

## **HERITAGE STATEMENT**

### **38 (Flats D-E) Regents Park Road**

Doc Ref: 2014-003/Doc03

38 Regents Park Road is not listed but is within the Primrose Hill Conservation Area. It is identified in the Primrose Hill Conservation Area Statement as one of a group (No's 38-70) of "Buildings which make a positive contribution" to the character and appearance of the Conservation Area.

This Conservation Area Statement identifies current issues that impact on the character and appearance of the Conservation Area, including rear and side extensions, excavation and/or extension of basement areas, elevational; alterations and loss of details.

It is considered that the previously approved alterations and extensions add little to the character and appearance of the building, particularly when viewed from Regents Park Road, and in many respects detract from the appearance of the buildings and the general street scene.

The previous application (2013/1041/P) approved the proposal to demolish and replace the two storey glazed side extension at first and second floor (with terrace at third floor) and replace it with an extension that matches in fenestration details, materials and appearance that of the adjoining property, which it is considered substantially improves and enhances the building and the Conservation Area.

The proposal to extend this demolition up to include the poor quality side extension and roof terrace at third floor and replace with a simple, minimal detailed, contemporary addition, set back from, and complimentary to the traditional masonry detailing of the approved scheme (2013/1041/P).

The proposal also seeks to demolish and replace the poor quality glass roof extension to fourth floor (approved in application ref: 2006/0302/P), that adds nothing to the character or appearance of the building, and that the extension itself forms a replacement to the original 70's solarium and water tank demolished in 2006. Reinstating a symmetrical well proportioned and engineered contemporary glass box, in keeping with the subtle modern additions approved in the most recent applications (2013/1041/P & 2013/1624/P) such that the building is harmonised, all poor quality extensions are demolished and replaced with high quality slick contemporary, seamless additional with minimal detailing to compliment the handsome masonry exterior of the original form.

The proposal also seeks to remove window openings at third floor level that are out of keeping and proportion to the existing property, reinstating them in style and proportion to that traditionally found on such a building are considered appropriate.

The seamless glazed extensions proposed to third and fourth floor enable the original building fabric and traditional detailing to be seen from the road and rear gardens, providing a high quality contemporary addition to the property.