

**18 REGENT'S PARK ROAD, LONDON, NW1 7TX  
DESIGN, ACCESS AND HERITAGE STATEMENT**

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## 1. INTRODUCTION

This statement should be read in conjunction with the accompanying submission for House Holder Planning and Conservation Area Consent, for the proposed alterations to 18 Regent's Park Road along with the accompanying existing and proposed drawings listed in section 10. DRAWING LIST.

## 2. LOCATION

18 Regent's Park Road is located in Primrose Hill, and falls within Area 1 'Regent's Park Road South' of the Primrose Hill Conservation Area.

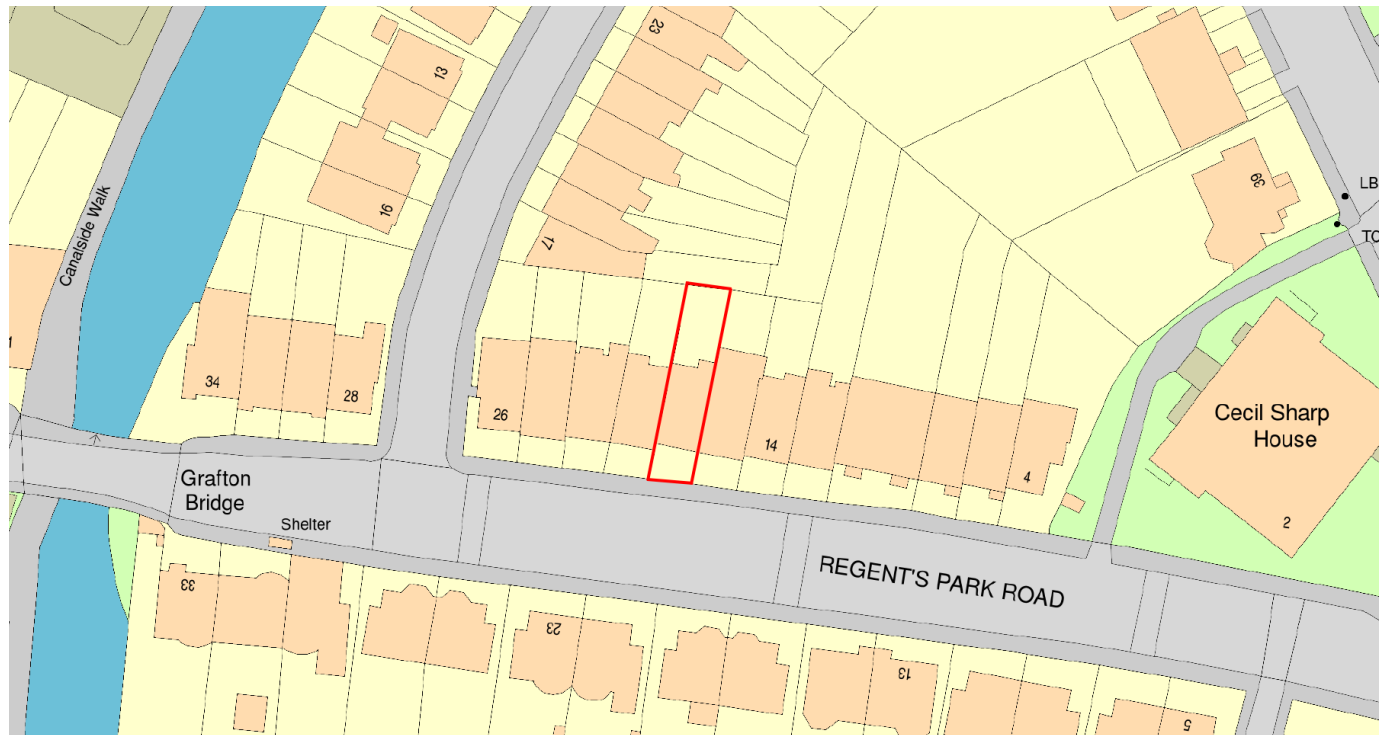


Fig. 01: Location map, with the site indicated in red

### 3. EXISTING CONDITIONS

18 Regent's Park Road is a four storey, terraced family home with a basement.

The 19th century building is set back from the street by a lightwell formed by tiered planters, leading to the basement. The front boundary wall forms a raised planting bed, with gates at either side. The left hand gate (fig. 03) leads to the basement entrance staircase. The right hand gate (fig. 04) leads to the raised ground floor entrance.



