

PLANNING - DESIGN & ACCESS STATEMENT

41 PRIMROSE GARDENS LONDON, NW3 4UL

Project Name:	Project Number:	Client:
41 Primrose Gardens, London, NW3 4UL	222017	Mr & Mrs Lynch
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1.0 Introduction

1.1 Document Purpose & Brief

This Planning Application is for the renovation of a mid-terraced house at 41 Primrose Gardens and is prepared by AUA, on behalf of the applicant Mr & Mrs Lynch. This document is the culmination of design development and should be read in conjunction with the accompanying drawings.

The application proposal includes:-

- Alterations to the material of the top roof terrace - both front and rear
- Infill of rear lower ground area aligning with above bay window

1.2 Site Location

The site is located in Belsize Park within Camden Council and is close to local shops, services, public parks and transport links, including Chalk Farm Tube Station. The site is bounded by Primrose Gardens to the front north east and rear gardens to the south west and terraced houses either side..

1.3 Conservation Area & context

The property lies within Belsize Conservation Area. The Conservation Area today retains its leafy, residential character with a mixture of detached, semi-detached and terraced properties set in generous gardens and along a network of wide, tree-lined streets.

41 Primrose Gardens, is a terraced family Victorian townhouse which was modernised by the renowned Anglo-American architect Rick Mather. The home has an expansive, beautifully planted garden and is crowned by a superb roof terrace that enjoys sweeping views of the city skyline.



OS Map

2.0 Context

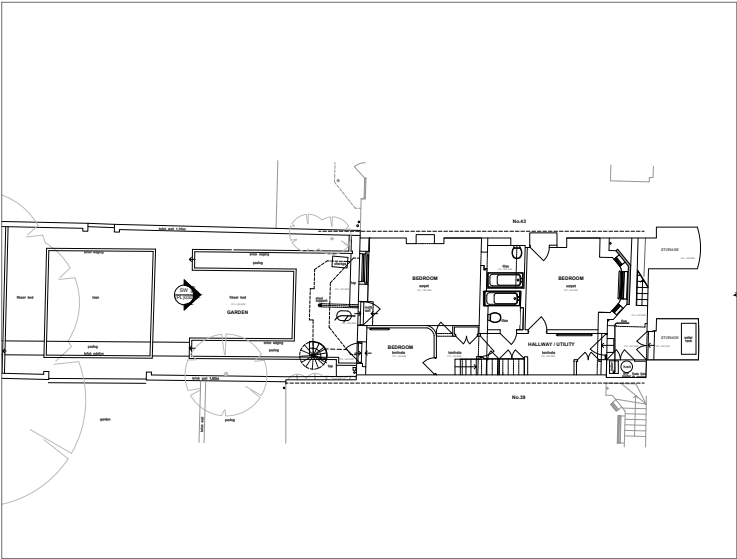
2.1 Existing Use & Amount

The existing house is spread over 5 floors with a top roof terrace. The main living accommodation is located on the upper ground floor level, and an additional reception space on the 3rd floor. Bedrooms & bathrooms cover the 1st & 2nd floors. The lower ground floor contains a mixture of rooms with a bedroom, study & secondary living space and utility.

