

Heritage Statement



13 Prince Albert Road, London Borough of Camden

On behalf of Sharon Waterman

November 2011

Project Ref:11.0226

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1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Heritage Collective LLP on behalf of Sharon Waterman, the owner of No.13 Prince Albert Road, London Borough of Camden.
- 1.2 No.13 Prince Albert Road (The Site hereafter) is a designated heritage asset, a grade II listed building, located within the Primrose Hill Conservation Area, also a designated heritage asset. The house was built in c.1842 and remains in its original use.

Purpose of this Statement

- 1.3 The building is subject to proposals for alteration and extension that require listed building consent and planning permission. This statement accompanies those applications and describes the heritage values and significance of the heritage assets affected in accordance with PPS5 Policy HE6.
- 1.4 This site has been subject to a recent planning application (2011/4500/P) and listed building consent application (2011/4530/L) for alteration and extension. The application was withdrawn prior to determination and is submitted here as an amended proposal to respond to officer comments. The previous submission was supported by a Heritage Statement which is duplicated here in part to provide an impact assessment of the revised proposals.
- 1.5 The purpose of the statement is to demonstrate that the revised proposals:
- i Are informed by an understanding of the heritage values of the designated heritage assets;
 - ii Are appropriate in terms of design, character and appearance;
 - iii Have an acceptable impact upon the significance of the heritage assets; and
 - iv Comply with national and local policy.

Methodology

- 1.6 The statement follows internal and external observation of the building, its setting and context. Observations on the form, appearance, originality and extent of alteration were made and have informed the value based judgements on the significance set in this statement.
- 1.7 Documentary research has been undertaken to inform the assessment. A full list of sources is included at the back of the statement.

The Proposals

- 1.8 It is proposed to undertake moderate internal alterations at ground to third floors and provide a sub basement level under the existing footprint of the house and the front garden/driveway. The proposals introduce a negligible change to the external appearance of the listed building and its setting.
- 1.9 The proposals are detailed in drawings and a design and access statement prepared by Hugh Cullum Architects and submitted with the application. The effects of the proposals on the heritage values and significance of the heritage assets is described and justified against policy in section 4.0 of this report. The proposed drawings are not reproduced here but should be referred to when reading this statement.
- 1.10 The effects of the proposals are principally considered to relate to the listing and have a negligible effect on the character and appearance of the conservation area.

Key Considerations:

- 1.11 Particular consideration has been given to the following:
 - i The significance of the listed building and the group to which it is a part (Nos 1-15 Prince Albert Road);
 - ii The historic development of the building and terrace (research has been undertaken at the National Archives and Camden Local Studies Library. Contact has been made with the Crown Estate).

- iii The contribution made by the building to the Primrose Hill conservation area;
- iv The previous applications (refused);
- v The impacts of the proposals;
- vi PPS5 policy HE6, HE7, HE9, HE10;
- vii Camden Development Policies DP24, DP25

2.0 DESCRIPTION AND STRUCTURAL DEVELOPMENT

- 2.1 No.13 Prince Albert Road was built as part of a semi-detached villa in c.1842. Nos 1-15 Prince Albert Road were built on the perimeter of the Regents Park, separated by a canal but enjoying views over the park. Regents Park was designed by John Nash under instruction from the Prince Regent in 1811. Nash's masterplan, which was put into effect from 1818, had included up to 80 private villas but only nine were realised. The Prince Albert Road villas formed part of a separate development but still fell within the Crown Estate.

Map Regression

- 2.2 The existing footprint of the property is shown on the 1870 Ordnance survey map. (Appendix 3.1) The footprint remains unchanged on the 1894-5 OS map and all subsequent OS maps. (Appendix 3)
- 2.3 The garden area surrounding the house and the property boundaries have changed over time. The 1870 OS Map shows No.13 as having a clearly demarcated curtilage defined to the west and north by a tree screen. The map shows two additional structures in the rear garden; a small range aligned north south on the eastern boundary and an east west range along the north boundary.
- 2.4 The 1894-6 OS map suggests on the small range in the north east corner to be present and that the front and rear gardens were separated by a wall. (Appendix 3.2) The 1935 OS Map shows a new structure to have been built in the north west corner of the garden. (Appendix 3.3) This map also shows that the house had overlooked the canal the south of Prince Albert Road.
- 2.5 The 1952 OS Map shows the canal had been shortened to its current extent and that vehicular access to the property was via a gate in the south western corner of the site with a separate pedestrian entrance opposite the front door.
- 2.6 The 1968 Ordnance Survey Map shows that the entire western property boundary had been removed so that No.13 and No.14 shared common ground. Their formerly private drives had been reconfigured to what was probably an 'in' and 'out'. The rear garden structures remain as previously shown. Of note, the front area to the side extension appears to have been

enlarged through a forward extension. This arrangement is again shown on the 1987 OS map. (Appendix 3.7)

- 2.7 The World War II London bomb damage map (appendix 3.5) records that the properties on the north side of Prince Albert Road were affected. No.13 is shaded yellow, indicating it suffered blast damage that was minor in nature. No.12, to which No.13 it is attached, suffered 'General blast damage, not structural'.

Current Built Form

- 2.8 No.13 forms the left hand (western) side of a pair of villas built c.1842. The property is arranged over basement, ground, first and second floors with a third floor in the attic. The west side of the house has a two storey side range (basement and ground). The frontage composition is symmetrical with No.12 to the east, save for the side extension. The frontage is of cream painted stucco with channel rusticated ground floors and central projecting porches. The first and second floors have pilasters defining a shallow projected two bay element with simple pediment and wider outer bays. The elevation terminates with a cornice and parapet above which two dormers can just be seen within the slate roof. The frontage has tripartite timber sashes of diminishing proportions to the main bay and side extension and sashes above the porch.
- 2.9 The rear elevation is subservient. It is raised in brick with a simple rendered plinth, edging and cornice to a parapet. There is a blind projecting bay positioned centrally on the main house and this flanked by timber sashes to either side, that the east lighting the staircase. The projecting bay has a door at its lower side and small casement windows above.
- 2.10 The interior is of a modern finish having undergone several periods of refurbishment, most significantly recently in the 1980s. Its character is mixed and comprises very flat finished walls and ceilings with historic or replica historic details. The plan form is largely repeated to each floor. At ground floor there is a generous entrance and back hall with the original staircase. The hall leads onto a kitchen in the side range and a front room with fireplace and cornice. At first floor the landing has double doors to a single large room at the front of the house from where similar doors lead to a

back room. The second floor plan has a large front room with two rooms to the rear, that to the east sitting above the staircase. The third floor is more cellular and comprises two front and back rooms.

- 2.11 The basement is accessed via an altered staircase under the main stairs. A central corridor gives access to a series of rooms of modern character and finish to the front and back of the house and a single large room in the side range.
- 2.12 The half landings give access to small closets at each floor, set within the rear protrusion. The staircase is of cantilevered stone to first floor and timber above and fitted with slender iron balusters and timber handrail.

Structural Development/Evolution

1929 Alterations (Appendix 4.1)

- 2.13 The earliest floor plan sourced is a drainage plan for the first floor dated 1929. The plan comprised a large and small bedroom to the front , each with chimney breast and a single door to the landing. The back room is shown as a proposed bathroom accessed directly from the landing. The back room is shown to have been linked to the larger bedroom by means of a double door or wide openings. Curiously the larger bedroom is shown as having two windows where currently there is a single large tripartite window.

1935 Alterations (Appendix 4.2-4.7)

- 2.14 A series of drawings dated 1935 show a proposal to convert the house to a series of flats. The basement was to serve as the caretakers quarters with store rooms created in the side range, facilitated by the removal of a staircase up to ground. The side range includes a chimney breast no longer there and it is evident that the historic plan form was to be altered (it should be noted that the current plan does not reflect either the historic or 1935 plan).
- 2.15 The ground floor in 1935 included an entrance lobby within the hall with a door through the Dining room (front room). The front room was divided to create a staircase to 'No.1 Maisonette'. The rear hall had been a separate room from which a doorway had been created into the side range, seemingly

through an former stack. The side range comprised a front and back room, the latter included a staircase to basement that was to be removed.

- 2.16 The 1935 first floor plan confirms the execution of the 1929 proposals. It also shows a proposal for the partitioning of the large bedroom to insert a staircase and The proposal removal of all doors from the landing. The landing was further encroached upon by a new lobby.
- 2.17 The second floor plan in 1935 is shown to have comprised two rooms to the front and two to the rear, all being accessed off the landing. The western two rooms share a small lobby off the landing.
- 2.18 The third floor in 1935 included two front rooms accessed off a small lobby from the landing and rear western room accessed directly from the landing. The eastern back room had originally been two small rooms with a considerably larger landing to the present.

