

18 December 2024

Our ref: 2419

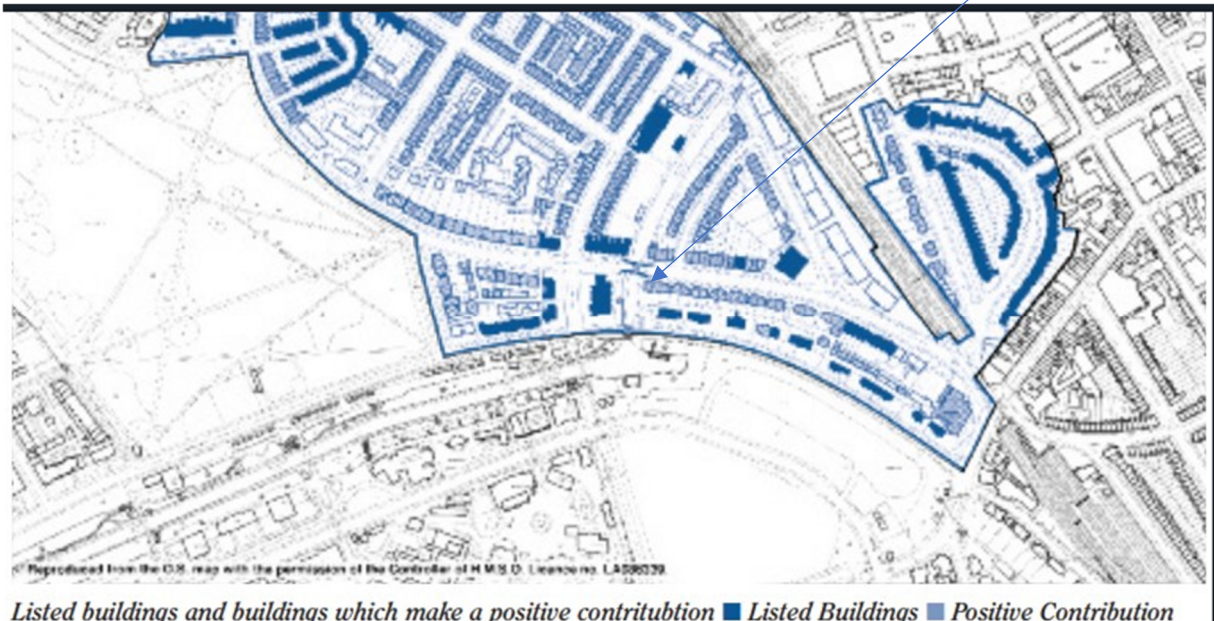
DOC 1

PROPOSED DOUBLE GLAZING TO EXG WINDOWS **Flat 4, 33 Regents Park Road, London NW1 7TL**

Heritage, plus Design and Access Statement

1. Conservation Area

Flat 4 is the second floor flat at the end of an early Victorian terrace and is also within the Primrose Hill Conservation Area. It is considered a building which makes a 'positive Contribution,' to the Conservation Area.



2. Proposals:

As part of internal works to refurbish the flat, it is intended to replace the single glazing to the existing sash windows with double glazing, with frames, sashes, glazing bars etc, all to match the existing detailing.

Whilst these will be largely like for like, the Article 4 Directive on the property requires a planning application.

However, the pattern of the replacement glazing bars will now emulate the two flats both below and above, restoring the original pattern. It is possible this flat had new glazing bars added at a later period.



Planning Permission for new double glazing to Flats 3 and 5 were obtained relatively recently, and these further improvements to the third floor as well, will now present a more cohesive whole to the surroundings, restoring and enhancing no 33 Regents Park Road.



Street view of 33 Regent's Park Road showing the non matching glazing bars to the second floor sash window

- 3. Area: not applicable
- 4. Access: not applicable
- 5. Scale: unaffected
- 6. Layout: not applicable
- 7. Landscaping: unaffected



8. Appearance: The appearance will be largely unaffected as the detailing will use 'Slimlite' glazing bars to maintain the existing timber section size.
9. Overall Impact: There will be an improvement to the elevations, insofar as the new glazing bar pattern will match the adjacent flats' windows.