Fig. 02: The existing street scene, showing (L-R) 22-14 Regent's Park Road



Fig. 03: The basement entrance to 18 Regent's Park Road



Fig. 04: The ground floor entrance to 18 Regent's Park Road

## 4. HERITAGE STATEMENT

18 Regent's Park Road is located within Area 1 'Regent's Park Road South' of the Primrose Hill Conservation Area. Although Regent's Park Road is mentioned several times in the "Conservation Area Statement: Primrose Hill", no. 18 is not mentioned specifically. Numbers 12-24 Regent's Park Road (even) are mentioned together among others as buildings which make a positive contribution to the conservation area.

It is not a listed building, nor is it on the local list of buildings of special interest.

The surrounding area is predominantly residential, with wide roads that are characterised by large terraced villas set back from the road. Regent's Park Road is a principal road in the area and forms part of the planned 19th century Southampton Estate.

The proposed alterations take into consideration the Primrose Hill Conservation Area guidance - the document 'Conservation Area Statement 5: Primrose Hill' - and as such aim to enhance the Conservation Area.



Fig. 05: The map of the Primrose Hill Conservation Area, with 18 Regent's Park Road shown circled in red.



## 5. DESIGN STATEMENT

The proposed alterations are to convert and extend the existing vault to form useful habitable space at basement level, and a usable paved front garden. Currently the front garden is formed by tiered planters, whereas along Regent's Park Road the neighbouring properties predominantly feature paved front gardens at street level. The proposed alterations additionally include repairing and reinstating features such as ironwork and rendered piers, which also commonly feature in neighbouring properties. As such the proposed alterations will make 18 Regent's Park Road more in keeping with the terrace, having a positive impact on the appearance of the property and the street.

Supporting design elements include:

- Introducing railings to the boundary wall to be in-keeping with other properties in the terrace (including 16 and 12 Regent's Park Road) and the surrounding area.
- Vegetation will be retained to the street scene, in-keeping with the 'green nature' of the Conservation Area.
- Reinstating the rendered piers to the entrance which have been lost, to match neighbouring properties along the terrace (including 24, 22, 16, 12, and 8 Regent's Park Road).
- Extending the boundary wall to in-fill the secondary gateway, so that there is only one entrance to the property, to enforce the identity and continuity of a single family home.
- Replacing a single glazed timber sash window with a like-for-like double glazed timber sash window, to improve thermal comfort and make the existing room more useful for inhabitants.

By using painted render and appropriate metal railings to match the existing property and boundary walls, the proposed alterations will blend into the existing context and enhance the street scene.

