

110 Regent's Park Road NW1 8UG

Response to CAAC Comments

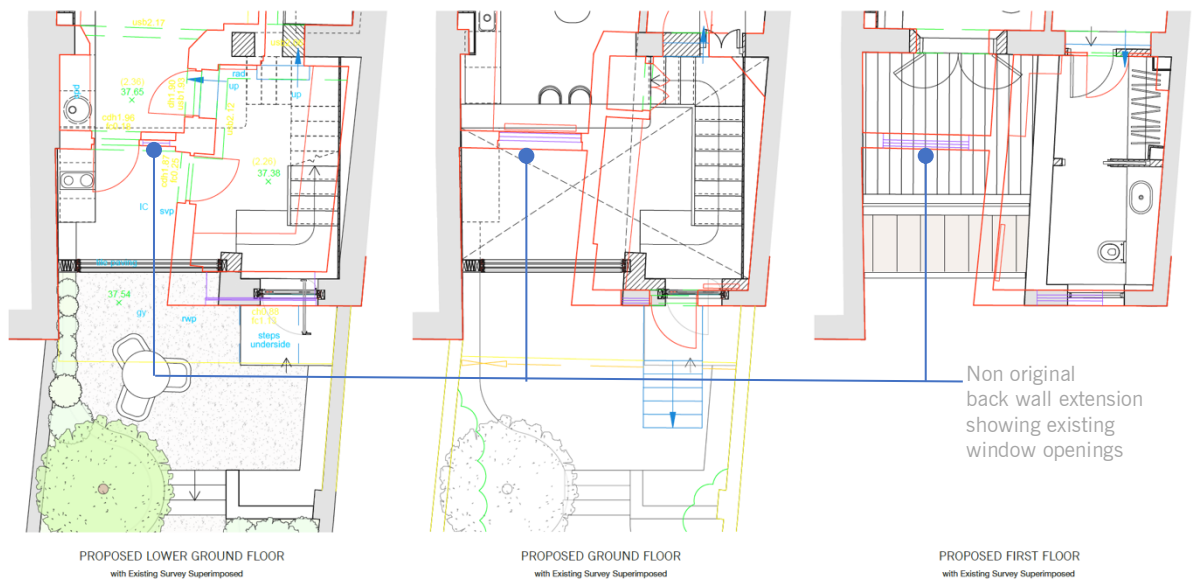
November 2022

1. Introduction

Following the receipt of the CAAC comments we have prepared our response to concerns for the alterations of existing rear windows to 110 Regent's Park Road. The revised proposal to reduce the scale of the fenestration is designed to take on board the comments as it relates to the proposed main window.

2. Comments From CAAC: Overview

- a) No objection to the reworking of the masonry in the existing rear addition
- b) No objection to the rebuilt back addition
- c) The Committee objects to alterations to the fenestration and glazing of the lower ground, ground and first floors to the rear elevation of the main house.
- d) The Committee acknowledges that the rear elevation to the lower three floors of the main house has been rebuilt (refer to plans). It incorporates windows which reflect the original and significant forms associated with the house as a whole.
- e) The Round headed window at rear ground floor level relates to the round headed openings to windows and porch on the front elevation.



3. Architect's Response: Overview

At present the rear elevation is a medley of ill proportioned windows, which are out of character with the main house and do not follow a hierarchal pattern.

- a) The existing first floor rear window is non original and oversized. It is considerably larger and wider than the other windows found to the rear of the main building. It is suspected to have been remade in the 1970's, so that the window is out of proportion to the main building. It is also in a non original position forward of the back wall of the house.
- b) The existing ground floor rear window is not compatible with the window detailing elsewhere in the house. It is also in a non original position forward of the back wall of the house.
- c) The existing lower ground windows are non original and 1970's in style.
- d) In terms of style, period and proportions, neither the lower ground or first floor windows to the rear reflect the original forms associated with the house



