

DESIGN AND ACCESS STATEMENT

FULL PLANNING IN CONSERVATION AREA
47A PRIMROSE GARDENS, LONDON, NW3 4UL

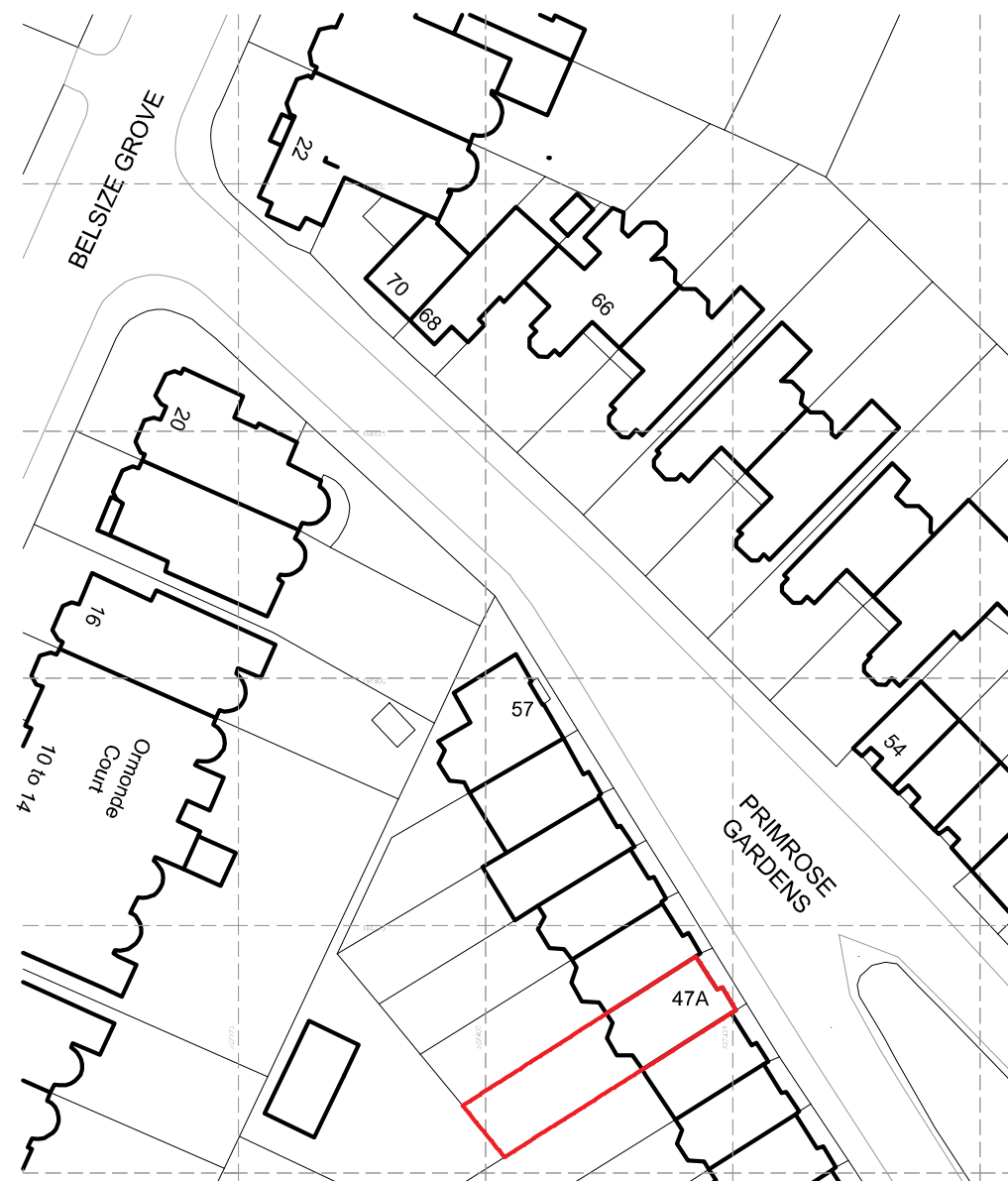
THE PROPOSAL IS FOR A REAR EXTENSION WITH UPPER GROUND FLOOR
ROOF TERRACE TO AN EXISTING MAISONNETTE, AND ASSOCIATED INTERNAL
RECONFIGURATION.

FEBRUARY 2023

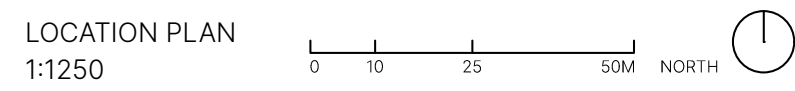


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1. INTRODUCTION

This Design and Access Statement has been prepared in support of our planning application for Planning Consent for works to 47A Primrose Gardens, London NW3 4UL

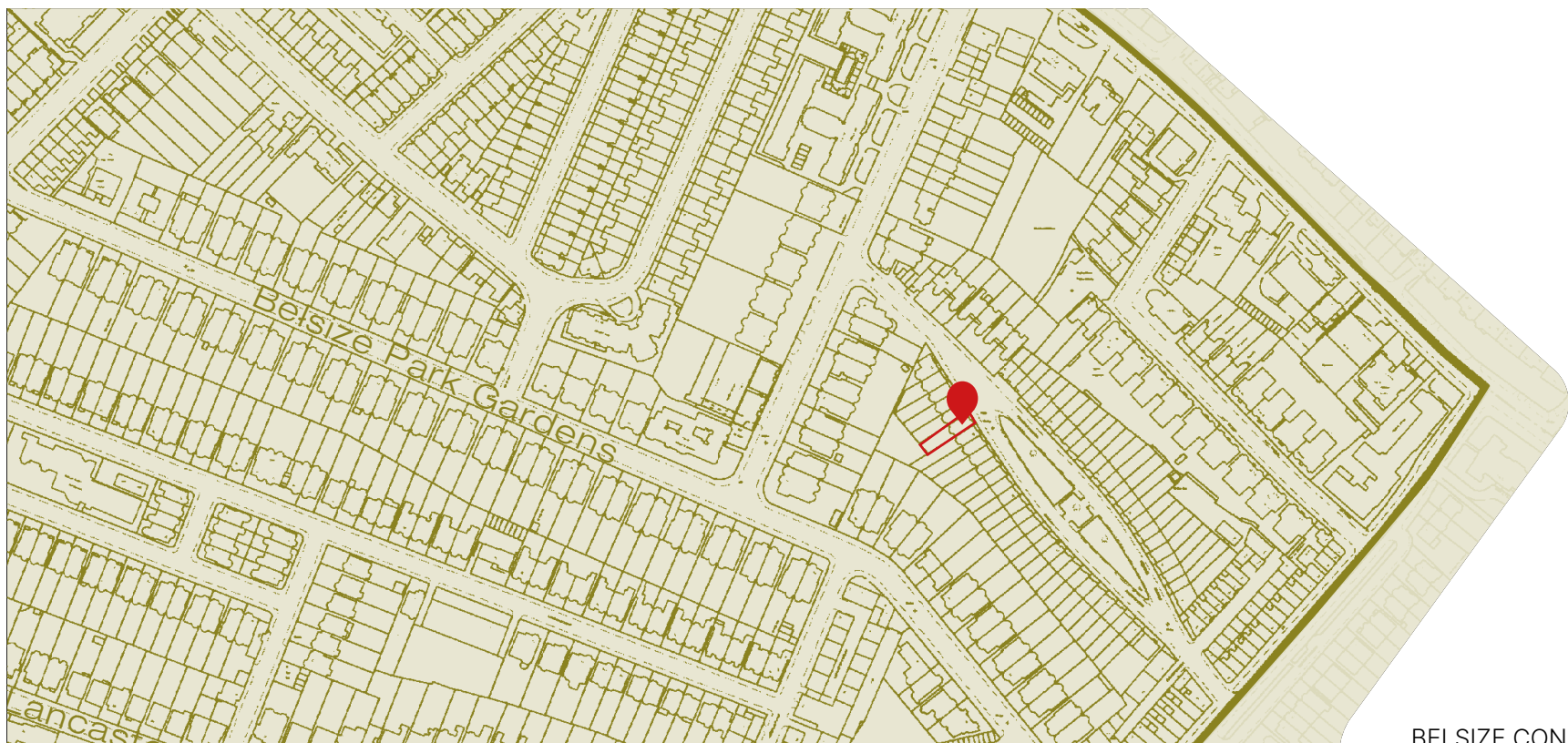
The statement has been composed in line with the CABE guidance document, 'Design and Access Statements: How to write, read and use them.' The statement will consider the impact of the proposed works and their immediate environment.