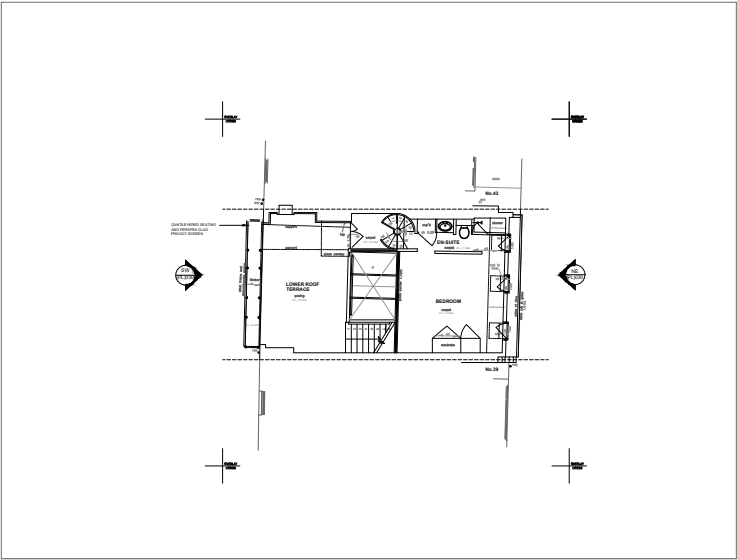
Existing Area Schedule

Existing Area Schedule - 6 Bed Terraced House										Total Development Area			
FLOOR		6B House						Amenity (sqm)		GIA sqm	GIA sqft	GEA sqm	GEA sqft
L Ground		61.80						138.00		61.80	665.22	0.00	0.00
U ground		65.60						4.70		65.60	706.12	0.00	0.00
First floor		61.00								61.00	656.60	0.00	0.00
Second floor		61.20								61.20	658.76	0.00	0.00
Third floor		29.60								29.60	318.61	0.00	0.00
Roof Terrace								50.50		0.00	0.00	0.00	0.00
TOTAL GIA (sqm)		279.20								279.20	3,005.31	0.00	0.00
Amenity (sqm)								193.20					

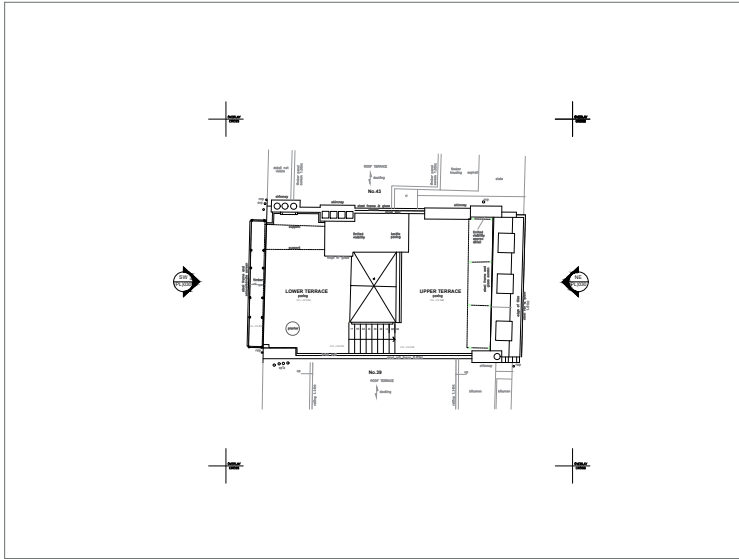
Total Site Area (Red line Boundary)			
sqm	sqft	Hectares	Acres
227.00	2,443.43	0.0227	0.0561



Existing Lower Ground Plan



Existing Third Floor



Existing Roof Terrace Plan



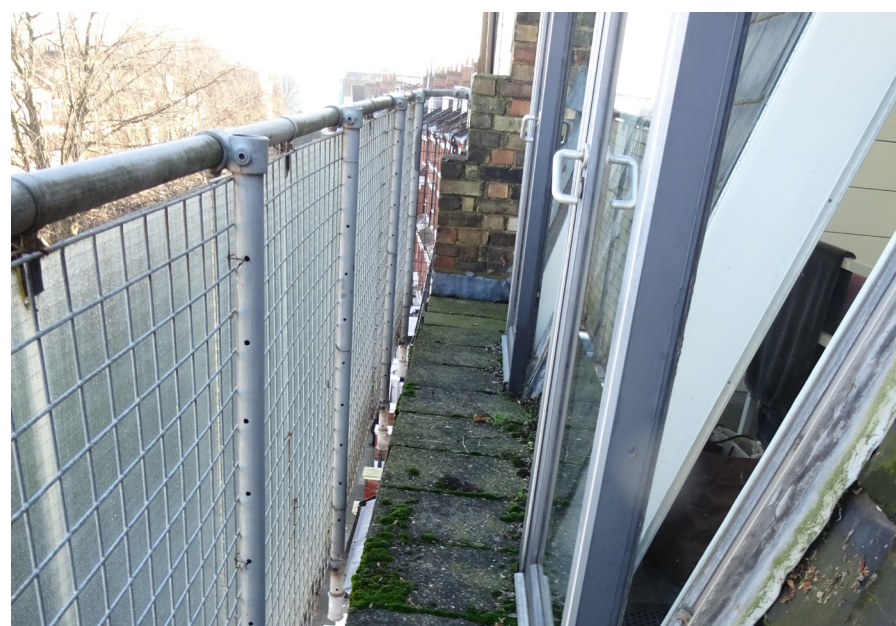
2.0 Context

2.2 Existing Front Elevation

The following images illustrate the front elevation of the property.



