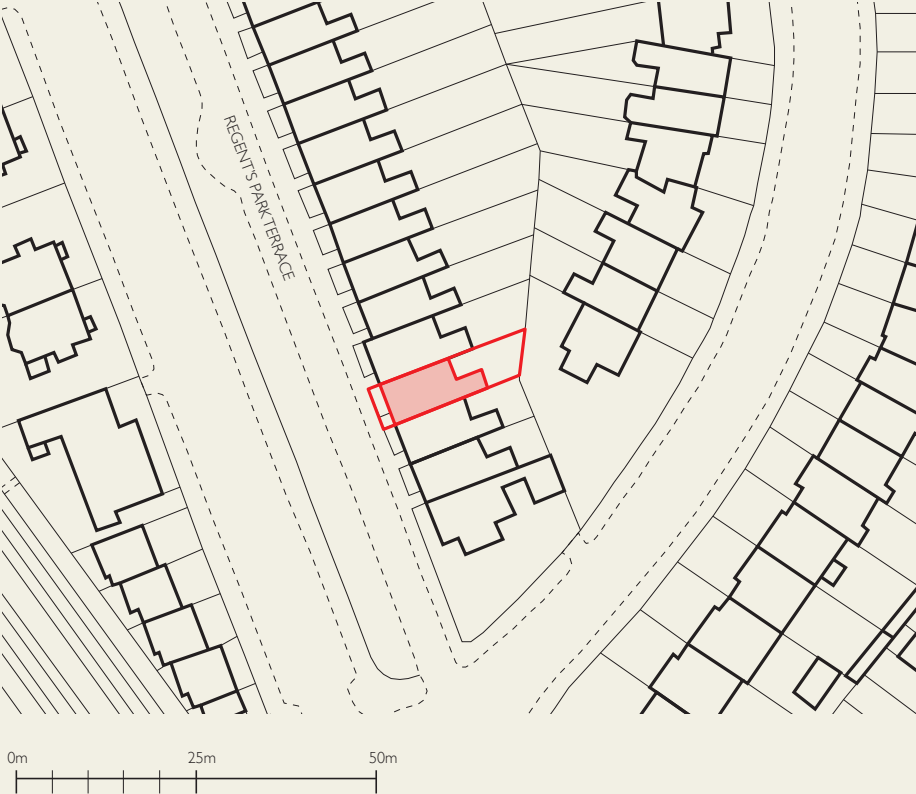


# DESIGN & ACCESS STATEMENT

4 REGENT'S PARK TERRACE  
CAMDEN  
LONDON  
NW1 7EE



Prepared by RaT Architecture Ltd. for and on Behalf of Mrs. Tania Crasnianski



## DESIGN & ACCESS STATEMENT

**Project Address:** 4 Regent's Park Terrace, Camden, NW1 7EE

**Project Code:** ARC-044

**Client:** Mrs. Tania Crasnianski

**Client's Agent:** House of Blake

**Report Title:** Design and Heritage Statement

**Report Reference:** ARC-044-D&A.P02

**Date of Issue:** 01.04.2015

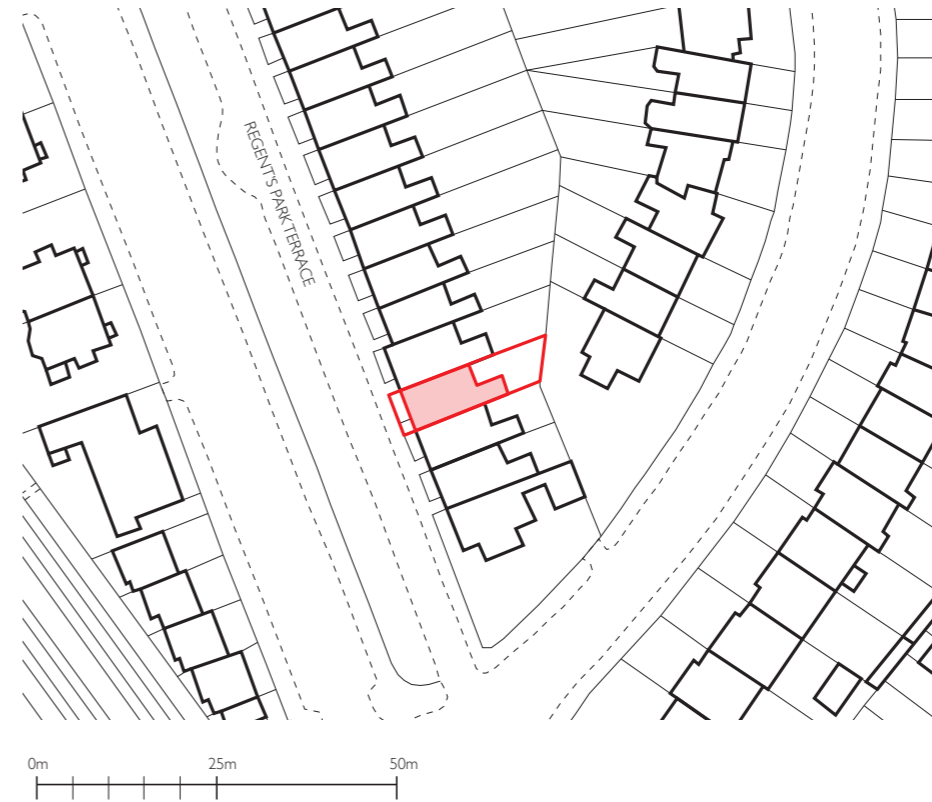
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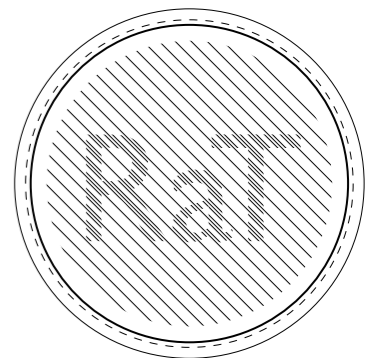
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Above and cover: Site plan scaled 1:1250 @ A4 © Crown copyright 2014

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Photograph of the front elevation of 4 Regent's Park Terrace

## I. EXECUTIVE SUMMARY

### EXECUTIVE SUMMARY

This document is submitted in support of the full application for Planning Permission and Listed Building Consent for works to 4 Regent's Park Terrace.

The proposals involve the rear infill conservatory extension of a single occupancy Grade II Listed terraced house within the Primrose Hill Conservation Area.

The purpose of this document is to explain the design of the proposed rear extension. It also incorporates a detailed analysis explaining the approach. As the building is Grade II Listed a heritage statement has been included as part of this document.

## 2. THE SITE AND SURROUNDING CONTEXT

### THE SITE AND SURROUNDING CONTEXT

Local Authority:	Camden
Conservation Area:	Primrose Hill
Listing:	Nos. 1-22 Regent's Park Terrace (incl. railings) are Grade II Listed
Listing Reference No:	798-1-138591
Property dated:	c.1840 – 50s
Significant views:	View from Oval Road - views of Regent's Park Terrace gardens from north and south

Regent's Park Terrace consists of 22 houses, dating from c1840-50. Nos. 1-21 Regent's Park Terrace form a rigidly designed symmetrical façade with slightly projecting end houses. Each property is four storeys high, with basements, narrow light wells and railings. Decorative features include rusticated stucco at ground and basement levels, stucco surrounds and brackets to windows, continuous first floor balcony, railings and prominent cornices.

