

DESIGN, ACCESS & HERITAGE STATEMENT

P1 - Issued for Planning

for proposals at

Flat 1, 9/10 Regent Square, London, WC1H 8HZ

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C O N T E N T S

1 INTRODUCTION

2 CONTEXT

The Site
Historic Context
Listing
Planning Context
Relevant Consents
Consultation
Evaluation

3 PROPOSALS

Description
Use
Amount
Layout
Scale
Appearance
Sustainability
Ecological Assessment
Arboricultural Assessment
List of alterations to historic building fabric

4 ACCESS

5 CONCLUSION



1 . I N T R O D U C T I O N

- 1.01 This Design, Access & Heritage Statement has been prepared by The Atelier Brown to accompany a Householder Planning and Listed Building Consent application for proposals at Flat 1, 9/10 Regent Square, London WC1H 8HZ.
- 1.02 This document should be read in conjunction with the proposal drawings, existing surveys and other reports that make up the applications for the following proposals:
- 1.03 **A partially two-storey and partially one-storey rear extension to the property at lower and upper ground floor levels;**
- A re-grading of rear garden levels to suit extension footprint and layout;**
- A replacement of some existing windows & doors with new;**
- Internal re-finishing and redecoration.**
- 1.04 Due to the undulating and stepped topography of the rear garden, as well as the layout of the proposed extension, part of the new building will be below ground. A Building Impact Assessment has therefore been conducted to accompany the proposals.
- 1.05 The Statement describes the site's context (both physically and historically), outlines the process of analysis and evaluation undertaken to inform the development of the proposals (including identifying major constraints and opportunities presented by the site) and outlines the local and national planning policies that have been consulted throughout the design process.
- 1.06 It also describes the process of pre-application consultation that was undertaken by the applicant with Camden Borough Council to inform the development of the proposals.
- 1.07 The document then subsequently describes the design in terms of amount, use, layout, scale, appearance, sustainability and its heritage impact.
- 1.08 The document also describes how the proposals have been affected by flood risk, ecological and arboricultural constraints, as well as access to and from the proposals and any impact on the existing condition of access.

Fig. 1 (opposite) View of front elevation of Nr. 1-11 Regent Square, overlooking the green space to the north

Flat 1, 9-10 Regent Square, London



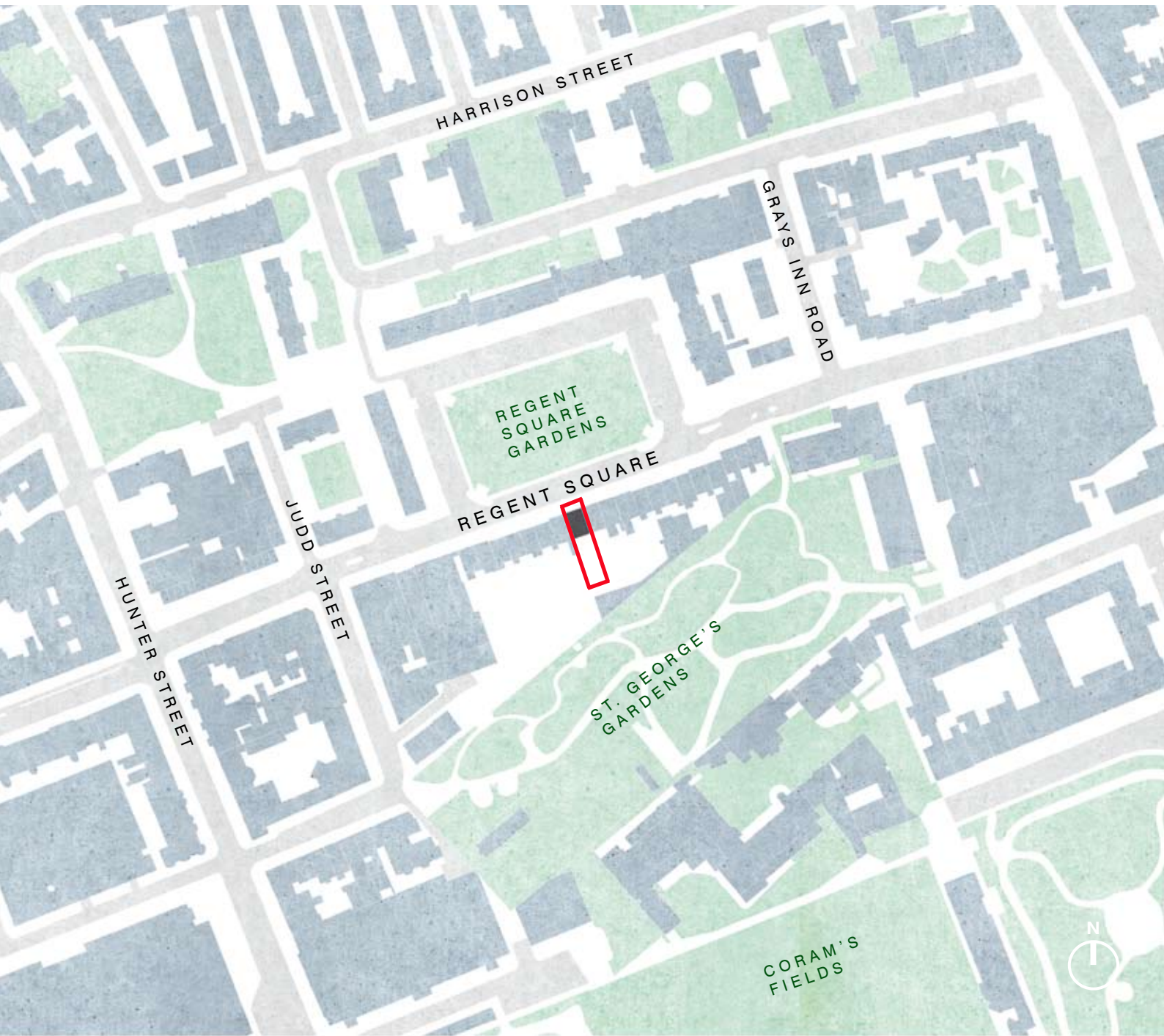
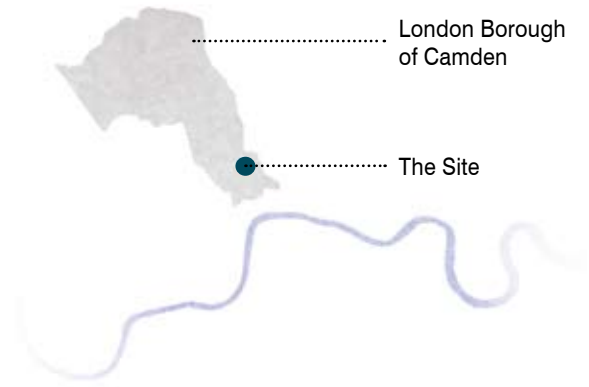
1. INTRODUCTION *(cont'd)*

