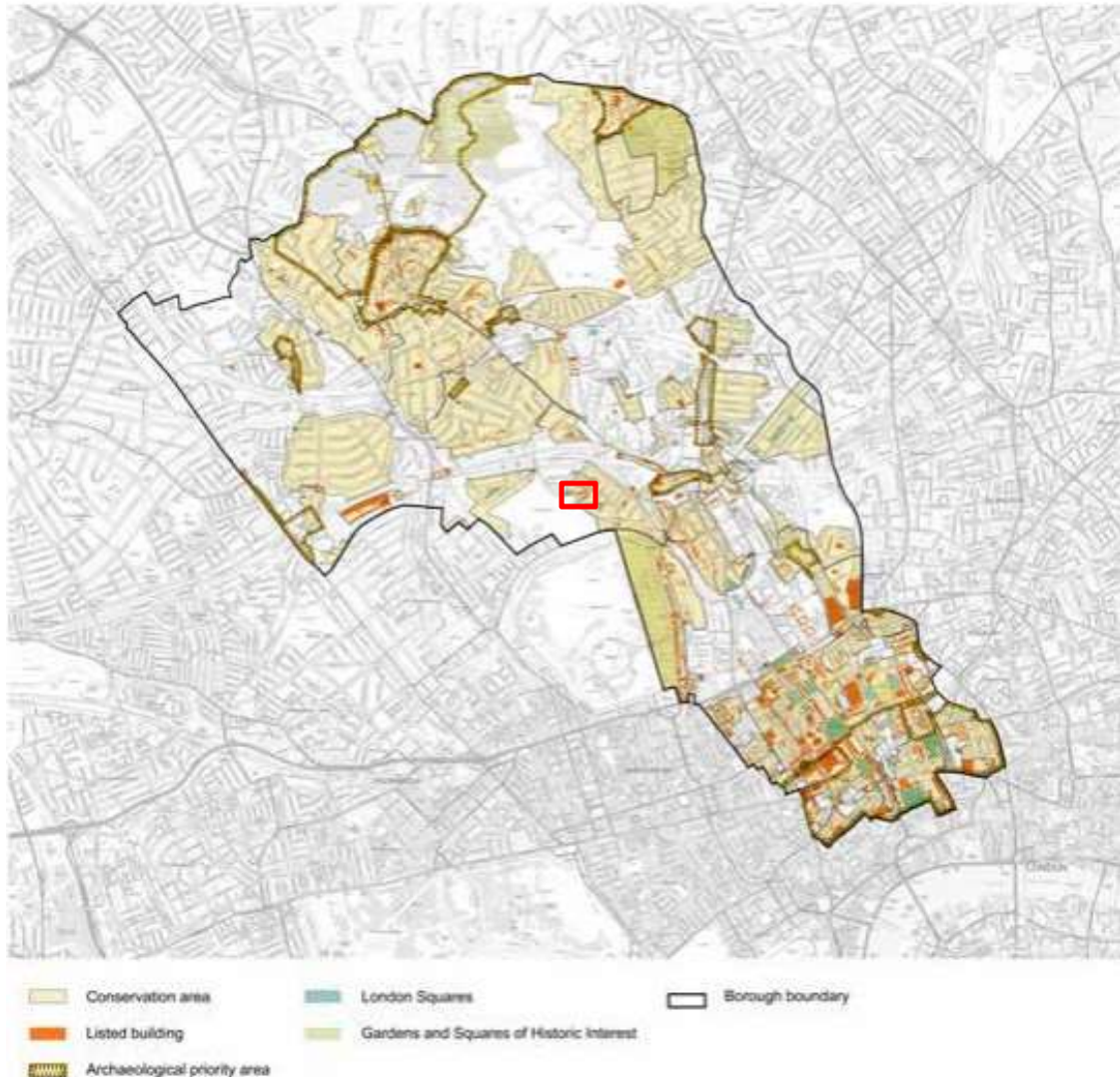
must be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area and must seek to retain attractive traditional materials and features such as original doors, windows, and boundary walls.



