

14 REGENTS PARK TERRACE

LONDON NW1 7ED

HERITAGE IMPACT ASSESSMENT*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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HERITAGE IMPACT ASSESSMENT**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 styles.

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, detail, fittings 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.

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HERITAGE IMPACT ASSESSMENT**CURRENT & PROPOSED USE**

Single family dwelling

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.

DETAILED DESCRIPTION OF PROPOSALS & IMPACT ASSESSMENT

		<i>description</i>	<i>commentary</i>
575 LB 013	Street Elevation	No alteration	Works of minor repair and conservation to existing fabric only
575 LB 113 & 114	Joinery windows	The original joinery sash windows to be retained, with minor joinery repairs as necessary, addition of draught seals to improve the energy efficiency of the single glazed windows	Conservation of the existing joinery windows, retaining single glazing whilst improving comfort conditions and energy efficiency.
575 LB 172		New single glazed fully weatherstripped joinery sash and casement windows	New windows detailed with joinery profiles matching originals extant in the house, windows set behind masonry reveals

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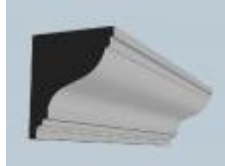
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575 LB 032 & 132	Basement Area, entrance lobby, and stair to street	Enlarging the lobby into the front area	Small scale enlargement of the lobby, to provide more space internally for access to the vaults (ref below), will be similar in overall form to nos. 9. 10 & 13, with leadwork roof, 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 as can be seen at nos 9, 10 & 13.
		Area stair & paving	<p>The stone stair within the front area leading up to the street has been overlaid with a cementitious topping that will not be removable without irreparable damage to the stone, it is proposed to replace the stair with a new York stone stair matching the historic design and detailing, and reinstating the simple metalwork balustrade handrail.</p> <p>The Area to be repaved with York stone flags</p>
575 LB 111 575 LB 042 & 142 575 LB 043 & 143 575 LB 044 & 144 575 LB 171 575 LB 075	Internal layout and detailing	Rearrangement of rooms to rebalance the living and bedroom accommodation to suit current style of living for a typical family with 3 children	<p>Building & fabric alterations kept to a minimum, working within and retaining clear legibility of the historic room layouts, the proposals will improve the usability of the building with little impact on its residual historic character.</p> <p>Replacement, as more specifically described below, some of the more inappropriate detailing from past works, to be more sensitive and appropriate to the characteristics and scale of the original building.</p>
		Third (top) floor	Top floor bedrooms, addition of doors within the existing partition layout so that the two principal bedrooms are provided with ensuite shower rooms & wardrobes, plasterboard coving

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			<p>within the bedrooms to be replaced by smaller scale plaster cornice mouldings appropriate to the period. New doors will be detailed as 'secret' set flush to finishes on the room side, with skirtings carried across, for minimal impact. Joinery skirtings, and stairwell dado rails all pieced in to match existing.</p> <p>Joinery skirtings, dado rail, & door details refer drawings 575 LB 075 & 171.</p> <p>Cornice profile London Plastercraft CR340M 102x118mm:</p> 
		Top floor roof access	Top floor roof access, the existing skylight and suspended metal ladder to be replaced with a conservation style access rooflight, with concealed pull-down loft ladder.
		Second floor	Second Floor minor layout alterations, retaining original partitioning and respecting the historic room configuration, to provide two bedrooms with ensuite and wardrobes, new doors within the front bedroom to be detailed as 'secret' set flush to finishes on the room side, with skirtings carried across, for minimal impact. Joinery skirtings all pieced in to match existing. New pocket sliding door to the rear bedroom shower to be 4-panelled design joinery door, linings and architraves all to match existing. The dado rails within principal rooms which

