



Historic England

Mr Alan Wito
London Borough of Camden
Development Management
Town Hall, Judd Street
London
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Direct Dial: 020 7973 3765

Our ref: L01589261

6 March 2025

Dear Mr Wito

Schedule 18 High Speed Rail (London-West Midlands) Act 2017

26 PARK VILLAGE EAST LONDON NW1 7PZ
Application No. 2025/0820/HS2

Thank you for your letter of 28 February 2025 regarding the above application for listed building consent. 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**

26 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

26 Park Village East forms part of a group of Italianate residential villas laid out between 1825-36 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. The neo-classic quality of the Park Village East villas contributes to our understanding of Nash's architectural vision.



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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.

Number 126 is one of the three-storey semi-detached villas that forms part of the group that were laid out between 1824-32. It was damaged by WWII bombing and repaired in 1949-50. Constructed in brick and finished with a classical stucco finish, it is sited on a slope with two storeys above ground with the lower ground floor visible to the rear. The building has been altered and a mansard roof added. Internally, features such as the staircase, decorative plasterwork and skirting boards survive. The building is listed grade II*.

Proposals and their impact

The works outlined in these proposals relate to the temporary monitoring of the asset that will 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 considered and consequently identified the risk as Building Damage Category 3 (moderate - affects to serviceability or function).

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. As stucco render and internal plasterwork are sensitive to movement, this monitoring will identify any movement in the building. Windows and doorframes will also be vulnerable to movement.

It is proposed that a primarily manual monitoring system be installed to measure vertical settlement and horizontal displacement although some remote monitoring will be needed if access is not possible. This requires 3D prism targets and tilt meters to be fixed to the external façade of the building to monitor the width of any existing cracks together with crack monitors and laser distometers. Drilling to fix the instruments to the building will be into the plain stucco surfaces 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 will 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.



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Position

Historic England does not object to the proposals and considers that the works set out in the application are proportionate to the nature of the monitoring works required under the Act.

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.

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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