

1 Berkley Road Design & Access Statement

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I.O Design

I.01 INTRODUCTION

1 Berkley Road is traditional London Victorian end of terrace house in Primrose Hill. It has four storeys and was constructed in the mid to late 19th century. It is not listed but is situated within the Regent's Park Road North Conservation Area. Berkley Road runs South East off Regent's Park Road and 1 Berkley Road is situated on the North East side of the road.

The property is set back from the street with a small front court and steps running up to the front door. There are also steps down to the basement entrance.

I.02 PLANNING HISTORY

There are five relevant applications for planning permission listed on the Borough of Camden's planning database:

2019/5619/P

Erection of double height bay at lower and upper ground floor levels (side elevation) and single height bay at lower ground floor level with Juliet balcony above (rear elevation); installation of new replacement sash windows at lower ground, upper ground and first floor levels; creation of new timber sash windows at upper and lower ground floor levels (side elevation); replacement first floor rear doors and railings surrounding the roof terrace; reduction in horizontal depth of lightwell, increase in horizontal depth of ground floor forecourt and installation of under stair store in lower ground lightwell; and installation of new replacement gates, railings and paving to front garden to No. 1 Berkley Road. Erection of new portico and columns to Nos. 1 & 3 Berkley Road.

Permission for Development Granted on 26/02/2020

2015/0009/P

Erection of an outbuilding summerhouse to the rear garden area.

Permission for Development Granted on 24/02/2015

2014/5723/P

Installation of windows on side elevation and reinstallation of iron railings on front elevation, in association with the conversion of existing single family dwelling to 2 maisonettes.

Permission for Development Granted Subject to a Section 106 Legal Agreement on 18/12/2014

2003/1602/P

The erection of 2 chimney stacks to gable wall to replace original previously demolished

Permission for Development Granted on 23/12/2003

PEX0200561

Erection of a zinc clad 1st and 2nd floor rear extension within the line of the existing chimney buttress, formation of a bay window to the side of the rear addition at lower ground level, plus alterations to the existing balconies.

Permission for Development Granted with Conditions on 04/11/2002

1.03 PROPOSAL

Basement:

The proposed rear side, single-storey extension will be built out towards the North-West, shared garden wall from the current Basement Sitting Room and will be built from masonry to match the adjacent, existing masonry stock and coursing. The extension will have a new, flat, lead roof. Two new glazed double doors will open out onto the garden (there is currently one, existing, glazed double door which will be replaced) and another will lead onto a newly formed courtyard, also accessible from the Kitchen.

In all instances, the proposed external joinery will be constructed from hardwood and be painted.

The WC sash window (approved as part of Planning Application 2019/5619/P) is to be arched.

Ground Floor:

A single-height canted bay window on the North-West facade will replace the double-height bay window (approved as part of Planning Application 2019/5619/P).

The proposed margin light window (approved as part of Planning Application 2019/5619/P) on the rear facade is to become a six-over-six sash window - similar to those used in the existing house.

First & Second Floors:

The existing zinc clad rear extension (approved as part of Planning Application PEX0200561) is to be removed and replaced with a masonry 'closet wing' extension that is more in keeping with the period of the property. There are similar precedents seen on neighbouring buildings and the proposal remains in proportion to the existing building and of suitable scale. It will extend out horizontally no further than the current roof curve and the proposed external (rear) wall will align vertically.

The new masonry walls will match the existing adjacent brick stock and coursing.

To the rear, a single door onto the First Floor terrace will replace the existing double doors and a new sash will replace the existing sash window on the Second Floor.

Roof:

2 solar panels are to sit on the existing flat roof, located adjacent to the chimney stacks, and below the existing parapet so as not to be seen by neighbouring properties on Regent's Park Road. The panels will also not be visible from Berkley Road.

1.03 RELEVANT PLANNING APPROVALS

It is noted that the Local Planning Authority have granted a number of properties on Berkley Road (and the adjacent Regent's Park Road) planning permission for alterations to the rear elevation at lower ground floor level, which include single storey extensions and changes to the fenestration. They also include the addition of solar panels to roof level.

The following applications are of particular relevance:

2015/0386/P

Conversion of single dwelling house to 1-bed lower ground floor flat and 3/4 bed upper floor maisonette.
Enlargement of basement front window and alterations to the existing rear extension windows.

Granted Subject to a Section 106 Legal Agreement on 30/03/2015

2012/0567/P

Alterations and extensions including erection of single storey rear infill extension at lower ground floor level and replacement of the existing rear French doors with wider doors to residential dwelling.

