



Project

13 Regent's Park Road
London
NW1

Design and Access Statement

Prepared by Studio McW

Contents

3

+ Introduction

4

+ Building Appearance

14

+ Design Considerations

22

+ Design Statement

24

+ Materiality

26

+ Access

27

+ Conclusion

28

+ Appendix: Floor Risk Assessment

Studio McW

1.03 Ink Rooms, Easton Street
Clerkenwell, London
WC1X 0DS



Studio McW Ltd is a RIBA Chartered Practice

Statement

The project is set over the ground and lower ground floor of a townhouse in the Primrose Hill Conservation Area. The proposal consists of a small rear extension at the upper ground floor. The rear extension will be positioned above the existing ground floor extension and will utilise the existing terrace. The proposals will include a new balustrade to contain the reduced roof terrace.

Fig.1 _ (above) ariel view showing the location of the property located at 13 Regent's Park Road



March 2021

Design & Access Statement

Introduction

This document forms part of the planning application in connection with the development of the ground and lower ground floor flat, to include a rear extension at Flat 1, 13 Regent's Park Road, NW1 7TL.

This document is to be read in conjunction with the following proposed drawings: 1062.507, 1062.508, 1062.503. As well as the Planning Statement from Boyer attached to this planning application.

This statement sets out relevant matters of the application and has been written with due consideration of the London Plan 2021, Camden Local Plan, Primrose Hill Conservation Area Statement and the NPPF. The design has been informed by local Camden / Primrose Hill history and precedent.

The existing building is used throughout for residential purposes. The design proposal seeks to sensitively extend the upper ground floor over an existing back addition, to create a small space that can be used throughout the year, as well as a reduced roof terrace with balustrade. The lightweight addition respects the historic aspect and nature of the building.

13 Regent's Park Road is a 3-bedroom property spread across ground and lower ground floors. It is accessed via a communal entrance to the front of the building, but has private access via a wooden gate to the lower ground floor from the street. The building itself is a 4 storey property with 3 flats in total. The building has a stucco façade with detailing around the arched entrance and is the lower ground floor is largely concealed by a high stucco front wall, blocking any view from the street scene.

The property is located within the Primrose Hill Conservation Area. As outlined in the Conservation Area Guide – No.13 Regent's Park Road is not statutorily listed, but is noted as a "building which makes a positive contribution" to the character and appearance of the conservation area. The proposed alterations take into consideration the Primrose Hill Conservation Area guidance - the document 'Conservation Area Statement 5: Primrose Hill' - and as such aim to enhance and preserve the appearance of the Conservation Area.

Regent's Park Road is a principal road in the area and forms part of the planned 19th century Southampton Estate. The surrounding area is mainly residential with the northern end of the road mainly commercial and mixed use spaces, including restaurants, coffee shops, shops and pubs. The site is located within Flood Zone 1 with the lowest risk of flooding.

The proposal will help create a home that can fully meet the demands of contemporary life, providing an indoor/outdoor space that has little effect on neighbouring privacy. The proposed works will seek to improve the appearance of the property at the rear whilst sensitively extending the property at the upper ground level to provide improved accommodation spaces. The addition will provide a fluid transition between the outdoor and indoor space.

We hope you find this statement informative enough to adequately determine this application. If you have any queries or require further information, please contact the architects.

Building Appearance

The existing building has a stucco façade with detailing around the arched entrance. The proposal does not change or alter the front of the building in any way, thus the impact and positive contribution to the conservation area remains. The existing building appearance from the rear is of grand stucco properties in pairs. No. 13 is just outside of the principle buildings in the area as listed in the Primrose Hill Conservation Area guide, which are Nos.1-10 St. Mark's Square and Nos.15-31 Regent's Park Road - and are said to be 'grand terraces of listed houses with limited stucco detailing'.

The distinct quality of Primrose Hill is that it largely retains its homogenous mid-late 19th century architectural character. For this reason, most of the 19th century buildings make a positive contribution to the character and appearance of the Conservation Area. The proposal is outlined in the drawings does no harm to the conservation area. As can be seen from figure 4 and the aerial photos on the next page, there is a rather eclectic feel to the rear of this row of Regent's Park Road and the parrallel section to the rear of Prince Albert Road. Gardens for both terraces face into one another and there have been additions at lower ground floor and upper ground floor over the years in ad-hoc fashion.

Policy 7.4 Local Character, London Plan (2016) states:
"Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area."

