

2 Regal Lane

London, NW1 7TH

Proposed External Alterations

Design, Heritage & Access Statement
November 2021

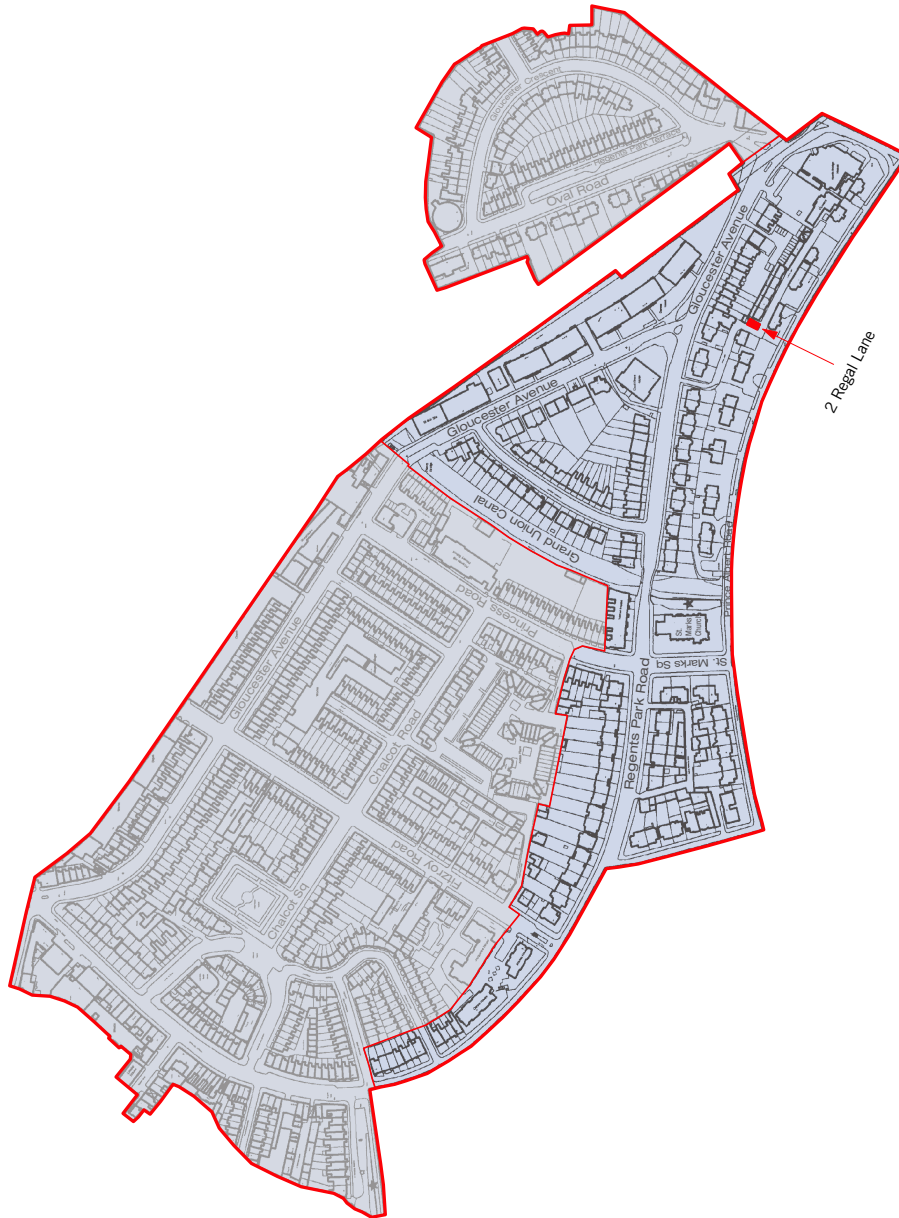
Introduction

This statement is prepared by Chassay+Last Architects in support of an application for development in a Conservation Area.

The proposed development involve internal alterations to the ground floor layout to create a double sized guest bedroom, and externally, removal of the garage doors to be infilled up to a new high level window.

The document sets out the nature of the existing site, the proposal and design rationale for the approach adopted.