This Design, Access & Heritage Statement should be read in conjunction with the following drawings and documents:

- 1.09 Existing drawings prepared by RGL Surveys Ltd:
 - RGL-18-2872-01 Existing Lower Ground Floor Plan*
 - RGL-18-2872-02 Existing Upper Ground Floor Plan*
 - RGL-18-2872-03 Existing Elevations*
 - RGL-18-2872-04 Existing Sections*
- 1.10 General arrangement proposal drawings prepared by The Atelier Brown:
 - RGS-PL-001 Location Plan*
 - RGS-PL-101 Proposed Lower Ground Floor, Upper Ground Floor & Roof Floor Plans;*
 - RGS-PL-102 Proposed Elevations*
 - RGS-PL-103 Proposed Sections*
 - RGS-PL-110 Indicative Visualisation*
- 1.11 Basement Impact Assessment documents prepared by Ground & Project Consultants Ltd.
- 1.12 Structural Engineers Report documents prepared by Cooper Associates Ltd.

Fig. 2 (opposite) Entrance to property along Regent Square northern facade

Flat 1, 9-10 Regent Square, London



2. CONTEXT

THE SITE

- 2.01 The proposal site is situated within the London Borough of Camden, in close proximity to Kings Cross. Regent Square is a predominantly residential road, and is characterised by the Grade-II listed terraced properties overlooking Regent Square Gardens. This application proposes alterations to one of the properties within this terrace.
- 2.02 Nr. 9/10 Regent Square is situated mid-way along the terrace of Regency/Georgian properties. Whilst fronting onto the green space of the Square, it backs onto a currently vacant site to the south (formerly the Old Dairy site - with a development currently under construction for 10 residential units and B1 space).
- 2.03 The architecture within Regent Square is mixed in age and quality. The properties along the Square's southern edge are the only remnants of built form that survived WWII bomb damage. Even so, the majority of the original terrace was rebuilt following the war. Significantly, historic records demonstrate that Nr.10 Regent Square was almost entirely rebuilt in 1950.
- 2.04 Beyond the Old Dairy site to the south is the Grade II* listed St. George's Gardens, a former burial ground for two of the nearby churches - St. George's Bloomsbury and the Church for St. George the Martyr.
- 2.05 Flat 1 occupies the ground floor and lower ground floor of Nr. 10 Regent Square. This mid-terraced five-storey building has been awarded a Grade-II listing from Historic England (as part of a holistic listing for the complete terrace, described further in a following section of the document).
- 2.06 Access is provided through a communal lobby between Nr's 9/10 at ground floor level (street level); via a walkway spanning between the pavement and the front of the building.
- 2.07 A decorative Stucco render finish to the front of the property spans the first two storeys, with buff brickwork above. A large front door with arched top light fronts the street, as does a large arched window to the main bedroom at the front of Nr.10.
- 2.08 All other windows to the property are generally single-glazed and date from the 1950s redevelopment of the property; some timber and some metal frame. The rear of the property is also rendered, but has large areas of staining and damage.
- 2.09 The bedrooms and bathroom are positioned at upper ground floor, with the other living spaces (kitchen, living room and reception space) at lower ground floor. The stepped garden is accessed at this level from the living space.

