



Design Statement

60 Regents Park Road, London NW1

Simon Templeton

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Background

The clients are 'long standing' having completed a planning application and an extensive built project on their existing home, 18 Fitzroy Square. (Grade 2* listed), so they are familiar with the planning process and the nature of construction on site.

They instructed this office to submit a pre application submission to Camden Development Control & Planning Services, and we have since received letter from Mr Tom Smith dated 29th March 2007.

We have since amended the scheme to take detailed account of the point raised by Mr Smith, and we are thankful for the advice.

Description

The house, 60 Regents Park Road makes a positive contribution to the 'Regents Park Conservation Area', and is unusual in many ways. Formerly detached (as remains No. 58), no major structural spine wall, historic bay windows to both front and rear elevation, and historic side addition at basement and hall floor levels, and an ornate 'palazzo style' front elevation and portico.

No significant historic detail remains internally.

Proposal

1.0 Pushing out the rear elevation at first and second floor.

An unusual request, but an unusual situation exists to the rear of 60 Regents Park Road.

The staircase wall projects beyond the rear elevation by slightly over 1 metre, and a flat roof exists over the historic bay at hall floor level.

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We propose re-building the rear elevation so as to enlarge the floor plate on the first and second floors.

The rear elevation will be 'set back' 300 mm from the existing stair wall / projecting chimney breast.

The existing bricks and sash windows will be re-used, so none of the historic fabric would be lost.

A traditionally constructed leaded flat roof section (invisible from street / garden level) would provide for the extension at roof level, preventing any works to the historic roof scape, and matching the existing leaded roof section to the flank.

2.0 Extension to the rear at basement level

We propose removing the existing extension below the bay window verandah, and extending outwards by a further 1.8 metres, carefully detailing the junction of the glazed roof to the extension to the underside of the existing verandah structure.

Note that the existing party fence wall is the same height as the existing verandah, so no part of the garden level extension will compromise the privacy for the adjoining neighbour.

3.0 Minor 'In-fill' between historic bay window and existing side addition.

A minor request , but one that allows us to create a stunning stair to basement level, to replace the centrally positioned 1970'

Architectural approach

Our approach is to conserve the historic elements of the town house, whilst providing improved family accommodation within this substantial and important historic house.

The impressive front elevation remains as existing, whilst the interior is re-instated into a gracious and elegant reception room without the cut out for the basement stair.

The stair is re located within the existing side addition, creating an open and airy route to the extensive basement kitchen and family rooms.

The build up of non historic additions to the rear, is replaced by a simple and modern screen of glass, and masonry with traditionally constructed leaded roof. This new construction fits carefully and neatly within the existing historic framework, and acts as a clear juxtaposition to the classical style of the existing residence.

The upper rear elevation is re-located outwards providing a much needed extra metre of internal floor space, yet respecting the existing rear 'modelling' of the house.

We trust that you will consider our proposals favourably, and should any further information be required, please do not hesitate to contact us.

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Access Statement

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Description

Internal refurbishment and proposed rear extensions to 60 Regents Park Road.

Currently there are 9 steep steps to the front door, and 6 steps with handrail to the basement door on the flank elevation.

Improvement

Our proposals give greater emphasis to the kitchen and family living room at basement level, therefore we expect greater usage of the basement level 'back door', resulting in improved access for the family to this private residence.

The internal stair will also offer an improvement since the treads will have increased width and handrails to either stringer.