



Design and Access Statement

Regency Lodge, Flat 81

NW3 5EB

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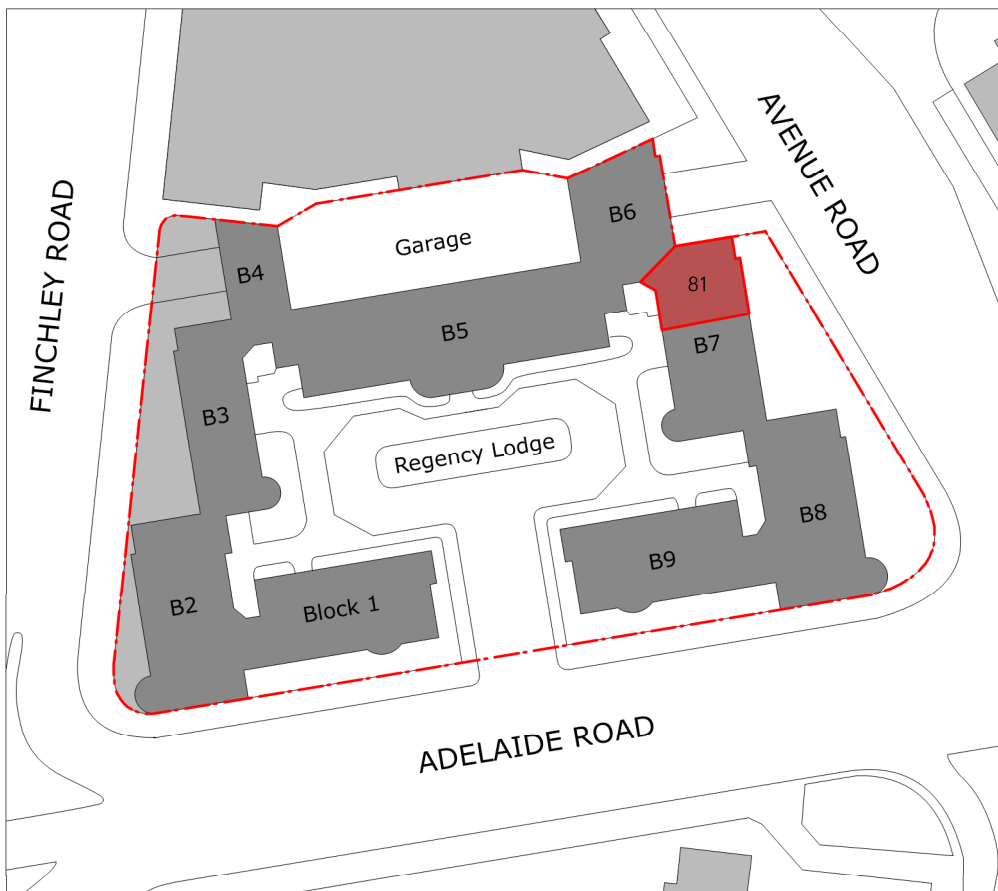
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KEY

-  Regency Lodge Site
-  Site boundary



Above: Site location plan, 1:1000

Development Location

Regency Lodge is a seven storey residential development comprising 110 flats with ground floor retail units on the Western elevation. The site sits on the Southern part of the urban block forming the Swiss Cottage junction and is bounded by Adelaide Road to the South and Finchley Road to the West.

Existing Building

The existing building is believed to be a concrete frame construction with buff facing brick stone details. The building has a set-back 6th floor with flat roof over.

The building dates from the inter-war period, is of Art deco style and has been Grade II listed since September 2006 (listing ref. no. 1413897).

The building is organised as linked blocks in a horseshoe plan form with vehicular and pedestrian access from Adelaide Road into a landscaped forecourt.



Above: Regency Lodge, main entrance



Above: Flat No. 81, Avenue Road elevation



Above: Flat No. 81, courtyard-facing elevation

Development Site

Flat No. 81, Regency Lodge is located in Block 7, which is to the East of the Regency Lodge site. The flat is located on the third floor of the building and has a dual aspect looking West over the central courtyard and East towards Avenue Road.

The original Crittal windows to the flat have been replaced with uPVC frames.



Above: Site Photo: flat no. 81 in context

Planning Context

A letter was received from the London Borough of Camden in February 2022, with regard to the history of the uPVC windows to the property. Further communications have been made with Angela Ryan, Principal Planning Officer. In response to this communication:

1. We can confirm that there is photographic evidence from historic Google Street View that the street facing windows to this property were replaced before May 2014. This photo is included below.

2. This evidence demonstrates that the replacement of the windows is more than 4 years prior to this application. Therefore, as confirmed in correspondence with Angela Ryan, this application is for Listed Building Consent only and planning consent for these works are not required.

3. It may be the case that the replacement of the windows occurred after the property was listed in 2006. There does not appear to be records of planning or listed building consent for the windows as installed.



Above: Replacement uPVC windows as seen from Avenue Road, May 2014. Source: Historic Google Streetview

Planning Precedent: Flat no. 51

Camden Council gave planning and listed building consent for the replacement of uPVC windows and the installation of aluminium double-glazed windows to Flat No.51, in January this year (Ref: 2021/2504/P and 2021/3219/L).

Angela Ryan, Principle Planning Officer, has confirmed in correspondence that this planning and listed building consent sets an acceptable precedent for replacement of glazing to the building.

Development Proposal

The existing windows of Flat No.81 are uPVC, a material and frame style that is not in keeping with the character of the listed design. The proposal is to replace with windows with double-glazed aluminium frame windows to better suit the original design.

The proposal for new glazing matches the same glazing product, frame profile, finish and specification as the consented works to Flat No.51 (Ref: 2021/2504/P and 2021/3219/L). This design has been confirmed as an acceptable precedent by LB.Camden.

The new windows will be metal frame to a style close in appearance to the original Crittal glazing. The new double-glazed units will provide modern standards of comfort and environmental performance.

Heritage Statement

Regency Lodge was given Grade II listed status in September 2006 (list entry number 1413897). The listing entry includes the description: 'Brown and sandy buff bricks, with artificial stone bands and dressings on steel frame, flat roofs, and steel casement windows'.

The council have been clear that they consider the uPVC replacement window frames to the building to be unacceptable in principle. They have been clear that they consider the replacement with an aluminium frame window to be acceptable and they have recently granted consent for such a replacement to Flat No.51 (Ref: 2021/2504/P and 2021/3219/L).

This proposal will enhance the heritage asset by replacing a window that is considered to be unacceptable by the Council with one that is to a style and material that is considered to be acceptable. The proposals will enhance the building and local context.