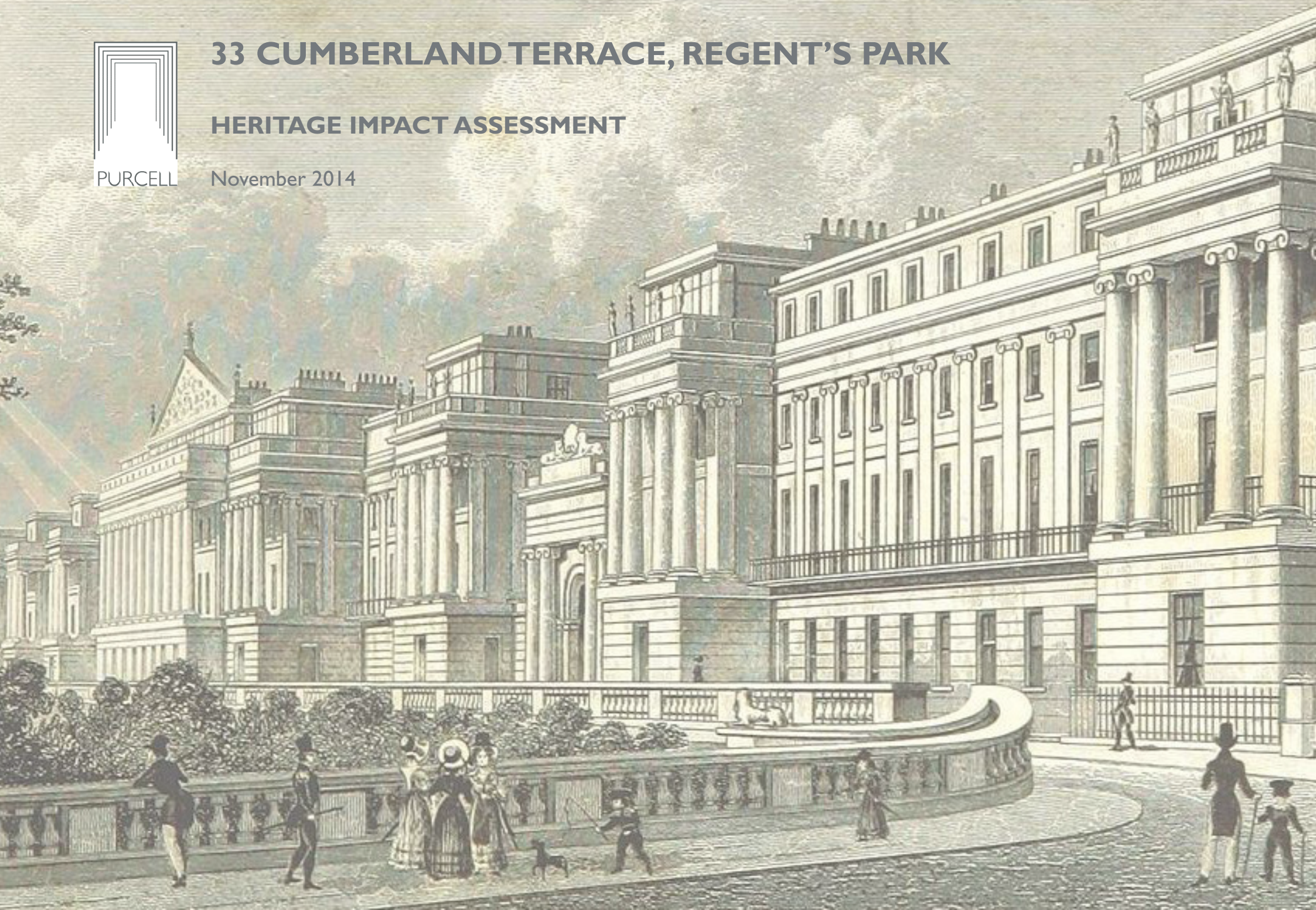


# 33 CUMBERLAND TERRACE, REGENT'S PARK

## HERITAGE IMPACT ASSESSMENT

November 2014





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On behalf of Purcell ®

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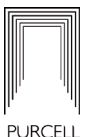
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# I INTRODUCTION

## I.1 REASONS FOR THIS STUDY

Cumberland Terrace is a monumental palace fronted terrace on the eastern side of Regent's Park which was designed by John Nash and completed in 1826. It is one of a number of terraces and crescents which formed part of a grand scheme for Regent's Park under the patronage of the Prince Regent. No. 33 Cumberland Terrace is a 2nd floor apartment set within the central portico of the principal frontage of the terrace. It is laterally arranged across what were originally three houses, which were numbered 14, 15 and 16 before their conversion to flats. It is Listed Grade I in recognition of its special historical and architectural interest and is within the Regent's Park Conservation Area. This report has been produced at the request of the present owner to assess the impact of a number of alterations on the significance of the heritage asset.

## I.2 SCOPE OF THIS STUDY

This study researched baseline information to understand the proposed development site in context. This includes a brief description, an assessment of relevant statutory legislation and guidelines. It also includes a history of the site to put the proposals into context thus informing the assessment of significance. However, the focus of this study will be upon the proposed alterations and how they may affect the significance of the designated heritage asset.

## I.3 EXISTING INFORMATION AND GAPS IN KNOWLEDGE

A desk-based study was undertaken to provide baseline information for this report. This involved consulting archives, documentary resources and online databases, which are referenced throughout this document. In future further information may be uncovered which furthers understanding of the structure.

A full list of sources can be found in the Bibliography.

## I.4 ACKNOWLEDGEMENTS

The author would like to thank The Crown Estate for their help researching the history of Cumberland Terrace in particular the archivists Jeremy Linton and Andrew Thomas who offered assistance and also provided access to the Crown Estate archive.