The proposal as outlined in the drawings and render on page 8, respects the natural features and the visual importance of the terrace and the area through carefully detailed design, which looks to be as transparent as possible, thus giving importance to the host building itself.

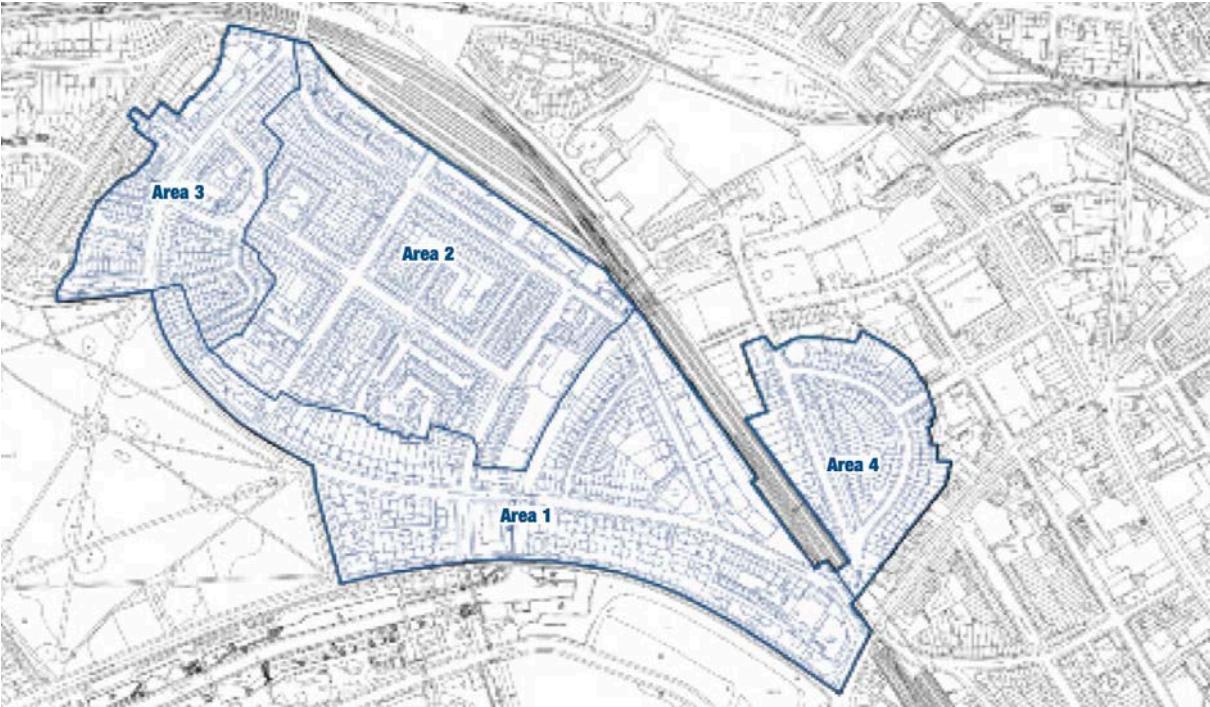


Fig. 2 _ Primrose Hill Conservation Area map - The property is situated within Area 1



Fig. 3 _ Top left: Rear Facade of 13 Regent's Park Road - including location of proposed extension
Fig. 4 _ Top right: View looking towards the neighbouring property at number 11
Fig. 5 _ Bottom left: View from existing balcony, the balustrade is simplified in proposal and Prince Albert Road outriggers and extensions are visible.
Fig. 6 _ Bottom right: Rear elevation showing neighbouring property and existing extension on lower ground floors

Building Appearance
In relation to new development

To allow for more habitable space at upper ground floor, we have allowed for a modestly sized morning- room off the main hallway space. Before designing this aspect, we closely reviewed the Camden Planning Guidance SPD, Altering and Extending Your Home. In terms of the balcony space, by extending the internal floor space, we have reduced the size of the terrace - no harm is done to neighbouring amenity. Above the existing lower ground floor extension provides a sensible spot for development.

The proposed works intend to extend in appropriate manner, to provide invaluable internal space for the occupants of the flat, whilst optimising the potential of the property in a sensitive manner. The alterations will enhance the appearance of the property as well as improve the quality and usability of the flat as a residential dwelling.

The rear of Regent's Park Road on the north side, and Prince Albert Road (north side) have an eclectic mix of ad-hoc additions to the rear of the properties, as demonstrated from the aerial views, as well as the hisotrical maps which show additions between the years of 1890 and 1950.



