

# Design and Access Statement

08 August 2018

This statement accompanies the application for Listed Building Consent for permission to repair and renovate the existing lightwell staircase at 17 Regents Park Terrace, London, NW1 7ED and should be read in conjunction with the drawings, Heritage statement and other supporting documents that accompany the application.

17 Regents Park Terrace is a single-family dwelling house on five floors with brick internal and external load-bearing walls, internal load-bearing partitions, timber floors, slate inverted 'London' roof and joinery doors & windows. It is one of 22 terrace houses built in circa 1840-50. The terrace is located in the Primrose Hill Conservation Area in the London Borough of Camden and it is listed as a whole, Grade II.

This application seeks Listed Building consent to repair and renovate the existing lightwell staircase that gives access to the lightwell and vault area from the street. The majority of the existing staircase risers and treads have patch repairs with concrete (particularly at corners) or have been entirely replaced by concrete. Leading down from the street the upper 4 treads and risers, cantilever off the brick boundary wall and are unsupported on their free edge and the lower 9 treads are bedded into the front wall of the house at one side and bear onto a single brick wall at the other. This single brick wall returns under the 5th tread from the top to form an enclosed space in the lightwell, which suffers from severe damp. This staircase is in regular use by the occupants including children and requires urgent repair.

The proposed works involve replacement of broken and concrete treads and risers with new stone treads and risers to match the original. In order to alleviate the damp problems related to the brick supporting wall and enclosed space and to gain more space for bike/bin storage at lower ground floor level, beneath the bottom part of the stair, it is proposed to cantilever the lower section of stair to match the top portion. In carrying out these works, the existing metal railings, which form part of the heritage listing, will be carefully removed and re-installed in the new stone treads and risers. The existing stone coping to the brick party wall with no.16, which bounds the lightwell to the South, is also in a severe state of disrepair, causing ingress of water into the wall and stair below, and the stones that form the coping will be repaired and/or where necessary replaced to match the original.

The renovated staircase will be in keeping with the existing and neighbouring buildings' stair. The design intention is to be sympathetic to the house, bearing in mind its Listed status, to make the area as pleasantly naturally light as possible, whilst also remaining in keeping with its original Georgian form.

Bearing in mind that the property is in a conservation area, the proposals are typical with regard to materials to match existing in an attempt not to compromise the aesthetics of the building. Access to the property remains as existing and is not compromised by the proposals.

Please see attached: Drawing numbers RPT(L)00, RPT(L)10, RPT(L)11, RPT(L)20, RPT(L)21, RPT(L)30, RPT(L)31, RPT(L)40, RPT(L)41; and Heritage Statement, which includes detailed description of proposals and justification, photographs and other supporting documents.