Sub areas

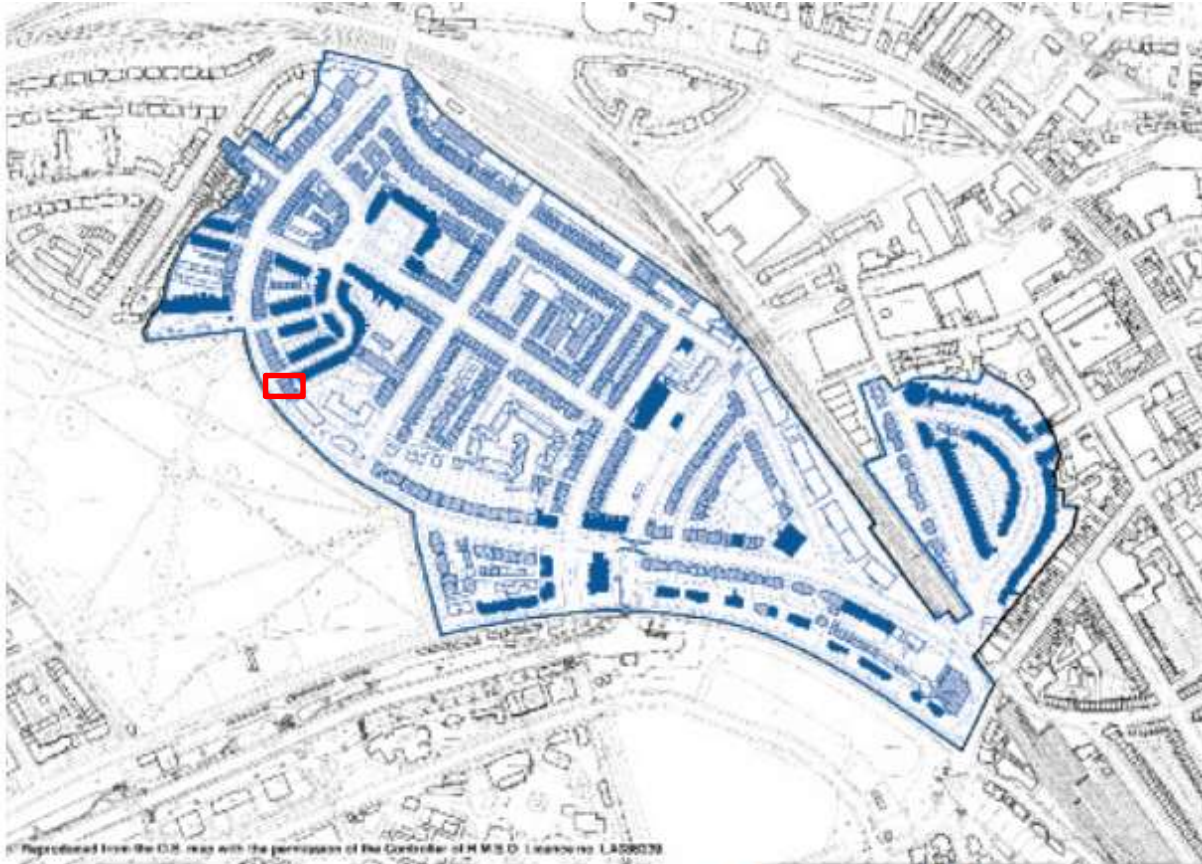
- 5.4 The area contains a large number of Listed Buildings within the Conservation Area. None of the listed buildings are in the direct proximity of the proposed site, although many are in the street and nearby roads.

Map 4: Heritage and Archaeological Sites



- 5.5 Heritage Statement – The map above shows all the archaeological and heritage sites in the area. As you can see our site (outlined in red) sits within the conservation area. There are many areas of archaeological interest spread around the site and many listed buildings, which are mainly grouped to the south of the area.

The existing dwelling at 100 Regents Park Road is highlighted as a building of interest offering a positive contribution to the surrounding listed buildings and conservation area, as highlighted in the listed building map below. Our proposals have been designed to have minimal effect on the historic environment and preserve the appearance within the conservation area, with the proposed extension not being visible from Regents Park Road, or other surrounding streets.



