



STATEMENT OF SIGNIFICANCE

1-3 Albany Terrace
London

June 2010

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1.0 Introduction

- 1.1 This statement has been commissioned by Mb-architects to assess the significance of Nos.1-3 Albany Terrace and to consider the potential to make internal changes to all three properties.
- 1.2 Nos.1-3 Albany Terrace are Grade I listed buildings which were listed in 1974 (the address on the list description was amended in 1999). They are also sited within the Regent's Park Conservation Area within the London Borough of Camden. The three properties are currently unoccupied but were most recently used as offices. Planning permission and listed building consent were granted by the London Borough of Camden in 2009 for change of use from office use (Class B1) to residential use (Class C3) to create three dwelling houses¹. The current owner is seeking to make variations to the approved changes before selling the properties as private residential dwellings.
- 1.3 This statement is intended to inform the project proposals and provide justification for consultations with relevant statutory consultees. The advice provided is based on historical research undertaken in the Camden Local Studies Library, Camden Planning Department, London Metropolitan Archives and The National Archives, legislation, government guidance and a brief internal inspection of the three properties.
- 1.4 Changes to the properties will require consent from the London Borough of Camden who, in light of the designations, would consult English Heritage, the Georgian Society and are likely to consult the Regent's Park Conservation Area Committee. Consent would also be required from the Crown Estate who require a licence to alter the inside and outside of the buildings.

¹ Planning refs: 2008/5681/P; 2008/5682/P; 2008/5683/P; 2008/5989/L; 2008/5991/L; 2008/5995/L

2.0 Legislation, Planning Policy and Guidance

2.1 National Legislation and Guidance

- Planning (Listed Building and Conservation Areas) Act 1990
- Planning Policy Statement 5: Planning in the Historic Environment (March 2010)
 - Policy HE6.1 – 6.3
 - Policy HE7.1, HE7.2, HE7.4
 - Policy HE9.1, HE9.4, HE9.5
 - Policy HE10

N.B. As PPS5 is a very recent document Camden Council Officers are still trying to learn how best to apply its policies which is something to consider when trying to justify the proposals as the policies are likely to be applied rigidly but I believe there is more scope for challenge. The overarching concept of understanding the significance of buildings is key to this document.

2.2 Local Development Plan Policies

2.2.1 Camden Council's policies and guidance relating to listed buildings and conservation areas are currently contained in the adopted Unitary Development Plan (UDP) (June 2006) and Camden Planning Guidance (December 2006) which reflect the requirements of national policy. This document will be superseded by the Local Development Framework, which is due to be adopted in 2010.

2.2.2 The following policies are of particular reference and should be considered with regard to the development proposals.

- Camden Unitary Development Plan 2006
 - Policy B6 – Listed buildings
 - Policy B7a – Character and appearance of conservation areas
 - Policy N3 – Protecting Open Space Designations:
 - N3A: Parks and Gardens of Special Historic Interest and London Squares
- Camden Supplementary Planning Guidance 2006
 - Conservation Areas - Section 10

- Windows²
- Regent's Park Conservation Area Appraisal
 - *Unpublished Draft conservation area appraisal*

The Regent's Park area was designated on 1 July 1969. The west of the Park was designated by Westminster Council, and the east side by the London Borough of Camden.

2.3 General Guidance

- English Heritage (1996) *London Terrace Houses 1660-1860: A Guide to Alterations and Extensions*
 - *Includes guidance on making changes to London Georgian terraced houses, including internal alterations. This document is available at- <http://www.english-heritage.org.uk/publications/london-terrace-houses-1660-1860/>*
- The Crown Estate has prepared Management Guidelines and Standard Specifications for repair and conservation and they monitor works. The Regent's Park estate is managed by Cluttons, a firm of chartered surveyors, on behalf of The Crown Estate.

2.4 Summary

- 2.4.1 The above legislation, planning policy and guidance is a relevant consideration for the development proposals i.e proposed internal alterations to all three properties and will be considered by all relevant consultees who are considering the development proposals. Instead of providing them in full, this statement takes the legislation, policy and guidance into account, alongside the historical research which has been used to determine the significance of the buildings, when advising on the project proposals.