Fig.7 _ Historical map from 1890
Fig.8 _ Historical map from 1950



figure 9 _ north facing view



figure 10 _ west facing view, some of the additions to Prince Albert Road that face onto the gardens of Regents Park Road are visible



figure 11 _ south facing view, the eclectic mixture of ad hoc additions on the other side of Regent's Park Road are clearly visible



figure 12 _ east facing view

Design Considerations
Rear Extension

To allow for more habitable space at upper ground floor, we have allowed for a modestly sized morning- room off the main hallway space. Before designing this aspect, we closely reviewed the Camden Planning Guidance SPD, in particular with respect to CPG6 Amenity. In terms of the balcony space, by extending the internal floor space, we have reduced the size of the balcony which in turn helps to reduce the overlooking of the neighbours.

The proposed ground floor rear extension, in terms of scale and massing seeks to be a structure that feels lightweight and transparent. The strucutre is primarily glazed, allowing visual connection back to the main wall of the host property. The structure therefore feels like a modern addition, and one that does not seek to be pastiche. The glazing bar scale however, is informed by existing context of the Victorian features of the property.

The Good Practice Principles in the Council's planning guidance document; Altering and Extending your Home states that contemporary design approaches in alteration and extensions must be sensitive to the property and its context. The very transparent nature of the design, ensures the addition compliments the property without eroding or harming its character - the host property is still visible and the fabric / materials of the host property is in no way diminished.

The proposal's glazed form allows as much light to enter as possible, and to be subservient to the existing historic fabric of the building and ensure that the historic fabric is in no way harmed or concealed. The proposed extension feels light-weight, non-invasive and suitable in the context. The render below demonstrates how little impact the proposal has on the fabric of 13 Regents Park Road, providing a complimentary contrast to the traditional building - the modern detailing ensures the addition is distinct from the original building, as specified as preferable in 2.6 of the Council's planning guidance document Altering and Extending Your Home. Due to the existing contemporary lower ground floor rear extension the proposal at upper ground floor feels like an appropriate addition.

The rear facade of Regent's Park Road is eclectic and varied. Number 24 and 26 both have similar style conservatory extensions with 24 recently having applied to demolish and rebuild with contemporary materials. The property itself and the adjoining property, as pointed out in the feedback of the pre-application advice, have rather grand two storey bay windows at ground and lower ground floor level, which form an attractive feature that is a common characteristic of serveral other pairs of semi-detached dwellings in the street. We have therefore ensured the proposal is lightweight enough to avoid breaking this feature. We believe the extensions at lower ground level along the street already break up these features. The planning officer in the pre-application feedback said that the rear elevation of Regent's Park Road remain free of ground floor devleopment, however on the other side of Regent's Park Road the majority of the properties have upper ground floor extensions, and opposite on the parallel Prince Albert Road have many ground floor developments too, and can be seen from the back gardens of this and the adjoining properties.

Paragraph 3.1 of the Council's planning guidance document Altering and Extending Your Homes states that rear extensions should respect and preserve existing architectural features, such as projecting bays, and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space. As stated above - the light-weight, glazed nature of the design ensures that the features to the rear of the property are protected.

In terms of neighbouring amenity - we took note of the guidance under section 3.10 / 3.11 in the CPG6 when designing the extension. The 45 degree test is an assessment of daylight into the neighbouring property. We are within a 45 degree line from the middle of the nearest neighbouring window. Ensuring potential for daylight remains unaffected.

The development additions do not harm the existing character and appearance of the building for the reasons outlined above, in terms of form or materiality. The development preserves the historic pattern and established townscape of the surrounding conservation area, due to being conclaeed from public view - it is located discreetly to the rear of the property. The contribution no.13 makes to the conservation area is through its frontage. We ensure that no harm is therefore done to the conservation area.



figure 13 _ Proposed 3D rendered visualisation

Design Statement

The design within this proposal has been drafted with respect and consideration for policies within the London Plan (2021), Camden Local Plan and Planning Guidance Supplementary Planning Documents, specifically *Altering and Extending your Home*.

Amenity

The proposed upper ground floor rear extension sits within the same space as the existing terrace space. The design of the proposed compliments the building and creates a transition between external and internal spaces. The axo diagram demonstrate how little impact the extension will have on neighbouring properties and how it will have no impact on the street scene. Neighbouring amenity is not harmed due to decreasing the size of the balcony terrace at upper ground floor and the amenity to the apartment is enhanced greatly.

Overlooking & Privacy

The addition builds into existing terrace space, and creates a solid wall on the party wall side, therefore negating overlooking issues. The privacy of neighbours is retained and improved.

