

No 5, Prince Albert Road, Regents Park
Heritage Statement
December 2023

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Report

Heritage Statement

Site

No. 5, Prince Albert Road, Regents Park

Client

Arab Investments Ltd

Date

December 2023

Planning Authority

London Borough of Camden

Grid Reference

TQ 28495 83652

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Approved By

Dr Rob Smith

Report Status

Final

Orion Ref

PN3740 HS1F

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1.0 Introduction

- 1.1** This Heritage Statement considers No. 5, Prince Albert Road, Regents Park (Figure 1). The site and building (hereinafter referred to respectively as the 'study site' and 'subject building') are located at National Grid Reference TQ 28496 83651.
- 1.2** In accordance with the Paragraph 194 of the *National Planning Policy Framework* (NPPF 2023) and the requirement for applicants to describe the significance of heritage assets, including contribution to setting, the report draws together available information on designated and non-designated heritage assets.
- 1.3** The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.4** The Historic England Schedule of Listed Buildings has been consulted (online) together with the Schedule of Locally Listed Buildings and Conservation Area Appraisals. The relevant designated heritage assets located in the immediate vicinity are identified in Figure 2.
- 1.5** A site visit was undertaken when conditions were raining and overcast but visibility was clear. It is not considered that the adverse weather conditions impact the conclusion of this report.
- 1.6** The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.
- 1.7** A submission for pre-planning advice was submitted in May 2023. A site visit with both Planning and Conservation Officers was made on 19th June 2023 and a written response ref. 2023/1908/PRE, dated 09/08/2023, was received.
- 1.8** The advice from that response has informed the development of the proposals and been taken into account in this submission.
- 1.9** The report ought to be read in accordance with the other documentation submitted with this Planning and Listed Building Consent Application particularly the architects' drawings. This report does not cover archaeology.

Location, Description and Proposals

- 1.10** The subject building sits within the study site, which is landscaped to the west and includes car parking to the east. The pedestrian entrance is from Prince Albert Road and broadly centred on the main entrance portico.

The vehicular entrance is also from Prince Albert Road and to the east end of the south boundary.

- 1.11 It is notable that the north (rear) boundary of both the study site and subject building, is immediately located on the south boundary of Regal Lane with no intervening space.
- 1.12 The house has been the subject of several refurbishments, major works having been approved in 2005 with further minor works approved the following year, Listed Building Consent Application Number 2006/047/L.
- 1.13 Although all drawings are not available online for these applications, the descriptions, which relate to the work, indicate that over the latter part of the 20th century, the building has been altered, particularly internally, significantly. This is evident in the subject building and was noted during the site visit in June.
- 1.14 The proposals discussed in this report are set out in detail in the architects' drawings. The following is an overview of the work which includes:

Interior:

General:

- Removal of existing bathroom fixtures and fittings, kitchens and recent cupboards and other joinery.
- Associated floor and wall finishes are relatively recent and also to be removed and replaced.
- Removal of recent applied floor coverings including carpet, tiled and wooden flooring.
- Redecoration and refinishing of all areas, including replacement of removed floor and wall finishes.
- All original woodwork to be retained and refurbished.
- Updating of services, to be replaced, following existing routes to facilitate compliance with current standards. This will include boilers, tanks, the underfloor heating manifold, pumps and heating and water systems.
- Garage to be refurbished as a gym, doors replaced with insulated timber screens, glazed panels and a single door, which reflect garage-type doors.
- Garage floor to be raised to avoid steps from main house.
- Rooflights to garage and pantry to be replaced to match existing.
- Replacement of window sashes, detail to all timber glazing bars and frames to match existing. 10mm 'mono' double glazing will be used to improve insulation quality.
- The window surrounds and shutters will be repaired on a like-for-like basis.

- Repair and reuse of internal and external doors, plus an additional door into former garage.
- Internally, some minor alterations are being carried out together with a proposed dumb waiter between ground and first floor. These are set out in further detail in Section 4.
- Replacement ironmongery to both doors and windows, detail to be approved.

Exterior and Landscape:

- Like for like repairs to include render and roofs.
- Windows as previously described.
- Existing front door to be retained and refurbished. Other external doors to be replaced new to match existing.
- Handrail from entrance steps to be removed. Steps to be refinished in stone.
- Replacement of garage doors with new insulated timber screens with glazed panels and single door to reflect garage doors.
- New sliding entrance gates in south boundary wall.
- New landscaped scheme, including planting, soft and hard landscape.
- New framed garden structure with integrated awning to west of house to replace previous pergola.
- New pedestrian door to match existing in boundary wall.

Heritage Assets

- 1.15** The study site and subject building are located at No. 5, Prince Albert Road, London (Figure 1).
- 1.16** The subject building is included within the group listing of fifteen stucco '*related detached and semi-detached villas*' of the mid-19th century, thought to have been constructed by Guerrier and Pearse. Each villa has its individual description within the listing, which focusses on exterior detail as the interiors were not all inspected at time of Listing.
- 1.17** The group listing suggests that its values rest primarily in its relationship to the other villas in the Listing, and also to the impact of the individual property upon the setting of heritage assets in the wider vicinity, including others within the group.
- 1.18** No. 5 Prince Albert Road is described as '*double fronted with 3 windows; 3 storeys, attic and basement*' and an Ionic portico (Plate 2). The full listing description is included within Appendix A. The main house is detached, with a single storey garage extension to the east which extends as far as the eastern boundary. As noted, the house has been the subject of several extensive refurbishments over the past years.

1.19 There are numerous heritage assets within the near and wider vicinity. A fixed search radius is not used to determine which assets have the potential for their significance to be harmed by development in their setting.

1.20 This is because there is a proliferation of heritage assets within a wider radius which have neither intervisibility, due to intervening built and planted screening, nor any other connection which would indicate that the study site is within their setting.

1.21 The assets which are included within this report are those selected as a result of inspection on site to determine whether the proposals have the potential to impact their setting. All heritage assets discussed are broadly within 250m of the study site.

1.22 They include:

- two 20th century buildings, one by Erno Goldfinger, to the north,
- the Church of St Mark, several residences on St Marks Square and Prince Albert Road together with the Cumberland Footbridge to the west, beyond which is Primrose Hill,
- Regents Park to the south with several heritage assets within it and
- The Gloucester Gate Footbridge over the Grand Union Canal together with several residences on Gloucester Avenue and Parkway to the east.

1.23 It is also within the Primrose Hill Conservation Area and The Regents Park Conservation Area lies immediately to the south, which covers the eastern part of the park itself. As noted, both Primrose Hill and Regents Park individually are also included on the register of Listed Parks and Gardens, respectively at Grade II and I.

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2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework 2023* (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.6 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.7 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- 'Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 2.12 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

2.15 Paragraph 18a-013 concludes:

'The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation'.

2.16 The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

'What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework.

In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed'.

2.17 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

'Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.'

2.18 Paragraph 203 states:

'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

2.19 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.20 The 'Camden Local Plan 2017' is the relevant development plan. Section 7 considers 'Design and Heritage' and is particularly detailed reflecting the wealth of heritage assets in the area. Relevant sections only are included below.

2.21 Paragraph 7.39 notes that

'Camden has a rich architectural heritage with many special places and buildings from throughout Camden's history (see Map 4: Heritage and Archaeological Sites on page 234). 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. We have prepared conservation area statements, appraisals and management strategies that provide further guidance on the character of these areas. We will take these documents into account as material considerations when we assess applications for planning permission in these areas.'

2.22 Paragraph 7.54 notes that

'The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the original.'

Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration.

The Council will consider the introduction of Article 4 Directions to remove permitted development rights for the removal or alterations of traditional details where the character and appearance of a conservation area is considered to be under threat’.

2.23 Paragraphs 7.59 and 7.60 note that:

‘In order to protect Listed Buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building’.

2.24 Paragraph 7.60 notes *‘The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it can often extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings. Applicants will be expected to provide sufficient information about the proposed development and its relationship with its immediate setting, in the form of a design statement’.*

2.25 The relevant policy is **‘Policy D2 Heritage’** which states:

2.26 *‘The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. Designated heritage assets Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site;*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets, and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f) resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g) resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h) preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i) resist the total or substantial demolition of a listed building;*
- j) resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k) resist development that would cause harm to significance of a listed building through an effect on its setting.*

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be

weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset’.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.27 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

2.28 Historic England’s Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.29 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.30 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.31 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical Context and Location of Heritage Assets

Introduction

- 3.1 The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated heritage assets, Conservation Areas and Registered Parks and Gardens within and surrounding the site are also discussed below; these are shown on Figure 2.

Historical Background

Camden

- 3.3 The wider area to the north of the study site is known to have been settled since pre-history, culminating in the establishment of '*Londinium*' by the Romans. The wider area was bounded by several of the Roman routes heading out of London to other major settlements such as St. Albans. These included the origins of Oxford Street, Edgware Road and routes towards Hampstead.
- 3.4 The Saxons built '*Ludenwic*' to the west of '*Londinium*', and at the time of Domesday in 1086, several of the boroughs in the area were first established as Manors, including Totele, St Pancras and Hampstead.
- 3.5 Camden expanded beyond a small group of buildings when the Earl of Camden commenced development in the area in 1791. This was spurred by the opening of the Regents Canal in 1820. The advent of the railways at Euston and St Pancras (Figure 3) was particularly instrumental in promoting the area in the mid-19th century.
- 3.6 The main pattern of residential development was established by the latter part of the 19th century as the OS Map of 1896 indicates (Figure 4). The overall layout is defined by the railway lines and canals together with their intersections with the main routes. These include Parkway, Regents Park Road, Prince Albert Road and the Outer Circle, reflected in the smaller Inner Circle.
- 3.7 The OS Map of 1916 (Figure 5), shows the Grand Union Canal Collateral Cut running to the south of the study site. It also shows the early elements of the Regents Park Zoo, seen in Figures 3 and 4, which have now expanded.
- 3.8 By 1954, the Collateral Cut was infilled, removing it from the south of the group of buildings on Prince Albert Road which constitute the heritage asset, of which the study site is part.

3.9 The later OS Maps of 1962 (Figure 7) and 1971 (Figure 8) suggest that little is changed in the area, possibly as there is no further space for development. Some larger houses particularly on Gloucester Avenue have been replaced by several smaller properties.

3.10 More recent years illustrate the development of a Car Park immediately in front of the study site (Figures 8 and 9), but the maps reflect the overall preservation of the street pattern and buildings within the Conservation Area (Figure 10).

Regents Park

3.11 The area now known as Regents Park has been in the ownership of the Crown Estate since medieval times, the land being used to raise income for the State. At the reformation, Henry VIII enclosed the area as one of his several hunting parks.

3.12 The presence of Royalty was frequently the signal for development of fine houses to be constructed in proximity, providing residences for both courtiers and those who would aspire to Royal approval. In 1776, Portland Place, leading south from Regents Park, was instigated by the Adam Brothers as a private enclave with no access to the general public.

3.13 By 1809 The Duke of Portland, published a plan showing a landscaped park with villas and terraces north of the New Road, located on farmland known as Marylebone Park which the Duke leased from the Crown.

3.14 In 1811, a competition was held to select an architect, the winner being John Nash, favourite architect of the Prince Regent. He provided the blueprint for the future development of Regents Park, the full extent of this plan never being realised.

3.15 The previously mentioned '*new canal*' was founded on 31st May 1811, linking Paddington Basin to the Limehouse Cut. The route was influenced by John Nash who required it to run through the park and it was called '*The Regent's Canal*' in honour of his patron.

3.16 From the mid-19th century, the decoration of the villas was standardised, creating the cream stucco terraces and rows of detached and semi-detached buildings. Although Prince Albert Road is not within Regents Park, design of the houses followed that of the prestigious dwellings of the park itself.

3.17 Providing a recreational area in the heart of the city, the properties, many Listed Grade I, of Regents Park have also benefitted from the prosperity of London. They now include some of the most expensive residences in the capital.

- 3.18 The Camden Council history of the area notes that ‘*The Park is valued for the public green space; a rural environment in the centre of London where it is possible to lose sight of the city. The area is arguably the greatest urban design of the Regency period*’.

Heritage Assets

Listed Buildings (in order of approximate closest proximity to the study site with expanded ‘Historic England Listing’ descriptions in Appendix A)

- 3.19 As noted, those assets which have the potential to be impacted have been selected as a result of on-site assessment, considering their proximity in relation to intervisibility and other factors which might indicate that the study site contributes to the heritage assets’ setting.
- 3.20 They do not relate to a finite search radius but are broadly all within approximately 250m of the study site and can be seen on Figure 2. They are divided into the study site itself and four further areas as follows.

The study site and subject building

- 3.21 The study site and subject building are included within a group Listing for **Nos.1-15 (Consecutive) Prince Albert Road** and are List Entry Number 1329905, Grade II.

To the north of the study site

- 3.22 To the north of the study site is **Cecil Sharp House, Regent’s Park Road** which is List Entry Number 1130379, Grade II. Also, on the same road is **10, Regent’s Park Road**, List Entry Number 1130375 and Grade II.

To the west of the study site

- 3.23 Further to the west and slightly north of the study site on Regent’s Park Road is the **Grafton Bridge over the Grand Union Canal** which is List Entry Number 1330366 and Grade II. Just southeast of the bridge is the **Church Of St Mark**, List Entry Number 1329909, Grade II.
- 3.24 To the north of the church and northwest of the bridge on the north side of St Marks Square is **Vernon House**, List Entry Number 1245876, Grade II. On the west side of St Marks Square are **2 and 3, St Marks Square** whose List Entry Number is 1245874 and Grade II.
- 3.25 Just south of Nos. 2 and 3 and on a separate plot is **1, St Marks Square**, List Entry Number 1245873 and Grade II. It abuts **16, Prince Albert Road**, List Entry Number 1329906, Grade II, turning the corner at the junction between St Marks Square and Prince Albert Road.