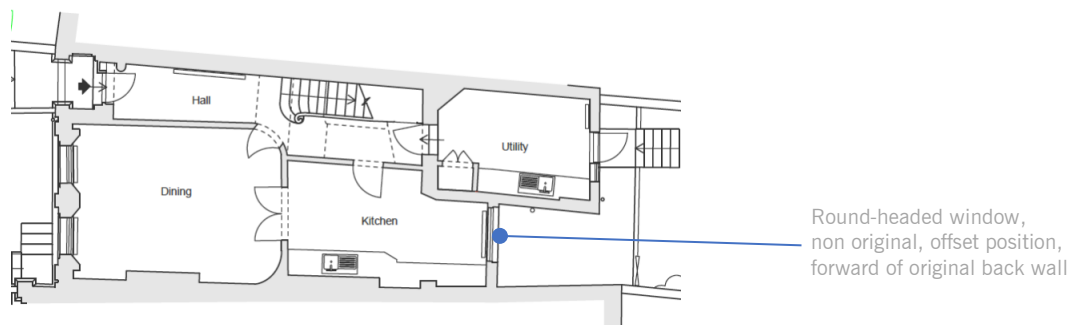
4. Comments From CAAC: Ground level window

The Committee stated that *'The round-headed window at ground level at the rear relates to the round headed openings, to windows and porch, on the front elevation at the same floor, giving coherence to the building as a whole. The loss of the rear window would be harmful to the building'*.



5. Architect's Response: Ground level window

- a) The round-headed window is offset within the ground floor rear room, which is also lower in ceiling height to the front room. The position of the window gives an imbalanced appearance compared to the grander proportions and symmetry of the front room.



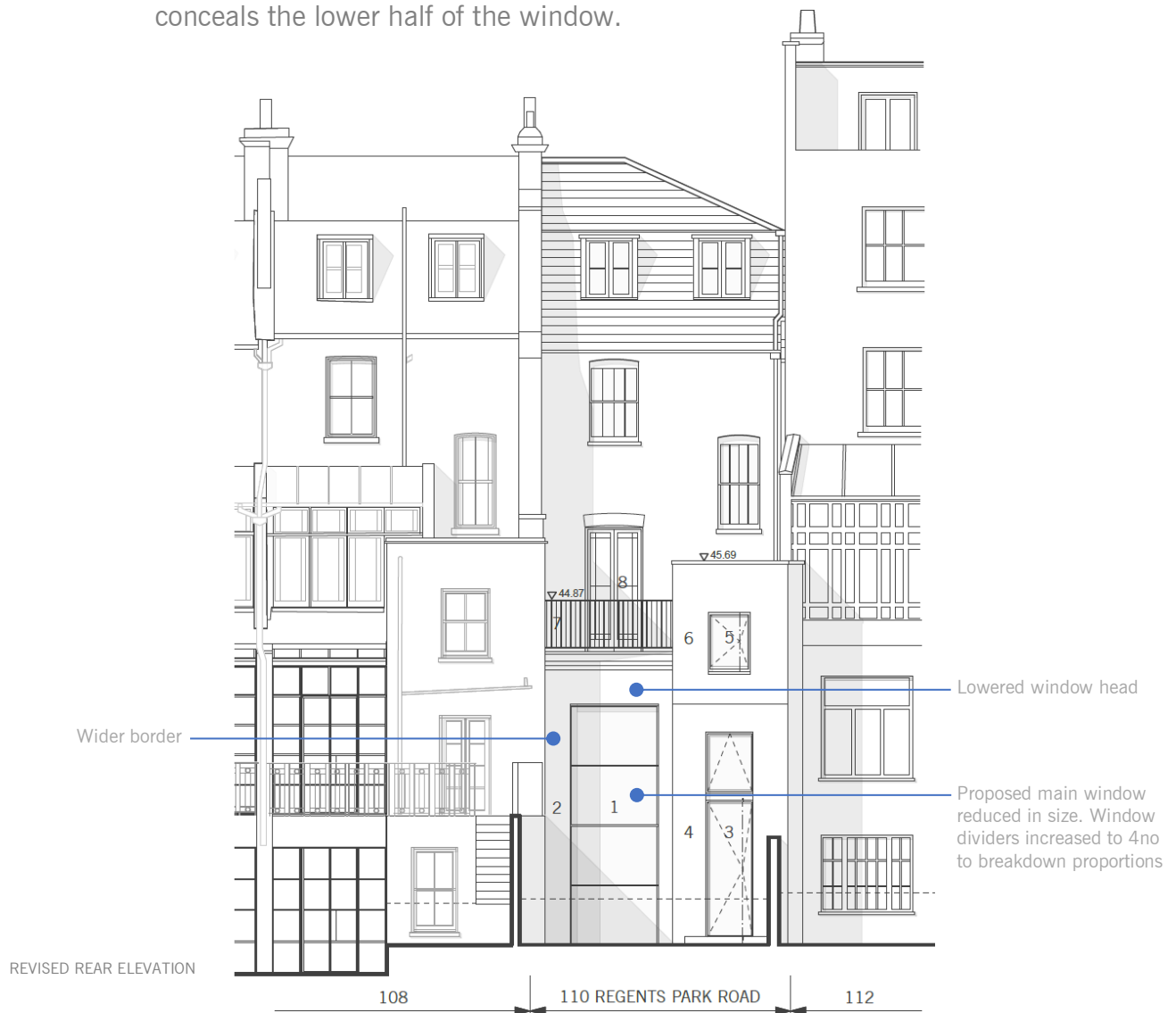
- b) Externally, there are no other windows similar in style to the rear elevations of adjacent houses Nos 106 and 108.
- c) No 104 has a similar smaller arched window (planning ref: 8903219) on the first floor level which is incongruous to the plain 1970's rebuilt wall at the south east corner of the terrace.
- d) The design of the proposal relies on a well-proportioned rear extension. The retention of the round-headed window would be detrimental.

