

Location Plan, 1:1250

**Design and Access/ Heritage Statement**

Regency Lodge, Swiss Cottage, London, NW3

**Development Location**

Regency Lodge is a 7-storey residential block comprising of 110 flats with ground floor retail units on the western elevation. The site sits on the southern part of the urban block forming the Swiss Cottage junction. It is bounded by Adelaide Road to the south and Finchley Road to the west.

**Existing Building/ Streetscape**

The existing building is constructed from a concrete frame construction with masonry (buff brick) infill and artificial stone cladding under a flat roof, (not surveyed). The building dates from the inter-war period, is of Art deco style and is Grade II listed, (listing ref. no. 798-1-49277091). The building is organised as linked blocks in a horseshoe plan form with vehicular and pedestrian access from Adelaide Road into a landscaped forecourt.

**Development Proposal**

The proposal is for replacement of all existing windows that have not already been replaced with new steel-framed, double-glazed windows.

**Proposed Design**

The existing windows are approaching the end of their useful lives and are hard to operate. The proposed replacement of these windows will rejuvenate the appearance of all the elevations of the building and provide additional comfort to the occupiers. Please note the following;

1.The new windows will be metal framed windows which provide the nearest modern-day equivalent to the existing single-glazed frames.

2.The design and fenestration and ironmongery (where possible) of the individual windows will match the existing windows thereby maintaining the character of the horizontal emphasis and bold semi-circular bays' noted in the listing order.

In short, we believe that the proposed works to the listed building will maintain the character of the existing building whilst upgrading the fabric to current standards and building regulations.



Photograph - View of Finchley Road showing western elevation.



Photograph - View along Avenue Road showing eastern elevation.



Photograph - View from the junction between Adelaide Road and Avenue Road



Photograph - View of vehicular and pedestrian access into forecourt.



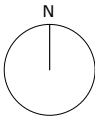
Photograph - View from the junction between Adelaide Road and Finchley Road



Photograph - View from the junction between Adelaide Road and Avenue Road

**PLANNING ISSUE**

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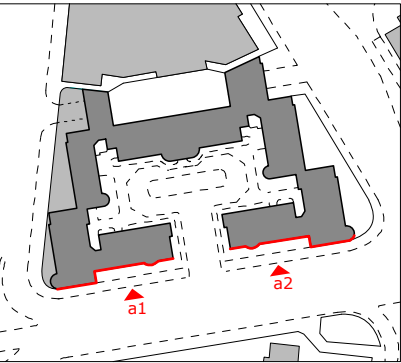


Issue/Revision	Date	Rev
Project: <b>Regency Lodge, London, NW3</b> Window Replacement		
Hayhurst and Co.		
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Subject:	Design and Access Statement	
Scale:	NTS	Date: 03.10.2011
Original Size:	A3	
Drawing No.:	112 A000	



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- Windows to Residential Apartments  
(To be replaced in this application)
- Windows to Internal Common Parts  
(To be replaced in this application)
- Windows to Commercial Units  
(To be replaced in this application)



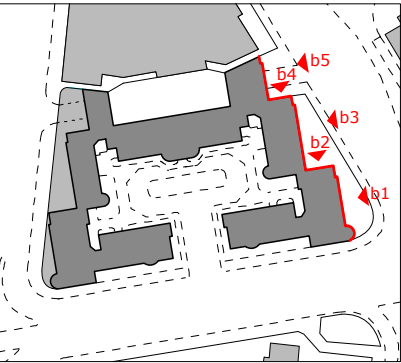
Elevations along Adelaide Road




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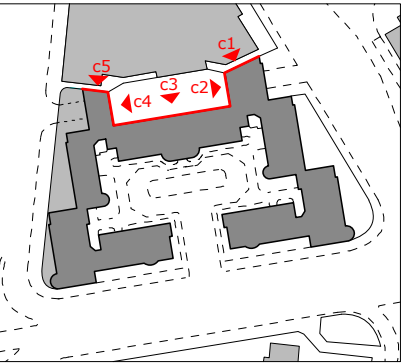
Elevations along Avenue Road

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Scale:	NTS	Date: 03.10.2011
Original Size:	A3	
Drawing No.:	112 A012	