The proposal has been prepared in response to our client's brief and both the local and national guidelines and policies, respecting the social, economic and environmental needs of the site and the wider context. We have made several site visits and observed the surrounding area when developing this proposal.

THIS DOCUMENT SHOULD BE VIEWED ALONGSIDE THE DRAWINGS AS LISTED BELOW:

1852 - OS.01
1852 - EX
1852 - PP

All drawings and diagrams included in this report are for illustrative purposes only and should not be scaled off.



2. LOCATION / CONSERVATION AREA

The site is located in a residential area within the boundary of the Belsize Park Conservation Area. It is one of the Victorian terraced townhouses that surround Primrose Gardens.

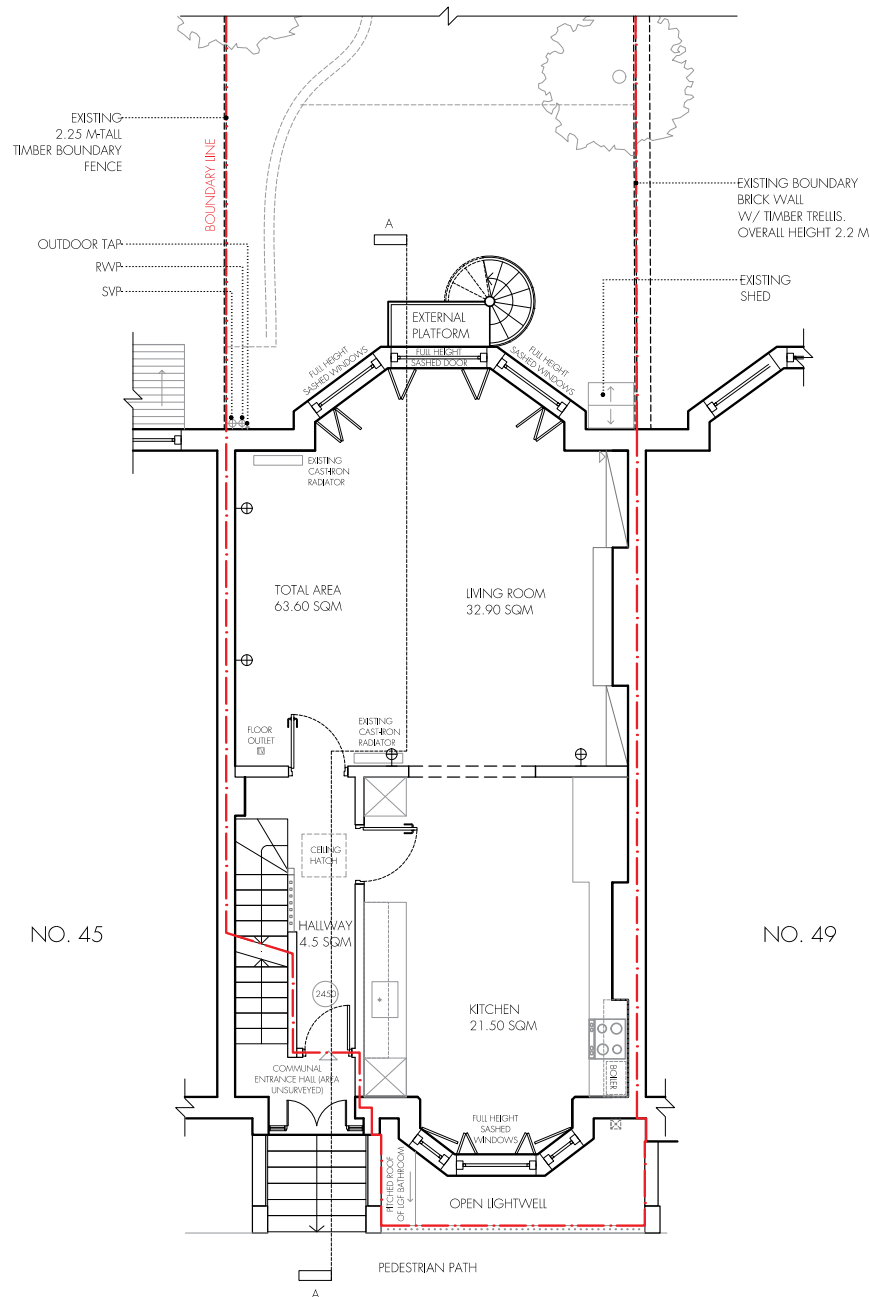
During the development of this proposal we have consulted Camden Councils' Conservation Area Statement 9 / Belsize Park along with Camden Planning Guidance and UDP documents. It is our understanding that a Conservation Area Consent is not required

3.1. EXISTING

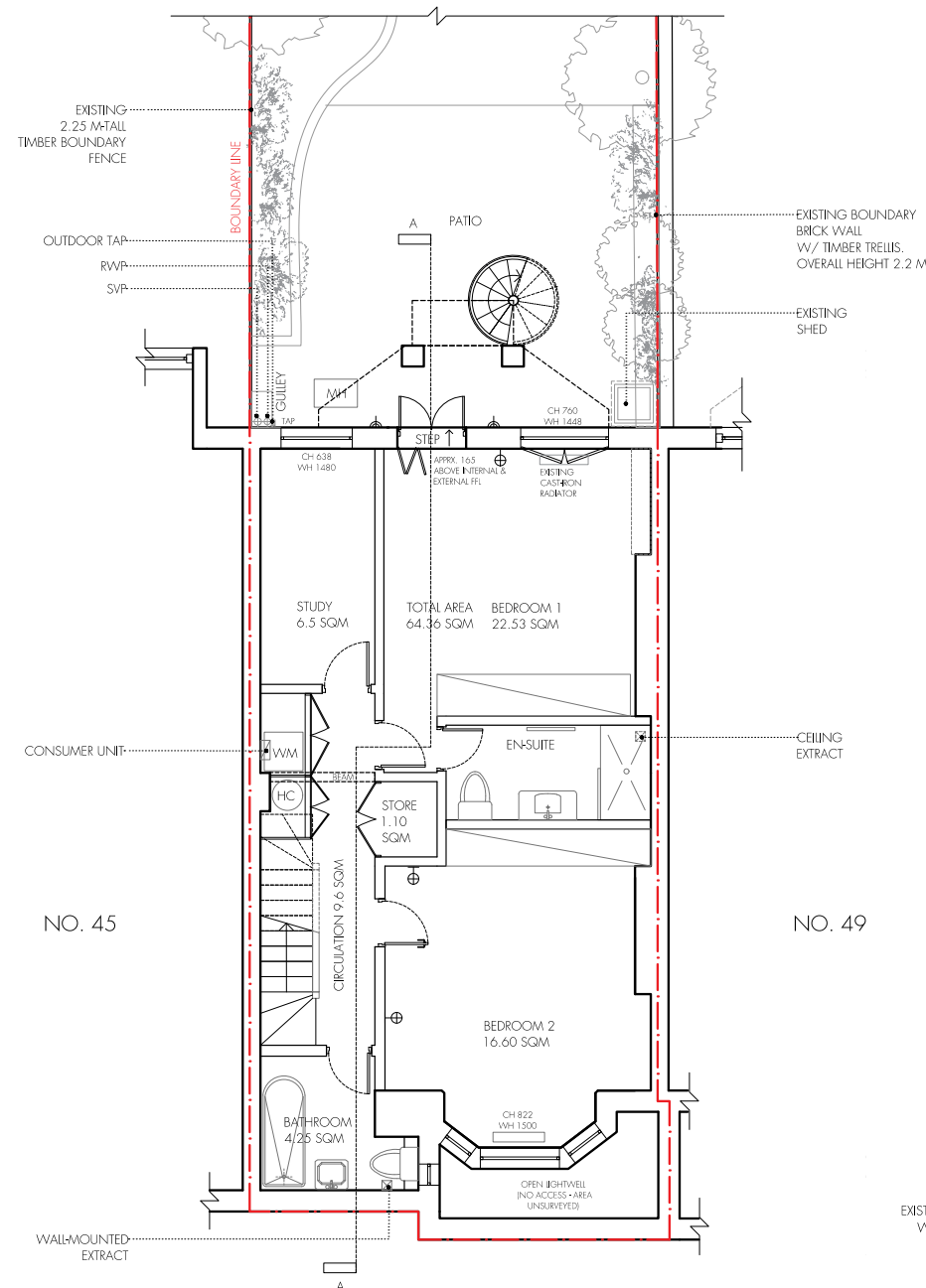
There will be no alteration to the front of the property (facing Primrose Gardens).

