

12 Ulster Terrace

Design & Access Statement

This document accompanies drawings and information relating to proposed scheme at 12 Ulster Terrace, London NW1 4PJ.



Figure 1 - View of existing rear facade

1.1 PROPOSAL

The proposals are motivated by the imperative to elevate the overall quality of the property, ensuring its continuous sustainability for family occupancy. Situated on the second floor of the four-storey apartment building, Ulster Terrace, the site (Flat 12 Ulster Terrace) occupies a noteworthy position within the Grade I Listed building. Notwithstanding its historical significance, the structure underwent complete demolition and reconstruction behind the preserved original stucco main north facade in 1972-73.

The current interior of Flat 12 Ulster Terrace underwent refurbishment by Cornish Architects between 2008 and 2010. Despite these relatively recent renovations, further adjustments are now required to meet the evolving needs of our client's growing family.

In pursuit of their goal to enhance the comfort level of the apartment, following works are proposed to take place:

- Installing two air-source heat pumps in the applicant's parking bay in the basement of the building
- Installing a new louvre ventilation grille for mechanical fan on the rear facade for the new position of the kitchen

For a more detailed understanding of the proposed alterations and a comprehensive description, kindly refer to the accompanying proposed plans and associated documents.

2.0 SITE DESCRIPTION

The second storey residential apartment is located on the Outer Circle on the south side of Regents Park adjoining Brunswick Place. Ulster Terrace comprises four storeys above a basement car park and is a Grade I Listed building set within a designated Regent's Park Conservation Area

The building was totally demolished and reconstructed behind the retained original stucco main north facade in 1972 - 73. The new building now comprises of a concrete frame and floor structure with brick walling and fenestration to the rear in a contemporary non-matching style.

Neither the significance of the building, nor the conservation area, would be affected by the proposal works.

Please also refer to the Heritage Statement for further information.

3.0 RELEVANT PLANNING APPLICATION

3.1 **2-3 Ulster Terrace** (16/04497/LBC)

Infill of internal lightwell, installation of plant in the basement and internal alterations.

3.2 **12-12A Ulster Terrace** (08/09502/LBC)

Internal alterations to second floor. New ventilation grille on the rear facade

4.0 DEVELOPMENT PROPOSALS AT 12 ULSTER TERRACE

4.1 Due to the historic significance of the front facade, no alterations will be made to the external front walls of the property

4.2 Two air-source heat pumps to be positioned in the applicant's parking bay in the basement of the building. They are not visible from the street.

4.3 The air-source heat pumps will not create any noise disturbance to the neighbouring buildings, and will run in overnight mode overnight.

4.4 Installation of a new louvre ventilation grille on the rear facade. Grille to be traditional materials and design to reduce its impact.

5.0 EXISTING SITE PHOTOS



Existing basement carpark with Applicant's bays highlighted



Rear facade for the new grille



Left: Area for the air-source heat pumps

Right: Existing two air-source heat pumps for 2-3 Ulster Terrace

6.0 LANDSCAPING

10.1 There is no landscape design involved in this project.

7.0 ACCESS

Access to and from the property will remain unchanged.

8.0 FIRE STRATEGY

The site is equipped with a robust fire safety strategy to ensure the protection of occupants in compliance with building regulations. Additionally, the basement has a direct access to the outdoor space ensuring the safety of occupants.

Please see further information stated in TRS136_Fire Safety Statement and TRS136_Fire Safety_Form 4 Reasonable Exception Statement.

9.0 SUMMARY & CONCLUSION

9.1 The proposed works respect and retain the original architectural integrity of the building as a whole.

9.2 To conclude, we believe that the works will not distract from or adversely affect the building's original fabric or appearance.

10.3 In conclusion, the refurbishment of the Site will modernise the property to suit the requirements of a high quality home, which meets the objectives of Westminster's Core Strategy.