The Heritage Statement

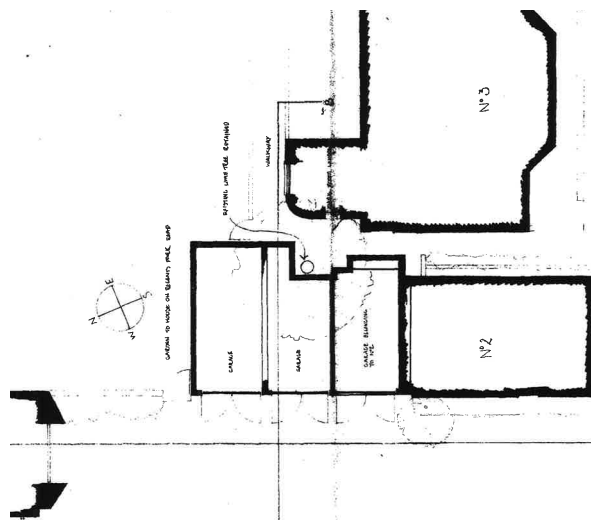
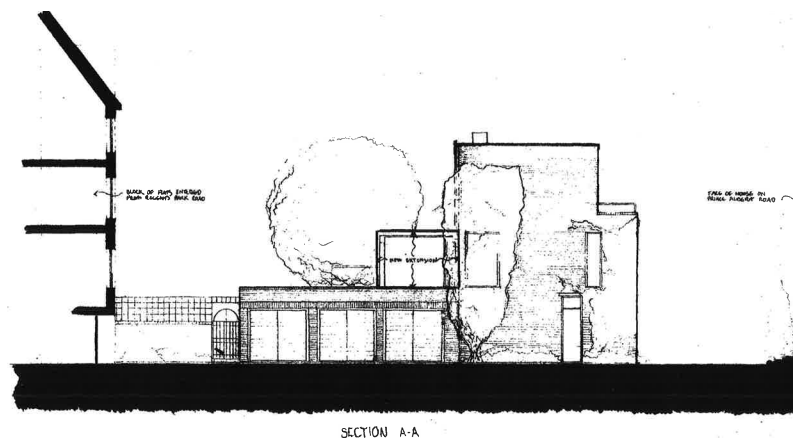
This statement assesses the historic and architectural significance of 2 Regal Lane, and any contribution made by its setting as it relates to the new proposal and its affect on the Primrose Hill Conservation Area using relevant planning policy.

The Conservation Area

Regal Lane is located in the London Borough of Camden and in sub area 1 of the Primrose Hill Conservation Area. It is described as 'a narrow mews road originally providing servicing to the rear gardens of the villas on Regent's Park Road and Prince Albert Road.

All houses in Regal Lane are the subject of an Article 4 order prohibiting roof extensions

In the Conservation Area Statement, nos 1 and nos 3 to 7 Regal Lane are noted as making a positive contribution to the Conservation Area. No 2 is Locally Listed.



The Context & The Existing Building

2 Regal Lane is located at the turn in Regal Lane where the southern frontage of the mews runs behind the villas on Prince Albert Road

No 2 was built in 1961. Its architect was John Winter who also designed nos 10 and 11 Regal Lane.

The house was constructed originally as an 'upside down' house with bedrooms on the ground floor, a first floor living room and topped by a kitchen and 2 terraces.

The property was extended and reconfigured in 1996; again to the designs of John Winter.

At this time, the house was extended over northern terrace and reconfigured to locate the master bedroom and ensuite at second floor with the benefit of the south facing terrace and views across to Regent's Park. The kitchen dining was relocated to the rear of the living room at first floor level.

Two small bedrooms were retained at ground floor with the garage adjacent. Latterly, the garage has been used as a recording studio.

Excerpt taken from The Modern House website:

Architect John Winter studied at the Architectural Association in London during the 1950's, and thereafter moved to America working with prominent architecture firm Skidmore Owings and Merrill and designer Charles Eames. Upon his return to England, he joined the office of Erno Goldfinger, before setting up his own private practice.

According to the RIBA Journal, 2 Regal Lane, "His first self-built house was designed in the late 1950s overlooking London Zoo. Fresh from America, where self-building was common, Winter taught himself the necessary trades such as bricklaying (using recycled bricks from demolition sites) and concrete shuttering, using old floorboards. He recommended that all architects build their own houses as he did, to understand how buildings are made."



