



174 Regents Park Road

*Rebuilding of the Closet Wing
~ Design + Access Statement ~*

May 2020



Studio Space A is registered company of England & Wales, reg no. 11672930.

Registered as an architect under the Architects Act 1997.
ARB Registration Number : 0918361

arb
Architects
Registration
Board



SPACE A.

<https://spacea.co.uk/>

Contents

I.	Introduction	
	<i>a. Proposal Summary</i>	5
II.	Site + Context	6
	<i>a. 174 Regents</i>	
	<i>b. Street Photographs of Rear Elevation</i>	
III.	Existing Property	10
	<i>a. External view - SW Elevation</i>	
	<i>b. External view - SW Elevation Details</i>	
	<i>c. External view - SE Elevation</i>	
	<i>e. External view - SE Elevation Details</i>	
	<i>f. External view - NE Elevation</i>	
	<i>g. External view - NE Elevation Details</i>	
	<i>h. Internal view</i>	
	<i>i. Internal view - Details</i>	
IV.	Proposed Design	16
	<i>a. Elevation Drawings</i>	

I. Introduction

a. Proposal Summary

The closet wing structure on the rear facade of 174 Regents Park road has been found to be structurally unsound and requires rebuilding.

The proposal is to rebuild the structure to match the existing massing and fenestrations exactly. The existing rainwater goods are to be updated to cast iron from PVC. The roof was granted permission for rebuilding in August 2019 (2019/1480/P.)

The proposal is to clad the structure in reclaimed stock brickwork to match the original character. The bond is to be Flemish to match the period.

The intention is to carefully restore the structure back to its former likeness so it has a positive impact in the Primrose Hill Conservation Area.

The following pages contain contextual and detailed photographs of the existing closet wing structure. The owner has recently removed the render of the closet wing for maintenance and the results have shown the poor quality and unoriginal nature of the existing closet wing which has prompted us to submit this application.

This document is to be read in conjunction with the engineer's report appended (titled - 'sms_0001_Report on Closet Wing:') and also the proposal drawings 1108_PL_103_00, 1108_PL_104_00, 1108_PL_105_00, 1108_PL_106_00, 1108_PL_107_00, 1108_PL_108_00, 1108_PL_109_00, 1108_PL_110_00, 1108_PL_113_00, 1108_PL_114_00, 1108_PL_115_00



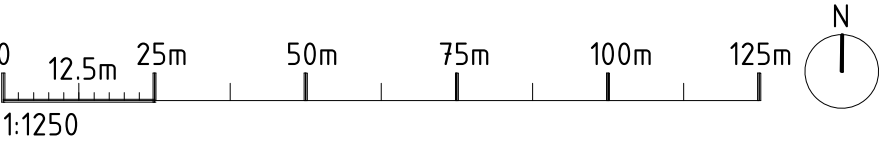
Figure 1 : The rear view of 174 Regents Park Road.

II. Site + Context

a. 174 Regents



Figure 2 : Aerial view of the property on Regents Park Road



II. Site + Context

b. Street Photographs of Rear Elevation



Figure 3 : View of the house from Berkeley street - far



Figure 4 : View of the house from Berkeley street - near



Figure 5 : Side elevation + view of the garden

III. Existing Property

a. External view - SW Elevation

After removing the facing render the SW elevation is found to be a patchwork of different aged brick. Much of it is not original.



Figure 6 : View of the SW closet wing elevation from Berkley Road

III. Existing Property

b. External view - SW Elevation Details



Figure 7 : View of the existing lower window



Figure 8 : View of the existing upper window



Figure 9 : View of the eroded brickwork on the corner of the closet wing



Figure 10 : View of the upper window and patched brickwork

III. Existing Property

c. External view - SE Elevation

The SE elevation is found also to have very poor brickwork. The removal of the render additionally revealed a full height window opening that has been blocked up.



Figure 11 : View of SE elevation from the garden.

d. External view - SE Elevation Details



Figure 12 : View of the blocked window



Figure 13 : Detailed photographs of the holes in the existing brickwork



Figure 14 : Corner view of the closet wing from Berkley road



Figure 15 : Detailed photograph of the the poor corner brickwork

III. Existing Property

e. External view - NE Elevation

The NE elevation has been re-pointed in recent years. However the joint between the main building and the closet wing is found to be separated due to movement described in the appended engineer report. The brickwork has been poorly patched.



