**Heritage Statement**

Flat G, 10 Regent’s Park Road, NW1 7TX

The purpose of the Heritage Statement is to outline the historical significance of 10 Regent’s Park Road.

**Property**

10 Regent’s Park Road is a block of 10 flats designed and built in 1954 - 1956 by Ernö Goldfinger, assisted by Miss BA James, for the Regent's Park Housing Society Ltd. The site was vacant due to bomb damage set into a long mid-nineteenth century terrace. The building was given Grade II status on 22 December 1998; the Historic England List Entry Number is 1130375.

**History**

In 1952 a group of people formed themselves into a co-operative to build themselves homes under the 1936 Housing Act, which allowed Housing Societies or Associations to raise a loan or mortgage through local authorities. The flats were collectively owned by the Society, which elected officers to represent them in dealing with the architect, builder and St. Pancras council, through whom they obtained the 90% mortgage.

**Architect**

Hungarian-born British architect, Ernö Goldfinger (1902 – 1987) was a prominent figure in the modernist movement of the twentieth century. His work was characterized by an emphasis on functionality, clean lines, and a rejection of excessive ornamentation. Goldfinger's design philosophy sought to create spaces that were not only aesthetically pleasing but also responsive to the needs of the occupants and the demands of the urban environment. These principles are vividly evident in 10 Regent's Park Road.

**Structure and Exterior**

The building is five floors plus a basement and comprised of reinforced concrete construction with three parallel load-bearing walls (at the rear and to either side of the stairs) with a beam and column construction at the front. The columns are exposed and board-marked. The slab floors are concrete, externally expressed and wire-brushed to expose aggregate; the deep cornice is similarly treated. There is red brick infill and cantilevered concrete balconies with precast panel fronts and metal balustrades.

The principal elevation is a symmetrical composition, which has the entrance offset by double garages to left, and basement access and a single garage to the right. The garage and basement access doors are all varnished timber. The entrance door and surrounds are glazed with Georgian wired glass. Flats have continuous metal casement windows.

**Interior**

The entrance hall with quarry tile floor leads to staircase set in central structural well. It is a cantilevered staircase without risers and the slender steel balustrades spring from the side of the treads in a manner comparable to that found in the spiral stair of Goldfinger's demolished Player House.

Each floor contains 2 flats, one on either side of the stairwell: the ground floor has two studios which are set behind the garages, the first floor has two 2-bedroom flats, the second and third floors each have one 1-bedroom and one 3-bedroom flat, and the fourth floor has two studios each set back from the street with a terrace. Flat G is on the west side of the third floor and runs the depth of the building. The living room and dining room face the street (Regent’s Park Road) and the bedroom faces north and overlooks the garden.

All flats originally contained folding screens that would pivot within the dining room in order to close off the kitchen or living room. Additionally, all flats contained fitted cupboards with mahogany veneer in the entrance halls, bedrooms, and kitchens. Goldfinger originally provided tiled bathrooms and specified bathroom fittings and suggested color schemes. The flats also originally contained thermoplastic tiled floors similar to those in Goldfinger's own Willow Road house, which has Grade II\* status. [[1]](#endnote-1)

1. The information provided in the Heritage Statement was taken from the Official List Entry on the historicengland.org.uk site [↑](#endnote-ref-1)