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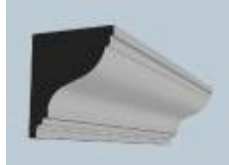
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			<p>are of recent date to be removed. Plaster cornicing and skirtings all retained as existing.</p> <p>Joinery skirtings, dado rail, & door details refer drawings 575 LB 075 & 171.</p>
		First floor	<p>First floor room layout remains unchanged, for use as master bedroom with ensuite wardrobes and bathroom, doors in the spine wall altered to a single 'secret' door set flush to finishes on the room side, with skirting and dado carried across, for minimal impact. Skirtings, dado & cornicing all retained as existing.</p> <p>Joinery skirtings, dado rail, & door details refer drawings 575 LB 075 & 171.</p>
		First floor half landing	<p>First/second floor half landing closet extension (refer below) a new panelled joinery double door with upper panels & overpanel glazed to fit within the existing arched opening from the landing, refer drawing 575 LB 171 for details.</p>
		Ground floor	<p>Ground floor entrance hall and room layout remains unchanged, the door from the stairwell to the rear reception room (the 'Library') to be closed within its frame on the stairwell side, with plaster finishes and joinery skirting taken across on the room side. Skirtings, dado rails, and plaster cornicing all remain as existing.</p>
		Ground floor rear	<p>Ground floor closet extension the existing shower room to be removed, with a new partition with pocket sliding door forming</p>

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			a cloakroom and wc. Refer below re the new door to the glass balcony within the glazed infill extension.
		Basement	<p>Basement rooms retained to the historic layout, reinstating a partition at the front dividing the kitchen from what would have been a passage, as proposed to become a utility room.</p> <p>Openings between the front room (Kitchen) back room (Dining Room), stairwell and infill extension to be enlarged to improve flow between the rooms more in line with current 'open plan living' but whilst minimising loss of historic fabric; similar (and in many cases more extensive) opening up has been approved and implemented in many of the other houses within the terrace. Inappropriate and overscaled skirtings, architraves, dado rails, and cornicing of recent date all to be removed and replaced with simpler joinery skirtings, architraves and plaster cornicing appropriate to a basement floor of the period, replicating profiles extant within the house.</p> <p>Joinery skirtings, dado rail, & door details refer drawings 575 LB 075 & 171.</p> <p>Cornice profile London Plastercraft CR340L 134x125mm:</p> 
		Basement rear	Interior of the basement closet wing interconnecting with the infill extension all of recent date, will remain without layout

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			<p>alteration, but inappropriate and overlarge cornicing and skirtings to be removed.</p> <p>Refer below for the redesigned infill extension and garden doors.</p>
Spiral Cellars technical construction datasheets		Spiral Cellar	‘Spiral Cellar’ wine cellar to be installed below the closet wing, this is a self-contained assembly requiring & causing no change or effect to existing structure & fabric, which has been widely approved for installation within listed buildings.
575 LB 131		Vaults	Masonry vaults have been subject to fairly recent cementitious rendering internally in an attempt at waterproofing which has not been effective, and is potentially damaging to the brickwork. The proposals replace the rendering with a drained cavity membrane tanking system installed inside the existing brickwork vault structure all to be retained as existing with only minor repair as necessary, interconnecting through the crosswalls, with new concrete floors at a lowered level bring the vaults into improved usefulness, and the framed & ledged t&g joinery doors to the area to be replaced in matching design, incorporating small glazing panels for daylighting. Similar alterations have been approved at other listed buildings within the Primrose Hill area.
575 LB 111 575 LB 176	Back Elevations	Basement infill extension and doors to garden	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

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			<p>design of faceted glass panels forming the roof creating 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.</p> <p>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.</p> <p>Within the glass roof a simple frameless structural glass balcony and balustrade is proposed at ground floor level, with access door from the closet wing, again similar to recent approvals at nos 6, 7, 13, 18 & 20</p>
575 LB 111 575 LB 113 575 LB 114		Closet wing extension of the first floor over the footprint of the ground floor below	<p>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.</p> <p>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</p>

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			<p>window below (ref new windows above) 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.</p>
575 LB 114		Simplification of the overcomplicated network of external drainage pipework on the rear elevations	Beneficial change to the external appearance of the building. New external pipework to be traditional pattern cast iron painted black.
	Services	Internal pipework to be routed within bathrooms and utilising existing construction cavities and to avoid need for boxing inside rooms interrupting or penetrating cornices or skirtings	Beneficial in maintaining the character of the room interiors
575 LB 161 & Underfloor heating technical datasheet		Underfloor heating to timber joist floors at ground and first floor levels	Thermal insulation and heating pipework inserted into floor voids with minimal intervention to historic fabric and thereby avoiding the need for visual intrusion of radiators within rooms

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HERITAGE IMPACT ASSESSMENT**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		