### THE EXISTING BUILDING

Number 4 Regent's Park Terrace is typical of the style of the properties within the terrace and is arranged over 5 levels, including a lower ground floor that is continuous with the rear garden. The condition of the property is good and no visible external alterations have been made to either the front or rear elevations. Historic internal alterations include the installation of a fitch beam at high level in the second floor, which appears to support the floor joists of the third floor.



Historic Map c.1884 of the Primrose Hill Conservation Area

### 3. HERITAGE AND CONSERVATION

#### HERITAGE AND CONSERVATION

Regent's Park Terrace is situated within Area 4 - *Gloucester Crescent* of the wider Primrose Hill Conservation Area. Regent's Park Terrace is located on the east side of Oval Road. The terrace is accessed by a private highway and is set back some distance from Oval Road behind a long narrow grassed garden area. This private garden makes a significant contribution to the green character of the Conservation Area and is a London Square, as designated under the London Squares Act.

The terrace itself is formed of large properties of four storeys high, with basements / lower ground floors.

Key features of the terrace which contribute the character of the conservation area include timber sliding sash windows, decorative railings to window cills and first floor balconies, timber panelled front doors and steps to the entrance. Properties within the terrace are narrow in width, with two windows to each floor.

Stucco plaster work extends from the basement level to the underside of the projecting first floor balcony. The majority of this stuccowork across the terrace has been painted a cream shade. Stucco is usually applied to masonry surfaces on elevations that are visible from the street. At ground floor level, the stucco covers the entire wall surface and is generally rusticated to give the appearance of stone work. Window openings are defined by projecting surrounds and heads, with projecting cills.