3.26 The *Cumberland Footbridge, Grand Union Canal, Outer Circle, Regents Park* is List Entry Number 1329910, Grade II* and is to the west of the study site and south of the other heritage assets in the area on the opposite side of Prince Albert Road. It is one of several Listed footbridges which cross the Grand Union Canal into Regents Park. Some way further to the west is *Primrose Hill*, List Entry Number 1001526, Grade II, a Listed Park and Garden.

To the east of the study site

3.27 To the east of the study site to the north of Regal Lane are *Nos.15-31 (Odd) Gloucester Avenue (West side)*, List Entry Number 1342069, Grade II. Further east are *Numbers 119, 121 And 123 Parkway and Attached Railings*, List Entry Number 1113253, Grade II. Further south but in the same block is *Number 125 Parkway and Attached Railings*, List Entry Number 1113254, Grade II.

3.28 To the south of the above is the *York and Albany Public House*, List Entry Number 1380134, Grade II, one of the earliest buildings in Park East. To the southwest of the York and Albany is the *Gloucester Gate Bridge*, List Entry Number 1078329, Grade II.

To the south of the study site

3.29 On the opposite side of Prince Albert Road is *Regent's Park*, List Entry Number 1000246 and a Grade I Listed Park and Garden. There are many assets in the park, the nearest section of which to the study site contains Regents Park Zoo. Immediately opposite is a car park.

Non-Designated Heritage Assets

3.30 To the north, or rear, of the study site are *2, 10 & 11 Regal Lane* and much further east is the *Canal cutting in gardens of Park Village East*.

Conservation Areas

3.31 The study site is within Area 1 of the *Primrose Hill Conservation Area* and to the north of the Camden section of the *Regents Park Conservation Area* (Figure 2) which includes the easternmost area of Regents Park.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1 This section identifies and assesses the impacts of the proposals on the subject building and study site, and also on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in Section 2.0 have been referenced.
- 4.2 In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.
- 4.3 Works to the fabric of the subject building and study site have the potential to cause harm, as it is impact directly to the fabric of the heritage asset. The works also have the potential to harm the significance of heritage assets in the vicinity by development in their setting.

The Proposed Development - overview

- 4.4 The proposed development comprises works to both the interior and exterior. Several refurbishments have been carried out regularly both of a minor and major nature, some are described (although in some cases, drawings are not available) in the planning history of the building on the London Borough of Camden's website.
- 4.5 Significant works were approved to the main house in Application Number 2005/2530/L including alteration to the side extension, and '*various internal alterations to the dwelling house*'. In 2006, additional '*minor works*' were approved in Application Number 2006/047/L.
- 4.6 These included a new oak or limestone flooring being laid at ground floor level, and removal of a partition at first floor, and several new partitions at third floor level. Replacement of bathroom and kitchen fixtures and fittings were included together with underfloor heating to basement and bathrooms. These works were considered to have '*no detrimental impact on the fabric of the building*'.
- 4.7 Broadly, this application seeks to carry out renovations and repairs internally, including replacement of fixtures and fittings together with replacement of finishes fixed during earlier refurbishments. Also proposed are works to the exterior garden and parking areas.

- 4.8** *Nos.1-15 (Consecutive) Prince Albert Road* - List Entry Number 1329905, Grade II, includes the study site and subject building. Historic England's Listing description describes the total group as *'Street of 15 related detached and semi-detached villas. Mid C19. Probably built by J Guerrier and P Pearse. Stucco'*.
- 4.9** In relation to the study site and subject building, it is noted thus: *'No.5: double fronted with 3 windows; 3 storeys, attic and basement. Ionic portico in antis, the entablature continuing around the house at 1st floor level. Ground floor sashes architraved and tripartite with margin glazing. 1st floor architraved sashes with cornices (that above the porch with floating cornice) and margin glazing. Architraved sashes to 2nd floor. Projecting eaves with dentil cornice; above, central rectangular dormer with architraved Diocletian window. Tall slab chimney stack on right hand return; canted bay windows on left hand'*.
- 4.10** The significance is identified as being largely related to its contribution to the row of houses. It implies that, although works to the interior must respect the historic fabric and detail remaining, the exterior is the prime contributor to the architectural value. Despite previous alterations, although not part of the central villas or major terraces, as an element of the architectural heritage surrounding Regents Park, architectural value is medium.
- 4.11** Historic value is related to the residence's role as being part of the community in this area of Camden which is set between Regents Park and Camden itself. It is now somewhat divorced from Regents Park by the main road and Car Park, but it retains a connection through its relationship to other assets within the Conservation Area. Its historic value is low to medium.
- 4.12** The impact of the proposals is on the architectural value of the building. Historic significance is not harmed.

Works proposed to interior and assessment of impact to the subject building:

General Works

- 4.13** The works proposed are broadly as follows. Reference for detail ought to be made to the architect's existing and proposed drawings, submitted with this application, together with the associated application letter and other documentation.
- 4.14** Removal and replacement of existing bathroom fixtures and fittings, kitchens and recent cupboards is proposed. Associated floor and wall finishes to these rooms are relatively recent and also proposed to be replaced.

- 4.15** The works will respect any remaining historic fabric, and not remove historic detail, being confined to areas in which extensive renovation has already taken place. Similarly, any historic fabric located during the works, such as floor-boards, will be brought to the attention of the project supervisor, who will carry out an assessment who may request guidance from the Conservation Officer.
- 4.16** Replacement of all services, such as boilers, tanks, the underfloor heating manifold, pumps and heating and water systems will be renewed to ensure that they comply with current standards. These installations will reuse existing pipe routes and will not cut into original joists, impact upon rooms layouts or cut through remaining historic detail.
- 4.17** It is noted that all services require updating. It is proposed to also carry this out reusing existing routes with no impact upon historic fabric. This will ensure that the building is protected from water and fire damage, with reduced energy conservation and consumption. There are no historic light fittings and appropriate light fittings will be proposed. It is assumed that if detail of these is required, it can be provided as a detail of the approval to discharge.
- 4.18** Redecoration and like-for-like repairs are proposed for all areas associated with the above refurbishments. No original detail such as fireplaces (Plate 19) and cornices, will be relocated or removed. Original internal joinery, including staircases, will be retained (Plate 15).
- 4.19** It is assumed that a Schedule of Repair, new joinery, ironmongery detail and light fittings will be required as a Condition to Discharge of the approval.
- 4.20** Several minor revisions to layout, as indicated on the plans submitted with this application, are proposed. In addition, several false floors to bath and dressing rooms are reduced to their original level. These alterations do not remove any historic fabric. Despite significant earlier refurbishments, the broad skeleton of the original layout remains in place, and this is not diminished further.
- 4.21** A dumb waiter is incorporated within an area in which no historic fabric requires removal for its integration into the structure. It runs between the lower and upper ground levels.
- 4.22** The function of the garage (Plate 21) is to be changed to a gym, with glazed panels in new insulated timber panels, which give the impression of a working garage. The floor is raised to avoid steps from the main house and there is a single door to south elevation.
- 4.23** The windows are not the original units but copies, although the glazing bars to some appear later as they have been widened, many having been replaced or repaired extensively in recent refurbishments (Plate 15).

- 4.24** It is proposed to repair all window surrounds, replacing all sashes to match those existing. Mono double glazing will be fitted into the new sashes, but this will not alter the dimension or detail of the glazing bars and window sashes.
- 4.25** No work will be carried out to original shutters or other associated joinery, other than where like-for-like repairs are required.
- 4.26** Repair and reuse of internal doors is proposed, with one additional door through into the gym. Ironmongery is not original and will be replaced with a suitable design.
- 4.27** As noted, the building has undergone several previous phases or refurbishment. Much of the proposed work will replace recent fixtures fittings and finishes. It is noted that historic detail, such as remaining cornices and fireplaces will be repaired and retained insitu.
- 4.28** The works, including correcting heating levels and energy efficient glazing, will also enhance the energy performance of the building by improving heating and ventilation, thereby keeping the fabric of the building dry and ventilated.
- 4.29** The only external variation as a result of the refurbishment of the house itself will be the glazed panels to the doors of the garage, but these will not be incongruous as scale is retained.
- 4.30** Thus, the interior refurbishment will not cause harm to the significance of the heritage asset. By assisting in securing the future of the house by repairing it and updating utilities to maintain it in a moisture- and temperature-controlled condition, the impact of the works to the interior might have been assessed as at a low level on the scale of less than substantial harm. However, considering the overall benefits to the heritage asset, they might also be seen to be negligible, or even potentially enhancing its significance.

Works proposed to exterior and landscape:

- 4.31** The proposed works to the exterior have the potential to directly impact both the subject building and study site. They also have the potential to impact those assets in proximity and in the wider area by development in their setting.
- 4.32** Impact of the replacement of garage doors with glazed panels set in timber screens has been assessed. The impact to the exterior and particularly the south elevation, is negligible. Only the very upper levels may be visible from some distance, but not from the pavement to Prince Albert Road, nor from any other heritage assets in proximity.

- 4.33** It is proposed to replace the finish to the external portico steps with a more appropriate stone finish, remove the more recent simple railings to the steps and raise a wall to accommodate the raised parking level, reinstating the original railings on the higher wall. A new wall is added to create symmetry to the main elevation.
- 4.34** The proposed landscaped scheme, including planting, soft and hard landscape, follows broadly the existing layout which, in turn, reflects that seen on the historic plans (Figures 3 and 4).
- 4.35** The entrance doors and gates in the south boundary wall are to be replaced with detail to match existing for the entrance door, and a sliding gate.
- 4.36** A new framed garden structure with integrated awning is to be erected to the west of the house, providing an external seating area. The detail design will reflect the existing garden seat and frame, and thus not adversely impact the subject building and study site.
- 4.37** Its height will be at a level where it is not visible from the north pavement of Prince Albert Road. It may be partially visible from the adjacent heritage assets, but the design and detail, together with associated planted screening, will ensure that it will cause negligible impact, an enhancement upon the dilapidated structure it will replace.
- 4.38** Like-for-like repairs and refurbishment to the roofs and exterior of the house will enhance both the study site and adjacent heritage assets, and both Conservation Areas. It is assumed that an outline Schedule of Work will be a condition of the approval to be discharged.
- 4.39** The proposed works will marginally alter the setting of both the study site and immediately adjacent heritage assets, being other buildings included within the same group listing as the subject building.
- 4.40** However, the majority of the works, including repairs and minor alterations to the garden layout, are more sympathetic to the heritage assets than the recent works they replace. The impact as a result of this is assessed as being negligible.

Listed Buildings in the vicinity

(Full Historic England descriptions included in Appendix A)

- 4.41** As noted in Section 3, there are Listed Buildings located in the immediate and wider vicinity of the subject site, shown in Figure 2. In addition, there are several non-designated assets and two Conservation Areas. The proposed development, therefore, has the potential to impact on the significance of these heritage assets identified, by development in their setting.

4.42 Cecil Sharp House, Regent's Park Road
List Entry Number 1130379, Grade II

4.43 This is set to the north of the study site, this building is noted as the '*Headquarters of the English Folk Dance and Song Society, 1929-30. By HM Fletcher. For the English Folk Dance Society. Partly rebuilt 1949-51 after war damage. Brown brick and tiled, hipped roof. Neo-Georgian style. Rectangular plan on a triangular corner site.*

4.44 Whilst the building is notable, it is not outstanding, and its architectural value is low to medium. It has medium historic value as being the headquarters of the '*Folk Dance Society*'. The building is set beyond Regal Lane to the north of the study site, as a result of which, there is neither intervisibility nor other connections which impact its setting by the proposals.

4.45 10, Regents Park Road
List Entry Number 1130375, Grade II

4.46 Located slightly further along Regents Park Road to the north of the study site, this is described in Historic England's Listing as '*Block of flats and studios. 1954-6 by Erno Goldfinger, assisted by Miss BA James, for the Regent's Park Housing Society Ltd. 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.*

4.47 It includes a Historical Note stating that '*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. No.10 Regent's Park Road is a single gap caused by bomb damage set into a long mid-C19 terrace.*

4.48 The architectural value is medium as an example of mid-20th century architecture by a notable architect, Erno Goldfinger. Its historic value is also medium as being a pioneering example of a co-operative building.

4.49 Although this is some way from the study site, there may be views of it from upper levels, but no access was available for this to be assessed. It is assumed from views of the asset from the study site that there is negligible intervisibility, nor other connection to indicate that its significance is harmed by development in its setting.

4.50 Grafton Bridge over the Grand Union Canal
List Entry Number 1330366, Grade II

4.51 At the point at which the Regents Park Road crosses the Grand Union Canal, the bridge is described as a '*Public road bridge over the Grand Union Canal. c1812-16, strengthened 1969. Brick and stone.*

Single elliptical arch with cast-iron rope fenders to towpath. Brick band and solid parapet and piers, with stone coping. Concrete towpath retaining wall.

4.52 Architectural and historic significance are both medium as a result of being an early example of a bridge over the canal, along with the railway, related to both of the defining factors of the area. There is neither intervisibility nor connection suggesting the study site contributes to any aspects the setting, therefore it is assessed that no impact is caused to this asset.

4.53 *Church Of St Mark*
List Entry Number 1329909, Grade II

4.54 This is further along to the west and is a '*Church. 1851-2 by Thomas Little with additions c1889-90 by Sir Arthur Blomfield. Guted 1940 and reconstructed c1956-7 by AB Knapp-Fisher. Kentish ragstone with Bath and Doultling stone dressings. Slated pitched roofs. Early English style.*

4.55 Architectural and historic values are medium as a result of the church being an eminent example of a mid-19th century Victorian church, although it has been extensively reconstructed as a result of war damage. Although on the same north side of Prince Albert Road as the study site, there is no intervisibility nor other connection, therefore the proposals do not adversely impact this heritage asset.

