6 Regents Park Terrace, London NW1 7EE

Supporting Information for Householder Planning & Listed Building Consent

including Design & Access Statement and Heritage Statement

14th October 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.

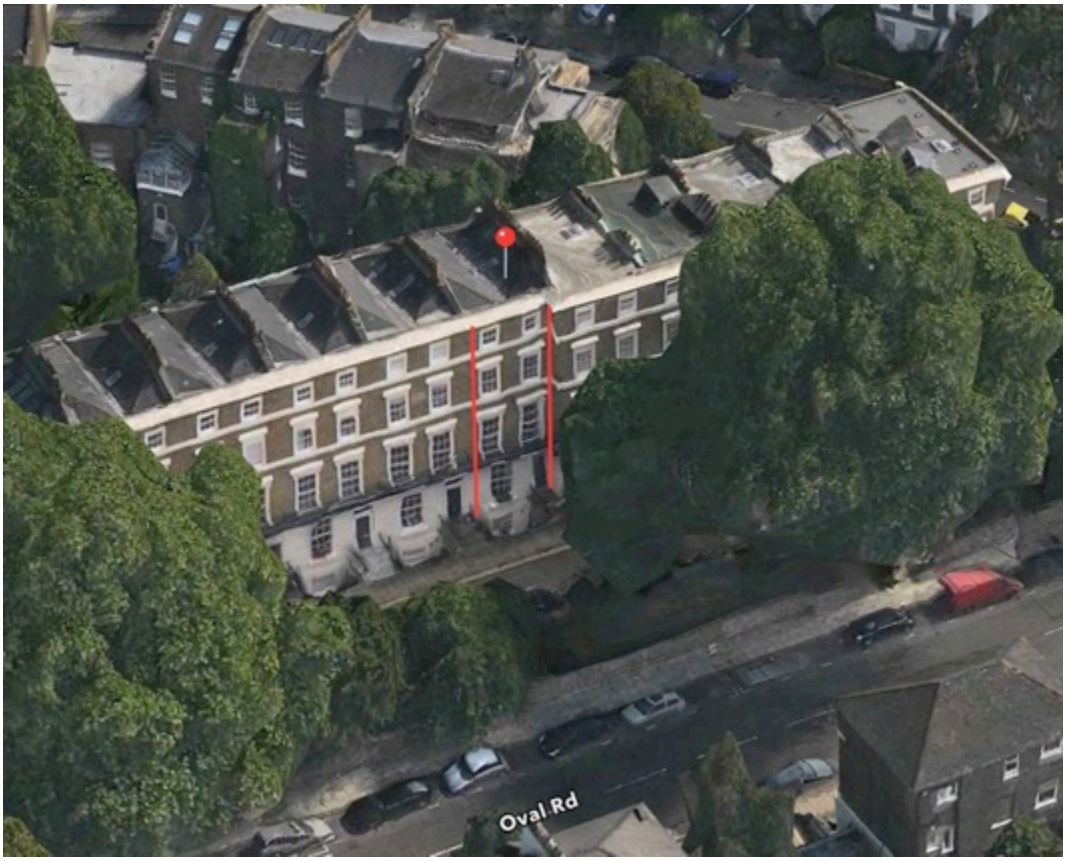

Fig 1. Birdseye view of 6 Regents Park Terrace, looking east, house outlined in red

