



Geoffrey de Gerdon MRICS  
email: [degerdg@aol.com](mailto:degerdg@aol.com)

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**Geoffrey de Gerdon & Co Ltd**

Meadow View  
The Chase  
Henham  
Bishop's Stortford  
Herts CM22 6PP

Tel. 01279 850173  
Fax. 01279 850752  
Mobile. 07850 707819

## **Design and Access Statement for the enlargement of the lift plant room housing to the existing passenger lift as part of the lift refurbishment works to Block 2 Regency Lodge Adelaide Road London NW3 5EE**

**Listed Building Details** (extracted from Camden Borough Council's database)

**Location:** Swiss cottage Regency Lodge (includes Avenue Road and Finchley Road

**Street:** Adelaide Road

**Grade:** II

**Reference No:** 798-1-49277091

**Date of listing:** Sep 18 2006

### **Description:**

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 have been 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. Individual lift and staircase services to groups of flats to minimise corridor lengths separate trade stairs and lifts characteristic of the period. 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 heads 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 top storey although similar in plan to the lower floors is treated as an attic with windows in individual artificial stone surrounds and not banded. Around the building are bas-relief panels made by the Birmingham Guild showing the trades employed in the Building. 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. The rear elevation to the north is utilitarian. INTERIOR: Not inspected but noted to have flats from 2-6 rooms, the larger having divisible living rooms. HISTORY: Regency Lodge occupies the trapezoidal site at the south end of the Swiss Cottage triangle which was redeveloped in the 1930s with the Odean Cinema site immediately to the north. Its location near an underground station whose services were expanded in the 1930s sets it in the context of the inter war transport developments and residential preferences for quality, stylish, flatted accommodation close to the centre of the metropolis. 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 modern 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 Swiss Cottage triangle, which was redeveloped in the 1930s. It is well detailed including bas-relief panels in the building trades, as well as having planning interest and it is comparable with the best of the commercial flats of its date. SOURCES: The architect and Building New. 15 April 1938.  
The Builder.

**Additional description of the existing property:**

The building still retains its original design features apart from the fact that a significant number of windows have been replaced in PVC-U and a number of the old brick built roof top lift housings have been replaced with white painted rendered brick/blockwork with flat roofs covered with green mineral built up felt roofing with black painted fascias and black painted steel/timber doors with increased headroom heights..

**What is the purpose of your proposal?**

To enlarge the existing lift plant housing to provide sufficient headroom to comply with current Codes of Practice and health and safety regulations. (**Note:** see W Jenning & Associates letter dated 21/11/2011).

**How will the proposed works relate to the existing building?**

The enlargement of the lift housing to Block 2 will be constructed in materials and paintwork to match the design of the other raised lift housings on the main roof areas. The housing will be raised up off the existing brick housing.

**Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?**

Not considered to have a significant impact on the neighbours.

**What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?**

The form of construction and finishes to match the existing modern alterations made at roof level and is raised off the existing brick built housing..

**Explain the scale, height, width and length of the proposal and its relationship to the existing building.**

The housing has the same plan dimensions as the existing housing i.e. approx. 2500 mm long x 2000 mm wide but will be raised up from the existing height of 1250 mm to 3200 mm above main roof level to accommodate the necessary headroom to comply with current codes of Practice and Health and Safety legislation applicable to the refurbishment of the existing passenger lift installation..

(**Note:** see the attached set of photographs taken along Finchley Road from the north, south and west sides of Regency Lodge on which we have outlined the proposed enlarged housing. The housing is set back from the main elevations as can be seen on

the drawings attached to the application. There is a large chimney stack at the south end of Block 2 which obscures the view of the proposed housing as viewed from Finchley Road to the south of Regency Lodge).

**How have you followed the advice provided by CAGE\* and Westminster City Council\*\* on the issue of inclusive access ? If not explain the reasons for your departure from this guidance.**

Not applicable

**What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?**

Not applicable.

**What is the relationship between the proposed works and public routes and do they have any impact?**

Not applicable.

**Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?**

Not applicable.

**Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?**

The materials to be used are to match the materials and paint finishes used on other existing raised lift housings on the main roof. The materials to be used are light weight concrete blocks with a traditional rendered finish painted with white masonry paint to the walls, a timber framed and boarded roof construction covered with green mineral finished high performance felt roof coverings, black gloss painted fascia board and steel door and frame.

**Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?**

We do not consider that the proposals make any significant impact on the street scene taking into account that there are other lift housings adjacent which can be viewed from the street of similar construction.

(**Note:** see the attached set of photographs taken along Finchley Road from the north, south and west sides of Regency Lodge on which we have outlined the proposed