

Holloway + Holloway

HERITAGE STATEMENT

REGENTS PARK ROAD

HERITAGE STATEMENT



Client: Jonathan Tippell
Address: 62 Regents Park Road, London, NW1 7SX
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REF: 2420

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1. HERITAGE

1.0 SETTING

The host property is a five-storey residential building (including basement level) which is sited on the northern side of Regents Park Road, in the Primrose Hill Conservation Area, within the London Borough of Camden. It is not listed however is included in the list of buildings which make a positive contribution, within the Area Appraisal.

The building is split into five flats. The submission site are the ground and lower ground floors or the property.

62 Regent's Park Road is located within Area One of the Primrose Hill Conservation area. This sub area is located to the south of the Conservation Area and is largely flat with a small incline from south east to north west. It is neighboured to the west by Primrose Hill, and to the south by Regent's Park and London Zoo. The area is primarily occupied by residential use.

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area *"is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space"*.

On 3rd March 1983 Permitted Development Rights relating to single family dwelling houses and minor operations, were withdrawn by an Article 4 Direction under the Town and Country Planning General Development Orders 1977 (now updated as General Permitted Development Order 1995).

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This sub area is characterised by a low density of development and abundant vegetation with a large number of mature street trees and private trees to garden areas creating green corridors to the principle roads. These roads are dominated by large villa style properties that are set back from the highway and surrounded by substantial garden

spaces. Rear gardens are also visible through gaps between buildings and in views from secondary roads and mews.

Italianate villas dominate the principal and secondary roads within this sub area. These large properties are between three and four storeys high, with basements. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers.

The majority of villas are semi-detached or form part of a terrace group. In order to reinforce the appearance of grandeur, these groups are often detailed to resemble one large villa. Symmetry is the most common way of unifying a group and can be reinforced by adding a central decorative feature such as a portico, pilasters, projecting section, gable, or pair of central porches. Another way of unifying pairs, even if asymmetrical, is to recess the entrances to the side of the property, allowing the main façade to stand proud.

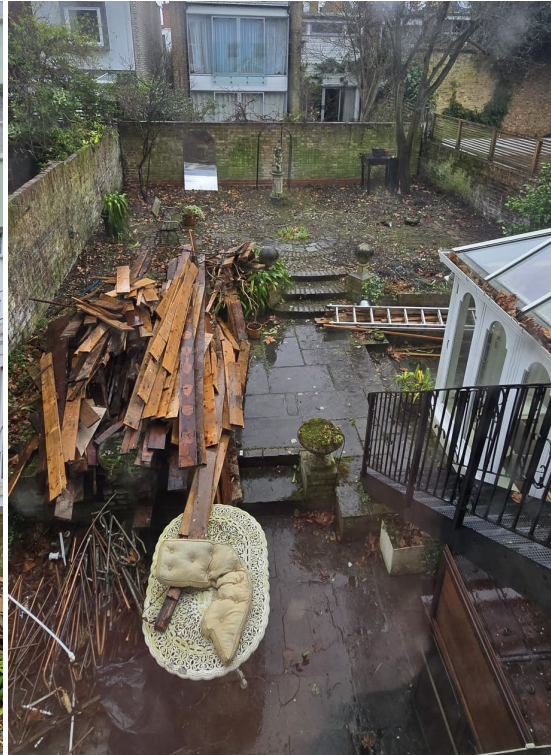
Dominant features of villa properties include shallow hipped roofs, strong parapet lines, chimney stacks, porches, timber sliding sash windows, bay windows to the ground and first floors, decorative railings to window sills, timber panelled front doors and steps to the entrance.

Camden Council Conservation Area Statement for the Primrose Hill sites the principle roads to be Prince Albert Road, which was part of Nash's original plan for Regent's Park, Albert Terrace, Gloucester Avenue and the south section of Regent's Park Road. These latter three roads form part of the planned suburban 19th century Southampton Estate and are of a consistently generous width with wide pavements and gently curving forms. Camden Council Conservation Area Statement for the Primrose Hill sites significant views into mews along Regents Park Road and from Regents Park Road towards Primrose Hill.

1. HERITAGE



1.1 SITE PHOTOS



1. HERITAGE





1. HERITAGE

1.2 SCHEDULE OF PROPOSED WORKS

The external alterations are as follows:

- replacement of UPVC double glazed windows with timber framed double glazed sash windows
- replacement of timber framed single glazed sash windows with timber framed double glazed sash windows
- replacement of existing conservatory rear extension
- enlargement and replacement of existing bay to lower ground floor master bedroom
- alteration of opening dimensions to front lightwell

The internal alterations requiring planning consent are:

- amalgamation of two flats into one dwelling

1.3 JUSTIFICATION OF PROPOSALS

Given that the proposals are not visible from the street, the proposals will not undermine the role 62 Regents Park Road plays within the conservation area as a whole.

The alterations to the glazing openings and materials improve the appearance of the property, creating more balance and removing non historic materials as well as bettering thermal performance.

The replacement rear extension is the same footprint and similar scale to the existing conservatory but of modern design. Given it is not visible from the street, it does not harm the character of the area.

Conclusion:

- The character of the main building is preserved,
- Proposals are sympathetic to the host property.
- The materials used are all Conservation friendly and match the host dwelling/ neighbouring properties.