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

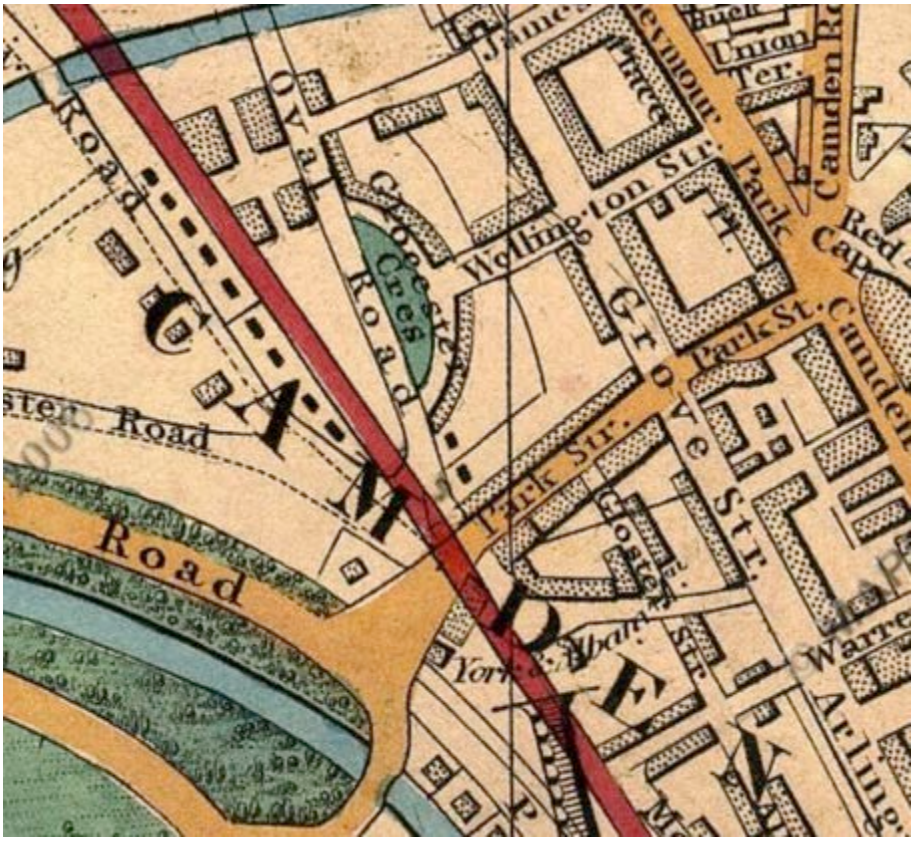

Fig 3 Detail from Cross's Map, 1850

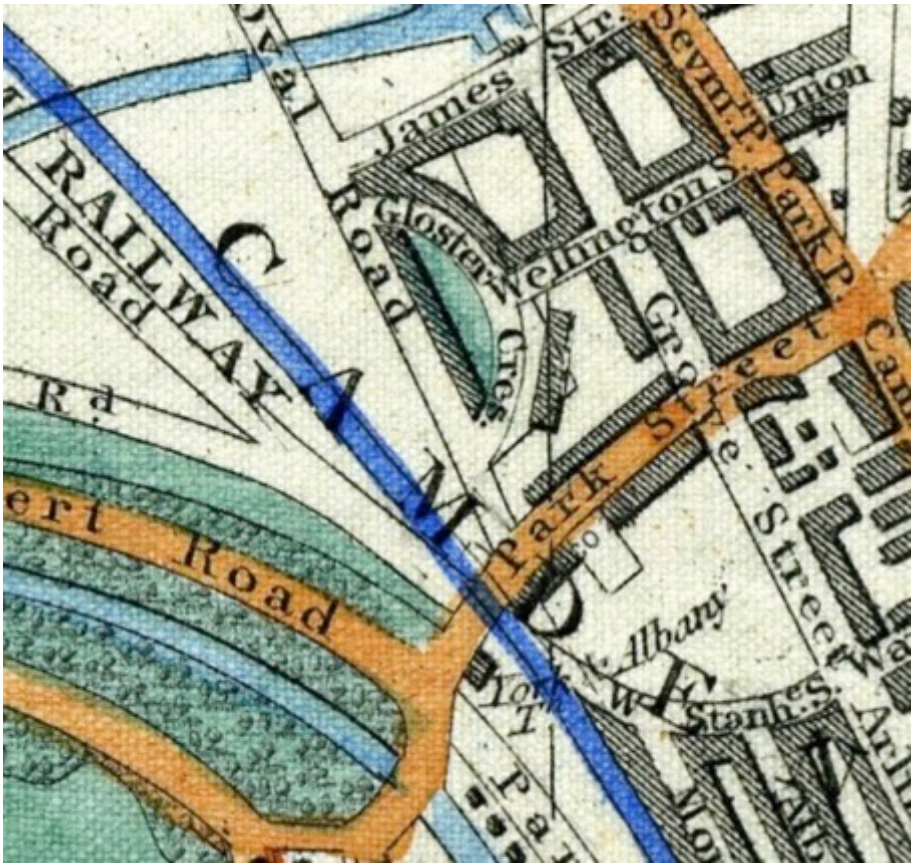

Fig 4 Detail from Cross's Map, 1851

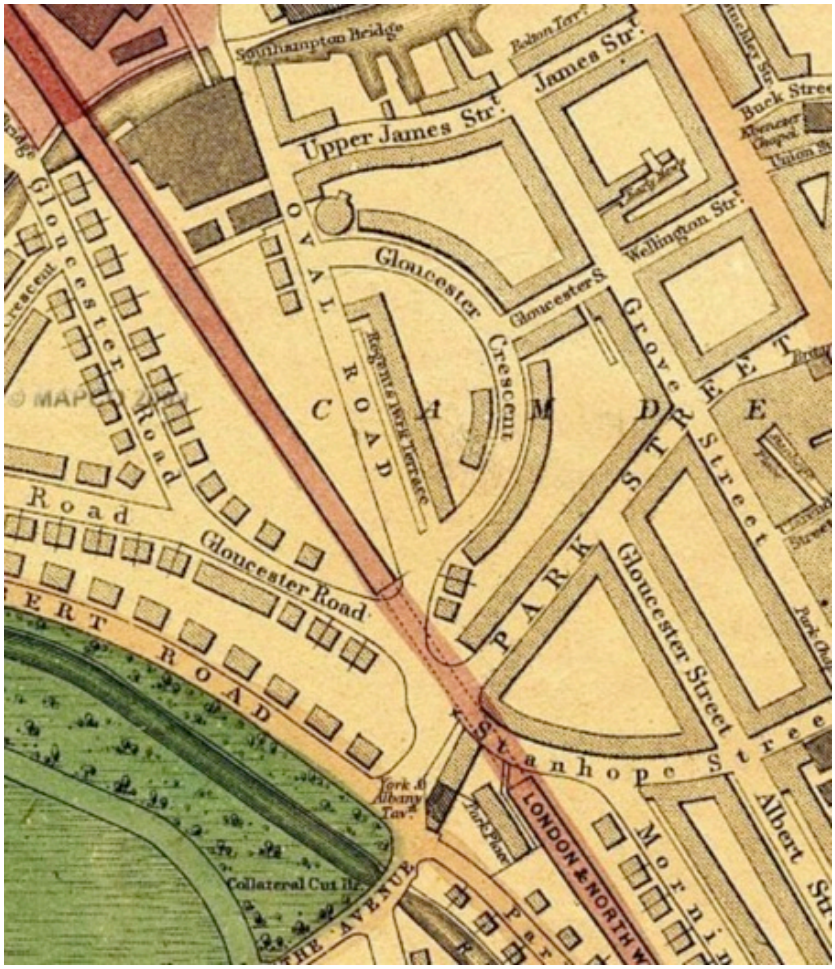

