

573

## **186 REGENTS PARK ROAD**

LONDON NW1 8XP

### **PLANNING DESIGN & ACCESS STATEMENT**



#### **DESCRIPTION OF THE PROPERTY**

A terraced family house late C19 stucco fronted with slate pitched roof and stock brickwork rear elevations, with past alterations including removal of the front porch, addition of clerestory windows above the main roof line, and single storey rear extension at garden level

#### **LOCATION & CONTEXT**

The property is within the Primrose Hill Conservation Area, sub-area 3: Regents Park Road North. The Statement describes the terrace(s) including no 186:

*On the north east side of the road is a group of residential villa style properties which are three storeys high and form three small groups set back from the road behind substantial front gardens bounded by medium height brick walls and containing numerous mature trees. Two of these villa groups form almost symmetrical compositions of five buildings with white/cream painted stucco facades, bay windows and stucco porches. The third group is a semi detached pair which is similar in style to the Bassett villas on Gloucester Crescent, being constructed in London yellow stock brick with highly decorative brickwork and painted stucco features. The rear gardens and side elevations of these properties are also highly visible from Gloucester Avenue and the last pair have been designed with numerous decorative features to these elevations, including pediments and bay windows.*

The property falls within the scope of the Primrose Hill Article 4 Direction.

## DESIGN

Repairs alterations and improvements to the street elevation and front garden requiring consent under the Primrose Hill Article 4 Direction:-

1. Reinstatement of the entrance porch to the front elevation with painted stucco finishes and mouldings all to match original detailing within the terrace
2. Removal of water tanks enclosure above the main roofline
3. Replacement of pvc clerestory windows above the front slated roofline with painted joinery casements to match in glazing style and detail the original glazing pattern to windows below, to be glazed with Slimlite double glazing units
4. Replace the front basement window with a double hung counterweighted painted joinery sash window to match in glazing style and detail the original glazing pattern to windows above, to be glazed with Slimlite double glazing units
5. General repair/reinstatement of the painted stucco facing and mouldings to the front elevation using lime based materials all to match existing
6. Rebuilding the street boundary wall, piers and railings in reclaimed stock brickwork with stone cappings and black painted metalwork railings all to match existing
7. Alterations to the front garden layout and materials
  - a. Removal of the masonry and concrete meter housing beside the front steps
  - b. To reduce the area of hard surfacing and increase the areas of planting
  - c. Pave the front path and steps with natural York stone flags
  - d. Edge the raised planting area with reclaimed stock brick walls & York stone cappings
8. Replacement of the existing brick bins store which is overlarge and no longer fits current refuse and recycling bin dimensions with a smaller hardwood enclosure to suit current bin sizes
9. Addition of a skylight adjacent to the basement area to improve natural light to the basement bedroom below
10. Replacement of the steel 'fire escape' type stair and railings to the basement area with a cantilevered York stone stair and simple metalwork balustrading

## TREES

Trees on or adjacent to the site of the proposed alterations are shown on the application drawings and as follows:

	<i>species</i>	<i>height</i>	<i>crown</i>	<i>RPZ</i>	<i>condition</i>	<i>category</i>
T.1	Sycamore	12m	4.35m	5.3m	Fair	B

The tree will not be affected by the proposals.

## ACCESS

Pedestrian access to the property from the street will not be affected by the proposals. Access within the front garden to the main front door and to the basement area door will be improved by the simplification of levels and steps, and improvement of paved and steps surfacing.