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No. 13 Regent's Park Terrace, NW1 7ED

Design and Access Statement

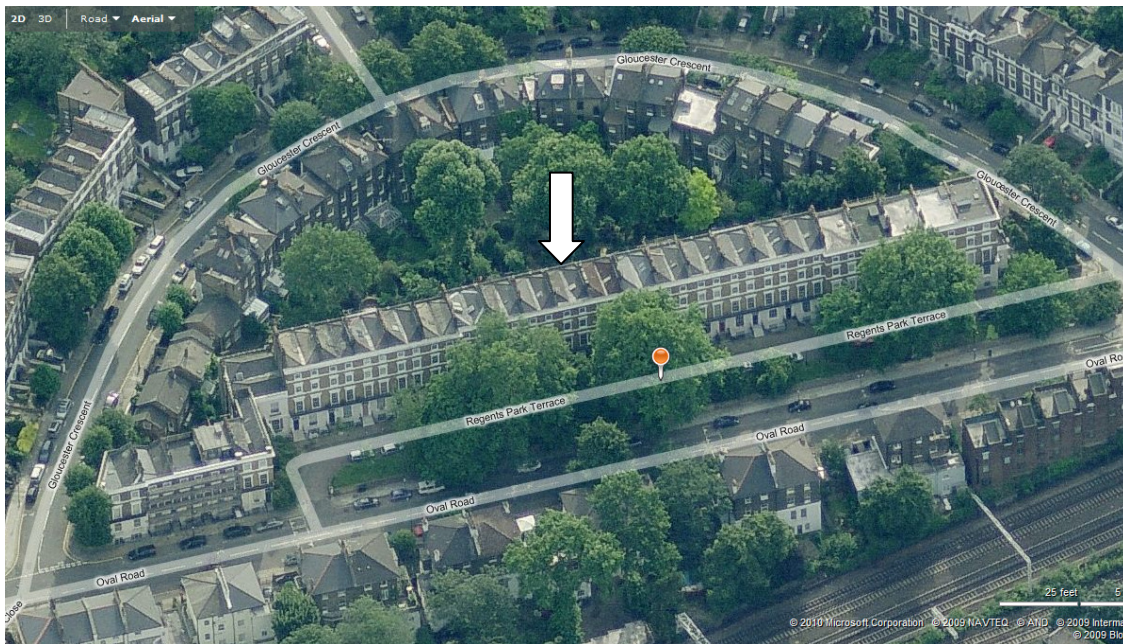
Document reference: 13RPT-DAS-002

in support of the accompanying
Planning and Listed Building Applications

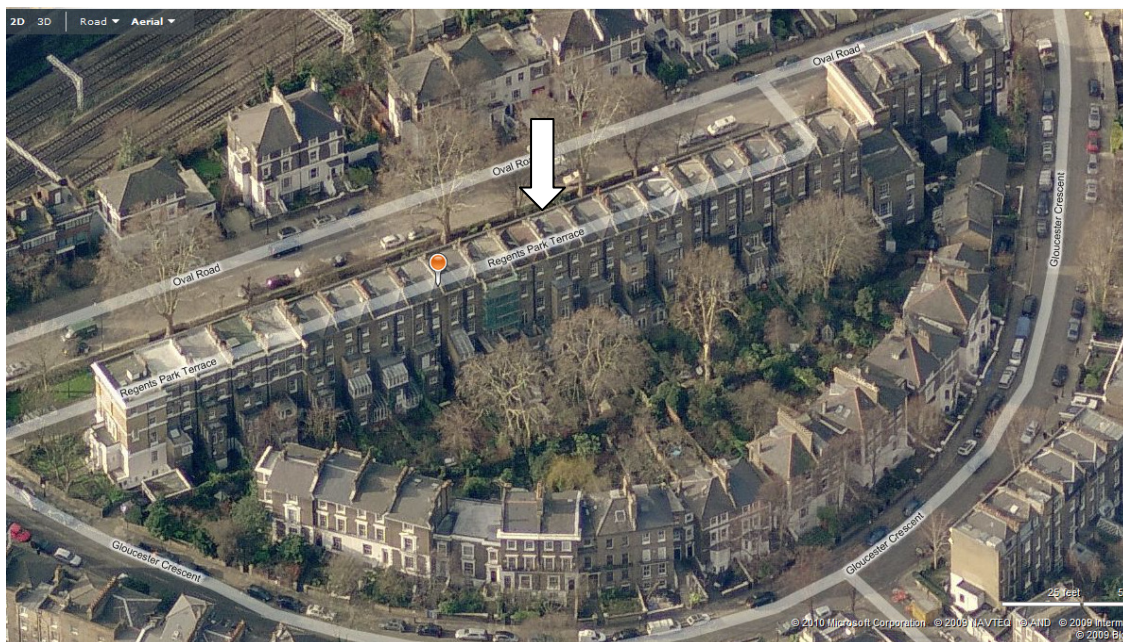
16 April 2010

1.0 Introduction

This statement should be read in conjunction with the accompanying applications for planning and listed building consents for the proposed restoration and refurbishment works at No. 13 Regent's Park Terrace, and the accompanying existing and proposed drawings. The purpose of this statement is twofold: first to satisfy the requirement for a Design and Access Statement to accompany the applications; second to serve as a written description of, and supporting documentation for, the proposal.



Existing front façade of Regent's Park Terrace
No. 13 is indicated with the white arrow.



Existing rear elevation of Regent's Park Terrace
No. 13 is indicated with the white arrow.

2.0 Existing Arrangement

The existing property is a Grade II listed, mid-Nineteenth Century, five storey, mid-terraced, single-family house in the Primrose Hill Conservation Area. The street itself is privately owned, with a share held by each of the residents. The lower-ground floor is at grade with the rear garden. In common with most of its neighbours, the house includes a half-width closet-wing addition to the rear. The houses in the terrace enjoy deep rear gardens with mature trees and shrubbery and high surrounding walls. Please refer to figure 1 at the bottom of this page. Please also refer to the existing plans submitted with the application (drawings numbered 13RPT/E-01 to 13RPT/E-07, and 13RPT/-09) for a more complete description of the existing property.



Front elevation of No. 13



Rear elevation of No. 13



Collage of the rear elevation of Regent's Park Terrace (No. 13 in centre)

2.1 Internal Arrangement

As with most of the houses of Regent's Park Terrace, No. 13 consists of a typical, two-room London Terraced House plan with closet rooms on lower-ground, ground, first and second floors. This is often described as the "Standard" plan, or "Summerson" plan, after Sir John Summerson's description in *Georgian London* (1946):