Fig 5. Detail from Weller's Map, 1868

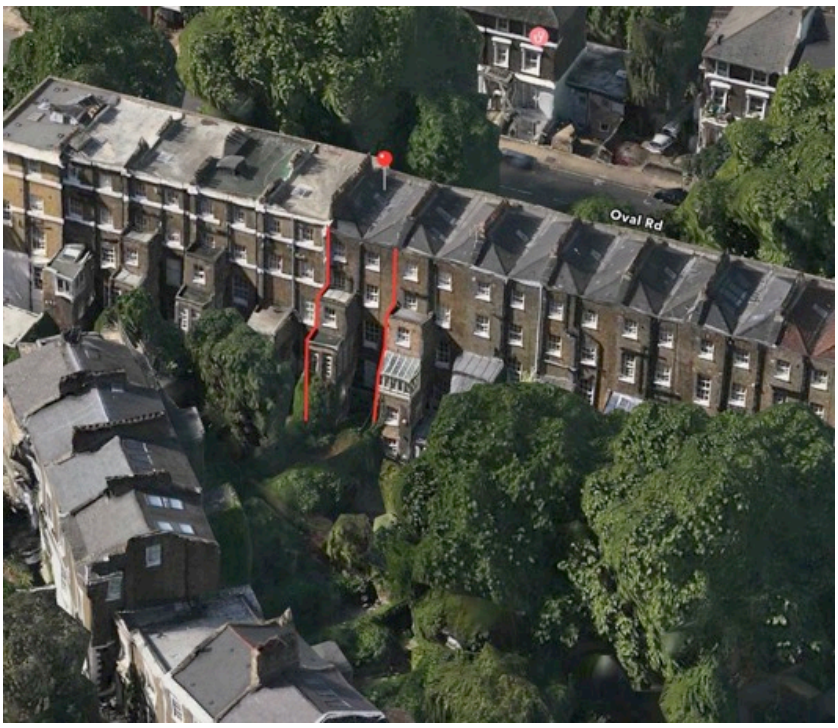

Fig 6. Birdseye view of 6 Regents Park Terrace, looking south, house outlined in red

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.

