

1 Albany Terrace, Regents Park, London NW1

Design & Access Statement

This design and access statement should be read in conjunction with Purcell Miller Tritton LLP drawings nos 231496/01-05 and photographs inc as part of the planning and listed building applications.

1 Albany Terrace is a Grade 1 listed building, located to the southeast of Regents Park and adjacent to the Marylebone Road.

The property is currently used for commercial offices and has been for some time. This application is for a change of use to convert the building from commercial office use (ClassB1) back to a single occupancy residential dwelling (Class C3).

The property forms part of one of the Nash Terraces facing Park Square and was originally built as a residential town house.

Only 50-60% of the interior layout, including historic architectural features, are still in place in most of the main rooms and spaces and it should be possible to carry out the conversion with little disturbance to these and also to be able to reinstate the former room use and layout to the original use.

There are no external alterations proposed and therefore elevation drawings have not been provided.

The property has a single designated covered car parking space within the vicinity and additional car parking can be provided via a licence from the CEPC to park on the Regents Park roadways if required.

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.

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Existing Front Elevation