Listed buildings and buildings which make a positive contribution ■ Listed Buildings ■ Positive Contribution

- 5.6 Design – There are numerous traditional techniques available to be applied on site, with the link to the conservation area and the immediate architectural style of the dwellings. Specific materials and details have been selected for the extension, the proposal will be designed to match the existing dwelling and relate well to the surrounding properties. Please refer to drawing TAB350-04 for the materials legend. It is important when creating a new development to make reference to existing architectural styles. The design has been selected to take advantage of the garden with new French doors being installed. The existing rear window will remain for the proposed bedroom 2.

6.0 Facilities

- 6.1 Regents Park Road hosts many shops and places to eat and drink. These are mainly centralised on one part of the road between the railway station and Primrose Hill.
- 6.2 There are good transport links in the area with the train and tube station on Regents Park Road, and bus links across the city via Prince Albert Road and Adelaide Road.

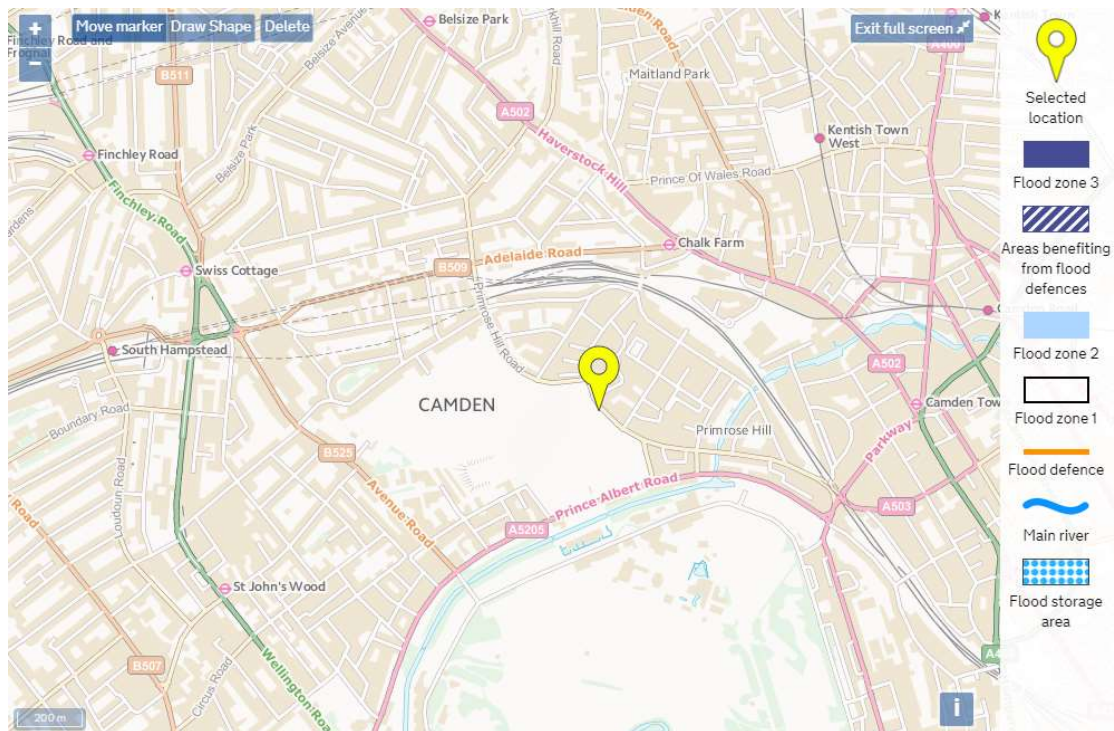
7.0 The Need

- 7.1 Permitting this site in this location will not result in every site in the district being considered acceptable, as the particular circumstances of each site would have to be considered.

