

Design & Access Statement

5 Regents Park Terrace
London
NI

Listed Building Application Issue

DATE

NOV-2020

REVISION

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0.0 Introduction

This document has been prepared by Retrouvius Design Ltd. in support of a Listed Building Application for a two-storey glazed infill extension at basement and ground floor levels between the existing back extension and the northern party wall. It is also proposed to add a small utility room on top of the existing three storey back extension. Listed building consent are sought for alterations to therear façade treatment.

It is both our intention and the client's desire to maximise the potential of the existing property by improving its liveability without impacting on the historic fabric. The proposed refurbishment aims to preserve the original features and wherever possible.

1.0 Location + Building overview

The application site is located on the western side of Regent's Park Terrace and is the fifth building within a long row of Grade II listed terraced properties. The building has five floors with rooms at lower ground floor level. The site lies within the Primrose Hill Conservation Area.



Figure 1 – Front Elevation



Figure 2 - Rear Elevation

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2.0 Proposal


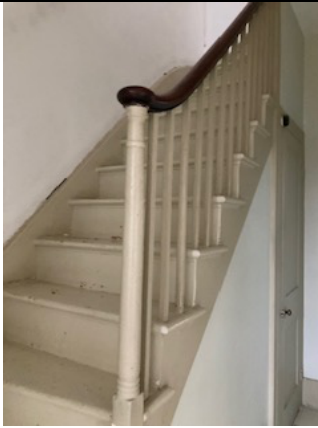

The proposed alterations are shown on the accompanying drawings.

(173_PL_99) (173_PL_100) (173_PL_101) (173_PL_102)
(173_PL_103) (173_PL_105) (173_PL_200) (173_PL_250)

The objective of the alterations is to improve the liveability of the flat, adapting its spaces to modern living standards while maintaining and re-instating where possible the historic character of the building.

Stairs

The staircase is made from timber and goes from the ground to third floor, all aspects of the stairs are to be kept as original, any damage to be made good.

		
Fig 3 Original glazed timber screening	Fig 4 Original balustrade and square spindle design to the third floor.	Fig 5 Original timber balustrade and spindle design from second to ground floor.

There is a stone staircase from the ground floor to the lower ground floor, all aspects of this stair are to be kept as original, any damage to be made good.




			
Fig 7 Original stone stairs from ground to basement	Fig 8 Side profile of stone stairs		

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Floor finishes

The existing floor finish throughout the house is Pine, except for the lower ground floor where there are large flag stones. The front room on the lower ground floor has had timber parquet laid on top of the original stone, the proposal is to remove the parquet.

The finish floor level will remain as existing through and there will be no changes from existing door thresholds.

			
<p>Fig 9 <i>Parquet laid on top of the original stone flooring.</i></p>	<p>Fig 10 <i>Original Pine floor laid front to back on the ground and first floor</i></p>	<p>Fig 11 <i>Original pine floor laid side to side on second and third floor.</i></p>	

Windows




All windows will be draft proofed, made good and repainted.

			
<p>Fig 12 <i>Ground floor window looking onto the garden. It is proposed to remove the sash and retain all the architectural timber elements including the lower level panels. To allow for access into the new extension the lower level panel will be hinged.</i></p>	<p>Fig 13 <i>Lower ground floor window looking onto the garden is to be removed to allow for access into the new extension.</i></p>	<p>Fig 14 <i>Ground floor sash window to be removed and re-used on the rear façade.</i></p>	<p>Fig 15 <i>Roof to be raised to reveal top fan light</i></p>

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Walls

Extensive dampproofing required to the lower ground floor level damp proofing

			
<p>Fig 16 Evidence of previous attempts at damp proofing under the stairs on the lower ground floor</p>	<p>Fig 17 Original arched feature to be retained on the lower ground floor</p>	<p>Fig 18 Lower ground floor walls have severe damp issue due to non-breathable linings being used.</p>	

Fireplaces to be retained in original state.

			
<p>Fig 19 Ground floor fireplace</p>	<p>Fig 20 Third Floor fireplace</p>		

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Proposed Extension

It is proposed to form a two-storey glazed infill extension at basement and ground floor levels between the existing back extension and the northern party wall. Similar extensions have recently been made to numbers 6 and 7 Regents Park Terrace with double height addition. It is also proposed to add a small utility room on top of the existing three storey back extension. Both proposals have received pre-application approval in principle.

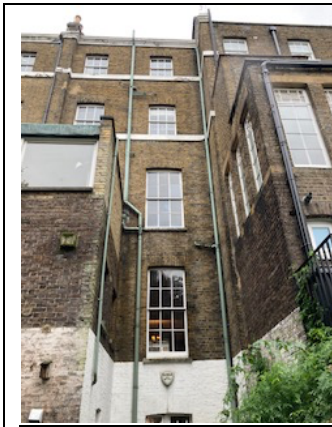


Fig 21
Original Rear façade – Extension to infill



Fig 22
Replace copper roof, current design does not meet current building standards, not enough insulation and no adequate upstand.

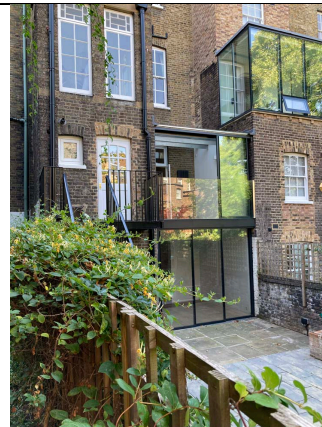


Fig 23
6 & 7 Regents Park Terrace – precedents for double height glazed infill extensions



Fig 23
3 & 4 Regents Park Terrace – precedents for additional room on the three storey back extension.

Roofs

The proposed extensions will create three new roofs, these are all to be green roofs which will have positive environmental benefits.

- Improving storm water attenuation, the water run-off from the main roof will be attenuated onto the various green roofs.
- Conserving and enhancing biodiversity
- Enhancing visual quality's
- Improving the buildings energy balance as a green roof has insulation qualities.
- Conserving and enhancing local biodiversity

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3.0 Impact on neighbouring amenity

There would be not impact on the neighbouring amenity

4.0 Access + Transport

Access will remain unchanged.

5.0 Associated Documents

Drawings

173_PL_001
173_PL_050
173_PL_100
173_PL_101
173_PL_102
173_PL_103
173_PL_105
173_PL_200
173_PL_201
173_PL_250
173_PL_500

Existing OS Map

Site Plan

Ground Floor (Existing, Demo, Proposed)

First Floor (Existing, Demo, Proposed)

Second Floor (Existing, Demo, Proposed)

Third Floor (Existing, Demo, Proposed)

Roof (Existing, Demo, Proposed)

Existing Elevations (Existing, Alterations)

Proposed Elevations (Proposed)

Façade Study (Proposed)

Photos

Heritage

- Heritage Statement
Practice Ltd

Compiled and issued by Neil Burton, director at Architectural History