

6 Regents Park Terrace, London NW1 7EE

**Supporting Information for Full Planning Permission/
Change of Use**

including Design & Access Statement and Heritage Statement



18th March 2016

Ref: 2016.02

Brief Description of the Site and its Surroundings

The property, 6 Regents Park Terrace, is situated on the east side of Oval Road, between the south and north ends of Gloucester Crescent in Camden. Regents Park Terrace is a private one way street set back from Oval Road.

The property is in the London Borough of Camden, falls within Sub Area 4, Gloucester Crescent, of the Primrose Hill Conservation Area and is listed Grade II. Conservation Area Statement 5, pp. 22-23, makes a specific mention of the Terrace:

Regent's Park Terrace consists of 22 houses, dating from 1840-50. 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 building is situated in a predominately residential area and has a close proximity to good transport links. Camden Underground Station and multiple bus connections are within a 5/6 minute walk.

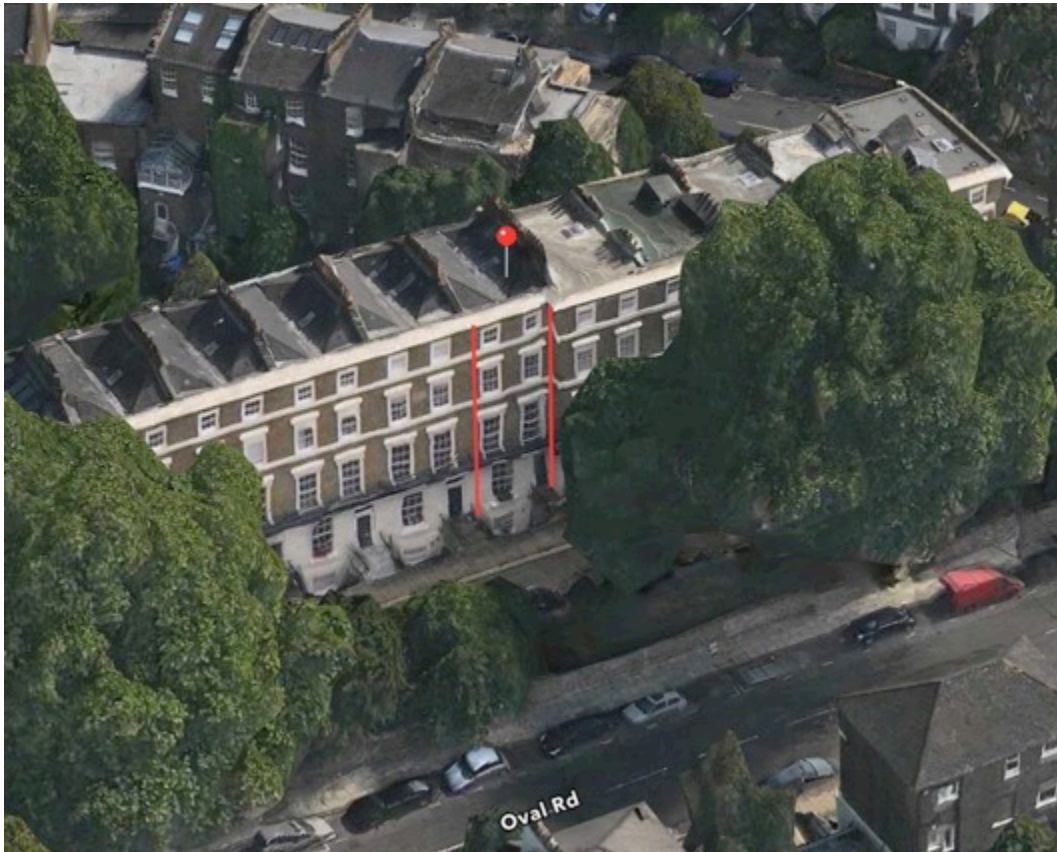


Fig 1. Birdseye view of 6 Regents Park Terrace, looking east, house outlined in red

The building is four storeys above ground with a lower ground floor level; the front elevation is a mixture of render and brick whilst the rear elevation is brickwork. The roof is a traditional slate valley draining to the rear elevation. The adjacent buildings in Regents Park Terrace are identical in scale and appearance. Opposite the Terrace are semi detached villas from a slightly later period. The original development of the area was gradual and piecemeal creating a rich variation of building styles and details. The character of the area is defined by this distinct variety of building sizes and types. The building heights in the immediate area are primarily 3/4 storey.

