

same design standard as previously seen however internally the houses have been completely altered and are not original.

Communal Value

The internal aspect of the building provides little communal value due to the residence being privately owned. However, the external aspect of the building is of great communal value, contributing to the overall character of the terrace and by extension, Regent's Park which the terrace was originally designed to enhance. The Park and its environs are valued for the rural environment in the centre of London, providing a public green space which allows people to feel they are no longer within the city. The surrounding terraces add to this, and it is important form an aesthetic view that the houses within the terrace are the same in order to maintain the façade.

Assessment of the contribution made by the setting of the Heritage Assets to their heritage significance

Externally the Site is of very high, and primarily architectural/aesthetic, interest, as a result of the quality of its elevations and its contribution to the wider composition, and overall aesthetic, of the terrace. The interior is of limited value today, with the general hierarchy of spaces being one of the only surviving elements of interest which contributes to the property's overall heritage. In particular the vault floors are clearly not original and the much reduced depth of the vaults significantly detracts from their original intended function.

Impact Assessment of Proposals

The proposal (Fig. 9) seeks to lower the three vault floors, extending under the pavement to the front of the house, remove the internal partitions between the vaults and replace the two external doors with windows. A lowering of the floor level would require additional steps down from the internal access and would require the removal of a wall return to aid the access to Vault 3. The lower part of the two partition walls between the north, south and central vaults (and their foundations) would be removed, to form one single space

Plant would continue to be located within vault 1.

Internally the building is modern, (along with all others in the terrace) rebuilt in the post-war period with a significantly lower significance than the external façade. Currently the floor levels are different between the spaces, with vault 1 being higher than vaults 2 and 3. It is assumed that the original design would have had a single floor level throughout, considerably deeper than at present. The proposal is for three floors at the same level.