

Design and Access Statement

Property

53 Regent's Park Rd, NW1 8XD. Victorian terrace house converted in late 70s into two self-contained flats. The site is in the Primrose Hill Conservation Area in London Borough of Camden.

Proposal

Changes proposed in the application involve amalgamation of two self-contained flats into one home. Originally the property was built in late 19th century as three-story Victorian terrace house.

Conversion into flats were done in late 70s after obtaining planning permission H9/17/K/18664 05.07.1974, as part of those alteration attic space was converted into habitable rooms.

Current proposal is seeking deconversion and restoring original layout.

Planning searches show that similar proposals were positively reviewed on Regent's Park Rd.

External changes are minimal and involve only changes to roof windows and replacing two nonoriginal casement windows at the back with new windows.

The only proposed changes to the front elevation involve replacement of existing roof windows with more attractive conversion style roof windows. Proposed changes are barely visible from street level due to front parapet over eave.

Existing features

External features of the property include brickwork painted in pastel colour, which is characteristic to Regent's Park Rd. Large casement timber windows at front, original timber sash windows at rear, pitch roof covered with slate tiles.

Scale / appearance of proposed development

The proposed changes will improve and modernise the layout of the property. Currently bedrooms are very small below 6 m² usable area.

Proposed changes will have minor visual impact on property and no visual impact on surrounding area. Use of materials will be in keeping with the established character and appearance of the existing dwelling.