Overshadowing, Sunlight & Enclosure

In terms of neighbouring amenity - we took note of the guidance under section 3.10 / 3.11 in the CPG6 when designing the extension. The 45 degree test is an assessment of daylight into the neighbouring property. We are within a 45 degree line from the middle of the nearest neighbouring window. Ensuring potential for daylight remains unaffected. (See figure 14 + 15).

Massing

The scheme seeks to add mass to the property where appropriate and in a very subtle manner. The design of the ground floor extension is smaller and more lightweight than the lower ground floor extension. The proposed works will allow for the internal space of the morning room to benefit from good levels of natural light. The proportions of the extension on the ground floor is in keeping with neighbouring context.

Materials

The materiality of the rear facade will create a differentiation between the old and new through the use of dark matt bronze window cladding - see materiality section on the next page. However, the main materiality as per the design guide is glazing. The extension represents a contemporary, high quality design that utilises traditional sculptural materials in a modern manor which are appropriate in the context. The materiality of the proposed extension ensures that it remains subservient and not over dominant to the existing facade, and will be an unobtrusive addition to the architectural context of Regent's Park Road.

Glazing

The property will benefit from double glazing throughout the upper ground floor level extension bringing valuable levels of light into the property and ensuring good thermal quality to the spaces. The U-value is increased through te use of thermally broken, double glazed units, thus increasing the sustainable benefits of the property as a whole

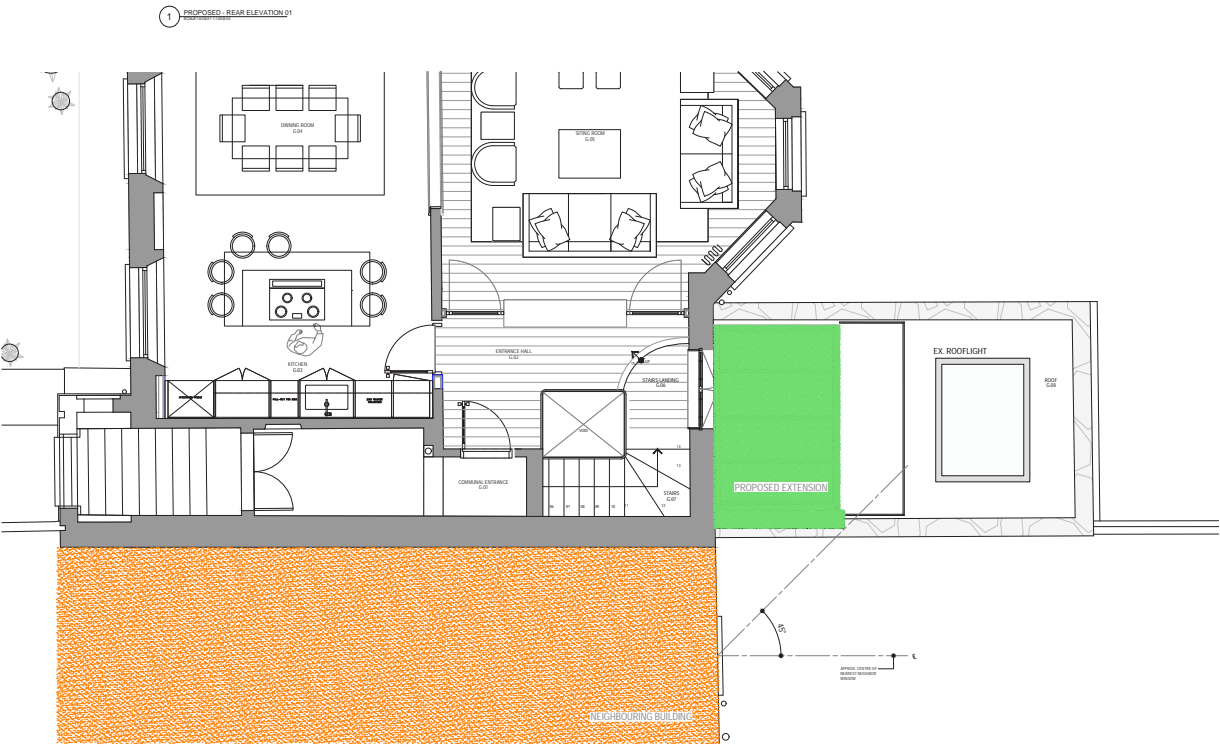


figure 15 + 16 _ Proposed plan and elevation to show 45 degree rule taken into account

Design Statement

Design Summary

The architectural character and detailing of the dwelling is dramatically improved, creating a home full of light, character, volume and interest. The works are restricted to the rear of the property with proposed extension on the ground floor level. The proposal is of a sensitive, considered and contemporary nature. The works will hugely improve the quality of the accommodation and do not harm the properties positive contribution to the local area, thus in accordance with the adopted plan. The addition will prove practical for the residents of Flat 1, 13 Regent’s Park Road. We do not consider the extension to the property as an excessive addition, but one that is a high quality, contextual, and contemporary design. Our proposal seeks to be in keeping with Camden character and guidance.

