

14 REGENTS PARK TERRACE

LONDON NW1 7ED

PLANNING DESIGN & ACCESS STATEMENT*Street Elevation No.14***DESCRIPTION OF THE PROPERTY**

A centre-terrace single family dwelling house on five floors *c1840-50*; brick external and internal loadbearing walls, timber floors, roof and internal loadbearing partitions, slate pitched roof, joinery doors & windows. The terrace is Listed as a whole, Grade II (interiors not inspected).

LISTING***NUMBERS 1-22 AND ATTACHED RAILINGS***

List entry Number: 1330368

Grade: II

Date first listed: 14-May-1974

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.

Listing NGR: TQ2862883819

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 28628 83819

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CONTEXT SITE LOCATION & EXISTING BUILDING

THE TERRACE

The principal front elevation of the terrace remains very largely in its original form and detailing, with very few alterations. Below street level, in the basement areas a variety of changes have taken place, in particular to the basement lobby entrances, with a number of small extensions and reconfiguration of doors & windows in a mixture of style.

The rear of the terrace shows much greater change and development with rear closet wings raised over 1, 2, 3 & 4 storeys, to a variety of designs, and infill extensions at basement level and, more recently, a number of examples of glazed infill extensions enclosing up to and over the rear ground floor window, with small internal balconies.

Internally (noting that the interiors were not inspected for listing) individual houses show many changes to layout, fabric, and finishes.

No 14

Internally at no. 14, as a result of extensive works in the past, many of the interior finishes; plasterwork, skirtings, cornices, internal doors & architraves, have been replaced so that whilst the house retains a sense of the original historic characteristics overall, much of the replacement fabric & detailing, in particular within the basement floor, is over-elaborate and inappropriate to the historic building.

At the rear a fussy 'pastiche' conservatory has been infilled between closet wings at basement level. On the principal rear elevation a multitude of drainage pipes detract from the general appearance.

The closet wing at no 14 is built out at ground and first floor half landing levels and with a reduced footprint at second floor half landing.

The main roof remains in its original form, with skylight access on one side, above the stairwell.

CURRENT & PROPOSED USE

Single family dwelling

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PURPOSE OF APPLICATION

Internal & external alterations to improve the quality and arrangement of accommodation to align with current style and standards of family living and provide a more appropriate balance of living and bedrooms for a typical family occupation, whilst preserving and enhancing the character of the listed building by removing and/or reworking many of the insensitive alterations that have been made in the past.

DESIGN

Basement Entrance Lobby

Small scale enlargement of the lobby, below street level, to provide more space internally for access to the vaults, with curved leadwork roof following the line of the soffit below the entrance steps, painted render wall, and joinery door and window all designed to match the detailing of the original building; the discreet extension makes no visual impact on the principal street elevation.

External materials: painted render to match existing
 Painted joinery window and door detailed to match extant original door and windows in the house
 Leadwork roof & box gutter, traditional detailing with lead roll joints

Precedents: Nos. 9, 10 & 13

Basement Rear Infill Extension

Removal of the overly fussy pastiche conservatory style infill and replacement with a frameless structural glass roof assembly rising to the head of the ground floor window (above the brick relieving arch) in similar manner to glazed infill extensions recently approved at nos 6, 7, 11, 13, 18 & 20. The segmental design of faceted glass panels forming the roof will create a form more consistent in scale with the elements of the original building, avoiding the extreme contrast of very large panels of glass or the intrusion of metal glazing bars, whilst achieving the transparency that allows the historic building to be seen as an unobstructed whole.

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In conjunction with the new frameless glass roof, the joinery French doors to the garden to be replaced with sliding glass doors by Fineline Aluminium with minimal frame dimension, to achieve transparency and maximise daylight into the basement, and views into the garden; the doors being set away from the existing elevation so that the existing structure and fabric is retained without need for any alteration.

Materials Frameless structural glazing roof
 Fineline aluminium minimal frame sliding doors to garden

Precedents: Nos. 6, 7, 11, 13, 18 & 20

Closet Wing 1st Floor Extension

The backs of the houses along the terrace show a wide variety of development to the closet wings, built out at basement, ground, first and second floors, in a mixture of construction and architectural styles. Any uniformity & regular rhythm to the terrace as a group is no longer discernible.

This proposal is for a relatively small scale enlargement of the existing first floor, the extension to be constructed with reclaimed stock brickwork, bond & pointing all to match existing. A new single joinery sash window aligned with the window below with arched head echoing the existing French doors, brick relieving arch and masonry sill in form, fabric and detail all to match the original building, a flat leadwork roof with traditional lead roll joints, and a glass skylight to maintain daylight to the stairwell, set flush into the lead roof to minimise visual impact. The closet wing as enlarged will be the same scale as presently exist at nos. 2, 3, 4, 5, 6, 7, 8 & 10, but with a more sympathetic architectural treatment than many of these examples, impact on the historic building will be minimal.

Materials Reclaimed stock brickwork laid to bond and pointing all matching existing
 Painted joinery sash window detailed to match extant original windows in the house, set back behind brick reveals,
 Semicircular brick relieving arch above window, painted masonry sill below
 Leadwork flat roof, traditional detailing with lead roll joints, flat glass skylight set flush to roof

Precedents: Nos.: 2, 3, 4, 5, 6, 7, 8 & 10

For more detailed description of the proposals including interior works refer to the Heritage Impact Assessment.

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TREES

An Arboriculturist's Tree Survey & Report is attached with the application documents

ACCESS

The proposals do not affect Accessibility to or within the property.

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PLANNING DESIGN & ACCESS STATEMENT**APPLICATION DOCUMENTS SCHEDULE**

<i>No/ref</i>	<i>title</i>	<i>scale</i>	<i>format</i>
575	Design & Access Statement		
575	Heritage Impact Assessment		
575	External & Internal Photographs		
575 LOC	Location Plan	1:1250	A4
575 LB 001	Survey Plans - as Existing	1:50	A1
575 LB 003	Existing Front Elevation & Section A	1:50	A1
575 LB 004	Existing Back Elevation & Sections B	1:50	A1
575 LB 111	Proposed Plans	1:50	A1
575 LB 113	Proposed Elevation & Section A	1:50	A1
575 LB 114	Proposed Elevation & Sections B	1:50	A1
575 LB 131	Vaults alterations	1:20	A1
575 LB 032	Existing basement lobby & area	1:20	A1
575 LB 132	Proposed basement lobby & area	1:20	A1
575 LB 042	Existing Room Elevations Basement	1:20	A1

<i>No/ref</i>	<i>title</i>	<i>scale</i>	<i>format</i>
575 LB 043	Existing Room Elevations Ground & First	1:20	A1
575 LB 044	Existing Room Elevations Second & Third	1:20	A1
575 LB 142	Proposed Room Elevations Basement	1:20	A1
575 LB 143	Proposed Room Elevations Ground & First	1:20	A1
575 LB 144	Proposed Room Elevations Second & Third	1:20	A1
575 LB 161	Proposed underfloor heating details	1:5	A4
575 LB 171	New Joinery Doors	1:20	A1
575 LB 172	New Joinery Windows	1:10	A1
575 LB 175	Full size joinery profiles	FS	A1
575 LB 176	Proposed glazing details	1:20	A1
575	Arboriculturist Tree Survey & Report		
575	Underfloor heating datasheet		
575	Spiral Cellar brochure & construction details		
575	CIL Additional Information form		