Fig. 3 (opposite above) Borough Map

Fig .4 (opposite below) Location Map

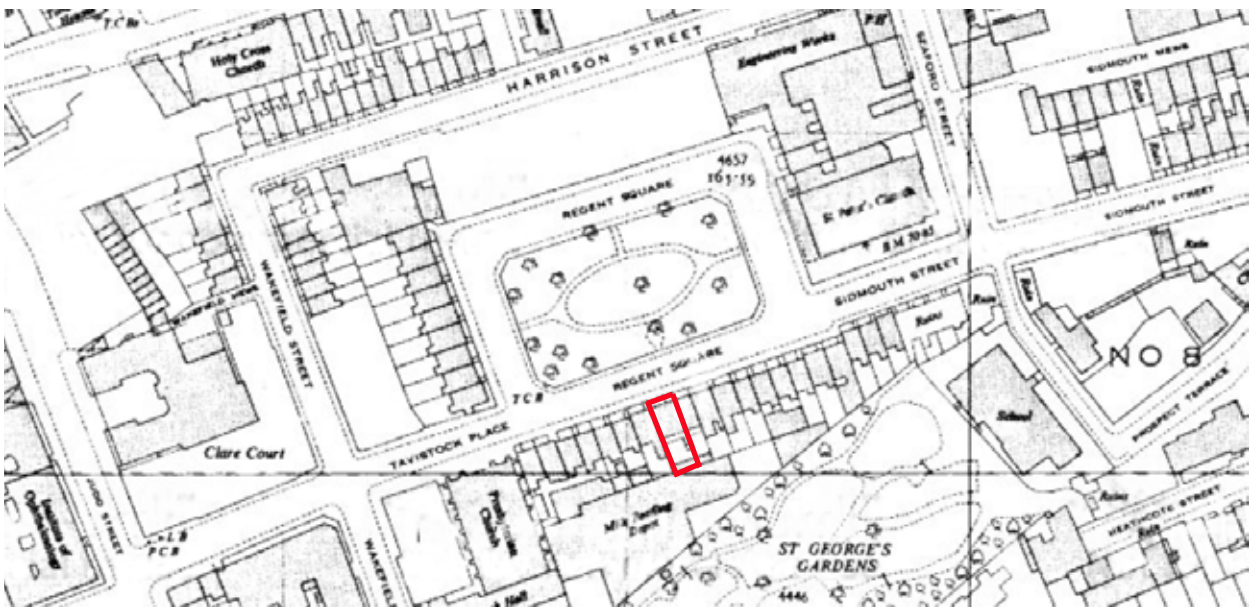
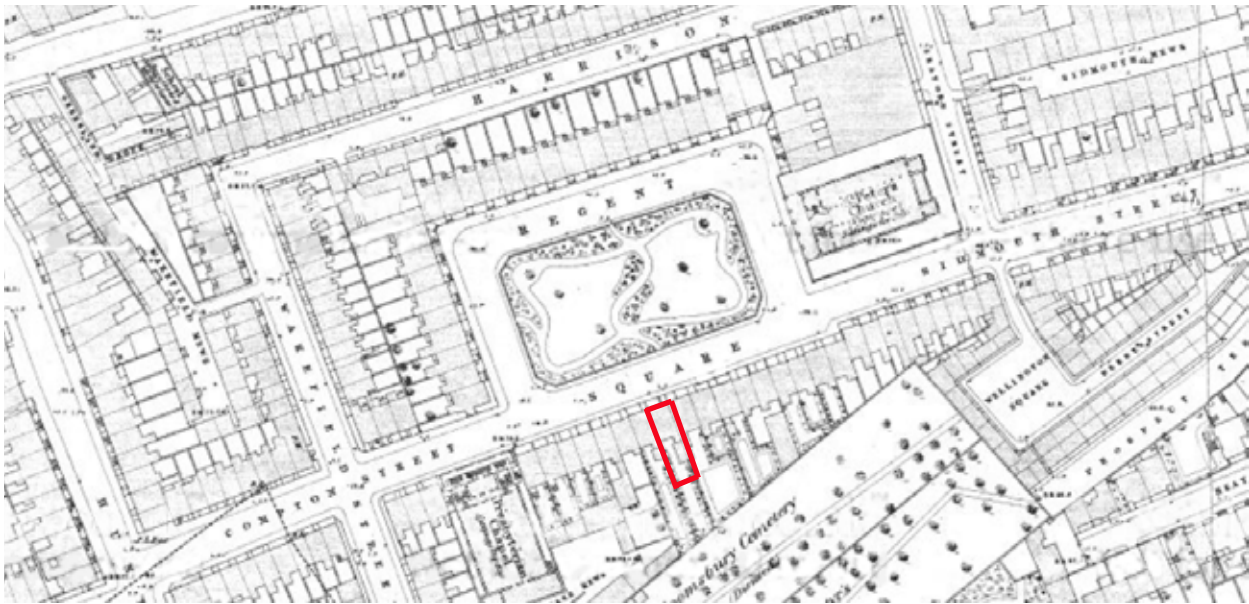


Fig. 5 (top) Ordnance survey map c. 1850 - showing the original layout of the Victorian Square
Fig 6. (middle) Ordnance survey map c.1951 - showing the square following significant bomb damage and clearance
Fig 7. (bottom) Archived photograph of northern elevation of Nr's 10-14 Regent Square, c.1979

2. CONTEXT *(cont'd)*

HISTORIC CONTEXT

- | | | | |
|------|---|------|---|
| 2.10 | Regent Square is in the east of Bloomsbury, north of St George's Gardens. It was planned during the Regency period and was once bounded by terraced properties on all sides, as well as Regent Square Church, previously located at the eastern edge of the Square. | 2.15 | Maps outlining the extent of bomb damage during this period in the area state that the remaining terrace was 'seriously damaged - repairable at cost' except for 9/10 Regent Square which was 'damaged beyond repair'. |
| 2.11 | The first building leases were granted in 1818 and houses were first occupied in 1829. The terrace of Nr. 1-17 Regent Square buildings was originally constructed in c.1829, forming the southern side of Regent Square. The architectural language of the terrace included round-arched ground floor openings, doorways with pilaster-jambes and cornice-heads, as well as cast-iron balconies to 1st floor windows. | 2.16 | 9/10 Regent Square was completely reconstructed post war and aside from potentially the core of the party wall to No. 11, no historic fabric (prior to the 1940s) remains within the proposed application site. |
| 2.12 | The 1893-1895 OS extract mapping shows the original form of 9/10 Regent Square with rear closet wing type extensions in place and gardens extending to the rear to the wall boundary with St George's Gardens. | 2.17 | Microfiche information in the Camden archives from 1949/50 indicates that architect Gordon Stirrup had plans approved in March 1949 by the Metropolitan Borough of St Pancras for the reconstruction of 9/10 Regent Square as 10 flats. |
| 2.13 | Significant bomb damage occurred during the Second World War, which ultimately led to the clearance of a large majority of the buildings surrounding the Square. | 2.18 | Subsequently, amended plans were for 6 flats and 2 maisonettes were approved and this arrangement was constructed. |
| 2.14 | Both St Peter's Church and the Presbyterian (National Scotch) Church were badly damaged; both were subsequently demolished. The majority of the other original buildings have been replaced by late twentieth-century blocks of flats. | 2.19 | The redevelopment of the property took place from May 1950. The site was covered by approximately 6 inches of waterproof concrete screed, with new floor decks inserted (consisting of a mix of wood blocks, terrazzo and tiling). |
| | | 2.20 | Historic mapping demonstrates that there was originally a rear addition to the building. There are of course a number of rear additions along the terrace still in existence (or relatively new-build). |