At the rear elevation, there is an existing bay window overhanging at upper ground floor level, and is supported by two 340 × 325 brick columns. This is an incongruous arrangement which creates overshadowing and significantly reduces daylight and sunlight to the rear bedrooms at the lower ground floor level.

Access to the rear garden is currently via the French doors located in the lower ground floor master bedroom, or via a metallic narrow spiral staircase from the upper ground floor, through a modified sash door.



LOWER GROUND FLOOR

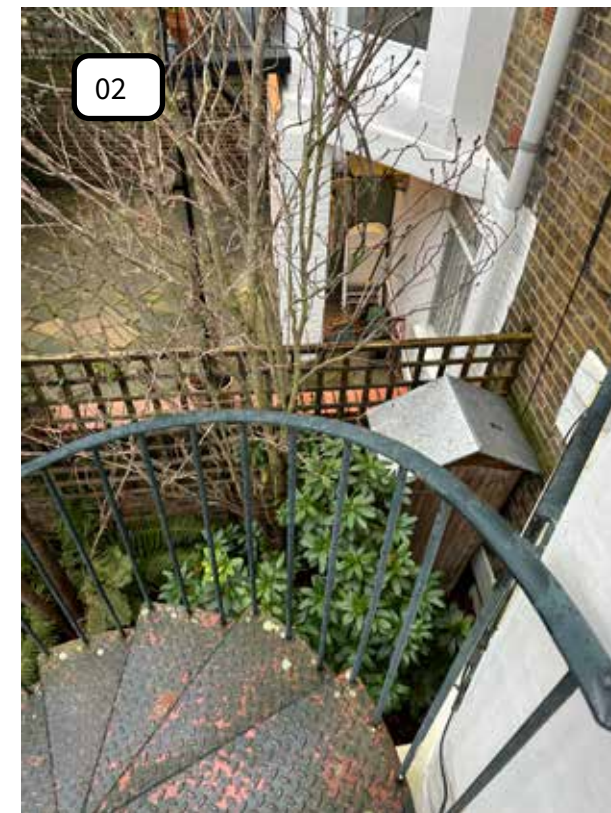


UPPER GROUND FLOOR



REAR ELEVATION

3.2. EXISTING PHOTOGRAPHY



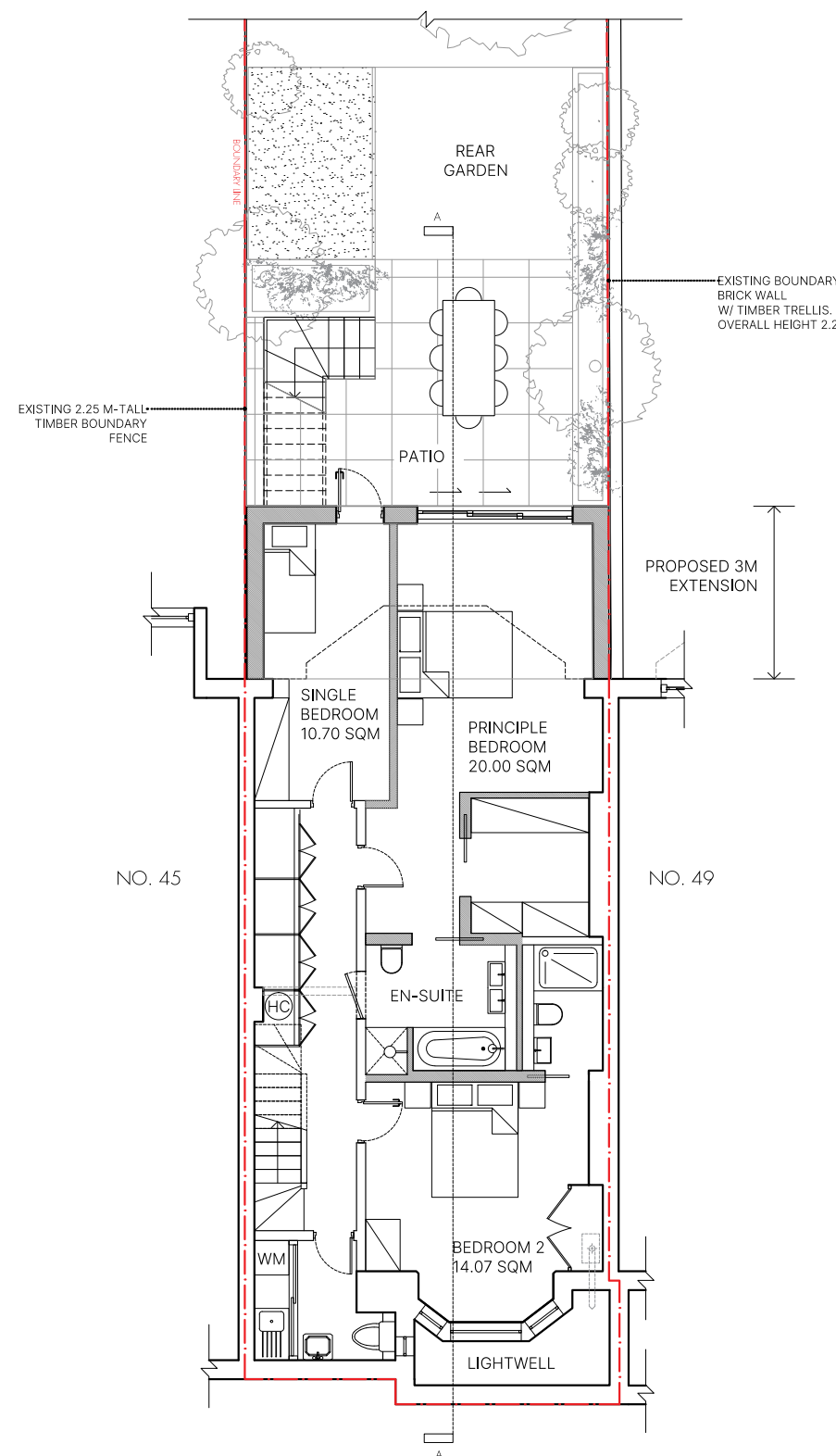
- 01. VIEW OF REAR ELEVATION FROM GARDEN.
- 02. BOUNDARY CONDITION TO NO. 49 (BRICK WALL WITH TIMBER TRELLIS, APPRX. 2.2 M TALL).
- 03. ACCESS THROUGH MODIFIED THREE-TIER SASH DOORS FROM UPPER GROUND FLOOR.
- 04. BOUNDARY CONDITION TO NO. 45 (TIMBER FENCING, APPRX. 2.25 M TALL).