Heritage Statement and Planning Statement

Regents Park Terrace was built in the late 1840's and first appears on Cross's Map of 1851 – this development was part of the gradual growth of the city as can be seen in the sequence of maps below. The Terrace is set back from Oval Road and there is a garden area for the communal benefit of the Terrace residents – this garden area is a designated London Square under the Act of 1931.

Primrose Hill Conservation Area was first designated in 1971 and extended in 1985 – it is characterized by high quality terraced town houses. The Conservation Area is well preserved and has over 100 listed buildings. As London grew northwards in the early 1800's the area north east of Regents Park was developed; on Cary's Map of 1837, see Fig. 2 below, there is no development between the Park and Pancras Vale (now Chalk Farm Road).

The outer edge of Gloucester Crescent was built first (1850 map) this was then followed by Regents Park Terrace (1851 map) and then the inner edge of the Crescent and the villas on Oval Road (1868 and 1898 maps).



Fig 2. Detail from Cary's Map, 1837



Fig 3 Detail from Cross's Map, 1850

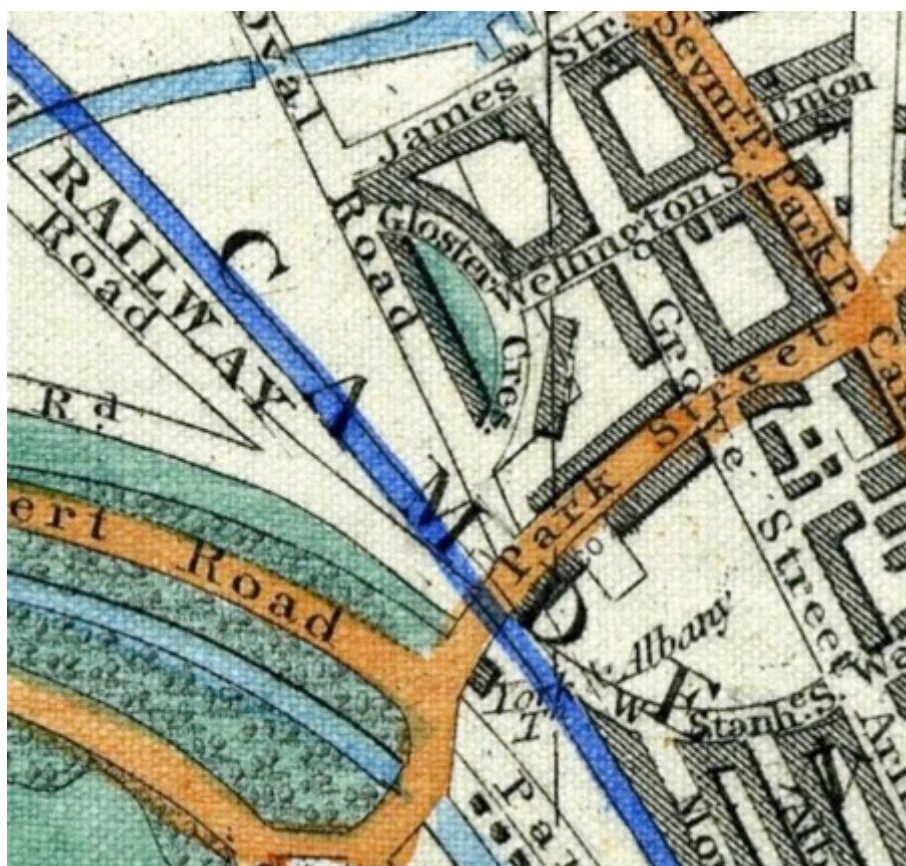


Fig 4 Detail from Cross's Map, 1851

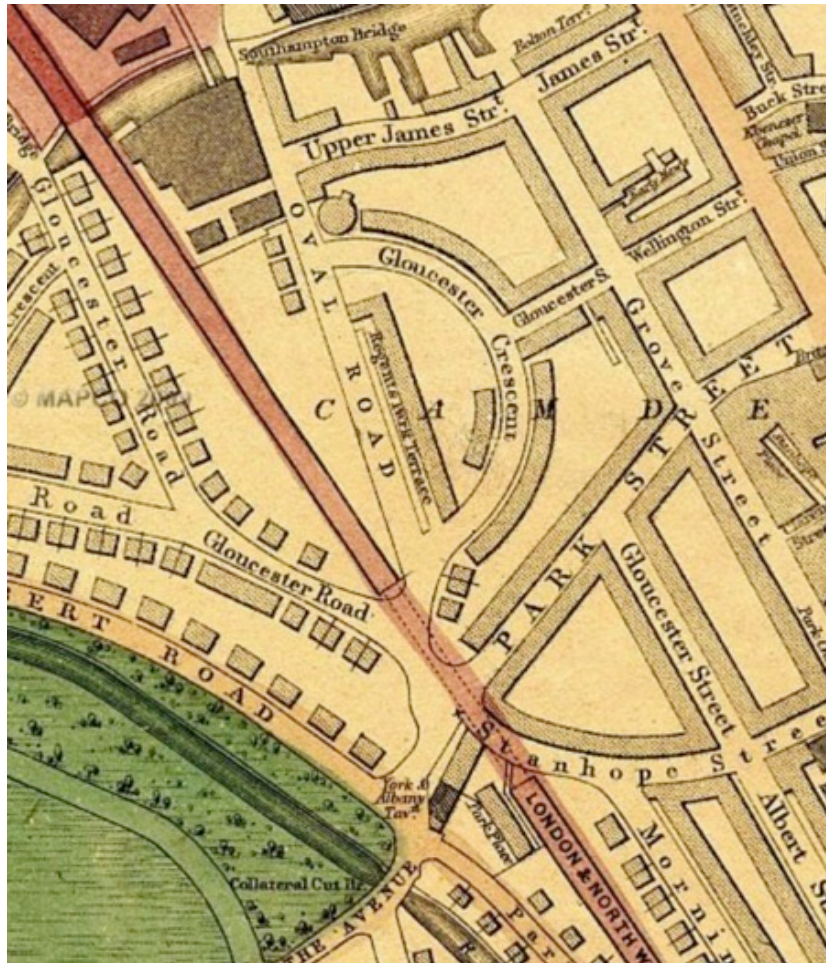


Fig 5. Detail from Weller's Map, 1868

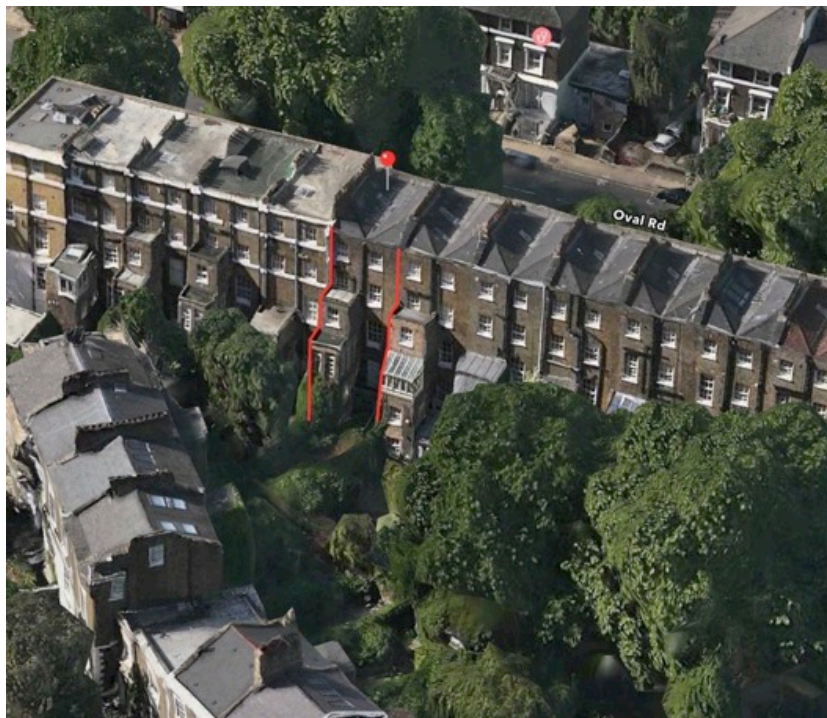
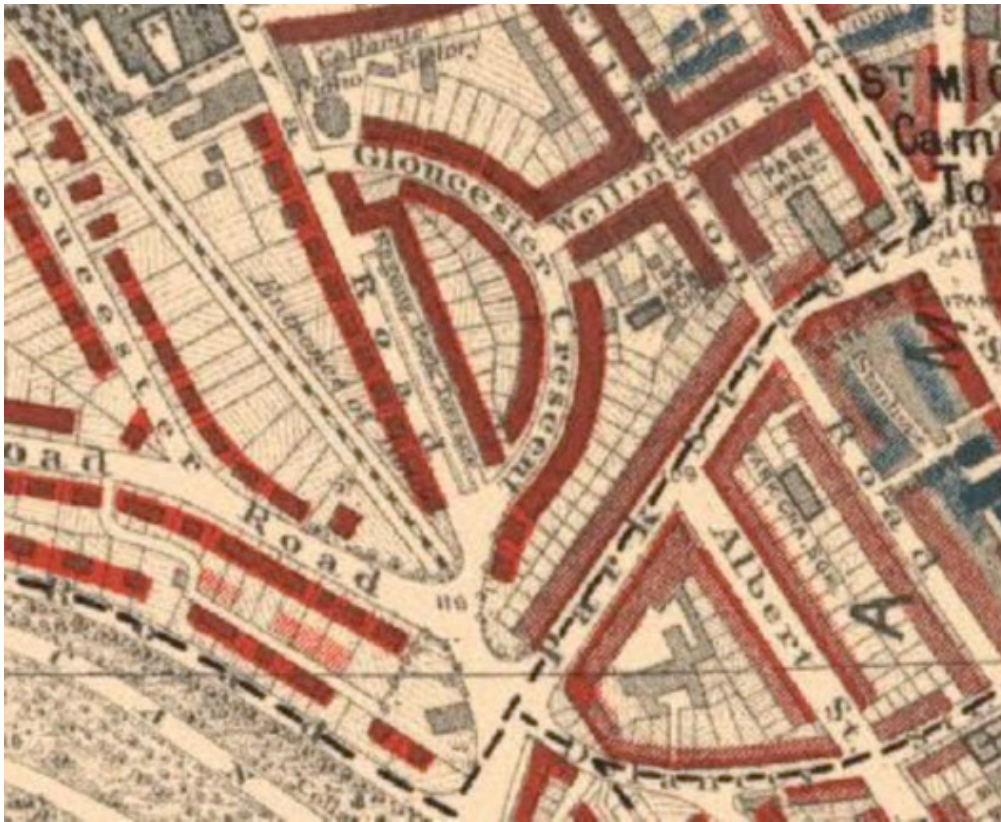