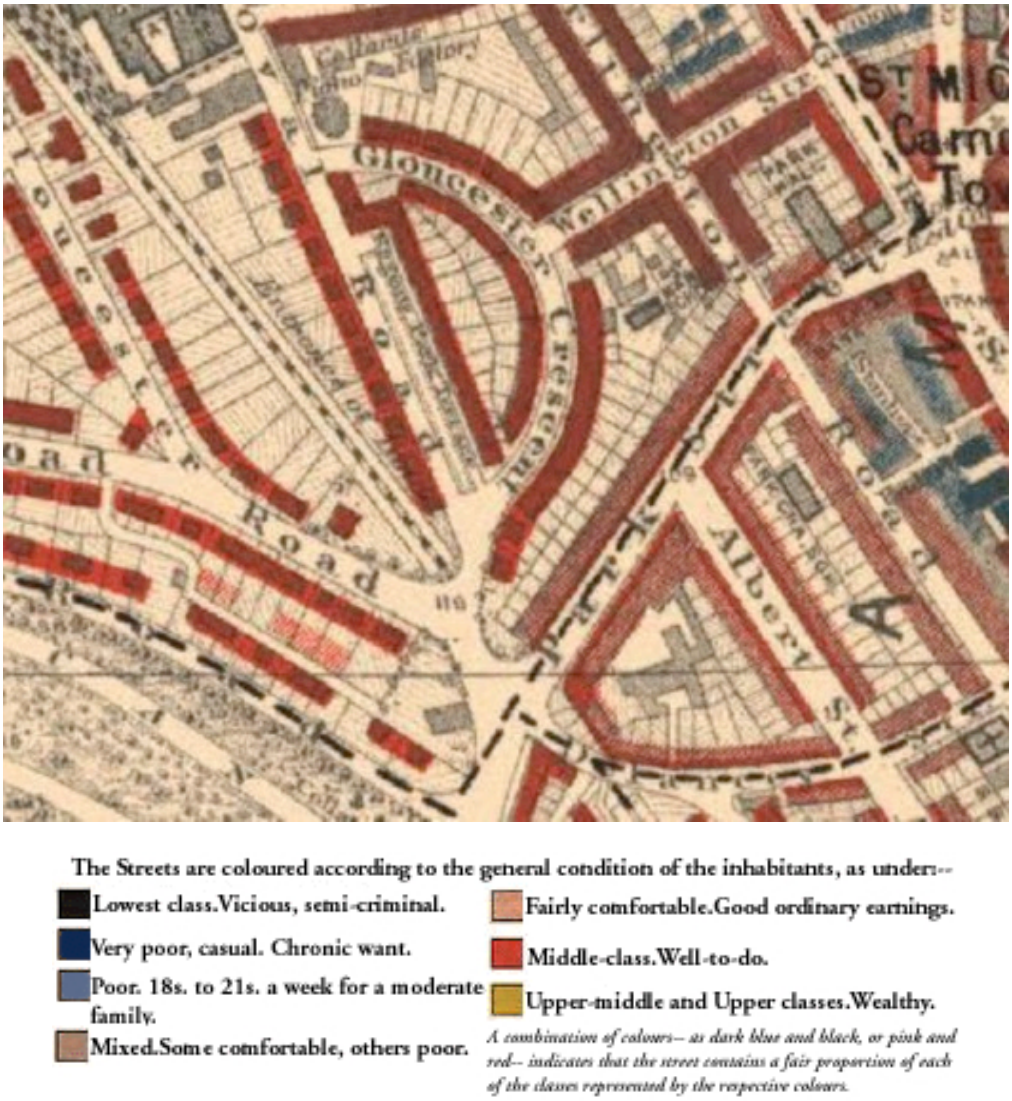

Fig 7. Detail from Booth's Poverty Map, 1898

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 conservation approach to the building is one of protection, retention and enhancement. Where damage has occurred or elements need repairing it is proposed to repair and replace to match the existing design and fabric. The proposed works will have a minimal impact on the building as a whole but will generate a benefit both in terms of its fabric and its future use.

