2 - 9 CAMBRIDGE GATE, LONDON NW1

STONE REPAIR PROPOSALS AND HERITAGE ASSESSMENT 2024

ROBERT LOADER ARCHITECT

CONTENTS

DOCUMENT PRODUCED BY ROBERT LOADER ARCHITECT

This report has been prepared by Robert Loader and Jon Wright. Robert Loader is accredited by the RIBA Conservation Register and is currently co-chair of the Docomomo International Specialist Committee for Technology, He works on the conservation and upgrading of listed buildings in and around London. Jon Wright is a Heritage Consultant with over 15 years experience in conservation and heritage planning. He has worked on some major conservation projects in London including Battersea Power Station, The National Gallery and Bracken House.

In respect of information requirements for applications the NPPF states: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"* (para 200).

1.1 BACKGROUND TO THE APPLICATION

The purpose of this report is to describe the proposed works to remediate previously consented and completd stone repairs to 2 - 9 Cambridge Gate.

Nos 1-10 Cambridge Gate was constructed in 1875-77 by Stanley G Bird to the designs of T Archer and A Green. It takes the form of a French Renaissance style mansion block with apartments in each of the ten separate entrances. The building is four storeys high with basement and mansard attic floors. The front elevation is built in Bath stone which is the subject at issue of this application.

Bath stone is an oolitic limestone quarried from south of Bradford on Avon north into the Cotswolds. It was used for most of the prestigeous buildings in Bath and Bristol, such as the Royal Crescent and the Bristol Old Vic, but it is relatively unusual to find it in London buildings.

Variations in colour of the Bath stone at Cambridge Gate.

Bath stone can be highly variable in appearance, depending on natural variation in the quarry, the position of the stone on the building and subsequent weathering. This variation is apparent on Cambridge Gate and on many other buildings such as the Roman Baths, pictured below.

Plastic mortar repairs to the Bath stone have recently been undertaken at Cambridge Gate. However, in several locations the mortar repairs give a poor match to the surrounding stone, leading to an overtly ‘pockmarked’ appearance. This application seeks to improve the unsatisfactory appearance of the building.

Previously, discussions and trial repairs had taken place with LB Camden to apply a skim coat and mineral wash over the general affected areas. This approach has been now revised for this application to treating only the small areas of repairs with tinted limewash.

Remedial work is proposed to the ground and basement levels only.

A wide variation in colour and weathering is visible on the Bath stone around the Roman baths.

1.2 STRUCTURE OF THE REPORT

This main body of the report begins in Chapter 2 by describing the existing condition of the building. Chapter 3 records in detail the methods and results of trial repairs undertaken earlier in the year. Chapter 4 describes the small area of cleaning to be undertaken.

Chapters 5 and 6 on the historic development and significance have been included to provide a proper understanding of the history and significance of the existing building in order to give the proper context to assess the impact of the proposed remedial works which is then summarised in Chapter 7.

The appendices contain drawings that record the scope of repairs to be addressed, the contractor’s report, and the list description of Cambridge Gate.

2.1 DESCRIPTION OF EXISTING CONDITION

In the lower floors of Cambridge Gate there are many visually prominent small-scale repairs that have proved very difficult to match to the surrounding stone.

In this instance the repairs are a good match to the underlying stone, but rubbing down the repair has lightened the surrounding stone to give a ‘hallow’ effect.

Many small poorly-matched pockmark repairs across a window bay.

Small-scale repairs do not match the dark or lighter stone.

2.0 EXISTING CONDITION

2.1 DESCRIPTION OF EXISTING CONDITION

The most visible repairs terminate at the architrave under the lead drip to the first floor balustrades.

High-level poorly-matched repairs of moulded rosettes.

High-level poorly-matched repairs of cornice.

High-level poorly-matched repairs of moulded rosettes.

2.1 DESCRIPTION OF EXISTING CONDITION

Typical examples of poorly colour-matched repairs are visible in recessed bays are shown below.

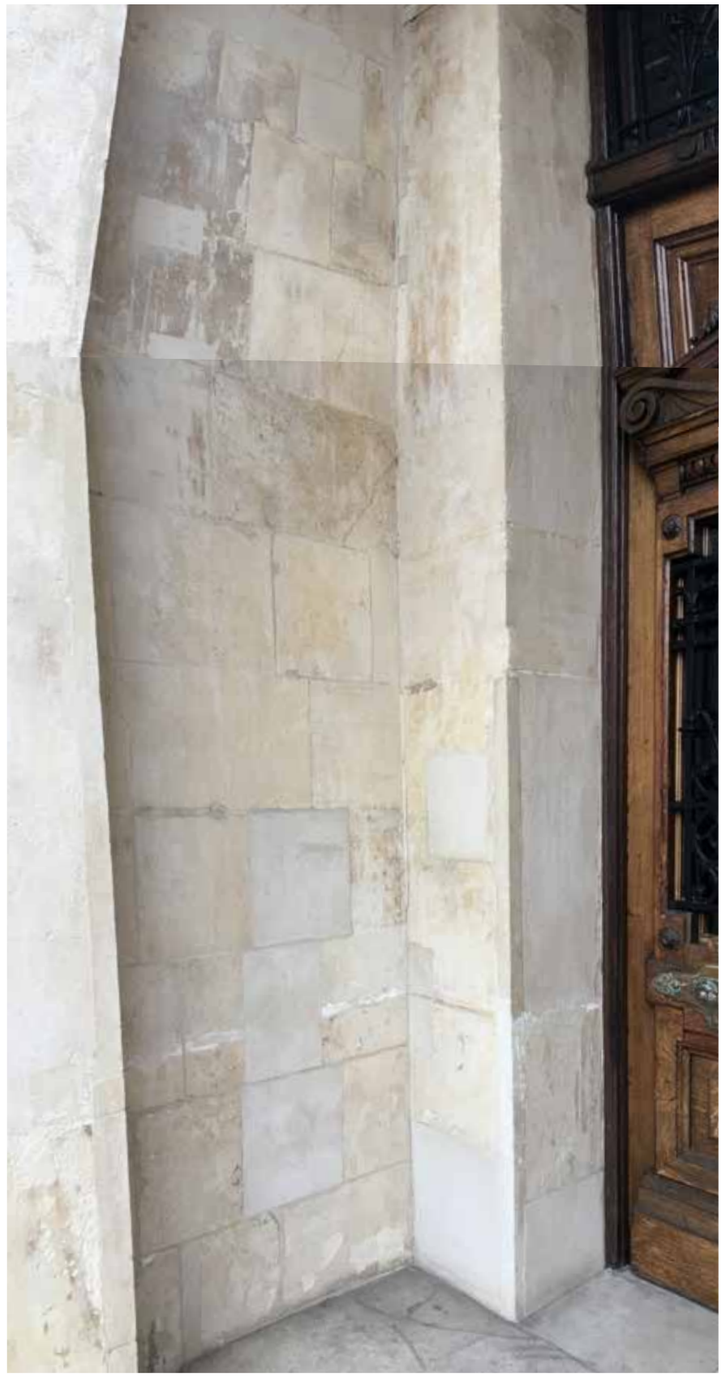
Poor colour match of corner repairs to pillar.