"As for the plan of the house itself, nothing could be simpler. There is one room at the back and one at the front on each floor with a passage and a staircase at one side. On a site as narrow as twenty-four feet hardly any other arrangement is possible; in broader sites it is still a perfectly satisfactory and economical arrangement. There is no escape from it, mariners' humble cottages in the East End have this plan; and so have the great houses in Charlton House Terrace."

Evidence exists of internal renovation in the form of new timber panelling and fitted joinery to the ground floor rooms; new wooden floors to the lower ground floor rooms; new tiled floors throughout the ground floor; new built-in joinery in several rooms; works to plumbing and services, and other minor works to building infrastructure.

It is not evident that any of the external windows and doors has at any time been wholly replaced. In fact, several of the windows on the third floor still contain what may be their original "Crown" glass, which we will be preserving.

Although the original internal arrangement of rooms is not known, it does not appear that any major reorientation of the building has taken place in its lifetime. We do note that variations exist between this and other houses in the terrace, such as the plans of the top floor and lower ground floor, and the placement of doors on the other floors.

2.2 External Arrangement

Externally, a single storey, single-glazed timber conservatory structure has been added to the property between the closet room and the adjoining closet of the neighbouring property to the north-west at the lower ground floor level. The age of this extension has not been determined. One window on the lower ground floor closet room looks into this conservatory. One window or door between the conservatory and the closet has at some point been blocked up.

3.0 Details of Listing

The entire terrace of houses that make up Regent's Park Terrace are Grade II listed in one entry, as detailed below. The details of the listing are specific to the continuity of the front façade of the terrace, the brickwork and stucco detailing, and the iron railings and balustrades. The listing particularly does not pertain to any other aspect of the building and in fact the internal layouts of the house were not inspected and therefore not included in the details of this listing.

