

# SCENESMITH

Heritage and Design  
& Access Statement

**30 REGENT'S PARK  
ROAD  
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30 REGENT'S PARK ROAD  
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# 1. INTRODUCTION

Scenesmith has been instructed to seek planning permission from the planning authority in relation to proposals for external alterations to 30 Regent's Park Road.

The property is a three-storey terraced house with a lower ground floor, located adjacent to Regent's Canal and within the Primrose Hill Conservation Area.

A summary of the proposed alterations comprise:

- New double glazed windows to both front and rear facades (matched to the existing details).
- Second floor rear windows to be replaced with larger windows.
- Alterations to the front facade at ground floor level (removal of decorative bust, new pavers).
- New French style doors to replace sash windows at rear on ground floor.
- The construction of a small single storey rear extension at LG level.
- Repainting of the property including the small wall bounding the street which will be rendered.
- Landscaping works to the rear garden to create an outdoor dining area.

- Replacement of the roof light on second floor to allow more natural light to reach the centre of the property.
- New balustrade to the street bounding wall.

The changes will increase the usability of the house, opening up the lower ground floor and adding a section of walk-on glass to the terrace above, making for a naturally illuminated space connected to the garden.

The small single story extension modestly increases the depth of the existing ground floor terrace, whilst maintaining the existing access from the property via new doors at this level.

## 2. SITE LOCATION

The site is accessed from Regent's Park Road in the Primrose Hill Conservation Area in the London Borough of Camden.

No.30 is a house in a small terrace of four.

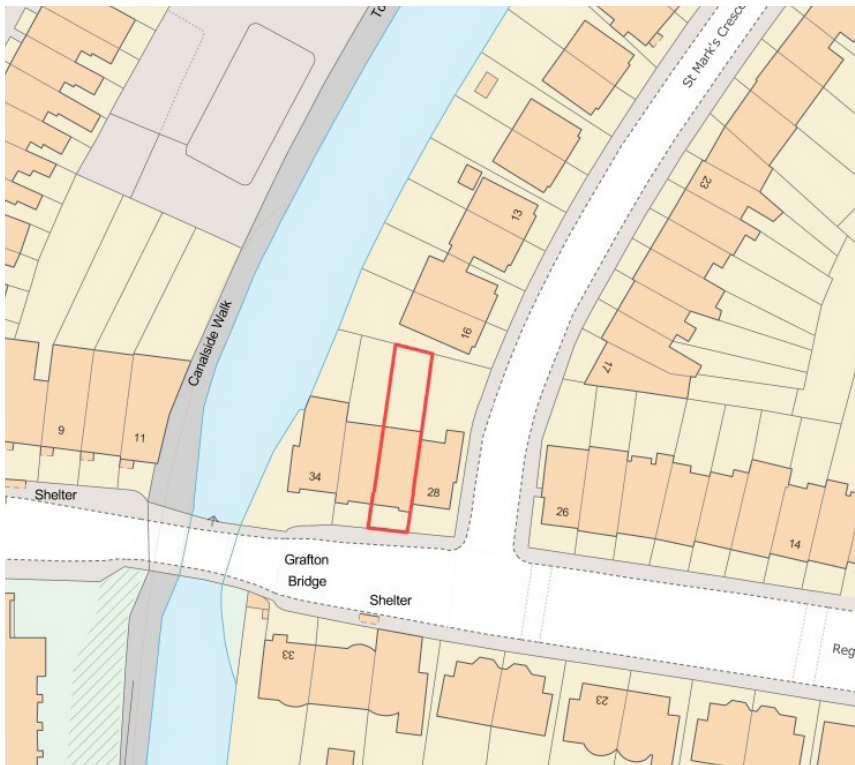


fig 1. Site location plan (not to scale)