4.1. PROPOSED DRAWINGS

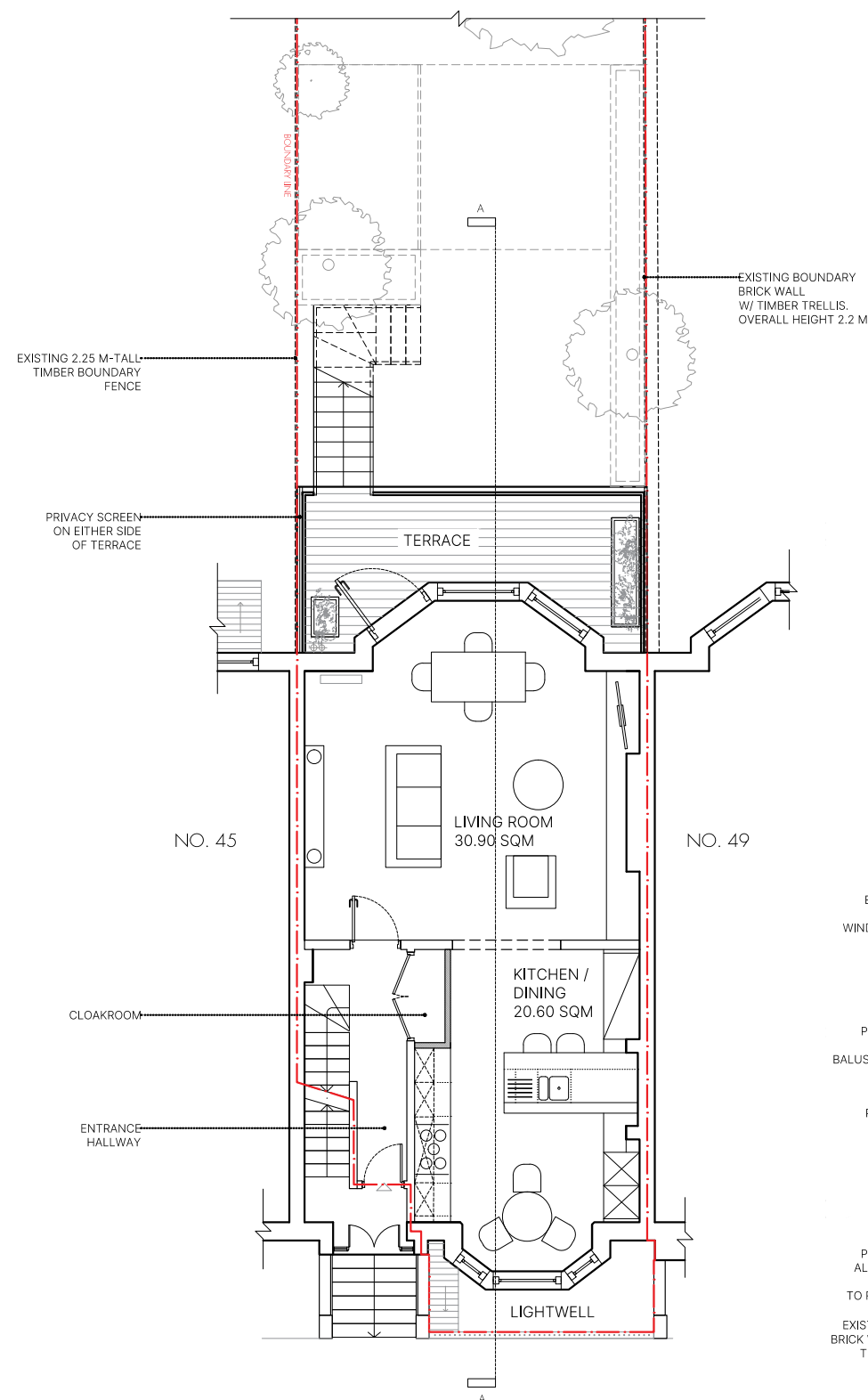
The proposed rear extension will extend three metres back from the existing rear elevation. The flat roof terrace can be accessed from upper ground floor through a new hardwood hinged door, which leads to the new corner stairs.

The existing modified three-tier central sash doors to the bay window will be **restored and made good**.

The L-shaped staircase is strategically placed on the side adjacent to No. 45 to avoid outlook into No. 49's bay window. The design is then further accompanied by two 1.6 m-tall privacy screens on both sides of the terrace to prevent overlooking issues.