## 2 STATUTORY DESIGNATIONS

### 2.1 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) (published March 2012) is the overarching planning policy document for England. Within Section 12 – Conservation and enhancing the historic environment - are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements that make up the historic environment are termed heritage assets. These consist of designated assets, such as listed buildings or conservation areas, non-designated assets, such as locally listed buildings, or those features which are of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings. The document also requires that the impact of development proposals which affect heritage assets is assessed.

### 2.2 HERITAGE ASSETS

#### LISTED BUILDINGS

Listed buildings and conservation areas are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. No 33 Cumberland Terrace is part of a Grade I Listed terrace of buildings and is accordingly afforded statutory protection under policies in the NPPF and the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Buildings are listed because of their special architectural and historic interest which through designation is considered to be important in national terms.

The Listed Building description (Entry Number: 1067386) can be found in Appendix B.

## CONSERVATION AREAS

The development site lies within the Regent's Park Conservation Area, which was first designated in 1969 with further additions in 1971, 1985 and 2011 and is protected under the Planning (Listed Buildings and Conservation Areas) Act, 1990.

The Regent's Park Conservation Area Appraisal and Management Strategy was adopted in 2011 and defines and analyses what is significant about the Regent's Park conservation area. The conservation area covers the eastern portion of John Nash's early 19<sup>th</sup>-century Regent's Park development, with the western portion lying within the City of Westminster. The area is of national and international significance and was early urban design on a grand scale which integrated elegant villas, terraces, and picturesque parkland, with practical considerations such as a market and 'service area'.

The conservation area is predominantly residential in character with Cumberland Terrace within the character zone 'Regent's Park and Terraces fronting the park and their mews'. The character of the area is at the transition of park and terrace with Cumberland Terrace making a key contribution to the 'triumphant classical route' at the park's edge.<sup>1</sup>

The *Conservation Area Appraisal* says of Cumberland Terrace:

*The grandest of the eleven terraces in Regent's Park, Cumberland Terrace (244m/800ft long) embodies the idea of a palace confronting a 'natural landscape' within the city. James Thomson was executant architect, and the terrace was completed in 1826. The centre block has a projecting temple front: a giant order of ten Corinthian columns capped with a pediment containing exuberant sculptures. On each side of the central block are symmetrical terraces, separated by recessed triumphal Ionic arches. The archways provide access to a courtyard space with pairs of houses, and the original steeply ramped access to the mews behind survives for the northern courtyard. The archways were widely copied as a means of disguising mews entrances. It is the most daring, scenographic and successful terrace in the park. Cumberland Terrace was badly damaged by bombing and was substantially reconstructed behind the façade. The northern range of the mews survives, the remainder was rebuilt..<sup>2</sup>*

## 2.3 LOCAL PLANNING POLICIES

### NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF, published March 27th 2012) is the overarching planning policy document for England. Within Section 12: *Conservation and enhancing the historic environment* are the government's policies for the protection of heritage.

The policies advise a holistic approach to planning and development, where all significant elements which make up the historic environment are termed 'heritage assets'. These consist of designated assets (such as listed buildings or conservation areas) non-designated assets (such as locally listed buildings) or any other features which are considered to be of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings. The document also requires that the impact of development proposals which affect heritage assets is assessed.

### THE LONDON PLAN

The London Plan (2011) Including Revised Early Minor Alterations (October 2013)

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

<sup>1</sup> London Borough of Camden, 2011, Regent's Park Conservation Area Appraisal and Management Strategy, p. 19. <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/regents-park.en> Date accessed: 8th October 2014

<sup>2</sup> Ibid p26.

The Plan was revised in 2011, with alterations in 2013. The document *Further Alternations London Plan*, January 2014, propose no material changes to policies on built heritage.

Key Policies to be considered in the context of the site include:

Policy 7.8: Heritage Assets and Archaeology

Policy 7.9: Heritage-led Regeneration

## CORE STRATEGY AND DEVELOPMENT POLICIES, AND THE LOCAL DEVELOPMENT FRAMEWORK (LDF)

The Core Strategy, along with the Local Development Framework (LDF), replaced Camden's Unitary Development Plan (2006). The Local Development Framework (LDF) was adopted in November 2010 sets out the council's strategy for managing growth and development in the borough. Within the Core strategy policy CS14 'Promoting high quality places and conserving our heritage' is relevant.

The LDF policies listed below are relevant to the Site with regards the current development proposals.

Policy DP24: Securing high quality design

Policy DP25: Conserving Camden's heritage

## 2.4 GUIDANCE

*Conservation Principles: English Heritage Guidance 2008*

Conservation Principles provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations. The guidance also provides a set of four heritage values, which will be used to assess significance within this document.

These values may be understood as follows:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.



### 3 DESCRIPTION

No. 33 Cumberland Terrace is a two bedroom second floor flat laterally arranged within the central pedimented section of the Grade I Listed terrace. Currently the flat contains a galley-style kitchen and two bedrooms which overlook the mews to the rear of the building, whilst the reception room, dining room and study face onto Regent's Park. The latter two rooms occupy 3 bays within the central portico, whilst the reception room occupies a single bay to the south. The reception room also has a single window which faces south.

All internal fixtures and fittings are modern, and the timber sliding sash windows were replaced in the 20<sup>th</sup> century but reflect an historic fenestration pattern.



Reception Room



1



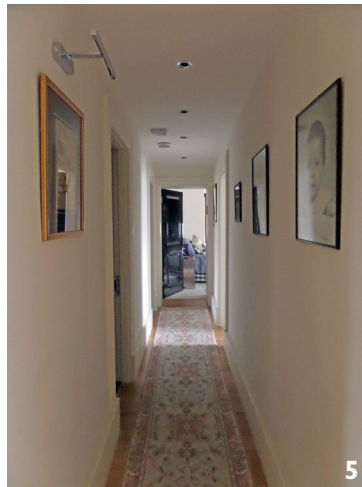
2



3



4



5

- 1 Dining Room
- 2 Study
- 3 Kitchen
- 4 Master bedroom
- 5 Corridor



## 4 HISTORY

Cumberland Terrace forms part of The Regent's Park Estate which is owned and managed by The Crown Estate. The land was once owned by Barking Abbey. During the Dissolution of the Monasteries the land passed to the Crown in 1538-39 where it has remained to this day.