fig 2. Aerial view showing the terrace of houses adjoining 30 Regent's Park Road

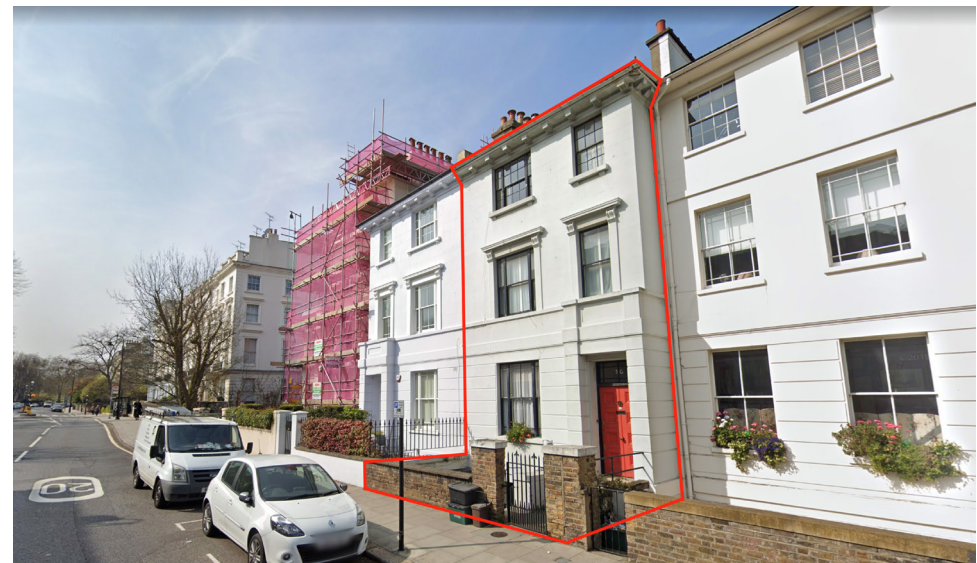


fig 3. Street view showing 30 Regent's Park Road and surrounding properties

### 3. PRIMROSE HILL CONSERVATION AREA

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985.

The designation report notes that the character of the area "is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space".

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. As such, 30 Regent's Park Road, whilst not statutorily listed, is nevertheless an important local building in its own right and makes a positive contribution to the character and appearance of the Conservation Area.