4.56 There are four heritage assets on St Marks Square, with one on Prince Albert Road which is connected, as follows:

4.57 *Vernon House*
List Entry Number 1245876, Grade II

4.58 Also, to the west of the study site is this '*Terrace, formerly of 8 houses, now converted to one building. c1860, altered. Stucco with rusticated ground floor and quoins. 4 storeys and basements; projecting end bays, left hand with extra attic storey. Symmetrical facade of 13 windows and 3-window left hand return. Prostyle Doric porticoes.*

4.59 *2 and 3, St Marks Square*
List Entry Number 1245874, Grade II

4.60 Also located on St Marks Square are three further Listed Buildings including these '*2 semi-detached villas. Mid C19. Stucco with slated hipped roof having projecting console bracketed eaves and tall slab chimney-stacks. 3 storeys and basements. Double fronted with 5 windows and slightly recessed central bay.*

4.61 *1, St Marks Square*
List Entry Number 1245873, Grade II

- 4.62** This is just to the south of 2 and 3 and is described as a '*Double fronted villa, left hand bay forming return of No.16 Prince Albert Road (qv). Mid C19. Stucco with slated hipped roof having projecting console bracketed eaves and tall slab chimney-stacks*'. Therefore, it is connected to:
- 4.63** ***16, Prince Albert Road***
List Entry Number 1329906, Grade II
- 4.64** Further along Prince Albert Road to the west but on the same side is No. 16, described as '*Semi-detached villa, the return of which forms No.1 St Mark's Square (qv). Mid C19. Stucco with slated hipped roof having projecting console bracketed eaves. 3 storeys and basement*'.
- 4.65** All of the above buildings have their architectural and historic values assessed as medium, as examples of Victorian architecture and being notable buildings on St Marks Square and Prince Albert Road.
- 4.66** There is no intervisibility, even from 16 Prince Albert Road as a result of distance and screening. As there are no other connections indicating that the study site is in the setting of the heritage asset, no harm is caused to these assets by the development.
- 4.67** ***Cumberland Footbridge, Grand Union Canal, Outer Circle, Regents Park***
List Entry Number 1329910, Grade II*
- 4.68** This is to the west of the study site and south of the other heritage assets in the area on the opposite side of Prince Albert Road. It is described as:
- 4.69** '*Footbridge over Grand Union Canal. c1864. Manufactured by Henry Grissell, London (date & name on beams). Cast-iron. Single span rising in a gentle bow from masonry abutments. Load bearing beam arches of H section carrying subsidiary girders of footpath decking*'.
- 4.70** Its Grade II* Listing suggests that the architectural and historic values of this asset are medium to high as a mid-19th century example of a footbridge in an historic location. They are not impacted by the proposals as there is neither intervisibility nor indication that the subject building is within its setting.
- 4.71** ***Primrose Hill***
List Entry Number 1001526, Grade II
- 4.72** Primrose Hill is Listed Grade II as a Park and Garden, and is to the west of the study site. Its Historic England Listing notes:

- 4.73** *'HISTORIC DEVELOPMENT: Until mid-C 19 Primrose Hill was farmland with hedgerow boundaries and a few trees surviving from the ancient Middlesex Forest'.*
- 4.74** The Listing sets out how, since 1822, various owners, including in 1829, Eton College, and in 1831, a private individual, planned to develop the hill. Plans were also put forward to sublet it to the Royal Botanical Society and, in 1836, to the London Cemetery Company, neither of these proposals being approved.
- 4.75** By the 1860s Primrose Hill had become a popular place for public meetings, demonstrations and rallies and, around this time, an area to the east was set aside as a Guards Drill Ground and a Refreshment Lodge was built to the west.
- 4.76** By the turn of the century buildings surrounded Primrose Hill on three sides. The study site is not visible from this asset, nor are there other connections suggesting setting, therefore the asset is not impacted by the proposals.
- 4.77** ***Nos.15-31 (Odd) Gloucester Avenue (West side)**
List Entry Number 1342069, Grade II*
- 4.78** To the east of the study site to the north of Regal Lane, but facing Gloucester Avenue, is this *'Terrace of 9 houses. c1848. Yellow stock brick with rusticated stucco ground floors and quoins. No.16 with felted mansard roof and attic dormers. Symmetrical terrace with slightly projecting end houses (Nos 17 and 31) and central houses (Nos 21 & 23). 4 storeys and basements'.*
- 4.79** As a mid-Victorian terrace, architectural and historic values are medium. Despite relative proximity, the study site and subject building are to the south, this asset facing north, with any alterations not visible on the opposite side of the building. As a result of this, the proposals do not adversely impact the significance of this asset.
- 4.80** The following four heritage assets are described individually but assessed as a group as a result of their distance from the study site.
- 4.81** ***Numbers 119, 121 And 123 Parkway And Attached Railings**
List Entry Number 1113253, Grade II*
- 4.82** Located further to the east where Prince Albert Road turns north into Parkway, is this *'Terrace of 3 houses. Early C19. Yellow stock brick and rusticated stucco ground floors. 4 storeys and basements'.*
- 4.83** ***Number 125 Parkway and Attached Railings**
List Entry Number 1113254, Grade II*

- 4.84** In the same block as the above set just to their south is this *'End of terrace house. Early C19, altered in C20 and restored late C20. Yellow stock brick'*
- 4.85** ***York And Albany Public House***
List Entry Number 1380134, Grade II,
- 4.86** To the south of the above two assets is a *'Public House (No.129) and stables (No.127). No.129 of c. 1826-7, No.127 mid C19. Earliest building associated with the Park Village East development by John Nash on land leased by himself. Stuccoed brick; slate roofs.'*
- 4.87** ***Gloucester Gate Bridge***
List Entry Number 1078329, Grade II
- 4.88** The bridge is to the east of the study site, just south of where the Prince Albert Road junction with Gloucester Gate being a *'Bridge, formerly over the Cumberland Basin arm of Regent's Canal, now dry. Dedication stone at north-west end dated 11 August 1877. By William Booth Scott, Engineer for the Vestry of St Pancras'. HISTORICAL NOTE: the Cumberland Basin arm was constructed 1813-16 running to the west of Regent's Park and Albany Street and ending in a basin at Cumberland Market. Filled in 1942.'*
- 4.89** The above four assets are all on the same route to the east of the study site. Their architectural and historic values are assessed as medium as, although they are not within the main terraces of Regents Park, they are highly visible at the junction of several major routes. Distance and lack of other connections related to their setting, results in there being no adverse impact to their significance by the proposals.
- 4.90** ***Regent's Park (Edited from original description)***
List Entry Number 1000246, Grade I
- 4.91** The history and significance of Regents Park is widely documented, a small section of the extensive Listing notes *'Having been a Crown estate since 1539, the area of Regent's Park, then known as Marylebone Park, was by the end of C18 largely farmland (Richardson, 1794).'*
- 4.92** *Schemes to develop the area, including an unsuccessful design competition, were considered from around 1809. It was decided that the Commissioners of Woods, Forests, Parks and Chases should put forward alternative proposals which were required to include the creation of a new street linking the park with the city.*
- 4.93** *John Nash (1752-1835) had been appointed as their architect in 1806 and, together with his partner James Morgan, produced the favoured solution (Nash, 1812) which included proposals for Regent Street (built between 1814 and 1819). The character of Nash's design was essentially one of villas in a parkland setting'.*

- 4.94** Thus, both its architectural and historic values are assessed as high. Part of the north-eastern boundary to Regents Park is directly opposite the south boundary of the study site suggesting there is potential for impact to its significance by development in its setting.
- 4.95** However, the proposals, apart from a new gate, the new garage doors, garden pergola and like-for-like repair works to the exterior will be scarcely visible from Regents Park.
- 4.96** The presence of the intervening Car Park (currently undergoing extensive construction work), the busy Prince Albert Road and planted screening, will limit any intervisibility to a negligible level and no harm will be caused to the significance of the heritage asset by development in its setting.
- 4.97** It might well be considered that the appropriate repair of the subject building which constitutes one of the important boundary residences to the Park, might be beneficial to the significance of heritage assets in proximity and the wider area. The works preserve the high quality of the terraces which enhances their environs.

Non-Designated Heritage Assets

- 4.98** Locally Listed Assets are described in the '*London Borough of Camden's Local List, January 2015*' and include the following:
- 4.99** *2, 10 & 11 Regal Lane*
- 4.100** To the north, or rear, of the study site, this is unusual as it is a 20th century building. Its significance is described as follows '*Three houses dating to 1961-2 and 1964 respectively. No. 2 the architect John Winter's own house and the earliest house known by him and is of a 'subtly impressive design: the wilful yet rational irregularity of the massing and fenestration'*
- 4.101** *This asset was also an 'English Heritage listing consideration. Quite altered and not listed by English Heritage but noted to be of strong local interest. Nos 10 & 11 are a symmetric pair of more standard design'.*
- 4.102** Having been initially considered but refused for Listing, its architectural and historic values are low. Although in some proximity to the study site, its north elevation presents no evidence of the proposed works apart from like-for-like replacement of windows, therefore the significance of this asset is not harmed.
- 4.103** *Canal cutting in gardens of Park Village East*
- 4.104** Described in the category of '*Natural Features or Landscape*' it was elaborated thus:

4.105 *'Dry canal cutting, part of John Nash's Regents Park development. John Nash influenced the route of the Regent's Canal so that it ran close to his new park and housing development. In 1813 an Act of Parliament authorised construction of a branch canal to run from Regent's Canal which was then under construction to Nash's Cumberland Market - the working class service area of his masterplan'.*

4.106 This remnant of the canal cutting is at too great a distance and without further connections related to setting, to be impacted by the proposals.

Potential Impacts on Conservation Areas

4.107 The study site is within the ***Primrose Hill Conservation Area (PHCA)***. The CA is divided into four sections, the study site being within Area 1 – Regents Park Road South.

4.108 The PHCA Appraisal notes that

4.109 *'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 Regent's Canal forms a natural boundary to north west, whilst the railway line forms a boundary to the north. The area is primarily occupied by residential uses.*

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'.

4.110 In particular, this section of Prince Albert Road is important as a result of including some of the most notable properties in the Conservation Area. It is described as being:

4.111 *'Located opposite the parks are the grandest properties within the Conservation Area, in terms of height, decoration and relationship to plot. Notable examples are the cream-coloured Crown Estate villas on Prince Albert Road. These properties have highly decorative stucco work to the front elevations and are set back from the highway with high boundary walls and substantial front and side gardens, containing mature trees'.*

4.112 Thus, the study site, although not part of the Crown Estate, is identified as a significant contributor to the architectural stock of the PHCA.

It exhibits its typical features including high boundary walls and mature trees, presumably to ensure privacy from the public who might visit the park opposite.

- 4.113** More specifically, the subject building is included in a more detailed appraisal noting that *'The significance afforded to the relationship between these buildings and Regent's Park is clearly illustrated at Nos.1-5 Prince Albert Road. Here, the substantial front garden areas have been achieved at the expense of the rear gardens, which are either narrow or non-existent, with a number of buildings backing directly onto Regal Lane.'*
- 4.114** It continues *'The narrow overall width of the plots allows numerous views of the rears of properties on Regent's Park Road and within Regal Lane.'*
- 4.115** The repair and refurbishment of the subject building ensures that it continues to contribute to the significance of the PHCA. The only proposal to be visible from the Conservation Area are the new entrance gates. As a result, the proposals cause no adverse impact to the Primrose Hill Conservation Area.
- 4.116** The study site is opposite the Camden section of the **Regents Park Conservation Area**, the area being defined as *'The Regent's Park Conservation Area covers the eastern segment of John Nash's early 19th century Regent's Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque.'*
- 4.117** It continues to define *'The significance of the Regent's Park area is of national and international importance. The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here.'*
- 4.118** The impact of the proposals on the Regents Park itself as a heritage asset has already been discussed. Although directly opposite, the Car Park, busy Prince Albert Road and intervening tree planting, severely restrict intervisibility. It was considered that the only element of the proposals which are clearly visible is the new entrance gates and refurbishment of the building.
- 4.119** Vistas have been identified in the *'Conservation Area Appraisal'*, looking out from the park. None of those related to specific features are impacted, and the general vista, described in the *'Conservation Area Appraisal'*, as looking primarily at the upper levels of the villas, is not impacted by the proposals.

4.120 Other terraces of houses are at too great a distance with no intervisibility (Plate 1), thus other heritage assets, including bridges are not impacted by the proposals. It is therefore concluded that the proposals cause no adverse impact to the significance of the Regents Park Conservation Area.