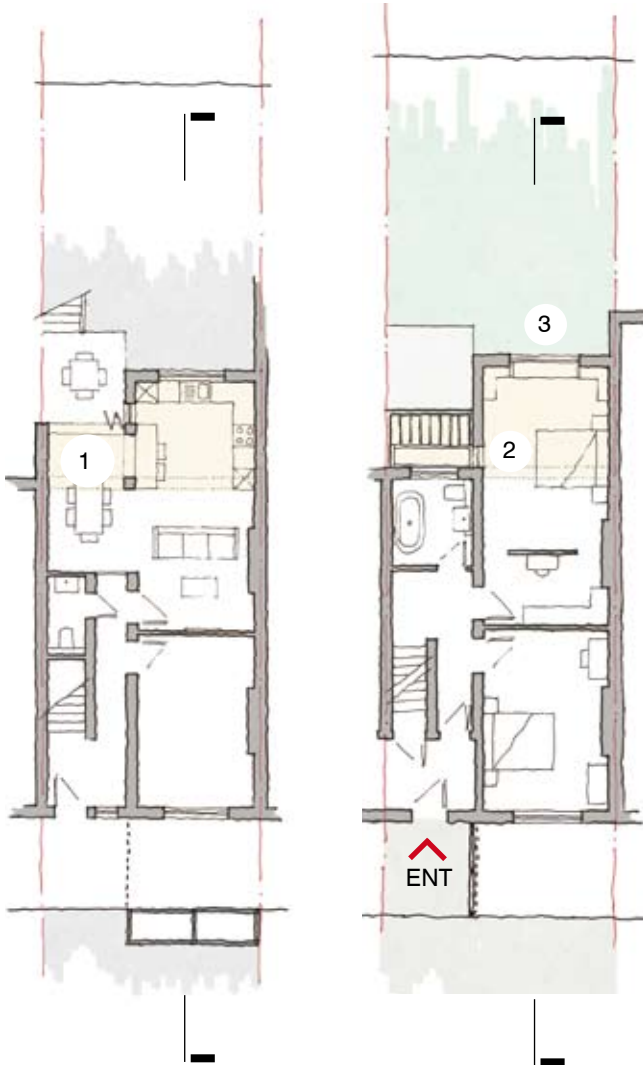
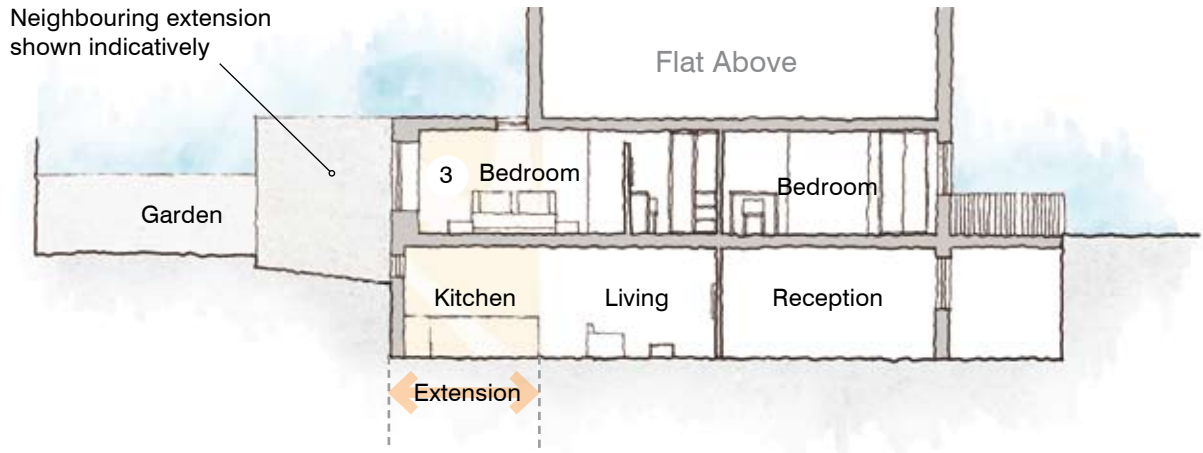
LISTING

- | | |
|--|---|
| <p>2.21 Name: Numbers 1-7 & attached railings.</p> <p>2.22 Summary: This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.</p> <p>2.23 List entry Number: 1130373</p> <p>2.24 Location: The building may lie within the boundary of more than one authority.</p> <p>2.25 County: Greater London Authority
District: Camden</p> <p>2.26 District Type: London Borough</p> <p>2.27 Grade: II</p> <p>2.28 Date first listed: 14-May-1974</p> <p>2.29 Asset Groupings: This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.</p> <p>2.30 TQ3082NW REGENT SQUARE 798-1/90/1380 (South side) 14/05/74 Nos.1-17 (Consecutive) and attached railings</p> | <p>2.31 GV II:
Terrace of 17 houses. c1829. Darkened yellow stock brick with later patching, Nos 7-10 refaced. Stucco ground floors and plain 1st floor sill bands, Nos 9 and 10 channelled. End and central houses with stucco 2nd floor sill bands and cornices with blocking course; recessed houses with plain stucco 3rd floor sill bands and parapets.</p> <p>Symmetrical composition with projecting end houses (Nos 1-2 and 16-17) and central houses (Nos 7-11). 4 storeys and basements. 2 windows each. Round-arched ground floor openings. Doorways with pilaster-jambes carrying cornice-heads; fanlights (some radial) and panelled doors. Gauged brick flat arches (Nos 11-17 reddened) to recessed sashes; end and central houses 1st floor sashes in shallow round-arched recesses.</p> <p>Cast-iron balconies to 1st floor windows (except No.1). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood: London: -1952: 75).</p> |
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2. CONTEXT *(cont'd)*