Pockmarked appearance of mortar repairs in recessed bays.

Large mis-matched mortar repairs in recessed bays.

2.1 DESCRIPTION OF EXISTING CONDITION

The stonework in the recessed doorways frequently appears in poor condition and has been subject to extensive visible patch repairs.



Extensive repairs and poor surface finish to the recessed entrance .

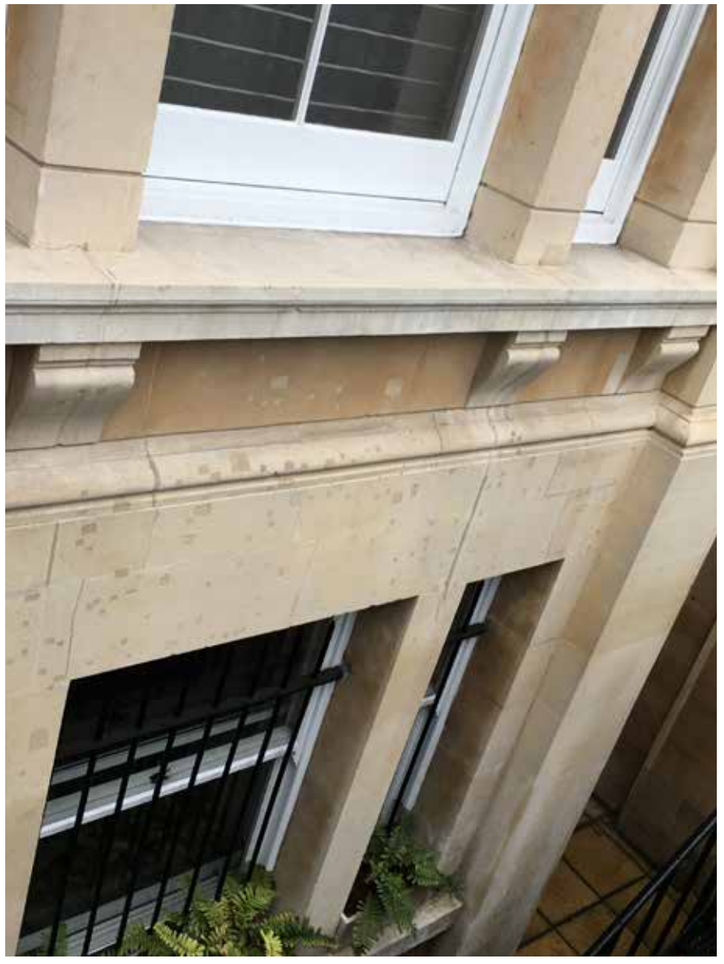
Poor surface finish above the door in this recessed entrance .

Poor surface finish to this recessed entrance .

2.1 DESCRIPTION OF EXISTING CONDITION

Examples of poor colour-matched repairs that are visible below cills and basement areas.

Stone in basement areas frequently displays extensive variability in colour.



The repair mortar on the dark stone is too light and the repair mortar on the light stone is too dark.

In this case the repair mortar on the dark stone is also too light.

3.1 DETAILED METHODOLOGY OF REPAIR

An early proposal was trialed in 2023 to treat the entire ground and basement level facade with Keim Restauro wash. This approach has been discounted for two reasons: one, that mineral paints will form a permanent chemical bond with the underlying stone, and two, that such a coating will give an unduly uniform appearance to the stone.

Further trials were undertaken on March 5 & 6, 2024 using limewash from diluted lime putty and coloured with the products illustrated below.

Successful implementation of limewash repairs depends more on skilled and experienced application of traditional lime-based products rather than the properties of the applied material.

Limewash was only applied over unmatching repairs and not the background stone. A 19mm wide brush (3/4”) was used.

Colour tinting repairs using any type of semi-transparent wash will never achieve a perfect match to surrounding stone. In this respect the results should be assessed from a distance at which they would be typically be seen, that is, from the adjacent pavement at a minimum approximate distance of three metres.

Colour tinting with limewash allows colours to be darkened and as well as lightened.

The following pages illustrate a variety of repairs that, after review are determined as successful or not successful.

The proposed remediation across the whole of the ground and basement areas will identify repairs that significantly contrast with the background stone before work commences, which are then to be carried out with the same methodology as in the trials described here. Where initial tinting repairs are deemed not satisfactory the programme of work will allow repeated applications until a satisfactory result is achieved.