1985 Alterations (Appendix 4.8-4.12)

- 2.19 A series of drawings dated 1985 show proposals for the conversion/refurbishment of Nos.13 & 12. At basement level a swimming pool was to go within the side range and a central corridor with rooms to front and back created (the pool was not executed). A new staircase to ground floor is proposed and this confirms the execution of the 1935 proposal to remove the original staircase. The rear room adjacent to the staircase and back door is labelled as a 'new window to existing detail but opening outwards'.
- 2.20 At ground floor the lobby was removed from the entrance hall and a rear hall created by removing walls. The rear hall was to include an arch on the line of the former wall (these wall nibs are to be reinstated as part of the proposal). There were new double doors shown between the hall and the front room and the sub-division of the side range into two rooms. The proposal included the removal of the chimney breast in the side range, the insertion of new fireplaces to the rear hall and front room, alteration of the bottom stair and installation of cornices which were to continue as pelmets around the windows.

- 2.21 At first floor the plan form was reconfigured. A new large front room was created with new double doors to the landing and the back room. This involved the removal of a partition and lobby from both the front and back room and the enlarging of the landings. The scope of works included new architraves to all windows, renewed sashes, ½ hour rated fire doors, concealing the stack in the eastern room, a new dado rail to staircase and new fireplaces to front and back rooms.
- 2.22 At second floor the large front room was created by removing former partitions. The doorways from the landing to the front room and from the front room to the back room were blocked and relocated. The landing was slightly enlarged. The scope also included new architraves to all, new cornices ran as pelmets, new steel channels fixed in the floor, new sashes to the tripartite window, a new fireplace at the eastern stack and the boxing out of the stack.
- 2.23 At third floor the plan form was adjusted but has been subsequently altered again. New doorways to the front bedrooms were created in place of the former lobby arrangement. All new windows were fitted as well as a Velux over the stairs and new ceilings throughout.
- 2.24 The sales details of the redevelopment of nine of the Prince Albert Road Villas have been reviewed. They state that the villas have been refurbished and modernised.

3.0 POLICY FRAMEWORK

PPS5

- 3.1 The relevant policy framework is set out in Planning Policy Statement 5: Planning for the Historic Environment (March 2010). This is underpinned by the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty on the decision maker to pay due regard to the character and appearance of a conservation area and the special interest and setting of a listed building
- 3.2 PPS 5 emphasises the need to assess the heritage significance of a place before considering the possible effects of change to that place. It also states that where harm to a heritage asset is proposed, a decision has to be made as to the level of that harm and the acceptability of it in the face of other possible benefits of the proposals.
- 3.3 The policies directly relevant to the proposals are HE6, HE7 and HE9.
- 3.4 The value of heritage assets can be assessed using the values ascribed to in Conservation Principles (English Heritage 2008). This document sets out the meaning of evidential, historic, architectural and communal values which can be ascribed to heritage assets in order to assess their significance. Annex 2 of PPS 5 advocates the use of Conservation Principles to assess the significance of Site.

Camden Development Policies (Local Development Framework 2010-2025)

- 3.5 Policy DP25 'Conserving Camden's heritage' is applicable. Parts (b), (e) and (f) are considered most applicable.

Policy DP25 -

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*

- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

- 3.6 The Primrose Hill Conservation Area Statement forms supplementary planning guidance. It includes a description of the character and appearance of the conservation area and its constituent contributory parts. The proposals being assessed here are not considered to have sufficient impact on the character and appearance of the conservation area and therefore little weight is given to this SPG.

4.0 THE PROPOSALS AND JUSTIFICATION

Assessment of Significance

Architectural Value

- 4.1 The external appearance and form of the building remains in its original or early form, and reads as part of a contemporary group of Regency villas. The frontage is of primary architectural interest although this, as with several of the plots, is not strictly symmetrical despite its motifs and arrangement giving that impression. The side and return elevations are subservient and of lesser detail and order.
- 4.2 The interiors have been significantly altered on each floor, affecting plan form, circulation, stylistic detailing and character. The aspects that are of significance are (i) the staircase; (ii) the broadly readable historic plan form; and, (iii) shutters and windows where original. The character of the current refurbishment is appropriate to the period though much of the fabric is modern.
- 4.3 The proportions of the house are traditional and hierarchical. The principal floors are at ground and first. The second and third floors have reduced proportions and the basement is subservient both in proportion and character. These five floors are readable as a traditional domestic dwelling despite the alterations having affected the character, fixtures and fittings to each.
- 4.4 The basement lacks architectural interest and originality. The ground floor plan has been altered but remains readable. The first floor plan form has been affected the proposals and the loss of direct link from the landing to the back room is contrary to the original form. The second and third floor plans have been affected but the current arrangement is sympathetic.
- 4.5 All features, such a the fireplaces and many of the architraves, skirtings and details are of modern form and respect the 1980s alterations.

Historic Value

- 4.6 Any historic interest in this property relates to it forming part of a group of villas with primary frontage to the newly formed Regent's park. The building lacks historic associations of note and was not a part of the Nash's masterplan. The extent of alterations and refurbishment has negatively affected the illustrative heritage value; the original layout and social/functional hierarch have been lost.

Artistic Value

- 4.7 Those parts of the building, affected by the current proposals, are not of architectural interest.

Archaeological Value

- 4.8 The building is not of archaeological interest.

Effects of the Proposal

- 4.9 The proposals and their impacts upon the significance and heritage value of the property are detailed below.

	Proposal	Impact
Lower Basement	Create a new level of accommodation with excavation and extension under the front yard	This will result in the loss of existing floor and internal parts of the existing lower ground floor (see paragraphs below for assessment of impact)
Lower Ground Floor	Door to rear projection (east side) blocked	The door served a small garden store and is not a key part of the significance of the building.
	Loss of floor and internal structure	<i>See lower basement.</i> This level is largely of 1980s layout and finish. The plan form does not respect the original arrangement. It

		lacks architectural or historic significance.
Ground Floor	Reinstate wall nibs to back hall	Positive. Appropriate reinstatement to reflect the alignment of the historic wall line removed in the 1980s.
	Raise two door heads	Existing architraves are modern. Minor loss of historic wall fabric.
	Insert lift in rear projection	Area of low architectural interest. Loss of floor structure and minor alteration to wall fabric.
	Extend to provide a small WC. Move small window at head of basement stairs	Subservient and visually discrete part of the building. Minor loss and obscuring of historic fabric.
First Floor	Insert lift in rear projection	<i>See ground floor.</i>
	Chimney breast reinstated \ exposed to front room (east side)	Positive, beneficial. This will enable the historic plan form to be read .
	Raise two door heads	Existing openings and architraves are modern. Much of this wall is dated to 1980's.
	Small side window in rear projection blocked	Window retained and internally blocked to maintain external appearance of the building. This is a visually discrete area.
Second Floor	Insert lift in rear projection	<i>See ground floor</i>
	Small side window in rear projection blocked	<i>See first floor</i>
	Step outside of lift adjusted	Addition rather than subtraction of fabric. Reversible. Low visual impact. Discrete detail.

	Door from front to back room moved	Minor loss of wall fabric. Architraves and position of door are not original.
Third Fl.	No change	

- 4.10 The introduction of an additional floor, in this case a lower basement, will not harm the integrity of the house and is not considered to have a harmful effect on the special interest of the building. One's experience of the building will remain largely unaltered as the relationship and proportions between the ground, the lower ground floor and the upper floors will remain as built (with alterations). Similarly the views from the rooms to the garden or the views from the garden to the house will remain unaffected. The addition of a lower basement, irrespective of size and proportions will not compete with the principal rooms and spaces of the house as in reality it will read as a continued or extended part of the lower ground floor which will in effect serve as a buffer or transitional zone.
- 4.11 The lower basement proposal affects fabric in an area that is wholly subservient and of lesser architectural integrity and sensitivity to change due to its modern date. The proposals will not significantly harm the plan form of the listed building. In terms of the visual effects the proposals, when executed, are considered to result in a negligible variation to the existing appearance and any impacts would be minor and only apparent in immediate views from within the private demise.
- 4.12 The proposals will not affect one's ability to read the full extent, plan form or hierarchical arrangement of the historic house. The lower basement will be a clearly distinct extension that does not challenge the spatial arrangement of the house. It will be accessed discretely.
- 4.13 The current proposals have reduced the scale of the previously proposed lower basement by omitting the rear room and have diminished the proportion of the pool room. The scale now proposed does not vie with the principal rooms in the historic house and as the proposals are considered to address officers' comments.