PLANNING CONTEXT		RELEVANT CONSENTS	
2.32	This Statement and the design development of the proposals have taken guidance to London Plan (2016), Camden Local Plan (2017), D1 Design, D2 Heritage, A1 Managing the impact of development, A5 Basements, Camden Planning Guidance (CPG) Design, Camden Planning Guidance (CPG) Amenity, Camden Planning Guidance (CPG) Basements.	2.38	The following relevant consents have been granted along the terrace of properties:
2.33	In respect of guidance regarding the historic built environment, the National Planning Policy Framework states that heritage assets should be sustained and enhanced, recognising positive contribution they make to the community and the desirability of new development making a positive contribution to local character and distinctiveness.	2.39	GF Flat, 1 Regent Square - 2010 <i>Alterations to a 1950s extension including the erection of an additional storey, comprising a first floor rear extension for a ground floor flat, including the creation of a roof terrace – as viewed on site, both of which are directly visible from St George’s Gardens.</i> Approved following appeal.
2.34	When considering the impact of a proposed development on the significance of a designated heritage asset, great weighting should be given to the assets conservation.	2.40	Flat 5, 1 Regent Square – 2010 <i>Demolition of several internal sections of walls permitted.</i> Consented.
2.35	Significance can be harmed through alteration or destruction of the heritage asset or development within its setting.	2.41	5 Regent Square – 2016 <i>Splitting of flat into 2 self-contained flats, including a rear extension and new openings in existing walls.</i> Consented.
2.36	Our proposals have sought to minimise material impact upon the heritage asset by limiting disturbance to its existing fabric, and proposing a building massing that is subservient and complimentary to the main property.	2.42	51 Sidmouth Street – 2017 <i>Replacement of existing windows with timber double glazed casement windows.</i> The use of double glazing within the building was considered appropriate given the extensive post-war reconstruction of the house and the character of the existing windows. Significant internal reconfiguration of walls was permitted on the basis that no historic fabric remained in the building. Consented.
2.37	The property lies on the edge of the Bloomsbury Conservation Area.		