Map 1880

Fig.1

View of the garage doors

Fig.2

View of north-west elevation
showing front entrance door

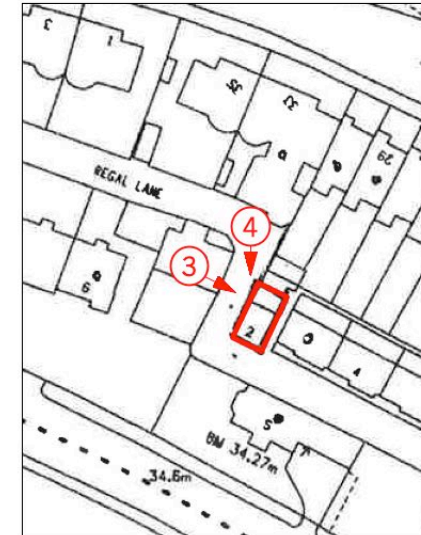
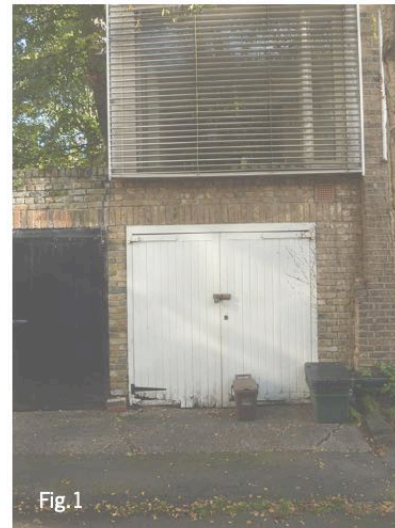