Many of the properties within the terrace have had alterations or extensions to their rear elevations. These are typically infill conservatory style extensions at basement level of the property and do not extend beyond a single storey.



Above:  
Rear aerial photograph of Regent's Park Terrace

— 4 Regent's Park Terrace

Below:  
Photograph of rear elevation - 4 Regent's Park Terrace



#### 4. EXISTING BUILDING

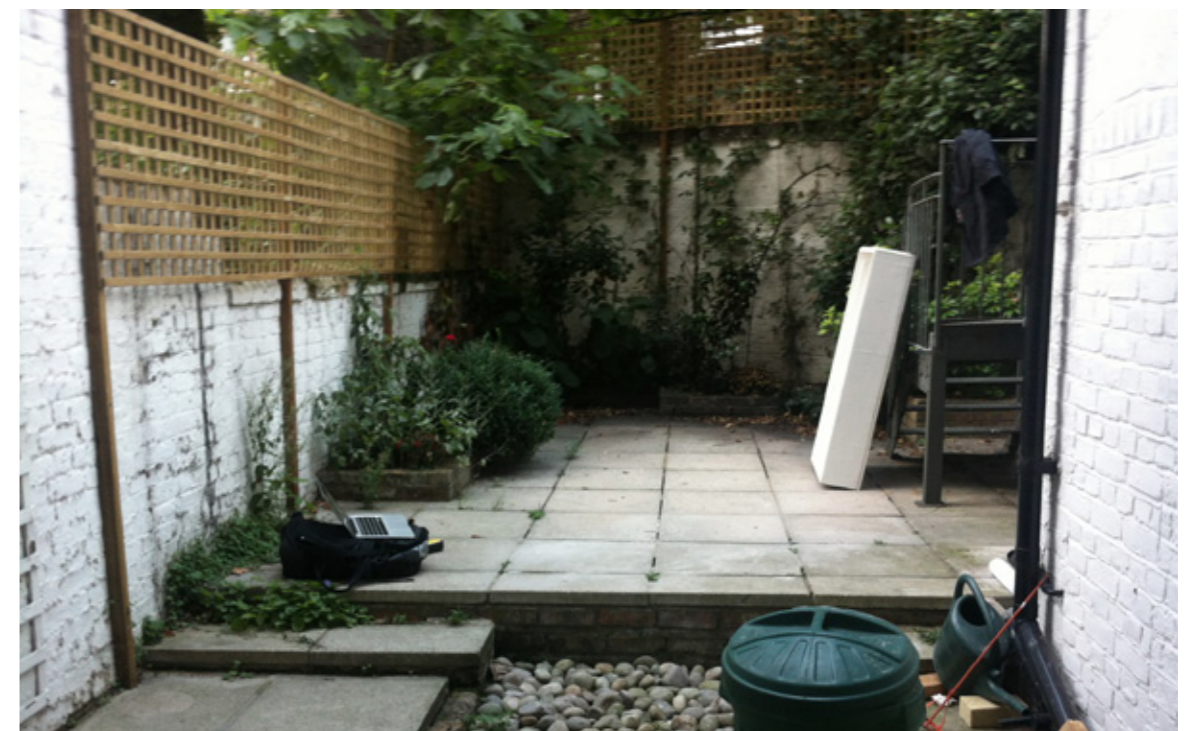
##### THE EXISTING BUILDING AT LOWER GROUND FLOOR

The lower ground floor rear fenestration is decidedly different to the levels sitting above it. Whilst timber box sash windows generate a consistent rhythm of fenestration on the ground floor and upper levels of the property, the lower ground floor rear elevation significantly changes in language. A single set of timber double doors permits access to the rear garden and sits directly below the sash windows above.

The raised and fielded timber panel door has inset glazed sections in place of the upper panels to allow natural light into the rear lower ground floor room. Above the door a fan light is framed by a relieving brick arch matching the structural opening width.

Alongside these doors a single timber casement window sits in the rear side elevation of the original closet wing. The head of this window is similarly framed by a brick arch matching the structural opening width of the window below.