² For full description see Appendix 1

3.0 Historical Research

3.1. Background

- 3.1.1 The results of the historical research are set out in full in Appendix 2. A wealth of information was uncovered in the Camden Local Studies Library, Camden Planning Department, London Metropolitan Archives and The National Archives including some plans of the buildings and some internal and external photographs.
- 3.1.2 This section of the Statement assesses the significance of Nos.1-3 Albany Terrace and considers the potential to make internal changes to all three properties.

3.2 Significance

- 3.2.1 The Grade I listing status of the building demonstrates the considerable national significance of the three buildings. They form part of the wider Regent's Park estate which was designed by John Nash for the Prince Regent in the first three decades of the nineteenth century as the northern termination of the Regency Metropolitan Improvements, the great town plan for London extending on an axis northwards from Carlton House, the Prince Regent's residence in Pall Mall.
- 3.2.2 Its plan form was quite original for an urban area and in direct contrast to the grid-square layout found all around Regent's Park. Nash created a picturesque landscape: a series of neo-classical terraces around the Park with a number of villas laid out within the Park, each in its landscape setting.
- 3.2.3 Nash produced the design for most of the facades (including Nos.1-3 Albany Terrace) often assisted by Decimus Burton. The actual houses behind were of the standard London type, erected by speculative builders and sold on 99 year leases. To an extent Nash's architecture represented grandeur on the cheap. The spectacular frontages with their columns, statues and pediments were merely stucco. Even his classical facades, to a purist, showed *inattention to detail*. The structure behind was all stock brick and thin deals like any other London terrace. The foundations were shallow, set on London clay and there were no damp courses. This flimsiness of construction exacerbated the problems faced by the government and The Crown Estate in deciding the future of Regent's Park in the 1940s and 1950s after a decade of

war damage and lack of maintenance. However, Nash's achievement in the design of such a unique estate in the centre of London was recognised as worthy of conservation by a number of bodies, including the Georgian Group.

3.2.4 The restoration accomplished throughout Regent's Park is recorded in the publication *The Regent's Park Terraces 50 Years of Restoration* published by The Crown Estate in 1997.

3.2.5 Considering the historical and architectural development of the three dwellings therefore, the significance of the buildings is principally derived from:

- The renowned architect who designed them; John Nash who is considered, by some, to be one of the country's most eminent architects
- The historical significance of the considered, planned layout of the park which was in contrast to the grid-pattern layout typical of the period
- The significance of the protection and restoration afforded to the buildings after the War

3.3 External Significance

3.3.1 I consider it is the overall concept of the planned layout and survival of the evidence of this planned layout which is most significant, with the design of the terraces being secondary but of significance no doubt. The original designs of the terraces are largely intact but some changes have been made to rooflines, such as in St. Andrews Place and others, such as Park Crescent East and West which took a direct bomb hit in May 1941 demolished the middle of the eastern side resulting in complete rebuilding behind replica facades (undertaken in 1963-65).

3.3.2 The historical research clearly notes that many of the original windows were overhauled. Therefore, except for the glass many of the original frames and glazing bars are original. The fineness and profiles of the glazing bars reflect the Regency style of the buildings and will be considered an integral part of the original design. Any changes to the windows are likely to be strongly resisted.



Plate 1. Ulster Place showing different roofline to Albany Terrace



Plate 2. Albany Terrace

3.4 Significance of the Interiors

- 3.4.1 Research shows that the interior of all 3 properties have undergone a series of internal alterations in the past in terms of subdivision and that in the 1945 the properties were divided up into self contained flats which resulted in the subdivision of the interior and alterations to original openings and walls.
- 3.4.2 However, alterations to convert the properties into offices has meant that the interiors reflect the original layouts to a greater extent than they did previously.
- 3.4.3 It is evident that not all of the existing openings are original and records relating to the refurbishment of the buildings show this and also note the removal and replacement of some stud walls.
- 3.4.4 Documentary evidence does suggest though that many of the fireplaces, fire surrounds and cornices may be original and appear so modern as a result of being cleaned and restored as part of the refurbishment of the buildings after the war. Some of the records do note replacement of the ceilings and some cornices, particularly within the stairwells. However, principally the historical research would suggest many may actually be original.
- 3.4.5 The following information is a summary of the interiors for each property based on the historical research:-

No.1 Albany Terrace

Plans note the fireplace at first floor level on the east wall was to be removed and “make good the flush wall”.

