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Regeneration and Planning
London Borough of Camden
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Our Ref: 21 PSE/M-A/SR

Design and Access Statement

This Statement is prepared in support of works relating to the removal and replacement of the existing front steps leading to the entrance at 21 Park Square East, London, NW1 4LH.

21 Park Square East is a Grade I listed building located to the Southeast of Regents Park adjacent to the Marylebone Road. The property forms part of one of the Nash Terraces fronting onto Park Square and backing onto Peto Place.

1. Access

1.1 - The existing access to the building will not be altered, a “like for like” approach will be adopted.

1.2 - There will be no change to access in respect to the existing car parking provision.

2. Use

2.1 - The existing residential use will be retained.

3. Conservation and Heritage

3.1 - Nos 13-24 Park Square East, including 21 Park Square East are Grade I Listed.

3.2 - The site is situated close to the southern boundary of the regent's Park Conservation Area which was designated on 1st July 1969. The Regent's Park Conservation Area Appraisal and Management Strategy (RPCAAMS) was adopted on the 11 July 2011.



4. The Proposal

- 4.1 - The existing steps will be removed and replaced with a new set to match existing on a “like for like” bases.
- 4.2 - The existing railings will be repaired and reinstated, no alterations to the existing pattern will be made.
- 4.3 - The existing waterproofing will be renewed to protect the areas below from rainwater penetration.
- 4.4 - The proposed works to renew, repair, maintain and protect the building fabric will be implemented on a ‘like for like’ bases.

5. Conservation Principles

- 5.1 - Historic England’s online advice Guidance state: “We recommend that additions, alterations and repairs to historic buildings are capable of being reversed. This will minimize the impact of your work on historic material and will ensure the original plan, form or appearance of the building isn’t lost forever”.
Camden Planning Guidance January 2021. Under Section 3.26 of the Heritage section it states
“Some ‘like for like’ repairs and maintenance do not require listed building consent. However, where these would involve the removal of historic materials or architectural features, or would have an impact on the special architectural or historic interest of a building, consent will be required...”.

6. Residential Amenities

- 6.1 - The proposed work will not be detrimental to the amenity of present and future occupiers.
- 6.2 - The proposed work will not be detrimental to the existing neighbouring residents.
- 6.3 - The proposed work will be implemented without damaging the historic fabric of the.
- 6.4 - The existing streetscape will be enhanced and positively impacted.
- 6.5 - The proposed work will not impact the occupiers of No 22 to the South and No 20 to the North.

7. Conclusions

We consider that the proposed works will not harm the existing heritage, the works will sit comfortably with this nationally important terrace and will preserve the character and appearance of the Regent’s Park Conservation Area and the setting of the listed buildings of the terrace.





21 Park Square East

We trust that this report is sufficiently clear and complete and that the Listed Building Consent can be granted for the proposed works.

Yours faithfully

Mira Esposito

Mira A Esposito
Projects Director
For and on behalf of

MIRA A-Architecture & Engineering