Figure 16 : View of the NE facade from the ground floor balcony

f. External view - NE Elevation Details



Figure 17 : Detailed photograph of the poor corner brickwork + plastic downpipe.

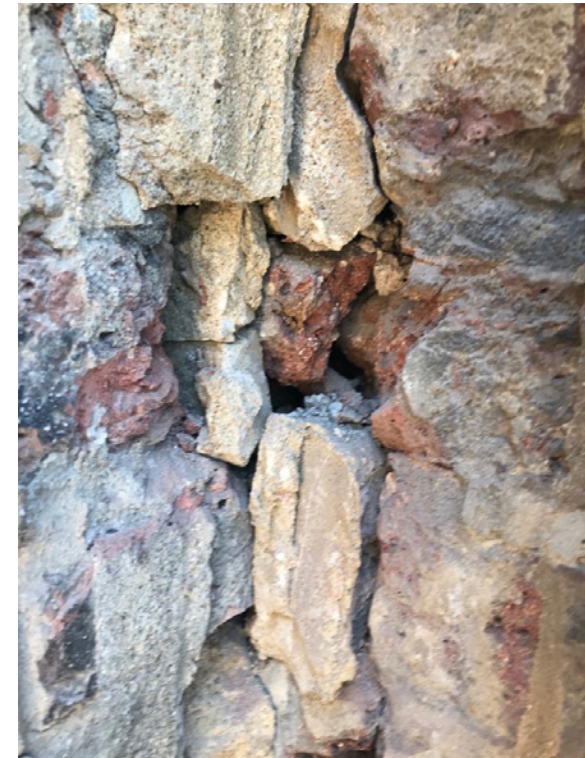


Figure 18 : Detail of the open joint between the main building and the closet wing.



Figure 19 : Poor quality infill work



Figure 20 : Exposed open joint between the closet wing and the main house.

III. Existing Property

g. Internal views

The internal site views show that the closet wing structure has been undermined by previous works carried out at the property in 2012 (2012 - ref. 2012/4284/P.)



