

# DESIGN and ACCESS STATEMENT

## 178 REGENTS PARK ROAD, NW1 8XP

Conversion of a single dwelling house to 1-bed Lower Ground Floor Flat and 3/4-bed Upper Floor Maisonette

Lower Ground Floor Flat - alterations and refurbishment of existing rear extension glazing; enlargement of window (cill lowered to floor level) to front elevation

Maisonette - replacement of Ground Floor rear extension glazing

### Introduction

This property is located in the Primrose Hill Conservation Area, London Borough of Camden. It comprises a mid-terrace family house over 5no floors, the main entrance at Ground level to the front is via a deep garden which contains a parking space, there is a second entrance also via the front garden which leads down to the Lower Ground floor.

### The proposal

1. To create a self-contained Lower Ground floor flat using the existing front entrance and removal of the internal connecting staircase, replacement/refurbishment of the glazing to the rear elevation, the 1-bedroom flat would have sole use of the rear patio/garden.
2. The upper floor maisonette would be accessed via existing front entrance, the rear conservatory floor would be reinstated following removal of spiral staircase.

### Amount

There is no addition or reduction of the gross internal floor area

### SCALE AND HEIGHT

Rear Lower Ground Floor - the existing sloping roof glazing, on two sides, would be replaced with an insulated flat roof with parapet and combined vertical glazing in the form of fully glazed sliding doors and casement windows. The existing window to new bedroom by the entrance would be altered retaining existing width but removing spandrel below cill and forming new glazed double doors with fanlight.

Rear Ground Floor - the conservatory enclosure would be replaced with new glazing in the same plan and profile as existing.

### DESIGN AND APPEARANCE

The 'Victorian' design of the glazing to both rear Lower Ground and Ground floor elevations would be replaced with a more contemporary design with high performance windows and doors with polyester powder coated aluminium frames, the metal fascia and surround to the Lower Ground floor glazing would be in a matching material.

### HERITAGE STATEMENT?

The proposal seeks to preserve and enhance the character of the family house and the conservation area through a mixture of conventional and modern design in a sympathetic manner.

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Crawford Architects