Below:  
Photograph looking out to garden from rear elevation



Below:  
Rear photograph of Regent's Park Terrace



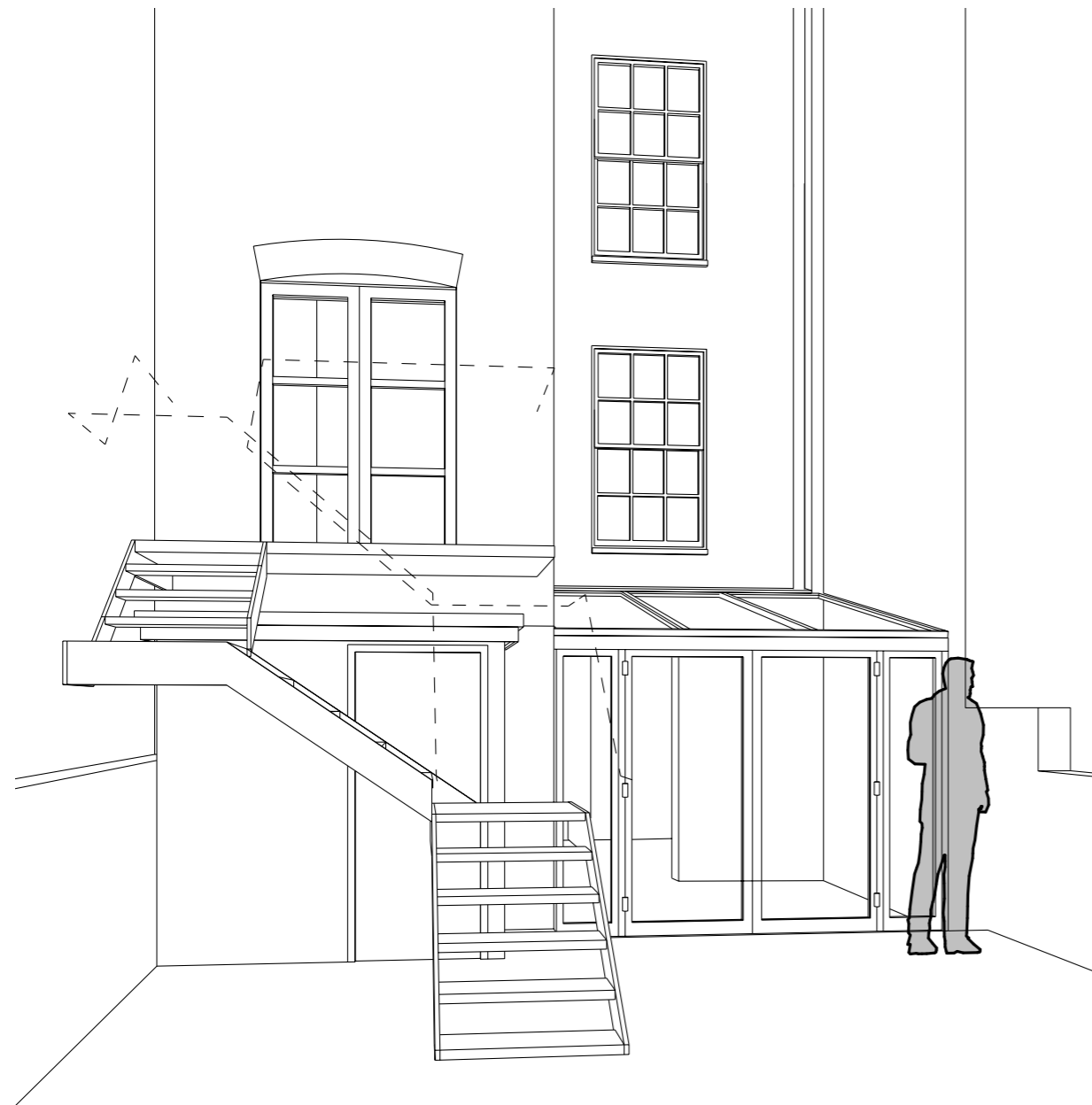
### REAR ELEVATION FEATURES

The rear garden is accessed via a set of timber double doors with a fan light (photograph on page 14). Either side of the doors are soil vent pipes and rainwater down pipes which discharge into grated drains flush with the external paving treatment. To the left of the double doors (when viewed from the rear garden) there is a single timber casement window (photograph below). This window serves to provide light into an existing bathroom and utility room.