Known as Marylebone Park, it was a royal hunting forest until the after the Civil War when the trees were chopped down and farmland was created. The farms were let to tenants who provided for the needs of the growing capital.

In the final decade of the 18<sup>th</sup> century financial pressures on the Royal purse were such that John Fordyce the new Surveyor General to His Majesty's Land Revenues ordered a full survey of the Crown Estate and a number of areas including Marylebone Park were considered for development. It was not until 1811 that plans finally went ahead when the lease of the land to the Duke of Portland ran out.

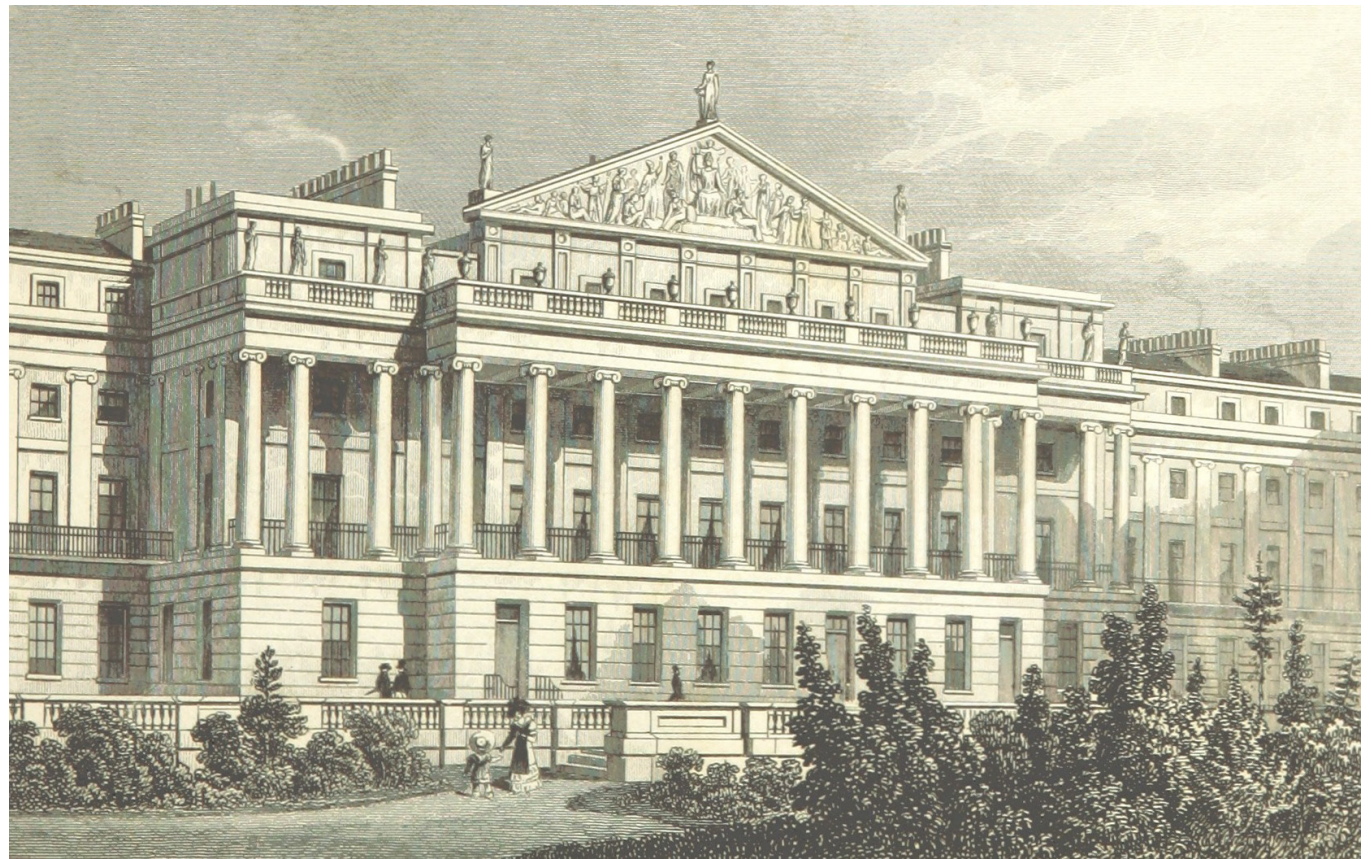
An invitation was made for the submission of designs for Marylebone Park. It was a scheme by John Nash and James Morgan which was chosen which proposed the creation of parkland which would attract people to settle in the area. The scheme was an early example of town planning which combined a landscape setting with fashionable urban terraces and villas linked by 'drives' for social display. Included in the scheme were also a market whose produce was to be supplied by a purpose built canal, mews buildings and service roads. Despite Nash's plans for the park, the public were initially excluded from it until 1835 when limited access was finally granted.



Regent's Park 1833 by Schomollinger; shortly before limited access was finally granted to the public.



