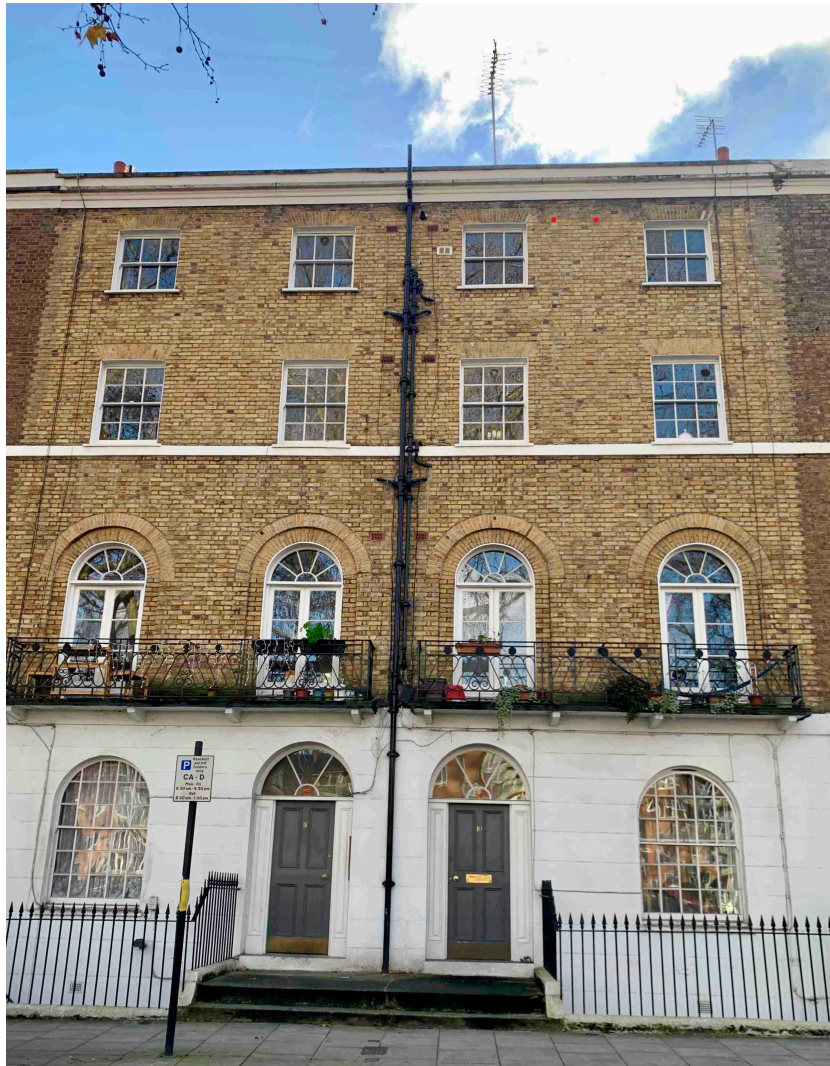


DESIGN AND ACCESS STATEMENT
FLAT 2, 9/ 10 REGENT SQUARE, LONDON WC1H 8HZ

August 2024



9 and 10 Regent Square Front Elevation

This Design and Access Statement has been prepared to accompany the application for Listed Building Consent for the proposed internal alterations to the lower ground floor area of flat 2 at 9/ 10 Regent Square, located in the London Borough of Camden.

SITE CONTEXT

1.0 MACRO ENVIRONMENT

- 1.01 Nos 9 & 10 Regent Square are part of the Grade II Listed terrace, 1-17 Regent Square, forming part of the Bloomsbury Conservation Area of the London Borough of Camden.

DESIGN AND ACCESS STATEMENT
FLAT 2, 9/ 10 REGENT SQUARE, LONDON WC1H 8HZ

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- 1.02 The pair of properties at no. 9 and 10 are situated midway along the terrace, housing 8 no. flats over lower ground, ground and three upper floors above ground.

2.00 MICRO ENVIRONMENT

- 2.01 The subject of this application is Flat 2 that occupies the ground and lower ground floor of no. 9 Regent Square.
- 2.02 The communal lobby that spans across nos. 9 & 10 at ground floor level provides main access to flat 2, with the secondary entrance at lower ground level accessed via the front lightwell.



August 2024

HISTORIC EVALUATION

3.00 LISTED BUILDING

- 3.01 The property is Grade II as part of the terrace Nos. 1-17 Regent Square and the group was first listed on 14-May-1974 (Historic England listing reference 1130373). The listing description is as follows:

Terrace of 17 houses. c1829. Darkened yellow stock brick with later patching, Nos 7-10 refaced. Stucco ground floors and plain 1st floor sill bands, Nos 9 and 10 channelled. End and central houses with stucco 2nd floor sill bands and cornices with blocking course; recessed houses with plain stucco 3rd floor sill bands and parapets. Symmetrical composition with projecting end houses (Nos 1-2 and 16-17) and central houses (Nos 7-11). 4 storeys and basements. 2 windows each. Round-arched ground floor openings. Doorways with pilaster-jambs carrying cornice-heads; fanlights (some radial) and panelled doors. Gauged brick flat arches (Nos 11-17 reddened) to recessed sashes; end and central houses 1st floor sashes in shallow round-arched recesses. Cast-iron balconies to 1st floor windows (except No.1). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighborhood: London: -1952: 75).

- 3.02. The listing does not make specific reference to any architectural interior features.