BASEMENT Minor alterations proposed to service area under staircase. New door leading from staff bedroom into ensuite.

Removal of existing wall to create a larger space for laundry room.

GROUND No changes proposed

FIRST No changes proposed

SECOND Removal of wall leading up to blocked defunct window. Boarding behind window to front elevation to be removed entirely and original use of window reinstated. New internal partition wall to form dressing room and enlarged ensuite.

THIRD New doorway into en-suite – minimal change

New wall between ensuite and bedroom 3.

No.2 Albany Terrace

Records note dry rot resulted in new wall plate and flooring. War damage repairs were mostly glazing repairs.

BASEMENT Changes have been made to openings previously. Proposed door into 'Family Room' would reinstate an earlier doorway. Removal of wall which is not original – both acceptable

GROUND *New plaster where damaged*

No major alterations

FIRST *Ceiling replastered and floor repaired*

No changes

SECOND *New floors and skirtings in 1945. New stud partition between staircase and back room.*

Blocking an original doorway into rear room but this blocked in the 1960s and the information dated 24th April 1945 noted the stud partition between the rear room at second floor level and the staircase were renewed therefore this partition is not original material. Timber door will be retained but locked and fixed into position and not for use. Central doorway through central partition and new partition to create dressing room and en-suite. Requires detailed treatment of fireplace.

THIRD Position of original wall to rear of building moved to allow for a larger bedroom and ensuite. Door re-used within new partition wall.

Documentary evidence notes that the Regency fireplace on the first floor was stolen in December 1984.

No.3 Albany Terrace

The documentary evidence provides details about taking off a lot of plasterwork throughout, particularly in the staircase areas. It also makes reference to 'Regency style' fireplace surrounds and white marble fireplaces which suggests these may not be original.

BASEMENT Minimal alteration to create en-suite, likely to be acceptable – this is a reversible intervention.

- GROUND Double doors proposed from front to rear room. The existing door between the front and rear room is not original and is not shown on the plans of 1948. The blocking of this non original door therefore can be justified. The only issue therefore is the creation of double doors. Double doors (non original) exist in Nos.1 and 2. The proposals seek an opening that would have doors to retain evidence of subdivision and the English Heritage guidance states that openings are sometimes possible (generally though on less significant floors) acceptable as long as they retain substantial nibs of the existing wall. I think a case can be made for these.
- FIRST No changes.
- SECOND Creation of a dressing room through erection of a new partition. Fireplace to be carefully boarded over. Reversible change to original fabric of building.
- THIRD New partition to front room to create ensuite shower room. Removal of 2no. walls between front and rear room. Door opening to be blocked up but original timber door retained and re-used within same wall to create entrance to rear room. Existing door within party wall leading from number 2 to number 3 Albany Terrace to be blocked.

4.0 Advice and Guidance

4.1 **Consultees**

4.1.1 There are a number of consultees who would need to be consulted for either the internal or external works as a result of the Grade I listing and freehold covenants. They will be considering the impacts on the listed properties, the surrounding listed buildings and the setting of the Grade I listed Park. These are set out below:

- Camden Council – who will make the final decision on any listed building applications or planning applications
- English Heritage - Government *advisor* only but will may well be relied upon for support by Camden Council
- The Georgian Group – statutory consultee for works affecting Grade I and II* listed buildings or other Georgian buildings at risk.
- The Crown Estate – As freeholder, the Crown Estate requires a Licence to alter for works inside and out of the buildings.
- Regent's Park Conservation Area Committee – this group is likely to make comments on the proposals to the exterior of the building if applications are submitted to Camden Council. They are not however a statutory consultee.

4.1.2 The Crown Estate Paving Commission (CEPC) was established in 1813 and is a separate body from the Crown Estate. It maintains the terrace gardens (Ornamental Enclosures), the railings around them and the terrace access roads and pavements. The CEPC is responsible for the provision and maintenance of street lighting and street furniture in Regent's Park. It also maintains the roadways in York Gate, Chester Gate, Park Square East and West and pavements all around the outside of the Outer Circle.