- 4.14 When executed, the lasting effects of the proposals on the historic and architectural value of the house and the terrace would be negligible. The effect of the proposal on the setting of the listed building is also negligible. A previously refused application objected to the extent of the proposed lower basement as it would limit the extent to which a green perimeter could be maintained to the site. The revised current proposal addresses that concern through a much reduced footprint that does not extend to the rear garden. At the front the proposal has been reduced in height to allow a greater planting depth above. The proposals do not preclude or significantly affect the ability of this building to be set in a garden setting appropriate for a 19th century suburban villa.

Policy Compliance

- 4.15 There is presumption in favour of the conservation of designated heritage assets (PPS5 HE9). Conservation is defined in Annex 2 PPS5 is given as '*The process of maintaining and managing change to heritage asset in a way that sustains and where appropriate enhances its significance*'. Accordingly the overarching objective is to sustain the significance and justify the proposals.
- 4.16 It is considered that the proposals would not lead to '*substantial harm*' to the significance of the listed building, either as an individual house, as part of a semi-detached pair or as part of the wider group. Accordingly consideration is principally given here to PPS5 policy HE9.4.
- 4.17 Likewise the proposals would not in my view lead to substantial harm to the character and appearance or significance of the Primrose Hill Conservation Area as a whole or indeed this part of it.

Compliance with Local Policy

- 4.18 The Camden Development Policies and supporting text set out the Borough's measures to protect the historic built environment. I consider the proposals to accord with the policy and guidance in that:
- i Account has been given to the Primrose Hill Conservation Area Character Statement. The proposals are not considered to be contrary to the advice offered therein:

- ii The proposals respect local character and would integrate well into their wider context. This is based on the quality of the design and the sympathetic scale. The proposals do not undermine uniformity given the subtle variation to each building. The proposals are therefore considered to preserve the character and appearance of the conservation area;
- iii The proposals have taken into account the previous reasons for refusal and officer comments on the withdrawn applications 2011/4530/L & 2011/4500/P). They offer a considerably reduced lower basement floor area that does not affect the garden and the ability to plant. In doing so the proposals maintain an appropriate setting for the architectural heritage;
- iv The extent of demolition will have a negligible effect on the conservation area:
- v The proposed architectural detailing is traditional and in keeping with the architecture to which it relates;
- vi The proposal will involve only localised loss of historic fabric. It is noted that the interiors have undergone refurbishment and alteration that has largely sustained its character and that the proposals will preserve those features and areas that are considered to contribute to the special interest;
- vii As demonstrated above the proposals would maintain and sustain the special interests of the listed building group, the semi detached pair and this as an individual private dwelling: and,
- viii The setting of listed buildings would not be harmed by the proposals.

4.19 On balance, and with due consideration to the councils duty to consider the desirability of preserving the character and appearance of the conservation area and special interest of listed buildings, I consider the current proposals appropriate and sympathetic to the heritage values, interests and significance of the designated heritage assets.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 This report has described the significance of No.13 Prince Albert Road, listed grade II, and has identified that the proposals do not harm the heritage values of the building or the significance of the Primrose Hill Conservation Area.
- 5.2 The building is one of a pair dating from 1842 and part of a wider group of mixed form villas of common material composition. The significance of the building lays principally in the architectural qualities and interests of the external form of the building. It reads as an early to mid 19th century private residence, a use that will be maintained and remain visually unaffected by the proposals.
- 5.3 The proposed extension provides a discrete addition of accommodation with minimal effect on the character and appearance of the conservation area. Any visual effects on the listed building are localised and would only be visible from close inspection within the private curtilage. The scale of the proposals respects the vertical proportional hierarchy of the house; it respects the interrelationship of the five historic floors and in practice will read as an extension to the lower ground floor through which it is accessed.
- 5.4 The proposals have been assessed against the policy and guidance within PPS5 and the Camden Development Plan. The assessment concludes that the proposals are compliant and accord with that policy and offer sympathetic and informed alteration with minimal effect on heritage significance.

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Primary Sources

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London VII 21 1:1056 1870, 1894-5, 1935
TQ 2883 NW 1:1250 1952, 1968, 1976, 1978, 1987, 1996,
1997, 2004, 2009

Drainage Plans

13 Prince Albert Road, 1909
13 Prince Albert Road, 1929
13 Prince Albert Road, 1931
13 Prince Albert Road, 1936
12 & 13 Prince Albert Road, 1986

The National Archives

MPEE 1/3/59 Middlesex: St Marylebone (now in the London Borough of Westminster). Plan of part of the north-west area of Regent's Park between the Outer Circle and Park Road (now Prince Albert Road), showing the Regent's canal. Shows buildings, gardens, and lettered points. Endorsed: 'Leases Liber 2 of 132'. 1835

WORK 32/172 Hyde Park. Plan showing Mansions in Prince Albert Road, and land belonging to Royal Commissioners, Shows Mansions already built in 1857 and site for Church. No scale. Signed by C J Richardson.

Photographs

Camden Local Studies Library and Archive

89.3 Prince Albert Road, postcard, c.1925
Camden Council planning department, 300. 13 and 12 Prince Albert Road, 1974

K11, aerial photograph, 1963
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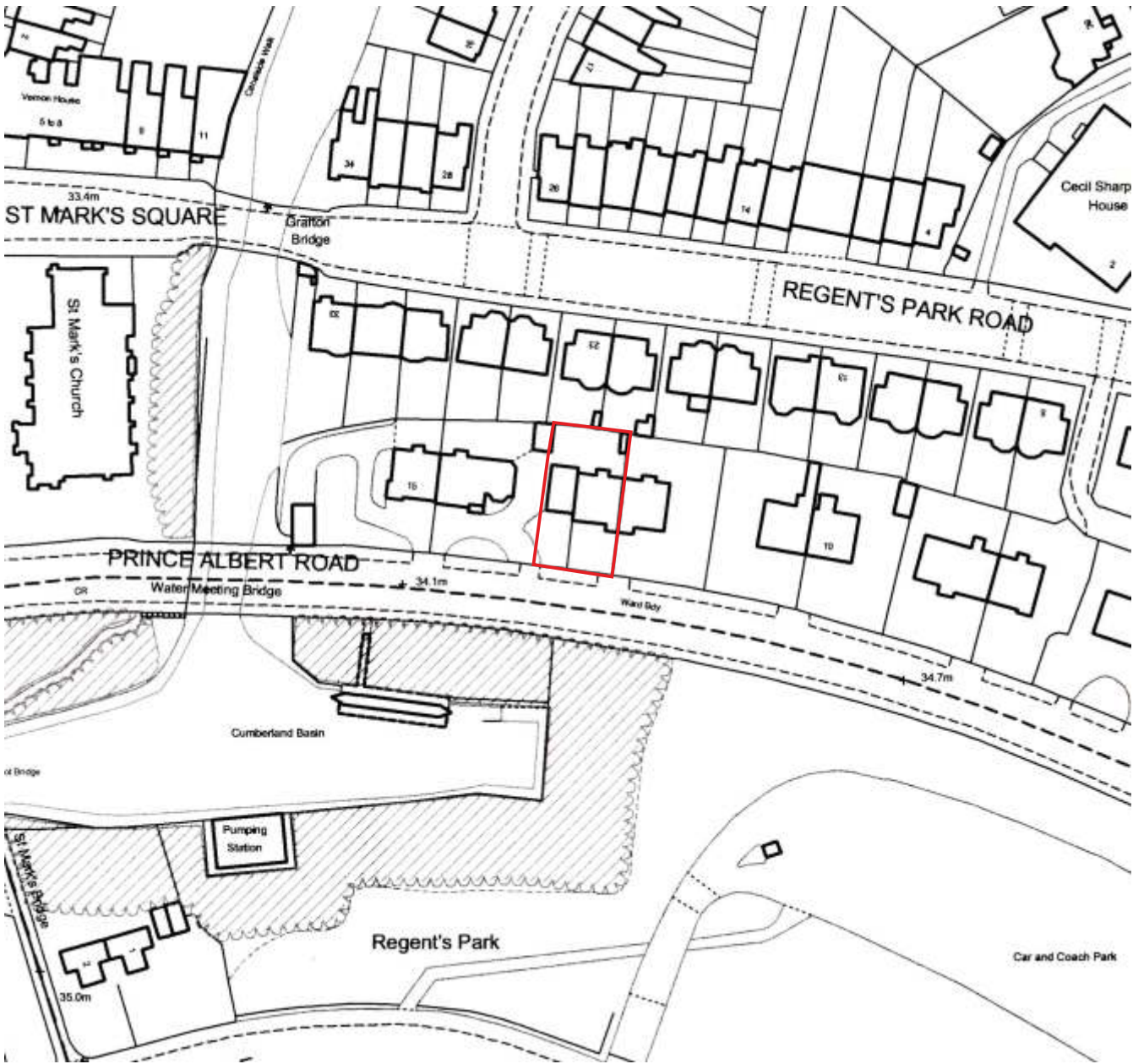
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Repositories consulted