Examples of tinting material used in the repairs.

Examples of tinting material used in the repairs.

Lime putty.

A 19mm brush was generally used for tinting the repairs.

3.2 TRIAL 1

An example repair was successfully treated under the window sill of House 5.

Pre-existing contrasting repairs under the window sill of House 5.

The remediated tinted repairs under the window sill of House 5. The area to the right of the bracket has been treated, while the area to the left of the bracket is untouched. These repairs are considered satisfactory.

The repairs are almost imperceptable from the pavement which is the distance from which they are to be judged.

3.3 TRIAL 2

An partially successful repair to the corner base of the column between House 5 and House 6.

In the circumstances of a full remediation contract further tinting would be necessary to the lateral face.

The pre-existing contrasting corner repair at the column base between House 5 and House 6 has an orange tinge. The outward face of the column has weathered to a very light colour, while the side of the column remains dark.

The tinting repair shortly after completion on March 6.

The corner repair after ten days. The side facing outwards is considered satisfactory, while the lateral face still has a strong contrast to the darker adjacent stone.

3.4 TRIAL 3

An successful repair to the corner pier in the basement area of House 5.

No ‘before’ photo was taken. The colour while drying is very different to the final result.

The tinting repair while drying on March 6.

The corner repair after ten days. This repair is considered satisfactory.

View from three metres. The dark colour of the pre-existing repair can be seen in the untreated corner repair to the right.

3.5 TRIAL 4

An successful repair to the corner of a pier in the basement area of House 5.

The pre-existing contrasting corner repair in the basement area of House 5 is very much lighter than the surrounding dark stone.

The tinting repair shortly after completion on March 6.

The corner repair after ten days. The repair is considered satisfactory.

3.6 TRIAL 5

An partially successful repair to repairs that have shrunk, leaving a pock-marked appearance.

In the circumstances of a full remediation contract further rubbing down to the face would be necessary.

The pre-existing reapirs provide a good colour match, but have shrunk.

The reapirs have been filled, but not yet rubbed down on March 5.

The repair mortar has been rubbed down and limewash applied to the extent of the stone joints. The repair is not yet satisfactory.

4.0 CLEANING

4.1 THE RAILING PLINTH

The stone plinth under the iron railings is to be cleaned using Doff steam cleaning equipment.

This is similar to the cleaning to the perimeter wall to Outer Circle that has recently been carried out by the Royal Parks.

The heavily soiled stone plinths below the railings is to be cleaned.

The heavily soiled stone plinths below the railings is to be cleaned.

The Bath stone perimeter wall to the Outer Circle has recently been cleaned by Doff steam cleaning.

5.1 HISTORIC DEVELOPMENT

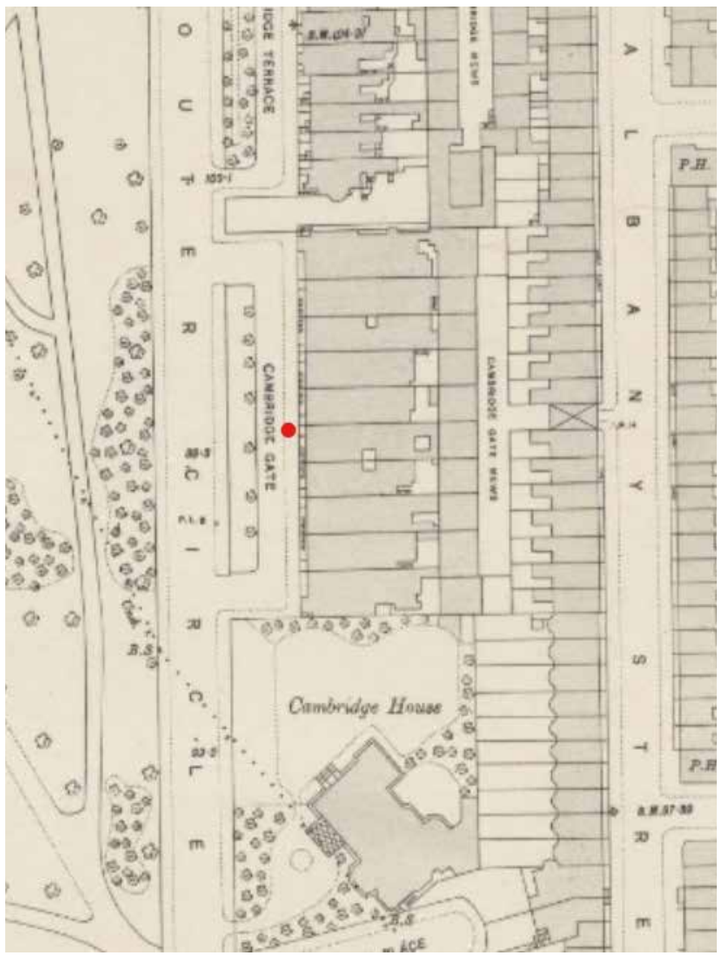
The development of Cambridge Gate took place in 1876-80 and the building replaced Decimus Burton's Colosseum which had stood on the site since construction in 1827. The building was conceived by Thomas Horner, a painter and surveyor and housed a panoramic painting of London seen from the top of St Pauls Cathedral in a sixteen-sided domed polygon. The building was demolished in 1875 following a failed attempt to convert it into a hotel. Stanley Bird, the owner of the site, completed the demolition and decided to develop a terrace of houses on the site to front Regents Park.

