



33 CLARENCE TERRACE DESIGN AND ACCESS STATEMENT

SEPTEMBER 2023

33 Clarence Terrace is a 2nd floor apartment with the building that was constructed by the Crown Estate in 1965 as a replica of the 1823 building designed by Decimus Burton. It is **Grade 1 Listed**, and located within the **Regent's Park Conservation Area**.

The proposed works involve the refurbishment of the apartment, and entail the internal re-planning and re-organisation of the 1960's interior together with the replacement of the single glazed aluminium framed door to the rear balcony, and the decayed wooden doors to the same balcony. It is also proposed to locate a heat pump unit on the balcony to provide air conditioning for the apartment.

The internal replanning will achieve a more usable and accessible layout without any changes to the external walling. The internal surfaces of the external walls will be lined with insulated plasterboard to provide thermal insulation and enhance the environmental performance of the apartment.

The property includes a basement storage area which is subject to damp penetration. It is proposed to re-render the internal walls of this space with a SIKA based waterproof render to protect this storage space..



Frontage (N.E.) facing Regents Park.



Rear (S.W. Elevation) Balcony.



Damp Basement Storage Area.