Camden Local Studies Library and Archive

The National Archives

APPENDIX 1: Site Location



APPENDIX 1: Site Location

APPENDIX 2: Historic Maps

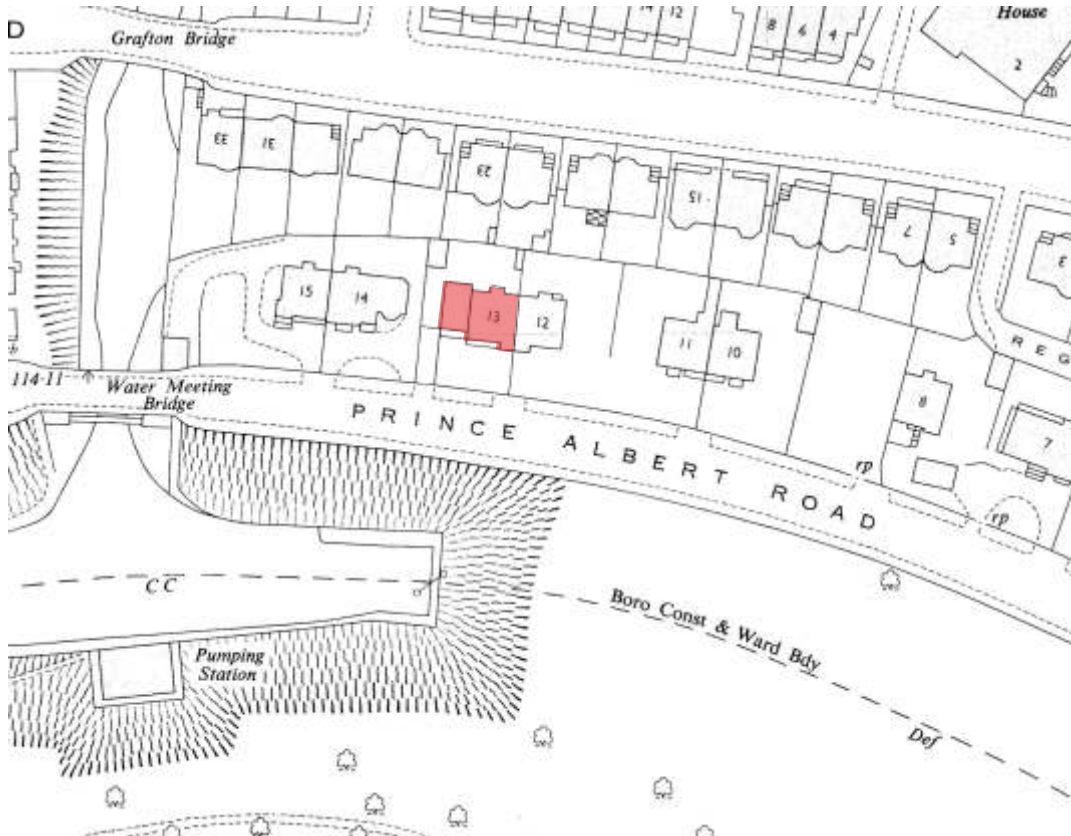


2.2: 1894-5 Ordnance Survey Map

APPENDIX 2: Historic Maps

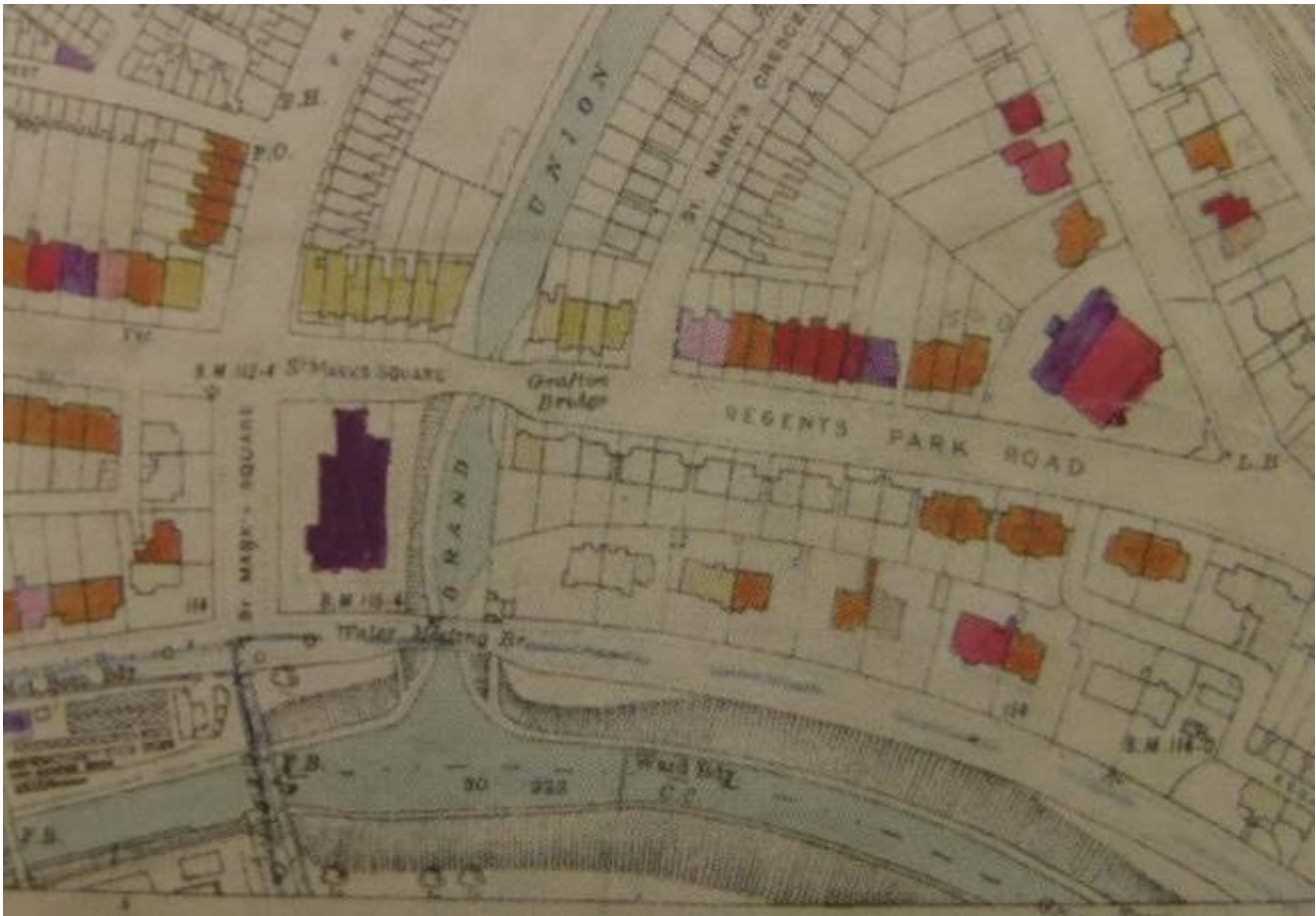


2.3: 1935 Ordnance Survey Map



2.4: 1952 Ordnance Survey Map

APPENDIX 2: Historic Maps



2.5: World War II Bomb Damage Map

Colour Key

Black Total destruction	Orange General blast damage – not structural
Purple Damaged beyond repair	Yellow Blast damage, minor in nature
Dark Red Seriously damaged; doubtful if repairable	Light Blue Clearance areas
Light Red Seriously damaged, but repairable at cost	Light Green Clearance areas

APPENDIX 2: Historic Maps



2.6: 1968 Ordnance Survey Map



2.7: 1987 Ordnance Survey Map

APPENDIX 2: Historic Maps

Appendix 3: Photographs



3.1: Frontage



3.2: Front garden/drive



3.3: Front door



3.4: Rear elevation



3.5: Rear elevation



3.6: Rear door



3.7: Rear store



3.8: Access to rear



3.9: Front area



3.10: Entrance hall



3.11: Staircase



3.12: Staircase and basement access



3.13: Rear hall



3.14: Ground floor front room



3.15: Kitchen in extension



3.16: Basement room in extension



3.17: Basement room in extension



3.18: Rear basement bedroom



3.19: First floor landing (position of former door)