Designed by Thomas Archer and Arthur Green, architects of the Hyde Park Hotel and Whitehall Court, the terrace of Cambridge Gate was proposed in a French style, a reaction to much of the Kensington Italianate architecture which largely defined the residential development of west London in the mid-Victorian era. Named after Adolphus Frederick, Duke of Cambridge the seventh son of George III, Cambridge Gate was an imposing block, set back from the road between Cambridge Terrace and the Adult Orphan Institute at the southeastern corner of Regent's Park. The houses were designed with five storeys plus an attic over a basement and extensive balustrading and railings in the facade. The houses were constructed of Bath stone which gave the terrace a unity of appearance. Bath stone is a freestone which when quarried, has a light cream or buff colour. It weathers to a creamy honey hue following exposure to the air and adopts a surface patina.

No. 10 was damaged in WWII and rebuilt afterwards. However, the external appearance of the houses has remained largely intact and the terrace was listed in 1974. Several images were taken of the terrace from this time in black and white for the listing assessment and they show a degree of variegation in the colour of the stone work due to ageing but there remains at this point an overall unity to the facings.

Photos from the 1930s and 70s show that the recessed porticos of nos 3, 4, 7 and 8 were painted white. Removal of this paint may have caused the damage to the stone faces within the entrances.

OS Map of 1870, showing the colosseum before its demolition in 1875



The OS map of 1895 showing the completed Cambridge Gate terrace

Cambridge Gate in 1976 – two years after listing. The entrances to nos 3 & 4 can be seen to have been painted white.

6.1 SIGNIFICANCE IN HERITAGE POLICY

Significance is the term given to the total sum of the cultural and heritage values that make a place special to this and future generations. It encompasses not just the physical attributes of a site but also its setting, contents, use, history, traditions and wider context; these may be tangible or intangible (i.e. physical or thematic). It is therefore unique to each place and relative significance can vary from element to element: a building or space may be significant for one or several overarching reasons, but a specific element may be more or less significant than the whole for different reasons.

The methodology used in this assessment of significance is taken from definitions, requisites and guidance set out in the National Planning Policy Framework, the Planning (Listed Building and Conservation Areas) Act 1990 and Historic England Advice Note 12 ('Statements of Heritage Significance: Analysing Significance in Heritage Assets').

Significance is derived from one or a combination of different interests (or values), including:

- **Archaeological interest** – There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically:
  - Architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.
  - Artistic interest is an interest in other human creative skills, like sculpture.

- **Historic interest** – An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Factors such as rarity, integrity and group value will further contribute to significance. Setting – the surroundings in which a heritage asset is experienced or is otherwise linked to – is also a key consideration.

Significance and the interests/values which contribute to it are measured against a sliding scale: whilst many elements will be significant, not all will be significant to the same degree. It is important to recognise these variations so that future change is determined proportionately to significance.

- **High** – A theme, feature, building or space which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly resisted.

- **Medium** – A theme, feature, building or space which has some cultural importance and helps define the character, history and appearance of the site. Efforts should be made to retain features of this level if possible, though a greater degree of flexibility in terms of alteration would be possible.

- **Low** – Themes, features, buildings or spaces which have minor cultural importance, and which might contribute to the character or appearance of the site. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessarily mean a feature is expendable.

- **Neutral** – Themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.

- **Intrusive** – Themes, features or spaces which detract from the values of the site and its character and appearance. Efforts should be made to remove these features.

6.2 SIGNIFICANCE OF CAMBRIDGE GATE

Cambridge Gate is assessed against the significance values below.

Archaeological

The site has been rebuilt several times, most notably for the construction of the Colosseum in 1827. The potential for there to be extensive archaeological deposits is limited due to the large-scale architecture that was once on the site and the deep excavations that were required for the construction of Cambridge Gate. For this reason, the archaeological significance of the building is low

Architectural

The building is a prominent and much-admired feature of the locality and it fronts one of London's most prominent and famous green spaces, Regent's Park. The powerful architectural composition, derived from French Renaissance style is symmetrical and features an array of classical features and decorative detail. Set back from the Outer Circle somewhat, the visual coherence of the composition as a complete building is legible and notable and the stonework façade is in contrast with the stucco terraces of Cambridge Terrace to the north. The unity of the stonework as it contributes to the aesthetic of the building has not, in distant views been hugely impacted by the former mortar repairs. However, in near views these repairs are detrimental to the significance of the building and the sense of unity both the architectural composition and the Bath stone, give it. Overall, the architectural and aesthetic significance of this building is high but the mortar repairs are detrimental to that significance.

Historic

The building is important historically for its association with the former colosseum designed by the notable architect Decimus Burton and for its designers, Archer and Green, who constructed many other important buildings in London, several of which are nationally designated. The building also has historic value for its contribution over time to the wider landscape of Regent's Park. As such the historic significance of the building is high.

7.1 HERITAGE IMPACT ASSESSMENT

7.1.1 The proposals as set out in Section 3 and the Appendix drawings are to the ground floor and basement areas only and seek to remediate previous works that have had a detrimental impact on the aesthetic and architectural significance of the listed building. The previous repairs have led to a highly visible series of scars in the stone that have impacted the unity of the stonework and in near views are visually intrusive to the individual elements that make up the terrace. Collectively these repairs have had a considerable impact on the heritage asset.

With the conservation-led methodology herein proposed the remediation works seek to do two things to return the unity and coherence of the stonework and address the previous repair work so a more consistent overall appearance is achieved. The methodology has been set out by an accredited conservation architect in collaboration with stone conservators using trialled techniques.

It is therefore the conclusion of this impact assessment that the repairs to the stonework in the places where it has been impacted by unsympathetic previous repair constitute a heritage benefit to the listed building. Bath stone is naturally varied in tone and colour, combined with the sensitive cleaning to the plinths beneath the railings, these repairs will help to bring back the original appearance of the building and the natural qualities of the stone.

DRG CMBGT 200

0 2m 4m 6m 8m 10m

Rev	Date	Notes
.	02.02.2024	Prelim Issue.