Fig 6. Birdseye view of 6 Regents Park Terrace, looking south, house outlined in red

Regents Park Terrace was a subsidiary street built as one element of the gridded development spreading north from Regents Park; in Booth's Poverty Map of 1898 it was occupied by the "Middle-class. Well-to-do" rather than the "Upper-middle and Upper classes. Wealthy" who lived in the grander Nash Terraces directly overlooking Regents Park.



The Streets are coloured according to the general condition of the inhabitants, as under--

| | |
|--|---|
|  Lowest class. Vicious, semi-criminal. |  Fairly comfortable. Good ordinary earnings. |
|  Very poor, casual. Chronic want. |  Middle-class. Well-to-do. |
|  Poor. 18s. to 21s. a week for a moderate family. |  Upper-middle and Upper classes. Wealthy. |
|  Mixed. Some comfortable, others poor. | |

A combination of colours-- as dark blue and black, or pink and red-- indicates that the street contains a fair proportion of each of the classes represented by the respective colours.

Fig 7. Detail from Booth's Poverty Map, 1898

The original Terrace is completely intact as it was built in the late 1840's and represents a fine example of good quality London terraced housing. The property has undergone very little change in its life time – there have been a number of minor internal alterations made and a rear glazed conservatory was added on the rear extension in the early part of the twentieth century.

The Camden planning website has no records concerning the house; the Listing description for the Terrace is below;

TQ2883 NE REGENT'S PARK TERRACE 798-1/76/1385 Nos.1-22 (Consecutive) 14/05/74 and attached railings GV II Terrace of 22 houses. c1840-50. Yellow stock brick with rusticated stucco ground floors. Nos 1-21 form a symmetrical facade with slightly projecting end houses. 4 storeys and basements. 2 windows each. Square-headed doorways with cornice-heads, fanlights and panelled doors. Entrance to No.1 on right hand return with stucco portico having pilasters, cornice and parapet; round-arched door way. Architraved sashes; 1st floor with cornices and continuous cast-iron balconies, 2nd floor with cornices. Plain stucco sill bands to 2nd and 3rd floors. Stucco modillion cornice and blocking course. No.22: rusticated stucco. 2 storeys and basement. 1 window. Projecting stucco portico with balustraded parapet. Cornice with balustraded parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

Regents Park Terrace was very fortunate during the Blitz and was spared any direct hits; there was "Blast damage, minor in nature" to Nos 1, 2, 3 and 4 but the nearest significant bomb damage occurred adjacent to the Canal to the north and on the corner of Inverness Street and Arlington Road to the east - see LCC map below.