Every effort has and will be made to respect the Grade II listed status of this property, the historic character of the house, and the continuity of the terrace façade. The work proposed in this application will in no way affect the listed aspects of the building.

Listing # 477892: 1-22 Regent's Park Terrace - from Heritage Gateway - www.heritagegateway.org.uk

Building Name: Numbers 1-22 and attached railings 1-22

Parish: Camden Town

District: Camden

County: Greater London

Postcode: NW1 7ED

LBS Number: 477894

Grade: II

Date Listed: 14 May 1974

National Grid Reference: TQ2862883819

Listing Text:

TQ2883NE Regent's Park Terrace

798-1/76/1385 Nos. 1-22 (consecutive)

14/05/74 and attached railings

GV II

Terrace of 22 houses. c.1840-1850. Yellow stock brick with rusticated stucco ground floors.

Nos 1-21 form a symmetrical façade with slightly projecting end houses. 4 storeys and basements. 2 windows each. Square-headed doorways with cornice-heads, fanlights and panelled doors. Entrance to No. 1 on right hand return with stucco portico having pilasters, cornice and parapet; round-arched doorway. Architraved sashes; 1st floor with cornices and continuous cast-iron balconies, 2nd floor with cornices. Plain stucco sill bands to 2nd and 3rd floors. Stucco modillion cornice and blocking course.

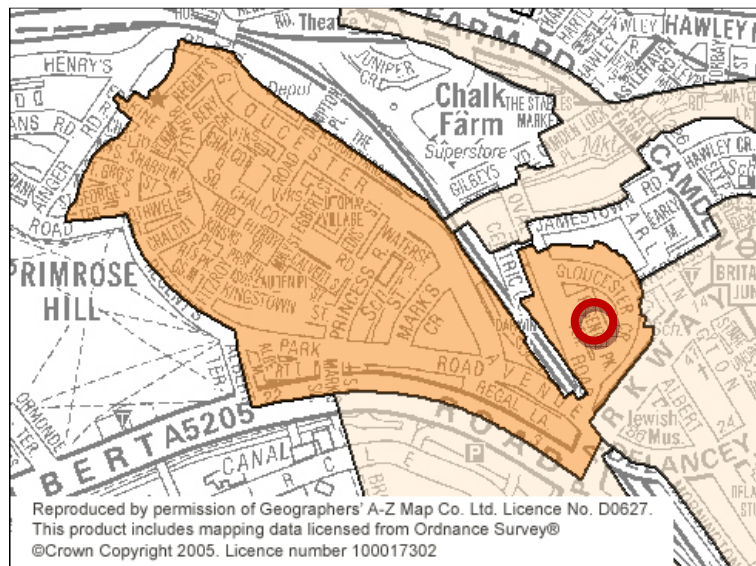
No.22: rusticated stucco. 2 storeys and basement. 1 window. Projecting stucco portico with balustraded parapet. Cornice with balustraded parapet.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

4.0 Details of Conservation Area

Map of the Primrose Hill Conservation Area, from Camden Council website (approximate location of site noted by red circle):



The proposed changes to the outward appearance of the building are limited to the ground and lower ground floors at the rear of the house, and will only be visible from the upper-storey rear windows of some the houses on the western side of Gloucester Crescent. Nevertheless, every effort has and will continue to be taken to ensure the adaptations adhere to the relevant Conservation guidance documents as detailed in section 6.0 of this statement.

All external work will be conducted to the highest standards possible, utilizing matching materials and traditional building methods, executed in a complimentary style appropriate to the age and proportion of the building, the terrace, and the Conservation Area. Please refer to the proposed drawing 13RPT/A-07.

All external and internal work proposed takes into full account the qualities of the Conservation Area. And advanced copy of the application drawings have been submitted to the Primrose Hill Conservation Area Advisory Committee for their comment.

