



Design, Access and Heritage Statement

Project: Regency Lodge, Window Replacement

Address: 36, Regency Lodge, Adelaide Road, London NW3 5ED

Project Ref.: 2319

Executive Summary

This report has been prepared to accompany the listed building consent application relating to the replacement of a window at Flat 36, Regency Lodge, Adelaide Road, London NW3 5ED.

The proposed works replace the original steel framed window with an aluminium framed window that replicates the original design as far as is practical.

The proposal has taken into careful consideration the architectural elements of Regency Lodge that contribute to its special historical character. This report will demonstrate how the proposal protects and enhances the heritage assets of the building and the wider historical context of Swiss Cottage and the Borough of Camden.

The report identifies the heritage value of the building and its context, notes relevant planning history, sets out the reasoning behind the design choices made, and finally states why the proposal should receive listed building consent.

To be read in conjunction with:

2319-DJL-00-S-001 Existing window sections/ elevations

2319-DJL-00-S-002 Proposed window sections/ elevations

2319-DJL-00-P-001 Site Location plan

Architectural Heritage Assessment

The applicant site is located at Flat 36 within Regency Lodge, block B5, and comprises a flat on the first floor of the 7 storey section of the building. The flat faces into the central courtyard and is located in the north west corner of the building.

Regency Lodge was listed in September 2006.

Listing grade: II

Listing entry number: 1413897

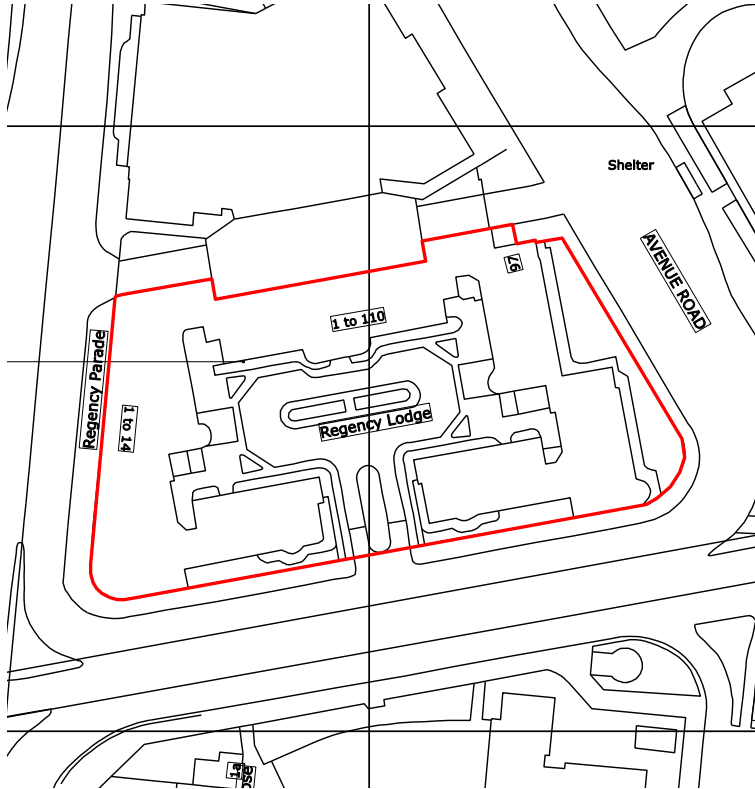
An abridged version of the listing states:

Flats and parade of shops on Finchley Road frontage, with underground garage. 1937-8. Robert Atkinson and A.F.B. Anderson. Brown and sandy buff bricks, with artificial stone bands and dressings on steel frame, flat roofs, and steel casement windows, a few windows replaced in late-C20. Moderne style development.

PLAN: Courtyard layout of 9 linked blocks, 6 storeys high, with narrow entrance in centre of south side.... Beneath the courtyard and the south ranged is a large underground parking garage for 100 cars with 15 lock-ups with access by ramps from Finchley Road and Avenue Road.