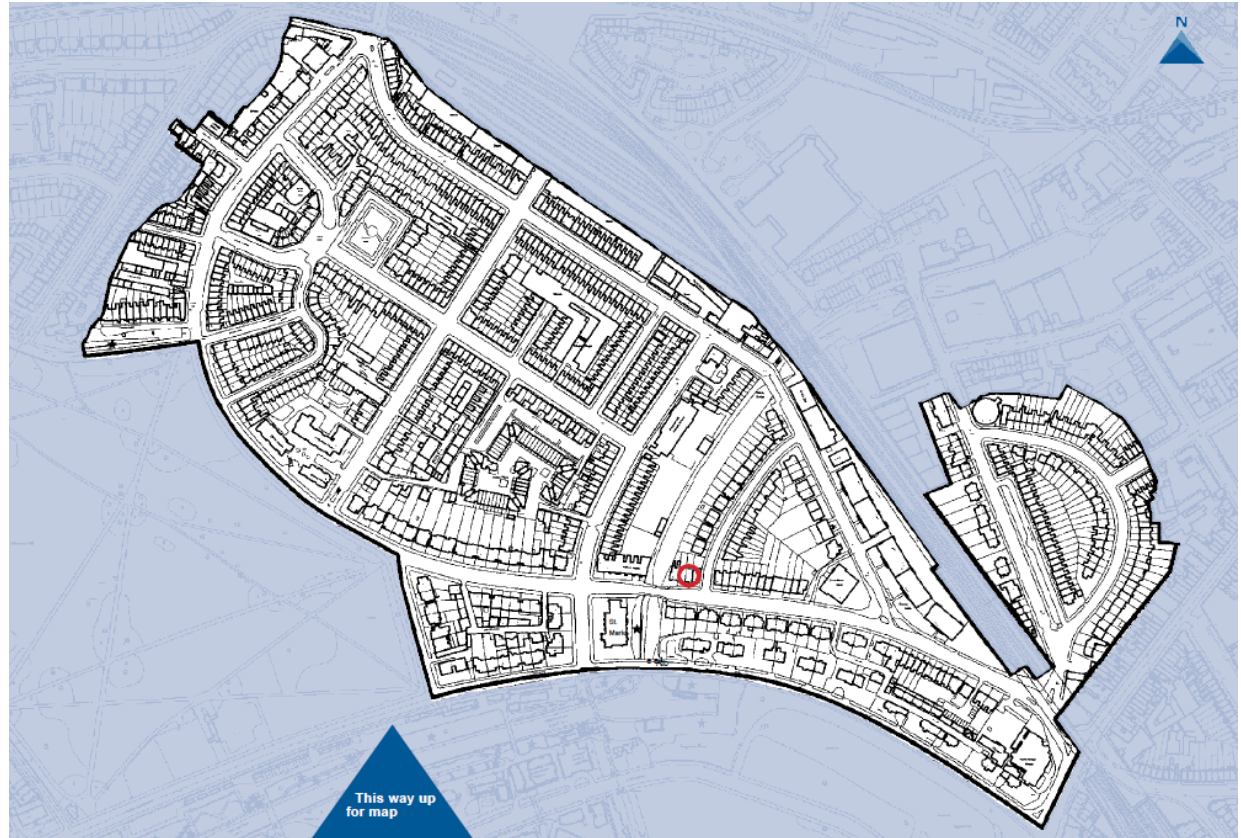


fig 4. Map of the Primrose Hill Conservation Area from the Conservation Area Statement document. Position of 30 Regent's Park Road is indicated.

## 4. PROPERTY HISTORY

Below is a list of planning applications at 30 Regent's Park Road taken from the Camden planning applications database. Despite most of these applications relating to works to trees, there appears to have been a number of incremental renovations made to the property which are not listed on the planning database.

Therefore, since 1964 the only planning application has been in regard to tree pollarding. The current proposals in this application herein, are reinstating the building closer to its original form by celebrating the architectural character as a single occupancy dwelling rather than split into separate flats.

### Planning Applications Listed Online:

- 2016/5254/T - REAR GARDEN: 2 x Limes - Pollard to 1m above main trunk - FINAL DECISION 26-09-2016. No Objection to Works to Tree(s) in CA
- TP/4951/23030 - To convert part of the basement at No. 30, Regent's Park Road, St. Pancras, into a self-contained flat and to carry out alterations to the external appearance. FINAL DECISION 01-09-1964. Permission
- TP/4951/19802 - To convert the basement at No. 30, Regent's Park Road, St. Pancras, into a self-contained flat and to carry out external alterations in connection therewith. FINAL DECISION 22-07-1964. Refusal

## 5. DESIGN STATEMENT

The design proposal details the replacement of all the existing glazing. To celebrate the historic fabric of the building and abide with conservation outlines, the glazing will be in the existing style (timber sash) but double glazed units will be installed to update the thermal efficiency of the home.

The existing lower ground floor is the main connection to the garden space but currently does not afford any quality natural light or ease of access for a young family. Therefore the main change is to reconfigure the lower ground and extend out by 2.1m into the garden, including a new wall of 'Crittall-style' glazed doors which will flood the internal space with daylight. The adjoining property has already made this change to install full height glazing along the lower ground facade and also extended their ground floor terrace to maximise the use of the outdoor spaces.



fig 5. Existing rear facade showing minimal access to garden from lower ground floor



fig 6. Balustrade line of 3 joining properties showing the massing of existing extensions towards the canal



fig 7. Adjoining property's enlarged terrace with outdoor dining



fig 8. Small terrace beneath ground floor balcony is currently unstable

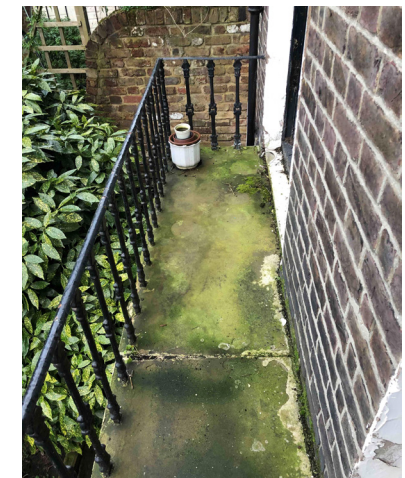


fig 9. Ground floor balcony is unsafe and decaying

## 5. DESIGN STATEMENT

The connection between the garden and the ground floor terrace is maintained by a new staircase matched to the style of the adjoining property's terrace (decorative black wrought iron). Finally the lower ground terrace area will be slightly enlarged to allow for better use. This will entail some minor additional excavation during the process of constructing the extension.