5.0 Access

With the main entrance to 13 Regent's Park Terrace being via the front door, which is three steps up from pavement level, there is only slightly limited access for disabled visitors. A secondary access is gained through a door in the front "area" well, to the lower ground floor. The area well is accessed via iron stairs which are a component of the continuous iron railings as mentioned in the details of the historic listing.

As the listed nature of the building pertains specifically to the continuity of the front façade of the terrace and its ironwork, there is little justification for altering the barriers that limit access. If a chair lift, platform lift or ramp were to be installed, a disabled person, especially one in a wheelchair, would still only have limited access to the rest of the building, as moving through the house involves negotiating stairs frequently.

6.0 Supporting Documentation

6.1 PPG 15 – Planning and the Historic Environment

This proposal takes on board the requirements of the above document and highlights the following items extracted from it:

“3.8 Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new, and even continuing uses will often necessitate some degree of adaptation.”

This property has remained largely unaltered for most of the second half of the 20th Century. Additions and alterations appear to have been of only average quality and made ad-hoc, without the benefit of an overall strategy for either improvement or efficiency. The alterations and additions proposed are intended better to facilitate the long-term needs of the home owners and their growing family, making the house more useful as a 21st Century residence, and more economically and environmentally viable for the future.

“3.13 Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.”

The level of alteration is limited and sensitive to the building's past, and to its status as part of a Grade II listed terrace, and part of the Primrose Hill Conservation Area. No works are proposed to alter any of the listed aspects of the building. All new internal décor will be constructed with the highest levels of skill, craftsmanship and materials possible. Every effort will be made to ensure period correct details and materials will be used, to insure none of the new work harms the established character of the building.

“3.15 Achieving a proper balance between the special interest of a listed building and proposals for alterations or extensions is demanding and should always be based on specialist expertise; but it is rarely impossible, if reasonable flexibility and imagination are shown by all parties involved. Thus, a better solution may be possible if a local planning authority is prepared to apply normal development control policies flexibly.”

We echo the sentiments of this statement and look forward to working in a constructive partnership with the local development planning and conservation department, the Conservation Area Advisory Committee, and English Heritage.

6.2 London Terrace Houses 1660-1860 – A guide to alterations and extensions, published by English Heritage, February 1996

This document repeats much of the advice laid out in PPG.15, and has informed the design and consultation process with our client throughout.

From the section “Extensions”:

“The most appropriate solution will normally be to use a traditional design employing the existing architectural vocabulary of the parent building to ensure that the work is integrated harmoniously with the character of the building as a whole.”

“Extensions should be designed to complement the architectural characteristics, materials and detailing of the original building. New windows, arches, openings, and doors, etc, should be designed to match the existing or original detail found on the main building. Brickwork should also match the existing in respect of colour, texture, facebond, and pointing.”

The proposed part-two-storey conservatory replacement extension is detailed in drawing 13RPT/A-07. The proposed work would be executed in a manner and style that is appropriate to the age and proportion of the building, the terrace, and the Conservation Area. All new architectural features will be detailed utilizing matching materials and traditional building methods. Please refer to section 8.0 of this document for a detailed description of the proposal.

6.3 City of Westminster Supplementary Planning Guidance – Repairs and Alterations to Listed Buildings

As a general “best practice” exercise, this proposal takes on board the requirements of this document, which itself makes extensive reference to PPG.15, and we would highlight the following items which are extracted from it:

“2.4 Internal alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of special architectural and historic interest. All works, whether they be repairs or alterations, will be required to be carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate. The council will need to be satisfied that alterations to listed buildings are justified, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the interior.”

“5.6 Where extensions to listed buildings are proposed these should relate sensitively to the original building... In some cases listed buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail.”

7.0 Overview of Proposal

The proposed alterations consist generally of a schedule of internal renovations, and a new, part-two-storey, rear, conservatory-style extension that will replace the existing single-storey conservatory structure. All works are intended to modernise the internal workings of the house, to allow for a more user-friendly and family-orientated home.

All major external work will be confined to the rear elevation of the house and therefore have minimal impact on the lives of the surrounding residents. There are only two houses (No. 12 and No. 14 Regent's Park Terrace) that are within the necessary distance to require notification under the party-wall act.