Flat 1, 9-10 Regent Square, London

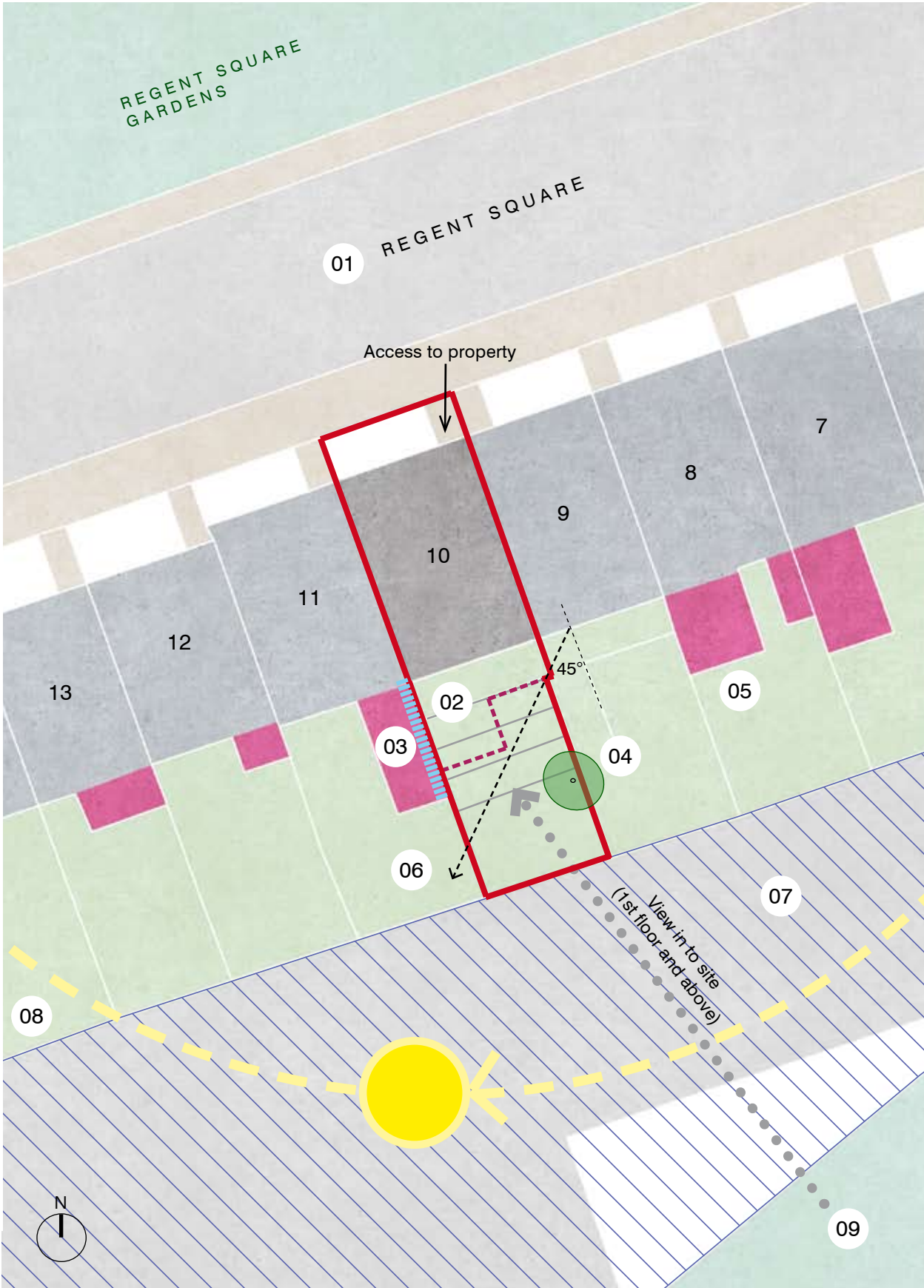


2. CONTEXT *(cont'd)*

CONSULTATION

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| 2.43 | Pre-application advice from the local authority has been sought and the principle of development informally approved (Application Ref: 2018/1273/PRE) subject to a number of terms outlined in Camden’s letter dated 22/05/18. | 2.49 | 9/10 Regent Square is split into 8 flats. Outside of the planning and listed building application, the proposed works will require the consent of the freeholder before works can commence. |
| 2.44 | The feedback from the local authority was wholly positive, and set out the key principles upon which any development would be deemed acceptable. | 2.50 | This freeholder is the property’s management company, of which all 8 owners are shareholders. |
| 2.45 | It was recognised that the property was “completely reconstructed in the 1950s after sustaining war damage..” and therefore little “historic fabric remains at the rear.” | 2.51 | Initial contact was made with the directors of the management company of 9/10 Regent Square with regard to the proposals in April 2018, prior to the pre-application meeting with Camden Council. Subsequently details of the draft designs and the draft Basement Impact Assessment were sent to all owners. |
| 2.46 | The council accepted that the property is unusual in the context of its immediate neighbours in that it has no form of rear extension within the garden, where as the majority of others along the terrace do. A mix of volumes and architectural languages have been adopted on these additions. | 2.52 | Details of the proposals and the draft Basement Impact Assessment were sent to the owners of No.11 during August/September and the applicant also met with the owners of No.11. |
| 2.47 | A number of recommendations were outlined with regards to protecting the heritage value of the listed asset, each of which have been adhered to in the subsequent development of the proposals. | 2.53 | An email was sent to Hugh Cullum of the Bloomsbury Conservation Area Action Committee in July 2018, requesting BCAAC feedback on the proposals but no response was received. |
| 2.48 | The pre-application response recommended further consultation with any neighbours that will be affected by the proposals. | 2.54 | Copies of all email correspondence can be provided on request. |

Fig.8 (opposite) Pre-application feasibility study drawings & images, presented to Camden Council



2. CONTEXT (cont'd)

EVALUATION

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| 2.55 | The property is Grade-II listed and its special historic and architectural character will need to be preserved | 2.61 | The existing servicing to/ within the building is poorly planned and in need of modernising and making safe. |
| 2.56 | Overlooking from neighbouring properties, as well as rights of light easements, will need to be adhered to and addressed. | 2.62 | There is also an opportunity to enhance the external hard and soft landscaping within the garden, by proposing new terraces, re-routing of garden paths and re-planning of planting beds. This will enhance the setting of the listed property. |
| 2.57 | Several extensions have been consented along the rear of the terrace, presenting an opportunity for such a development to this property. These consist of single and two-storey additions. A long extension has been built to Nr. 11 adjacent to the site. | 2.63 | The proposals seek to simplify and future-proof the servicing of the property. |
| 2.58 | Any development to the rear of the property will need to respond to the severe level changes (approx. 2.5m from north to south) within the garden. | | |
| 2.59 | The garden is south-facing, so adequate solar shading will also be necessary to consider. | | |
| 2.60 | Any extension and improvement to the property will not only ensure the dwelling can function more effectively for the growing family living here, but will also present an opportunity for the fabric of the building to be improved and therefore perform more efficiently. | | |

Key to Constraints & Opportunities diagram
 01. Grade II listing to properties No. 1 to 17 Regent Square
 02. Approximate developable area for potential extension
 03. Blank side elevation of neighbouring extension at upper ground floor level
 04. Existing tree within back garden - Severely stepped/ sloping rear garden - slope from north up to south
 05. Existing development/ built form to rear of terrace shown coloured pink
 06. Right-to-light easement shown indicatively from nearest neighbouring window
 07. Future residential development site shown hatched
 08. Approximate sun path
 09. Restricted views from Grade II* listed St. George's Gardens

Fig.9 (opposite) Constraints & opportunities



3 . P R O P O S A L S

DESCRIPTION	LAYOUT
	Lower Ground Floor:
<p>The proposals consist of two parts:</p> <p>3.01 Firstly, the replacement of some existing metal-framed windows to the front and rear facades of the building. These are all in a poor state of condition, and perform poorly thermally. A huge mix of windows exists across the terrace so an improvement to the uniformity will be sought. The windows to be replaced, both at lower ground floor, including the window to the reception space (LG02), the door with sidelight to the hallway (LG01) and the window to the main bathroom (UG03) at upper ground floor;</p> <p>3.02 Secondly, a rear extension to the property, spanning the full width of the site. The extension will be partially 2-storey, matching the ridge-height of the neighbouring extension at 11 Regent Square, and partially single-storey adjacent to 9 Regent Square.</p>	<p>3.06 The partition between the existing kitchen (LG04) and the existing living space (LG05) will be knocked-through.</p> <p>3.07 The external wall fronting onto the existing garden will also be knocked through to provide access to a full-width extension at this level. This will create an entirely open plan kitchen/ living/ dining space, which will enable this growing family to live more comfortably.</p> <p>3.08 Generously-glazed openings facing onto the garden will drop better quality natural light into this large space. A newly inserted glazed screen in place of the existing door to the kitchen will allow this light to penetrate further into the plan at lower ground floor.</p> <p>3.09 Access to the garden from this level will be provided through new glazed double-doors via a small terrace courtyard and steps up to the main amenity space.</p>
USE	Upper Ground Floor:
<p>3.03 The main building is currently in residential use. The proposals do not seek to make a change of use.</p>	<p>3.10 The existing window opening to the main bedroom (UG04) will be knocked-through below cill level to create a threshold into the new extension at this level. This will extend the main bedroom only, providing an opportunity to include more modern standards of storage space within the bedroom.</p>
AMOUNT	
<p>3.04 The existing flat has a total GIA of 87.9sqm (39.4sqm at lower ground floor, 48.5sqm at upper ground floor.)</p> <p>3.05 The proposed extension will increase the total GIA of the flat by 23.5sqm. It spans the full width of the plot and is partially 1.5m deep in plan, partially 3.5m deep in plan (refer to drawing set for detail.)</p>	