LOWER GROUND FLOOR

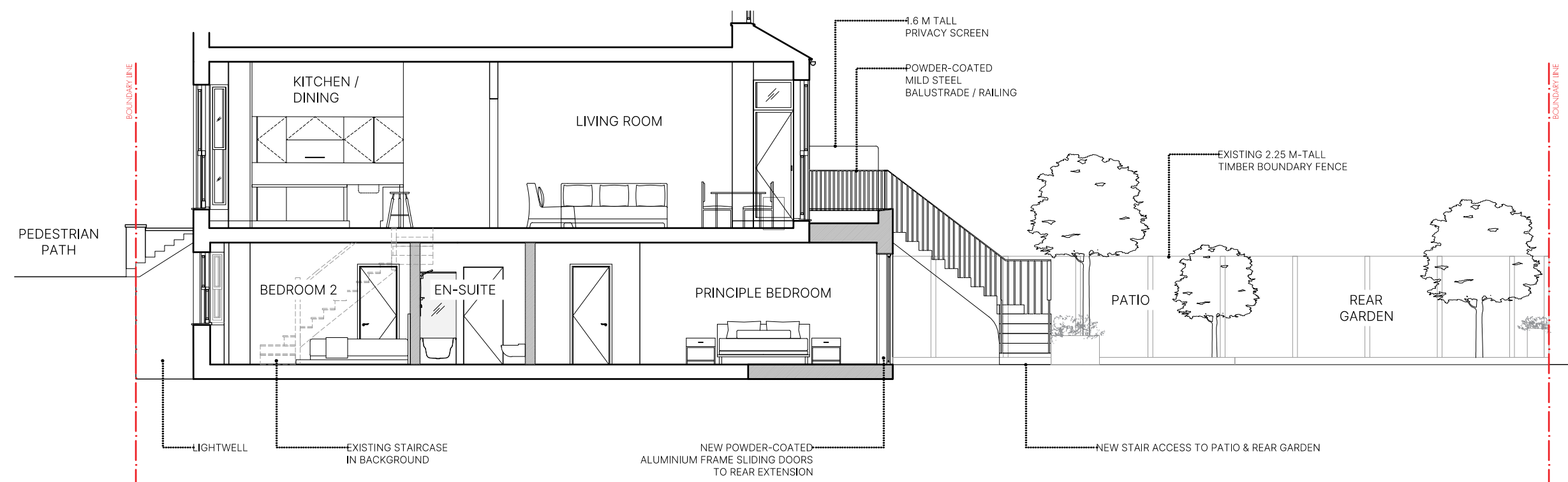


UPPER GROUND FLOOR



REAR ELEVATION

4.1. PROPOSED DRAWINGS



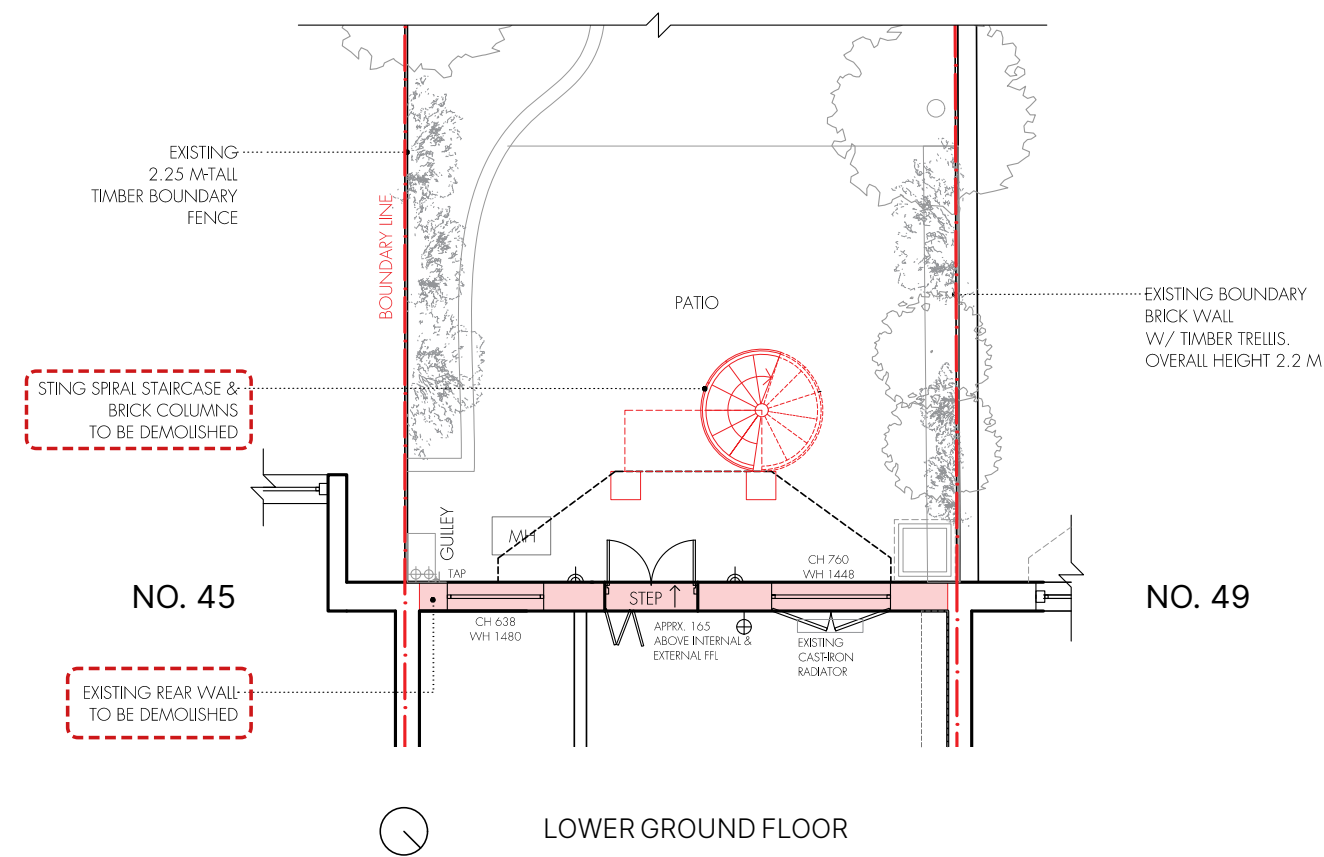
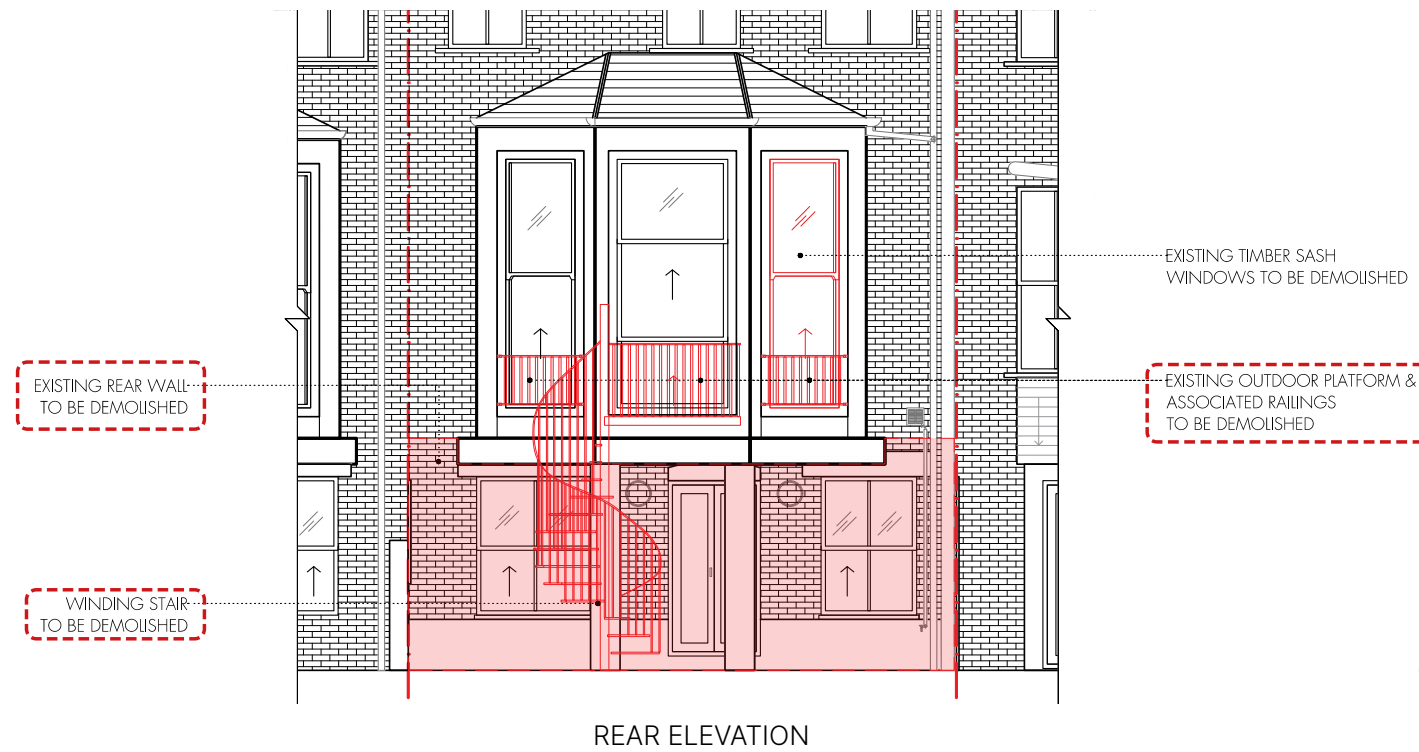
LONG SECTION AA FACING EAST

4.2. DEMOLITIONS

The proposed works will require some minor demolition works as illustrated to the left, highlighted in red.

The rear wall at the lower ground floor will be demolished, together with the existing spiral staircase and sash window railings. Additionally, one of the bay window sash windows will be demolished to allow installation of the new hardwood hinged door.

The bricks from demolition will be reclaimed and used to form part of the proposed rear extension.



4.3. DESIGN DEVELOPMENT

We explored various options and considered the pros and cons of each proposal; we have concluded that a L-shaped access staircase to replace the current central spiral one would be the most sensible option in terms of improving the existing condition of the rear elevation of the property.

Please see below the assessment:

Option A

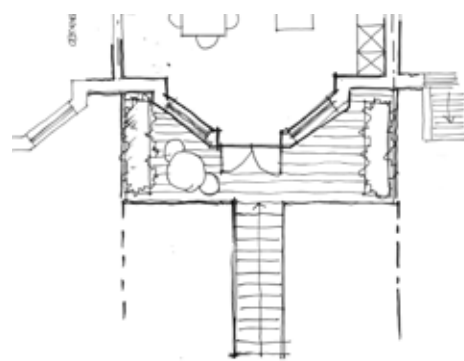
This option follows the original setting where the stairs are located at the centre of the rear part of the property. The access is straightforward, but would have limited the outdoor amenity space at lower ground floor, and potentially create overshadowing issue for both bedrooms that directly facing the patio.