5.0 Summary and Conclusions

- 5.1** This Heritage Statement considers the refurbishment of No. 5, Prince Albert Road, Regents Park. It is produced to accompany a Listed Building Consent Application for refurbishment works, set out in detail in the architects' drawings which accompany this submission.
- 5.2** The subject building sits within the study site, which is landscaped to the west and includes car parking to the east. The pedestrian and vehicular entrances are from Prince Albert Road, set within a high boundary wall.
- 5.3** The north (rear) boundary of both the study site and subject building, constitutes part of the south boundary of Regal Lane, historically set out thus in order to allow the maximum garden space facing Regents Park.
- 5.4** The house has been the subject of several refurbishments, a major one having been approved in 2005 with further minor works approved the following year. This work is evident in the subject building, indicating that over the latter part of the 20th century, the building has been altered, particularly internally, significantly. Despite this, it retains the broad concept of its original layout which is not further eroded. Some original detail remains, including limited areas of cornice and joinery, none of which are altered in the proposals.
- 5.5** The proposals include replacement of existing bathroom fixtures and fittings, kitchens and recent joinery, including cupboards and shelves, together with floor and wall finishes which are relatively recent and also to be replaced.
- 5.6** Redecoration of all areas will be carried out, together with updating of services where required following existing service routes. The garage is to become a gym with glazed panels within timber screens to the south elevation.
- 5.7** Window sashes are not original but will be replaced with glazing bars and other joinery detail to match existing. Thermal glazing will be incorporated into the new sashes. Window surrounds, shutters, etc will all be repaired on a like-for-like-basis.
- 5.8** To the exterior, the garage doors are to be replaced with new insulated timber screens incorporating glazed panels and a single door. Minor revisions are made to the hard landscape, including walls and railings to better relate them to revised ground levels and to create a symmetrical entrance to the house.
- 5.9** A landscaped scheme, including planting, soft and hard landscape is introduced, together with a replacement pergola to the west of the house.
- 5.10** Associated like-for-like repairs to roof, render, entrance steps and door, will be carried out to place the house into sound condition.

- 5.11** The subject building is included within the group listing of fifteen stucco villas of the mid-19th century. The main house is detached, with a single storey garage extension to the east which extends as far as the eastern boundary.
- 5.12** The assets considered as having the potential for being impacted by the development, included within this report, are those selected as a result of inspection, rather than a fixed radius. They are broadly within 250m of the study site.
- 5.13** They include two 20th century buildings, one by Erno Goldfinger to the north, the Church of St Mark, several residences on St Marks Square and Prince Albert Road and the Cumberland Footbridge to the west. Beyond is Primrose Hill with Regents Park to the south and the Gloucester Gate Footbridge over the Grand Union Canal together with several residences on Gloucester Avenue and Parkway to the east.
- 5.14** It is also within the Primrose Hill Conservation Area and The Regents Park Conservation Area lies immediately to the south, which covers the eastern part of the park itself. As noted, both Primrose Hill and Regents Park individually are also included on the register of Listed Parks and Gardens, respectively at Grade II and I.
- 5.15** The impact of the proposals on the subject building and study site was considered to be negligible and considered to have no adverse effect. The overall repair and refurbishment was assessed to be beneficial to the heritage asset by returning it to a sound state of repair.
- 5.16** As a result of the majority of the alterations being internal with no external manifestation, they cause no harm to the significance of those heritage assets described above in whose setting they might be located.
- 5.17** As a result of the height of the boundary walls, the only Immediately visible impact of the proposals is the new entrance door and gate to the south boundary wall. This is set within brick piers and is visible from other assets only obliquely or at some distance with intervening screening.
- 5.18** Other proposals, including the new garage elevation and garden structure, will have very limited intervisibility from adjacent assets. As a result of this, it is concluded that the proposals cause negligible harm as a result of development in their setting, to the heritage assets in the vicinity,
- 5.19** In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2023, relevant local heritage policy and other guidelines.

Sources

Archive

National Archive, Kew

Cartographic

Figure 1: Site Location

Figure 2: Location of Listed Buildings in Vicinity

Figure 3: Ordnance Survey Map of 1875

Figure 4: Ordnance Survey Map of 1896

Figure 5: Ordnance Survey Map of 1916

Figure 6: Ordnance Survey Map of 1954

Figure 7: Ordnance Survey Map of 1962

Figure 8: Ordnance Survey Map of 1971

Figure 9: Ordnance Survey Map of 1987

Figure 10: Ordnance Survey Map of 1991

Websites

Heritage Gateway - www.heritagegateway.org.uk

Historic England - The National Heritage List for England -
historicengland.org.uk/listing/the list

Bibliographic

Camden Council ' *Primrose Hill Conservation Area Statement* ' January 2001

Camden Council ' *Regent's Park Conservation Area Appraisal and Management Strategy* ' Adopted July 2011

APPENDIX A Historic England descriptions of assessed buildings
(all are within the 'Listing' Heritage Category apart from Regents Park and
Primrose Hill, both in the 'Park and Garden' category)

Nos.1-15 (Consecutive) Prince Albert Road (inc. study site and subject building)
List Entry Number: 1329905, Grade II

Street of 15 related detached and semi-detached villas. Mid C19. Probably built by J Guerrier and P Pearse. Stucco.

EXTERIOR:

No.1: double fronted with 3 windows; 3 storeys and basement. Currently being converted to 2 dwellings. Tall slab chimney-stacks on return walls.

No.2: double fronted with 3 windows; 3 storeys and basement. Portico with console bracketed cornice continuing around the house at 1st floor level. Doorway with fanlight and panelled door with narrow side lights. Tripartite sashes to ground floor with margin glazing. 1st floor, round-arched architraved sashes with margin glazing and keystones. 2nd floor, architraved sashes with continuous sill band. Projecting bracketed eaves. Tall slab chimney-stacks on return walls. Left hand return with canted bay windows to ground and 1st floor.

No.3: similar to No.2 but porch with plain band continuing around the house. 1st floor, architraved sashes with margin glazing and cornices. Canted bay windows on right hand return.

No.4: 5 windows, 3 storeys and basement; originally double fronted with 3 windows but 2-window extension on east side, of studio with bedrooms over, designed by Sir Edward Maufe in 1913 for the artist AE Maude. Asymmetrically placed Doric portico; entablature continuing around the house at 1st floor level supported by Doric pilasters. Doorway with fanlight and panelled door. Tripartite sashes with margin glazing flanking the porch; to right, paired transom and mullion windows with margin lights. 1st floor, round-arched architraved sashes with bands and keystones and margin glazing. 3rd floor, recessed sashes with guttae sill string. Slated hipped roof with projecting bracketed eaves and tall slab chimney-stacks on return walls. Canted bay windows on left hand return.

The subject building:

No.5: double fronted with 3 windows; 3 storeys, attic and basement. Ionic portico in antis, the entablature continuing around the house at 1st floor level. Ground floor sashes architraved and tripartite with margin glazing. 1st floor architraved sashes with cornices (that above the porch with floating cornice) and margin glazing. Architraved sashes to 2nd floor. Projecting eaves with dentil cornice; above, central rectangular dormer with architraved Diocletian window. Tall slab chimney stack on right hand return; canted bay windows on left hand.

Nos 6 & 7: semi-detached pair. Irregular facade of 3 storeys and attics, 4 windows plus later C19 2-window recessed entrance extension to west end. No.6 with projecting right hand entrance bay; round-arched entrance with fanlight and panelled door. Recessed sashes, 2nd floor in shallow rectangular recesses. 1st floor casements with cast-iron balconies. Projecting cornice continuing around the house. Entrance bay with small pedimented attic having an oculus. No.7 with projecting right hand bay having canted bay window with margin glazing to ground floor, upper floors with tripartite sashes; pediment with Diocletian attic window in tympanum. Tall slab chimney-stacks.

Nos 8 & 9: semi-detached pair, No.9 rebuilt in facsimile following war damage and included for group value. 3 storeys and attics. Symmetrical facade of 4 windows plus 2 storey single window extension to No.9. Attic dormers in slated mansard roofs. Outer entrance bays slightly projecting with segmental-arched porticoes with keystones and parapet. Square-headed doorways with fanlights and panelled doors. Corinthian pilasters rising through 1st and 2nd floors flanking recessed sashes with margin glazing. Houses divided by paired Corinthian pilasters to either side of which tripartite sashes; 1st floor with floating cornices; 2nd floor with sill band continuing across the front of the houses. Simplified entablature. Extension with 2-light windows having margin glazing.

Nos 10 & 11: semi-detached pair. Symmetrical facade of 3 storeys and attics, 2 windows each. Attic dormers in slated mansard roofs. Entrances in central bays, recessed to 2nd floor level and separated by paired Ionic columns in antis supporting a simplified entablature with continues around the building. No.10, round-arched doorway, No.11, square-headed; both with patterned fanlights and panelled doors. Recessed sashes with margin glazing above. Slightly projecting outer bays with pilasters at angles rising to support entablature. Tripartite sashes; ground floors with pilasters supporting pediments, upper floors with consoles on mullions. Attic storey with recessed sashes having margin glazing and pilasters supporting cornice and parapet. Tall slab chimney-stacks.

Nos 12 & 13: semi-detached pair. Symmetrical facade of 3 storeys and attics, 2 windows each, plus later single storey single window extension to No.13. Slightly projecting central entrance bay with double portico having square-headed doorways with fanlights and panelled doors. Tripartite sashes with margin glazing to ground floors. Corinthian pilasters marking bays rise through 1st and 2nd floors to support simplified entablature with pediment over central bay and blocking course over outer bays. Central bay with recessed sashes having margin glazing to upper floors; outer bays, tripartite sashes, 1st floor with floating cornices. Tall slab chimney-stacks.

Nos 14 & 15: semi-detached pair. Irregular facade of 3 storeys and attics, 5 windows, plus late C20 single storey single window extension to No.14. No.14 with Doric portico (originally with Ionic portico on return) above which recessed sashes with margin glazing. Projecting pedimented left hand bay with canted bay window to ground floor having cast-iron veranda; upper floors with tripartite windows, 1st floor with cornice and cast-iron balcony extending to entrance bay, 2nd floor with sill string. Pediment with Diocletian attic window in tympanum. No.15, projecting left hand entrance bay carried up an extra storey as a tower. Round-arched entrance with fanlight and panelled door. Ground and 2nd floor recessed sashes with margin glazing; 1st floor, casements with cast-iron balconies. Projecting cornice. Additional tower storey with paired pilasters at angles and arcaded 2-light window; simplified entablature and blocking course. Tall slab chimney-stacks.

INTERIORS: not inspected.

Cecil Sharp House, Regent's Park Road - List Entry Number 1130379, Grade II
Headquarters of the English Folk Dance and Song Society. 1929-30. By HM Fletcher. For the English Folk Dance Society. Partly rebuilt 1949-51 after war damage. Brown brick and tiled, hipped roof. Neo-Georgian style. Rectangular plan on a triangular corner site. EXTERIOR: 1 to 2 storeys plus basement. Front facade of 1 tall storey, 5 bays. Square-headed stone-architraved doorways with wooden panelled doors to end bays; approached by steps with cast-iron railings. Gauged brick flat arches to tall metal framed windows with margin glazing and small panes articulating the double height dance hall. Pilaster strips at angles continue through parapet with brick band to terminate with stone ball finials.

INTERIOR: following the post-war rebuilding a former musicians' gallery in the dance hall was replaced by a large specially commissioned (approx 20m long) mural painting by Ivon Hitchens which is of historic and artistic interest. Other walls of hall wooden panelled to window height.

HISTORICAL NOTE: Cecil Sharp collected, edited, performed and wrote about English folk-songs and dances; he was the leader of the modern English folk-music revival. He joined the Committee of the Folk Song Society in 1904 and founded the English Folk Dance Society in 1911; the societies amalgamated in 1932. The building houses Sharp's library which he bequeathed on his death in 1924.

10, Regents Park Road
List Entry Number 1130375, Grade II

Block of flats and studios. 1954-6 by Erno Goldfinger, assisted by Miss BA James, for the Regent's Park Housing Society Ltd. 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 exposed and board-marked. In-situ concrete slab floors, externally expressed and wire-brushed to expose aggregate. The deep cornice similarly treated. Red brick infill. Cantilevered concrete balconies with precast panel fronts; precast balustrade to roof terrace.

EXTERIOR: 4 storeys and attic, each originally with two flats per floor; those to ground floor and attic are studios, set behind garages and roof terrace respectively. Flats C and D are now combined. Basement laundry, garden room and storage areas. The principal elevation is a symmetrical composition above the ground floor, which has entrance offset by double garage to left. These and garage to right have varnished timber doors. Door and surrounds glazed with Georgian wired glass. Flats have continuous metal casement windows. Balconies are angled, with metal balustrades to side contrasting with precast panels to front. The whole facade a careful composition of contrasting materials and finishes. Rear facade simple, but ground-floor studios with similar balconies to those on front. Ten letter boxes arranged in two rows. INTERIOR: is also of interest. Entrance hall with quarry tile floor leads to staircase set in central structural well. Cantilevered staircase without risers, the slender steel balustrades springing from the side of the treads in a manner comparable to that found in the spiral stair of Goldfinger's demolished Player House. The first floor with two 2-bedroom flats, the second and third floors each with one 1-bedroom and one 3-bedroom flat, all originally with folding screens between living room, dining area and kitchen with fitted cupboards, and with mahogany veneered fitted bedroom cupboards. Goldfinger originally provided tiled bathrooms, and specified bathroom fittings and suggested colour schemes. Living rooms and studios originally with thermoplastic acotiles tiled floors similar to those in Goldfinger's own Willow Road. These features may be of interest where they survive.

HISTORICAL NOTE: 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. Few such societies were formed because of potential legal difficulties, though they were the most common way of building in eg. Scandanavia at the time, and the venture attracted considerable interest.

The design and fittings, though simple, were of high quality at a time when building licences were still restricted for private building. The planning is compact but skillful. No.10 Regent's Park Road is a single gap caused by bomb damage set into a long mid-C19 terrace. Goldfinger linked his cornice through with those of the adjoining stuccoed houses. As these adjoining houses were parallel but not level with each other, the face of the new block was built to line up with the face of the house on the right, with the balconies projecting to line up with the house on left.