The Camden planning website has four records concerning the house; these are recently approved and are as follows;

2016/3302/P Approved 12th August 2016
Double height rear conservatory (lower ground and upper ground floor level) with upper ground floor level external balcony and steps to garden level

2016/3393/L Approved 12th August 2016
Double height rear conservatory (lower ground and upper ground floor level) with upper ground floor level external balcony and steps to garden level; internal alterations

2016/1531/P Approved 8th June 2016
Conversion of 2x flats (1x 1-bed & 1x 4-bed) to form 1x single family dwelling house (5-bed)

2016/2425/L Approved 8th June 2016
Removal of non-original partition at top of basement stairs in connection with conversion of 2x flats to form 1x single family dwelling 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
Dark Red - Seriously damaged, doubtful if repairable
Orange - General blast damage, minor in nature
Small circle - V2 Bomb
Purple - Damage beyond repair
Light Red - Seriously damaged, repairable at cost
Yellow - Blast damage, minor in nature
Large circle - V1 bomb

Design Statement

What is the purpose of your proposal ?
Our proposal seeks to extend and refurbish the existing single family dwelling house with a policy of minimal intervention; the principle element of the works is a new two storey glazed rear structure. This allows a new Dining Room at Ground floor level accessed from the Boot Room and a new Games Room at Lower Ground floor level. Access to the garden is via a new walkway and metal stair from the Boot Room.

The other associated refurbishment works include an extended bathroom in the under pavement vault, UFH in the lower Ground floor, a new WC and Boot Room at the rear of the Ground floor, a revised Master Bedroom and bathroom layout at Second floor, a revised bathroom/ bedroom layout on the Third floor and one new and one repositioned skylight over the Third floor landing.

Explain the scale, height, width and length of the proposal and its relationship to the existing building.
The proposed glazed structure fits neatly into the void between the existing outrigger extensions of Nos 6 and 7 Regents Park Terrace. The extension does not extend beyond the outriggers.

The glazed structure is lightweight in nature and subservient to both the main building and the outrigger. If required in the future the structure could be easily removed with minimal impact on the fabric of the listed building. The height of the new structure reaches over the existing French doors which are to be retained and locked shut.

Fig 9. View of the rear elevation of 6 RPT from the garden

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 ?

Although the proposal has a minimal impact on its neighbours my client has discussed his intention to extend and refurbish the house with his immediate neighbours and no concerns in principle were raised. The setting in of the proposed structure alleviates any potential detrimental impacts – the metal stair has been set away from No. 7 to ensure there are no overlooking issues.

Fig 10. View from existing lower ground floor Lounge to rear terrace/ garden.
Opening to be retained, French doors removed

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 ?

Given that the proposal is located on the rear elevation of the terrace it has a very minor impact on the buildings setting. The additional structure cannot be seen from the street and will only be seen from the Gloucester Crescent houses. As a consequence it does not affect the character of the wider 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 ?
All proposed materials where applicable are to match the existing in order to respect and blend with the historic character and fabric of the building. Where required timber will be sourced from FSC (Forest Stewardship Council) suppliers and other materials will be sourced from sustainable sources. In addition to the above local suppliers will be used as far as possible to minimise delivery miles.

The proposed materials are summarised below;

External walls - where infilled door/ window openings are proposed on the Ground floor matching reclaimed/ salvaged London stocks will be used.

Roofs – the glazed extension will have a faceted double glazed pitched roof structure with glass structural beams aligned to the existing door opening below.
Skylights proposed are to be conservation grade type by Velux.

Windows – the new window to the Ground floor WC will be traditional softwood single glazed timber sashes with lead weights.

External doors – the proposed 3 part sliding doors at Ground and Lower Ground floor level will be double glazed and a slim metal profile. Finish to be anodised or similar in a dark colour.
Timber glazed door proposed from Boot Room to walkway; to be timber softwood with single glazed panes.