Fig.3

View of the garage doors



Fig.4

View toward north-west elevation of 2 Regal Lane

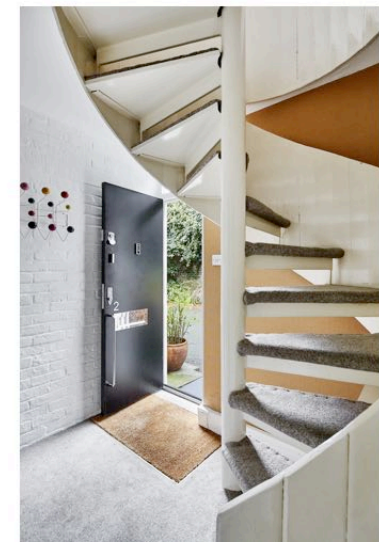


Fig.5

Interior view of entrance hall

2 Regal Lane London NW1 7TH

Fig.6

Interior view of room right of entrance door

Fig.7

Interior view of room behind garage doors

Fig.8

Interior view of room next to garage



Fig.6

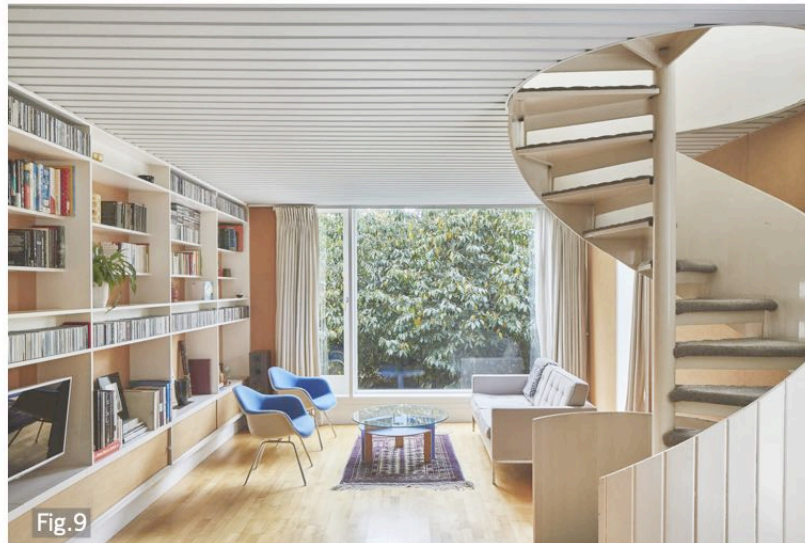


Fig.9

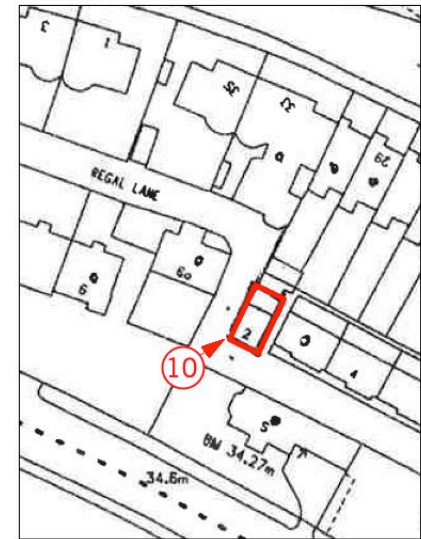


Fig.9

Interior view of 1st floor living room with south-west facing picture window

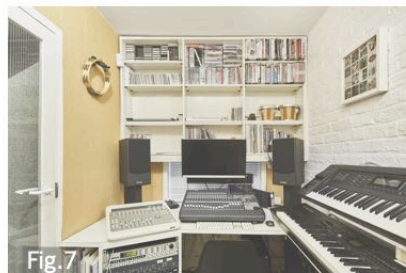


Fig.7

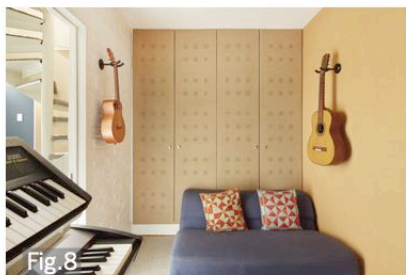


Fig.8

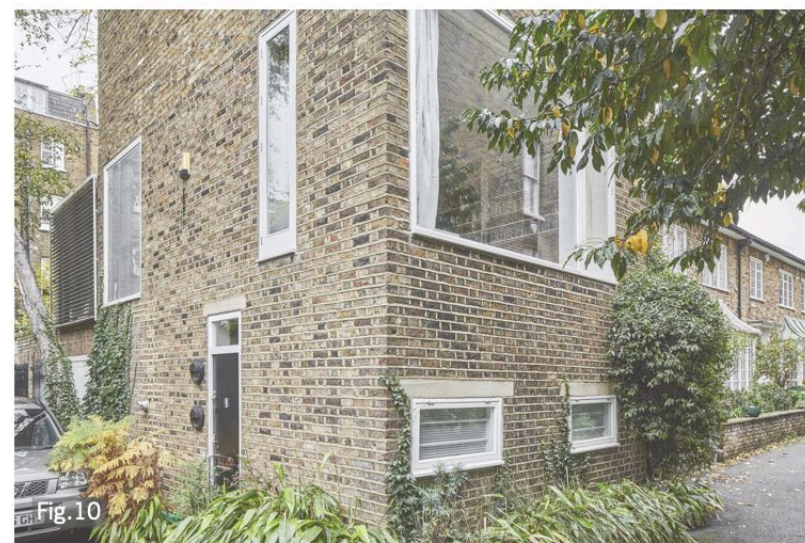


Fig.10

Fig.10

Corner view of 2 Regal Lane showing entrance door on north-west elevation and south facing picture window on first floor.

Note:

Photos 3-10 taken from *The Modern House*

The Proposal

The proposal seeks to make alterations to the ground floor accommodation to better suit the needs of the current owner.

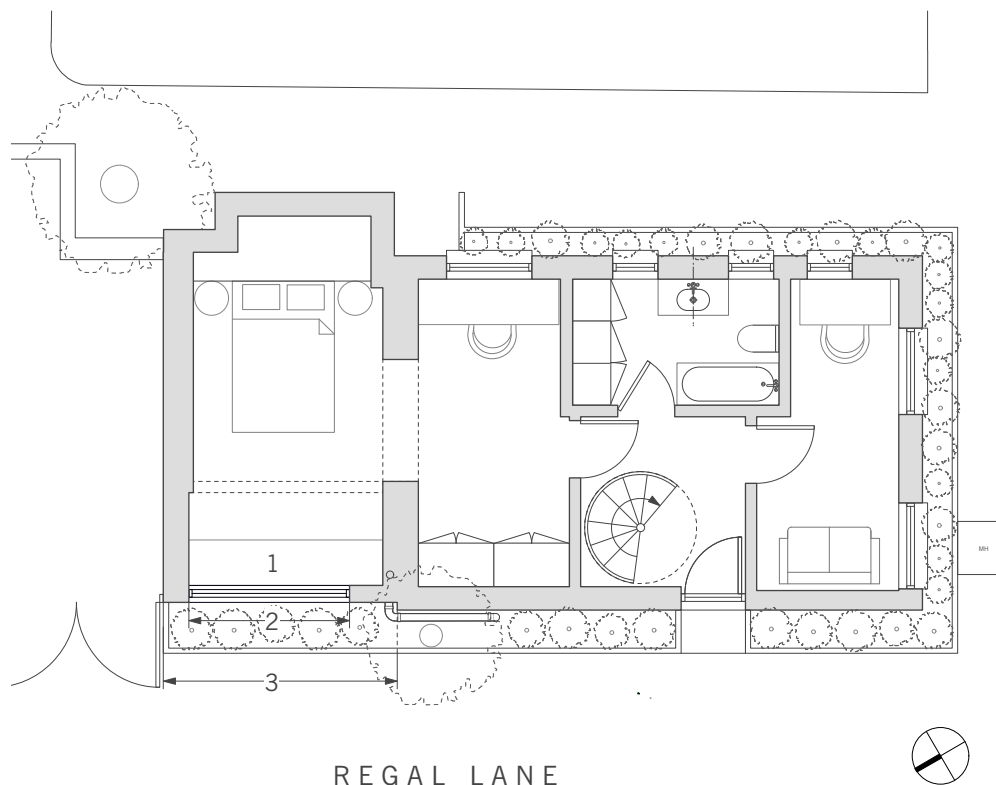
The proposal seeks to convert the storage room that is accessed by external garage doors on the north west façade together with the adjacent room previously used as a recording studio into a double bedroom sized guest room.

