

29th January 2021

Camden Council
Planning Department
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Sir / Madam:

RE: REMOVAL OF INNER WINGS OF MAIN BUTTERFLY ROOF TO FORM RECESSED FLAT ROOF TO HOUSE EXTERNAL A/C CONDENSER, ENCLOSURE OF THE AREA UNDER THE FRONT STEPS AND THE EXISTING REAR WINTER GARDEN TO BE RE-BUILT.

**DESIGN & ACCESS, PLANNING AND HERITAGE STATEMENT
24 REGENT'S PARK ROAD NW1 7TX**

We wish to submit information to support the planning application outlined above. Please find enclosed the relevant drawings and Design & Access, Planning and Heritage Statement to satisfy this application and be read in conjunction with the drawings listed below.

DRAWINGS

208-00-010 Site Location plan
208-00-011 Site Block plan
208-00-012 Site Photos

208-00-099 Existing Lower Ground Floor Plan
208-00-100 Existing Ground Floor Plan
208-00-101 Existing First Floor Plan
208-00-102 Existing Second Floor Plan
208-00-103 Existing Roof Plan
208-00-201 Existing Section AA
208-00-301 Existing Rear Elevation
208-00-302 Existing Front Elevation

208-PL-099 Proposed Lower Ground Floor Plan
208- PL-100 Proposed Ground Floor Plan
208- PL-101 Proposed First Floor Plan
208- PL-102 Proposed Second Floor Plan
208- PL-103 Proposed Roof Plan
208- PL-201 Proposed Section AA
208- PL-301 Proposed Rear Elevation
208- PL-302 Proposed Front Elevation

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LOCATION

The application site is located on the north side of Regent's Park Road and is within the Primrose Hill Conservation Area but is not listed. The surrounding area is primarily residential.

SITE ANALYSIS

The site is a middle terrace property consisting of a single dwelling split over four storeys: lower ground floor, ground floor, first floor and second floor. There is a storage area with low ceiling height at lower ground floor level under the front garden, and also a rear garden.

The property is a traditional late Georgian terrace house that dates to the late 1840s and reflects the Regency style of the street. The front elevation consists of an off-white painted stucco façade with feature bands, a portico entrance and timber sash windows with white painted frames. There is a hierarchy of elevation with large upper ground floor windows and similarly large first floor windows, embellished with pediments and pilasters. The second-floor windows are smaller with a feature band below and overhanging eaves above. The houses have been painted in a variety of pastel colours. The roof is a traditional slate tiled roof, though a number of properties' slates have been replaced with composite concrete tiles, and a rendered gable end on the front elevation. The gable end obscures the majority of the front roof pitch from street level.

The rear elevation consists of exposed brickwork in Flemish bond and timber sash windows with white painted frames to match the front facade. There is a glazed winter garden, similar to the adjoining property, which is in significant disrepair. The rear facade is partially visible from St Mark's Crescent, at an obtuse angle.

SURROUNDING SITES

There are a number of applications relating to immediately adjoining and surrounding properties, the most relevant of which are summarised below.

Planning Permission was granted on 17 November 2020 for 'alterations to external pipework, new door and window at basement level to the front, three new rooflights, new sash windows and doors to rear elevation, removal of three existing condensing units and installation of two external condensing units to the roof, extension of outrigger at lower ground floor level and removal of existing metal staircase.' Application Ref: 2020/2146/P. Address: 14 Regent's Park Road London NW1 7TX

Planning Permission was granted on 11 September 2019 for 'Excavation at lower ground floor level, following conversion of vaults and storage below front garden to habitable room and toilet, and installation of planters and railings to front elevation, all to single family dwelling (Class C3)' Application Ref: 2018/4364/P. Address: 18 Regent's Park Road London NW1 7TX

Planning Permission was granted on 9 April 2019 for 'Installation of air conditioning condensing unit on roof terrace of the existing single family dwelling house.' Application Ref: 2019/0556/P. Address: 18 Regent's Park Road London NW1 7TX

Planning Permission was refused on 24 June 2011 for 'Erection of rear mansard roof extension with rooflights and dormer windows and new roof terrace to the rear centre slope of butterfly roof for additional accommodation space to top floor rear flat (Class C3).' Application Ref: 2010/6592/P. Address: Flat 6, 6 Regent's Park Road London NW1 7TX

The reason for refusal was the size, location, bulk and design of the rear mansard, our proposed roof alterations on the other hand, will not be visible from street or garden level and not alter the appearance of the existing property.