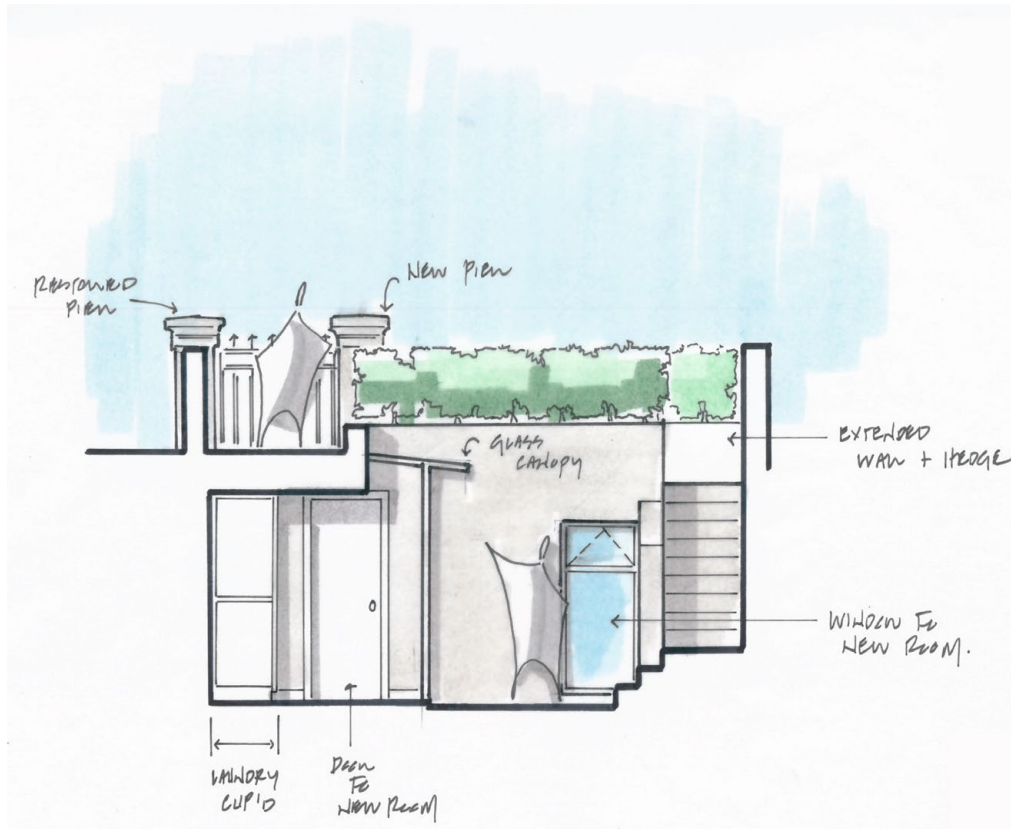


Fig. 06: Concept image of the proposed extension (section through the front area looking towards Regent's Park Road)