NOTES
1. Where applicable, this drawing is to be read in conjunction with specification.
2. Do not scale from this drawing.
3. All dimensions to be checked on site prior to commencement of works.
4. Contractor to report back any discrepancies with site dimensions.

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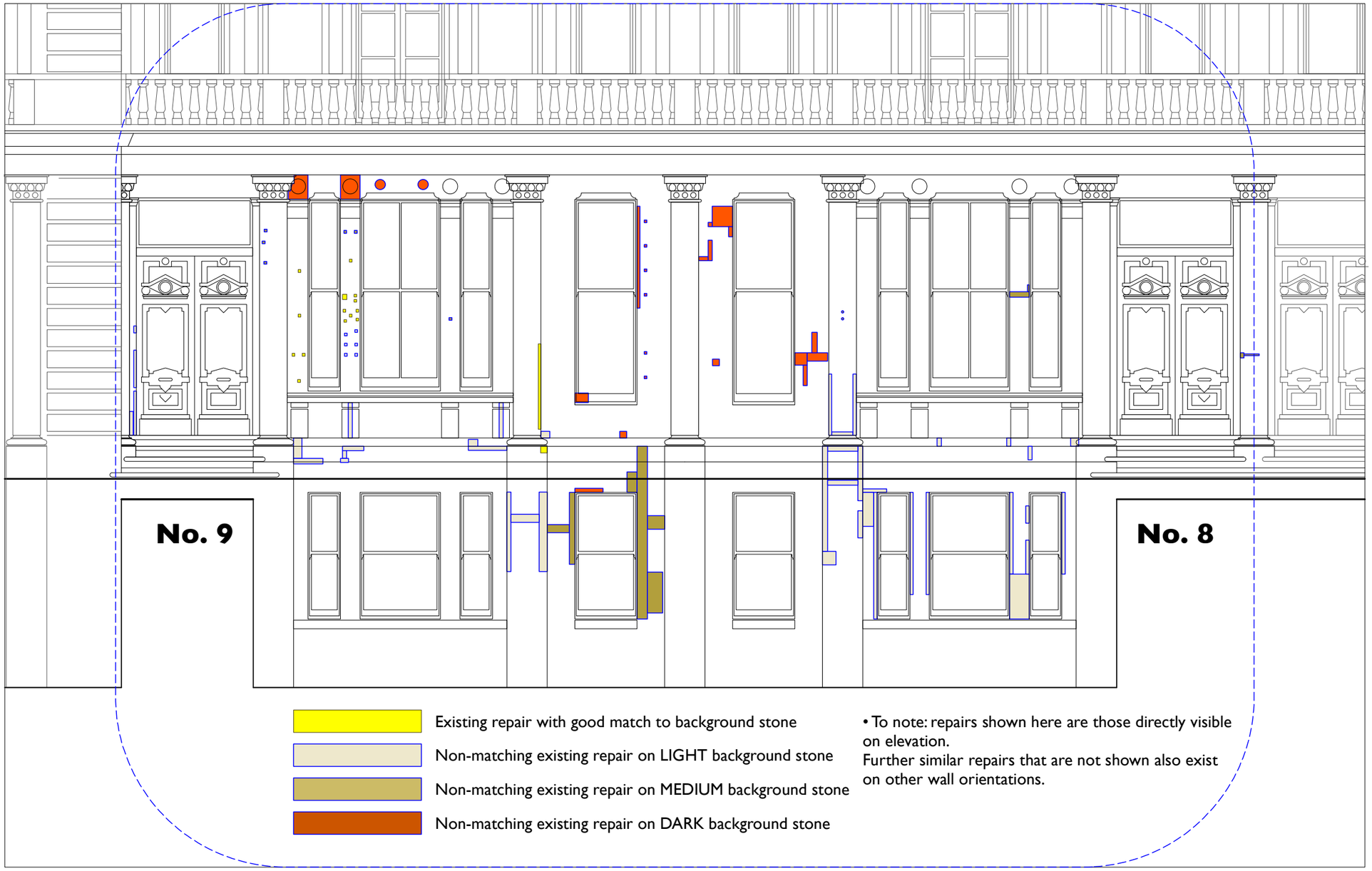
Project	Drawing Title	Drawing Status	Job	Drawing No	Rev
2-9 CAMBRIDGE GATE London NW1 4JX	**FRONT ELEVATION** AS EXISTING	**PRELIMINARY** Scale: 1:250 @ A3	**CMBGT**	**200**	**.**

