



Historic England

Mr Alan Wito
London Borough of Camden
Development Management
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London
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Direct Dial: 020 7973 3765

Our ref: L01584495

4 November 2024

Dear Mr Wito

SCHEDULE 18 HIGH SPEED RAIL (LONDON-WEST MIDLANDS) ACT 2017

22 PARK VILLAGE EAST LONDON NW1 7PZ Application No. 2024/4745/HS2

Thank you for your letter of 30 October 2024 regarding the above application for consent under the Heritage Agreement (Schedule 18 'Listed Buildings') for High Speed Two (2017). On the basis of the information available to date, we offer the following advice to assist your Authority in determining the application.

Historic England Advice Background

22 Park Village East is identified in Table 2 of Schedule 18 ('Listed Buildings') of the High-Speed Rail (London-West Midlands) Act 2017. This enables works of alteration to named listed buildings as part of the works authorised under the Act. The subsequent Heritage Agreement of 20th February 2017 entered into by HS2 Ltd, London Borough of Camden and Historic England requires method statements to be submitted for agreement as part of the development process.

Significance

22 Park Village East (also known as Sussex Cottage) forms part of a group of Italianate residential villas laid out between 1824-32 by John Nash as part of his masterplan for Regent's Park.

His vision for a place of leisure for London's social, political and aristocratic elite with ornamental parkland was short-lived. The opening of the London to Birmingham Railway in 1838 radically altered the setting of Park Village East with the tunnel and cutting following the boundary to the rear gardens of the villas. The subsequent residential development of the Southampton Estate further altered the character of the area. However, Nash's 'rus in urbe' remains legible and is of very high significance.



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The neo-classic quality of the Park Village East villas contributes to our understanding of Nash's architectural vision.

The expansion of the railway cutting between 1900 and 1905 resulted in the demolition of some villas on Mornington Crescent and brought the retaining wall of the railway closer to Park Village East. Both numbers 22 and 24 were 'seriously damaged but repairable' because of WW2 bombing and were largely rebuilt. By 1964, the building was experiencing structural damage because of the movement of the railway and roadway subsidence. Number 24 was underpinned but number 22 was not. Both 22 and 24 are listed Grade II*.

Proposals and their impact

The works outlined in these proposals relate to the temporary monitoring of the asset that will, in turn, provide data on managing the effects during tunnelling operations. It is anticipated there will be vertical and horizontal movements of the listed structure during groundworks associated with the development of the HS2 railway line. Ground movement baseline trends will be collected to inform the approach including seasonal movements and local spatial trends. The factors associated with historic changes to the building have been taken into account and consequently identified the risk as Building Damage Category 4 (severe).

The proposed strategy is to undertake regular monitoring to ensure that the expected localised cracking to the internal and external surfaces of the building are no greater than anticipated. Proposed structural improvements that require modification of the existing fabric will be dealt with in a separate HAM.

It is proposed that a combination of manual and automated monitoring system be installed to measure vertical settlement and horizontal displacement. There will also be a gauge to monitor the width of existing cracks. 3D prism targets, precise levelling studs and crack width monitors will be installed on the building facades throughout the required period of works. Drilling to fix the instruments to the building will be into either plain stucco surfaces and/or exposed brickwork mortar joints with the minimal number of fixings.

A conservation (repair) schedule will be prepared prior to the installation of monitoring instruments that will allow for holes to be made good once the instruments have been removed. In principle, these would match the existing in material, colour and profile. If predictions are exceeded, Historic England and LB Camden will be notified and emergency works undertaken as per clause 27 of the Heritage Agreement dated 5 May 2017.

Position



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Historic England does not object to the proposals and considers that the works set out in the Heritage Agreement Method Statement (HAMS) to be compliant with the powers under the Act for Schedule 18 works for heritage or monitoring purposes. We will expect to be consulted on future HAMS applications for monitoring and repairs to this property in due course.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria, we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

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The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

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