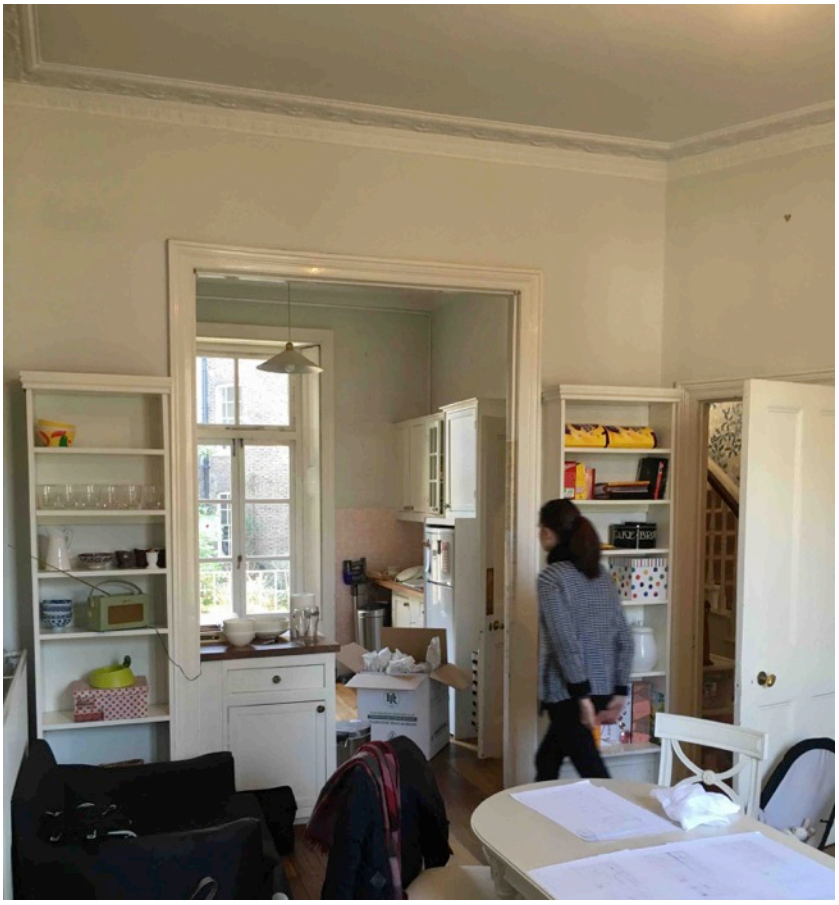

Fig 11. View from existing ground floor Dining Room looking towards Kitchen

Internal walls – new Third floor wall to create 2 bedrooms to be timber stud with plasterboard and skim. Other walls to be patch repaired as required including a new plaster skim coat.

Ceilings - patch and repair ceilings as required including a new plaster skim coat.

Floors – existing timber floors to be retained, lightly sanded and refinished. Bedrooms to be carpeted and bathrooms to be tiled; original floorboards to be retained under new finishes where present.

Internal doors – all existing doors to be retained where possible. New door to Bedroom 4 to be reused from infilled opening on Second floor. New door from Boot Room to Dining Room to be panelled to match existing types.
Sliding doors to Dressing room to be timber with recessed panels.

Other – new external balustrade/ staircase – all metal, decorated black.
External balustrade to Dining Room to be single low iron glass sheet, no top rail.

