

CONSERVATION - REGENERATION

martin.orourke.consult@gmail.com

tel: 0044(0)7895063839

61 Beacon Rise
Newmarket Road
Cambridge
CB5 8AX

106-108 Regents Park Road



*An Addendum to the Heritage Appraisal of
January 2018 (Rev 1)*

August 2018

1 Introduction & Reason for the Addendum

1.01 In January 2018, a heritage appraisal was produced to describe and comment upon the heritage significance of 106-108 Regents Park Road. This appraisal also included a commentary on the proposed works and their possible impact on the character and appearance of the Primrose Hill Conservation Area.

1.02 The works included restoration of original window types and stucco decoration features missing from the front elevation. The rear elevation was proposed to have new conservatory extensions. The heritage appraisal produced a positive conclusion concerning the proposals and their possible impact on the character of the conservation area. The local planning authority granted planning permission for the works.

1.03 Further minor alterations to the rear elevation are now proposed and hence the need for an addendum to the original heritage appraisal to cover the revised proposals. This addendum should be read in conjunction with the original appraisal;

Nos. 106-108 Regents Park Road - A Heritage Appraisal of the Building and the Possible Impact of the Proposed Works on the Heritage Significance of the Conservation Area. January 2018 (Rev1)

1.04 The current proposals involve three items;

- (i) Rear first floor conservatory extensions and the remodelling of the existing conservatory fronts above to both No.106 and 108.
- (ii) All the existing windows throughout the two houses to be replaced to match the existing in form, material and design. Double-glazing would be provided using the “Slimlite” thin double-glazing product.
- (iii) Painted brick work on the existing rear extension to No.108 would be rendered to match the proposed rendered finish to a matching extension to No.106.

2 Commentary

2.01 These alterations to the recently approved scheme must be judged on the extent to which to affect the character or appearance of the conservation area. As unlisted buildings (already with somewhat altered rear elevations) the issues in this case are ones of townscape and the special character of the conservation area.

2.02 The proposals, taken as a whole, enhance and preserve the character of the conservation area by providing limited alterations which will improve the liveability within the houses in a visually well-ordered way. The alterations would produce a symmetrical elevation for each house, keeping changes within the “embrace” of the rear extensions.

2.03 The principal visual balance between the stock brick upper rear elevation and the rendered lower areas would be maintained. The solecism of some areas of painted brickwork on No.108 would be removed by having matching painted render on the rear extensions of both No. 106 and 108.

2.03 The grey Crittal window glazing for the new first floor conservatories would introduce a well-judged contextual modern element into the design of the larger retained rear elevation.

2.04 It is therefore concluded that this modest revision of the previous proposals is acceptable in conservation area terms.