Existing North East Elevation



2.0 Context

2.2 Existing Rear Elevation

The following images illustrate the rear elevation of the property.



Existing South West Elevation



3.0 Design Proposal

3.1 Brief

The design proposal seeks to provide additional reception space and safer use of the roof terrace through material design and structural alterations.

- Alterations to the rear lower ground and better connection with garden
- Material and structural upgrades to the roof terrace so complies with current day building standards

The proposals aim to be of a high architectural standard and sympathetic to the building’s original modern design and the Conservation Area.

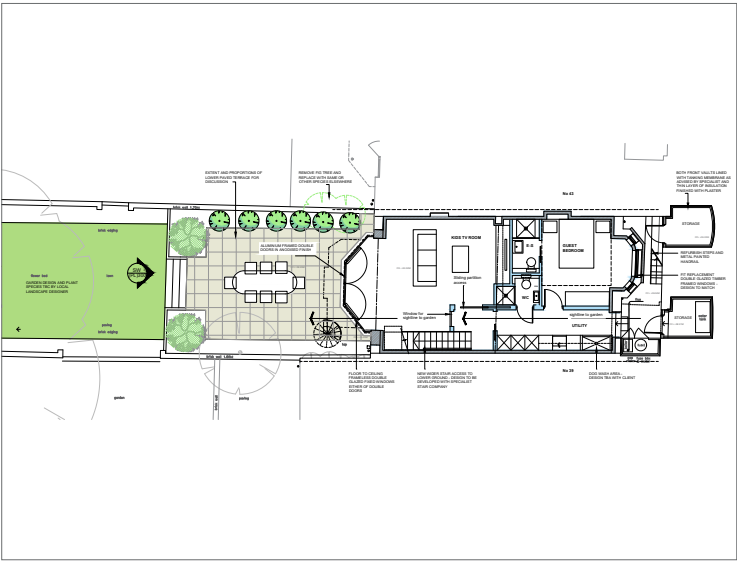
3.2 Use & Amount

The infilling of the rear lower ground will allow for a larger rear reception space and better linkage with garden. The top roof terrace has been altered so safer and better accessible to all areas.

