

Flat L, 37 Regents Park Road, London NW1 7SY

DESIGN AND ACCESS STATEMENT



February 2021
Rev.01

1. Introduction

This Design and Access Statement has been prepared by **CCASA Architects** in support of a full planning permission for proposed works to the top floor flat, Flat L, No. 37 Regents Park Road, London NW1 7SY ('the application property').

The application for Full Planning Permission has been done in respect of the following works at the above address:

- No. 1 new conservation style roof light to the front slope of the main roof of the building.
- No. 1 new conservation style roof light to the rear slope of the main roof of the building.
- Substitute existing access hatch on the side slope of the main roof by a new conservation style roof light.
- No. 1 new roof light on top flat roof of the main roof of the building
- Substitute existing access hatch to side flat roof area by a new roof light.
- Upgrade all windows to be double glazing in conservation style timber to match existing. One of the windows will be enlarged to match the adjacent window.

2. Planning Context and Site Description

Flat L at Number 37 Regents Park Road is the top floor flat of a 4-storey with lower ground floor semi detached building and just a few minutes' walk from Primrose Hill green space visible at the end of the road.

The existing property is located in the Borough of Camden. The dwelling sits within the Primrose Hill Conservation area. It is located within the Sub Area One, Regent's Park South, neighboured to the west by Primrose Hill, and to the south by Regent's Park and London Zoo.

The front façade of the building is decorated with stucco plasterwork which has been painted a cream or pastel shade. This façade includes some decorative features such as windows surrounds that incorporate decorative keystones and heads, projecting cills, hoods and console brackets.

On the contrary, the side and rear elevation have exposed brickwork with no decorative features which makes the facades quite plain and with little character.

The main hip roof of the building is finished in tiles and cannot be seen from street level. There is a small access hatch on the side sloping roof. Within the main roof structure, the middle section is a flat roof.

To the side of the building and on top of the main communal stairs there is a small area of flat roof with another access hatch and an existing metal balustrade that can be seen from the street.



Fig. 1. Side elevation and metal balustrade



Fig. 2. Roof. Access hatch and metal balustrade

Around the building, numerous properties have undergone considerable alterations to the front roofs with the addition of all types of front dormers, roof lights, extensions and modern additions. It is understood that these alterations may have been built before the street formed part of a conservation area.



Fig. 3. Regent's Park Road Properties and Front roof alterations

3. Design, Layout and Scale

The proposal does not seek to make any massing alteration to the front elevation or rear elevation in order to retain the character of the existing building and street views. All external alterations will have minimal impact to the streetscape.

It is proposed to include 3 new roof lights to each of the slopes of the main roof. The new roof lights proposed will be conservation style roof lights front the roof light company or similar and will not interrupt the slope roof, in order to preserve the character and appearance of the conservation area.



Fig. 4. Example of Conservation Style Roof light

Views from the street have been fully studied and assessed. Due to the height of the building, all new roof lights will not be seen from the street.

Camden Council and the CAAC already approved a similar proposal in 2010 to the neighbouring property at 39 Regents Park with reference number 2010/1105/P. On this approved application, the new roof lights to the front elevation were approved on the following principles:

CAAC comment: *"In the case of this house, however, we have checked and established that – partly because of its height and partly because of its location – the traditional 'conservation' rooflight would not be visible even in the longest views possible of the roof, and, therefore, would not object."*

Camden Council: *"The alterations are considered to be relatively minor, not prominent in views from the street and in keeping with the architectural style of the application building and the surrounding area. The proposal is considered to preserve the character and appearance of the Conservation Area"*.

It is important to note that the new roof light proposed on the side slope roof will replace an existing access hatch on this area.

All proposed roof lights on the sloping roof will maintain and follow design guidelines and therefore they will have a minimum clearance of 0.5m on all sides.

Two additional new roof lights are proposed on the two separate flat sections of the roof. These 2 sections are not seen from street level either. One of these proposed roof lights will also substitute another existing hatch on the same location.

The existing metal balustrade to one of the flat roofs will be removed. This is the only item visible from the street so the removal of it will improve the character of the conservation area.

As part of the works it is also proposed to upgrade all windows to be double glazing.

The existing windows in the property have been replaced during the years and are not in keeping with the character of the conservation area. The new windows will match in style and design with the inclusion of conservation style timber windows.

One of the existing windows on the side elevation will be increased to match the window next to it. This will rationalise the design of this section of the side façade. These two windows are hidden from street view by a chimney stack on the side of the building so all alterations, which in any case will improve the overall design, will not be seen from the street.

4. References and Precedents

- 106-108 Regent's Park Road, London NW1 8UG – Application number 2020/0861/P, **Granted** on 20 May 2020.

Proposal: Installation of two rooflights to front upper slope of main roof and one rooflight on garage roof.

- 101 Regent's Park Road, London NW1 8UR – Application number 2020/1591/P, **Granted** on 18 November 2020.

Proposal: Erection of a rear roof extension with juliet balcony at rear and photovoltaic panels on rooftop and installation of 2 front rooflights.

- 85 Regent's Park Road, London NW1 8UY – Application number 2017/0899/P, **Granted** on 12 June 2017.

Proposal: Additions and alterations to include conversion of 1 x 3 bed maisonette into 2 x 1 bed flats at 1st, 2nd and 3rd floor level; erection of rear and side infill conservatory to ground floor shop (A1); erection of two storey ground and 1st floor rear extension; erection of one and a half storey 1st floor rear extension; replacement of 1st and 2nd floor rear windows and doors; extension of existing 2nd floor roof terrace enclosed by new balustrade; installation of 2 x replacement rooflights to front roof slope and 1 x new rooflight to flat roof.

- Flat 3, 132 Regent's Park Road, London NW1 8XL – Application number 2016/3836/P, **Granted** on 15 September 2016.

Proposal: Installation of three rooflights to upper floor flat (Class C3)

- 95 Regent's Park Road, London NW1 8UR – Application number 2016/0572/P, **Granted** on 15 June 2016.

Proposal: Erection of dormer roof extension with balcony to the rear elevation and installation of 3 x velux rooflights to the front elevation to provide ancillary floorspace for the existing upper floor flat.

- 14 Regents Park Road, London NW1 7TX – Application number 2014/3867/P, **Granted** on 5 August 2014.

Proposal: Erection of rear dormer, flat roof extension to double pitched roof and front rooflight.

- Flat 9, 39 Regent's Park Road, London NW1 7SY– Application number 2010/1105/P, **Granted** on 22 June 2010.

Proposal: Installation of 2 x velux style roof lights on front roof slope, blocking of two existing window openings to East elevation and creation of one new window opening with Juliette balcony to top floor flat.

5. Conclusion

The proposal aims to renovate the existing property whilst maintaining the existing character of the building.

Through their considered design and high-quality materials, the new proposal will upgrade and improve the amenity and appearance of the property without resulting in a detrimental impact on the property, or the amenity of other properties.

There are no massing proposed alterations which can be seen from the street and therefore the streetscape will be unaltered.

The proposal seeks planning permission for small external interventions that will preserve and enhance the architectural significance and historic interest of the building.