No.10 Regent's Park Road is one of Goldfinger's first post-war works. It marks the first stage of his progression from the restrained modern classicism of his Willow Road terrace (here as there brick is still the dominant material), towards the tougher, exposed grid - which is first seen here - and which was to go on to dominate his late, great projects. The bold expression of the balconies, with their mannered, pre-cast panels, is seen particularly as a foretaste both of Goldfinger's later works and the general development of a tougher architectural idiom in brick and concrete by younger architects from 1958 onwards. The contrast of red brick and concrete with the neighbouring stuccoed terraces is remarkable. The flats are also important in their own right as one of Goldfinger's most successful and least altered domestic works, and as a most interesting example of how ten flats could be provided on a tiny gap site.

Grafton Bridge over the Grand Union Canal
List Entry Number 1330366, Grade II

Public road bridge over the Grand Union Canal. c1812-16, strengthened 1969. Brick and stone. Single elliptical arch with cast-iron rope fenders to towpath. Brick band and solid parapet and piers, with stone coping. Concrete towpath retaining wall.

Church Of St Mark
List Entry Number 1329909, Grade II

Church. 1851-2 by Thomas Little with additions c1889-90 by Sir Arthur Blomfield. Gutted 1940 and reconstructed c1956-7 by AB Knapp-Fisher. Kentish ragstone with Bath and Doulling stone dressings. Slated pitched roofs. Early English style. North-south orientated. 5-bay nave with aisles, chancel and tower at south end of west aisle. Liturgical "west" window of 5 pointed lights with oculus above. Buttressed tower with arcaded belfry and splay-footed spire with lucarnes. 2-light traceried aisle windows with hood-moulds and quatrefoil clerestory in pointed hoods. Main entrance in projecting porch with moulded doorway on west facade. INTERIOR: not inspected but noted to have a reredos by Sir Ninian Comper, installed to replace the destroyed original.

Vernon House
List Entry Number: 1245876, Grade II

Terrace, formerly of 8 houses, now converted to one building. c1860, altered. Stucco with rusticated ground floor and quoins. 4 storeys and basements; projecting end bays, left hand with extra attic storey. Symmetrical facade of 13 windows and 3-window left hand return. Prostyle Doric porticoes with dentil entablatures continuing across and around the buildings; doorways of former Nos 5 (on left return), 6 and 10 with pilaster-jambs carrying cornice heads, sidelights, fanlights and half glazed doors. Other doorways converted to windows. Tripartite ground floor sashes, most with cast-iron window guards; projecting left hand bay with canted bay window and cast-iron window guard.

2nd floor sashes architraved with console bracketed segmental pediments and continuous cast-iron balconies; projecting left hand bay with canted bay window and balcony. 2nd floor, architraved sashes with console bracketed cornices; 3rd floor, architraved sashes with keystones. Projecting left hand bay with tripartite sashes to 3rd, 4th and attic storeys; 2nd floor with console bracketed cornice. Simplified dentil entablature with console bracketed cornice and blocking course. INTERIOR: not inspected.

1, St Marks Square

List Entry Number 1245873, Grade II

Double fronted villa, left hand bay forming return of No.16 Prince Albert Road (qv). Mid C19. Stucco with slated hipped roof having projecting console bracketed eaves and tall slab chimney-stacks. 3 storeys and basement. 3 windows. Distyle-in-antis Ionic side portico to right with fanlight and panelled door. Architraved sashes. Ground floor sashes with pilasters supporting simplified entablature lintel, central bay window. 1st floor, tripartite central sash with console bracketed pediment and stucco balcony; outer bays with cornices and cast-iron balconies. INTERIOR: not inspected.

2 And 3, St Marks Square

List Entry Number 1245874, Grade II

2 semi-detached villas. Mid C19. Stucco with slated hipped roof having projecting console bracketed eaves and tall slab chimney-stacks. 3 storeys and basements. Double fronted with 5 windows and slightly recessed central bay. Side porticoes with fanlights, panelled doors and cornice continuing around the building at 1st floor level. Architraved sashes. Ground floor sashes with pilasters supporting simplified entablature lintel, central canted bay window. 2nd floor with cornices and central tripartite window with console bracketed pediment and cast-iron balcony. INTERIORS: not inspected.

16, Prince Albert Road

List Entry Number 1329906, Grade II

Semi-detached villa, the return of which forms No.1 St Mark's Square (qv). Mid C19. Stucco with slated hipped roof having projecting console bracketed eaves. 3 storeys and basement. 3 windows to Prince Albert Road facade. Distyle-in-antis Ionic side portico with fanlight, panelled door and cornice continuing around the building at 1st floor level. Architraved sashes. Left hand projecting bay with large 1st floor tripartite window the architrave formed by pilasters supporting a shallow pediment. 1st floor windows to right with continuous cast-iron balcony. Tall slab chimney-stacks. INTERIOR: not inspected.

Cumberland Footbridge over Grand Union Canal to Outer Circle, Regents Park

List Entry Number 1329910, Grade II*

Footbridge over Grand Union Canal. c1864. Manufactured by Henry Grissell, London (date & name on beams). Cast-iron. Single span rising in a gentle bow from masonry abutments. Load bearing beam arches of H section carrying subsidiary girders of footpath decking. Foliate running pattern decoration in spandrels of bridge. Cast-iron railings with enriched arcaded decoration with scroll-bracketed standards. Portland stone abutments with rusticated plinth carrying piers with cornices enriched with stiff leaf ornament.

Piers surmounted by cast-iron lamp posts with candelabra bases having lion masks, column shafts, C20 reproduction lanterns and single ladder bars. Approaches to bridge with coped masonry parapets. **SUBSIDIARY FEATURES:** attached to the northern end, cast-iron railings with torch flambe finials, curving on each side to tall stone piers surmounted by torch flambe urns.

Primrose Hill

List Entry Number 1001526, Grade II
HISTORIC DEVELOPMENT

Until mid-C 19 Primrose Hill was farmland with hedgerow boundaries and a few trees surviving from the ancient Middlesex Forest (William Gillespie and Partners p18). However since 1822 the owners, Eton College, had been planning to divide the hill into building plots. In 1829 plans were drawn up to develop the whole of the hill, the plans included new road links to the north but no offers were made for them.

In 1831 a private individual leased the hill intending to sub-let it to the Royal Botanical Society and, in 1836, the London Cemetery Company made an application for land for a burial ground. Neither of these proposals was approved. Following a recommendation from the government, the Crown Commissioners, in 1838, offered to buy Primrose Hill from Eton College in order to form an extension of Regent's Park and the site became Crown property in 1841. In the following year, after an Act had been passed securing the land as public open space, the public was freely admitted. The boundaries were marked by an oak fence and hedgerows were removed, a year later the bridge connecting Regent's Park with Primrose Hill was completed and opened. A Gymnasium was built near to the southern boundary c1847.

In 1851 Primrose Hill, along with the parkland of Regent's Park, was transferred, by means of the Crown Land Act, from the management of the Commissioners of Woods, Forests and Chases, to the newly formed Ministry of Works. The new management soon tackled the problems of drainage and levels, especially in the north and west where ponds and hollows were considered dangerous to the public. The improvement work was carried out intermittently between 1851 and 1900 and included the laying of an extensive footpath system with lamps along the main routes and some new planting.

By the 1860s Primrose Hill had become a popular place for public meetings, demonstrations and rallies and, around this time, an area to the east was set aside as a Guards Drill Ground and a Refreshment Lodge was built to the west. By the turn of the century buildings surrounded Primrose Hill on three sides.

In the year 2000 Primrose Hill remains the property of the Crown, and, along with Regent's Park, is managed by the Royal Parks Authority as public park.

Nos.15-31 (Odd) Gloucester Avenue (West side)
List Entry Number 1342069, Grade II,

Terrace of 9 houses. c1848. Yellow stock brick with rusticated stucco ground floors and quoins. No.16 with felted mansard roof and attic dormers. Symmetrical terrace with slightly projecting end houses (Nos 17 and 31) and central houses (Nos 21 & 23). 4 storeys and basements. 2 windows each. Prostyle Doric porticoes; doorways with fanlights and half glazed doors.

No.15, entrance converted to a window. Ground floor sashes tripartite. 1st floor, gauged brick flat arches to casements with continuous cast-iron balcony. 2nd and 3rd floors, gauged brick flat arches to recessed sashes. Stucco dentil cornice at 3rd floor level. Parapet above 3rd floor. INTERIORS: not inspected.

Numbers 119, 121 and 123 Parkway and Attached Railings
List Entry Number 1113253, Grade II

Terrace of 3 houses. Early C19. Yellow stock brick and rusticated stucco ground floors. 4 storeys and basements. 2 windows each. Round-arched ground floor openings. Doorways with fluted quarter columns, cornice-heads, fanlights, No.123 patterned, and panelled doors. Recessed sashes; 1st floor in shallow round-arched recesses with cast-iron balconies. Main stucco cornice at 3rd floor level. Stucco cornice and blocking course above 4th floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

Number 125 Parkway and Attached Railings
List Entry Number 1113254, Grade II

End of terrace house. Early C19, altered in C20 and restored late C20. Yellow stock brick, 3rd floor rebuilt in multi-coloured stock brick. Rusticated stucco ground floor. 4 storeys and basement. 3 windows with slightly recessed entrance bay. Doorway with flanking pilasters carrying entablature; pilaster-jamb, cornice-head, fanlight and panelled door. Ground floor with round-arched windows with margin glazing. Recessed sashes; 1st floor in shallow, round-arched recesses (except entrance bay) with cast-iron balconies. Main stucco cornice at 3rd floor level. Stucco cornice and blocking course above 3rd floor. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings.

York And Albany Public House
List Entry Number 1380134, Grade II

Public House (No.129) and stables (No.127). No.129 of c. 1826-7, No.127 mid C19. Earliest building associated with the Park Village East development by John Nash on land leased by himself. Stuccoed brick; slate roofs.

EXTERIOR of No.129: north front of 3 storeys; 5-window range. Glazed tile ground floor inserted 19205 divided into 3 bays and glazed between the piers, wrapping round into west elevation. First floor with 5 arched French windows. Moulded string course at second floor, which is lit through 5313 unhorned sashes. Moulded cornice and balustraded parapet. 2 stacks on east wall plane, one to west wall. West elevation is 5-window range. Ground floor with 2 blocked ground-floor windows to right of 19205 frontage. Stucco scored as rustication. First-floor platband. 2 blind first-floor windows to left and 2616 unhorned sashes to right. Moulded second-floor string course continues. Second floor with 2 blind windows and 2313 unhorned sashes, separated by a blocked window. Balustraded parapet continues. Attached to south is a 2-storey; one-window range extension of early C20. INTERIOR of No.129: ground floor opened into single retail area. Front wall supported on cast-iron columns. Bar counters and shelves of 19705. To rear, in former billiard room, is a pyramid iron-framed roof light. Stick baluster open-string staircase with a ramped and wreathed handrail. First-floor assembly room occupies entire north frontage, with an office partitioned off at the east end.

EXTERIOR of No.127: 2 storeys; 3-window range. Double timber carriage doors to left of a pedestrian door and a blind window. 3313 unhorned sashes to first floor. Roof with internal gable end stack to east. INTERIOR of No.127: paved stable flooring. Partitions and fittings removed.

Gloucester Gate Bridge
List Entry Number 1078329, Grade II

Bridge, formerly over the Cumberland Basin arm of Regent's Canal, now dry. Dedication stone at north-west end dated 11 August 1877. By William Booth Scott, Engineer for the Vestry of St Pancras; Contractors Kirk and Randall. Red and purple brick with red sandstone. Central parapets cast-iron (supported on cast-iron beams over tunnel entrance with modillion brackets), flanking of sandstone; all in pierced design with central bosses of stylised flowers. Abutments flanking tunnel entrance (now sealed) surmounted by elaborate bronze lampstandards in the form of candelabra (south-west standard missing), repeating floral motif with foliage. Inscribed "Gardner/Strand" and signed "Wm. Booth Scott". At north-east end inset bronze bas relief plaque depicting the martyrdom of St Pancras by CE Fucigna, presented by William Thornton. Attached to both northern ends, cast-iron railings with ball and spike finials leading to sandstone piers surmounted by foliated features. North and south abutments under sandstone parapets, red brick with recessed panels containing rubbed brick roundels. HISTORICAL NOTE: the Cumberland Basin arm was constructed 1813-16 running to the west of Regent's Park and Albany Street and ending in a basin at Cumberland Market. Filled in 1942.