Fig.10 (opposite) Indicative visualisation of view from end of garden towards proposed extension



Lime-washed buff facing brickwork used to the majority of the extension



Light-grey aluminium windows and doors to the extension (bedroom window, dining room doors)



Slim-framed rooflights and slot windows, single ply membrane flat roof finish



Glazed mono-pitch roof and glazed doors break up the massing of the proposed extension

3 . P R O P O S A L S *(cont'd)*

SCALE

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| 3.11 | The proposed extension is stepped in its massing and it designed to be modest in scale. The proposed parapet height of the upper-ground floor extension will be similar or less than the ridge height to the mono-pitch extension to 11 Regent Square. | 3.17 | The door and sidelight to the hall (LG01) at this level will be replaced with a white-framed metal door and window to match the existing. |
| 3.12 | The proposals do not reduce daylight gain to the gardens or the rear windows of either 9 or 11 Regent Square. | 3.18 | The window to the bathroom on the rear elevation (UG03) will be replaced with a modern crittal-style window, with a fenestration pattern to match the windows of the majority of neighbouring properties. |
| 3.13 | The extensions to the rear façade of the terrace along Regent Square offer very little uniformity; showing a real mix of architectural styles and volumes, creating a visually interesting and characterful scene. Whilst there is no consistent extension type, our proposals seek to enhance this character and be respectful to the main listed asset. | 3.19 | The proposals also seek to extend the property at the rear. This will be a wholly contemporary addition to the property that will sit sympathetically with and enhance the character of the existing terrace. |
| | | 3.20 | This extension will be faced in a lime-washed buff brickwork, reflecting the earthy tones of the existing render finish to the lower and upper ground floor, whilst complimenting with the character of the brickwork of the remaining terrace and neighbouring extension (which is very mixed in buff and brown tones.) |

APPEARANCE

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| 3.14 | All proposed materials will be of high quality, will be easy to maintain and will be aesthetically-sympathetic to the character of the listed asset. They are materials that will age well and will continue to contribute positively to the character of the building in the future. | 3.21 | The brickwork finish will provide a subtly contrasting yet unimposing aesthetic to the extension. |
| 3.15 | The proposals firstly seek to replace some of the existing windows that are in poor condition with new. | 3.22 | This softer finish will also reduce the impact of the increased massing. |
| 3.16 | The window to the reception space (LG02) will be replaced with a white painted timber framed sash window, with double glazed panels, to match the lower ground floor windows at the front of the adjacent property on the terrace. | 3.23 | The large opening to the gable end of the extension (to the master bedroom (UG04) will be finished with a generous light-grey framed aluminium casement window, reflecting the proportions of the original window to be removed in a more contemporary manner. |

APPEARANCE (cont'd)

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| 3.24 | This contemporary aesthetic will be extended through the inclusion of slim-framed glass roof lights, a glazed roof in part and generous slot windows. | 3.32 | All timber for the construction of the proposals (and any repair works to existing timber) will be obtained exclusively from certified sustainable sources. |
| 3.25 | A lapped zinc parapet detail is proposed to compliment the proposed window frames and enhance the crisp contemporary aesthetic. | 3.33 | Artificial lighting internally and externally will utilise energy efficient fittings and emitters throughout. |
| 3.26 | Any electric light emanating from the building will be designed such that it will appear soft and unobtrusive, with warm temperature energy efficient lamps used throughout. Downlighters will be directionally fixed so that light emits into the room rather than spilling outward overly. | 3.34 | Natural day-lighting will be maximised with the use of skylights and glazed screens. |
| | | 3.35 | A deep reveal to the new large window proposed to the extension at Upper Ground Floor will reduce solar glare. |

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| 3.27 | Some of the more haphazard rainwater and soil pipework will be re-routed and replaced in like-for-like painted cast iron goods. |
| 3.28 | Existing render patch-repaired to match existing finish. |

ECOLOGY

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| 3.36 | The proposals do not affect any existing habitats or areas of ecological significance. |
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ARBORICULTURE

- | | |
|------|--|
| 3.37 | The proposals do not affect any existing trees or significant vegetation and planting. |
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FLOOD RISK

- | | |
|----------------|---|
| SUSTAINABILITY | |
| 3.29 | The alterations and extensions proposed will be carried out to high standard. |
| 3.30 | They will be designed to achieve air-tightness and thermal insulation to exceed minimum guidelines set out in the Building Regulations where possible to reduce heat loss and limit energy consumption, within the limitations of the historic fabric and fittings. |
| 3.31 | Mechanical ventilation will be provided to the kitchen area. |
| 3.38 | The site is not within a designated area of flood risk. |

3 . P R O P O S A L S (cont'd)