4.00 HISTORIC SUMMARY OF THE BLOOMSBURY CONSERVATION AREA

- 4.01. The initial designation of Bloomsbury as a conservation area took place in 1968, whose purpose was to protect elements of development from the Georgian and earlier eras, with the exclusion of the areas that had been significantly redeveloped later.
- 4.02. Bloomsbury is widely considered to be a significant example of town planning, with a notable pattern of formal landscaped squares and interrelated grid of streets.
- 4.03. Regent Square is part of Sub-area 12 of the Bloomsbury Conservation Area of the London Borough of Camden.
- 4.04. The Square was built out in phases, with the south and west edges built first. The terrace on the south side of the square Nos. 1-17 was built in c1829 to the standard proportions of the terraced townhouses.
- 4.05. The area of Regent Square suffered badly from bombing during the Second World War. The south terrace, Nos. 1-17 has survived, but Nos. 9 and 10, near the centre, seem to have taken a direct hit, and had to be completely demolished. Nos. 9 & 10 were reconstructed in the 1950s as a single, joined property arranged into 6 flats and two maisonettes.
- 4.06. This property was redeveloped with replica front elevations, which reflected the original buildings though their form and composition, and therefore contributed to the exterior architectural interest of the group, otherwise the internal plan form, their fabric and detailing as built are of little architectural interest.

DESIGN AND ACCESS STATEMENT
FLAT 2, 9/ 10 REGENT SQUARE, LONDON WC1H 8HZ

August 2024

5.00 POLICY CONTEXT

- 5.01. Government guidance on proposals affecting heritage assets is set out in the National Planning Policy Framework ('NPPF') 2019. This advises that the level of detail provided in this statement should be proportionate to assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Para 194). This statement outlines the features of the property and explains how the works impact on the listed building within its settings.
- 5.02. Paragraph 196 of the NPPF states that less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.03. With regard to the optimum viable use, the NPPF indicates that: *The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.* (Paragraph 015)

6.00 RELEVANT PLANNING HISTORY

- 6.01 The relevant planning history from 2010. to date to the Regent Square terrace is set out below:

Address Flat 1, 2 Regent Square, London WC1H 8HZ

Application no.: 2022/3521/L and 2022/2934/P

Permission granted: 20.10.2022.

Application: Internal and external alterations to listed building (part retrospective).

Address 11 Regent Square, London WC1H 8HZ

Application no.: 2022/3101/L and 2022/2406/P

Permission granted: 30.11.2022.

Application: Proposed internal and external alterations including installation of stairlift from ground to second floor, internal lift from second to third floor, new doors to rear lower ground floor, and the extension of the rooftop tank room.

Address 4 Regent Square, London WC1H 8HZ

Application no.: 2018/5719/L and 2018/5187/P

Permission granted: 21.11.2018.

Application: Lowering of rear/front lightwell in connection with the conversion of 1x 1B flat and 1x3B flat into 1x studio and 1x3B flat. Fenestration and internal alterations. Front/rear landscaping alterations. Erection of replacement side boundary walls. Installation of solar panels to the roof.

Address Flat 1, 9/10 Regent Square, London WC1H 8HZ

Application no.: 2018/5322/L and 2018/4590/P

Permission granted: 08.02.2019.

Application: Erection of part two-storey, part single storey rear extension at lower and upper ground floor levels including excavation and internal alterations;

DESIGN AND ACCESS STATEMENT
FLAT 2, 9/ 10 REGENT SQUARE, LONDON WC1H 8HZ

August 2024

re-grading of rear garden levels; replacement of non-original windows;
and internal redecoration.

Address 6 Regent Square, 1st floor London WC1H 8HZ

Application no.: 2018/4761/L

Permission granted: 25.10.2018.

Application: Internal alterations to create bathroom

Address Flat 2, 7 Regent Square, 1st floor London WC1H 8HZ

Application no.: 2016/2487/L

Permission granted: 24.05.2016.

Application: Internal alterations to ground floor flat including relocation of the bathroom from the front to the rear room and including associated servicing and making good damaged features and replacing the rear window.

Address 6 Regent Square, London WC1H 8HZ

Application no.: 2014/1181/L

Permission granted: 25.02.2014.

Application: Internal alterations to flat formed from parts of 5 and 6 Regent Square

DESIGN AND ACCESS

7.00 DESIGN

- 7.01 The owner seeks to provide an improvement to the current layout at the lower ground/ garden level of the flat that would be better suited to his young family and their family lifestyle, all through a minimal level of interventions to the existing internal fabric, structure and services.
- 7.02 The proposed alterations amount to creating one new opening in the existing structure, widening of an existing door opening, infill of an existing door opening and constructing a lightweight partitioning with a new door opening.
- 7.03 Included with the builders' scope, there is a proposal to form a new open plan kitchen/ breakfast room with an adjacent dining area connected through a new opening in a wall.
- 7.04 The proposal also seeks to add a downstairs toilet/ utility in the current under-used understairs storage area.
- 7.05 Traditional materials have been selected, proven to be suitable for this type of building.

8.00 ACCESS

- 8.01 As the proposed changes are confined to internal configuration only and the flat's two entry/ egress points are retained as existing, there is consequently no variation proposed to the property's current access arrangement.

August 2024

ANALYSIS AND CONCLUSION

- 9.01 The proposal is for modest interior changes to fabric and plans that are of no special architectural or historic interest in the non-original property at no. 9.
- 9.02 It is concluded that there would be no adverse impact to the relevant heritage assets arising from the proposed works.
- 9.03 For the above reasons it is our opinion that listed building consent should be granted for the proposal set out in the application and accompanying documentation.