Option B

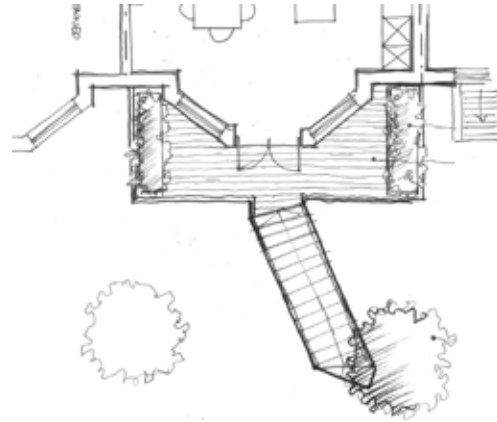
This option starts with a central access point from the terrace like option A, but the staircase is positioned diagonally in order to allow a bit more flexibility and create a better amenity space at the lower ground floor level. However, the drawback would be a prominent feature that is asymmetrical which does not align with the existing rear elevation aesthetic, resulting in a negative visual impact.

Option C (Chosen Approach)

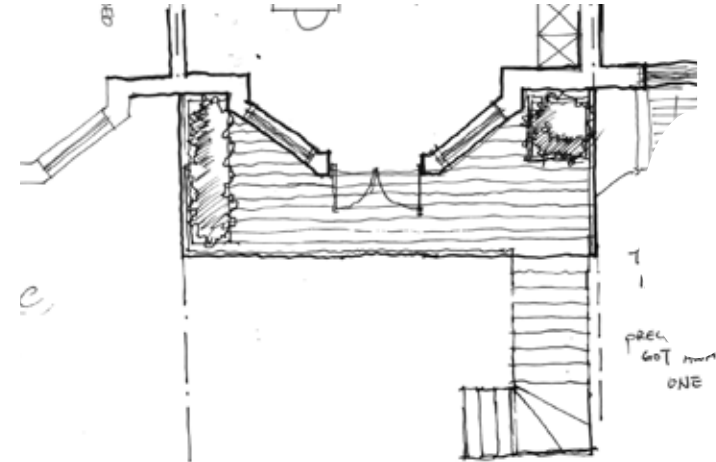
This design introduces a subtle approach from the flat roof terrace, where the user is guided through a one-metre wide corner L-shaped staircase and descends down to a patio area that opens up to the rear garden section. The "hard boundary" between where the staircase touches down and where the patio and the rear garden start is therefore blurred, offering an outdoor amenity space without any structural disruption, and the staircase is integrated as a subservient addition in such context. The overall natural lighting to the rear bedrooms are also greatly enhanced in this setting.



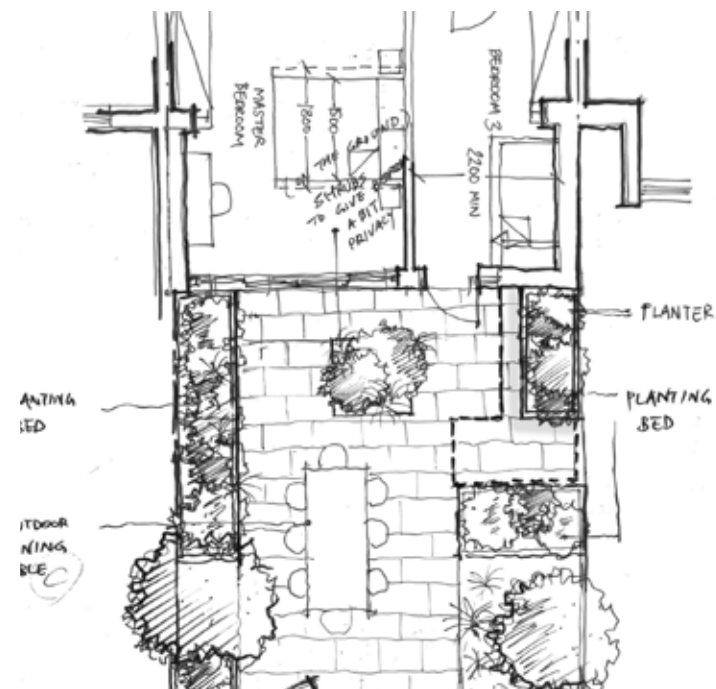
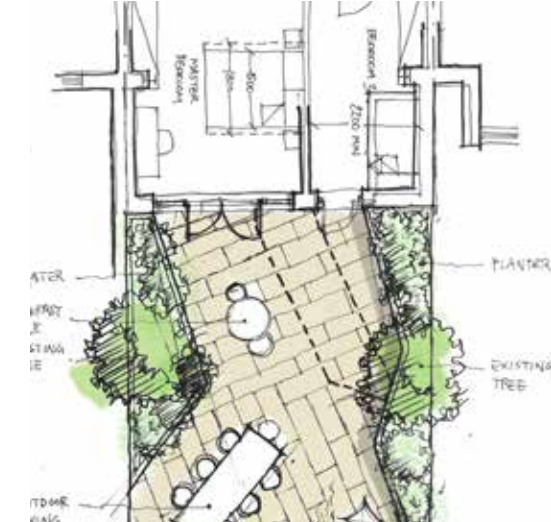
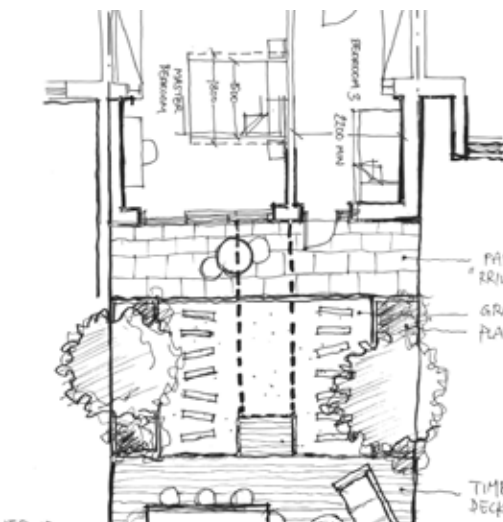
OPTION A