LIST OF ALTERATIONS TO EXISTING HISTORIC FABRIC		LG04 (cont'd):
	<i>Refer to proposed drawings of the property for room reference numbers.</i>	
	All internal spaces:	
3.39	Walls - remove lining paper/paint, make good with ty-mawr finishing lime plaster, repaint.	3.47 Existing door and sidelight removed, wall knocked through under window cill;
	Lower Ground Floor	3.48 Vestigial wall nib to right-hand-side of opening retained;
	LG01:	3.49 Wall to left-hand-side of opening knocked through;
3.40	Existing modern front door and sidelight window removed;	3.50 Existing ceiling made good to match existing;
3.41	To be replaced with timber sash sidelight window and glazed timber frame door (both white painted);	3.51 Flooring- existing parquet flooring and sub-base taken up - replaced with new flooring throughout extended space.
		LG05:
3.42	Existing door, threshold & door lining to kitchen (LG05) be removed;	3.52 Wall between kitchen (LG05) and living space (LG04) knocked through;
3.43	Full-height slim-framed fixed glazed screen inserted within opening;	3.53 Existing ceiling made good around knock-thru to match existing.
3.44	Flooring - carpet taken up, to be replaced with new finish (TBC).	Upper Ground Floor
	LG02:	UG04:
3.45	Existing single-glazed steel window removed, to be replaced with double-glazed timber sash to match adjacent window to neighbouring property (white painted);	3.54 Existing window removed;
		3.55 Wall below cill knocked-through to form threshold to new extension;
3.46	Flooring - parquet flooring to be repaired where damaged, sand, fill gaps and refinish.	3.56 Existing ceiling made good around knock-thru to match existing.
		UG05:
		3.57 Existing steel window removed;
		3.58 To be replaced with new crittal-style window to match adjacent properties.



Fig. 11 Existing front door and sidelight window to be replaced (external view)



Fig. 13 Existing front door and sidelight window to be replaced to hall LG01 (internal view)



Fig. 14 Existing steel window to be replaced (external view)



Fig. 12 Existing ventilation grille to be removed and filled. Finished internally with plaster to match existing - LG02 (internal view)



Fig. 15 Existing steel window to be replaced to reception room LG02 (internal view)



Fig. 16 Existing door, threshold & wall surround to be knocked through to insert full-height slim-framed fixed glazed screen (between hall LG01 and kitchen LG05)



Fig. 18 Existing window removed wall knocked through under cill and completely to right-hand-side of window. Vestigial wall nib to left-hand-side partially retained (LG05)



Fig. 17 Existing door and sidelight removed, wall knocked through under window cill. Vestigial wall nib to right-hand-side of opening retained (LG04)

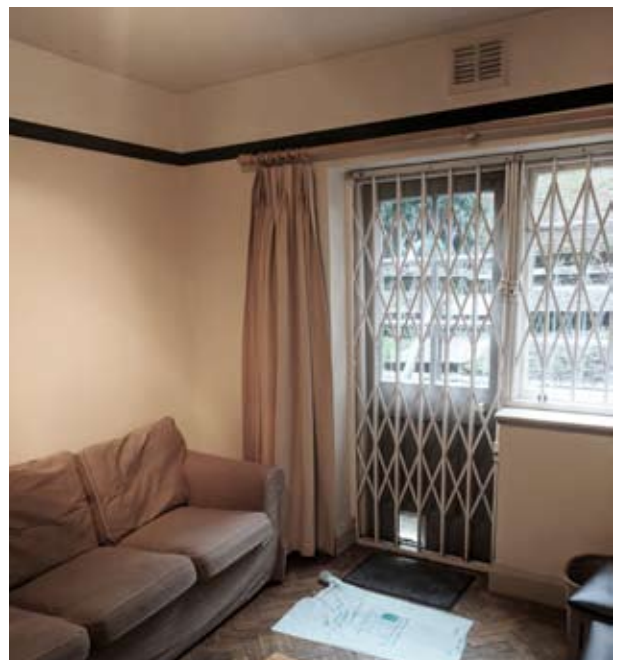


Fig. 19 Existing door and sidelight removed, wall knocked through under window cill. Wall to left-hand-side of opening knocked through. Wall between kitchen (LG05) and living space (LG04) knocked through.



Fig. 20 Existing steel window to be replaced with new crittal-style window (Bathroom UG03)



Fig. 21 Existing front door to flat to be replaced (Hall UG01)



Fig. 22 Existing window removed, wall below cill knocked-through to form threshold to new extension (UG04)



Fig. 23 Existing corbelled foundation to neighbouring extension to be protected fully during works and retained.



Fig. 24 Rear-elevation - Existing render patch repaired to match existing finish.

Existing door and sidelight removed, wall knocked-through under window cill. Vestigial wall nib to left-hand-side of opening partially retained.

Existing window to kitchen removed, wall knocked-through under cill and completely to left-hand-side of window. Vestigial wall nib to right-hand-side partially retained.

Window to bathroom replaced with new crittal-style window to fit existing opening.

Window to bedroom removed, wall-knocked through below cill.

Existing SVP re-routed from first floor level to ground floor. All new drainage goods to match existing.

4 . A C C E S S

- 4.01 Access to the property remains from the Regent Square frontage.
- 4.02 The extension will provide a level threshold between old and new and both upper and lower ground floors.
- 4.03 The stepped rear access to the garden from the extension and subsequently up to the remodelled garden will be designed to meet the regulations set out in Building Regulations Approved Documents M(4) and K.
- 4.04 An access level accessible WC will remain as existing.
- 4.05 The site itself is in close proximity to central London and therefore will benefit from a variety of well-connected public transport links.
- 4.06 Parking provision is unaffected by the proposals and will not result in further parking being required for the property.

5 . C O N C L U S I O N

- 5.01 The alterations proposed will not cause harm to the special interest of this listed asset, and will enhance and compliment its historic character.
- 5.02 The proposals will make a positive contribution to the overall aesthetic of multiplicity in architectural form and style to the rear of the terrace.
- 5.03 The proposals aspire to be of a quality of design and execution that will be valued as part of the group listing.
- 5.04 Some elements of the existing property that are in need of maintenance, repair or replacement are upgraded by the proposals.
- 5.05 The extension to this home is modest in scale and appearance, but will provide vital additional space for this family to grow in and thrive.

