

**15 Prince Albert Road**

London  
NW1 7SR

**Heritage Statement – Appendix D  
Designations**

To accompany proposals by Alan Higgs Architects

February 2012

**J771 – 15 PRINCE ALBERT ROAD, LONDON NW1 7SR**

**DESIGNATIONS**

*Last update: 2/2012*

*Status: Final*

Sources: National Heritage List and Images of England websites

<http://list.english-heritage.org.uk/>

<http://www.imagesofengland.org.uk/default.aspx>



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IoE Number: 477800

Location: **1-15 PRINCE ALBERT ROAD (north side)** CAMDEN TOWN, CAMDEN, GREATER LONDON

Photographer: Mr Steve Kirkland Date

Photographed: 05 August 2007

Date listed: 14 May 1974

Date of last amendment: 11 January 1999

Grade II

CAMDEN TQ2883NW PRINCE ALBERT ROAD 798-1/75/1339 (North side) 14/05/74 Nos.1-15  
(Consecutive) (Formerly Listed as: PRINCE ALBERT ROAD Nos.1-8 AND 10-15 (Consecutive))  
GV 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.

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. I**

INTERIORS: not inspected.

**No Image Available**

IoE Number: 477801

Location: **16 PRINCE ALBERT ROAD** (north side)

CAMDEN TOWN, CAMDEN, GREATER LONDON

Photographer: N/A

Date Photographed: N/A

Date listed: 14 May 1974 Date of last amendment: 14 May 1974

Grade II

CAMDEN TQ2883NW PRINCE ALBERT ROAD 798-1/75/1340 (North side) 14/05/74 No.16 GV 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.



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IoE Number: 477802  
Location: **17-22 PRINCE ALBERT ROAD** (north side)  
CAMDEN TOWN, CAMDEN, GREATER LONDON  
Photographer: Mr Steve Kirkland  
Date Photographed: 15 May 2005  
Date listed: 14 May 1974  
Date of last amendment: 14 May 1974  
Grade II

CAMDEN TQ2883NW PRINCE ALBERT ROAD 798-1/75/1341 (North side) 14/05/74 Nos.17-22 (Consecutive) GV II 3 semi-detached pairs of villas, linked by side porticoes. Mid C19. Stucco. Slated roofs with projecting bracketed eaves and dormers, No.22 semicircular. Central tall slab chimneys. 3 storeys, attics and semi-basements. 2 windows each. Symmetrical facades with side porticoes having half round columns carrying a modified entablature continuing across the fronts at 1st floor level; segmental-arched doorways with fanlights and panelled doors. Architraved, segmental-headed sashes (some with margin glazing), No.22 with blind boxes. Central ground floor windows, canted bays with modillions in friezes over. Nos. 19 & 20 and 21 & 22 with plaster bas relief roundels depicting putti at 2nd floor level. INTERIORS: not inspected.

**No Image Available**

IoE Number: 477803  
Location: **CHURCH OF ST MARK**, PRINCE ALBERT ROAD (north side)  
CAMDEN TOWN, CAMDEN, GREATER LONDON  
Photographer: N/A  
Date Photographed: N/A  
Date listed: 14 May 1974  
Date of last amendment: 14 May 1974  
Grade II

CAMDEN TQ2883NW PRINCE ALBERT ROAD 798-1/75/1342 (North side) 14/05/74 Church of St Mark GV II 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 Douling 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.



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IoE Number: 47780 Location: **CUMBERLAND FOOTBRIDGE OVER GRAND UNION CANAL TO OUTER CIRCLE, REGENTS PARK, PRINCE ALBERT ROAD CAMDEN TOWN, CAMDEN, GREATER LONDON**

Photographer: Mr Steve Kirkland

Date Photographed: 15 May 2005

Date listed: 16 May 1978

Date of last amendment: 11 January 1999

Grade II\*

CAMDEN TQ2883NW PRINCE ALBERT ROAD 798-1/75/1343 Cumberland Footbridge over Grand 16/05/78 Union Canal to Outer Circle, Regent's Park (Formerly Listed as: REGENTS PARK Cumberland Footbridge) 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. The western half of the bridge lies in the City of Westminster.

**EXTRACT FROM ENGLISH HERITAGE'S REGISTER OF PARKS AND GARDENS**  
**REGENT'S PARK –**

Legacy System: Parks and Gardens  
UID: 1156

Early C19 landscape park designed by John Nash as a setting for villa residences and subsequently, from 1835 onwards, opened as a public park. The grounds have seen continuous development into the late C20.

NOTE This entry is a summary. Because of the complexity of this site, the standard Register entry format would convey neither an adequate description nor a satisfactory account of the development of the landscape. The user is advised to consult the references given below for more detailed accounts. Many Listed Buildings exist within the site, not all of which have been here referred to. Descriptions of these are to be found in the List of Buildings of Special Architectural or Historic Interest produced by the Department of Culture, Media and Sport.

**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. The 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.

Recommendations for opening part of the park to the public were recorded in 1834 (Barnett and Britton, 1834). The addition of fence lines and footpaths to a slightly later plan of 1850 (Crown plan, 1850) illustrates the extent to which public access had increased by this date.