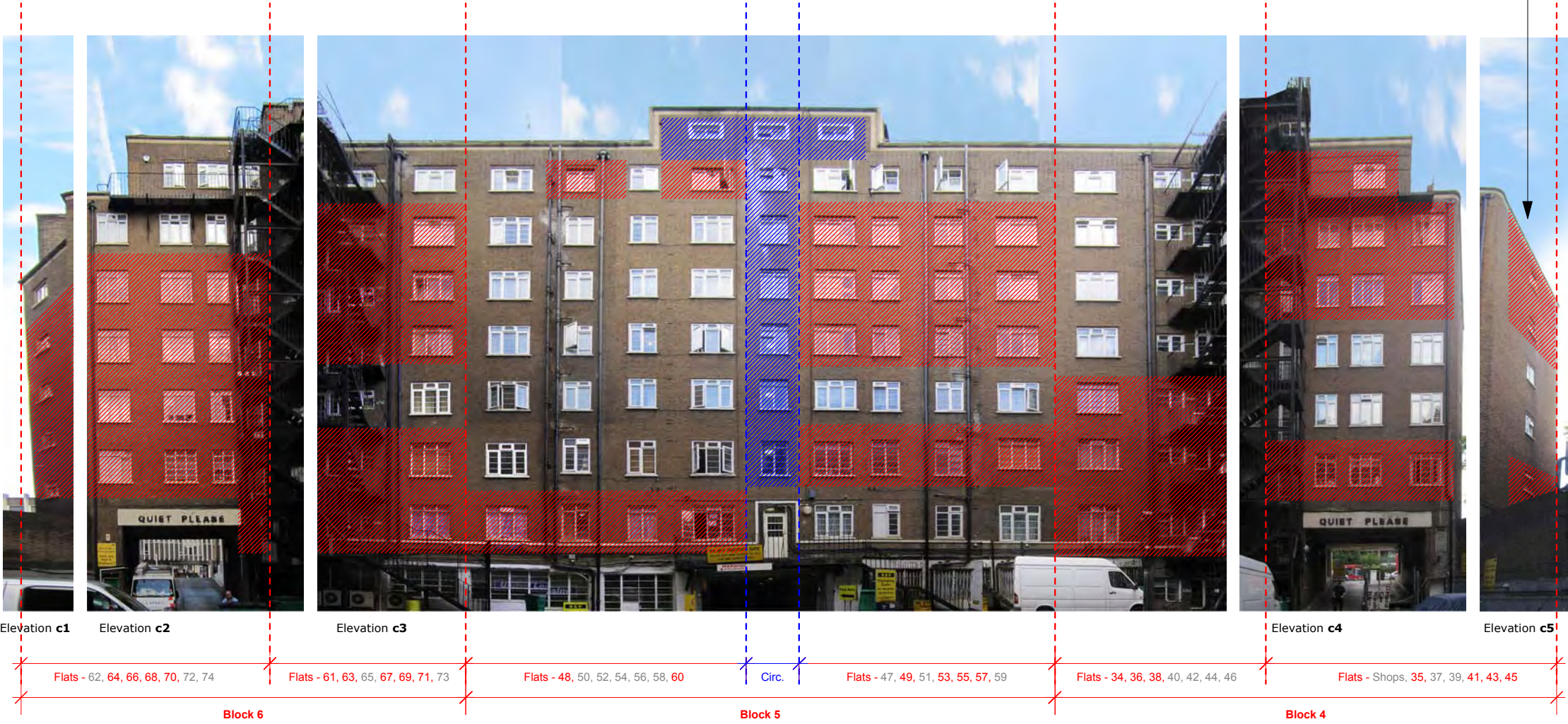
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2 windows on 6th floor set back from building line to be replaced.



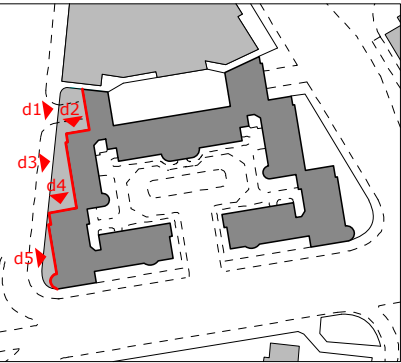
Elevations at rear of building

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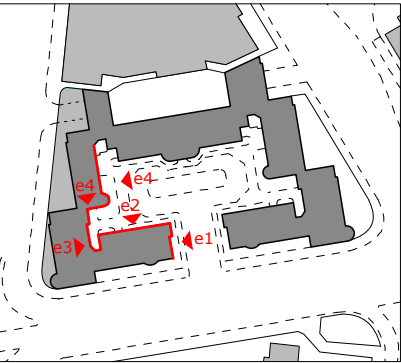
Elevations along Finchley Road

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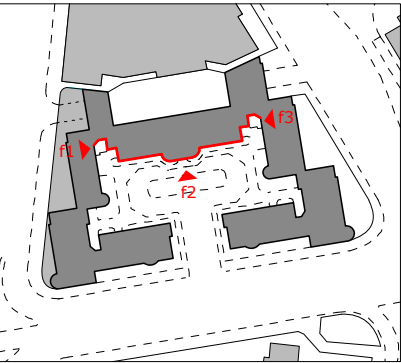
Elevations on the west side of courtyard