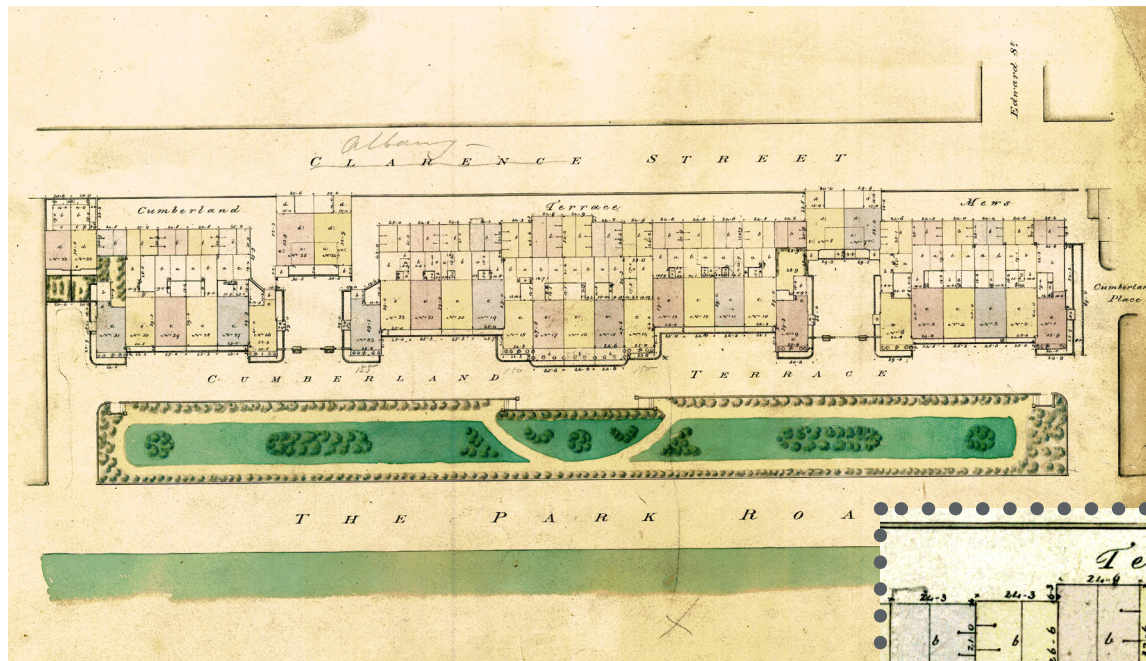
The construction of buildings in the scheme took place mainly in the 1820s and 1830s. Cumberland Terrace was built by William Mountford Nurse and completed in 1826 and named after the King's younger brother, the Duke of Cumberland. The imposing palace-fronted terrace with central projecting portico topped by a pediment with acroteria supported by giant fluted Ionic columns is considered to be the culmination of Nash's scheme around Regent's Park. The building's grandeur may owe much to the fact that it was to have originally faced a new pavilion (or guinguette) which was planned, but never built for the Prince Regent. It was therefore an important part of the overall scheme and designed to be an appropriate view for a future King.



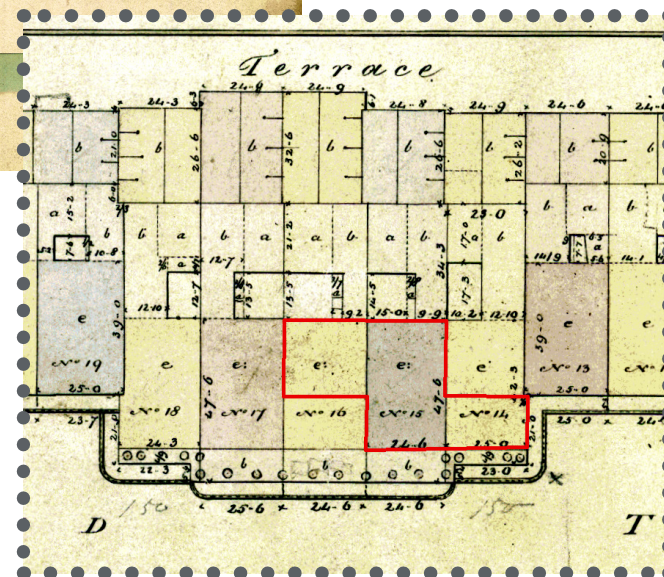
Central portico of Cumberland Terrace, by TH Shepherd, published in Elmes *Metropolitan Improvements* (1828).



Cumberland Terrace was originally designed as 31 individual houses and it was the second of the terraces to be occupied. An early plan from 1834 by Mayhew shows the symmetrical arrangement of the terraces with their mews behind. But this uniform nature did not necessarily include the less than regular extensions to the rear, which often contained the kitchen and scullery



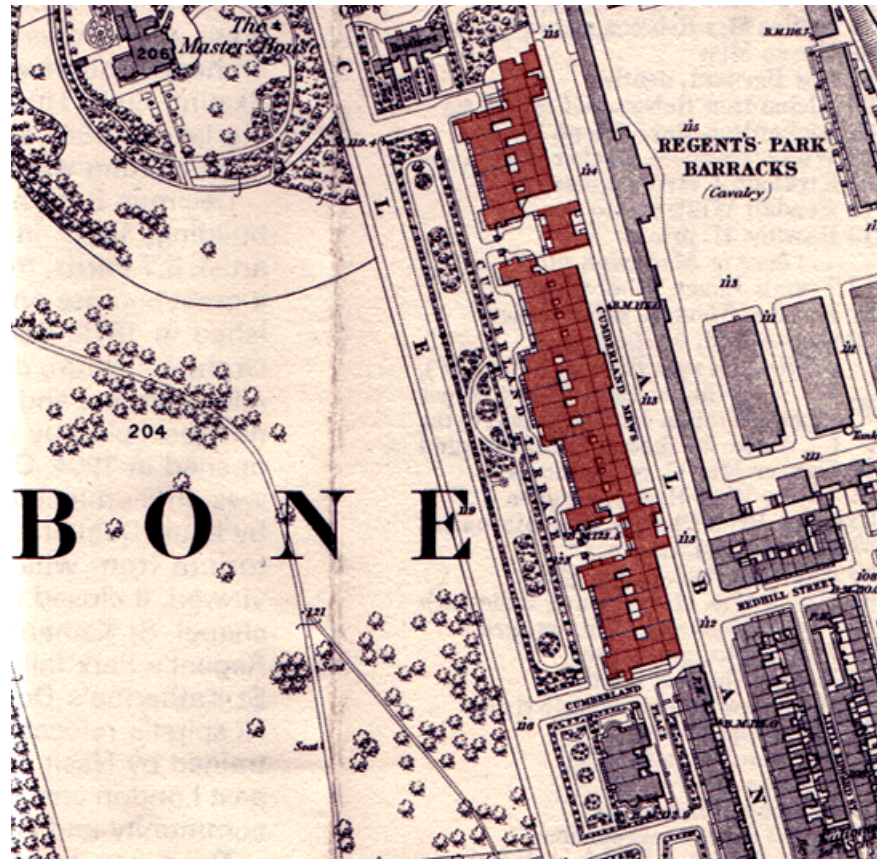
Mayhew's survey 1834, with detailed map showing the location of flat number 33 on the second floor of the central section (Crown Estate Archive)