To the front of the property, the coal store, which sits beneath the entrance way, will be incorporated into the house by way of a new wall and new access door (to maintain thoroughfare from street to lower ground spaces). The existing glass roofing that shelters the entrance to the coal store is unsightly and not in-keeping with the architectural vernacular. Therefore, a reconfiguration is proposed, changing to a smart and minimal, enlarged ledge with coping stone to match the York stone floor paver. This will make the glass roof and decorative bust redundant. The balustrade between 28 and 30 Regent's Park Road will also be replaced to match the balustrade between 30 and 32 Regent's Park Road.



fig 10. Existing unsightly glass roofing with untidy and messy guttering



fig 11. Side of existing coal store beneath the entrance way



fig 12. Brick wall to street which will be rendered and painted to match the house



fig 13. New balustrade across the top of the existing wall shown in fig. 12 will match the adjoining property (shown above)



## 5. DESIGN STATEMENT

Finally, the existing roof-light will be replaced with a new larger unit to increase the light to what is currently a relatively dark staircase. The current pyramid-style light will be replaced with the same style of glazing, but will be double glazed to ensure minimal heat is lost through the staircase. Although enlarged, the roof-light will not be visible externally from street level, garden level, the canal or St. Mark's Crescent, since the existing roof pitches obscure the roof-light completely from all vantage points.

In summary, the proposals identified in this application make similar modest alterations already in-situ in the adjoining properties on the terrace.

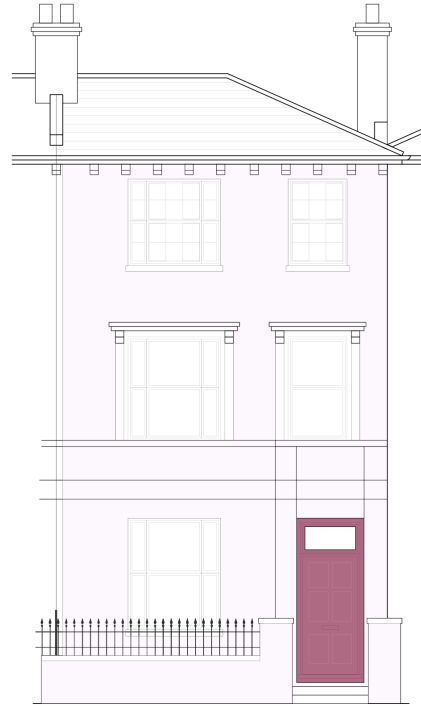


fig 14. Proposed front elevation showing new pastel pink paint colour (not to scale)



fig 15. Proposed rear elevation showing new glazing and terrace door on ground floor which are matched to the adjoining property's top floor windows and French doors respectively (not to scale)

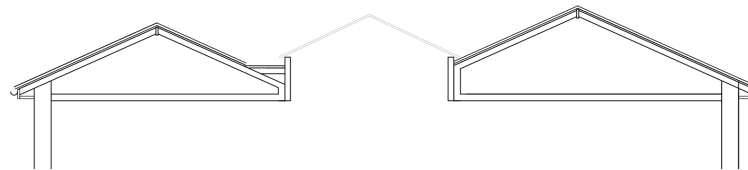


fig 16. Proposed new pyramid roof-light to improve the natural light in to the darkest parts of the property (not to scale)

## 5. DESIGN STATEMENT

### Amenity

The rear garden will become a much more usable amenity when it is rationalised, becoming more accessible via the glazed doors and large steps, and more visually appealing through landscaping changes. Attention has been paid to the Primrose Hill Conservation Area guidelines in order to ensure that the alterations will not detract from the historic character of the existing building.

### Materials

The property will be renovated using a palette of materials and finishes that are sensitive to and enhance the building's character and heritage.

The proposed metal balustrade to the front of the property and ground floor terrace will be matched to that of the adjoining house. The proposed brick to the lower ground floor extension will be matched to that of the existing house. The slim, black framed 'Crittall-style' doors to the lower ground will maximise the visual connection between the interior and exterior of the house. The style of these doors are in-keeping with the inherent character of the existing black wrought iron detailing used across the exterior elements of the terrace.

### Access

Access to the house itself is unchanged in this proposal. Access to the rear garden will be improved through the new lower ground doors, and a new metal set of steps leading down to garden level from the upper terrace.

## 6. CONCLUSION

As experienced architects with a strong background addressing historic sites, we understand the importance of preserving the character of existing structures and maintaining the architectural continuity of streetscapes. Our proposal at 30 Regent's Park Road intends to retain the appearance of the property through sensitive restoration and adjustment, allowing necessary modernisation whilst complementing the existing architectural forms. The proposals have been carefully considered to ensure they do not negatively impact or alter any historical features. As such, we believe it satisfies the planning philosophy of the Primrose Hill Conservation Area and consequently, we hope it will be looked upon favourably.