As per the Camden SPD, the extension is secondary to the building being extended, in relation to its location (to the rear), form (different from the cantered bays of the traditional building), scale (smaller than the existing lower ground floor extension), proportions, dimensions (glazing derives the proportion and dimensions from existing traditional glazing bars) and detailing (providing a modern high quality, minimal glazing details). The design is built from materials that provide an effective contrasting appearance from the host property. as well as respecting and preserve the original design and proportions of the building, including its architectural period and style - through its careful design and detailing.

The proposal also preserves the existing projecting bays by not extending from that area and does not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy, as we have ensured the extension complies with the 45 degree test and 25 degree test as set out in the CPG for Amenity. There is no loss of garden space and the proposal retains the open character of existing natural landscaping and garden amenity, including that of neighbouring properties. The rear extension has been designed so that it is not visible from the street and should respect the rhythm of existing extensions in neighbouring sites, sitting below the existing cantered bay.



figure 16 _ Proposed axo 3D view

Materiality

The materiality of the ground floor extension is primarily glazed to ensure transparency, as well as using lightweight appearing dark matt bronze frame structure which provides a strong definition between the old stucco facade and the new addition. The glazing of the extension allows for the proposal to appear lightweight next to the historic property. The materiality is of the highest quality, enhancing the whole property and adheres to Camden policy of improving the quality and character of the building.

The materiality proposed (as if visible from the precedent images), is an appropriate architectural element style and responds well the context of the site, as well as suiting the form and design of the proposed extension itself. The materiality is functional, robust and attractive, forming a distinction between old and new, which is actively encouraged by Camden - to avoid pastiche.

We believe that the design has been carefully developed, provides extensions which are attractive; pleasing in composition, materials and craftsmanship and are locally distinctive; whilst responding well to the context and remaining subservient to the existing property and surroundings. The extension represent a contemporary design that utilises traditional sculptural materials in a modern manor which are appropriate in the context.

figure 17 _ Dark bronze metal material proposed the glazing bars of the proposed rear extension



figure 18-19 _ Precedent images showing the concept design of the proposed ground floor extension materiality



figure 20-22 _ Precedent images for upper ground floor glazed extensions in Primrose Hill.

Access

On a macro scale, the existing dwelling already has good transport links. The house is situated within a short walk from Camden Town Underground Station, as well as Chalk Farm underground stations. Regent's Park Road also offers the 274 bus route.

On a micro scale, access to the property is by public road with pedestrian access. The residential unit is currently reached via stepped upper ground floor communal access, as well as private lower ground floor access. We are proposing to keep both existing entrances to the flat. There is a stepped access to both upper and ground floor levels, this will not change, the access remains unaffected.

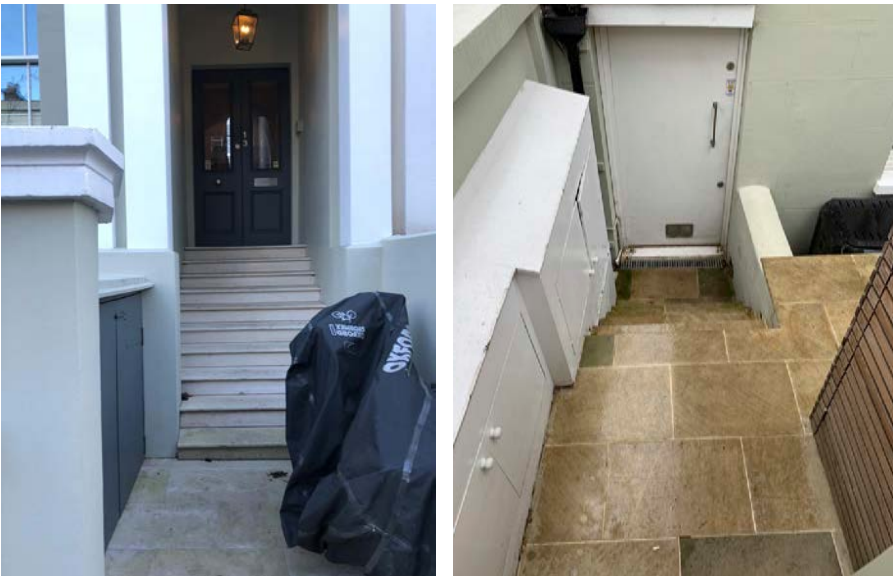


figure 21 _ (Left) Access point: Ground Floor entrance remains unchanged
figure 22 _ (Right) Access point: Lower Ground Floor entrance remains unchanged