The first resident was the developer William Mountford Nurse who moved into the terrace in 1828 but the building was not fully occupied until 1836. The occupiers of Nos 14 to 16 up to 1840 were recorded as follows:

- No. 14 John Peachey, 1829, empty in 1830, Edward Fanshawe, 1831 –
- No. 15 Aaron Magginnis, 1835-36, Thomas Blizard 1837-38 and William Hodges 1839-
- No. 16 Samuel March Phillips<sup>1</sup>

Cumberland Terrace and the surrounding residences designed by Nash are said to have remained largely unchanged during the remaining century and up to the Second World War apart from individual modifications.<sup>2</sup>

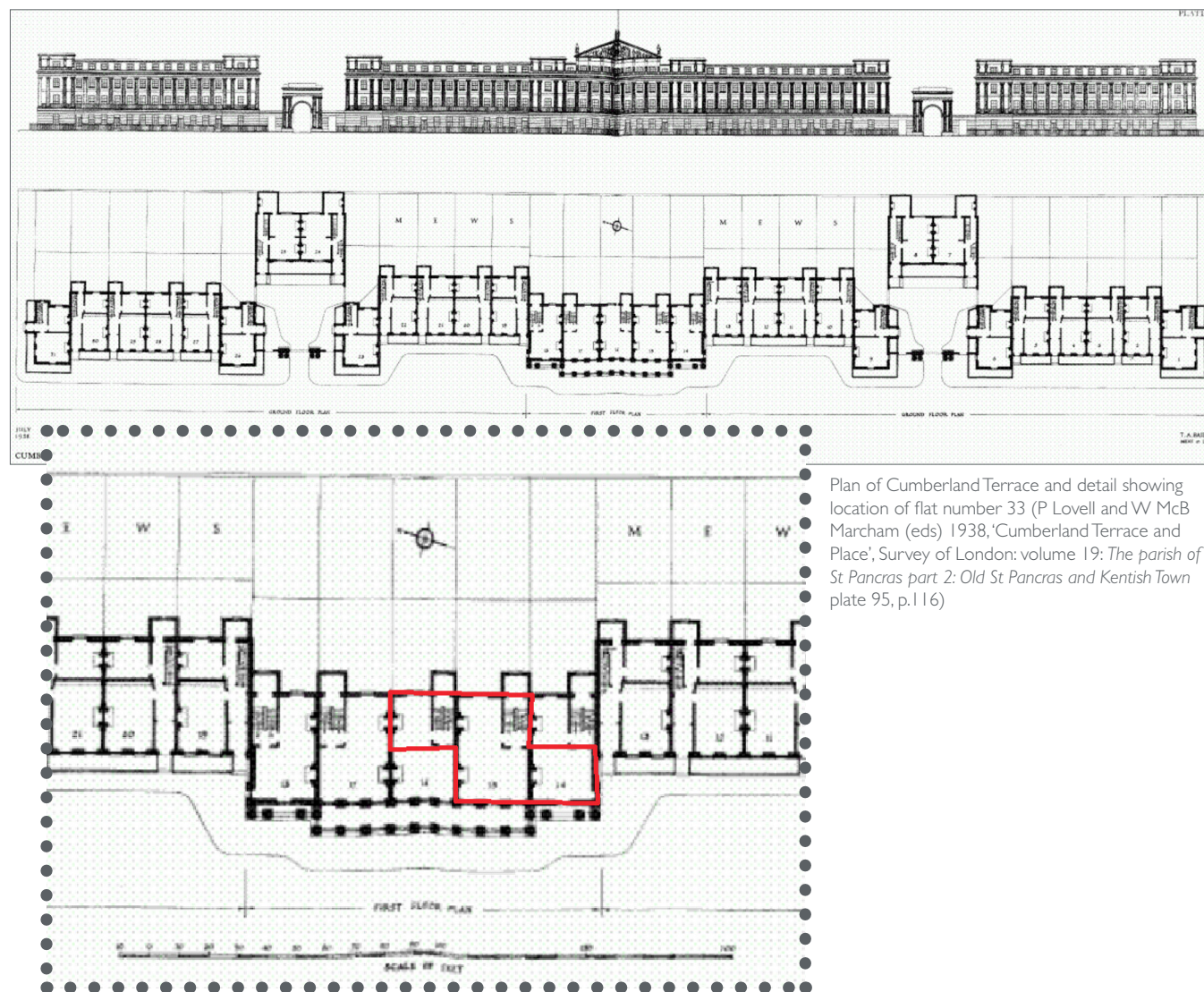


1870 Ordnance Survey map of Cumberland Terrace

- <sup>1</sup> P Lovell and W McB Marcham (eds) 1938, 'Cumberland Terrace and Place', *Survey of London: volume 19: The parish of St Pancras part 2: Old St Pancras and Kentish Town*, pp. 116-118. <http://www.british-history.ac.uk/report.aspx?compid=64871> Date accessed: 09 October 2014.
- <sup>2</sup> R Simpson, 2011, 'Regent's Park: a history' in *Regent's Park Conservation Area Appraisal and Management Strategy*, London Borough of Camden.