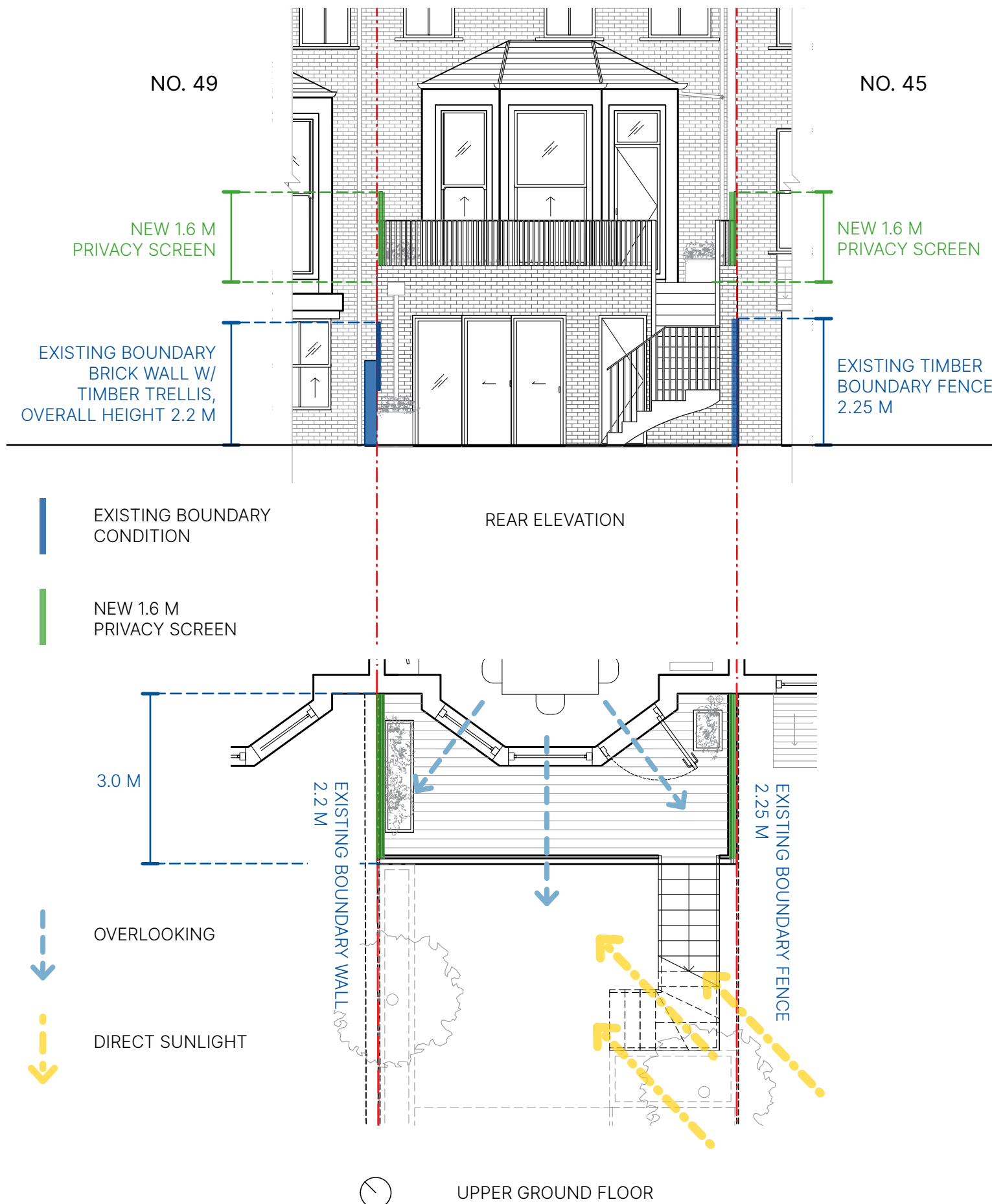


OPTION B



OPTION C (CHOSEN APPROACH)





4.4. SCALE & MASS

EXISTING

The main terraced building itself is five-storey-high at approximately 16 m, with a bay window at the upper ground floor level. The existing garden is flanked by two boundary walls (approximately 2.2 / 2.25 m high, made up of bricks and timbers) as shown in blue.

PROPOSED

The proposal for the single storey rear extension at lower ground floor would be subservient to the main structure being extended; it respects and preserves the original design and proportions of the building and therefore would comply with the Extensions, Alterations and Conservatories guidance from Camden Planning Guidance (CPG1 Design - 4).

4.5. AMENITY & OUTLOOK

EXISTING

There is currently an outdoor platform next to the bay window, with a spiral staircase. The stairs are used to access the rear garden, which potentially create outlook issues to the neighbours' properties.

PROPOSED

The proposed rear extension will offer a flat roof terrace of approximately 13 sqm to provide access to the rear garden from upper ground floor. It is accompanied by two 1.6 m privacy screens on both sides to prevent overlooking into the neighbours.



4.6. SIMILAR PROJECTS

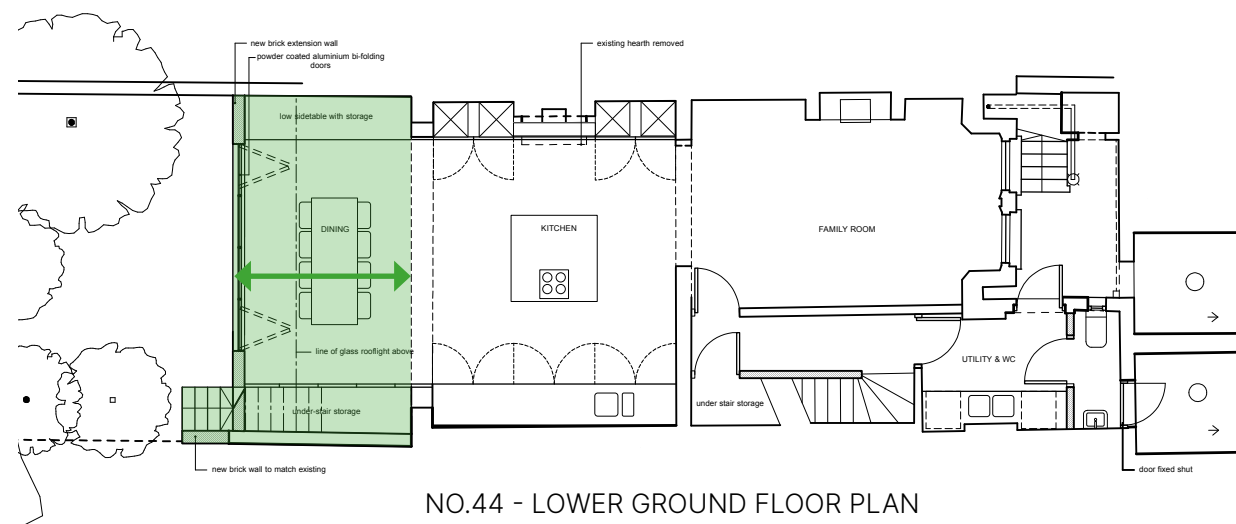
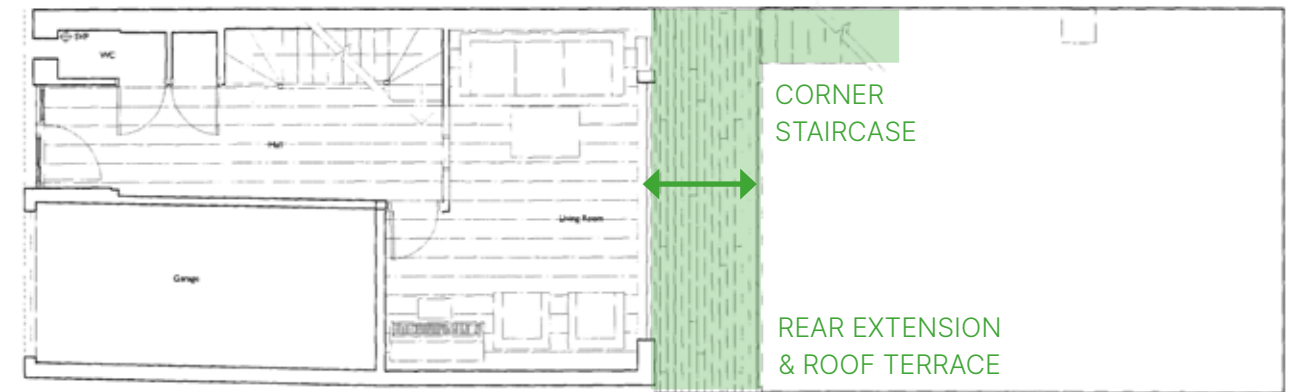
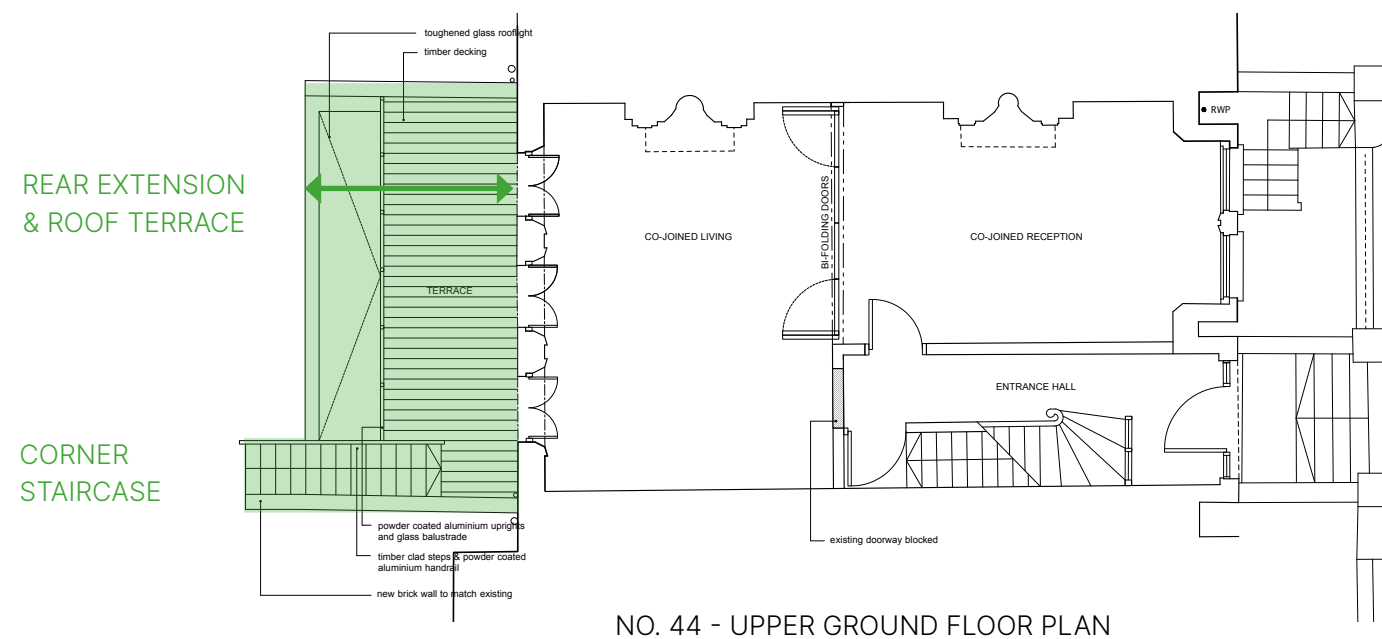
Prior to the design development, we have conducted research on the properties within the vicinity of Primrose Gardens that have employed similar approaches for their rear extensions and garden access, where planning consents were granted.

