

DESIGN AND ACCESS STATEMENT

No.2 Albany Terrace, Regents Park, London, NW1 4DS



Introduction

This document describes a proposal for a residential refurbishment and redevelopment of an existing John Nash designed Grade I listed townhouse in a Conservation Area in Regents Park.

The building is a 4-storey town house including basement and forms part of a prominent terrace of 3-houses facing Marylebone Road.

The front, side and rear elevations are largely unaffected by the proposed works and there is no impact on the surrounding streetscape.

Permission to convert the properties back into town houses after a period of use as B1 offices was granted in 2009 from an original application as submitted by Purcell Miller Tritton on behalf of the Crown Estate. (2008/5682/P and 2008/5991/L).

Existing Site

The existing site is a dwelling that forms part of a terrace and Estate in Regents Park. The street elevation to the property is made from painted stucco frontages typical of John Nash design with ornate cornices and pilasters breaking up the facades. The large painted timber sash windows to all floor levels are typically to Georgian style houses with floor to ceiling openings at first floor level that opens out onto a thin decorative ribbon balcony facing the main road.

The rear of the site can be accessed via Peto Place and is made up predominantly of brickwork with timber sash windows. No.2 Albany Terrace is smaller than the two properties on either side as it steps in to allow for a lightwell to No.1.

The building is topped off with a mansard roof to the rear that is visible from Peto Place to the rear. The roof is not visible from the front of the building as it remains hidden behind a low parapet wall.

No.2 Albany Terrace: Design and Access Statement



Proposed site for development

Site Context

Marylebone road is a busy route with prominent public and private buildings on both sides made up of a series of styles over a period of time. The John Nash designed buildings are located along a specific route and link up through their design, scale, format and general appearance.

The property forms part of one of the Nash Terraces facing Park Square and Regent's Park. Facing the site on the opposite side of the road is the Park Crescent by Nash.

Specific Access Issues

Car Parking

The new proposal is unlikely to create any extra demand to the limited parking space that is available in the area. The property has a single designated covered car parking space within the vicinity.

Public Transport and Pedestrian Approach

The site is located within a 3-7 minute walk of both Great Portland Street and Regent's Park underground Tube Stations. There are various buses and other modes of public transport readily available in the area.

Pedestrian access to and from the property will be as existing and there are no proposals to change this arrangement due to the listed status of the building.

Design Proposals

The design proposal is for a complete internal refurbishment of the property including restoring most of the original features and creating a few new ones.

There are a number of subdivisions to the rooms which are clearly not part of the original building and made from studwork wall partitions. The Scope of works document as submitted with this application gives a room by room summary of all the proposed works to be undertaken.

The external elevations are subject to a quinquennial inspection and renovation which we understand from the Crown Estate is due this year in 2010.

The only other changes to the front elevation include the upgrade and refurbishment of the front entrance steps leading from pavement level up the front door are also in a poor condition and require some level of refurbishment. The railings similarly will need to be replanted. The proposal is to carry out these works using

as an example the renovated steps and railings to the front entrance of the Princes Trust buildings on No.18 Park Square East.

Conclusion

This document describes proposals for refurbishment to restore an existing town house for its original designated residential use in a key listed building in a conservation area.

The development describes a positive application of the principles of conservation in a traditional design.