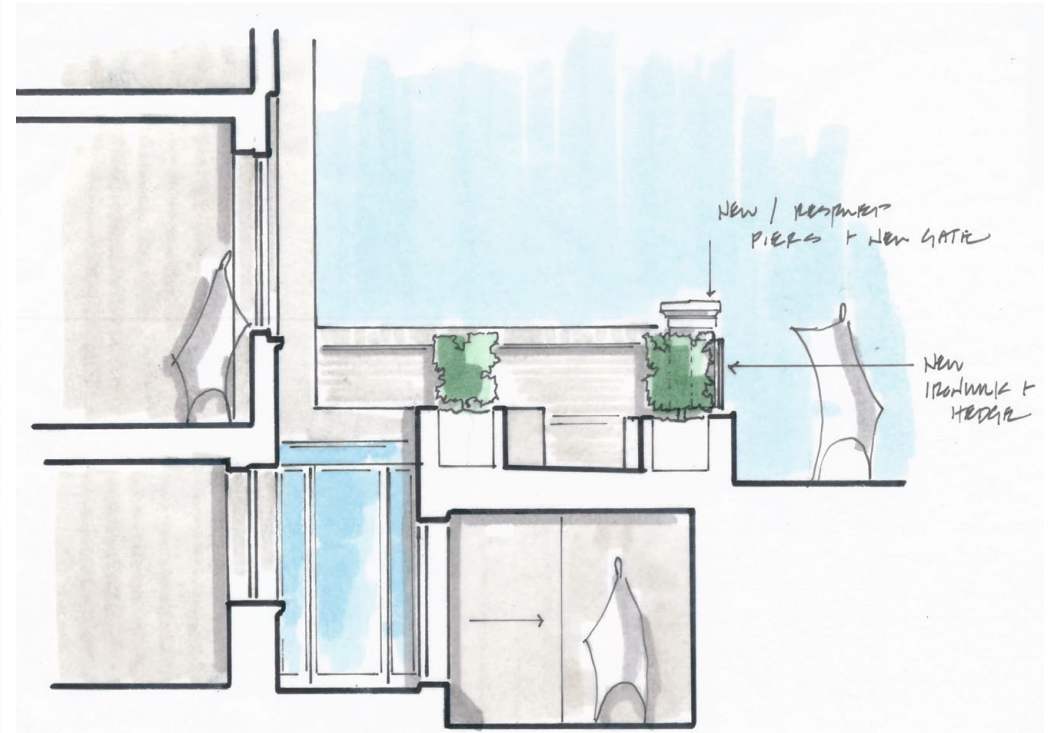


Fig. 07: Concept image of the proposed extension (section through the front area and new room)



## 6. ACCESS STATEMENT

### **Inclusive Access**

The existing basement entrance to 18 Regent's Park Road is up one step from street level and then immediately down a steep staircase. The proposed works aim to improve access to the basement entrance by reducing the gradient of the basement steps, as it is used daily by the owners and their dogs.

The ground floor entrance to 18 Regent's Park Road is up three steps from street level and there are multiple staircases within the property. These works do not propose to alter these existing relationships. Being a single family house in a conservation area, there is little justification for altering these existing barriers to access - the majority of which do not fall within the scope of this proposal.

### **Vehicular and Transport Links**

18 Regent's Park Road is well located for access to public transportation. It is a short walk from Camden Town, Chalk Farm, and Mornington Crescent underground stations, and Camden Road overground station.

Regent's Park Road, as a principal road of the Conservation Area, is a known vehicular route, and as such is within walking distance of numerous bus connections.

## 7. SITE PHOTOS



Fig. 8: The basement entrance viewed from Regent's Park Road, showing the step up from street level and existing boundary wall



Fig. 09: The existing street elevation, showing the boundary wall with planter behind



Fig. 10: The ground floor entrance, with the current bin store partially visible



Fig. 11: The front elevation of the ground floor entrance, and existing sash window to be remade





Fig. 12: The tiered planters and basement staircase, as viewed from the ground floor entrance path



Fig. 13: The front area, as viewed from the basement entrance staircase

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## 8. LOCAL PRECEDENTS

Many of the houses on Regent's Park Road and in the surrounding streets have altered their front garden in some way. Frequently these alterations include converting the vaults and creating habitable space underneath the front garden. Other common alterations include reforming the front area and reinstating lost balustrading, and these alterations have served to improve the appearance of the property and Conservation Area.

Although we appreciate that every application must be reviewed in relation to its own merit, we draw attention to the following developments in the area surrounding 18 Regent's Park Road, which are relevant to the proposal:

- 16A Regent's Park Road, NW1 7TX: Alterations to front garden including new paving material. Application 2010/1558/P, approved 14 June 2010.
- 186 Regent's Park Road, NW1 8XP: Alterations, improvements, and repairs to the front garden, street boundary wall, bin store, and front elevation. Application 2015/6718/P, approved 11 February 2016.
- 38 Regent's Park Road, NW1 7SX: Front and basement extension underneath front garden. Application 2016/0279/P, approved 5 May 2017.
- 184A Regent's Park Road, NW1 8XP: Conversion of lower ground storage vaults under front garden to habitable space. Application 2016/1884/P, approved 13 September 2016.
- 31 St. Mark's Crescent, NW1 7TT: Conversion of the under pavement area at lower ground floor, and replacement of single glazed sash windows with double glazed sash windows. Application 2016/7071/P, approved 14 March 2017.
- 18 St. Mark's Crescent, NW1 7TU: Modifications to the front vaults and new windows throughout. Application 2017/3131/P, approved 22 August 2017.
- 29 St. Mark's Crescent, NW1 7TU: Extension to the front of the property at lower ground floor level. Application 2017/3310/P, approved 17 August 2017.
- 33 Regent's Park Road, 2018/2475/P, NW1 7TL: Replacement of single glazed windows with like-for-like double glazed windows. Application 2018/2475/P, approved 15 August 2018.