Fig 8. LCC Bomb Damage Map 1945 (using 1916 OS Map)

- | | |
|--|---|
| Black - Total destruction | Purple - Damage beyond repair |
| Dark Red - Seriously damaged, doubtful if repairable | Light Red - Seriously damaged, repairable at cost |
| Orange - General blast damage, minor in nature | Yellow - Blast damage, minor in nature |
| Small circle - V2 Bomb | Large circle - V1 bomb |

Design Statement

What is the purpose of your proposal ?

Our proposal seeks to revert the use of the property from two flats to a single family dwelling house; there are no internal or external changes proposed to the building except the removal of a non original partition at the top of the basement stairs to reconnect the house. The two flats are currently listed as separate dwellings for Council Tax, with the Royal Mail and have separate metering for gas, water and electricity.

Explain the scale, height, width and length of the proposal and its relationship to the existing building.

The application does not propose any external physical changes and seeks only to change the use of the building. The existing building was built as a house and permission is sought to revert to this use. The original layout has been retained during its period of use as two flats so a reversion is simple to facilitate and will provide a well proportioned 5 bedroom family house with a small rear garden.



Fig 9. View of the whole Terrace from the south

Have you discussed your proposal with your neighbours ? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues ?

Given that the proposal makes no external changes and reverts the building to its original residential use my client has taken the view that there will be no impact on his neighbours and has therefore not consulted them.

Does your proposal have an impact on the building's setting ? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area ?

The proposal has no impact on the buildings setting however the change of use seeks to reinforce the residential character of the area.

Describe the materials you propose to use, why you chose them, the way in which they relate to the character of the conservation area ? Have environmentally friendly materials been considered ?

The application proposes no external changes to the building.

Does your proposal have an impact on the street scene ? Is it improving street views, if not, what measures have been taken to minimise visual impact?

The proposal has no impact on the street scene.

What consideration has been given to maintenance ?

Regular maintenance of the single dwelling is recognised as an essential requirement and has been factored into both the overall design and the selection of the materials. The roof and gutters will be accessible for maintenance and cleaning.

Access Statement

How have you followed the advice provided by Design Council/ CABI and Camden Council on the issue of inclusive access ? If not explain the reasons for your departure from this guidance.

What consideration has been given to accessibility to and between parts of the proposed works ? Has disabled access been considered ?

Due to the nature of our proposal, the change of use from two flats to a single family dwelling, we have sought in our application to be practical, where possible, to consider the needs of both disabled and ambulant disabled users and visitors. Given the restraints imposed on us by the listed building and the two steps up to the stone doorstep we are not able to improve the situation without prejudicing the character of the dwelling.

Sustainability Statement

How sustainable is your proposal ?

The retention and reuse of an existing building for residential purposes is in itself sustainable. No works are proposed as part of this application so no opportunity is available to improve the energy efficiency of the house.

How has your proposal addressed the need for energy efficiency ? How does it reduce carbon emissions ? What consideration has been given to low-energy and renewable energy technologies ?

The property is naturally ventilated by means of opening windows/ French doors and will not have any form of air conditioning. All the utilities currently serving the building will be reused and arranged as single supplies; these being mains water, foul sewage, gas and electricity.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

The existing rear garden is proposed to be landscaped with new plants and shrubs.

Highways, Parking and Access

What is the relationship between the proposed works and public routes and do they have any impact?

This proposal has no impact on highways or pedestrian access. The existing cellar room accessed from the basement area is proposed as a secure store for two bicycles.

Waste Management/ Recycling

What provision has been made for the storage of waste and recyclable material ?

Provision has been made both internally, in the kitchen, and within the under pavement vault for the dedicated storage of both domestic refuse and recyclable material.

Collections are weekly on a Monday for domestic refuse , mixed recycling and food & garden waste (outside by 7am).

Ventilation

The house will be naturally ventilated and no air conditioning plant is proposed.