3.20: First floor front room



3.21: First floor front room



3.22: First floor shutters



3.23: Door to first floor front room



3.24: First floor back room



3.25: First floor back room



3.26: Second floor stairs



3.27: Second floor front room



3.28: Second floor front room



3.29: Second floor back room



3.30: Third floor landing



3.31: Third floor front west room



3.32: Third floor front east room

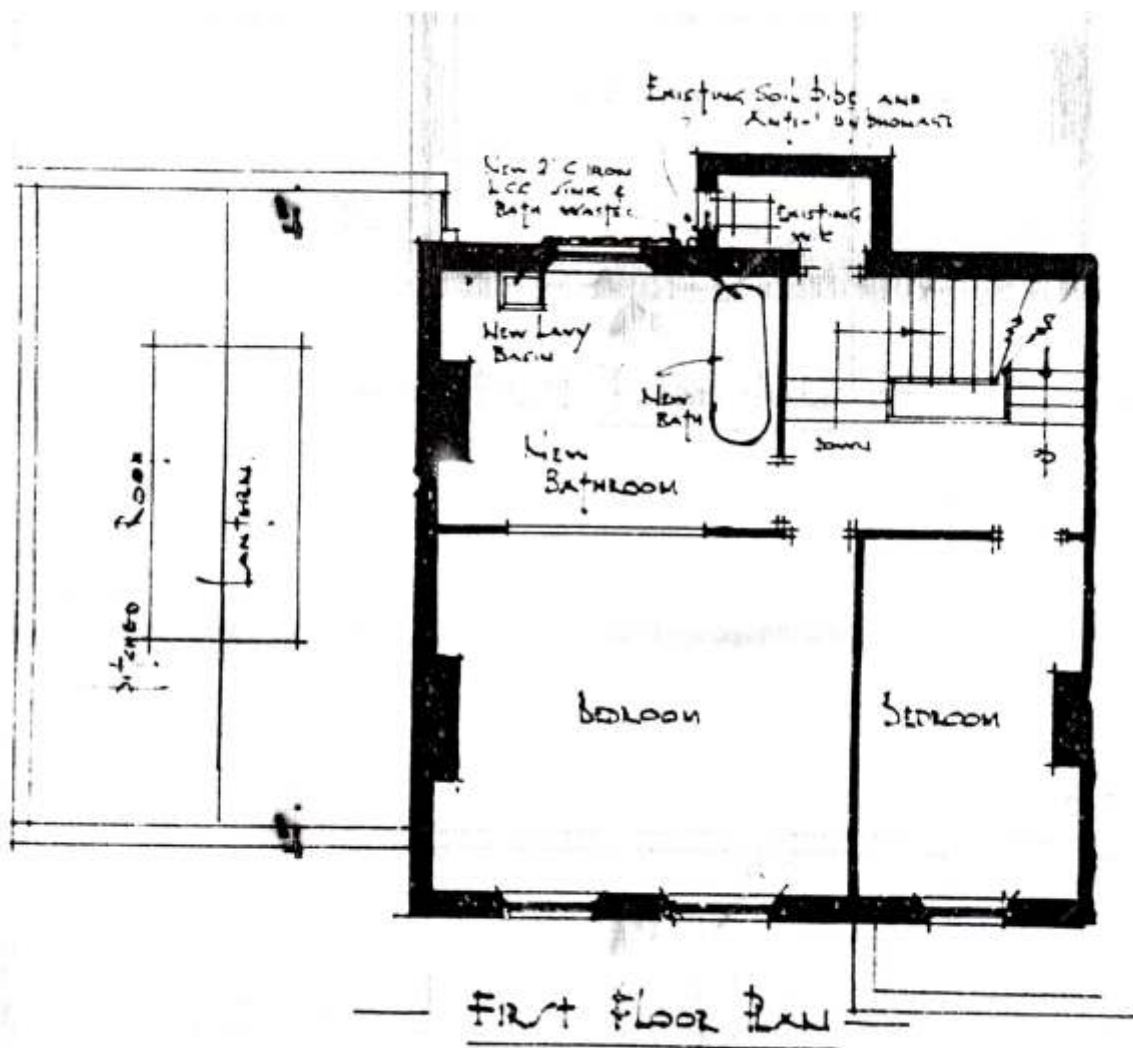


3.33: Third floor back room (west)

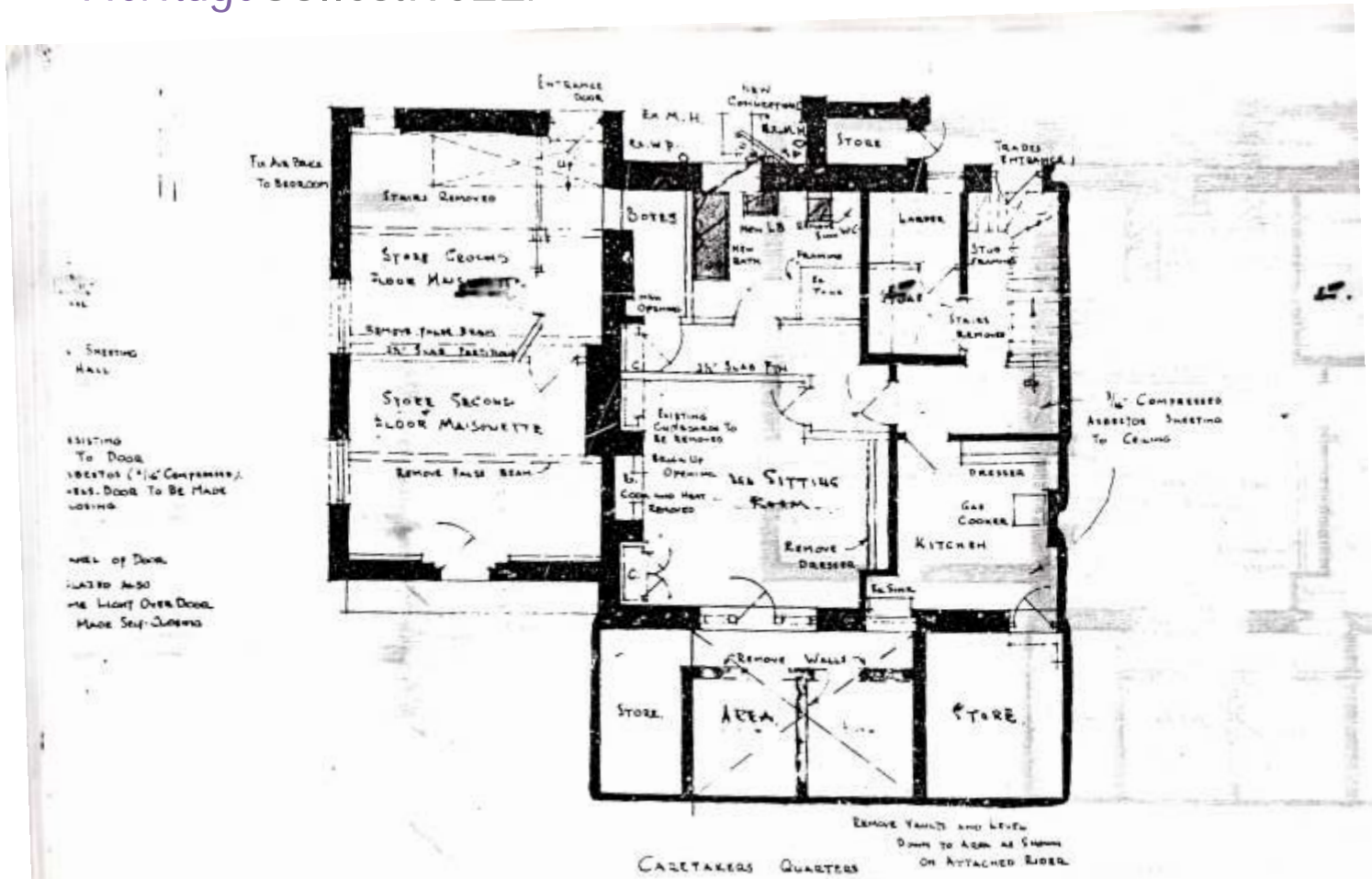


3.34: Third floor back room (east)