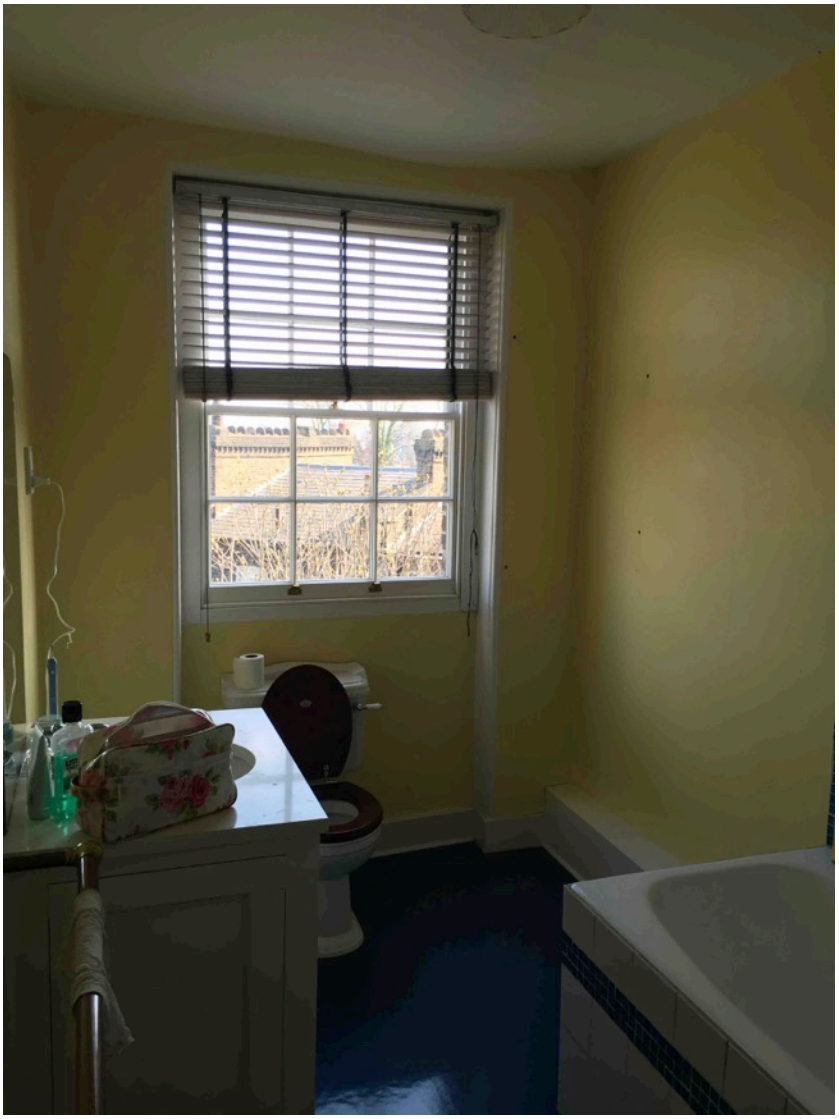

Fig 12. View of existing Third floor Bathroom

Have you assessed the elements which constitute the historic and special architectural interest/character of the building ? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.
The house has been minimally altered since it was built however we are seeking to protect its character and add benefit where possible to revert to its original plan form. On the Third floor we are proposing to reinstate a wall to create a third bedroom. The door opening for this bedroom is proposed in an infilled doorway location from the landing.

The proposal to remove a section of the flank wall of the outrigger at Lower Ground floor level is the most significant intervention proposed however we propose to retain the nibs to show the original plan form. This is a secondary wall within the layout of the house and therefore of less importance to the plan form.

If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building ?
The refurbishment proposals seek to alter the existing layout in a sensitive and beneficial manner. Original openings will be reused where possible and there will be a net benefit throughout the house. All original skirtings, cornices and architraves are to be repaired and retained. The existing main stair and timber balustrade are also to be repaired and retained.

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 proposals has no impact on the street scene.

What consideration has been given to maintenance ?
Regular maintenance of the dwelling house is recognised as an essential requirement and has been factored into both the overall design and the selection of the materials. The main roof and gutters will be accessible for maintenance and cleaning through a repositioned skylight on the Third floor landing.

Fig 13. View of existing Shower Room on First floor half landing

Access Statement

How have you followed the advice provided by Design Council/ CABE 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 extension and refurbishment of a single family dwelling house, 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.

Fig 14. View of existing Third floor front bedroom where wall to be reinstated

Sustainability Statement

How sustainable is your proposal ?
The alteration and refurbishment of an existing dwelling house utilising a policy of minimum intervention is a highly sustainable and efficient use of resource.

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.
The house is currently poorly insulated and our proposal will add insulation where practical e.g loft spaces; new Histoglass Mono or Mono RT+ is being considered for the new single glazed windows.
A new energy efficient fully condensing gas boiler and hot water cylinder will be installed in the Utility Room to replace the two dated and inefficient existing systems; one in the Lower Ground floor and one on the Ground floor.
A low energy lighting proposal will be developed for the house utilising low energy light bulbs.

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. No tree works are proposed.

Fig 15. View of existing rear garden

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 northerly under pavement vault 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 ?
The kitchen of the house has been planned to include two 50 litre storage cupboards; one to store domestic refuse and one for household recycling. In addition to this the covered under stair space accessed from the basement area will be utilised for the 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).