Below:  
Photograph of window in side rear elevation at Regent's Park Terrace







Above:  
Perspective rear elevation of 4 Regent's Park Terrace

## 5. THE PROPOSALS

### THE PROPOSALS

The proposals are limited to the sub-ground and garden level and include:

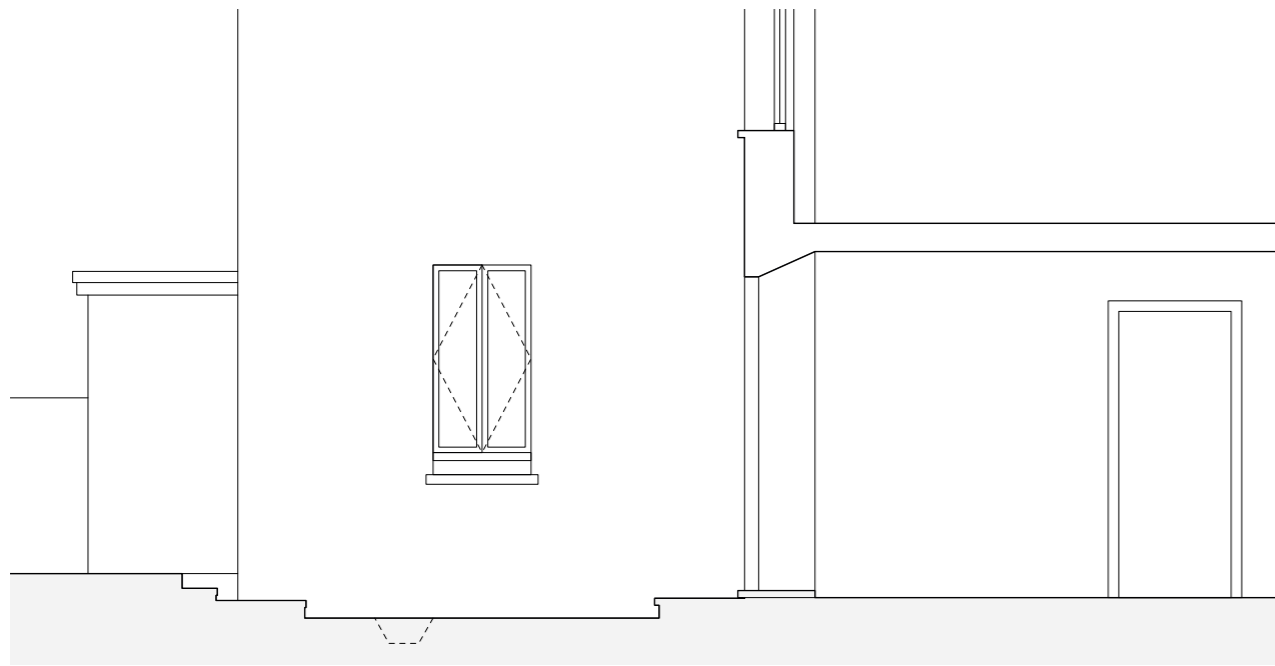
- Removal of the timber rear double doors, frames and architraves to maximise the existing structural opening.
- Enlarging an existing window structural opening (within the existing rear closet wing) to a door opening, through removal of the masonry open below the existing cill level. This does not include widening the opening.
- Creation of a new suspended timber floor supported from the existing exterior wall and new strip foundations within the zone of the new rear extension.
- Erection of a new single storey metal framed glazed rear extension with supporting box section steel structure fixed into the external wall of the adjoining property and existing rear masonry wing with strip footings as required.
- Reconfigure existing drainage runs within the zone of the proposed rear extension.

We note that similar single storey conservatory extensions have been constructed at other properties within the Terrace, namely No. 10 Regent's Park Terrace. These appear to all be of a similar scale and type with a glazed mono-pitch roof forming a rear conservatory infill extension.

Therefore it is our view that the proposed alteration and extension works proposed do not adversely affect the architectural integrity of the building to which it is attached or the context of the terrace within which it is situated.