Regent's Park (Edited from original description)
List Entry Number 1000246, Grade I

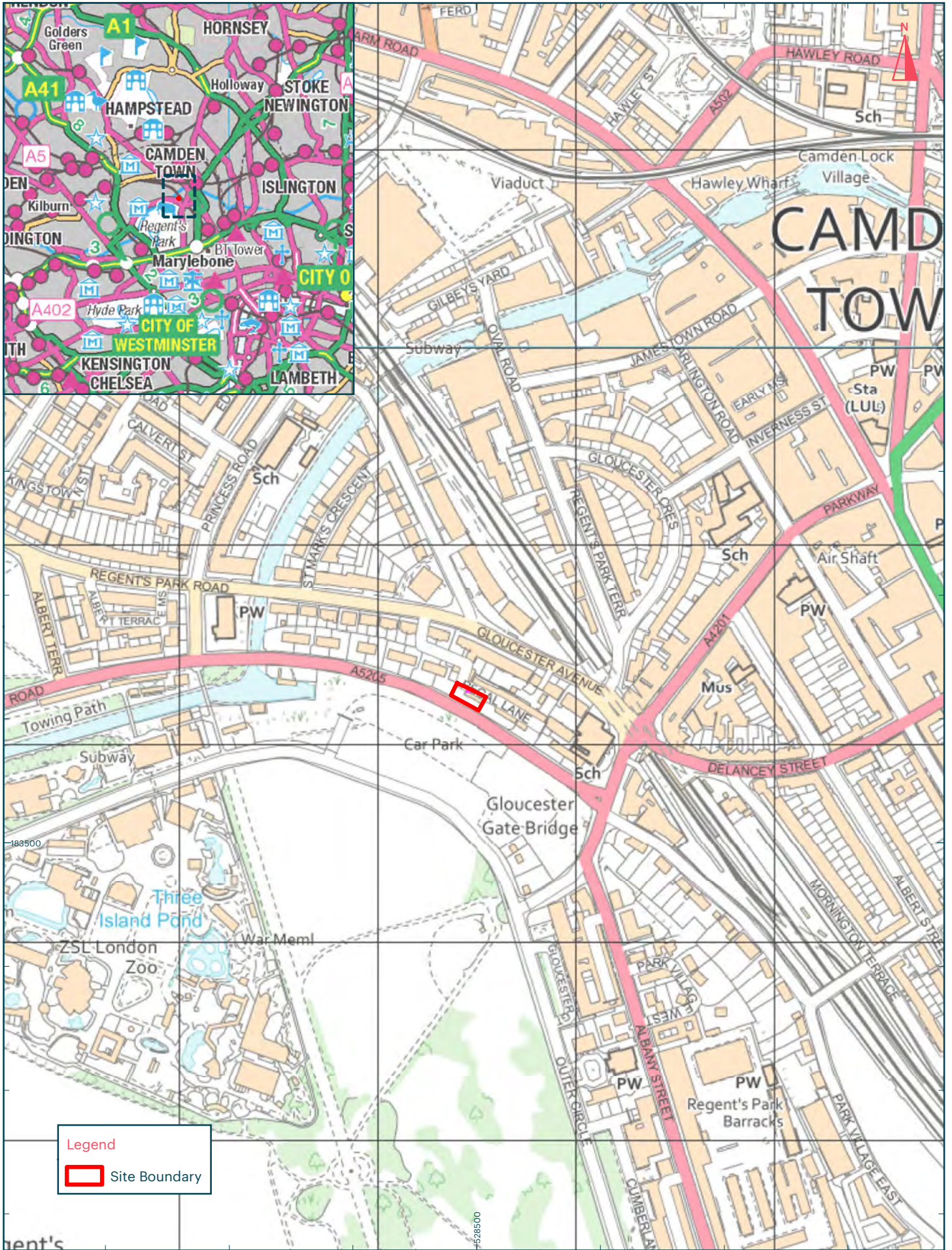
HISTORIC DEVELOPMENT

Having been a Crown estate since 1539, the area of Regent's Park, then known as Marylebone Park, was by the end of C18 largely farmland (Richardson, 1794). Schemes to develop the area, including an unsuccessful design competition, were considered from c 1809. It was decided that the Commissioners of Woods, Forests, Parks and Chases should put forward alternative proposals which were required to include the creation of a new street linking the park with the city. John Nash (1752-1835) had been appointed as their architect in 1806 and, together with his partner James Morgan, produced the favoured solution (Nash, 1812) which included proposals for Regent Street (built between 1814 and 1819).

The character of Nash's design was essentially one of villas in a parkland setting. Space was to be provided for barracks and other major features including the Prince Regent's Palace, a huge basin of ornamental water, and an informal lake. A large central double circus of houses, the Great Circus and the Inner Circus, was intended as the focal point for the scheme with a new branch of the Grand Union Canal, called the Regent's Canal, passing through the park.

Nash had worked closely with Humphry Repton (1752-1818) between 1795 and 1802 and the influence of this association is reflected in the design for Regent's Park, especially in the positioning of groups of trees and the use of ornamental water running through parkland. Regent's Park and its buildings took seventeen years to construct, work having started in 1811. The first operations consisted planting as well as excavations for the lake and ground modelling, Nash arguing that planting in advance of building gave a maturity to the site (Summerson 1980).

The park, as it was completed by 1827 (Nash, 1827), was developed from the 1812 proposals with a number of alterations and omissions. Prince's Palace, the basin, some of the terraces and crescents of houses, and the Great Circus were not built, and the canal was re-routed to the north of the Outer Circle. The forty villas Nash had proposed to be sited within the park were reduced to eight in number. Regent's Park as built was largely a fashionable residential estate set in extensive private parkland and occupied by wealthy merchants and professional people. In 1828 however the Royal Zoological Society (founded in 1824) acquired 8ha of land in the northern part of the site. Four years later a further 7ha was leased to the Toxophilite Society and in 1838 the 7ha of land within the Inner Circle was leased to the then newly formed Royal Botanic Society.

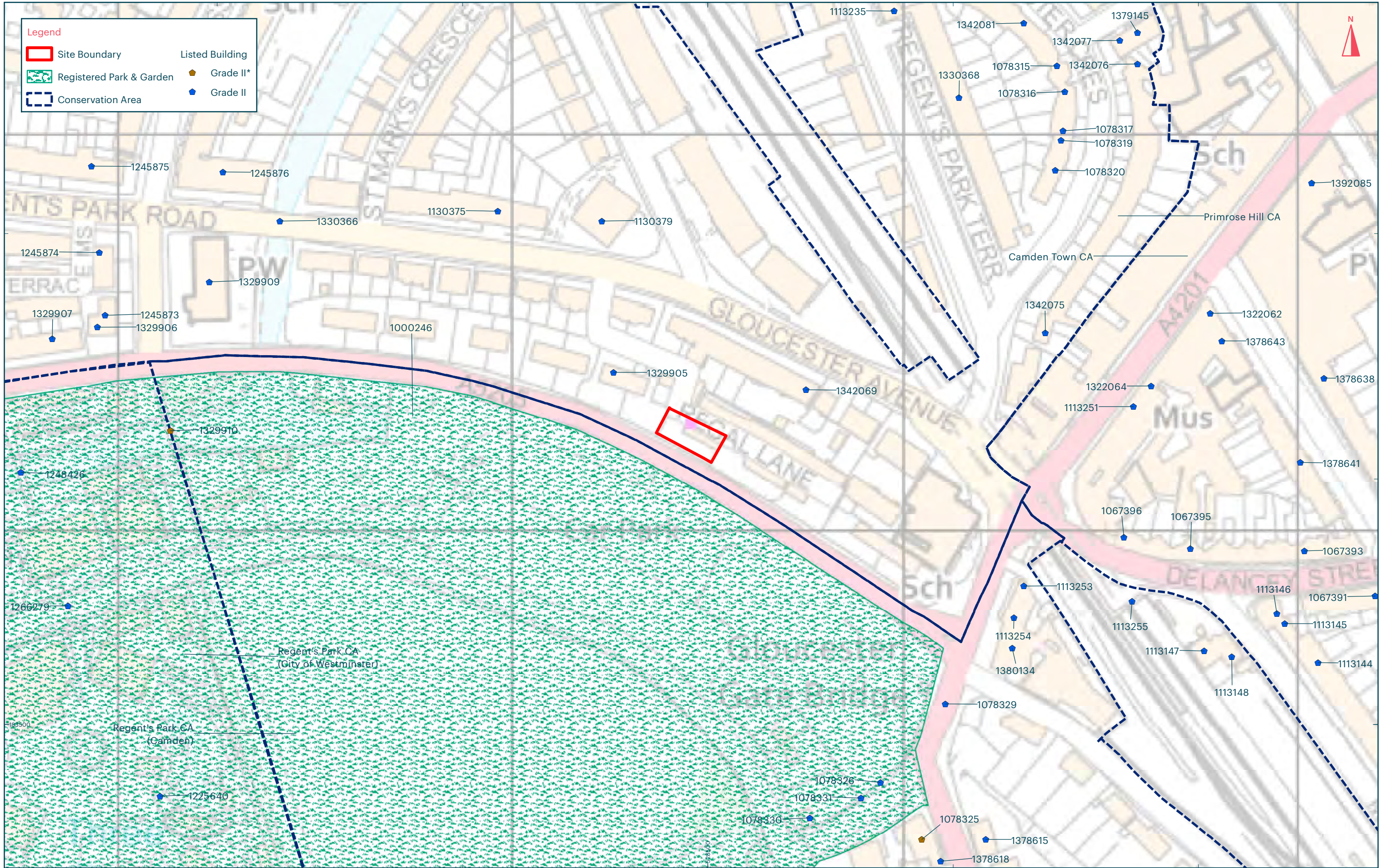


Title:
Figure 1: Site Location

Address:
No. 5 Prince Albert Road, Regents Park

Scale at A4: 1:5,000



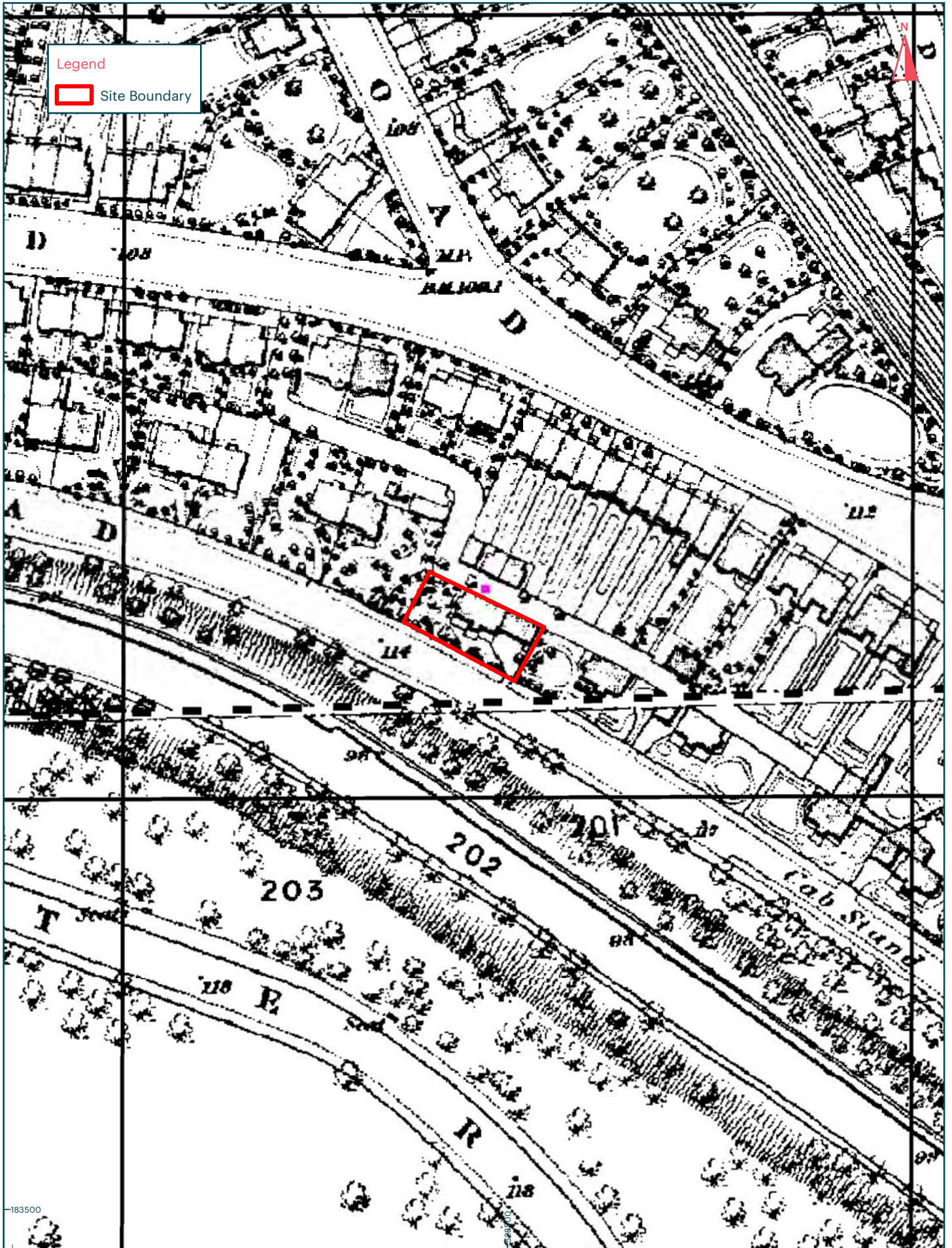


Title:
Figure 2: Listed Buildings and Conservation Areas in the vicinity
Address:
No. 5 Prince Albert Road, Regents Park