In addition to these proposals, the concrete kerb is to be extended, and a new planting bed along the length of the north west facade is to be created.



LEGEND

1. New double glazed high level window
2. Brickwork infill to match existing
3. New planting bed



The proposals will involve in detail the following -

Externally : Removal of the garage doors
Infilling of the space created with a high level window with an adequate opening light
Brickwork infill below

Internally : Stripping out of the recording studio
Removing the step between the recording studio and the house
Investigate the existing structure
Create an enlarged opening into the former garage
Insulating the existing fabric as necessary

Services : Provide adequate heating, lighting, power and data for the new guest room

LEGEND

1. New double glazed high level window
2. Brickwork infill to match existing
3. New planting bed

PHCAAC Pre-App Advice & Local Neighbourhood Consultation

The Primrose Hill Conservation Area Advisory Committee reviewed the proposed external alterations on 3 November 2021.

The Advisory Committee noted the alignment of the proposed window with the fenestration above, and the brick infill would be keyed-in to adjacent brickwork as well as follow the plane of the existing brick structure.

The Committee welcomed extending the kerb to create a new planting bed under the proposed window. No objections to the proposals were made.

A copy of the pre-app advice from PHCAAC is appended to this document.

Consultation with immediate local neighbours was undertaken by the Client with positive feedback on the proposal.

Summary

In conclusion, the replacement of the garage doors to the redundant external store with a new high level window will allow adequate daylight into a new guest bedroom.

The new window is horizontal and similar in proportions to the vertical format window on the first floor, thus reflecting and corresponding to the existing features of the building.

In addition, the infill brickwork will closely match the existing to achieve a consistent and seamless finish.

The pre-app advice from the Primrose Hill Conservation Area Advisory Committee concluded there were no objections to the proposals.

The external alterations to No 2 Regal Lane are minimal and sympathetic to the existing building and will preserve the character of the Conservation Area.

Appendix

PRE-APP ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

3 November 2021

For the attention of Malcolm Last and Jill Facer
Chassay + Last Architects

2 Regal Lane NW1 7TH – proposed external alterations – 02 November 2021

1. The Committee reviewed this scheme at its meeting on 3 November 2021 and agreed the following advice.
2. The Committee noted that Regal Lane forms part of the Primrose Hill Conservation Area, and runs behind a number of Listed Buildings on both Prince Albert Road and Gloucester Avenue. The houses on the Lane itself are modern, and predominantly modest in scale. No. 2 Regal Lane dates from 1961 and was extended and reconfigured in 1996 – both original and later designs by architect John Winter. Winter promoted and practised 'self-building': he also designed nos 10 and 11 Regal Lane. Nos 2, 10, and 11 Regal lane are locally Listed.
3. No. 2 occupies a corner site: the flank elevation, subject of this application, has a degree of prominence in the Lane.
4. The proposed elevational alterations are to one of three sets of garage doors attached to the house. The 'garage door' – now opening to a store-room – would be replaced by brick infill and a horizontal window. The Advisory Committee understood that the brick infill would follow the plane of the existing brick structure, and be keyed-in to the adjacent brickwork avoiding the creation of any vertical lines marking the original opening. The Advisory Committee also noted that the brick and brickwork infill would match the existing – which is in re-used stock brick. The Advisory Committee noted the alignment of the proposed window with the fenestration above: we would expect to see details of the window frame in due course.
5. The Advisory Committee welcomed the proposal to extend the kerb to the Lane and to create a new planting bed.
6. The Advisory Committee agreed that it had no objection to the proposals.



Richard Simpson FSA
Chair