4.1.3 Having spoken to one of my English Heritage colleagues he suggested that you should arrange a pre-application meeting with Camden Council Conservation Officers first. They are likely to take a certain line on whether they consider the alterations would be entertained or not and if considered appropriate, the council could well try and lean on English Heritage for support. The Georgian Group and Conservation Area Committee are likely to object but the Council, if supported by English Heritage, may well overrule their concerns.

4.0 Summary

- 4.1 This statement has been commissioned by MB-architects to (i) assess the significance of Nos.1-3 Albany Terrace and (ii) to consider the potential make internal changes to all three properties.
- 4.2 The significance of Albany Terrace is apparent by its Grade I listing. It is considered that it is the external appearance of the building and its relationship to the wider planned terraces and within the Regents Park estate that is of greater significance than the interior. However, as with most listed buildings, the interior must also be given consideration.
- 4.3 With regard to the windows. Camden discourages the introduction of double glazing on the principal facades of any listed building (in this case at the front or the rear) regardless if the frames are original or not as the double skin of glass is considered to impact on the appearance of the windows and the wider streetscape or terrace. Accordingly the only changes to the windows that would be allowed would be secondary glazing. Particularly in this case where there are already shutters which the Council would generally suggest as another way of reducing heat loss and improving sound insulation.
- 4.4 With regard to changes to the interiors. It would appear from historical research that although the properties were divided up as flats c.1945, that they now to a greater extent represent the original floor plans of the building. Some openings have been altered and some partitions were replaced. Your proposals largely retain evidence of the original floor plan, particularly on the most important principal floors. New openings can be justified, even the proposed double doors at first floor level in No. 3 on the grounds that the existing door between the front and rear room is not original and the same configuration appears in both Nos.1 and 2.
- 4.5 Any new partitions proposed should ensure there is no impact on the fire grates or fire surrounds and where possible should abut the wall as opposed to the chimney breast, again to retain as much evidence as possible of the original configuration i.e. so the chimneybreast will remain apparent. Alternatively, the chimney breast is to be carefully boarded over to create a false flush wall. This change is reversible.

- 4.6 I would suggest you should contact the Conservation and Urban Design Team at Camden Council primarily to discuss the changes proposed. If they respond positively then you could seek to speak with English Heritage and if considered appropriate at that time, then with The Georgian Group and local interest groups. However, it is the local planning authority which will make the final decision on the application and may choose to disregard the comments made by English Heritage or any other consultees.
- 4.7 Once the proposals and plans and drawings have been finalised this document can be re-written in the form of a supporting statement for submission with the necessary listed building and planning applications. Planning permission will not be required however, if there are no external works to the building.

APPENDICES

Appendix 1

Camden Council Supplementary Planning Guidance 2006

Para 19.31: Windows

□ Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, fenestration pattern and proportions, opening method, materials and finishes, detailing and the overall size of the window opening. Planning permission may be required for replacement windows which do not match the existing. (See also Camden Planning Guidance on **Windows**.)

□ Where timber is the traditional window material, replacement timber frames are preferable to uPVC or aluminium frames. Similarly, where steel is the traditional window material, steel replacements will be sought wherever possible. (See also Camden Planning Guidance on **Materials and resources**)

□ Consideration should be given to the Building Research Establishment's (BRE) *Green Guide to Specification* when sourcing replacement window frames.

□ The Council will resist proposals for replacement windows in listed buildings, unless an exceptional case can be made for such works. The Council will also resist proposals for double-glazed sealed units in listed buildings. Listed building consent will be required for replacement windows, secondary glazing and double glazing in listed buildings.

□ Where double-glazing is proposed for buildings in conservation areas or for developments that may affect views into conservation areas, internal secondary glazing should be used and the original window should be left intact. See also the Camden leaflet *A Guide to Replacement Windows* (1999).

Appendix 2

The development of Regents Park dates from 1811, with development on the buildings commencing in 1818 and finishing in 1827. Originally known as Marylebone Park, the park passed to the crown in the 16th century and was enclosed as a deer park. By the 18th century it had been leased to the Duke of Portland and was being used as farmland.