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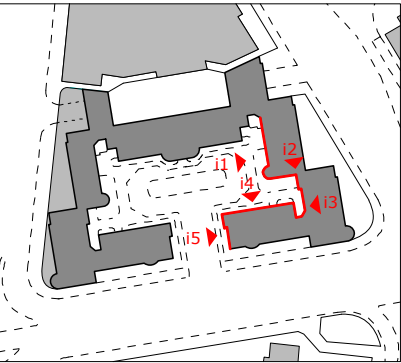
Elevations on the north side of courtyard

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Elevations on the east side of courtyard

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Subject:	As Existing Elevations - g	
Scale:	NTS	Date: 03.10.2011
Original Size:	A3	
Drawing No.:	112 A017	

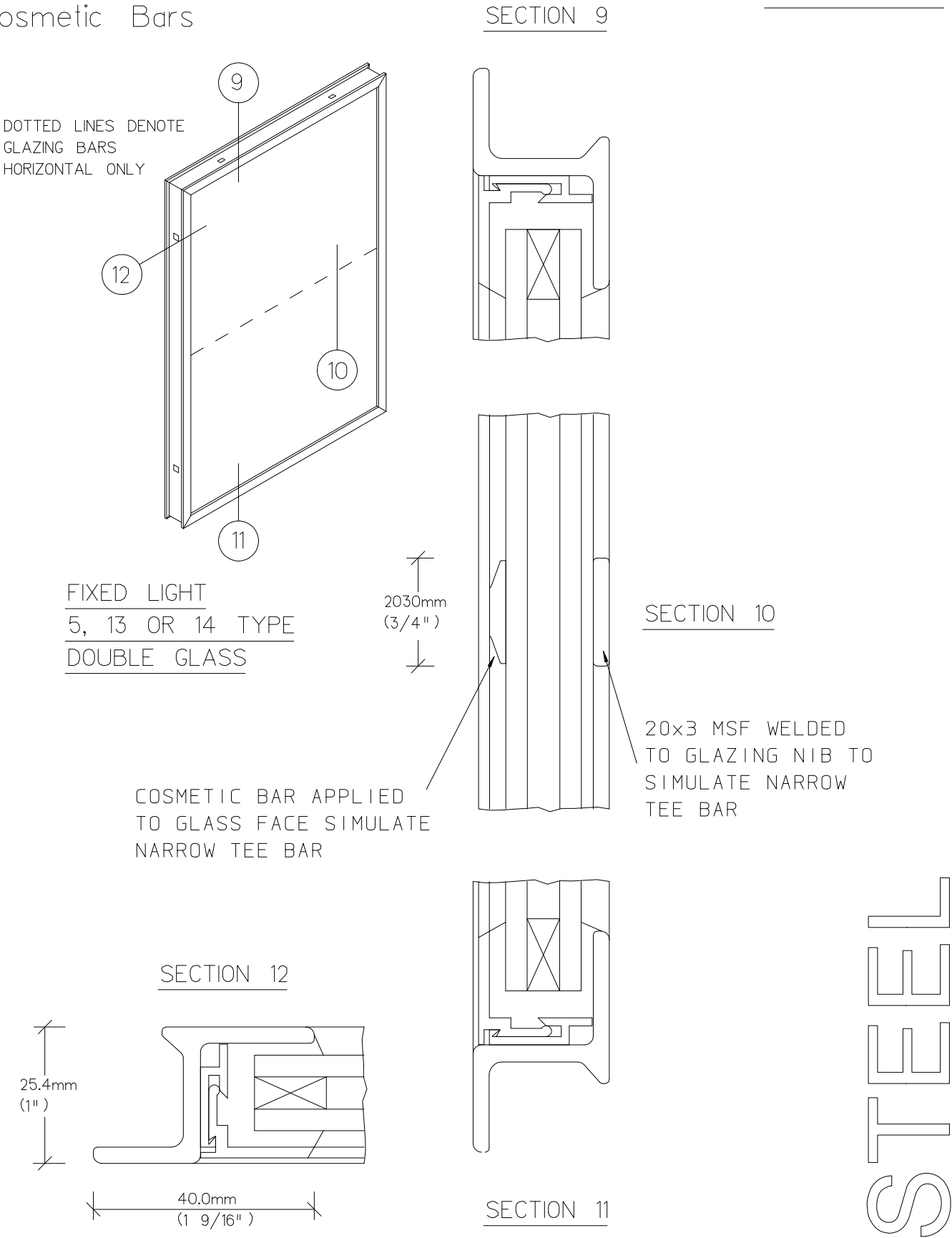


Homelight Windows  
With Welded Flat And  
Cosmetic Bars



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Subject:	Typical Window Detail	
Scale:	NTS	Date: 03.10.2011
Original Size:	A3	
Drawing No.:	112 A018	