



Project: Flat 2, 62 Regent's Park Road, London NW1 7SX.

Document: 199/P1012 – Heritage Statement

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The site and the conservation area:

The host property is a five-storey residential building (including basement level) which is sited on the northern side of Regents Park Road, in the Primrose Hill Conservation Area, within the London Borough of Camden. The building is split into five flats. The submission site is the entry step area in front of the host building.

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area "is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space".

On 3rd March 1983 Permitted Development Rights relating to single family dwelling houses and minor operations, were withdrawn by an Article 4 Direction under the Town and Country Planning General Development Orders 1977 (now updated as General Permitted Development Order 1995).

62 Regent's Park Road is located within Area One of the Primrose Hill Conservation area. This sub area is located to the south of the Conservation Area and is largely flat with a small incline from south east to north west. It is neighboured to the west by Primrose Hill, and to the south by Regent's Park and London Zoo. The area is primarily occupied by residential use.

This sub area is characterised by a low density of development and abundant vegetation with a large number of mature street trees and private trees to garden areas creating green corridors to the principle roads. These roads are dominated by large villa style properties that are set back from the highway and surrounded by substantial garden spaces. Rear gardens are also visible through gaps between buildings and in views from secondary roads and mews.

Italianate villas dominate the principal and secondary roads within this sub area. These large properties are between three and four storeys high, with basements. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers.

The majority of villas are semi-detached or form part of a terrace group. In order to reinforce the appearance of grandeur, these groups are often detailed to resemble one large villa. Symmetry is the most common way of unifying a group and can be reinforced by adding a central decorative feature such as a portico, pilasters, projecting section, gable, or pair of central porches. Another way of unifying pairs, even if asymmetrical, is to recess the entrances to the side of the property, allowing the main façade to stand proud.

Dominant features of villa properties include shallow hipped roofs, strong parapet lines, chimney stacks, porches, timber sliding sash windows, bay windows to the ground and first floors, decorative railings to window sills, timber panelled front doors and steps to the entrance.

Camden Council Conservation Area Statement for the Primrose Hill sites the principle roads to be Prince Albert Road, which was part of Nash's original plan for Regent's Park, Albert Terrace, Gloucester Avenue and the south section of Regent's Park Road. These latter three roads form part of the planned suburban 19th century Southampton Estate and are of a consistently generous width with wide pavements and gently curving forms.

Camden Council Conservation Area Statement for the Primrose Hill sites significant views into mews along Regents Park Road and from Regents Park Road towards Primrose Hill.

Planning history for 62 Regents Park Road:

2015/1365/T:

REAR GARDEN: 1 x Purple Leaf Plum - Reduce to previous points. Final decision dated 08/04/2015 - No Objection to Works to Tree(s) in CA.

2010/1397/P:

Additions and alterations to an existing roof extension to 3rd/4th floor flat (Class C3). Final decision dated 24/03/2010 - Granted.

2007/1614/T:

REAR GARDEN, ALONG REAR BOUNDARY: 1 x Robinia - Fell and grub out. Replant with a Judas Tree or similar. 1xPurple Plum - Crown thin by 30%. Crown reduce by 20%. Final decision dated 05/04/2007 - No Objection to Works to Tree(s) in CA.

2854:

The erection of three dwelling houses on the site at the rear of 60 and 62 Regent's Park Road, Camden, with frontages to Kingatown Street. Final decision dated 16/11/1966 - Conditional.

TP31878/24185:

The erection of a single-storey dwelling at the rear of No.62 Regent's Park Road, St. Pancras. Final decision dated 07/03/1959 - Conditional.

31878/49/9435/NW:

The use of the ground and first floor maisonette and the second floor flat at No.62, Regent's Park Road, for office purpose. Appeal decided on 29/03/1956 - Refusal.

The proposed work in the context of significance:

The proposal seeks to install a chair lift to the entry steps between pavement level and upper ground level at the front of 62 Regents Park Road. The proposal is designed to afford access to the building for a recently registered disabled resident, who has been residing in the building for 28 years.

The resident's mobility has recently deteriorated, and they can no longer negotiate the stairs. Without a chair lift being installed, they will no longer be able to enter or leave the building, which will mean they can no longer reside in the building. The resident has been assessed by Camden Council Occupational Therapist Tariz Karmali, who recommended an outdoor stair lift or provision of a wheelchair platform stair lift.

The entry stairs and hard standing area to the front of 62 Regent's Park Road are significantly concealed from public view behind the front wall and vegetation to the front boundary. By locating the chair lift to the right-hand side, using a product with similar colouring to the stone steps and

render, the chair lift will be a subtle addition to the front of the building, largely out of sight and should cause insubstantial harm to the conservation area. Beyond the boundary the chair should be significantly concealed from view by the rendered boundary wall with no.60. The chair lift rail is mounted on the steps with no structural alteration required, and in front of the railings to remove any need to modify metalwork.

The Primrose Hill Conservation Area is significant for its series of well laid out Victorian terraces, residential in nature, abundant vegetation with a large number of mature street trees and private trees to garden areas creating green corridors to the principle roads. These roads are dominated by large villa style properties that are set back from the highway and surrounded by substantial garden spaces. Italianate villas dominate the principal and secondary roads. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers and generous pavement spaces between the front garden walls and the highways.

Given that the proposals are largely hidden by the front boundary wall, the proposed stair lift will not undermine the role 62 Regents Park Road plays within the conservation area as a whole, or indeed within area one of the conservation area – ‘Regent’s Park Road South’. Of high significance in the conservation area is the legibility of Nash’s original plan for Regent’s Park, Albert Terrace, Gloucester Avenue and the south section of Regent’s Park Road, which form part of the planned suburban 19th century Southampton Estate. This part of the conservation area has consistently generous width with wide pavements and gently curving forms. The proposals do not distract or undermine the contribution 62 Regents Park Road makes to the conservation area and do not distract or diminish the significant aspects of the conservation area as a whole.