In 1809 John White proposed a park with a serpentine lake, an outer circular drive fringed with villas, and a grand crescent north of Marylebone Road. This was followed by a plan by John Nash which was grander in scale and included far more villas. A later plan submitted in 1812 which was approved by the Treasury had fewer villas, with terraces located around the circumference of the estate, and a large double circus (concentric rings, one looking inwards and one outwards) in the middle (this double circus was also in the first plan Nash produced).

The park was part of the extensive scheme of Metropolitan Improvements that were undertaken during the Regency period and reign of George IV. The park when built 'comprised an almost continuous belt of Terraces along the south, east, and west sides, with eight villas, together with two formal approaches to the park at Park Crescent and Square and York Gate'.³

Nash designed the façade of all of the terraces (except Cornwall and Clarence, which have been credited to Decimus Burton). The sites for each were let to speculative builders who followed Nash's design for the façade and then erected the houses to their own or other architects interior designs. Nash's office provided the builders with general elevations as well as details to half full size ornamental work.

By 1827 the terraces were completed and it was decided that too much building would spoil the scenery, so the number of villas to be built was reduced and the plan for the central circus stopped.

Located next to Albany Terrace is Park Square East and opposite that is Park Square West. These two terraces were described in detail by the 1962 report on the Regent's Park terraces. *These houses are in two terraces facing each other with Park Square in the middle. Nash had intended that the north side of Marylebone Road should form a second crescent opposite to Park Crescent-the whole making a circle of the same size as the Inner Circle of the Park itself. In the middle was to be a large parish church. Somehow neither this crescent nor*

³ *Report of the Committee on the Regent's Park Terraces* (London, 1947) p. 9

*the church was built-instead a square. These two terraces form a continuation of the main double entrance to the Park. Although built on second thoughts, they have become part of the main design, and have for over a hundred years led the Londoner into the Park.*⁴

To the east of the park on the Crown's Marylebone Estate Nash reserved land for three purposes; for a working class quarters with markets and shops, a large barracks, and for a miniature garden suburb. The area is divided from the park by Albany Street, and rebuilding in the area had begun by the 1930s. Extensive war damage resulted in the service area being handed over to the borough, and many of the buildings were demolished and replaced by the Regents Park Estate. Pevsner notes that 'the close relationship between the two areas [the service area and the grander houses] has largely been lost in the post-war rebuilding, apart from the important exception of the two Park Villages'.⁵

The Site/building

Albany Terrace was built between 1820-1823. In the late 1940s a report was produced on the future of the Regent's Park Terraces where it was put forward that many of them be demolished and be rebuilt. A number of subsequent reports were then produced and it was decided to repair and refurbish most of the terraces. In the final report produced in 1962, Albany Terrace was put on a list with a number of the other smaller terraces to be repaired at various dates in the future.

In 1975 planning permission was granted for the three properties to be restored and converted to provide four flats in each. [64]

In 1982 Greycoat Estates was refused planning permission for the refurbishment of the terrace.

1 Albany Terrace

The first plan of this property is dated 1861 and shows a proposal to heighten the slate roof. The plans show the existing roof and the proposed roof, with cross section. There is no documentary evidence to demonstrate whether this was ever carried out but a photograph (Plate 3) suggests the roof was

⁴ The Future of the Regent's Park Terraces. Third Statement by the Crown Estate Commissioners (London, 1962) p. 12

⁵ Cherry and Pevsner, *The Buildings of England: London 4: North* (London, 1998) p .381

heightened – the roof can be seen in the photograph whereas the roofs of Nos. 2 & 3 Albany Terrace are not visible.



Plate 3: Photograph from the London Metropolitan Archives, undated

- *Showing the higher roof ridge height of No. 1.*
- *Also demonstrates the differences in design between Nos. 1-3 and the adjacent terrace adjacent to Peto Place*

Plans dated 1938 that accompany a drainage application show new toilets and bathrooms. These plans show the layout of the ground to third floors.

A later drainage application was submitted in 1958 for altering to the soil pipe, but no plans were submitted with the application.