- 7.3 With an increasing population in London, there is a constant demand to provide quality homes and spaces. The proposal aims to enhance the existing flat by modernising the internal layout, improving the existing flat.
- 7.4 The site within Primrose Hill is a well sought after area with its aesthetically pleasing buildings, open green spaces and good transport links.
- 7.5 The applicant believes that the current flat would benefit from the rear extension and internal changes to improve the standard of living.

8.0 Site Constraints

- 8.1 Flood risk – Site is not in any flood risk, see image below from EA, therefore no flood risk assessment has been provided at this stage.



- 8.2 The sites physical constraints, together with the aspirations of our clients to develop a sustainable development influenced by the setting, layout, size, scale, mass and appearance. These site constraints include its location and setting, site boundaries and the scale and relationship it has with the neighbouring structures, topography, orientation and existing site features such as mature specimen trees.

9.0 Drainage and Services

Foul water drainage provision from the dwelling will be via mains drainage, as existing.

Surface water drainage will utilise the existing drainage path and soakaways.

Mains services in the form of electricity, water and telephone are all available to the site.

10.0 Access

10.1 The current entrance/exit for the site will remain as existing via a gated entrance from the pathway on Regents Park Road. The ground floor flat is accessed via an external staircase at the front of the property.

10.2 The rear garden is only accessible to the flat via proposed French doors. The rear garden is inaccessible from external boundaries.

10.3 Parking arrangements will remain as existing with parking available to the site on the street with resident permits required.

11.0 Amount

11.1 It is proposed to construct a single storey rear extension to the ground floor flat with internal alterations also being completed. The front elevation will remain unaltered.

12.0 Layout

12.1 The general proposed layout and sitting of the proposal is illustrated on the accompanying plans drawing No. TAB350 - 04. The layout and siting of the proposal has been derived from a number of influencing factors. Primarily the key factors determining the layout proposals are the site constraints and the aspiration of creating new open living and natural ventilation to all rooms.

13.0 Scale

13.1 The scale of the proposals has been carefully considered and restricted to match the build line of the existing bathroom. The scale and mass are proportionate to the site area and existing dwelling. The resulted pattern of development being of an appropriate scale an unobtrusive to the setting and any neighbouring amenity. The structures would not be of a scale as to not detriment the characteristics or setting.

14.0 Sustainability

14.1 Development of any form is an environmental responsibility, where we have to look to reduce energy consumption and construct in a sustainable manor. Our clients' aspirations for this project at the outset will be to promote sustainability through good quality design incorporating (where appropriate) established sustainable design principles together with additional sustainable technologies and material selection.

15.0 Conclusions

- 15.1 These submitted proposals seek consent for a single storey rear extension to match the build line of the existing bathroom. Internal alterations will also be made to utilise the space most appropriate, adding a second bedroom. The existing front elevation will remain unaltered.
- 15.2 The proposal is located on Regents Park Road, Primrose Hill. The property lies within a conservation area and consideration is taken in regard to the scale and appearance of the proposal. The proposed extension will not be visible from Regents Park Road and the front elevation will remain unaltered.
- 15.3 The existing surrounding area is mainly made up of residential settlements surrounding the open green spaces at Primrose Hill and Regents Park. There is also a selection of shops, cafes London Zoo and a primary school nearby.
- 15.4 The proposed sustainable design and appearance will be sympathetic to the historic context of the area. It will have minimal or no detrimental impact on the character and appearance of the surroundings.
- 15.5 One rear window will be removed to allow for the extension to the rear, with new French doors added for light, ventilation and access to the garden. The new layout will create an improved living space. A larger living/dining area and an additional bedroom will be created in this modest, simple proposal, which will also maintain amenity space to the rear.
- 15.5 Access and parking arrangement will remain as existing, with the only alterations being the proposed French doors to access the garden, with the kitchen being re-located in our proposal.
- 15.6 Having analysed the proposals against both national and local development plan policies it is believed that the submitted proposals accord with the provisions of the policies and that this will not result in a form of development that is harmful to the character and appearance of the conservation area and will assist in developing a more prosperous and sustainable residential area, we respectfully request that the submitted proposals be supported.