

DESIGN AND ACCESS STATEMENT

26/4/13

Camden Planning
Development Control
Camden Town Hall
Argyle Street
London
WC1H 8ND

This statement accompanies the application for Planning Permission and Listed Building Consent at 17 Regents Park Terrace and to be read in conjunction with proposed plans and drawings.

17 Regents Park Terrace is a 5-storey mid terrace dwelling built in the 1840s. It is part of a series of Grade II listed buildings.

Generally the proposal involves remodelling parts of LGF, GF, 2ND + 3RD floors, the creation of a new opening to the garden and French door at basement level, the installation of a bathroom at basement level and the inclusion of 2 x roof lights to bring natural light onto fourth floor landing and stairwell.

The proposed doors at basement and GF level replicate the style and character to the property and of the existing doors. The proposal can be justified in that it improves access to the garden, increases natural light to the basement and third floors and creates a more ergonomic layout and better circulation throughout the property.

The proposal also involves updating the electrical and plumbing services and replacing bathroom and kitchen fittings, as the property has not been refurbished since circa 1970's.

The overall purpose is to add features that are sympathetic to the house, bearing in mind its Listed status, to make the house as pleasantly naturally light as possible, whilst also retaining as many remaining original features as possible, reinstating others that have been lost and otherwise keeping the house as existing and in keeping with its original Georgian form.

Pre-planning advice was sought from the council (2012/1951/PRE) and the plans have been amended accordingly based on the feedback received. More specifically; the position of the new bathroom entrance at basement level has been altered, the proposed French doors to the study have been widened in line with other windows and the proposed terrace leading to the garden from dining area has been removed from the application.

Conversions of a similar nature occur to neighbouring properties on Regents Park Terrace. This form of conversion is not uncommon and many of the buildings in the terrace have been adapted along similar lines. None of the proposals will be visible from the street, apart from the entrance door to the house at basement level.

The access to the house is unchanged and the existing historic fabric is to remain untouched.

Description of proposed works

Basement

Replacement of front entrance door with glazed door and glazed fixed side panel to allow more light into the interior

Vertical extension of front window to be in line with neighboring windows and

Reconfiguration to bedroom 4 to create corridor from vault entrance to front staircase and to create a new bathroom for basement bedrooms.

Conversion of basement kitchen and WC/shower room in Utility room.

Installation of new opening and door into garden, door to be in keeping with style and character of building.

Ground Floor

Creation a new opening from corridor into Dining Room.

Replacement of spiral staircase from Study to garden

First Floor and Landing

Closing of existing opening from landing into sitting room

Remodeling of landing WC

Second Floor

Reconfiguration of landing and bedroom entrance by repositioning existing opening.

Minor reconfiguration (non structural) of existing utility room into wardrobes

Remodeling of bathroom

Third floor

Reconfiguration of partition wall between bedrooms 2 and 3 (non structural).

Remodeling of bathroom

Installation of 2 x roof lights to bring natural light onto forth floor landing and stairwell