Primrose Hill (qv) to the north of Regent's Park became Crown property in 1841 and in 1842, after an Act was passed securing the land as public open space, the public were freely admitted. A year later the bridge connecting Regent's Park with Primrose Hill was completed and opened.

In 1851 the parkland of Regent's Park was transferred by means of the Crown Land Act from the management of the Commissioners of Woods, Forests, Parks and Chases, to the newly formed Ministry of Works. Pressure from the public for further access to the park continued and several alterations to private fence lines and public footpaths are related to this. The image of Regent's Park was being transformed and the park was no longer one of the more fashionable areas of London, the ground being used increasingly for recreation. Extensions to the Zoological Gardens were undertaken in 1905 and again in 1908. Replacement of the wooden railings around the park was started in 1906 and largely completed by 1931 using iron railings.

During the First World War the park was requisitioned by the Ministry of Defence, land to the north-west and along the east side being used as a military camp and drill ground. At the end of the war the buildings in these areas were demolished and replaced with sports fields. By the 1920s the remaining villas in the park were too large and expensive to be maintained as private dwellings and were taken over by public institutions. Consequently it became the policy for the Ministry of Works that as properties became vacant their land, where ever possible, should be transferred to parkland. In 1932 the land within the Inner Circle, which had until that date been leased by the Royal Botanic Society, reverted to the Ministry of Works. Duncan Campbell, the then Parks Superintendent, was largely responsible for redesigning the gardens. The offices of the Botanic Society were converted into a tea house and the museum closed. An open-air theatre was given premises on the north side of the garden.

The park and its surroundings, particularly Nash's terrace and villas, were severely damaged during the Second World War and rubble from damaged buildings was used to fill in the eastern arm of the Regent's Canal, the reclaimed land later being made into a car park for the Zoological Gardens. Iron railings from around the park were largely removed as part of the war effort and much of the replacement chain-link fencing still (2000) remains. By 1970 almost 121ha of the 147ha of Regent's Park were open to the public and managed by the Ministry of Works, the remainder of the site staying under the control of the Crown Estates Commission.

Today (2000) Regent's Park remains a public park managed by the Royal Parks Authority.

#### SUMMARY DESCRIPTION

Regent's Park is situated to the west of London, c 1km west of Euston station and c 2km north of Green Park (qv).

The c 147ha of Regent's Park slopes gently to the south and is largely enclosed within a major road, the Outer Circle, this being separated from the park by chain-link fencing and privet hedges. The boundary to the north is made up from that part of Prince Albert Road which runs between the London Central Mosque to the west, and Gloucester Gate to the east. Between Chalbert Street bridge to the west, and St Mark's Bridge to the east, the strip of land between the Outer Circle and Prince Albert Road is principally taken up with Regent's Canal.

Regent's Park is largely laid to grass, much of which is set aside for recreational sports. The Bernard Baron sports pavilion situated in the centre of the park is a 1938 replacement for the one demolished in 1911. Since the early 1900s enclosures for children's playgrounds have been provided and these



were added to in the 1930s.

A number of tarmaced paths which radiate from the entrances and from points within the site, cut across the grass. The most significant and widest of these is the Broad Walk. Set to the east of the Zoological Gardens, the walk passes over the Grand Union Canal, then runs south from the Outer Circle. After c 500m the walk divides around an ornate marble and granite drinking fountain (1896, listed grade II) before continuing for a further c 500m where it is crossed by Chester Road, which leads west to the Inner Circle. The final c 400m of the walk runs through the formal Italian Garden. Created in 1864 by William A Nesfield, at the direction of Prince Albert, the Garden had become grassed over by the late C20. By the 1990s proposals were in hand to restore both the Italian Garden and the informal English Garden to the east, the English Garden having been made at around the same time by Nesfield's son Markham, who used mounded grass and planting to create informal glades. The restoration of the Italian Garden was completed in 1996; the renewal of planting in the English Garden is (2000) ongoing.

To the north of the site, housing a collection of exotic animals and birds, are the Zoological Gardens (c 17ha). In 1828 the Royal Zoological Society rented a triangular plot of land of c 8ha to the north of the site. Few examples of the original animal buildings by Decimus Burton (1800-81) survive; those that do include the former Camel House, the Raven House (both listed grade II), and the Giraffe and Hippopotamus House (1830-1, listed grade II). The Zoological Gardens grew rapidly in popularity, expanding to the north of the canal and, in order to accommodate the ever-increasing collection of birds and animals, new buildings were made, one of the latest (1961-5) being the walk-in aviary by Lord Snowdon (listed grade II\*). Other listed buildings within the Zoological Gardens include the Mappin Terrace (Belcher and Joass, 1913-14, listed grade I), and the Penguin Pool (Tecton 1934, listed grade I).

To the south-west of the Zoological Gardens is the Boating Lake. The c 8ha Y-shaped lake, situated to the south-west side of the park, is decorated with a number of islands, including two to the north-east arm, one to the north of the west arm, and two towards the centre. The east and west arms of the lake are crossed by ornamental footbridges, the southern arm being crossed by York Bridge (listed grade II) which carries cars between the Outer and Inner Circle. In 1930 a small children's boating pool was added c 50m to the west of the western arm of the lake.

