



# STUDIO ASTRAGAL

## 1 - 22 Regent's Park Terrace, London, NW1, Proposed Security Cameras

### Design and Access Statement

#### Description of the Existing Property or Site

The property is a uniform terrace of Regency townhouses. Its basement and ground floor façade is of painted render and its upper floors of London Stock brick. It has a continuous stone balcony with black painted cast iron railings and its façade is topped with a corniced parapet, which conceals its roofs.

The terraced is set back from the main road behind a high brick wall enclosing a grass verge with large trees and is served by a private road. The terrace comprises basement, ground, second and third floors.

A full description is contained in a Statement of Heritage Significance accompanying the application.

#### The Design Principles and Concepts

The design principal has been to seek to minimise the number and location of the proposed cameras and their associated cabling whilst ensuring adequate and effective visual coverage to provide enhanced security for the terrace. The cameras were chosen for their relatively small, compact size and neatness.

#### Use

No change.

#### Layout

Not relevant.

#### The Scale of the Proposed Development

No new buildings or structures are proposed. There is no increase in the number of units or floorspace.

There will be four pairs of cameras, each pair being located on one of the houses in the terrace at Nos. 1, 6, 12 and 17 Regent' Park Terrace. The Lilin IPR320X cameras are 130 mm by 110 mm in size and are relatively small for security cameras. The single black cable will run from No. 1 to No. 17.

#### Landscaping of public/private spaces

Not relevant.

#### Appearance - details of materials and architectural styles

The cameras are metal and the cables are plastic coated. The cameras will be powder coated or painted the same cream colour as the background masonry. The single black cable will be attached to the back of the black cast iron railings above the balcony with cable ties.

**How Local Context has Influenced Design**

Examples of other security cameras in the area were examined to identify best practice. The results of this study are included in the appendices of the accompanying Planning Statement.

The proposal does not have a significant impact on its wider setting and will not be significantly visible in longer views from the surrounding streets.

**Access**

Not relevant. No change.

**Listed Building Consent Applications – Additional Information****How the historical and architectural importance of the listed building – in particular its physical features and setting – has been considered when designing the proposed development.**

The cameras are located underneath the balcony and are set back from its edge to make them less noticeable. The cabling will be run along the back of the bottom rail of the balcony railings. Its black colour will match the railings. The number and size of the cameras have been minimised and they will be colour coated or painted to match the balcony.

**Heritage Statement****Details about the character and architectural/historical interest of the associated property or structure**

The buildings are Listed Grade II and are located in the Primrose Hill Conservation Area. A full heritage assessment has been carried out of the front façade of the building, its grounds and its setting and a separate statement of heritage significance has been produced by Studio Astragal Ltd. This is included with the application.

**The principles behind and the justification for the proposed development**

The purpose of the proposal is to improve security of the properties and their immediate surrounds in order to combat anti-social behaviour and crime. The camera type has been chosen for their compact and neat appearance and the scheme designed to minimise their visual impact whilst ensuring adequate and effective visual coverage to provide enhanced security for the terrace. The Metropolitan Police’s Camden Town Safer Neighbourhood Team supports the proposals and states that “We are fully aware of on-going anti-social behaviour within their immediate area and the installation of CCTV would in our view assist in the prevention of crime and anti-social behaviour. The installation of CCTV would also allow the residents to feel more secure and safe in their own homes with the added prevention of crime.”

**Details of the expected impact that the proposed development will have on the special interest of the listed building or structure and its setting (and adjacent listed buildings)**

The cameras would be visible from the private road of Regent’s Park Terrace, but as the terrace is set back behind trees, they would not be significantly noticeable from Gloucester Crescent or Oval Road. It is considered that they would not have a significant impact on the wider Primrose Hill Conservation Area, or the setting of the buildings themselves or other adjacent Listed Building.

It is considered that the proposal would cause “less than substantial harm to the significance of a designated heritage asset” and that this is outweighed the public benefits of crime prevention (National Planning Policy Framework Section 134). Being a nationally important heritage asset, the protection of this Listed terrace from damage resulting from crime and anti-social behaviour is considered to be a public benefit that extends beyond the protection of the residents of the terrace.

**Steps taken to avoid or minimise any adverse impacts on the significance of the building**

The cameras and their cabling have been located to minimise their impact. The cameras would be set half way back from the front edge of the balcony. The cable will run above the balcony behind the bottom transom of the railing and through holes through the balcony to connect to the cameras below. The cable will therefore be concealed and not visible from the street.

The holes for the cabling and for fixing the cameras will be drilled with diamond tipped drill bits using a non-percussive drill in order to avoid the risk of cracking the stone slabs of the balcony. Stainless steel fixings and plastic rawl plugs will be used to prevent the fixings from rusting and staining the masonry or cracking it by expansion.

**An explanation of the sources considered and the expertise consulted in the formulation of the associated application**

Studio Astragal is a heritage consultancy. The sources are set out in that document's references.

**Consultations undertaken and what account has been taken of the outcome of consultation**

LB Camden's Regeneration & Planning Department was consulted on 24<sup>th</sup> June 2016. As a result of the comments received, revised proposals involving smaller neater dome cameras located underneath the balcony were submitted for comment on 20<sup>th</sup> July. LB Camden officers responded that they still felt that the proposed security cameras would detract from the building and that there is no public benefit that would outweigh the harm caused to the listed buildings. In response to this the dome cameras are now proposed to be colour coated or painted to match the balcony.

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