

**Design & Access Statement to accompany Planning Application**

**1A Regents Park Road, London NW1 7TL**



**Prepared by**

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## 1.0 INTRODUCTION

This is a modified re-application of a previous planning application, approved in 2016.

This statement details the proposed development at **1A Regents Park Road, London NW1 7TL** which involves the construction of new extension on the left side of the house and the refurbishment of lower ground flat.

This application and statement is to be read in conjunction with the following drawings, documents and photographs:

**Planning Application Decision, 2016** – Prepared by David Joyce, Camden Regeneration and Planning Development Management

**Existing Drawings** – Prepared by PTA

SU-001	Existing Site Plan
SU-002	Existing Ground Floor Plan
SU-003	Existing Front & Side Elevations
SU-004	Existing Rear Elevation
SU-005	Existing Sections AA & BB

**Proposed Drawings** – Prepared by PTA

PL-001	Proposed Floor Plans
PL-002	Proposed Front & Side Elevations
PL-003	Proposed Rear Elevation & Section CC
PL-004	Proposed Sections AA & BB

**Structural Drawings** - Prepared by Fluid Structures, Engineers and Technical Designers:

P090	Proposed Lower Ground Floor Plan
S001	Building Sections A-A & B-B
S002	Building Sections C-C & D-D

**Arboricultural Report** – Prepared by David Challice, Challice Consulting Ltd:

**Proposed Brick Specifications** – Petersen Tegl

**Existing Site Photos** – Taken by PTA

## 2.00 EXISTING HOUSE

The property is a flat developed in the lower ground floor of a 4 storeys semi-detached dwelling house located on the southern side of Regents Park Road and adjacent to Regal Lane which runs to the back of the site. The building is finished in stucco.

The site has a substantial hard-landscaped front garden space and a large soft-landscaped rear garden.

The house is in the Primrose Hill Conservation Area, but is not listed. Therefore no Heritage Statement is required.

### 3.00 DEMOLITION WORKS

It is proposed only the removal of the existing timber shed and paved area located on the side of the house and new openings to all sides of the premises.

Some internal walls need to be demolished in order to achieve a new layout.

### 4.00 DESIGN PROPOSAL

The scope of works includes:

- Refurbishment of lower ground flat including new window openings.
- Construction of new extension on the left side of the house.
- New hard and soft landscaping to front and rear.
- Works to boundary walls to front and rear including new gates and walls modification.

The existing lower ground floor is	93 sqm gross internal
The altered lower ground floor is	123 sqm gross internal

#### 4.01 Lower Ground floor

The existing lower ground floor will be completely reconfigured and extended towards east side. Windows of front and rear elevations will be modified and replaced with new double glazed units. The floors will be lowered 320mm approx. to achieve more generous ceiling heights.

#### 4.02 Side Extension

A new construction is proposed to the side of the building with main features as follows:

- Avoiding the proximity to the existing tree in the front garden.
- Minimizing the impact on the crown of the tree.
- Low rise structure with a maximum height of 3150mm.
- Avoiding any root disturbance to the existing tree.
- Floating concrete slab foundation cast on top of soil to deal with the sensitive location.

An Arboricultural Report is attached to this statement.

- Contemporary design with green roof and render, brick (refer to brick specifications) and timber cladding to differentiate from the existing building.
- Proposed materials with high quality and hard wearing.

#### 4.03 Garden works & works to front entrance area

New paving will be laid to the front entrance to the extension.

Some existing bushes and a palm to the rear garden will be removed. These works will be approved by the tree and landscape officer.

A landscape designer will prepare new design for the rear garden.

#### **4.04 Boundaries**

The existing vehicle access gate onto rear boundary wall at Regal Lane will be replaced for a wider vehicle access gate in natural timber with steel frame.

New trellis will be built with galvanised steel support and tension cables similar to no.3 boundary.

New boundary wall and timber gate to front of property on Regents Park Road to match that of no.3

#### **4.05 General**

Our client is very keen to upgrade the energy efficiency of the building.

All existing windows will be replaced with double glazed units and the inner face of the external walls will be lined with insulation.

All the new floors will be adequately waterproofed.

The existing render is to be repaired and renewed where necessary and will be painted on completion.

#### **5.00 ACCESS**

Access to the property will be improved by a wider vehicular access to the rear of the property.

Lower ground flat will have a new entrance door via new extension to front of premises.

Existing crossover will not be altered.

**Powell Tuck Associates**

**July 2021**

