

Augment Architecture

DESIGN, ACCESS STATEMENT & HERITAGE STATEMENT

Address: Ground Floor Apartment, 41 Regent's Park Road NW1 7SY

Our ref: 126

Dear Sir or Madam,

The following statement has been prepared on behalf of the Freeholder of the property, Ms Anna Steinhouse.

Site & Description

41 Regent's Park Road is a five-storey townhouse within the Primrose Hill Conservation Area, Sub Area One. The building is split into 5 apartments, of which the freehold of the ground (entrance) floor apartment is owned by our client.

The building forms part of a handsome terrace of properties which have some variety in architectural details and forms of fenestration. The building is set back from the street behind a courtyard with bins and common access and a private sunken access terrace to the lower ground floor apartment. The building has a pleasing order of windows arranged up the façade with the largest windows on the principal floors – ground and first – and smaller windows on the upper floors.

The rear of the building cannot be viewed from the immediately surrounding streets.

Layout / Existing Building

The apartment is arranged between one principal floor on the ground floor and a small ancillary area at a half level below the main access staircase to the upper floor levels.

The two existing rooms to the front have two tall painted timber sash windows with single glazing. The existing main room to the rear has a large painted timber sash window with two sash sidelights with single glazing.

The lower half-storey area has an inappropriately detailed single glazed timber casement window.

Proposals

The proposal is to replace the front two single glazed sash windows with appropriately detailed double glazed timber sash windows.

The proposal to the rear is to remove the existing sash window and projecting concrete ledge with steel bracket fixings and lower the sill to create a Juliet balcony with a black painted decorative

metal rail fixed to the rear façade. There is proposed to be a double-glazed painted timber French door with sidelights and a transom light over.

The half-storey casement window will be replaced with a double-glazed sliding painted timber sash window.

Scale

The front sash windows will be identical in size and proportions to existing.

The rear large window will be identical in width but with a sill lowered to the floor level.

The half-storey casement window will be identical in size to the existing but with more appropriate proportions and details.

All the proposed external modifications will be appropriately detailed and proportions to reflect the existing fenestration details – where they exist.

Right to Light / Amenity

The proposed development improves the provision of natural light to the lower ground floor apartment by removing the 400mm projecting concrete ledge from the rear façade which slightly shades the lower ground floor window.

The proposed Juliet balcony does not inflict any greater overlooking upon neighbouring properties than would be possible should a window be installed. The railings will be against the rear wall of the dormer, it will not be possible to stand outside of the French door.

Conservation & Heritage

The CAA notes that 41 Regent's Park Road makes a positive contribution to the area.

The Conservation Area Appraisal notes that buildings of this type are characteristic of the area and that these buildings are typified by architectural details such as *"hipped roofs, strong parapet lines, chimney stacks, porches, sliding sash windows, bay windows to the ground and first floors, decorative railings to windowsills, timber panelled front doors and steps to the entrance"*. The CAA does not make any mention of details predominantly found on the rear of these buildings.

The proposed replacement sash windows will be detailed identically to the existing windows in their proportions and divider widths etc. Whilst contributing to reductions in Co2 emissions associated with domestic heating, double glazing will not have an appreciable negative impact upon the character and appearance of the conservation area.

The proposed rear French door with sidelights and double glazing will be detailed sympathetically with slim timber dividers and painted white. Appropriate, decorative black painted metal rails will be in-keeping with the conservation area.

The removal of the inappropriate casement window and its replacement with a sash will be a positive benefit to the character and appearance of the conservation area.

The proposals to the rear will be sympathetic in nature and appropriately detailed. Views of the rear of the building are limited only to the private views from a limited number of private homes on Albert Terrace Mews. As such, there will be no appreciable negative impact upon the character and appearance of the conservation area.

Parking

There will be no change in the existing off-street parking provision on site.

Access

Access is unaffected. There are several steps to enter the front door and steps within the apartment.

The house will remain accessible for the ambulant disabled.