

Design & Access Statement

# **44 REGENT'S PARK ROAD LONDON NW1 7SX**

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## INTRODUCTION

Mida Architecture have been appointed on behalf of the owner of the first floor flat at 44 Regent's Park Road NW1 7SX.

This statement has been written in support of an application for planning permission under the Town and Country Planning Act 1990. The application is for the replacement of the existing timber windows to the front and rear elevations of the unit at the first floor level with double glazed timber sash windows.

## SITE LOCATION

44 Regent's Park Road is located in the London Borough of Camden and within the Primrose Hill Conservation Area.

The building is located closely to both Primrose Hill and Regents Park and within half a mile of Chalk Farm station. The other buildings along Regent's Park Road vary from full townhouses to conversions of late regency style terraced houses.

The existing house is a mid terrace property that has been converted into flats in the 1970's.

## DESIGN PRINCIPLES

The existing windows on the first floor of 44 Regent's Park Road were partially refurbished in the 1970's. The lower sashes within the original box frame were replaced with centrally opening timber casement windows to both the front and rear of the property.

When reviewing the stretch of other houses along this terrace, the composition of the windows are different to this arrangement and follow the original compositions of an upper and lower full glazed sash element. Although a lot of these windows are original it is clear that a large proportion of the windows have been upgraded to match the originally intended design of the building.

This proposal seeks to fully replace the old timber single glazed sash windows with new double glazed timber sash windows to match the originally intended design as per the other buildings along the terrace.

This proposal will serve as an upgrade to the dwelling appearance and ensure that the building is consistent with the style, external colour, materials and fenestration of the existing building. This will maintain the character and appearance of the conservation area.

## ACCESS

44 Regent's Park Road is easily accessible from the main street where there is on street pay and display parking.

The common parts within the building benefits from a large central communal circulation core which will provide an appropriate amount of room for the windows to be delivered and installed on site from within the first floor unit.

## CONCLUSION

The proposed replacement of the existing single sash windows with double glazed windows will have the functional benefit of creating a more energy efficient unit. These changes will also reinstate these windows to match the originally intended design of the building and match the window arrangement that prevail along this terrace and within the broader conservation area.

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View from Regent's Park Road



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View from Kingstown Street