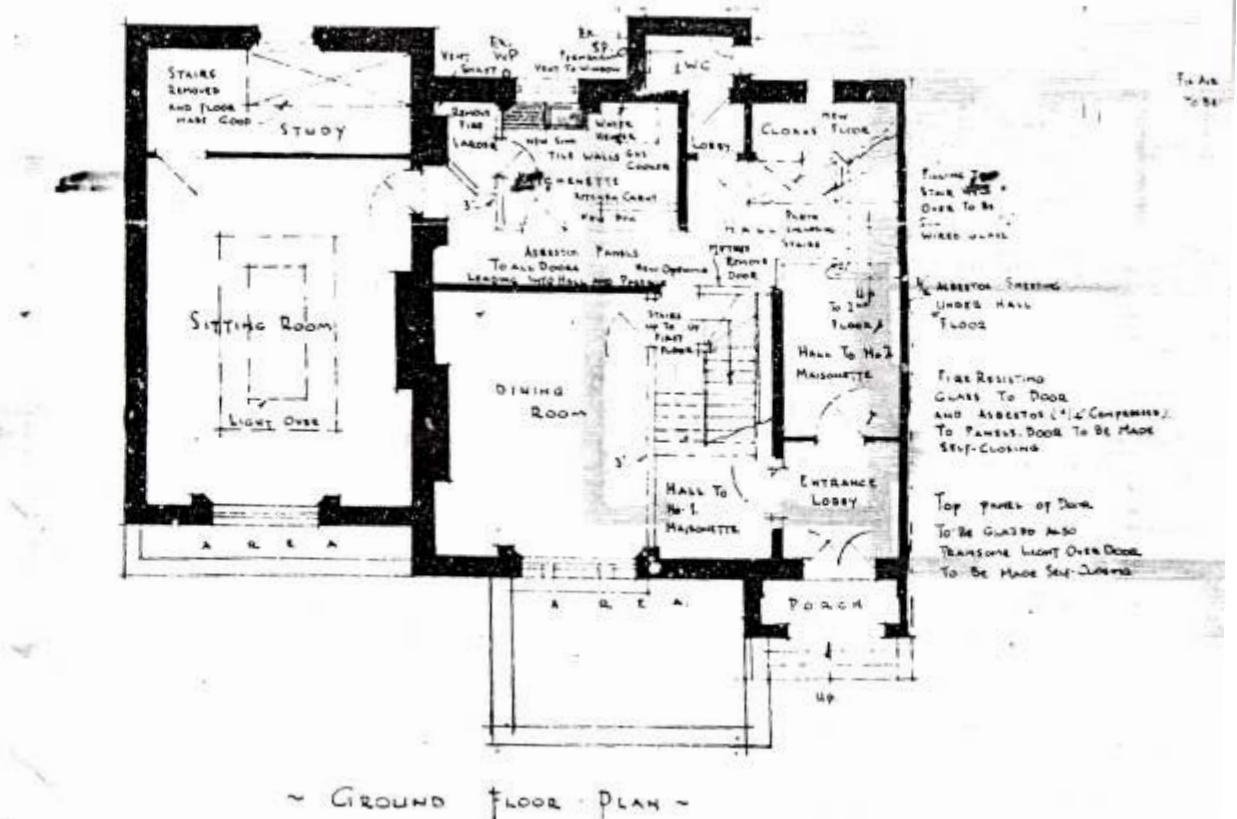
APPENDIX 4: Historic Drawings



4.1: 1929 Plan, First Floor

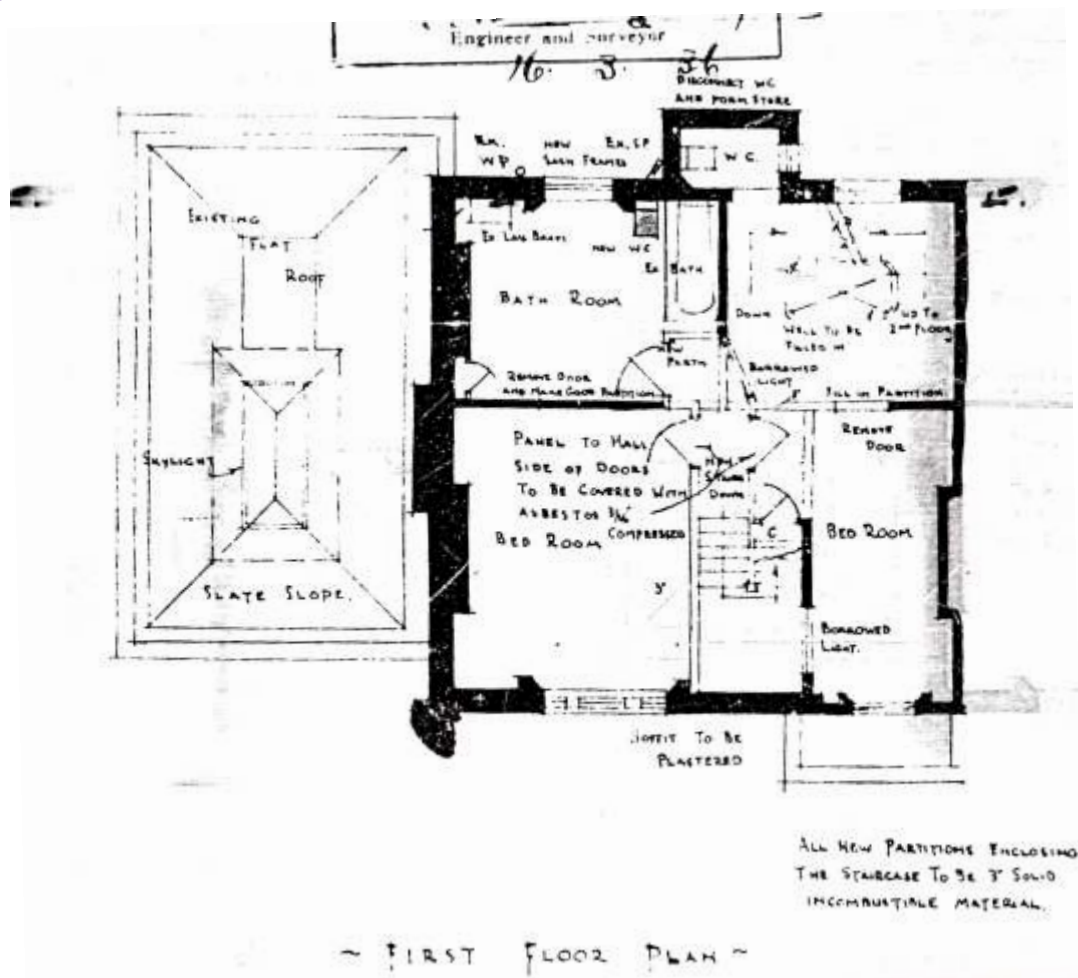


4.2: 1935 Plan, Basement

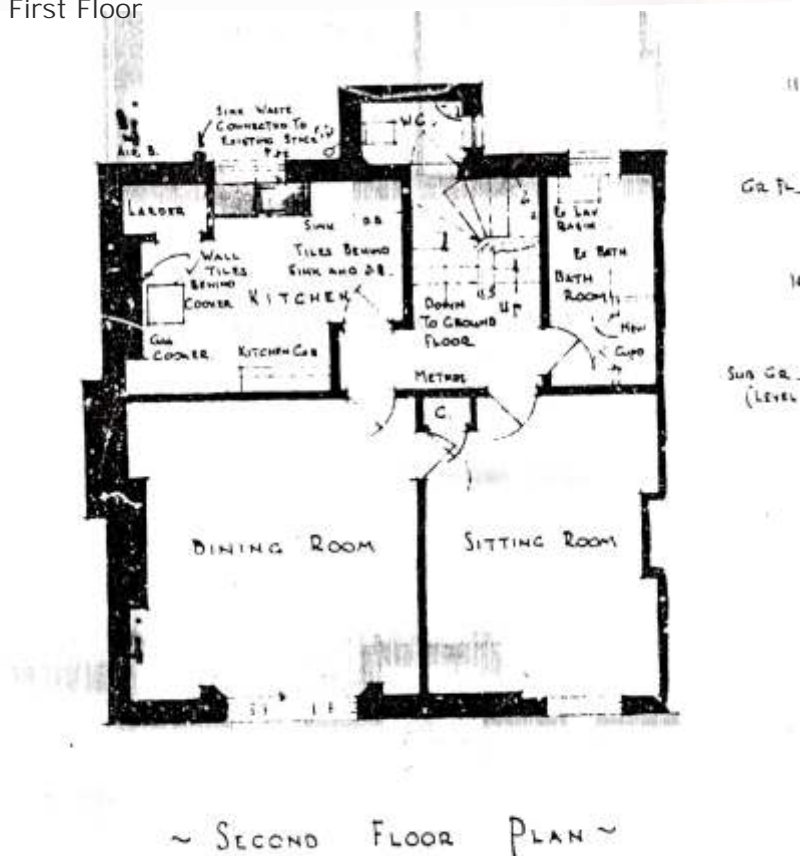


4.3: 1935 Plan, Ground Floor

APPENDIX 4: Historic Drawings

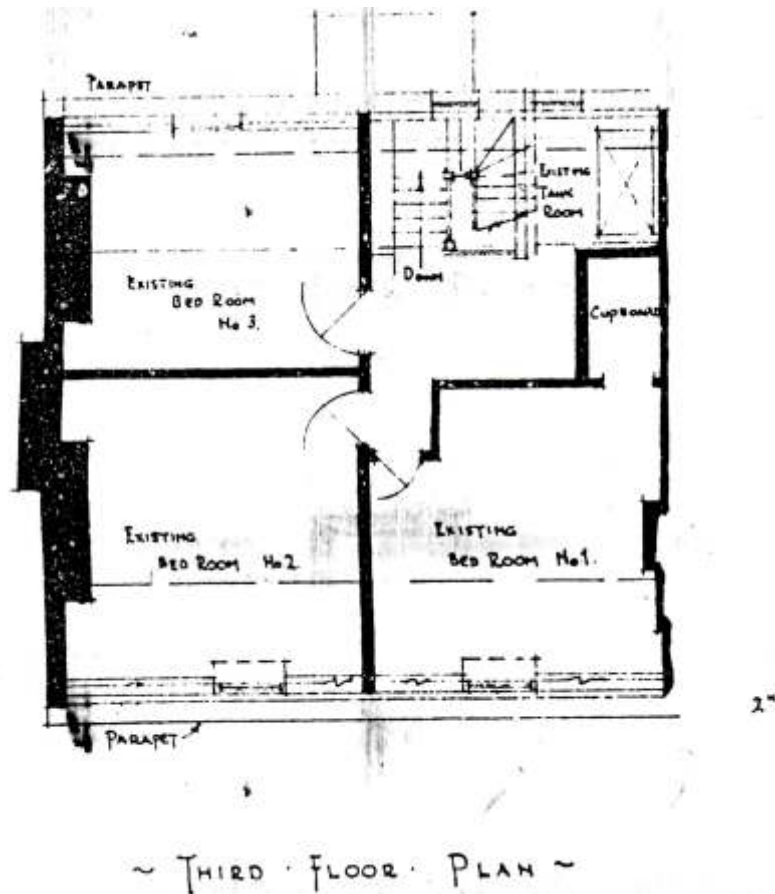