The proposed extension would not extend beyond the current building line, would be no taller than the neighbouring extension at No. 14 Regent's Park Terrace, and only seeks to enclose space already consented to on other properties along the terrace.

Please note there are no proposed works that will affect the listed aspects of the building, namely the continuity of the front of the terrace and the existing iron railings.

As part of the overall modernization strategy for the mechanical systems, the proposal aims to include roof-mounted solar energy collection equipment as a measure to reduce the reliance on non-renewable forms of energy. Also, through the restoration of the windows and doors, increase in insulation, etc, the proposal includes for every effort will be made to reduce the energy requirements through increased heat retention and passive ventilation.

8.0 Design

The main goal of the design is to update this late-Georgian / early-Victorian house to suit the needs and living patterns consistent with the contemporary family. The "standard" or "Summerson" plan, although wonderfully efficient and simple, and also common throughout London, does little to allow for the most important living spaces of a house to be connected with the garden.

The necessities of the modern family have changed considerably from the mid-nineteenth century when this house was build. No longer is the lower ground floor consigned to service spaces and members of domestic staff. Also, no longer is the town garden an area of utility and waste disposal. This house, like many, lacks that all-important connection between the most used internal living spaces and the most important amenity of a house: the garden. The existing arrangement serves at best as a barrier between the house and the garden. This is perhaps why projects of this type, combining several spaces to create a large kitchen and sitting room adjacent to the garden, are so common in Georgian and Victorian houses.

Due to its lack of substance, its size, and its single glazing, the existing conservatory is quite limited in it's usefulness. Likewise, the use of closet rooms as separate service spaces seems to be a relic of the days when bathing facilities were a separate addition to the living spaces of the house. The proposed internal re-arrangement of rooms is intended to allow the house to be more useful for a contemporary family without in any way damaging the established character of the historic property.

Please refer to the proposal drawings 13RPT/001 to 13RPT/009 and the next section of this document for a detailed description of the proposed design.

9.0 Proposed Internal Renovations

9.1 Lower Ground Floor

At the lower ground floor, the idea is to create a new set of semi-open-plan, family-orientated spaces at the back of the house, as the new “heart” of the home, directly and gracefully connected with the garden. This will comprise of a kitchen, a family dining area with a new, decorative fire place, and a TV / sitting room. By carefully enlarging key openings, all of these rooms would allow direct visual and physical connection to each other and to the garden, which is so important to families and children.

The front of the house is to be separated by a new door. We propose to create a separate bedroom suite within the space of the front room. Along with the adjoining hallway and laundry area, these spaces will have their own access from the street, via the listed iron stairs in the front “area” well. All present services which are located in various locations on this floor are to be regularized, modernized and re-organized; to be located within the existing vaults to the front of the property.

Internal works to **lower ground floor** are summarized as follows:

- The existing opening between existing sitting room and conservatory widened from 1.40m to 2.15m, to allow for greater openness between the sitting area and the new family dining area and kitchen. The new opening will be framed by a shallow arch, in keeping with the existing masonry openings. Wall above supported on concealed steel beam if required.
- The existing opening between the sitting room and stair hall enlarged from 0.78m to 2.95m to allow for a semi-open-plan family space. The new opening will be framed by a shallow arch, in keeping with the existing masonry openings. Wall above supported on concealed steel beam if required.
- Double doors between front and back rooms filled in.
- New doorway to front room formed on side wall. Door, architrave, ironmongery, etc re-used from existing removed door to back room.
- New en-suite bathroom and powder room off of stair formed within part of front room. All new details of finishing being in keeping with the historic character of the building.
- Under-stair cupboard removed, and original, “cantilevered” stone stair refurbished.
- Door to existing closet room (laundry) removed and re-used as door to new powder room.
- New doorway and door formed to separate TV room and stair from the hall that leads to the front of the house. All details of construction and finishing to match existing and to be in keeping with the character of the house.
- Modern joinery in kitchenette under the entrance stoop and adjoining vault to be replaced with new bespoke laundry room joinery. Existing water services in vault to be removed and relocated to neighbouring vault.
- Electrical and security panels to be centralized in new cupboards in Laundry vault.

