

12 Ulster Terrace

Heritage Statement

For Householder & Listed Consent

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

February 2024



Figure 1 - View of existing site front facade

1.0 HISTORIC BACKGROUND

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.

The listing description is as follows:

"Terrace of town houses, c1824 by John Nash as part of his Regent's Park Crown Estate development. Stucco; slate roof. Symmetrical composition with [I]onic colonnaded ground floor theme reflecting that of Park Crescent q.v. [group value] but with distinctive feature of pairs of three-storey bows to end pairs of houses. Three storeys and dormered mansards, the bowed pavilions with attic storeys, on basements. Three-window wide fronts and three windows to three-storey bows. Semicircular arched doorways and square headed ground floor windows set in engaged Ionic colonnade between bows and to main range.

Recessed glazing bar sashes in architraves with cornices to upper floor with continuous cornices round bows; between the bows the end pairs have coupled sashes in segmental arched recesses. Entablature over ground floor colonnade, second floor sill course and crowning cornice with balustraded parapet screening dormers; attics over bows with cornices and blocking courses. Cast iron Grecian area railings.

Ulster Terrace is balanced by the identical St Andrew's Place (London Borough of Camden) to the east of Park Square."

The property is mid-terrace and is part of a run of 6 properties that were all constructed at the same time (1840-2), and, with the exception of a portico at No.12 are identical in appearance.

Neither the significance of the building, nor the conservation area, would be affected by the proposed work

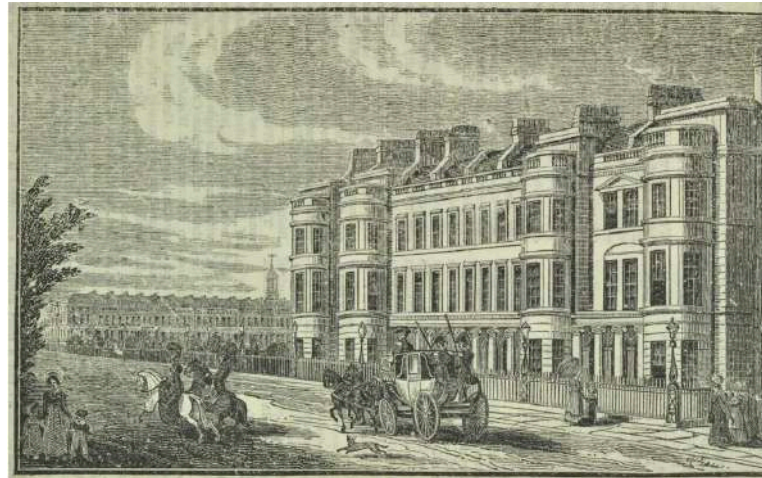


Figure 01: An engraving of 1828, showing Ulster Terrace obliquely on the right



Figure 02: 1948 aerial photo, showing Ulster Terrace with the party walls, highlighted with dotted red lines



Figure 03: A photo of 1952



Figure 04: An extract of 1971 photo, showing the rear elevation of Ulster Terrace



Figure 05: The c.1975 rear of Ulster Terrace

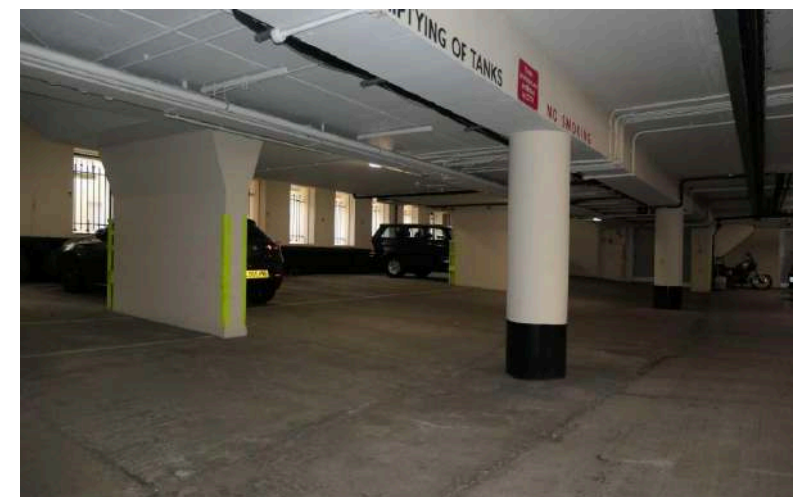


Figure 06: The concrete structure in the basement of Ulster Terrace

2.0 SUMMARY OF PROPOSED WORKS

The property is not an archaeological complex and has undergone several alterations from its original condition, as evidenced by internal modifications made during previous works.

The proposed installation of 2no. air-source heat pumps is strategically positioned to be considerate of the existing building fabric while effectively serving habitable spaces, ensuring ample comfort cooling for its occupants. These heat pumps are planned for placement in the applicant's parking bay in the basement of the building, supported by cantilever arm brackets. This location is chosen to ensure discreet placement, keeping the units out of sight from the street.

An acoustic survey has been conducted to ensure that the operation of the heat pumps will not surpass the background noise level, minimising any potential discomfort to neighbouring buildings and the surrounding environment. Moreover, the units will operate in quiet mode during overnight hours.

In addition to the above, a new cast iron ventilation grille for a mechanical fan on the rear facade is proposed. This addition aims to guarantee adequate ventilation and comfort for the occupants of the building.

For a more detailed overview of the proposed works, please refer to the design and access statement provided in the appendix to this Householder Planning Application with Listed Building Consent.

3.0 IMPACT ON SURROUNDING CONTEXT AREA AND LOCAL HISTORIC ASSETS

The proposed works will not be detrimental to the existing character and rhythm of the street context and conservation areas and should not implicate the existing assets that surround and neighbour the property.

The renovation and new additions to the existing building will ensure the unique character of the building is protected for generations to come.