4.4: 1935 Plan, First Floor

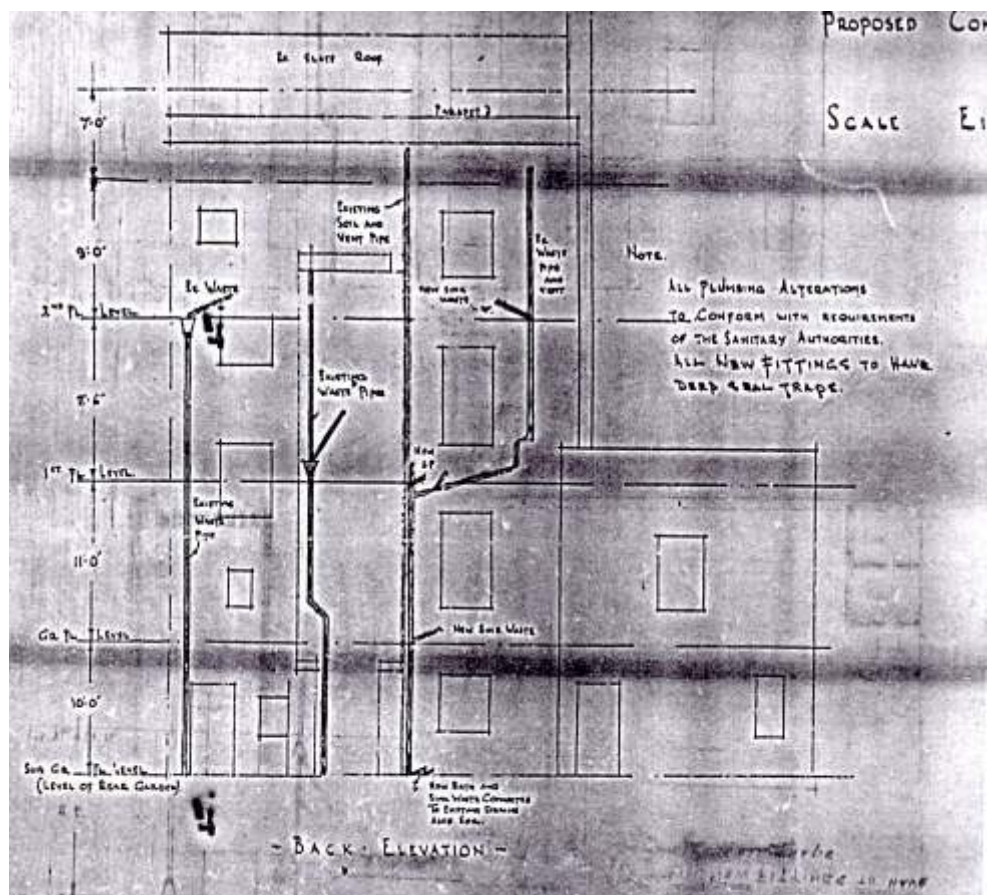


4.5: 1935 Plan, Second Floor

APPENDIX 4: Historic Drawings

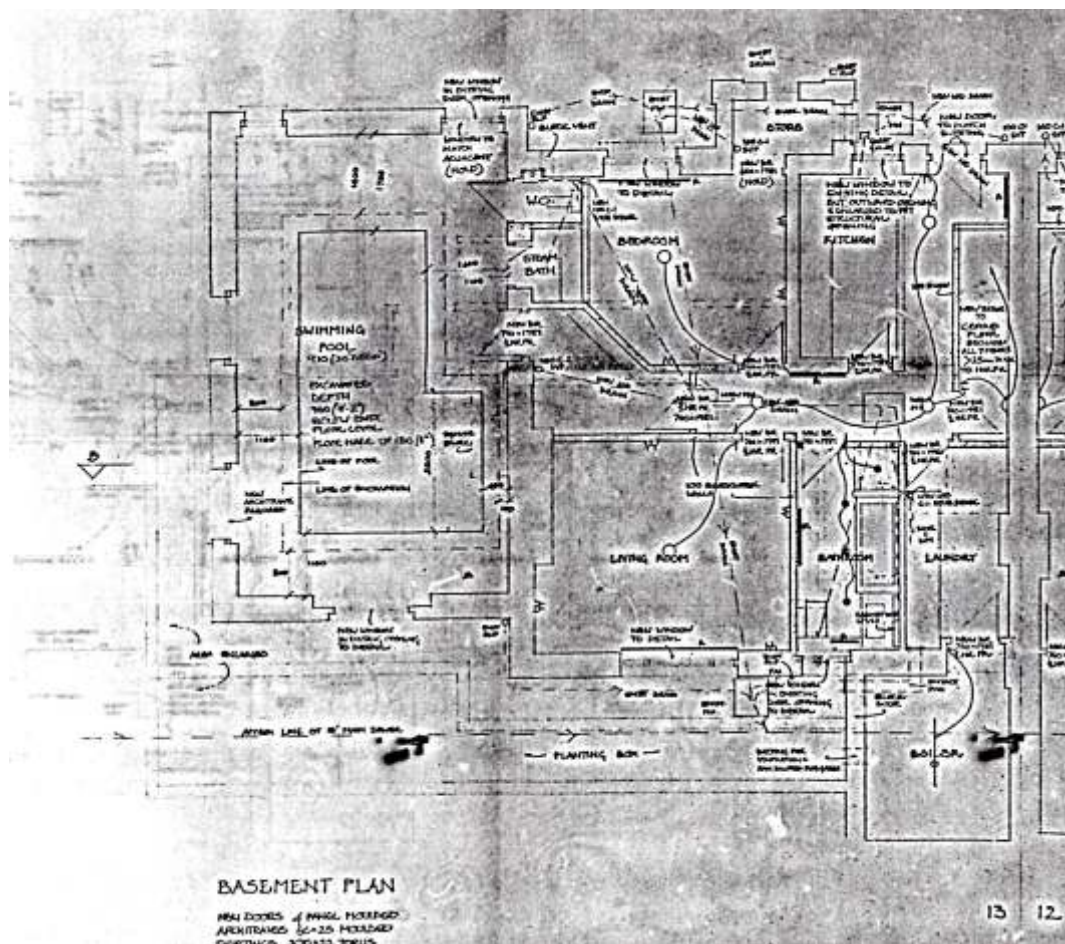


4.6: 1935 Plan, Third Floor

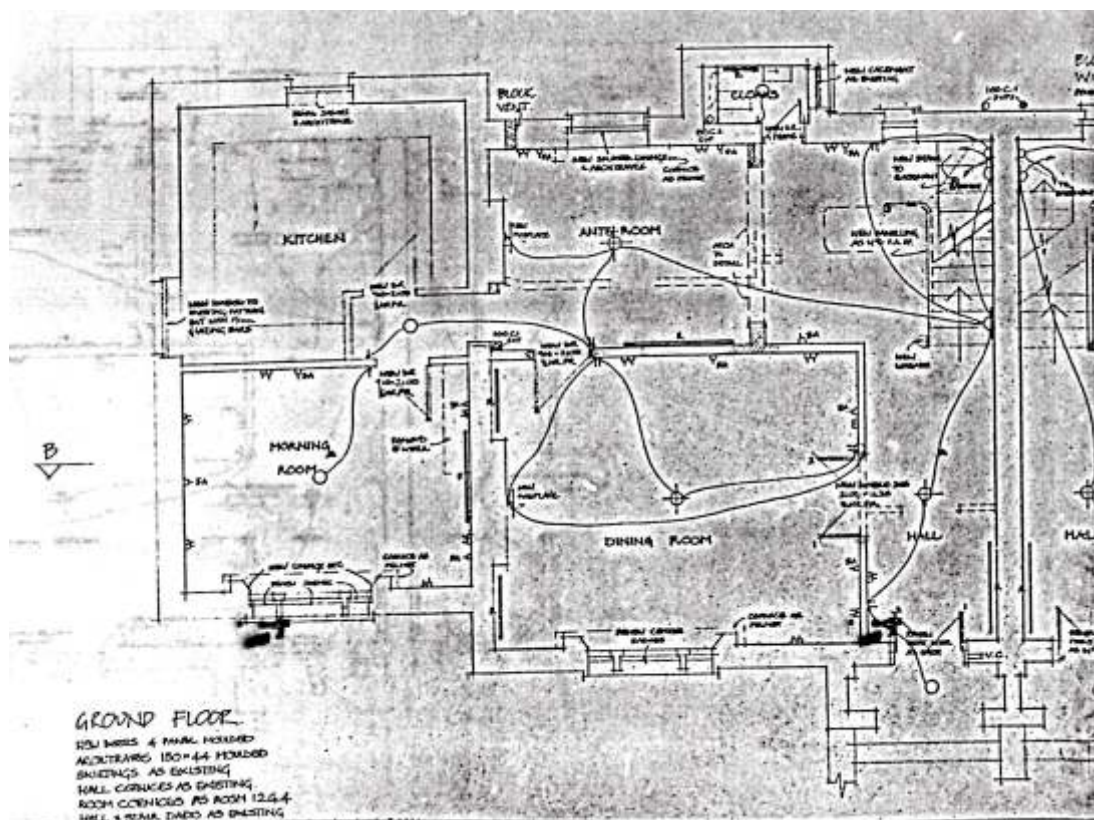


4.7: 1935 Plan, Rear Elevation