9.2 Ground Floor

At the ground floor, the existing, modern vertical board panelling is to be replaced with new, dark wood, traditionally detailed panelling to create two adjoining studies or home offices. Between the existing closet and the neighbouring property, a new, dining room is proposed within the upper part of the proposed conservatory, with a new balcony overlooking the garden. The closet room is to be reorganized into a small toilet room and a servery for the dining room.

In the two main rooms on this floor, the existing skirting boards have been removed, at some point in the past, in order to install modern vertical board panelling. The existing floor in these rooms has at some point been covered with modern, two-tone ceramic tiles. We propose to replace the floor and panelling with timber finishes that we feel is more appropriate to the scale and character of the house. The existing cornicing will be carefully restored using traditional plaster techniques. The cornice and the existing window joinery will serve as key features of these rooms, and as inspiration for the details of the new panelling and skirting boards.

Minor works are also proposed to the entrance hall and stair, as detailed below.

Internal works to **ground floor** are summarized as follows:

- A new timber and glass internal door and sidelights is to be formed in entrance hall to improve weather tightness and security. All details to be in keeping with the historic character of the house. The existing cornice of the entrance hall will be carefully modified to suit new room shape.
- A new, black and white, period-correct, patterned tile floor with decorative border is to be installed in the entrance hall, to replace the modern green and red tiled floor presently existing. This floor finish is to extend throughout the entrance hall, new entrance vestibule, and front entrance stoop, similar to other houses along Regent's Park Terrace.
- The original fireplace in the front room will be reinstated and fitted with an appropriate period surround and insert, and new hearth stone if required.
- New, full-height timber panelling with integral bookshelves is proposed in both rooms. All details are to be carefully designed to integrate with existing window joinery.
- All existing joinery is to be carefully restored.
- Both studies are to be fitted with new timber floors to replace the modern, two-tone tiled floors presently existing.
- New timber floors are to be fitted in the stair hall, to replace the modern, two-tone tiled floors presently existing.
- The existing timber staircase will be restored and the modern, square timber uprights of the balustrade are to be replaced with more appropriate period ironwork uprights.
- The modern timber screen and door fitted under the stair, separating the lower ground floor, is to be removed and replaced with a traditionally detailed railing to match the rest of the stair.
- The cill level of the existing window to the back wall of the house is to be lowered to allow for new traditional glass and timber panelled doors to be fitted between that

room and the new conservatory dining room. All the original joinery will be carefully restored.

9.3 Half-Landing between Ground and First Floors

The existing, modern built-in book shelves will be removed to allow for a more useful reading area.

9.4 First Floor

At the first floor it is intended that the internal alterations will serve to enhance the present character of these two rooms as grand reception spaces.

Internal works to **first floor** are summarized as follows:

- Existing architraves, skirting boards and dado rails will be incorporated as part of new low-level, “wainscot” panelling in both rooms, with less ornate wainscot panelling to be fitted to the stair.
- New radiator boxes are to be built into the new wainscot panelling.
- All new wiring will be run behind the panelling to minimize the need for chasing of existing brickwork.
- All existing joinery will be carefully restored.
- All existing plasterwork will be carefully restored.

9.5 Half-Landing between First and Second Floors

We propose to re-finish the present utility room into a new dressing room, lined with finely detailed fitted timber, glass and fabric joinery, with a matching dressing table under the existing window. Also, we propose to enlarge the existing doorway from the landing to allow for properly sized panelled doors in keeping with the scale and detailing of the rest of the second floor suite of rooms.

9.6 Second Floor

At the second floor the idea is to reorganize the existing master bedroom and bathroom into an updated and more useful suite of bedroom, bathroom and dressing area.

Internal works to **second floor** are summarized as follows:

- A new opening in the wall at the top of the stairs is to be formed to allow more light to reach the second floor landing.
- The partition walls forming the entrance corner of the bedroom are to be removed to allow for a complete volume, similar to consented design for the second floor of No. 11 Regent’s Park Terrace. (application number 2005/0471/P, approved 20/04/05)
- The existing airing cupboard under the stairs to the third floor is to be removed to allow for a more generous landing.
- The existing doorway to the bathroom is to be in-filled. Bathroom to be accessed from bedroom, similar to consented design for the second floor of No. 11 Regent’s Park Terrace. (application number 2005/0471/P, approved 20/04/05)
- New sliding doors are to be formed in the wall between the bedroom and the bathroom.