The terrace was in the Survey of London's volume of the parish of St Pancras published in 1938. It gives an idea of how the terrace appeared before the Second World War. A plan shows the internal configurations as it had been originally conceived by Nash. Behind the grand frontages were typical symmetrically arranged Georgian houses. The central portico contained 5 residences, originally numbered No. 14 to 18 from south to north. The central three residences of 3 bays are each flanked by two houses of a single bay each. The first floor plan shows the principle room occupying the entire floor and a staircase and closet wing to the rear of the house. The scars of closet wings and blocked windows can still be seen in the rear facade. The survey records that internally many of the houses had received a standardised treatment when first built including similar staircases and fireplaces. Walls were of a plain plaster finish.<sup>3</sup>



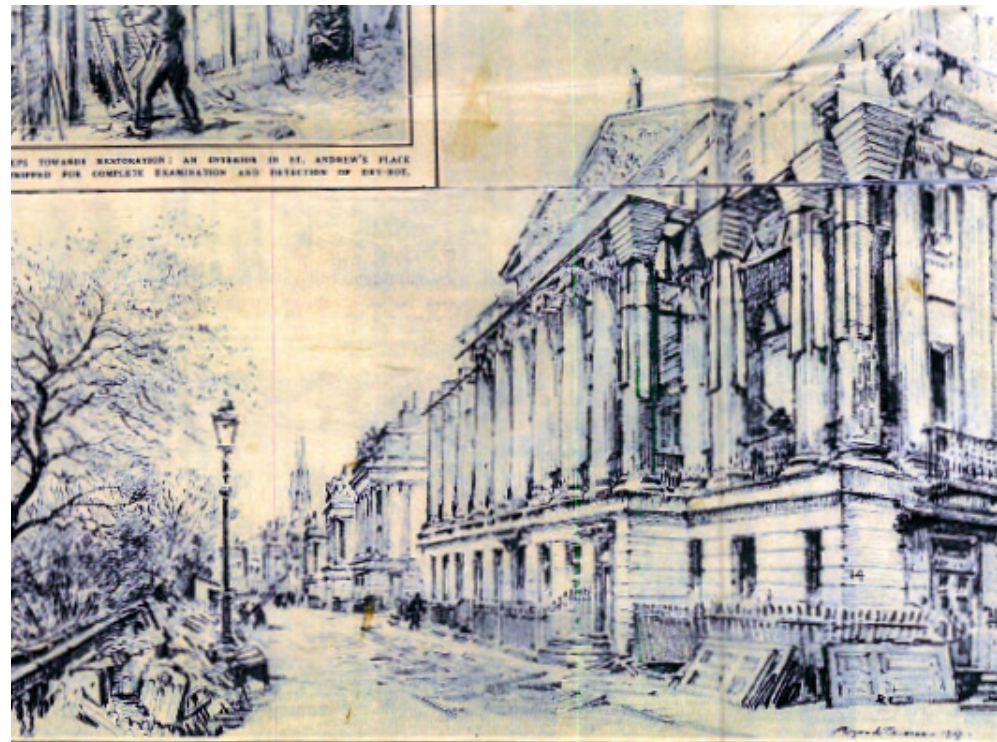
Plan of Cumberland Terrace and detail showing location of flat number 33 (P Lovell and W McB Marcham (eds) 1938, 'Cumberland Terrace and Place', Survey of London: volume 19: *The parish of St Pancras part 2: Old St Pancras and Kentish Town* plate 95, p.116)

<sup>3</sup> Survey of London, pp. 116-118.

However, Cumberland Terrace and the surrounding Regent's Park were to suffer badly during the Second World War. By 1945 the terraces and villas of Nash's Regent's Park were in a terrible condition. The ravages of time, dry rot, lack of maintenance and German bombing raids had led to the abandonment of many houses and by the end of the war two thirds of the houses were empty.<sup>4</sup> The central pediment of Cumberland Terrace had to be taken down for safety reasons and the terrace suffered major bomb damage.<sup>5</sup> A committee was appointed by the government in 1947 to take stock and advise on the future of Nash's terraces. The Gorrell Report was the result. It made for depressing reading and said that there was

*'not a single Terrace, with the partial exception of Hanover Terrace....which does not give the impression of hopeless dereliction; there are in fact, few more lugubrious experiences in London than that to be obtained from the general survey of the Nash Terraces in Regent's Park'*<sup>6</sup>

A post-war newspaper cutting from The Builder illustrated the condition of Cumberland Terrace.



Extract from The Builder c 1947 showing the poor condition of Cumberland Terrace (Crown Estate Archive)

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- 4 A Saunders 19XX, *Regent's Park: A study of the development of the area from 1086 to the present day*, p.135.
  - 5 JM Robinson, 1997, *The Regent's Park Terraces: 50 years of Restoration*, The Crown Estate, p.18.
  - 6 The Gorrell Report, April 1947, pp. 24 25

However, despite their condition, the Gorrell report recommended that due to their national importance Cumberland Terrace and the majority of the rest of the terraces should be retained and 'restored'. It was ten years, however, before the Crown Estate put plans into motion. Cumberland Terrace was one of the first projects undertaken. It said of the terrace in 1962:

*'the only important original features on Cumberland Terrace visible from the Park are some restored statues and the stuccoed sculptural group (heavily repaired) in the tympanum of the pediment. Practically the only unseen original work left in this terrace is the brickwork and stucco remaining after ruthlessly eradicating dry rot. Broadly this is the picture which must be assumed for future restorations of a main terrace.'*<sup>7</sup>