Planning Permission was granted on 8 July 2008 for 'Erection of roof extension (part infilling of the valley roof) with a dormer window in rear roof slope and a conservation style rooflight in the front elevation in connection with the existing single-family dwelling house (Class C3).' Application Ref: 2008/1987/P. Address: 14 Regent's Park Road London NW1 7TX

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Planning Permission was granted on 31 January 2007 for 'Removal of inner butterfly wings of existing roof and creation of a recessed flat roof area with rooflights, access hatch, solar panels and associated equipment to single family dwelling house (C3)'. Application Ref: 2006/5188/P. Address: 18 Regent's Park Road, London, NW1 7TX.

Planning Permission was granted on 16 February 2006 for 'Construction of conservatory at ground level rear, and conversion of vaults below front garden to bathroom and shower room'. Application Ref: 2005/5409/P. Address: 14 Regent's Park Road, London, NW1 7TX.

Planning Permission was granted on 24 November 2003 for 'Enclosure of basement area under front steps; replacement of existing front basement window with patio doors; extension of existing rear ground floor balcony; replacement of existing ground and basement floor rear windows with matching patio doors to single family dwelling house (Class C3)'. Application Ref: 2003/2294/P. Address: 14 Regent's Park Road, London, NW1 7TX.

DESIGN PROPOSAL

The design proposal includes alterations to the existing roof, rear façade and enclosure of the area under the front steps; we also propose to paint the front elevation in Dulux Heritage DH Indigo colour.

The existing inner wings of the butterfly roof are proposed to be removed and replaced with a sunken roof deck, similar to that found at the neighbouring property No. 18 Regent's Park Road. This roof deck is recessed into the roof ensuring it is not visible from the street and therefore will not have an impact upon the conservation area. Rebuilding the roof here provides opportunities to improve its energy performance in terms of reducing heat loss and improving water tightness, contributing to a more sustainable dwelling. The proposal retains the outer roof slopes with slate tiles replaced and made good where necessary. The property's facades will also be cleaned, repaired and restored.

Restoring the property and updating its existing and outdated technologies means additional plant will be necessary, hence the need to create a recessed roof deck for external plant, which will be hidden from view and cause no visual or audible changes to the property. Locating the plant in the garden is undesirable as the adjoining properties have windows that overlook this space and therefore any plant here would have adverse effect on daylighting and noise for the adjoining properties. Locating the plant at roof level will assure that the amenity of neighbouring properties will be preserved.

The winter garden located on the rear elevation is in disrepair with the timber frame rotting and many glass panes broken or missing, it will be replaced with a new winter garden with timber framed windows finished in white, similar to the neighbouring property No.26 Regent's Park Road.

The garden doors to the rear lower ground floor will also be removed and the structural opening widened to accommodate new Crittall frame 'Belgium' doors, similar to No.14 Regent's Park Road.

We also propose to rebuild the lower ground floor store roof / front garden, to create additional head height for the front lightwell store and usable floor area, ancillary to the main house, and without the need for excavation. This area will be accessed internally from the lower ground floor and used for a utility room and storage.

To achieve the usable ceiling height, we will need to create a minimal 150mm ambulant step from the street level to the front garden, similar to Nos. 16 & 18 Regent's Park Road. The upper ground floor is already raised above garden and street level and so this will not affect access to the property, this will in fact improve it as the existing garden level is 50mm above street level and considered a 'trip hazard' under current Building Regulations.

SCALE

No alteration to the scale of the property is proposed.

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ACCESS

The existing house fronts on to the street and pedestrian access to the front door is stepped via three steps. There is also a small 50mm stepped threshold from the pavement to front garden. The proposal would see this step increased to 150mm to be a more compliant step rather than trip hazard, which would also reduce the number of steps to the front door by one.

A new Part K staircase from second floor to roof terrace is proposed to provide access to the new roof deck via an openable rooflight, allowing safe access for maintenance and negating the need for ladders and mansafe system, that could be visible against the ridge line.

LANDSCAPING

No alteration to the landscaping on the property is proposed.

USE

The site is currently used as a single dwelling and this is to be retained.

Yours faithfully,



JEREMY WIGGINS

FOR AND ON BEHALF OF Mutiny Architecture Ltd.