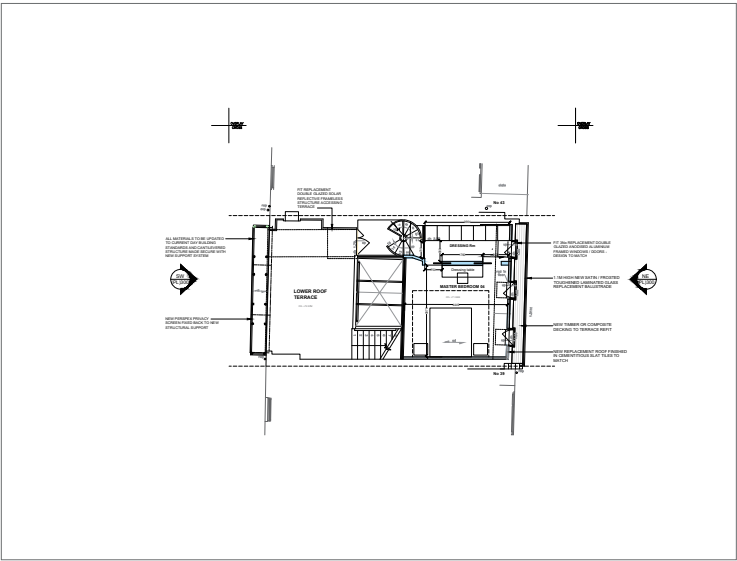
Proposed Area Schedule

Proposed Area Schedule - 6 Bed Terraced House										Total Development Area			
FLOOR		6B House						Amenity (sqm)		GIA sqm	GIA sqft	GEA sqm	GEA sqft
L Ground		63.40						127.70		63.40	682.44	0.00	0.00
U ground		65.60						4.70		65.60	706.12	0.00	0.00
First floor		61.00								61.00	656.60	0.00	0.00
Second floor		61.20								61.20	658.76	0.00	0.00
Third floor		29.60								29.60	318.61	0.00	0.00
Roof Terrace								52.50		0.00	0.00	0.00	0.00
TOTAL GIA (sqm)		280.80								280.80	3,022.53	0.00	0.00
Amenity (sqm)								184.90					

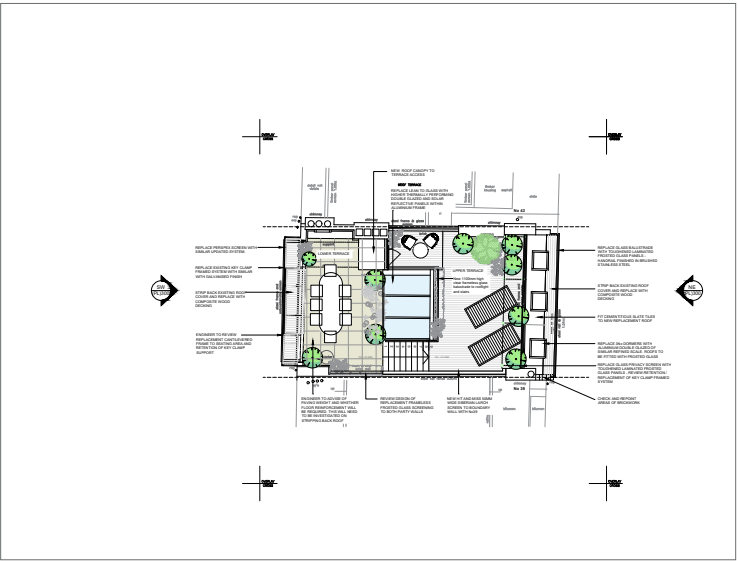
Total Site Area (Red line Boundary)			
sqm	sqft	Hectares	Acres
227.00	2,443.43	0.0227	0.0561



