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115 PARKWAY, LONDON, NW1 7PS

HERITAGE STATEMENT

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115 Parkway is a roughly triangular-shaped site located at the junction of Parkway and Delancey Street. The site lies within the Regent's Park Conservation Area, therefore consideration has been given to Planning Policy Statement 5; Policy HE9, to which reference is made in this document.

The site is occupied by a single-storey brick-built structure which is thought to date back to the late 19th Century. In all probability the building was constructed soon after the original railway cutting from Euston Station was widened (circa 1890) and it is believed to have been a booking office for a former station at track level.

Prior to the widening of the railway cutting, the terrace of flat-fronted houses to the south-west of the site, which are grade 2 listed, continued to the junction with Delancey Street (*see adjacent maps*), i.e. across the site that is now 115 Parkway. A substantial portion of this terrace was demolished and rather crudely cut off at number 119 to allow the railway to be developed. As a result, there is a breakdown in scale in the street scene between the end wall of 119 Parkway and the junction with Delancey Street. 115 Parkway emerged as an island-like site stranded between the terraces to the north and south on Parkway and, as such, has a degree of prominence on this busy intersection.

Although the existing building has some well-proportioned sash windows and some attractive decorative features, such as the brick dentil course at parapet level, it is diminutive in scale compared with its neighbours, and therefore fails to “hold its own” in its context, adding to the discontinuity in the built fabric of this part of Parkway. The line of the parapet slopes significantly on both the Delancey Street and Parkway-facing elevations; possibly owing to settlement of a raft foundation on poorly compacted fill above the railway tunnel which passes underneath the building. The effect of this is to reinforce the impression of the modest



Historical Map with overlaid site outline of 115 Parkway



Current OS Map showing site outline

nature of the structure despite its prominent location. Several alterations to the fenestration on the main façade appear to have been carried out over the years to facilitate its current use as shop resulting in a lack of coherent composition to the openings in the facade. The rear wall facing the railway has clearly been built on top of the existing parapet of the original bridge over the railway. Internally, the building has no decorative features of note and the overall impression is of a simple, utilitarian space. Its slender wedge-like shape makes it somewhat awkward and inefficient to plan for most uses.

In summary, it is considered that the existing building is:

- a) Too small in scale for the site given its prominent location and the size of the surrounding buildings
- b) Architecturally modest - the principal façade has no coherent composition and does not relate to the listed buildings adjacent.
- c) Unsuitable for adaptation and enlargement.

It is therefore considered that the building does not positively contribute to the significance of the Conservation Area, and the heritage asset would benefit from enhancement through appropriate development of the site in accordance with Policy HE9.5.

The proposal is to replace the existing building with a more substantial, three-storey structure. It is considered that this will enhance and improve the Conservation Area in several ways. Firstly, the increased scale of the building will improve the street scene by providing a measure of continuity. Secondly, the principal façade has a regular symmetrical composition which is in harmony with the scale and proportions of the listed terrace. Thirdly, the enlargement and renewal of the building will result in a better retail unit which in turn will result in a more vibrant, attractive street scene.