The examples shown here are from applications* listed below:

Ref. 2010/1355/P (No. 44)

Ref. 2009/1935/P (No. 54)

**Drawings obtained through Planning Portal.*





ABOVE:

EXISTING REAR ELEVATION MADE UP OF LONDON STOCK BRICKS (PARTIALLY PAINTED WHITE) AND MODIFIED TIMBER SASH DOORS AT BAY WINDOW.

TO THE RIGHT:

EXAMPLES OF PROPOSED MATERIAL INCLUDING 01.) MILD STEEL BALUSTRADE, 02.) TIMBER DECKING, 03.) POWDER-COATED ALUMINIUM SLIDING DOORS.



4.7. APPEARANCE & MATERIALITY

EXISTING

The building of 47A is a terraced unit where the main structure is built up with London Stock Brick. Two-over-two timber sash windows are featured across the entire row of rear elevation. Part of the existing rear wall and the entire bay window have a white render finish.

PROPOSED

The proposal aims to preserve the existing building aesthetic and utilise matching London Stock Brick (partially reclaimed) to form the entire rear extension, including its parapet. The modified timber sash doors to the bay window will be restored and made good, with a new hardwood hinged door installed for terrace access. The new lower ground floor doors to the rear extension will have powder-coated aluminium frame to differentiate from the existing and give the new structure a subtle modern touch.



ABOVE:

EXAMPLE OF 05.) HARDWOOD HINGED DOORS (PAINTED IN WHITE) WITH FANLIGHT TO SUIT THE EXISTING PROPERTY'S VICTORIAN PERIOD CHARACTER, AND 04.) LONDON YELLOW STOCK BRICK THAT WILL FORM THE NEW REAR EXTENSION.

4.8. BIN STORE

Bin store will remain unchanged on site.

4.9. SUSTAINABILITY

The new extension will be built in line with the new Part L building regulations, which have come into effect as of June 1st 2022. These changes are part of a larger push to deliver Zero Carbon ready homes by 2025.

The proposal will offer the following characteristics of a sustainable and contemporary design:

- Designed to be energy efficient.
- Designed to be long life, with particular regard to use of quality building materials and finishes.
- Designed to provide flexible living accommodations.
- Designed to maximise daylight and preventing overheating.
- Creating links between external and internal space.
- Dual aspect to promote natural cross ventilation.
- The 'greening up' of the site to increase biodiversity in the local area.

Building with ecological concerns in mind does not mean you have to sacrifice aesthetics; in fact the two can and should go hand in hand. The elements that make a building green also serve to maximise the quality of life - good natural light and air, comfortable heating and a sense of being in touch with nature that creates a pleasant, optimistic built environment.

5. CONCLUSION

Our proposal provides an exciting opportunity to improve the residential home in a prominent location in the Camden Borough, on a site that is currently occupied by the owner's own family. The scheme focuses on sustainability that meets the criteria set out by both the London Plan and Camden's own guidance in terms of the following:

- Dwelling sizes
- Living spaces
- Amenity space
- Outlook and Daylight

We believe the proposal provides a positive impact to the existing property and maintain the original quality of the local area, and the team is excited by the prospect of delivering high quality residential refurbishment and extension for residents of 47A Primrose Gardens.



6. TASOU ASSOCIATES

ARCHITECTS AND STRUCTURAL ENGINEERS, EST. 1988

Tasou Associates is an RIBA chartered practice, committed to delivering projects with an emphasis on detail, space and quality of light. Our Islington office has been designing in North and North West London for over 33 years.

We ensure that every project we undertake is treated with the same design consideration, whether for a private client, property developer or housing association.

We have significant experience in Listed Building and Conservation Area projects and take great pride in designing within these parameters to achieve outstanding results. Our extensive portfolio of unique homes exhibits our understanding of the delicate balance between historical restoration and contemporary intervention.

Tasou Associates have a commendable history of creating beautiful yet functional designs within difficult urban sites. We work closely with individuals, planners and developers alike to create outstanding buildings that are tailored to both the client's brief and the inherent context. Our portfolio spans from bespoke houses to one-off developments, all of which are tackled with an emphasis on design and attention to detail.



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1



2

- 1 | Private project, Camden 2013
- 2 | River Street Mews, Islington 2015
- 3 | Noble Yard, Islington 2010

6.1. TASOU ASSOCIATES PRECEDENTS

TASOU ASSOCIATES PRECEDENTS

ENFORD STREET, W1H

Conversion and Extension

This project involved the conversion and extension of a modern office block in Enford Street, Marylebone, to create four new luxury apartments. Set over three floors, the development incorporates a carefully considered mix of modern and traditional design features. Guiding our approach was the need to respect the historic character of the original Georgian terrace, while creating an attractive, contemporary living environment.



- 1 | Photograph of street elevation
- 2 | Close up photograph of front entrance
- 3 | Internal photograph of Enford Street Flat 1.

6.1. TASOU ASSOCIATES PRECEDENTS

TASOU ASSOCIATES PRECEDENTS

HIGHBURY PLACE, N5

Single family home.

This listed townhouse in the Highbury Fields Conservation Area was converted from an office into a large family home.

During the restoration many of the building's original features were uncovered and reinstated, including the grand central staircase.



- 1 | Rear elevation
- 2 | Entrance way
- 3 | Staircase