6. Comments From CAAC: Main window

The Committee objected *'to the main window which is out of scale to the house as a whole, and unbalances the relationship between the lower stories and upper stories of the house. This would neither preserve nor enhance the character or appearance of the conservation area'*.

7. Architect's Response: Main window

- a) In response to the concerns of the Committee, the height and width of the proposed main rear window are reduced, creating a solid rendered border and lowered head that is more in keeping with the traditional character and setting.
- b) Reducing the size of the main window allows the scale and proportion of the glazed area to be more in balance with the neighbouring permitted window openings to Nos 106 & 108.
- c) In addition to the reduced window size, the full elevation cannot be seen from the gardens of 1 Chalcot Crescent and Rothwell Street as the garden wall conceals the lower half of the window.



8. Comments From CAAC: Neighbourliness of proposal

The Committee expressed general concern about the impact on neighbours living in a relatively tight spaced area as it relates to the character of the conservation area, respect for each other amenity. Light and noise pollution are particular concerns.

9. Architect's Response: Neighbourliness of proposal

- a) As noted previously, the reduced size of the main window and lowered head is consistent with the size and proportion of window openings of neighbouring properties.
- b) The reduction of the glazed area and the use of blinds at night act as a barrier to light and noise pollution.



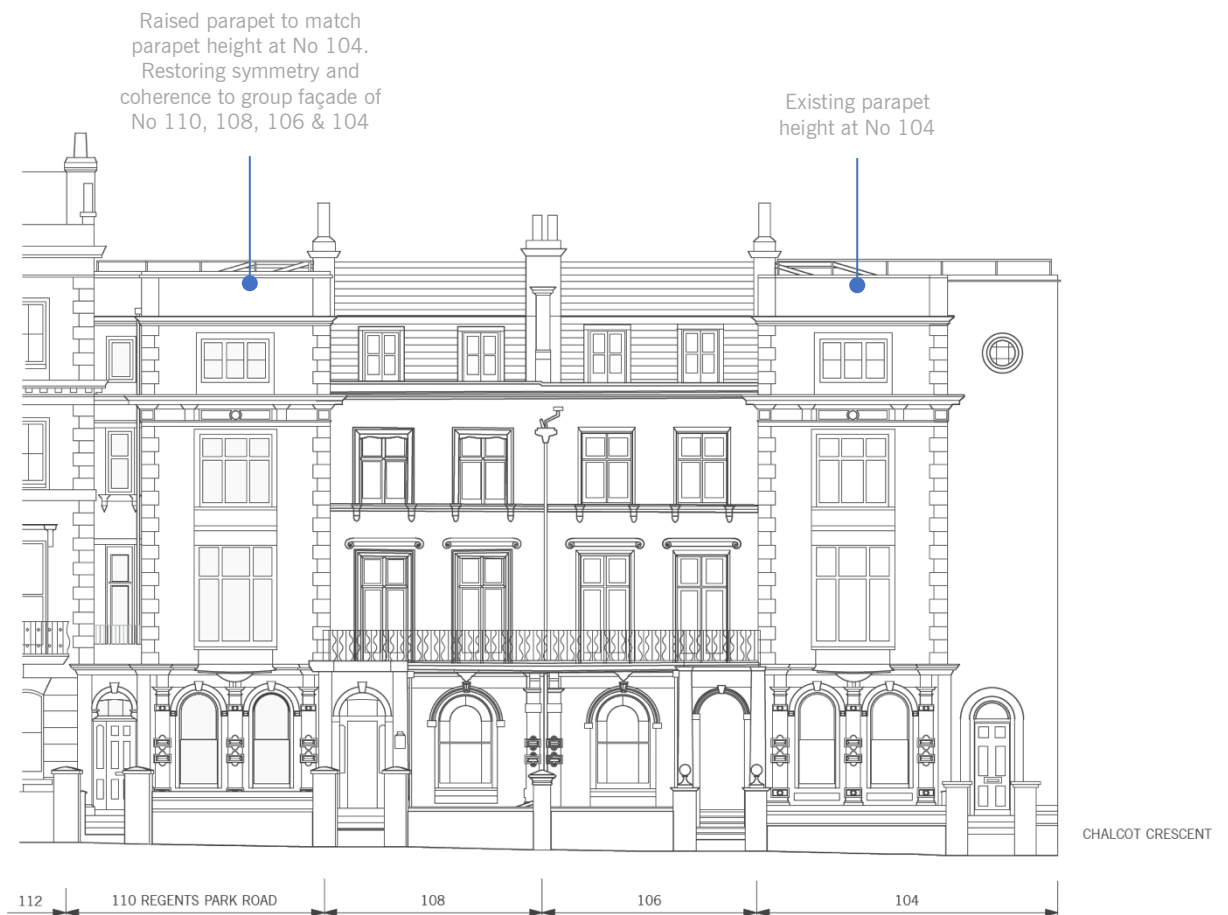
New main window's impact is reduced from the gardens of 1 Chalcot Crescent and 1 Rothwell Street as the garden wall conceals the lower half of the window

