

Heritage Statement

1.0 The existing building

St. Mark's Crescent runs parallel to Regent's Canal between Gloucester Avenue and Regent's Park Road and sits within the Primrose Hill Conservation Area.

The site is situated half way along the street on the eastern side. No 26 forms one half of a four storey plus basement semi-detached villa with No27. The property is not listed but is noted as making a positive contribution to the character of the area.

The building's greatest contribution to the conservation area is the front elevation which remains relatively unaltered from its original form and detail. It features rusticated stucco plasterwork at ground and basement level, and window surrounds with hoods and projecting cills above.

The rear of the building is in yellow London stock brick with brick soldier courses above wood sash windows. The balance of the existing rear elevation has been significantly altered by a mid-20th century four-storey side extension.

2.0 Proposals

The proposals are to the basement flat only.

It is proposed that new double glazed units be fitted to the existing windows on the front elevation.

At the rear, some demolition is required to the rear elevation but this makes a minimal contribution to the conservation area, as it is not visible from the street, and has already been altered from its original form.

The proposed extension is well proportioned and consistent with nearby extensions including that of the other half of the villa, No 27. The proposed extension will include high quality materials including yellow London stock brick and metal standing seam roofing.