DRG CMBGT 211



0 1.0m 2.0m 3.0m 4.0m

Rev	Date	Notes	Rev	Date	Notes
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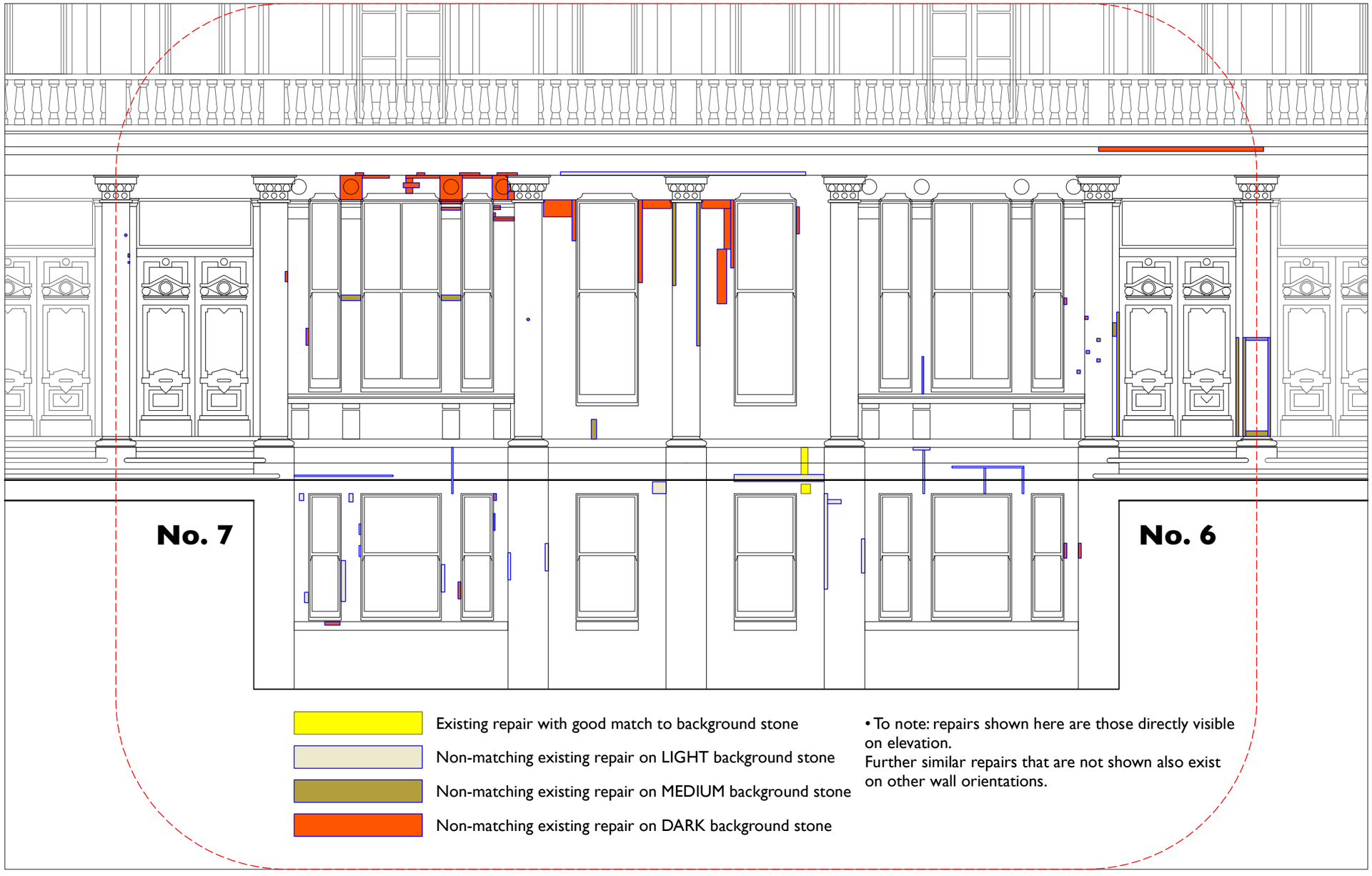
2 - 9 CAMBRIDGE GATE London NW1 4JX	**FRONT ELEVATION - 9 & 8** AS EXISTING	**PRELIMINARY** Scale: 1:50 @ A3	**CMBGT**	**211**	**.**

DRG CMBGT 212



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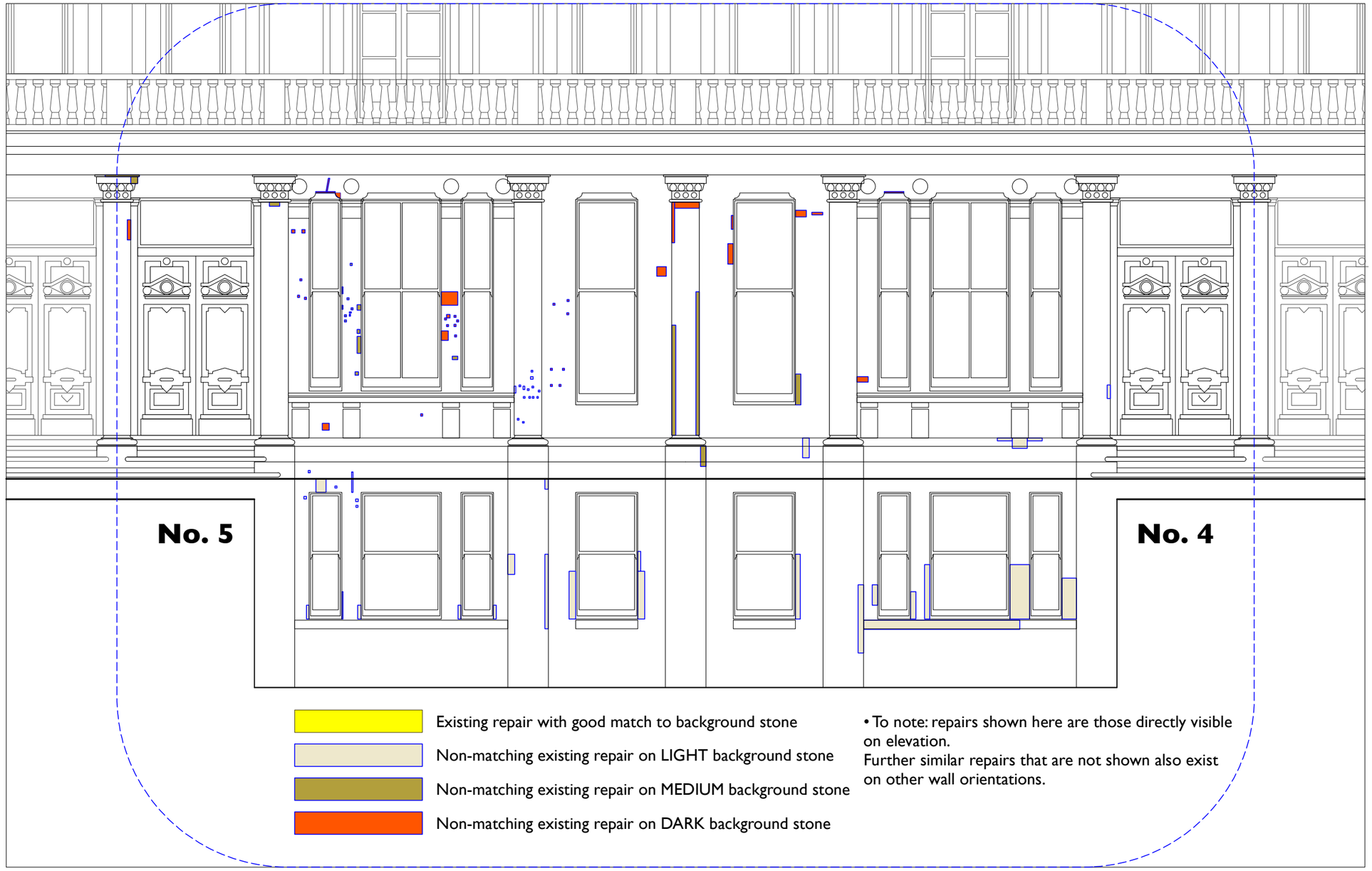
DRG CMBGT 213