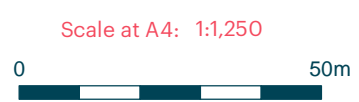
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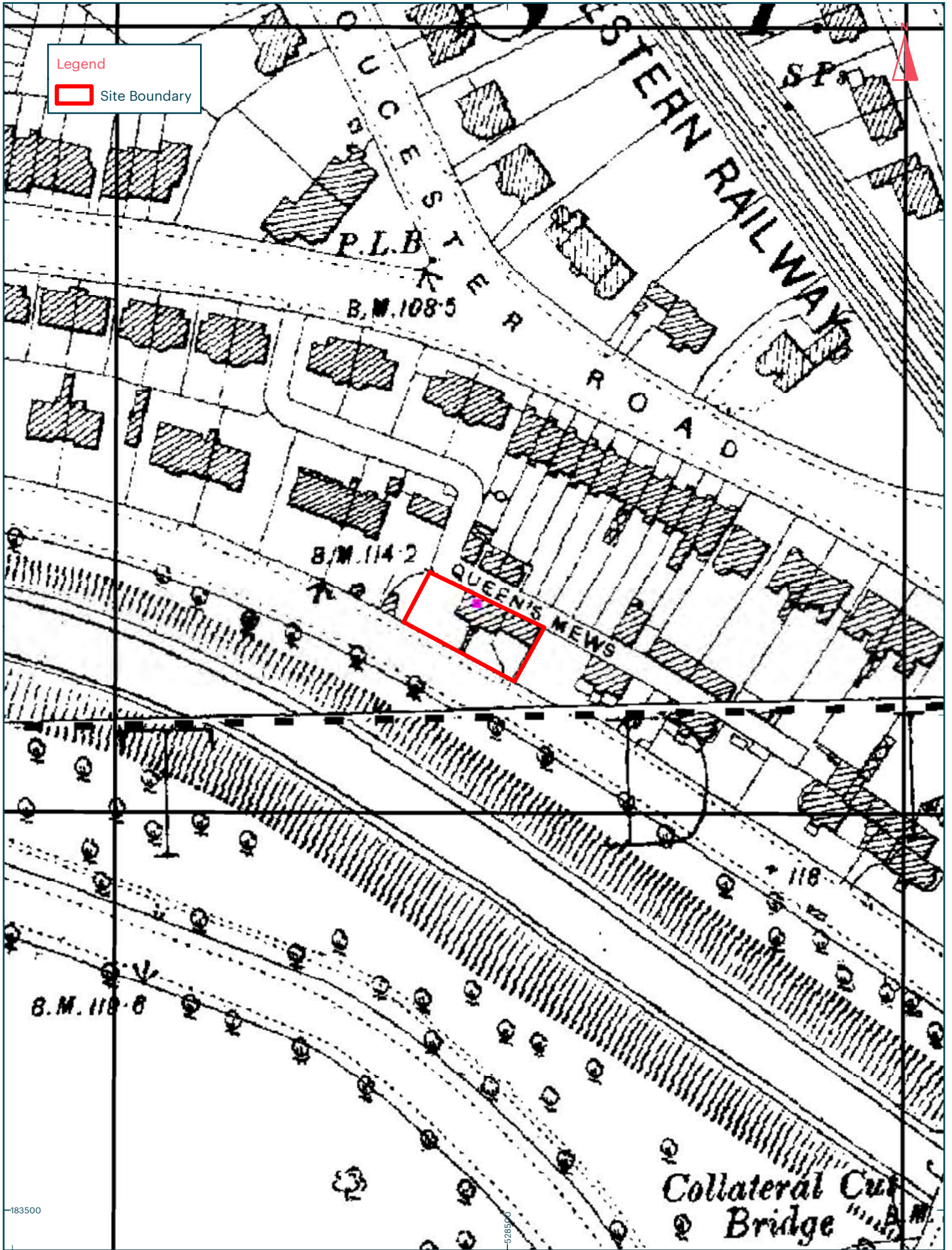


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Title:
Figure 3: Ordnance Survey Map 1875
Address:
No. 5 Prince Albert Road, Regents Park

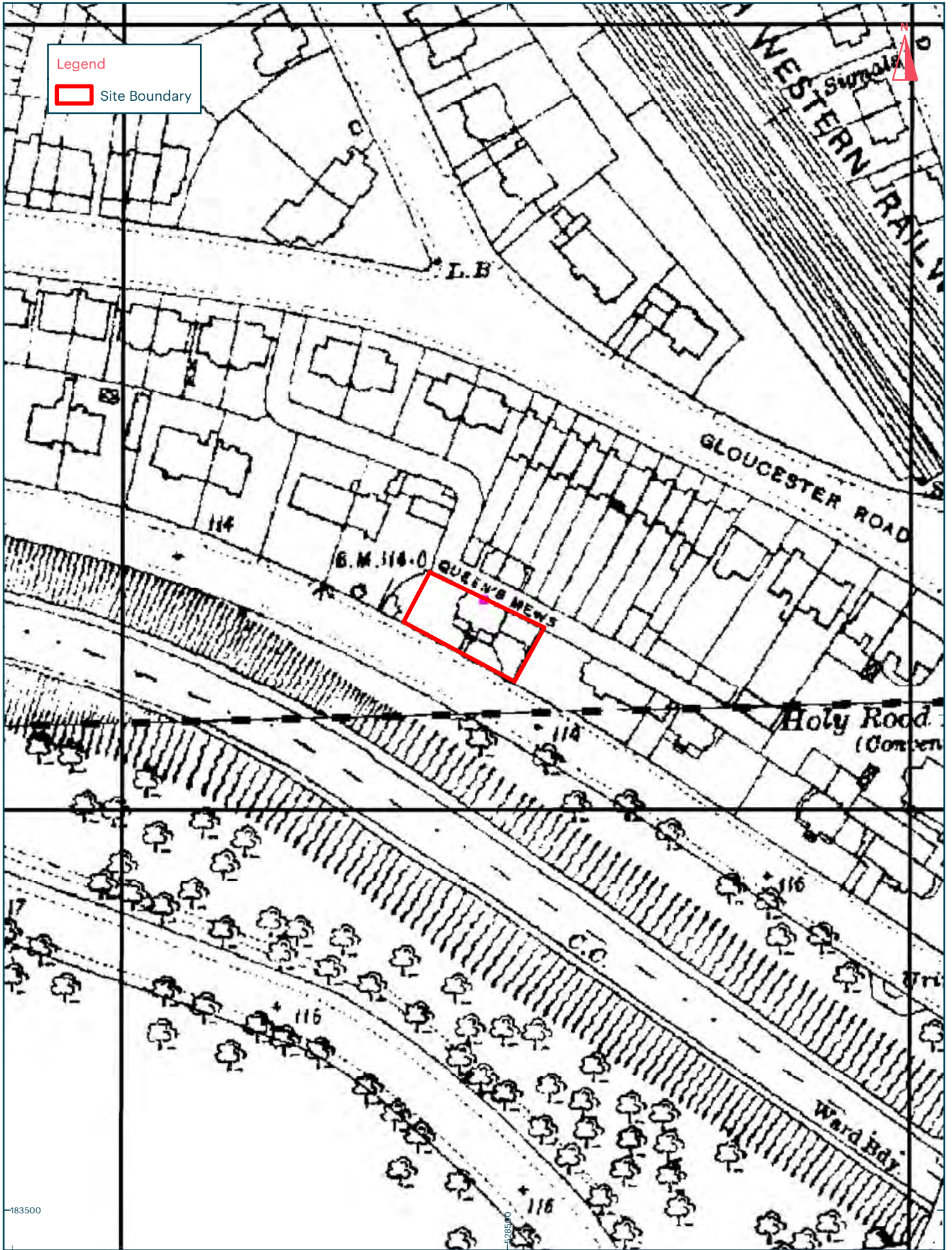




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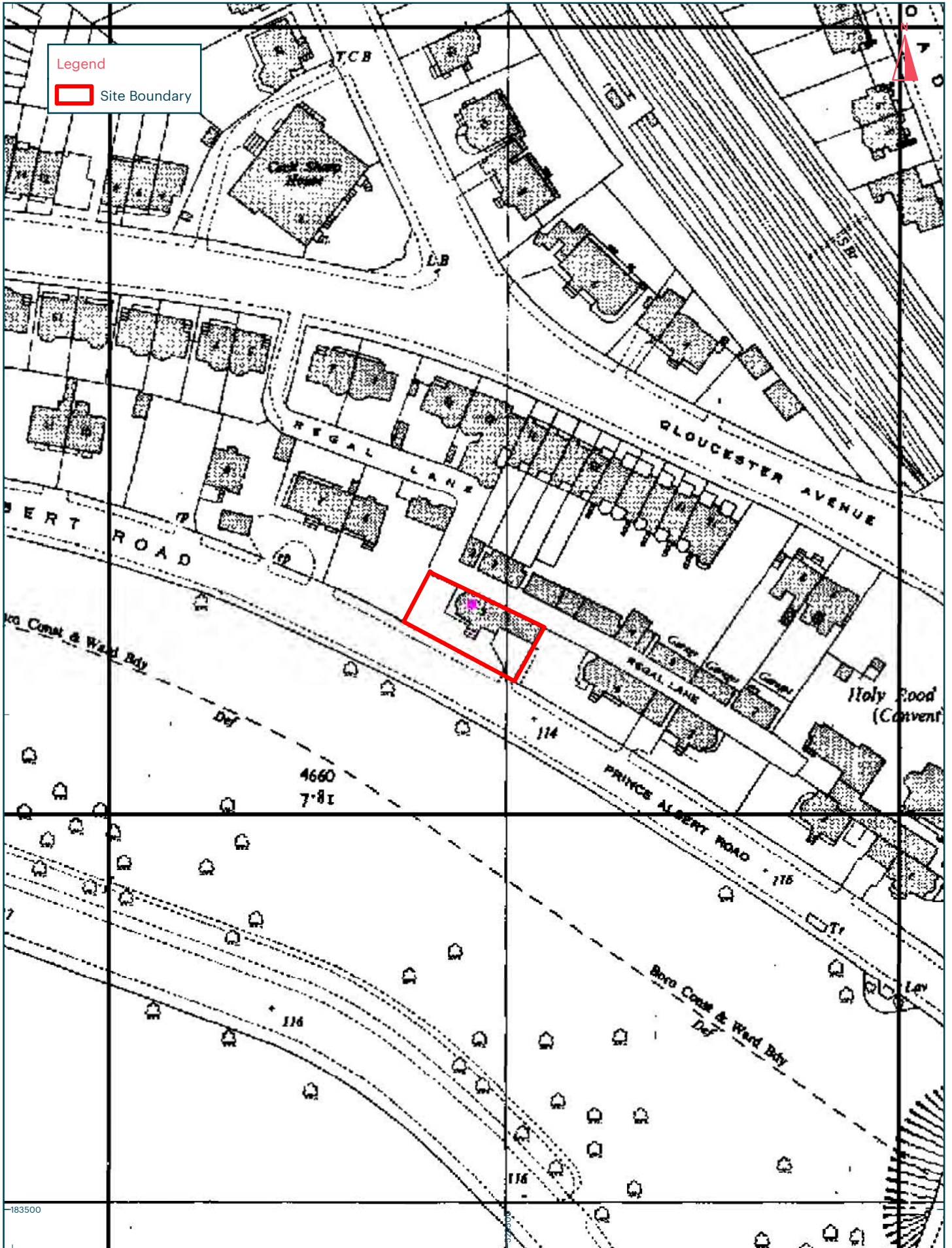
0058925

<p>Title: Figure 4: Ordnance Survey Map 1876</p> <p>Address: No. 5 Prince Albert Road, Regents Park</p>	<p>Scale at A4: 1:1,250</p>	
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Title:
Figure 5: Ordnance Survey Map 1916
Address:
No. 5 Prince Albert Road, Regents Park

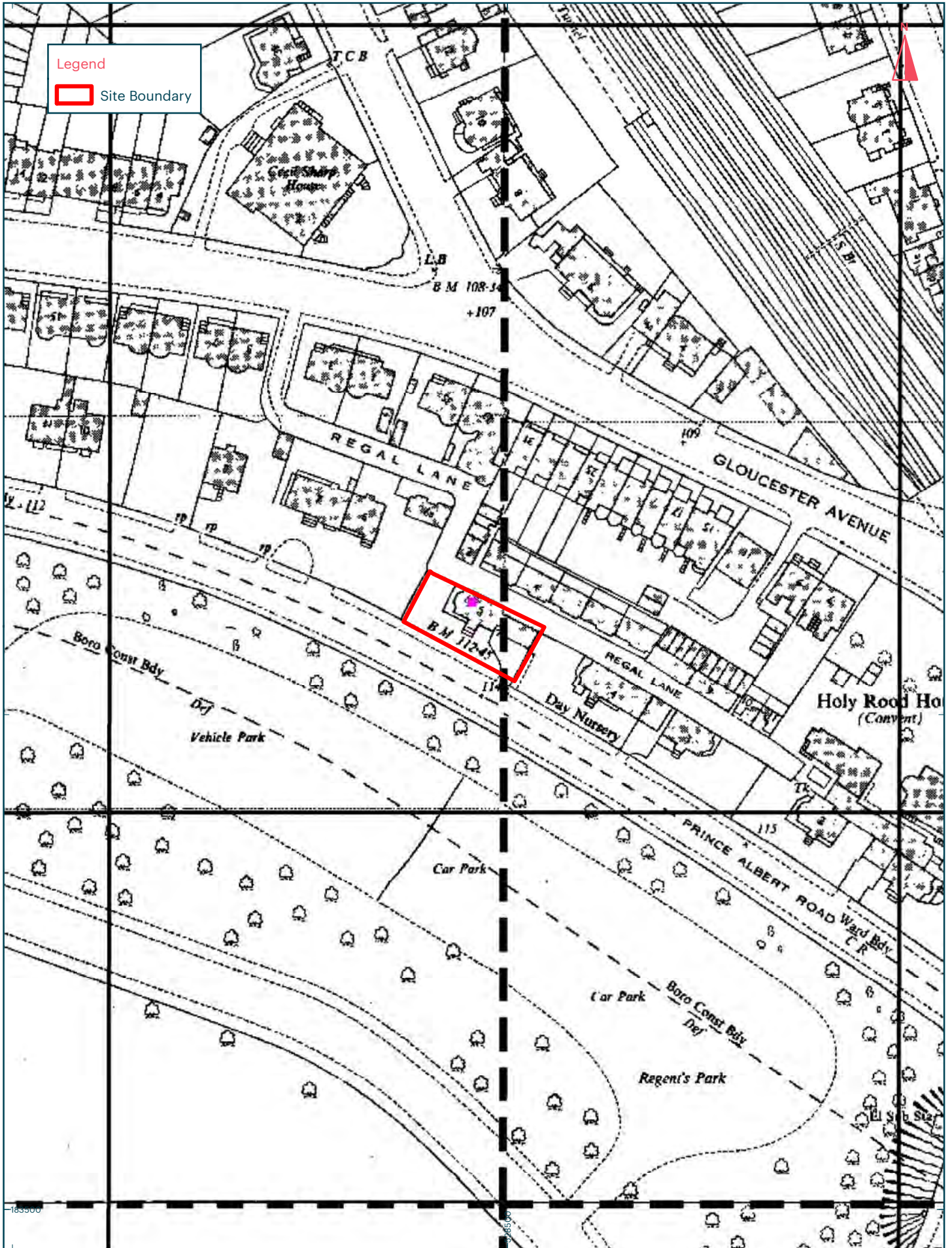




Title:
Figure 6: Ordnance Survey Map 1954
Address:
No. 5 Prince Albert Road, Regents Park