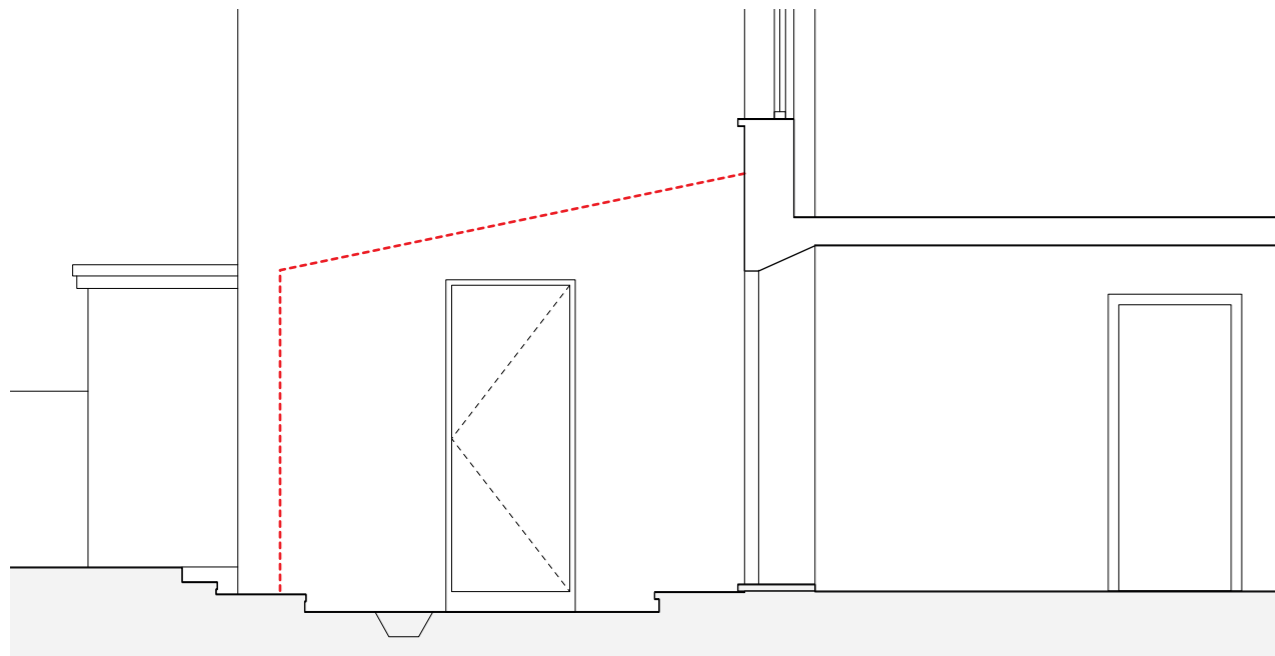
Below:

Diagrammatic section through the existing lower ground floor (in the zone of the proposed extension)



Below:

Diagrammatic section through the proposed lower ground floor (in the zone of the proposed extension)



### PROPOSED CONSERVATORY INFILL

The proposals are limited to the sub-ground and garden level and comprises a new single storey metal framed glazed rear extension with supporting box section steel structure fixed into the external wall of the adjoining property and existing rear masonry wing with strip footings as required.

The line of the new extension will be set back from the rear elevation of the closet wing by a minimum of 300mm in order to respect the articulation of original architectural building form. Similarly the point at which the new glazed conservatory roof meets the facade of the existing building will be set down at least 350mm from the projecting cill of the ground floor windows.

## 6. DESIGN STATEMENT

### DESIGN STATEMENT

It is proposed that the existing footprint be modestly extended as an infill to the return of the existing closet wing. This will generate a larger living area within the lower ground floor and increase the amount of natural light being let into the rear rooms on the same level. This will be achieved by removing the existing timber doors, fanlight, frames and architrave to the rear elevation and maximising the existing structural opening at lower ground floor level.

## 7. ACCESS STATEMENT

### ACCESS STATEMENT

Whilst the proposed works extend the usable footprint of the property the majority of the existing listed fabric will remain unaltered. In turn the constraints of the existing fabric have not been unduly altered to form a fully accessible design, as this is not practicable. Certainly the existing situation has not been made any worse by the proposed alterations and sub division of the property.

## 8. REFUSE, RECYCLING AND SERVICING

### REFUSE, RECYCLING AND SERVICING

As the proposals won't increase the amount of household waste produced by the single dwelling increased refuse and recycling facilities have not been considered as part of the proposals.

## 9. DRAWINGS

### DRAWING ISSUE LIST

ARC-044-GA-100 - LOWER GROUND FLOOR EXISTING GENERAL ARRANGEMENT PLAN  
ARC-044-GA-110 - EXISTING ROOF PLAN  
ARC-044-GA-101 - LOWER GROUND FLOOR PROPOSED DEMOLITION

ARC-044-GA-200 - LOWER GROUND FLOOR PROPOSED GENERAL ARRANGEMENT PLAN  
ARC-044-GA-210 - PROPOSED ROOF PLAN

ARC-044-EL-100 - EXISTING REAR ELEVATION  
ARC-044-EL-200 - PROPOSED REAR ELEVATION

ARC-044-EL-201 - PROPOSED STRUCTURAL ALTERATIONS / ELEVATION

ARC-044-SC-100 - EXISTING SECTION AA  
ARC-044-SC-200 - PROPOSED SECTION AA