EXTERIOR: Horizontal emphasis, characteristic of the moderne style, is provided by artificial stone bands at window head and cill levels, with bold semi-circular bays at the block ends of the south range, and many casement bays with curved corners, two linked bays forming the main central feature above the entrance from the courtyard. The staircases are expressed by large vertical windows flanked by artificial stone fins... The shops have been much altered in the C20, with modern shop fronts, but the overall planning interest of the scheme is maintained, with the curved corner and flat single storey roofs...

Listed at grade II as a carefully designed scheme of inter-war flats with a parade of shops and underground garage by the notable early-C20 architect Robert Atkinson. The Moderne style development has a characteristic horizontal emphasis that suggests speed on this arterial route, and it effectively fills the trapezoidal site at the south end of the Swiss Cottage triangle, which was redeveloped in the 1930s. It is well detailed, including bas-relief panels of the building trades, as well as having planning interest and it is comparable with the best of the commercial flats of its date.



Applicant site location in Swiss Cottage



South elevation of the courtyard with the applicant site highlighted in red



Context view of the window concerned, highlighted in red *Detail showing the poor condition of the window*

Regency Lodge is located on the southern end of the triangular plot of land surrounded by Adelaide Road to the south, Avenue Road to the east and Finchley Road to the West. Directly to the north and within the same triangular plot lie the Swiss Cottage Odeon, itself a 1930s cinema of architectural importance (but not listed) and the Ye Olde Swiss Cottage public house. The original version of this pub gave its name to the area.

Regency Lodge is located in close proximity to Swiss Cottage underground station to the north. Immediately to the east across Avenue Road is Swiss Cottage Library, itself a grade II listed building by Basil Spence and beyond is Swiss Cottage Leisure Centre. To the south and west of the site across Adelaide road are a number of mid-high rise residential buildings. Adelaide Road itself is a busy 6 lane road with a bus stop and forming part of the A41.

Based on the listing entry, the elements of the building that constitute its special historic character are the proportions of the building, the architectural expression of its facade as a prime example of the 'moderne' style and as high quality and well kept example of housing from the 1930s. In particular, the listing makes direct reference to the steel casement windows as playing a central role in the horizontal banded 'streamlined'

appearance of the building. Whilst this banding is less evident on the internal courtyard facade where the applicant site is located, it still forms a central part of the building's special architectural character and should be conserved and enhanced.

No reference is made to the interior of the building although it can be assumed that the internal layouts and original architectural features of the interior are also to be considered important to the buildings' special character. There are no internal alterations proposed in this application beyond the works to install and make good around the new window.

Relevant Planning Policy

The following local planning policy is directly relevant to applicant site and proposed development. These policies have been taken into consideration in developing the design.

- Camden Local plan 2017 (currently under review). In particular policies:
 - D1 Design
 - D2 Heritage
- Camden Planning Guidance - Design - January 2021. In particular sections:
 - Section 3 - Heritage
- Camden Planning Guidance - Home Improvements - January 2021. In particular sections:
 - Section 3 External Alterations
 - Section 3.1 Windows and Doors

Conservation area

Despite the collection of heritage buildings in the area and the general historic character of the borough, the applicant site does not sit within a conservation area and is not subject to any additional planning policy. The site is in close proximity to several conservation areas, including the South Hampstead (formerly Swiss Cottage) conservation area to the west and the Belsize Park Conservation area and its additions to the east. No article 4 directions appear to apply to the applicant site.

Heritage appraisal of the site

The proposed works relate solely to the single window on the first floor of flat 36 that faces south onto the central courtyard.

The existing window is the original white painted steel framed window. It is divided vertically into 4 sections. The outer 2 sections are casement windows. Each vertical section is divided horizontally by steel transom bars into 5 individual panes, with the top left and right panes being operable fan lights.

Given their age and the tendency for steel frame windows to rust, they are now in a poor condition and are beyond repair. The casements can no longer be opened and are no longer fit for purpose. The solid steel frame with no thermal breaks has resulted in condensation on the interior which has been the primary cause of the rust. In addition, the single glazing provides a very inefficient thermal performance, resulting in poor internal thermal comfort, high heating costs and unsustainable operational energy demands.

Whilst the window comprises an important element of the special architectural character of the building, it is no longer suitable to be retained and requires replacement.