- New bathroom and wardrobe arrangement to be installed as shown on drawing 13RPT/004.

9.7 Third Floor

At the third floor the idea is create a more open and naturally illuminated top level that is better suited to a growing family.

Internal works to **third floor** are summarized as follows:

- The wall to the bathroom is to be moved to allow for a larger landing, and to align the stair walls with the landing below. This will allow for the stair space to be read as a continuous volume, with a composed ceiling.
- The existing rooflight is to be removed and replaced with a large, decorative glass lay-light, set flush with the new composed ceiling. A triple-glazed, high-thermal-efficiency rooflight is to be installed at roof level.
- The wall between the two front bedrooms is to be moved to allow for two more equal children's bedrooms.
- The corner fireplace in the back bedroom is to be uncovered and reinstated.
- All rooms are to be redecorated and fitted with appropriately scaled and detailed period cornices and skirting boards where presently they are none. Specific attention will be given to the expression of hierarchy as is appropriate with the detailing of period terraced houses.

9.8 Roof Level

At the roof level, every effort will be made to maintain all the existing slate tiles and leadwork as it is. Any repairs required will be conducted with the utmost care and conservation. If useable replacements cannot be reclaimed from work elsewhere in the property, new materials will be sourced to match existing.

Works to **roof level** are summarized as follows:

- New sloping, conservation rooflight fitted to north-facing slope of roof, over reconfigured stair hall to the third floor and new decorative lay-light at the third floor ceiling level. The new rooflight will be double or triple glazed and will incorporate automated ventilation to allow for the stair through the house to act as a natural air-circulation stack. This will allow cooler air from the lower floors to circulate to the top of the house and passively cool the upper levels in the summer months.
- A portion of the south-facing slope of the roof will be allocated for solar energy collection tubes for integration with the heating and hot water systems. Any works required to support the new solar equipment will be carried out to conservation standards, using only appropriate, traditional materials.
- Any broken or missing chimney pots will be replaced with new or reclaimed items to match existing, as will be required for the reinstatement of the currently blocked-up fireplaces in the ground floor front room and the third floor back room. All chimneys will be re-lined as required to meet modern health and safety regulations.

No work is proposed to alter the shape of the roof, the continuity of the terrace roof-scape, or the integrity of the parapet walls.

10.0 External Renovations: part Two-Storey, Conservatory-Style Extension

The proposed conservatory-style extension is intended to replace the existing, modern single-storey timber and glass conservatory of unknown date on the lower ground floor of the house, and enclose the space between the existing closet extension and the neighbouring party wall on the ground floor. This proposal is similar to works approved at No 18 (application number 2008/4488/P, approved 28/11/08) and at No 11 (application number 2005/0471/P, approved 20/04/05).

10.1 Works to lower ground floor are summarized as follows:

- The existing, modern conservatory front wall and roof are to be removed and replaced with a new, painted timber and insulated glass conservatory with paired French doors and fixed sidelights.
- The existing, blocked doorway in the side wall of closet room is to be unblocked.
- The existing window opening is to be enlarged to form an arch-topped opening between the new kitchen and the conservatory family eating area.
- One of the salvaged windows from the side wall of the closet at Ground Floor is to be fitted to centre of back wall of existing closet room at the Lower Ground Floor. All construction details will match the existing windows. Special consideration will be given to appropriately replicating the gauged brickwork arch over the window opening.

The space within the closet room is to be used as a kitchen. The space within the conservatory is to be used as a family eating area. The new rooms of the lower ground floor are to have a new timber floor. Each room is to have a new or restored plaster ceiling with new traditional plaster cornices, as presently no cornices exist. All new joinery items (including kitchen units) are to be made from traditional methods and materials. All details, architraves, ironmongery, plasterwork, etc., are to be made from the highest quality materials to exacting tolerances. All details are to be period correct and match with the existing character of the building. A new, decorative chimney breast and fireplace is to be built at the dining end of the room, with period fireplace insert and surround, and stone hearth. The chimneybreast itself will be of lightweight construction, without the need for new brickwork or foundations.