A pencil plan of one of the floors, undated but post war, shows the layout of one of the floors. [84]

A letter dated 1963 states that permission was granted in 1936 for a back extension at first floor level for a new bathroom and separate toilet. The same letter noted an inspection of the house, which found that the premises had been converted into separate accommodation at ground, first, second and third floor level. [85-86]

In 1964 numerous works were carried out to rectify the previous conversions. Plans and letters show the alterations that were undertaken. Included in this file

is a schedule of the interior and exterior of the property detailing period features. [87-106]

2 Albany Terrace

A block plan that accompanies a lease shows the footprint of the building, and the layout of the ground floor. [23]

Drainage plans submitted with an application dated 1927 for new toilet and bathroom show part of the basement.

In the Second World War the property was damaged by bombs. This damage was however minor, with only broken glass in the windows. [5]. Letters from the 1945 and 1946 state that the property was in a poor state of repair, and a list of works to be undertaken with cost is drawn up [2-3]. A letter dated 1948 notes that the property has had unauthorised works regarding the insertion of bathrooms, and that it has been altered to contain self-contained flats. A series of works were then undertaken in 1948 to rectify this. Plans and a schedule of works show the layout of each floor and the works carried out. [8-19]

In 1959 the property was inspected and a schedule of all the regency features drawn up. [20-22]

A letter dated 1960 states that a number of proposed works at the premises had not been carried out. It is unclear whether the letter is referring to the 1948 plans and list of works [24-25]

Letters dated 1964 mention the replacement of windows and repairing of a cornice.

In 1984 a marble fire place was stolen from the first floor [58]

3 Albany Terrace

The first plan found of the property is a plan that accompanies a drainage application dated 1893. This plan shows the layout of the basement, giving the use of each room.

A block plan that accompanies a lease gives the footprint of the building and the layout of the ground floor [46]

The building suffered from bomb damage during the Second World War. A list of the repairs to be carried out because of this is included with a letter dated 1946. Windows and shutters had been damaged, there were cracks in ceilings, and part of a ceiling had collapsed. [7]

In 1957 a schedule of dilapidations and repairs needed in the property was drawn up. [34-43]. This was followed in 1959 with a schedule of the architectural features within the property. [47-49]

Proposals were put forward in 1958 and 1959 to repair the property. [44-45, 50]

A schedule for works to be carried out was produced in 1978. [52-53]

Architect

John Nash 1752-1835

Born in 1752 Nash entered the office of the architect Robert Taylor as an indentured pupil in 1766 or 1767. By 1777 he had established himself as a speculative builder and surveyor, and was in a partnership with Richard Heaviside, timber merchant and carpenter to the Board of Ordnance.

In 1777-8 he built a pair of handsome houses on the north-western side of Bloomsbury Square and a plainer block on an adjacent site in Great Russell Street; they were among the first houses in London to be clad in stucco. In 1783 Nash was declared bankrupt

Nash moved to Carmarthen, Wales in about 1785, and resumed the practice of architecture after the collapse of his divorce. He designed many buildings in Wales, including public buildings. The largest and architecturally the most interesting part of his practice was domestic, with the gentry of south-west Wales eager to replace or remodel their unfashionable houses in the early 1790s.

By 1796 Nash had become an important figure in Carmarthen society. He lived in a substantial house, which he designed for himself, in Spilman Street.

Nash returned to London in 1797-98 and built himself a stuccoed house at 29 Dover Street, north of Piccadilly. Nash worked with Humphry Repton on many London properties, and according to Geoffrey Tyack, it was this partnership with the best known English landscape gardener of his time, that was vital in the successful launch of Nash's career as a fashionable London architect.

By the end of the first decade of the 19th century Nash had succeeded in building up a large and lucrative country house practice among the English and Irish gentry. Tyack notes that:

With universally accepted standards of architectural taste collapsing, Nash succeeded in giving his clients—both long-established gentry and *nouveaux riches* industrialists and financiers—the comfort and

visual stimulation they demanded. He excelled at adapting widely divergent styles to the needs of his clients.⁶

In 1806 Nash acquired his first official position as salaried architect in the Office of Woods and Forests, the government department responsible for managing the crown estate. His career reached its climax between 1811, when he produced his first designs for Regent Street and Regent's Park, and 1830, when his greatest patron, George IV, died.

