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DESIGN AND ACCESS STATEMENT- 10 Regent's Park Terrace, London, NW1 7EE

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ALTERATIONS TO EXISTING LOWER GROUND, GROUND AND FIRST FLOOR INCLUDING
THE REPLACEMENT OF LOWER GROUND GLASS EXTENSION.

Date: Wednesday 1st February 2017

1.0 Introduction

This Design and Access Statement accompanies an application for Listed Building and Planning Consent for 10 Regent's Park Terrace, London, NW1 7EE. The clients would like to make the following alterations to the property.

External changes include:

- Replace the existing timber conservatory with a single glass roof and powdered coated aluminium bi-fold doors.
- Remove the existing rear balcony at ground floor and insert a window in the existing door opening.
- Raise the rear flat roof of the rear non-original extension to ensure a flush internal ceiling level throughout the lower ground floor.
- Replace two non-original timber windows at ground level, which are currently rotten (the replacements will match the existing windows in materiality and size).
- Remove an existing door at lower ground floor and install timber sash window within opening. Style and materiality to match existing windows.

Internal alterations include:

- Remove non-original floor build up in the lower ground floor to restore original floor level.
- Delta membrane three lower ground front vaults.

- Relocate kitchen from the ground floor reception to the lower ground floor to reinstate the front reception as a formal lounge.
- Install a bathroom into one of the front vaults.
- Reinstall ground floor front fireplace. We request this addition is conditioned while the client finds a reclaimed piece, which is suitable for the age of the property.
- Convert the rear ground reception room into an ensuite by installing a bath and sink. Pipework will run within the internal structure and will connect into an existing SVP. Ensuring no changes to the existing external pipework.

2.0 Existing Site

The site is located in London Borough of Camden on the eastern edge of Regent's Park. Regent's Park Terrace is situated on the east side of Oval Road, which runs approximately north to south. Behind the terrace is Gloucester Crescent.

No. 10 is part of 22 houses which form a terrace. These were built between 1840-50. The property along with the rest of the Terrace are Grade 2 Listed and are set within the Primrose Hill Conservation Area.

No. 1-21 form a symmetrical facade. The property consists of 4 storeys and a basement with 2 windows each. Each property is constructed out of yellow stock brick with rusticated stucco at ground level. Square-headed doorways with cornice-heads, fanlights and panelled doors. Plain stucco sill bands to 2nd and 3rd floors.

Around the Site:

- There is good transport links via Bus, Underground and Taxi to the rest of London.
- The nearest tube station is Camden.

Drawing no. 250-DWG-000-OS highlights the boundary of the proposed site.

3.0 Architectural Response and Design Principles

Removal & Alterations

1. The rear external metal stairs and railings will be removed at ground level.
2. Partition between lower ground reception and boiler room will be removed.
3. Two non-original external doors will be removed.
4. Timber conservatory removed.
5. Two non-original timber windows located on the side of closet wing at ground level will be replaced.

Proposals

The existing contemporary rear conservatory is constructed using modern glazing but features thick transom bars. Replacing the timber elements with powder-coated aluminium will help to mark the distinction with the modern insertion to the historic building. Two support angles will run on the underside of the single piece of glass. The addition will be neatly flashed into the existing brickwork to retain a neat junction between the two elements. The works are considered to comply with policies B3, B6 and B7 and will not harm the special architectural and historic interest of the building or the character and appearance of the Conservation Area.

The proposal will have no effect on the amenity of the neighbouring buildings. The removal of the rear door and balcony will only help to improve the existing conditions.

The proposal also includes reinstating several doors at ground and first floor. The existing architraves are in place so reinstatement will only involve inserting door leaves. The proposed doors will be made out of Tulipwood and painted. We intend to take mouldings of the original doors to ensure the new reinstated doors match the original existing doors in the property.

Appearance

All new external work will be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building to ensure a seamless join between the proposed and existing. This will safeguard the appearance of the premises and Terrace.

4.0 Environmental Statement

Highway and Transport

There are good transport links via bus, underground/train and car from the site to other parts of the city.

Parking

No changes to parking.

Flood Risk

We envisage no further risks to the building and surrounding area than that currently experienced following the construction of the proposed development.

Materials

All infilling will be done with materials which match the existing in terms of material, methods of construction and finished appearance.