The 'restoration' of the terrace was to include demolition and major alterations to the building's structure. The terrace was extensively rebuilt behind the façade with the removal of all internal decorative features, staircases and timber floors and the insertion of a concrete superstructure. The architect was Louis de Soissons, and was completed by K Peacock following de Soisson's death in 1962. The

redeveloped terrace consisted of both houses and flats. The mews buildings were completely rebuilt creating a number of 'flatlets', whilst garages were also provided for residence. There was no respect for the historic plan form and flats like No. 33 were developed laterally, breaking through original party walls. The Crown Commissioners stated that:

*'We shall not insist on the preservation of party walls where conversions into flats are to be carried out. They never had any significance in the Nash design and in some terraces their retention would seriously hinder proper conversions.'*<sup>8</sup>

All the internal features we see today date from the 1960's or later. A plan from 1959 before de Soisson's death shows house numbers 14, 15 and 16 divided into flats. The present layout has changed little from the original design. The flat (flat 29 on the plans) was originally 3 bedrooms, with the present study described as 'bedroom 3 or maid's room'. A new lateral party wall separates the master bedroom and en-suite from the neighbouring flat. The plan indicates that the north wall of the present study contains a chimney breast and was therefore the location of a fireplace which would probably have heated the principle bedroom. It was larger than the study is today and would probably have also included the present dining room and the family bathroom as one single room.

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7 The Crown Estate, The future of the Regent's Park Terraces. Statement by the Crown Estate Commissioners (London, HMSO, 1957), Third Statement (1962) p. 6

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8 Ibid p. 8





## HISTORIC DEVELOPMENT PLAN



# 5 SIGNIFICANCE

## 5.1 ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural values which make a building or site important to society. As well as the physical fabric, age and aesthetic value and more intangible qualities such as communal value, association with historic people and events and former uses are all important in defining the significance of a place.

Cultural significance is unique to each place. The following assessment considers the values outlined in English Heritage's *Conservation Principles, Policies and Guidance* (2008) which recommends making assessments under the following categories: Evidential, Historical, Aesthetic and Communal Value. These characteristics have been considered when providing the assessments of significance in this section.

The significance of the study area is assessed using a number of significance ratings: High, Medium, Low, Neutral and Intrusive. The definitions of these ratings are provided below. Also provided is a significance plan, which gives a broad understanding of the overall significance for each part of the building.

- **High Significance** is attributable to a theme, feature, building or space which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly resisted.
- **Medium Significance** is attributable to a theme, feature, building or space which has some cultural importance and helps define the character and appearance of the site. Efforts should be made to retain features of this level if possible, though a greater degree of flexibility in terms of alteration would be possible.
- **Low Significance** is attributable to themes, features, buildings or spaces which have minor cultural importance and which might contribute to the character or appearance of the site. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessarily mean a feature is expendable.
- **Neutral Significance** relates to themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.
- **Intrusive Significance** relates to themes, features or spaces which actually detract from the values of the site and its character and appearance. Efforts should be made to remove these features.



## 5.2 EVIDENTIAL VALUE

*“The potential of a place to yield evidence about past human activity.”*

### LOW

Following damage during the Second World War and the ravages of dry rot the majority of the internal fabric of Cumberland Terrace was lost, save for the exterior walls. The interior of number 33 is modern following the ‘restoration’ of the terrace in the early 1960’s. The floors are concrete slab supported on concrete pillars, and all internal decorative finishes are modern. Whilst little historic fabric is assumed to remain internally, there is a small possibility that any new works may uncover previously unknown original fabric or evidence which will contribute towards our understanding of the history of the terrace.

## 5.3 HISTORIC VALUE

*“The ways in which past people, events and aspects of life can be connected through a place to the present.”*

### CUMBERLAND TERRACE – HIGH

#### FRONT FAÇADE – HIGH

#### REAR FAÇADE – MEDIUM

#### FLAT NO. 33 – LOW

Cumberland Terrace is considered to have high historic value by its association with the prominent architect John Nash and its overall value as part of early town planning. Flat number 33 is within a prominent part of the terrace as it is located within the central portico whose elaborate design was considered suitable to face onto the proposed new pavilion for the Prince Regent. However, flat number 33 was created in the 1960’s and laterally occupies the 2nd floor across what

would have originally been 3 houses, and breaking through the party walls. The historic plan form has therefore been lost and all historic fabric was removed. Only the, front and rear elevations (although heavily restored) and party walls, are historic. The historic value of the flat is therefore considered to be low.

## 5.4 AESTHETIC VALUE

*“The ways in which people draw sensory and intellectual stimulation from a place.”*

### FRONT FAÇADE – HIGH

### REAR FAÇADE – LOW

### FLAT NO. 33 – LOW

The main façade of Cumberland Terrace is considered to be the key feature of the building and has therefore been rated as having high significance. Views of the front of flat number 33 are therefore significant, but its position on the 2nd floor of the central portico reduces visibility of the interior. All historic fabric has been removed and the modern interiors do not reflect the building’s Georgian heritage. The rear façade presents a uniform and plain elevation. It is a remnant of the 19th century utilitarian ‘back-of-house’ which underwent significant alteration in the 1960’s when the rear extensions, lightwells and closet towers were removed. The original mews buildings were replaced by modern flats and garaging and reduce visibility of the rear elevation from the conservation area.

## 5.5 COMMUNAL VALUE

*“The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.”*

### PRINCIPLE FAÇADE OF

### CUMBERLAND TERRACE – HIGH

### REAR FAÇADE – LOW

### FLAT NO. 33 – LOW

Cumberland Terrace sits on the eastern edge of Regent’s Park in a prominent location and is an important component of Nash’s scheme for Regent’s Park. It provides a spectacular theatrical backdrop to this part of the park and is visible from both within the public and private areas of the conservation area. The principle façade makes a valuable contribution towards the conservation area and is considered to have a high communal value. The ‘back-of-house’ rear elevations are plain and unadorned. They are partially obscured by the two and three storey mews buildings, and have little or no visual connection to Nash’s grand facade. The elevation is considered to have a low communal significance. The private nature of flat number 33 affords it a low communal significance.