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DRG CMBGT 214

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Rev	Date	Notes
.	02.02.2024	Prelim Issue.

Rev	Date	Notes
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Project: **2 - 9 CAMBRIDGE GATE**
London NW1 4JX

Drawing Title: **FRONT ELEVATION - 9 & 8**
AS EXISTING

Drawing Status: **PRELIMINARY**
Scale: 1:50 @ A3

Job: **CMBGT**

Drawing No: **214**

Rev: **.**

CONTRACTOR'S REPORT

WILLIAMS RESTORATION

Date Submitted: 12/03/2024 02:55 PM
Submitted By: craig@williams-restoration.co.uk

Sample Approval Record

Project Detail

Contract Number	
Area / Sample Type	Bath stone repairs- Toning of the repairs
Date	05/03/2024

Sample Detail

Ref	2-9 Cambridge gate- samples carried out in houses 5 & 7
Description of Sample / Works For Approval	Mortar repairs to be toned into the surrounding stone.
Location	Houses 5 and 7 basement area
Photo	

Materials used:

Mature lime Putty

French Ochre pigments

Colours:

Havana
Savannah
Pale Yellow

WILLIAMS RESTORATION

Date Submitted: 12/03/2024 02:55 PM
Submitted By: craig@williams-restoration.co.uk

Sample Approval Record

Item 1: basement of house no 5 lhs jamb.

Item 2: basement to house number 5 - a serious of small repairs, filled with bath premix (nhl3.5) then toned to suit

CONTRACTOR'S REPORT

WILLIAMS RESTORATION

Date Submitted: 12/03/2024 02:55 PM
Submitted By: craig@williams-restoration.co.uk

Sample Approval Record

Item 3: house number 5 ground floor below window. Darker stone with light repairs toned in.

Item 4: House number 5 rhs as you enter staircase. Original repair is very orange and does not match the surrounding stone.

Please note lots of smears surrounding the repair.

WILLIAMS RESTORATION

Date Submitted: 12/03/2024 02:55 PM
Submitted By: craig@williams-restoration.co.uk

Sample Approval Record

Item 5: House number 7 rhs mullion. Repairs are incorrect colour and smears need to be removed

Item 1: shows tinting works carried out.

CONTRACTOR'S REPORT

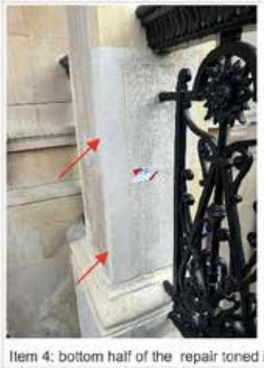
WILLIAMS RESTORATION

Date Submitted: 12/03/2024 02:55 PM
Submitted By: craig@williams-restoration.co.uk

Sample Approval Record

Item 2: Repairs filled and the surface lightly toned

Item 3: Further tonning of the repairs only to match the dark surrounding stone.



Item 4: bottom half of the repair toned in.

WILLIAMS RESTORATION

Date Submitted: 12/03/2024 02:55 PM
Submitted By: craig@williams-restoration.co.uk

Sample Approval Record

Item 5: The repair has been toned in.

We have used a carbo block- sponge and water used too carefully remove the smearing of the original repairs.

Inspecting Party (e.g. Client, Architect)	Robert Loader
Inspecting Party Name	James Fletcher

Williams Restoration Sign Off

WR Manager Name	Craig Williams
WR Manager Signature	
Date of Completion	07/03/2024

External Sign Off

External Approver Name	
External Approver Position	
External Approver Signature	
Date of Approval	06/03/2024

LIST ENTRY NUMBER: 1244289, FIRST LISTED: 14 MAY 1974

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NUMBERS 1-10 AND ATTACHED RAILINGS

Listed on the National Heritage List for England. Search over 400,000 listed places

Overview | Official List Entry | Comments and Photos

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1244289**

Date first listed: **14-May-1974**

List Entry Name: **NUMBERS 1-10 AND ATTACHED RAILINGS**

Statutory Address 1: **NUMBERS 1-10 AND ATTACHED RAILINGS, 1-10, CAMBRIDGE GATE**

Location

Statutory Address: **NUMBERS 1-10 AND ATTACHED RAILINGS, 1-10, CAMBRIDGE GATE**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Camden (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 28763 82469**

Details

CAMDEN

TQ2882SE CAMBRIDGE GATE 798-1/92/142 (East side) 14/05/74 Nos.1-10 (Consecutive) and attached railings