Conclusion

The redevelopment of Flat 1, Regent's Park Road in the form proposed by this scheme represents a well proportioned, high quality extension that will enhance the appearance of the existing main house and contribute to the wider residential character of the area. Works are restricted to the rear of the dwelling and internally and constitute highly-sensitive, contemporary additions which are not intrusive on neighbouring dwelling or host property. High quality materials will be used throughout and the extension will remain subservient to the existing building..

Overall the proposal significantly improves the internal quality of the dwelling, allowing for a morning room that the occupier will use regularly, giving much needed amenity for the flat, as well as giving light and character. Externally, the materiality remains sensitive to the local aesthetics of the surrounding area. The proposal seeks to improve the amenity of the property with a smaller terraced space, with a more light-wieght glazed balustrade. As well as this, the proposal seeks to preserve the historic fabric of the property. The relatively small amount of additional floor space will prove an invaluable addition to the occupants. This will improve the property in the long term, without having a negative impact on the appearance of the property or the context, due to the extension being contained to the rear.

The proposed works improve the property's appearance significantly to the benefit of the area. We believe that the proposed development provides a rational, considered and appropriate addition / alteration to the property. The planning statement that accompanies this application provides conclusion to the proposal also, and should be read in conjunction with this design and access statement.

Appendix: Flood Risk

1. Scope
- This report has been prepared in support of the planning application for the extension and enlargement of the existing building at 13 Hereford Square. The proposed scope of works is for an extension at the rear at ground floor.
2. Location
- From the Environmental Agency's (EA) website mapping, and those attached to this document, the site is located within Flood Zone 01. The Environmental Agency's Risk Flood Map (below) illustrates that Flood Zone 01 is low risk and has less than 0.1 per cent chance of flooding from rivers.
3. Proposal
- No change to the floor levels. Based on the above a full flood risk assessment is not deemed to be necessary.

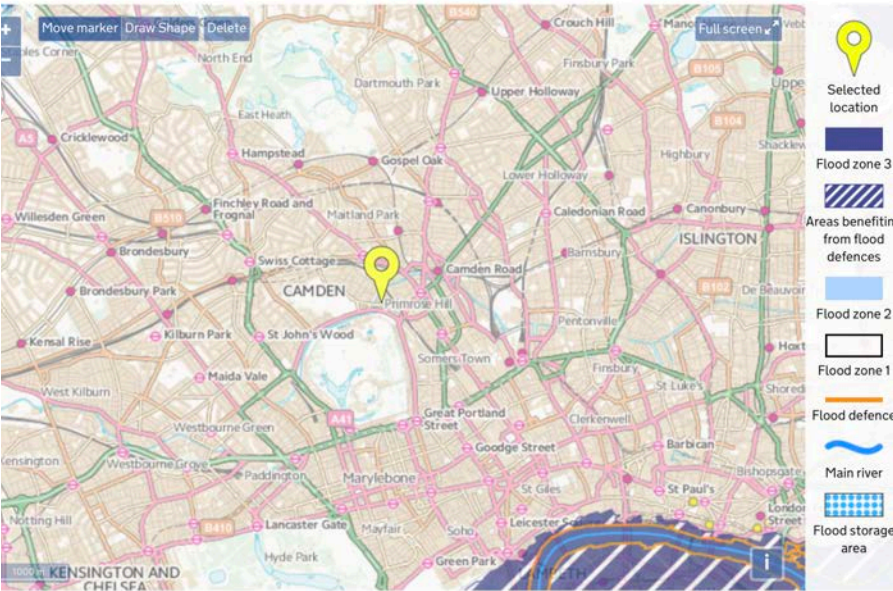


figure 23 _ Environment Agency Flood Risk Map



Studio McW

1.03 Ink Rooms, Easton Street
Clerkenwell, London
WC1X 0DS

020 3976 6676
info@studiomcw.co.uk