Figure 21 : Patchwork of services and structural blockwork

h. Internal view



Figure 24 : Steel columns inserted into closet wing wall



Figure 25 : Steel and masonry



Figure 22 : Steelwork inserted in 2012



Figure 23 : Old masonry patched and altered



Figure 26 : Steel, original masonry and blockwork

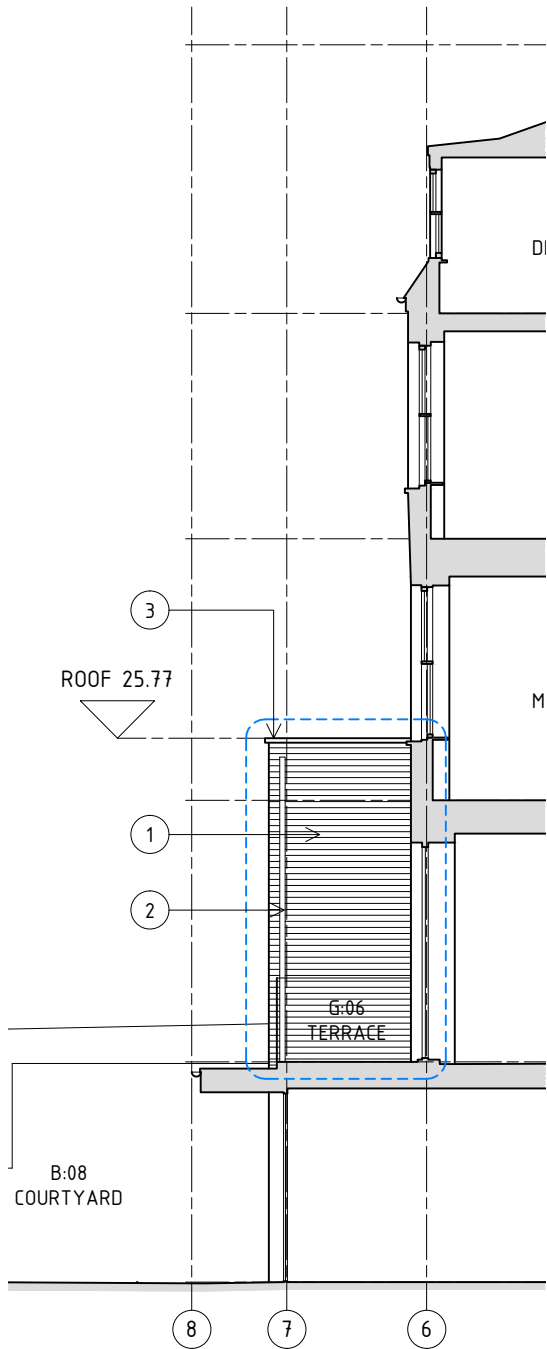


Figure 27: Blockwork wall infill

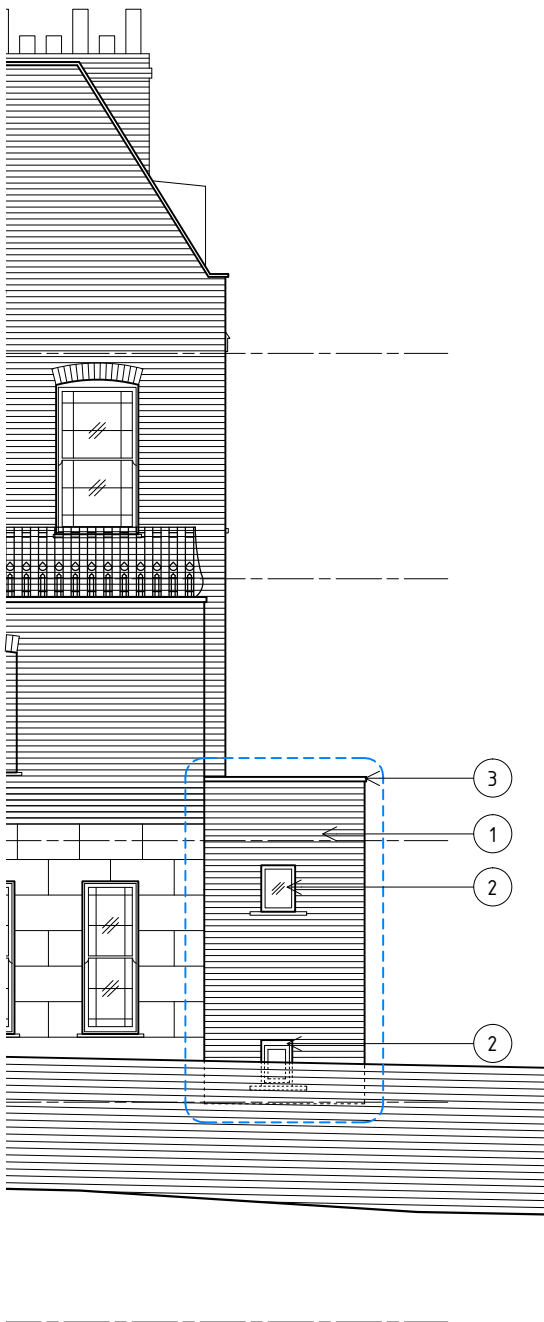
IV. Proposed Design

The proposed design will :

- Match the existing massing
- Match the existing window fenestrations
- Will upgrade the roof to lead coping as described in planning application granted in August 2019 (2019/1480/P.)
- Will upgrade the rainwater goods from plaster to cast iron - to suit the historic character of the building.
- The closet wing will be restored to exposed reclaimed stock brickwork in a Flemish bond to match the 1850s building origin.



1. Reclaimed London Stock Brick, flemish bond.
2. Cast Iron Rainwater Goods
3. Lead Coping



1. Reclaimed London Stock Brick, flemish bond.
2. Conservation style window with stone cill
3. Lead Coping

Project Contact

Space A Studio

amelia@spacea.co.uk

07876301045

Unit 2

10 Baltic Street East

Clerkenwell

London

EC1Y 0UJ