Proposed Lower Ground Plan



Proposed Third Floor



Proposed Roof Terrace Plan



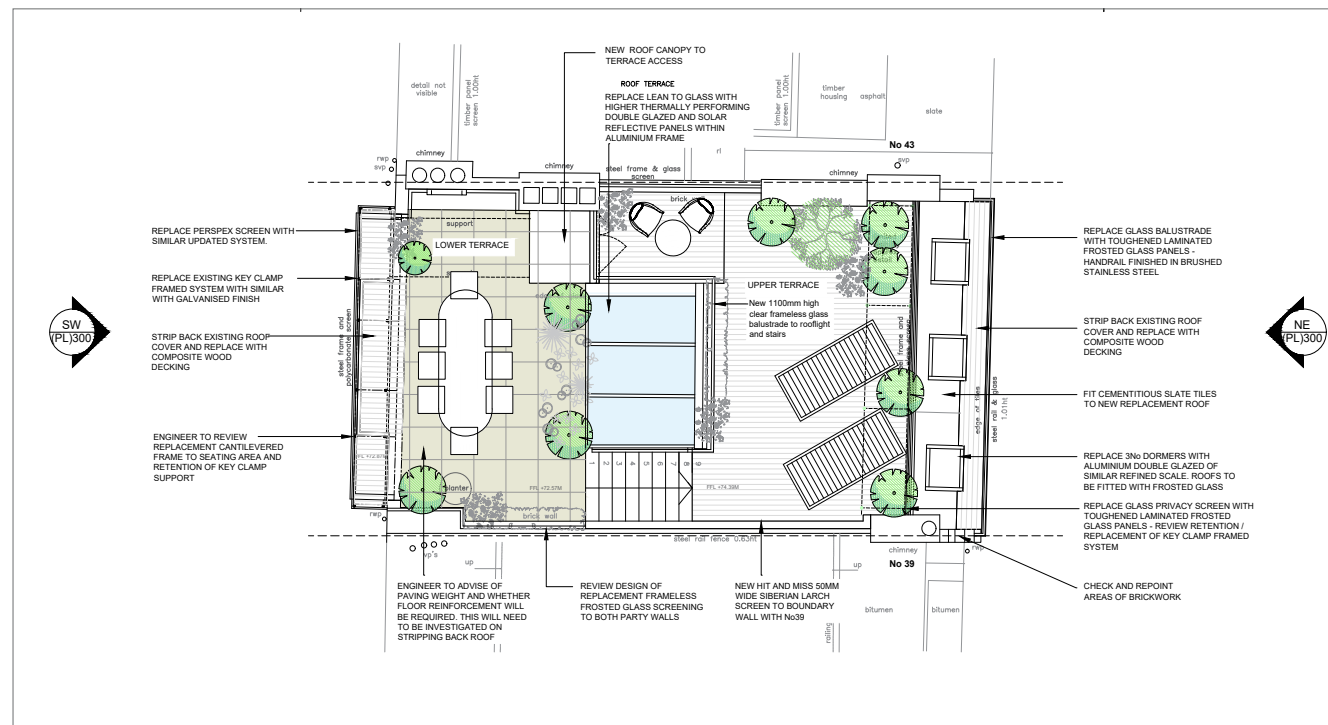
3.0 Design Proposal

3.3 Height, Scale & Massing

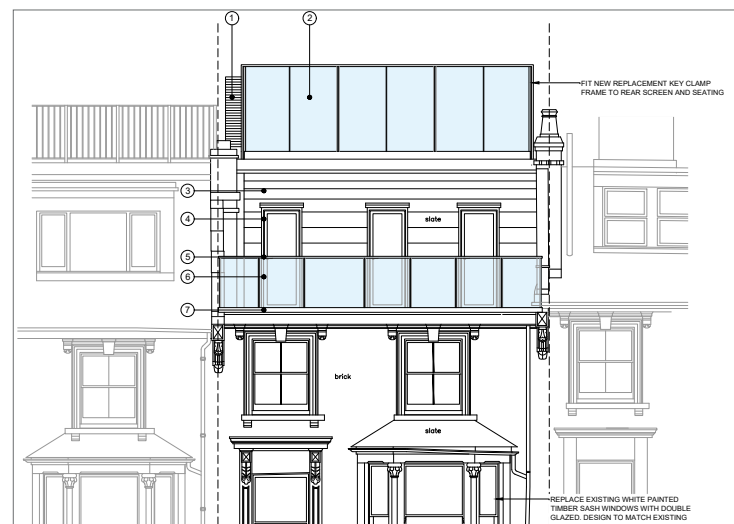
The height of the replacement glass to the third floor balustrade and screens to the top roof terrace will remain as current. Likewise the height of the replacement screening the to rear of the top roof terrace will remain as current.

The infill of the rear lower ground will be a continuation of the upper ground bay window.

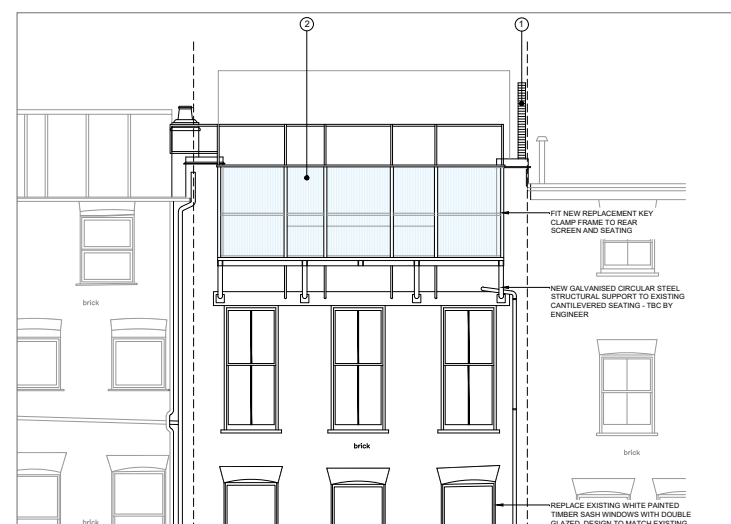
We consider that the modest scale and proportions of the proposed alterations are sympathetic to the building and context. As such we believe this will preserve the character and will not detract from the setting in the conservation area.