Architect's Response: Neighbourliness of proposal



10. Mitigating Benefits Provide by Scheme

- a) In addition to the proposals at the rear of No 110, alterations to the building also involve the upgrading of the building envelope to provide greater insulation and thermal performance of windows as part of an initiative to make energy efficient homes and reduce total emissions from heating.
- b) It is also intended to remove the gas boiler, introduce an air source heat pump and mechanical ventilation with heat recovery (MVHR).
- c) Restoration works include reinstating the original parapet and restoring symmetry to the facade, so that the group of buildings read as a whole and restoring its historically integrity.



CONTEXT FRONT ELEVATION

11. Conclusion

The proposed main window to the rear has been revised after addressing concerns from the CAAC.

Presently, the rear elevation lacks coherence with its assortment of irregular windows, which are out of character with the main house and do not appear to follow a hierarchical pattern.

Existing Windows

We have examined the existing rear windows and have concluded the following–

- a) The lower ground floor window is a poor quality 1970's style replacement that does not enhance or preserve the character of the conservation area.
- b) The ground floor round-headed window is offset within the irregular shaped back room creating an unbalanced appearance. The ceiling height is lower than the front room which further diminishes its ability to be read together with the original round headed windows at the front of the building.

It is also noted that round headed windows do not feature on the rear elevations of neighbouring buildings Nos 106 & 108.

- c) The first floor window is oversized. Its size and proportion is out of character with the existing upper windows on the original back wall. It is set at an awkward height near the parapet of the rebuilt forward wall, contributing to the overall unbalanced appearance of the rear elevation.

In terms of style, period and proportions, the windows to the rear contribute to an unbalanced composition and do not reflect the original forms associated with the house.

Proposed Window

The width and height of the proposed main window has been reduced, creating a wide rendered margin around the window. The lowered window head further reduces its visibility and provides balance to the rear elevation.

The reduced size of the window and the use of blinds will reduce the impact of light and noise pollution. Furthermore, visibility is diminished by the rear garden wall to 1 Chalcot Crescent and 1 Rothwell Street as it obscures the entire lower half of window.

The proposed main window has been reconfigured to provide additional window dividers to breakdown the proportions of the glazing.

The revisions to the proposed main window is in keeping with the size of window openings on neighbouring buildings, and reinforces a hierarchy of openings from lower to upper levels that is compatible with the character of the conservation area.

Restoration of The Front Elevation

Nos 104, 106, 108 & 110 Regent's Park Road were conceived as a group set. The façade composition of the terrace group was design to be symmetrical, in the style of the 'Italianate' villa. Nos 104 & 110 mirror each other on the flanking ends, but over the years alterations to the buildings have eroded and weaken this symmetry.

In addition to the proposed works to the rear elevation, the restoration of the building as a whole is intended to preserve and enhance the character of the terrace group, by restoring the prominent parapet as reflected on No 104, thereby reinstating symmetry and coherence.