

33 Regent's Park Road

London

NW1 7TL

9th February 2021

Regeneration and Planning
Culture and Environment Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4NG

To Whom It May Concern,

Re: Planning application 2020/5493/P – 33 Regent's Park Road

In response to comments made by the Primrose Hill CAAC and conversations with the Regeneration and Planning department in relation to the above planning application, I would like to amend the proposals for the front garden area. I believe that the revised plans suitably address the issues raised with respect to soft landscaping and a sustainable urban drainage system.

Soft Landscaping:

- (i) A bin store with a planted green roof has been incorporated into the proposed plan. This has the dual benefit of introducing greenery into a space currently devoid of trees/plants/flowers, and also reducing the amount of rainwater falling on hard surfaces. The bin store would abut the boundary wall to the street and not exceed the height of the wall. The store would be bespoke made, and measure approximately 3000mm wide x 900mm deep x 1250mm high. Attached is approximate design in dark grey painted hardwood;
- (ii) Four large rectangular planters (1000mm wide x 450mm high x 450mm deep) will also add to the green surface area. Planters are expected to be made from lead effect fibreclay. Example attached;
- (iii) 12-18 smaller planters of varying sizes will be positioned (approximately per the amended proposed plan drawing) to further increase the green surface area.

Sustainable Urban Drainage System (SUDs):

The revised proposed scheme addresses the following elements in the drainage hierarchy detailed in *Camden Planning Guidance: Water and flooding*, published March 2019.

- (i) *Infiltration and Attenuation:*
 - a. The introduction of porous yorkstone paving and steps will be a significant improvement on the existing non-porous asphalt surface.
 - b. Introduction of 3 metre squared green bin store roof will provide extra infiltration.
 - c. Introduction of soft landscaping via planters will further attenuate surface water.

- (ii) *Discharging rainwater direct to a watercourse:*
 - a. Under normal circumstances, (i) a., b., and c. will ensure there is no egress of surface water to the public pavement;
 - b. The contour/gradient of the yorkstone steps and paved area will be designed such that excess surface water experienced during storm conditions will drain to the steps leading to the side garden (see pink arrows on amended front garden plan attached). The side garden in turn drains to the Regent's Canal.

Attachments to this letter:

Planter example

Bin store approximate design and material

Front Garden: Amended Proposed Plan

North Elevation: Proposed (including approximate planting plan)

Front Boundary Wall: View towards North

Yours faithfully,



Edward Tunstall