Relevant planning history

No planning applications or listed building consents relating to the direct applicant site (flat 36) are available on the Camden on-line planning portal. However, Regency Lodge has an extensive planning history in relation to the replacement of windows. In addition, there are records of planning enforcement warnings being served where replacement windows have been installed without listed building consent.

The following applications were all made together and relate to the replacement of uPVC windows with aluminium double glazed windows (Everglade) of the same design that is proposed in this application. The applications were made in September 2022 and despite the statutory 8 weeks having long since passed, no determination to either the listed building consents or related planning permissions appears to have been reached. The reason for this is unknown:

- Planning ref: 2022/3217/L
Flat 97, Regency Lodge
- Planning ref: 2022/3216/L
Flat 93, Regency Lodge
- Planning ref: 2022/3215/L
Flat 84, Regency Lodge
- Planning ref: 2022/3214/L
Flat 84, Regency Lodge
- Planning ref: 2022/3213/L
Flat 58, Regency Lodge
- Planning ref: 2022/3212/L
Flat 31, Regency Lodge
- Planning ref: 2022/3211/L
Flat 28, Regency Lodge
- Planning ref: 2022/3210/L
Flat 22, Regency Lodge

In addition to the above, the following applications have also been made at Regency Lodge that relate to window replacement.

- Planning ref: 2022/3210/L
Flat 51, Regency Lodge

July 2021

Replacement of uPVC windows with aluminium double glazed windows

Decision: Granted with warning of enforcement

Notes: Permission granted for double glazed aluminium windows of similar design to those proposed in this application. Warning of enforcement action given the unauthorized uPVC windows installed.

- Planning ref: 2011/5547/L

Regency Lodge

December 2011

Replacement of all existing original single glazed steel-framed windows with new, steel-framed, double-glazed Crittall windows.

Decision: Granted

Notes: This application covers the replacement of many of the original steel framed windows including the window concerned in this application. The proposal was to replace the windows with steel frame Crittall windows rather than aluminium framed windows of the type proposed in this application. The works appear to have never been implemented.

Design and access statement

As noted in the heritage appraisal of the site, the existing window functions poorly and is no longer fit for purpose. The proposed works will improve the quality of the accommodation by providing a new double glazed window that has a high thermal performance and is more durable than the original steel framed window.

The design and specification of the window has taken into careful consideration how the works will impact the historic features of the building, ensuring the preservation and enhancement of the heritage assets of the property.

As is clear from the listing description, the windows are an important part of the historical character of the building. The history of applications relating to window replacement also demonstrates the importance of the windows, in particular the enforcement action relating to uPVC windows.

It has therefore been decided to replace the window with an aluminium framed window to match the existing.

The window design includes:

- Aluminium framed double glazed windows. The frames are designed to replicate the original slim steel frame as far as is practicable. Details of the existing and proposed frames are included in the drawings submitted as part of this application.

- The existing configuration of the casements and fan lights are to be replicated in the new window.
- The 4 vertical bays divided by mullions and 5 horizontal bands divided by transom bars will be replicated in the new window.
- The window will be painted white to match the existing finish.

All making good works around the window both externally and internally will be carried out to match the existing appearance.

Access to the building and the flat will be unaffected by the proposal.

Conclusion

Having identified the elements of the building that constitute the historic and special architectural character of the building, this report concludes that those elements have been protected:

- The window replacement will result in minimal alterations to the external appearance of the building, as the window has been designed specifically to match the existing window. The external appearance is considered the primary heritage asset of the building.
- The proposal will improve the quality of the accommodation of the flat by providing a better performing and usable window.
- The works will be carried out in a way that is sensitive to the historic character of the building and with high quality materials that will complement and enhance the heritage assets of the building and the wider context. Therefore, the proposal is considered to be in compliance with policy D1 and D2 of the Camden Local plan and section 3 (heritage) of the Camden Planning guidance - Design, in particular the following section:

We will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.

Planning policy documents and guidance considered for this application:

National Planning Policy Framework (NPPF)

The London Plan

Camden Local plan 2017

Camden Planning Guidance - Design - January 2021

Camden Planning Guidance - Home Improvements - January 2021

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