Proposed Roof Terrace Plan



Top front elevation



Top rear elevation



Lower ground rear elevation

3.0 Design Proposal

3.4 Appearance

The replacement materials to the top roof terrace will be similar in look to current, where the material design and finish will be to a higher standard. Therefore the glass will remain frosted / satin to match the front and likewise the replacement perspex will be of a similar satin finish. The current key clamp framing will be replaced in areas with new and new handrails finished in brushed stainless steel.

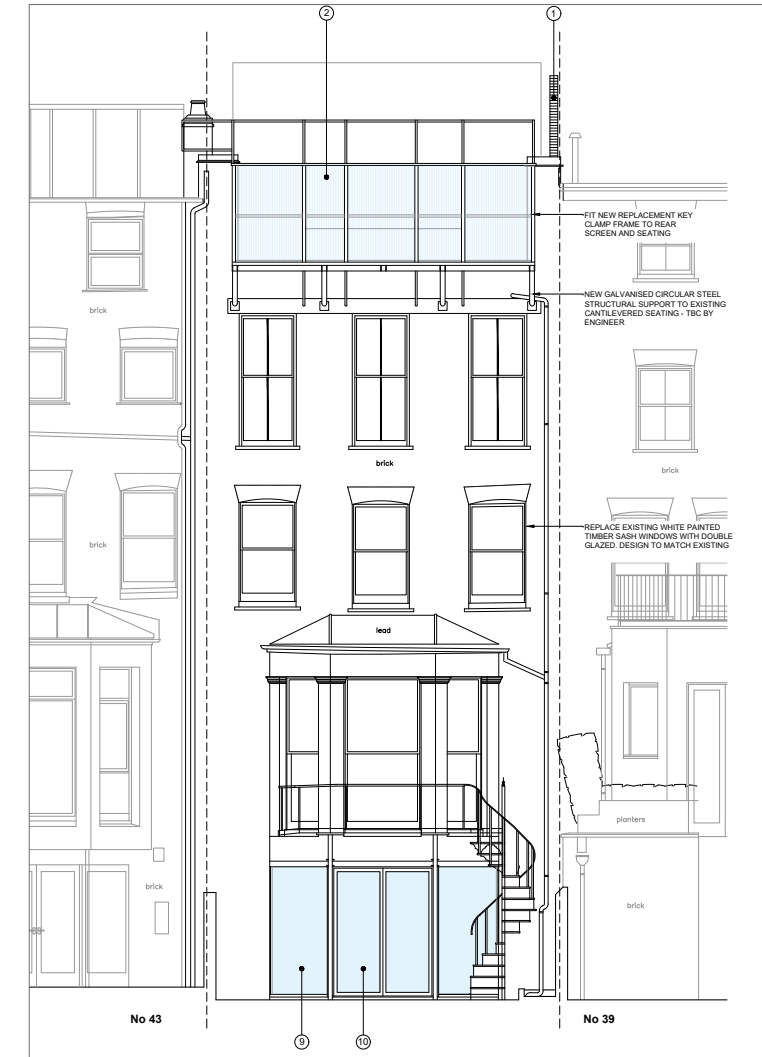
The infilling of the rear lower ground floor will be frameless clear double glazing to the sides and central aluminium framed doors with a level threshold accessing the garden terrace. The framing is to be minimal thereby maximising the natural light and view through to the rear garden.

The replacement white painted timber sash windows to the front and back will match the existing though will be higher thermal performing with double glazing.

The proposed alterations and materials would not affect the character and appearance of Belsize Conservation Area for the purposes of section 72(1) of the Act.



Proposed Front Elevation



Proposed Rear Elevation



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