Works to the TV Room is described in section 9.1 "Internal Renovations" of this document.

The existing laundry facilities presently located in the closet room are to be relocated to the room under the entrance stair, as detailed in the proposed drawings. The existing toilet room is to be relocated to the new room at the bottom of the stairs, as detailed in the proposed drawings.

Please refer to the application drawings for a more complete description of the works.

10.2 Works to **ground floor** are summarized as follows:

- A new, painted timber and insulated glass conservatory (the upper level of the proposed two-storey extension) with paired French doors and fixed sidelights is to be constructed between closet extension and neighbouring party wall.
- The cill level of one of the existing window openings is to be lowered to allow for a new door to be fitted between the new conservatory dining room and new servery in the closet extension. The window is to be re-used elsewhere.
- The other existing window opening is to be blocked up (with lightweight construction) and the window re-used elsewhere.
- One of the salvaged windows from the side wall of the closet is to be fitted to centre of back wall of existing closet room. All construction details will match the existing windows. Special consideration will be given to appropriately replicating the gauged brickwork arch over the window opening.
- A new flat roof is to be built to match the existing flat roof of the existing roof terrace.
- New iron railing and “cantilevered” iron balcony fitted to back of building. Ironwork to be “period correct” and match existing listed ironwork to front of building.
- New ironwork staircase is to run from new iron balcony to garden below. Ironwork to be “period correct” and match existing listed ironwork to front of building.
- The existing parapet to the existing roof terrace is to be raised by approximately 23cm to match the height of the neighbouring parapet to the north-west.

The new conservatory extension is to be used as a new formal dining room. The space will have a new timber floor and plaster ceiling with a traditional, period correct plaster cornice. The adjoining servery within the closet extension is to have new, traditionally made joinery. All new details, architraves, ironmongery, plasterwork, etc, are to be made from the highest quality materials to exacting tolerances. All details are to be period correct and match with the existing character of the building. A new, decorative chimney breast and fireplace is to be built on the side wall of the new conservatory dining room. The chimneybreast itself will be of lightweight construction, without the need for new brickwork or foundations.

This new conservatory is to be connected to the new back Study through the existing opening that is to be modified to fit new glass and timber doors, as detailed in section 9.2 “Internal Renovations” of this document.

Please refer to the application drawings for a more complete description of the works.

11.0 Summary

There have been substantial extensions and re-modelling works carried out elsewhere in the terrace in recent years. We understand that an application for works to No. 13 will stand on its own merit. Nevertheless, an existing neighbouring house is a useful indicator of Camden's recent view. Consent was granted for No. 11 Regent's Park Terrace under planning consent # 2005/0471/P, approved 20/04/05; and for No. 18 Regent's Park Terrace under planning consent # 2008/4488/P, approved 28/11/08. Both of these proposals are now complete and, we believe, serve to well establish the possibility of enclosing the space between the closet extension and the neighbouring property. We have also noted the similarities between these two approved schemes and the proposed internal refurbishment plans for No. 13.

Although both of the approved schemes provide an adequate level of quality and utility, neither, in our opinion, take into account the special architectural and historic interest of the house, the terrace or the Conservation Area. By contrast, we feel that the proposed design for No. 13 will complement the architectural characteristics and detailing of the original house and the terrace. Although the impact of the new rear extension will be small and seen by only a few, we feel it positively adds to the charm and character of the rear elevation of the terrace, while maintaining reverence to the house and to the terrace as a whole.

We also feel that the proposed internal alterations are entirely in accordance with the period, style and detailing of the original building. All works, whether repairs or alterations, will be carried out in a correct and scholarly manner, under proper supervision, and by specialist labour were appropriate.

We hope that the council will be satisfied that the proposed alterations are justified, and that the overall effect of our proposal will enhance the architectural and historic integrity of the house, and the quality of the detailing of the interior. We and our client have submitted this proposal because we believe in its merit, and have a special interest in the future of this historic property.

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Architect