Permission for development Granted 02/02/2012

2009/2400/P

Alterations and Rear Extension to 7 Berkley Road

Permission for development Granted 19/04/2010

CTP/H9/15/5/13785/R1

Conversion of house to provide two self-contained dwelling units and two floor rear extension at 5 Berkley Road

Permission for development Granted 01/09/1972 Subject to Conditions

6097

Conversion of dwelling house into four self-contained flats and erection of 4 storey rear extension at No. 179 Gloucester Avenue, Camden

Permission for development Granted 10/03/1969 Subject to Conditions

2.0 Access

2.01 ACCESS

Access to the front of the property remains as existing, and improved with the modifications to the external stair from Ground floor to Basement level (approved as part of Planning Application 2019/5619/P).

3.0 Site Photographs

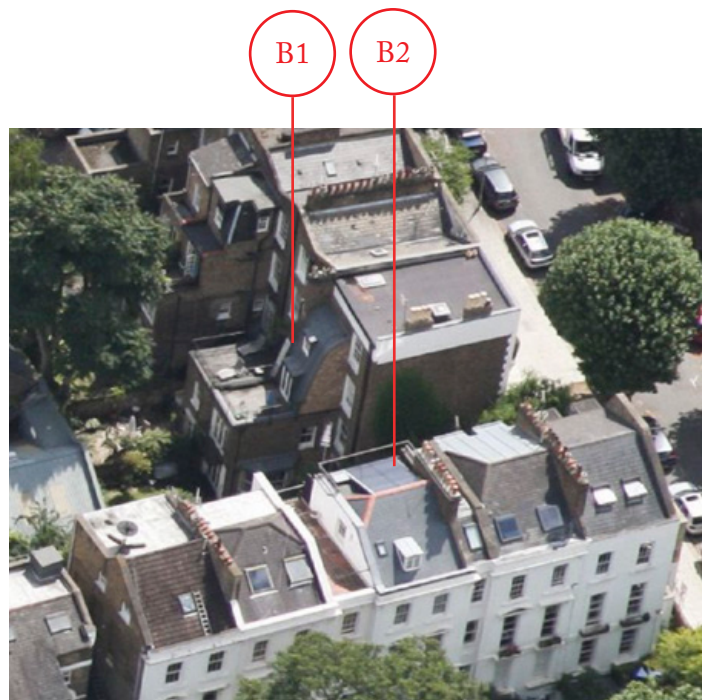


(L) View into garden from Ground Floor window showing shared garden wall



(L) Zinc clad extension showing curved roof

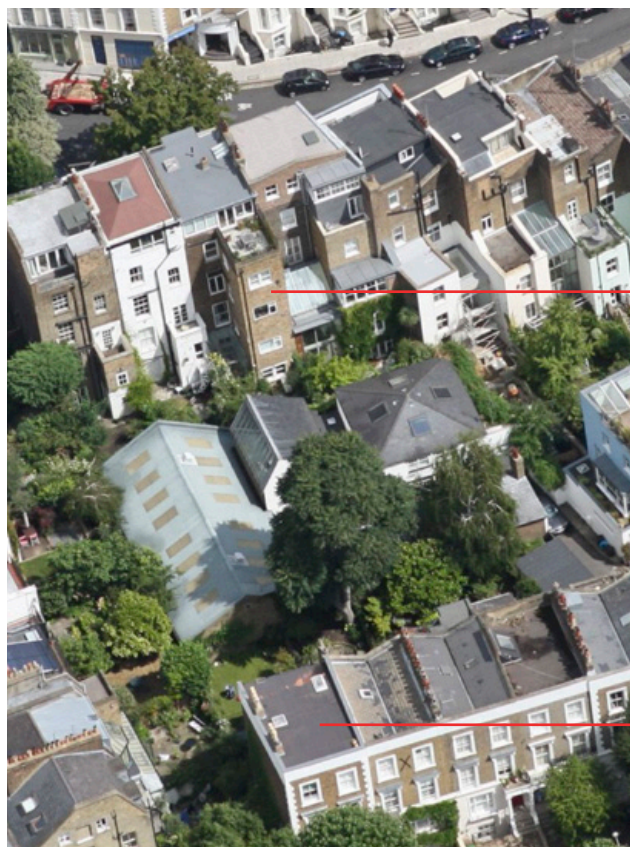
(B1) Zinc clad extension showing curved roof
(B2) Solar panels to roof of neighbouring property at 178 Regents Park Road



(B) Existing rear Basement doors & Ground Floor balcony. Bay window visible.



(B) Existing view from 2nd floor half landing terrace towards 178 Regent's Park Road



B1

(B1) 4 storey closet wing extension to 179
Gloucester Road
(B2) 1 Berkley Road

B2