GV II

Terrace of 10 houses. 1875-77. By T Archer and A Green. Built by Stanley G Bird. Bath stone; slated mansard roofs with dormers. Large slab chimney-stacks. 4 storeys, attics and basements. Symmetrical terrace in French Renaissance style with projecting end bays (Nos 1 & 10). EXTERIOR: each house with 1 window each side of a 3-window bay. Windows mostly recessed casements with enriched panels over. Square-headed doorways with enriched half glazed doors and fanlights (some with enriched cast-iron grilles). Nos 1 & 10 with prostyle porticoes. Canted window bays rise through lower 3 storeys with bracketed cornices and central pediments with pierced parapets over. Ground floor with pilasters carrying entablature with continuous balustraded parapet at 1st floor level. Console-bracketed balcony with balustrade at 2nd floor level with cast-iron balconies to bay windows. 3rd floor, 3 windows separated by pilasters above bay windows, with 1 window each side. Bracketed cornice and parapet. Above bay window bays, large dormers of single round-arched light with keystone, topped by segmental pediment and flanked by scrolls. End houses with attic storeys above cornice and tall mansard roofs enriched with cast-iron railings and large palmettes. Nos 8 & 9 with blind boxes. Left hand return with 8-light cast-iron conservatory bay window on bracketed stone base. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached, cast-iron panelled railings with floral motif to areas. HISTORICAL NOTE: this terrace was built on the site of the Colosseum (1824-6, demolished 1875) by Decimus Burton. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 123).

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **476790**

Legacy System: **LBS**

Sources

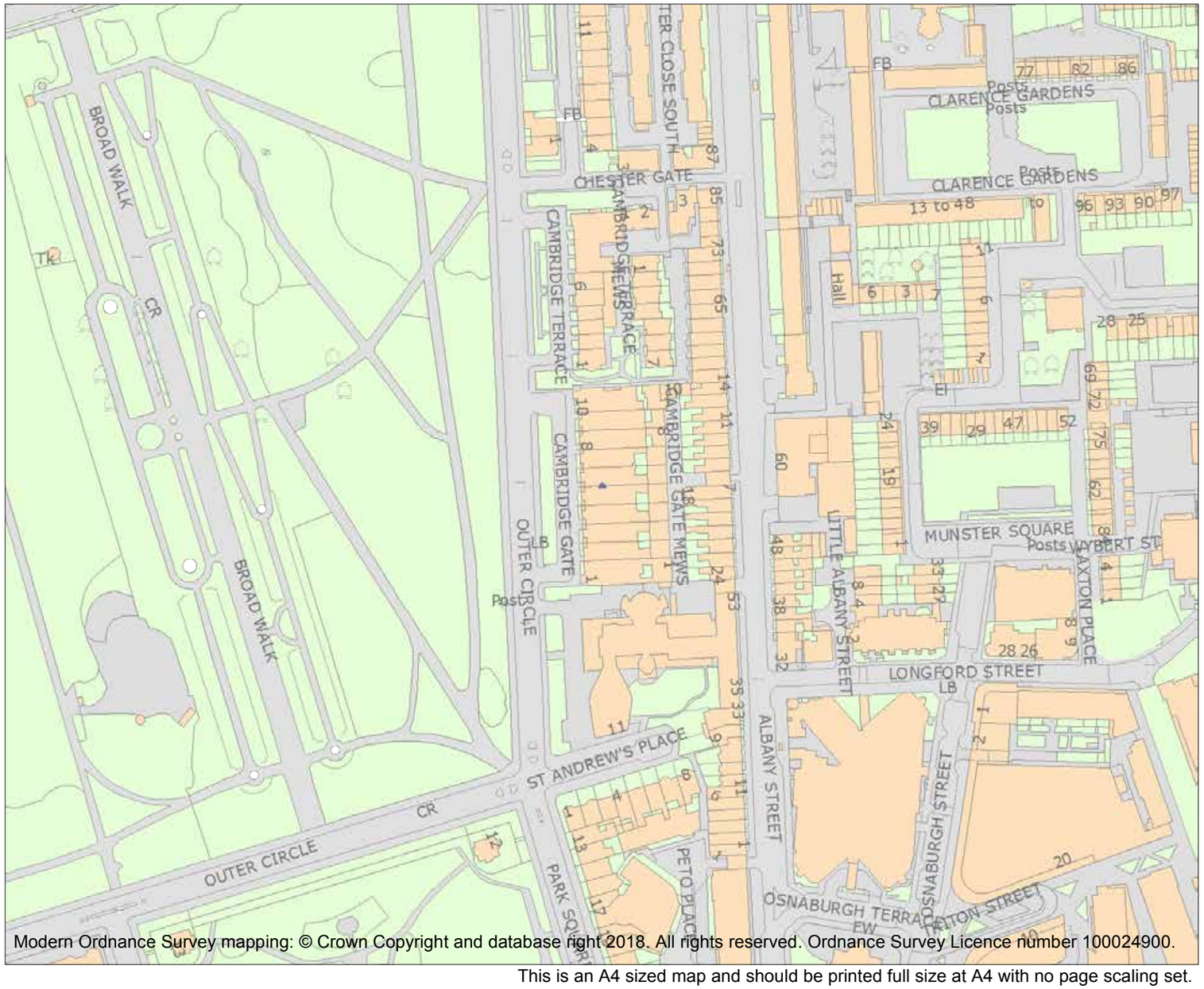
Books and journals

'Survey of London' in Old St Pancras and Kentish Town The Parish of St Pancras Part 2: Volume 19 , (1938), 123

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

LIST ENTRY NUMBER: 1244289, FIRST LISTED: 14 MAY 1974



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: NUMBERS 1-10 AND ATTACHED RAILINGS

Heritage Category:	Listing
List Entry No :	1244289
Grade:	II

County: Greater London Authority

District: Camden

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 28763 82469
Map Scale:	1:2500
Print Date:	5 December 2023

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