Tyack in his article on Nash summons up the influence he has had on British architecture. He notes:

Few English architects have had a greater influence on their surroundings than John Nash, and few have understood better than him the capacity of architecture to give pleasure, both on the grand scale of London's West End or in miniature, as in his early villas or at Blaise Hamlet. His buildings appeal more to the eye than to the intellect, and this is both his strength and his weakness as an architect. Born when Georgian classicism was all but omnipresent, during his Welsh 'exile' he developed an understanding of the picturesque matched by few of his contemporaries, and he soon developed the ability to translate his visions and those of his clients into stylistically varied forms which satisfied the widespread desire for comfort, individual expression, and conformity to the *genius loci*. He thus responded with panache to the impulses of a burgeoning consumer society deeply affected by the Romantic movement. During the Regency and the reign of George IV he had the opportunity not only to redesign the Brighton Pavilion and to create Buckingham Palace, two of the most lavish buildings of the era; he was also able, through the design of Regent's Park, Regent Street, and the associated improvements in the West End of London, to make a greater and more beneficial impact on the capital than any other single architect since Christopher Wren. Here he demonstrated an ability to compose and group buildings for their scenic effect, and to conceive and carry out large urban planning enterprises, which has rarely been matched before or since. No account of the development of the villa, the suburb, the urban park or of nineteenth-century street improvements can be written without reference to his work. He also rose to the opportunities presented by technology, and was a pioneer in the use of iron in the construction, and stucco and cement in the cladding, of buildings.

⁶ Tyack, 'John Nash' <http://www.oxforddnb.com/view/article/19786?docPos=1> [date accessed 10/06/2010]

He was nevertheless much criticized by the Victorians for the alleged shoddiness, slapdash detailing, and structural 'dishonesty' of his work, and the low reputation in which he was held for more than a century after his death accounts for the unfortunate demolition of many of his buildings, including all three of the houses he built for his own occupation in London and the Isle of Wight. He also suffered in the eyes of posterity from his close identification with George IV and from the financial and sexual scandals with which he was, however unjustifiably, associated. But, largely through the efforts of John Summerson, his reputation recovered in the second half of the twentieth century, and today Nash is widely recognized as one of the most creative and influential of all British architects.⁷

Other Information

Plans for the extension of the roof at Park Square East were put forward in 1870s, but were not allowed, letter, plans and reasons for refusal on cd.

Bibliography

Primary Sources

Camden Planning Department

1 Albany Terrace. Drainage application for new toilets and bathrooms, 1938.
[shows layout of ground to third floor]

1 Albany Terrace. Drainage application for repairs to soil pipe and gully, 1958.
[no plan with this application]

2 Albany Terrace. Drainage application for new toilet and bathroom, 1927
[shows part plan of basement]

3 Albany Terrace. Drainage application, 1893 [shows layout of basement]

London Metropolitan Archives

GLC/AR/BR/22/BA/019140 Albany Terrace Building Act Case File. 1901.
[not relevant, concerns building of porch at number 4]

Photographs

SC/PHL/01/332

2-3 Albany Terrace. August 1939

⁷ Tyack

Inside garden of 1-3 Albany Terrace. 1962
3 Albany Terrace, elevation. 1985
1 Albany Terrace, first floor, front. 1985
1 Albany Terrace, second floor, west room. 1985
1 Albany Terrace, second floor, front east room. 1985
Albany Terrace, front elevation. 1962
Albany Terrace, railings. 1962
1-6 Albany Terrace
Albany Terrace, restored garden railings and guard rails, looking west. 1966
Albany Terrace, restored garden railings and guard rails, looking north west. 1966
Peto Place, west side. 1962
5-3 Albany Terrace. 1962
Albany Terrace, south side of garden to 6. 1962

National Archives

CRES 35/3530	No. 13 Park Square East with 10 and 11 Peto Place. Administrative Records of the The Crown Estate and predecessors. 1878-1983
CRES 35/5062	2 Albany Terrace, Administrative Records of The Crown Estate and predecessors, 1970-1984
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