

## Flat 1, 172 Regent's Park Road, London, NW1 8XN



### 1.0 Introduction

This document accompanies an application for Full Planning Permission for installation of new slimline double glazed timber sash windows to the front and rear elevation of Flat 1- the first floor flat of number 172 Regent's Park Road, as well as the addition of a boiler flue extraction in the side elevation and kitchen extract in the rear.

This Design, Access and Heritage Statement has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF).

## 2.0 Site Context and Heritage Statement

The subject site is located within the Primrose Hill Conservation Area, at the northerly end of Regent's Park Road on the corner with Berkley Road.

The Primrose Hill Conservation Area Appraisal document notes the four storey terrace as one of three dominant commercial terrace groups within this section of Regent's Park Road. It is described as *'located on the east side of the road, between Berkley Road and Sharpleshall Road. This terrace has a uniform character and is constructed in London yellow stock brick with a prominent stepped parapet line, multicoloured brickwork string courses and arched window heads with stucco detailing at first floor level.'*

The property, Flat 1, 172 is the first floor flat at the end of the terrace with a ground floor commercial unit below and two residential apartments on the floors above. A section of the front elevation folds around the corner of Berkley Road at 45 degrees from the main Regent's Park Road frontage- this contains the ground floor entrance to the commercial unit and large arched sash windows on every level. At first floor a non-original additional glazing bar has been added to the lower pane of the sash. The flat retains the two original large timber sash windows to the front elevation. (See photographs 01 & 02)

The communal entrance to the residential flats is on the side elevation on Berkley Road, as well as windows to the communal stair. There is also the existing boiler flue of Flat 2. (See photographs 05 & 06)

In the rear elevation each flat has one original large sash window and a later smaller window serving the bathrooms. The existing large rear window of Flat 1 is an un-original hybrid double casement with a fixed sash pane above. Substantial alterations and additions to the external drainage and services are also visible on the rear elevation. (See photographs 03 & 04)



01. View of Flat 1 window on corner elevation of Regent's Park Road and Berkley Road



02. View of Flat 1 windows on front elevation from Regent's Park Road

## 3.0 Proposed Design and Materiality

The proposals submitted here represent the replacement of all the existing windows with double glazing and the addition of a boiler flue extract in the side elevation, and kitchen extract to the rear.

The existing glazing throughout Flat 1 is in poor condition and thermally inefficient. In the rear elevation the large window is an un-original hybrid double casement with a fixed sash pane above and a fan within it. In the corner window of the front elevation there is also an un-original additional mullion in the lower leaf of the sash. This is the only vertical mullion present in the Regent's Park Road facing elevations of the whole terrace. This includes the corner window at the other end of the terrace, with Sharpleshall Road. (See photograph 07)



The proposed timber sash windows to the front elevation will be made to match the existing proportions and joinery details of the original sash windows, fabricated to a high standard of workmanship to retain the profile and thickness of frames and glazing bars whilst accommodating slimline double glazed panes. The existing un-original mullion in the corner window will also be omitted and replaced with a single pane.

In the rear elevation the large hybrid window will be replaced with a sash window, made to match the existing proportions and joinery details of the existing top pane of the original sash in this location. Again, fabricated to a high standard of workmanship to retain the profile and thickness of frames and glazing bars whilst accommodating slimline double glazed panes. We will also reinstate the vertical glazing bars which will be integral to the glazing, as opposed to applied.

Internally the proposed refurbishment reorganises the layout of Flat 1 to reinstate the original large single room at the front, becoming a kitchen and living space.

In order to move the bedroom to the rear of the property, where the kitchen currently is, the existing boiler extracting out the rear, is also proposed to be relocated to the kitchen/living space. The application is therefore also to install a flue extraction out the side elevation on Berkley Road- this has already been done by Flat 2 above. To avoid any kitchen extract to the main street frontage to Regent's Park Road, the new kitchen extract will be ducted through the joists to discharge to the rear of the property.

The proposed works are designed to retain and reinstate the character and proportions of the original existing building. The works represent minor exterior alterations to the existing rear elevation reflecting and enhancing the existing historic setting and the overall character of the Primrose Hill Conservation Area.



03. View of rear elevation of Flat 1 from Berkley Road



04. View of side and rear elevation of 172 Regent's Park Road, from Berkley Road



05. View of side elevation from Berkley Road - existing flue from second floor Flat 2 also visible



06. Existing flue from second floor Flat 2



07. View of Flat 1 window on corner elevation of Regent's Park Road and Berkley Road

## 4.0 Access, Parking and Public Transport

The proposals will have no impact on the existing parking, access and accessibility to the property.

Regent's Park Road has on-street residents parking bays to either side, and numerous pay to park metered bays. The proposals will have no impact on the existing on street car parking. The site is well located for walking and cycling to local amenities and access to public transport, with bus routes from Adelaide Road and Haverstock Hill and tube routes from Chalk Farm Northern Line a short walk across the pedestrian bridge, and to the south, Prince Albert Road towards St Johns Wood.

## 5.0 Trees

No trees are affected by the proposed alterations.

## 6.0 Sustainability

The proposed works comprise the careful installation of high quality slimline double glazing and reinstatement of all reveals and affected areas to match the detailing of the existing building.

All new elements will be constructed in accordance with Building Regulations Part L, and provide increased insulation and air tightness to the envelope.

## 7.0 Conclusions

The application proposals are carefully designed to make a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context.

Works will be executed to a high standard, and will substantially improve the thermal performance and energy efficiency in line with Building Regulations and to reflect the aspirations of the Borough.

The proposals comply with the National Planning Policy Framework, the London Plan and the Camden Local Plan, and on the basis of this assessment we would conclude that the scheme presents positive aesthetic and policy benefits for the building and the locality.

In summary, the alterations are modest in scale; in keeping with the existing building and Conservation Area; and represent a positive contribution to the Conservation Area and the existing streetscape.

## 8.0 Supporting Drawings

The following drawings have been submitted in support of this application:

0001 Site Location Plans

0100 Existing & Proposed Floor Plan

0200 Existing Elevations

1300 Proposed Elevations

3100 Existing & Proposed External Windows

3101 Existing & Proposed Window Details