

18 April 2016

HERITAGE STATEMENT

Supporting the planning application for a partial rear extension to the lower ground floor flat of 11 Regents Park Road.

The purpose of this heritage statement is to support the full plan application for a small and considerate partial rear extension to the rear of the lower ground floor flat at 11 Regents Park Road NW1 7TL. The proposal is for a single storey rear extension on the lower ground level to provide Sam and Peter with a family room which will serve as a kitchen and dining area, aiming to increase the quality of their home life, and allow them to keep living in their home.

The property is part of the Primrose Hill Conservation Area (1971), sub area: Regents Park Road South. This area began to be built up and inhabited on a considerable scale after the completion of the Regent Canal nearby in 1820. The land belonged to Lord Southampton, and amongst much development, the land became subject to development for housing. Development happened sporadically after 1840, after the development of the London and Birmingham railway in 1830.

Number 11 is part of a typical terrace on Regents Park Road, originally a semi detached 4 storey town house (including lower ground floor), it boasts some typical features of the housing on the street: the elevated access to the top 3 floors of the building, through a porch, the separate side entrance to the lower ground floor, the symmetry and decoration of the front of the property and the bay windows with typical timber frame windows of the period. The building is part of the stretch of houses on Regents Park Road no's 1-33 which are considered as 'Buildings Which Make a Positive Contribution' in the area statement.

The proposal for the rear extension at the lower ground level has been carefully considered and designed to not only respect the existing building, but also to become a positive and complementary addition, which enhances some of its best features - such as the generous and beautiful fenestration at the rear of the property. It is proposed that all materials, techniques and design details be done to match the existing building as much as possible, in order to integrate the extension into the existing.

The scale of the extension is respectful of the environs, being set back from the double height curved bay of the rear and following the existing side line of the building. It is also of a similar scale to the developments done in several of the neighbouring properties, remaining in keeping with the development in the immediate vicinity.

There are no changes proposed to the street front of the property, the site is not visible from the street and the proposal will not affect the views, right of light or amenity of any of the neighbours.

This proposal aims to respect the existing environs, and complement the architectural features and character of the surrounding buildings. The proposal is made in hope that it meets the guidelines and requirements set out by the council's regulations and guidelines.

This statement must be read in conjunction with the planning application drawings submitted:

Existing Plans Existing Section Existing Elevations

Proposed Plans Proposed Section Proposed Elevations

TEAM TWO ARCHITECTURAL DESIGN