Scale at A4: 1:1,250

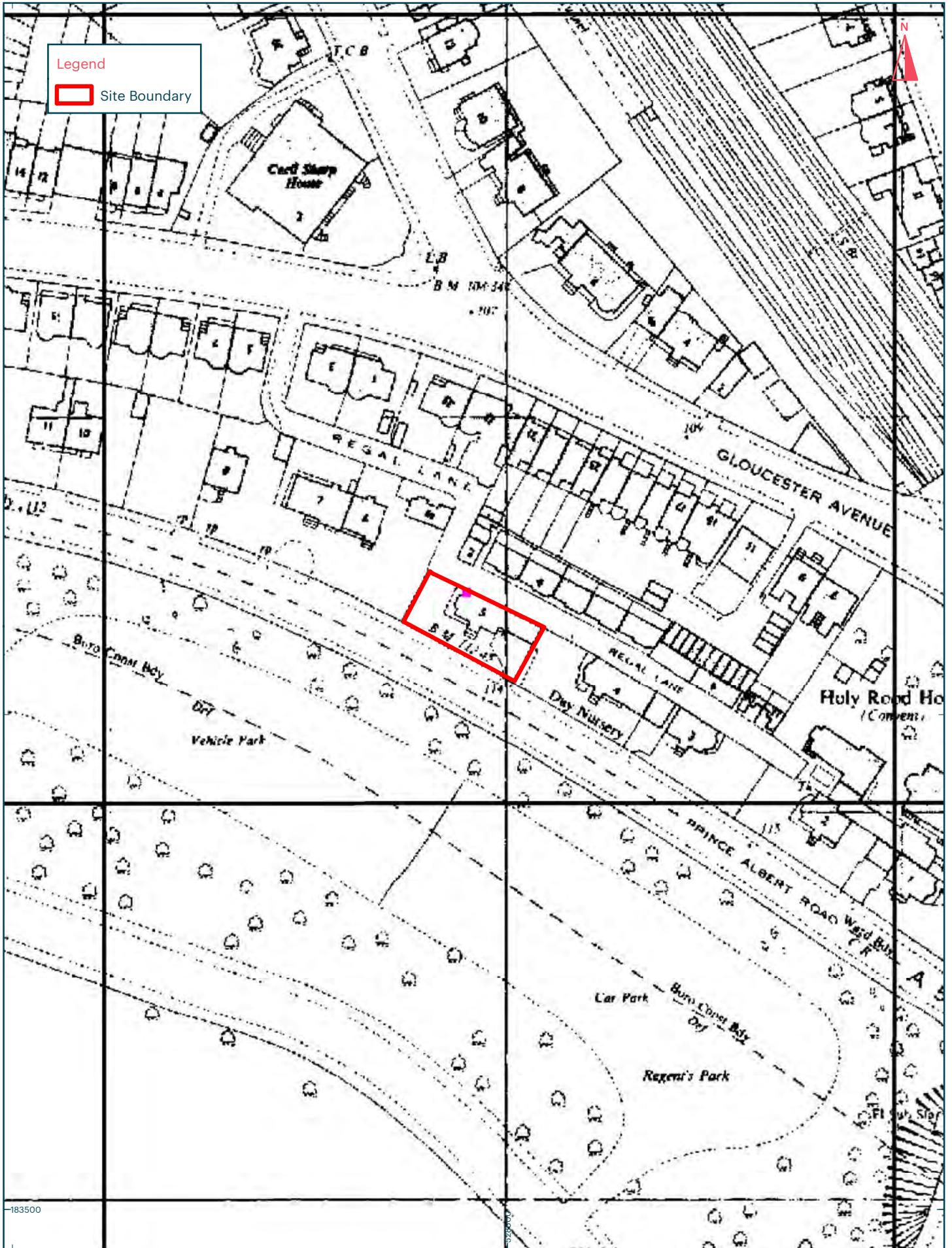




Title:
 Figure 7: Ordnance Survey Map 1962
Address:
 No. 5 Prince Albert Road, Regents Park

Scale at A4: 1:1,250



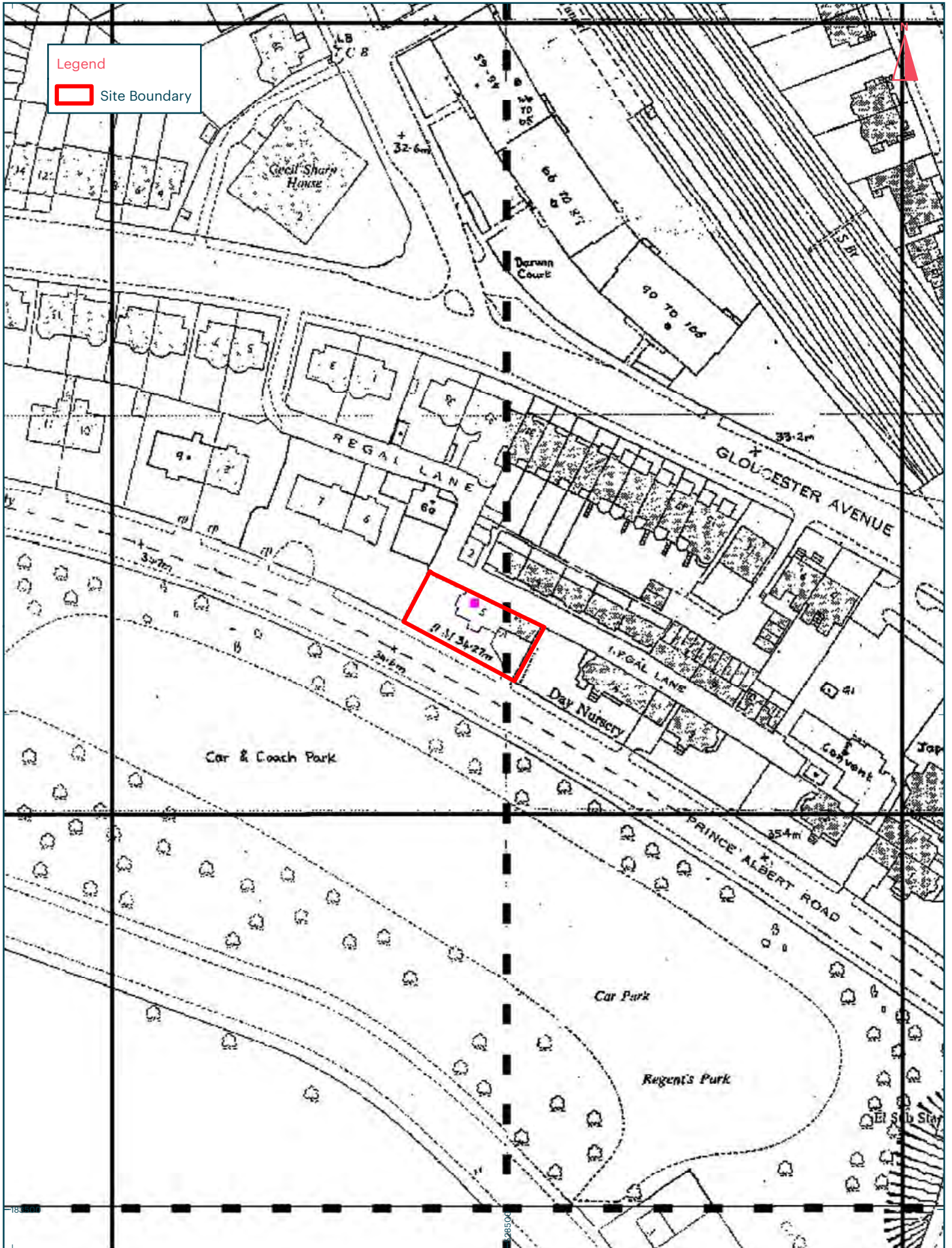


Title:
Figure 8: Ordnance Survey Map 1971

Address:
No. 5 Prince Albert Road, Regents Park

Scale at A4: 1:1,250

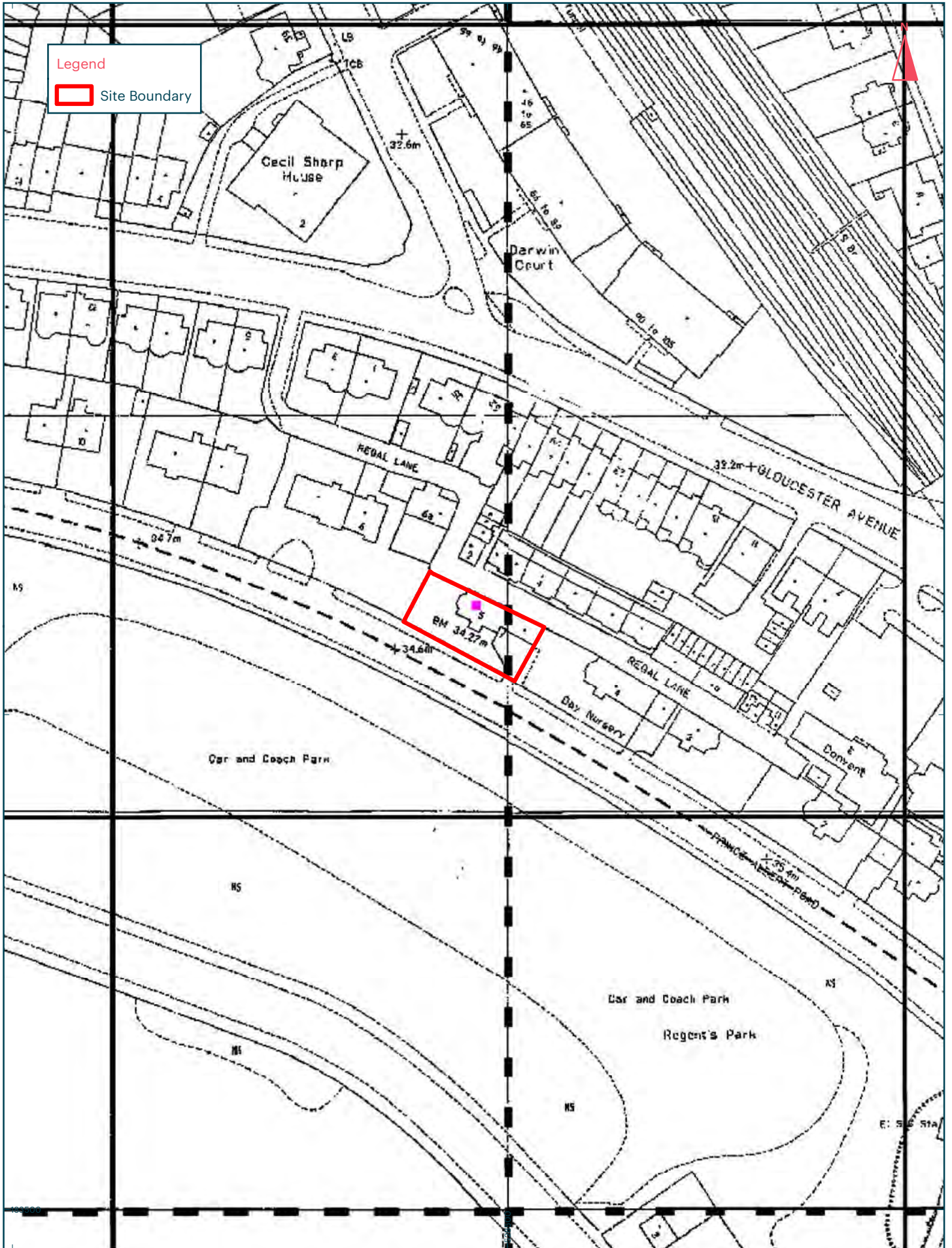




Title:
Figure 9: Ordnance Survey Map 1987
Address:
No. 5 Prince Albert Road, Regents Park

Scale at A4: 1:1,250





Title:
Figure 10: Ordnance Survey Map 1991
Address:
No. 5 Prince Albert Road, Regents Park

Scale at A4: 1:1,250





Plate 1: Looking west along Prince Albert Road



Plate 2: South (main) elevation from Prince Albert Road

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only





Plate 3: Main steps to south entrance



Plate 4: West elevation

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only





Plate 5: Garden Pavilion to west boundary wall



Plate 6: Small structure in south west corner of garden

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only





Plate 7: East elevation of main house



Plate 8: Railings to south and east elevations

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only





Plate 9: South elevation to garage



Plate 10: Centre window to west bay window

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only





Plate 11: First Floor bathroom and dressing area



Plate 12: Detail to stair at first floor landing

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only





Plate 13: First floor wall removed to west elevation



Plate 14: Oriel window to second floor

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only





Plate 15: Staircase at second floor



Plate 16: Joinery detail at first floor

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only





Plate 17: Window and cornice detail to ground floor main room



Plate 18: Interior detail to ground floor west room

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only





Plate 19: Detail of original fireplace



Plate 20: Existing kitchen to basement

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only





Plate 21: Interior to garage



Plate 22: Detail of rooflight

Address:
No. 5 Prince Albert Road, Regents Park

Not to Scale:
Illustrative Only

orion.