

HERITAGE STATEMENT **DESIGN AND ACCESS STATEMENT**

INTRODUCTION

Part I - Heritage Statement (pp. 2-3) of the present analysis considers the general site context relevant to the replacement of a light aluminium with a wooden frame balcony secondary glazing in the interior of Flat B, 10 Regent's Park Road, NW1 7TX. Flat B is one of two studios on the ground floor of a block of flats and studios designed and built in 1954-6 by Erno Goldfinger. 10 Regent's Park Road was given a Grade II listing on December 22, 1998; its English Heritage ID is 477844. The purpose of the Heritage statement is to recount the important historical background of the building and highlight significant aspects of its design. Those relevant to the interior of Flat B will be further analysed and referenced in the Design and Access Statement, which constitutes Part II (pp.4-5).



PART I - HERITAGE STATEMENT

SITE

The building is situated on the north side of Regent's Park Road, which runs parallel to Prince Albert Road / A 5205 and to its north (see LOCATION PLAN and SITE PLAN). It occupies a gap in a mid-19th century terrace that was the result of bomb damage during World War II. The block of flats departs from the arrangement of the surrounding buildings by sitting further back from the pavement, allowing for parking spaces in front of 4 garages symmetrically arranged on either side of the main building entrance. The back of the building consists of a garden that extends to the back of the buildings on Gloucester Avenue.

OWNERS AND ARCHITECT

A group of individuals formed a co-operative in 1952 to build homes for themselves under the 1936 Housing Act. The Regent's Park Housing Society was therefore able to raise mortgages and loans through local authorities and own the building, while its elected officers were dealing with the architect, builder and St. Pancras Council, which provided 90% of the mortgage.

Erno Goldfinger, born in Budapest in 1902, was already a prominent Modernist architect in London when he was commissioned to design 10 Regent's Park Road. Before World War II he had designed three houses in Hampstead and another at Essex. 1-3 Willow Road in Hampstead already displayed the combination of concrete structural elements - mostly columns - with brick infill, large horizontal windows, and wooden doors on the lower ground that is used again in 10 Regent's Park Road. When Goldfinger's later Brutalist work is considered - with Trellick Tower of 1968 its most prominent representation in the London skyline - then 10 Regent's Park Road represents a middle point where Goldfinger moves to an increased use of exposed concrete for a greater number of external elements while the large panes of glass, the brick infill, and the wooden doors remain important features of the main elevation.

***STRUCTURE, EXTERIOR**

The building is a reinforced concrete construction with three parallel load-bearing walls (at the rear and to either side of the stairs) with a beam and column construction at the front. The columns are exposed and board-marked. There are in-situ concrete slab floors, externally expressed and wire-brushed to expose aggregate. The deep cornice is similarly treated. There is red brick infill, and there are cantilevered concrete balconies with precast panel fronts, with a precast balustrade on the roof terrace.

* The most comprehensive analysis of the building and its features, due to its recent listing, is found on the listing text. Most of the information in the following sections is taken from there.



There are four storeys and an attic visible from Regent's Park Road, while there is a basement level visible from the garden. Each storey originally had two flats per floor, those on the ground floor and attic being studios positioned behind the garages and roof terrace respectively. In the basement there are laundry facilities, a garden room and storage areas.

The flats have continuous metal casement windows. Balconies are angled, with metal balustrades on either side contrasting with precast panels on the front. The rear facade is simple, and the ground floor studios, which look out over the garden, have similar balconies to those on front.

INTERIOR

There is an entrance hall with quarry tile floor leading to a staircase that is set in a central structural well. The staircase is cantilevered and without risers.

The ground floor has two studios, the first floor has two 2-bedroom flats, the second and third floors each have one 1-bedroom and one 3-bedroom flat, and there are two further studios in the attic.

Flat B is one of the two studios on the ground floor. All flats apart from the studios originally had folding screens between the living room, the dining area, and the kitchen; the latter had fitted cupboards. There were mahogany veneered bedroom cupboards, and Goldfinger originally provided tiled bathrooms, specified bathroom fittings and suggested colour schemes. The shell and doors of the original mahogany veneered bedroom cupboard in the main room of Flat B are still functional and in their original location.

****PART II - DESIGN AND ACCESS STATEMENT**

DESIGN - INTRODUCTION

The present application is concerned with the replacement of the only piece of secondary glazing of the flat, namely four panes of glass and their corresponding light aluminium frames which comprise two windows and two sliding doors leading to the original balcony doors and windows and the flat balcony. Both the aluminium frame secondary glazing and its replacement oak frame secondary glazing -with hinged doors- are interior features that featured before the 1998 listing date throughout the building: the aluminium frame in a number of flats, and the oak frame in all of the windows and balcony doors of Flat E, located on the second floor. The introduction of the latter in Flat B has been made primarily on design and aesthetic grounds as it conforms more closely to the wooden interior fittings purposely designed by and built under Goldfinger and corresponds closely to the dimensions of the metal casing balcony windows and doors. The oak frame with the double glazing also make a better contribution in terms of insulation and thermal efficiency, something this flat particularly needs due to its orientation.

DESIGN - FLAT DESCRIPTION. ROLE OF ALUMINIUM SECONDARY GLAZING.

The layout of Flat B consists of an entrance hallway that allows direct access to all other parts of the flat, a storage closet, a kitchen, a bathroom, and a reception / study. The latter is the only part of the flat that receives direct daylight from the windows and balcony doors that lead out to the balcony that oversees the gardens of the building. There is also a small skylight in the kitchen that allows some light that comes from one of the two building light wells to reach part of the kitchen.

Due to its orientation, the flat receives almost no direct sunlight. Adequate thermal insulation is therefore a desirable requirement when the balcony windows and doors are considered. The building has original single-paneled windows and balcony doors; in the main room of Flat B, where half of the only, north-facing, exterior wall is taken up by the opening to the balcony and the garden, this means that there would have been great thermal inefficiency affecting the daily life of the residents. This must explain why at some point in the last two decades, if one is to judge by the design and material used, a decision was made to install a secondary light aluminum frame to compensate for the loss of heat.

In terms of design and visual integration the light aluminium frame was an addition that did not relate to the other materials of the interior. The reception / study retains the only remaining original feature of the flat, a wooden fitted cupboard. It contrasts well with the white walls, and has a robust and considered presence diagonally from the balcony. The

** To be read in conjunction with the following files of the application: PLANS AND SECTIONS, PHOTOGRAPHS.

original Crittall balcony windows and doors have a studied appearance as well, with well considered proportions. The aluminium secondary glazing therefore appeared as more of an afterthought that addressed functional necessities and did not integrate particularly well either in terms of materials or in colour with the rest of the space and features.

DESIGN - WOODEN SECONDARY GLAZING

The new oak frame secondary glazing enhances the visual perception of the space by referencing the palette of materials and colours Goldfinger favoured throughout the flat. It also performs far more efficiently in terms of insulation than its predecessor. It is an exact copy of the secondary glazing found in the balcony of Flat E. Flat E appears to be the only flat in the entire building that had installed secondary glazing of wooden frames of very good quality with double glass panes for each frame. The replication of its secondary balcony glazing in Flat B complements the presence of the Goldfinger-designed wooden cupboard and contributes to the design consistency of the interiors of the flats in 10 Regent's Park Road.

ACCESS

The building entrance is level with the pavement, allowing direct access to wheelchairs. The only means of going up or down the building is through the central staircase. The flat is accessed through the ground floor corridor, which is level with the floor of the flat. The flat itself is on one level, which enables uninterrupted circulation in all spaces without any obstacles.