Fig. 14: 14 Regent's Park Road, featuring a rendered boundary wall with metal railings and vegetation, and rendered piers to the entrance gate

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Fig. 15: The paved front garden to 14 Regent's Park Road, featuring additional railings

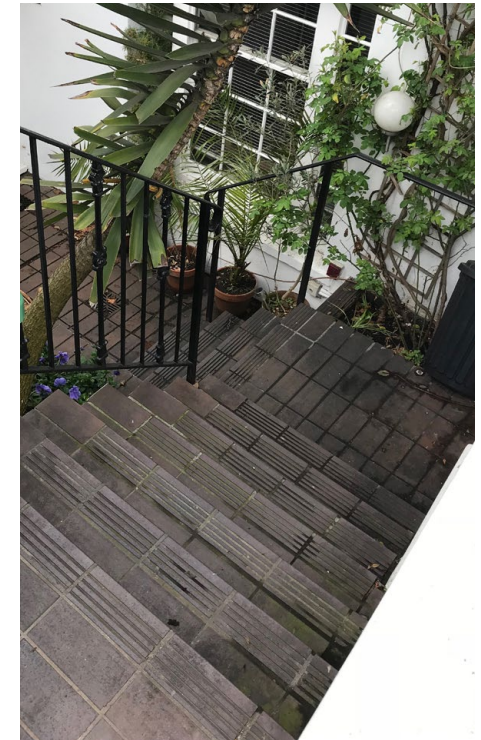


Fig. 16: The staircase to 20 Regent's Park Road front area, with metal balustrades and railings

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Fig. 17: The rendered boundary wall with metal railings and planter to 12 Regent's Park Road

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Fig. 18: The paved front garden of 12 Regent's Park Road, featuring further metal railings

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Fig. 19: The paved front garden of 8 Regent's Park Road, featuring a rendered pier, metal railings, and planters to the street scene

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Fig. 20: The rendered boundary wall to 6 Regent's Park Road, featuring planters to the street scene



Fig. 21: The render and brick pier to 2 St. Mark's Terrace, featuring a paved front garden and metal railings. This style of front garden is typical throughout the Conservation Area

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## 9. SUMMARY

As stated above, the works proposed to 18 Regent's Park Road are intended to update the property to better suit the needs of the owners and requirements of a family home. The owners have lived in the property for many years and have an interest in the character of the home and neighbourhood, and they have thoroughly reviewed the existing conditions of the neighbouring houses in an effort to inform their own plans for renovation.

We feel our proposal takes into account the special architectural and historical interest of the house relating to the Primrose Hill Conservation Area. We feel that the proposed design for 18 Regent's Park Road will complement the architectural character and detailing of the house as well as the Conservation Area. The proposed works will be partially visible from the street, and we feel they positively add to the character of the street and enhance the usefulness of the house and front garden. We also feel the proposal is wholly reasonable given the prevalence of similar works to neighbouring properties.

We hope that the council will be satisfied that the proposed alterations are justified, and that the overall effect of our proposal will enhance the architectural integrity of the house and Conservation Area. We and our client have submitted this proposal because we believe in its merit, and have a special interest in the future of this property.

## 10. DRAWING LIST

18RPR S01 SITE LOCATION PLAN A3  
18RPR 001 SITE PLAN A3  
18RPR 002 EXISTING PLANS A3  
18RPR 003 EXISTING ELEVATIONS A3  
18RPR 004 EXISTING SECTIONS A3  
18RPR 005 PROPOSED PLANS  
18RPR 006 PROPOSED ELEVATIONS  
18RPR 007 PROPOSED SECTIONS A3