APPENDIX 4: Historic Drawings

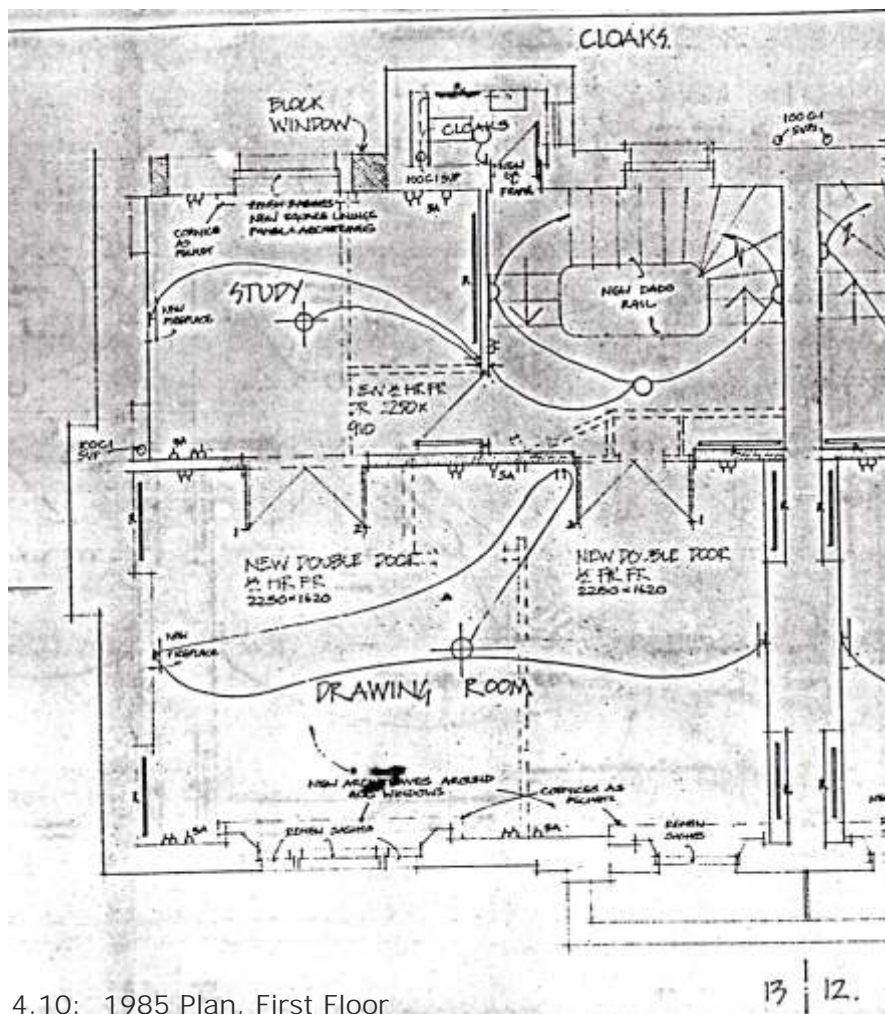


4.8: 1985 Plan, Basement

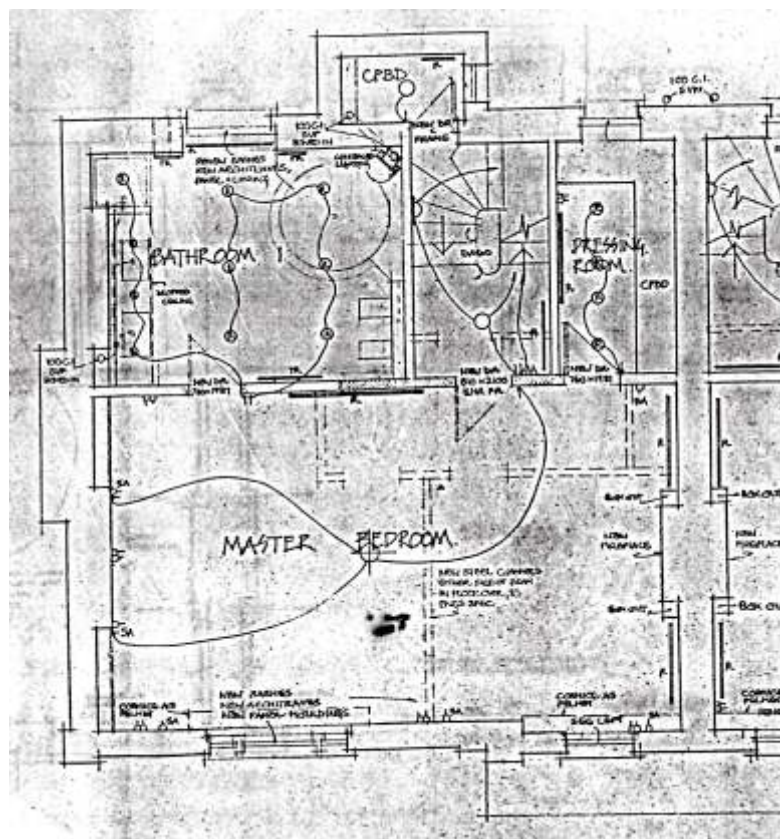


4.9: 1985 Plan, Ground Floor

APPENDIX 4: Historic Drawings



4.10: 1985 Plan, First Floor



4.11: 1985 Plan, Second Floor

APPENDIX 4: Historic Drawings