Some 100m to the east of the Boating Lake and set within the Inner Circle are Queen Mary's Gardens (c 7ha). To the south and south-west the ornamental gardens, largely laid out with roses introduced by Duncan Campbell c 1932, run east to a miniature lake with an island and a bridge. A central path leads north from ornamental gates (listed grade II), erected to commemorate King George V and Queen Mary's Jubilee in 1935, to a pool and fountain (listed grade II). The pool and fountain replaced the Royal Botanic Society's C19 conservatory which was demolished c 1932 as part of the work undertaken by Campbell. To the north-east and east of the central path the garden is decorated with an extensive rockery and water features. To the north-west is the open-air theatre and cafe. The latter, opened in 1932, was made on the site of the Royal Botanic Society's museum and secretary's house. Two sets of heavily gilded gates decorate the entrances to the gardens. The eastern gates, from Chester Road, were provided by Sigismund Goetze, a wealthy local artist, in 1932. Goetze also funded the Jubilee Gates which guard the entrance from south side of the Inner Circle and provided trees, hedging, and advice for Campbell's new design. Between 1838 and 1932 the gardens within the Inner Circle were leased to the Royal Botanic Society and laid out to demonstrate the visual qualities of plants. The plants were grouped according to their uses in medicine, agriculture, or manufacturing processes. In 1935 the gardens were re-opened as Queen Mary's Gardens.

## OTHER LAND

Nash's original grand vision included a full circus to provide a grand entrance to the new Crown Estate at its south-east corner, but in the event only the southern semi-circle, Park Crescent, was realised. Work began in 1812 but the builder, Charles Mayor, went bankrupt when only six houses had been completed in the south-eastern quadrant. Work only recommenced in 1818. Map evidence indicates that the early layout of Park Crescent Gardens comprised a perimeter planting belt with inner path, with a statue of the Duke of Kent (d.1829; listed Grade II) at the centre of the south side of the gardens, terminating the vista down Portland Place. There are small lodges in the Greek Doric style at the north-east and north-west corners of the Garden matched, across Marylebone Road (beneath which runs a curving underpass, connecting the two Gardens), by identical lodges at the top corners of Park Square Gardens. All are of 1823-5 and by John Nash, and all are listed Grade II. Ventilating shafts of 1976 for the Fleet Line just inside the north edge of the Gardens are disguised as summer houses. The landscaping is informal, with shrubberies and mature trees around the perimeter, broad gravel paths, and a lawned interior.

The northern half of the planned circus was replaced by Park Square, with two terraces designed by Nash and built by William Mountford Nurse in 1823-5 facing each other across a grass square defined by iron railings of 1823-5 (listed Grade II) designed by John Nash. Map evidence shows that in the early C19 there was a narrow belt of planting around the edge of Park Square Gardens with a perimeter path around its inner edge. A path curved into the park joining the north-east and north-west gates, with a similar path linking the south-west and south-east gates. A further curving path linked the north and south paths, and there was some informal planting in the interior. The present path layout and planting, with shrubberies, a number of mature trees, and a lawned interior, is little if any different to this (the early mapping is too small-scale for detailed analysis) although a circular path had been added within the arc of the south path by the later C19. Two small lodges in the style of John Nash were built in the north-west and north-east corners of Park Square Gardens in the later C20 (pre-1968).

Both Gardens are private.

REASONS FOR DESIGNATION DECISION: Regent's Park is included on the Register of Historic Parks and Gardens for the following principal reasons:

\* as a key element of John Nash's major improvement scheme of 1811-28 for north-west London which also included Regent Street; \* as one of the most ambitious urban parks of the early C19; \* for the specific interest of some of its designed landscape elements such as WA Nesfield's Italian Garden of 1864 and the near-contemporary English Garden by his son Markham; \* as the setting for a large number of listed structures within it including early C19 villas and those of the Zoological Gardens, and the surrounding terraces.

## REFERENCES

A Saunders, Regent's Park: A Study of the Development of the Area from 1066 to the Present Day (2nd edn 1981) J Summerson, John Nash (1980) The Regent's Park: Royal Parks Survey, (William Gillespie & Partners 1981) [Report contains numerous references and maps.] Royal Parks Review, St James's and Green Parks, Regent's Park and Primrose Hill, (Royal Parks Review Group 1993), pp 41-84

Maps [reproduced in Gillespie & Partners 1981] G Richardson, Marylebone Park Farm, 1794 J Nash, Plan for Marylebone Park, 1812 J Nash, Plan of The Regent's Park Estate belonging to His Majesty,

1827 Barnett and Britton, Survey of St Marylebone and Paddington, 1834 Plan of Regent's Park and Primrose Hill Estate belong to the Crown, 1850 W A Nesfield, Plan for Avenue Garden, 1864

OS 25" to 1 mile: 1st edition published 1870 2nd edition published 1895 Description written: September 2000 Register Inspector: LCH Edited: January 2002 Amended: November 2008

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 27987 82893, TQ 28684 82113