## 5.6 SIGNIFICANCE SUMMARY

The significance of No. 33 Cumberland Terrace is mainly drawn from its location within a Grade I Listed palace-fronted building designed by John Nash overlooking Regent’s Park. Whilst the historic, communal and aesthetic value of the building’s front façade is high, the restoration of the interior and conversion into private laterally arranged accommodation in the 1960’s gives the individual flat No. 33 a low historic, communal and aesthetic significance. The rear façade is partially obscured from the conservation area and has a medium historic significance but a low aesthetic and communal value.

## 5.7 SIGNIFICANCE PLAN



## 6 IMPACT ASSESSMENT

### 6.1 SUMMARY OF PROPOSALS

- Relocation of the kitchen from the rear of the property to the study re-using existing service routes where possible and raising the study ceiling to the same height as the dining room (services permitting).
- The formation of a new opening between the dining room and study.
- The creation of a utility room between the new kitchen and hall which will involve enlarging the existing door opening to the former study. New extractor outlet to the rear façade
- Refurbishment of the existing en-suite bathroom.

### 6.2 CRITERIA FOR ASSESSMENT

The following section will assess the impact of the proposed modifications to 33 Cumberland Terrace. This assessment is carried out in line with The National Planning Policy Framework (NPPF) and has been based on the proposal drawings shown overleaf.

In order to more fully understand the effect of the impact on the heritage value of the rear elevation and the wider context of the conservation area at the rear of the building,

we have used criteria based on that recommended by ICOMOS. This is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset. It defines the 'Level of Change' proposed and secondly, the 'Effect of Overall Impact'. The latter is in the form of a matrix which sets the 'Level of Change' against 'Heritage Value' to determine the subsequent 'Effect of Overall Impact' which ranges from 'Neutral' to 'Very Large'.



The overall level of impact is judged as being either 'beneficial' or 'adverse', in line with ICOMOS terminology.

As implied, a 'beneficial' impact refers to interventions that may have a positive effect on the asset, such as conservation of a feature. An 'adverse' impact refers to interventions that may have a more negative impact, such as the removal of original fabric. The definition of the various impacts is set out in the table below. It is important to consider that 'adverse' impacts may not be impermissible, just that their effect needs to be considered within the wider context and any beneficial impacts that may contribute as mitigating factors.



Level of change will be based on the following criteria:

LEVEL OF CHANGE	DESCRIPTION
<b>Major Change</b>	Results in a substantial visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset.
<b>Moderate Change</b>	Results in a significant visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset.
<b>Minor Change</b>	Results in some visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset.
<b>Negligible Change</b>	Results in a negligible visual or physical change to the form , appearance or context of a heritage asset.
<b>No Change</b>	No visual or physical change to the heritage asset.

HERITAGE VALUE	LEVEL OF CHANGE (Adverse or Beneficial)				
	No Change	Negligible	Minor	Moderate	Major
	EFFECT OF OVERALL IMPACT				
<b>Very High</b>	Neutral	Slight	Moderate / Large	Large/ Very Large	Very Large
<b>High</b>	Neutral	Slight	Moderate / Large	Large/ Very Large	Very Large
<b>Medium</b>	Neutral	Neutral / Slight	Slight	Moderate	Moderate / Large
<b>Low</b>	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
<b>Negligible</b>	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight

## 6.3 IMPACT ASSESSMENT

The following table assesses the effect of overall impact of the proposed changes on the heritage significance of the building. The judgements are made based on the table provided in the previous section, which judges the Heritage Value against the assumed level of change.

The impact assessment addresses the impact of the insertion of an opening between the dining room and study, widening of another doorway to create a utility space, relocation of the kitchen and insertion of new extractor outlet to the rear façade.

KEY AREA OF IMPACT	HERITAGE VALUE	LEVEL OF CHANGE	OVERALL IMPACT (ALLOWING FOR MITIGATION)
Appearance of the front façade of the Listed Building and appearance of the Conservation Area	<b>High</b> historic, communal, and aesthetic significance as a result of its Grade I Listing and position on the edge of Regent's Park.	<b>Relocation of kitchen from the rear to the front elevation</b>  The new kitchen cupboards and appliances will be positioned away from the window. This, combined with its second floor location beneath the portico, reduces the possibility of kitchen paraphernalia being seen from public and private spaces below. The proposed raising of the study ceiling will positively benefit the appearance of the room, giving it height more in keeping with a building of this nature. Services will continue to extract to the rear of the building and will not affect the front façade. <b>Minor</b>	<b>Moderate / Large impact</b>  A considered approach placing the new kitchen fittings and domestic paraphernalia away from the window will reduce the impact on views of the front elevation and reduce the overall impact.
Impact on the appearance of the rear of the Listed Building and on the Conservation Area.	<b>Low</b> communal and aesthetic significance	<b>New extractor outlet to the rear façade</b>  The outlet has other precedence in the elevation and will be located adjacent to the present outlet. The outlet will match the existing and will have minimal visibility within the conservation area due its distance from the highway and the partial obscuration of the elevation by the modern two and three storey mews buildings. <b>Minor.</b>	<b>Neutral / Slight negative impact</b>
Internal historic fabric	<b>Low</b> due to the modernisation of the terrace in the 1960's and later.	<b>Insertion of an opening between the study and dining room, widening of the present study door to create a utility area, refurbishment of en-suite bathroom</b>  The changes proposed will not affect historic fabric. The present partition walls are post 1960, as is the study ceiling. All decorative finishes and joinery will match existing. Refurbishment of the en-suite bathroom will involve the replacement of modern fittings and finished only. <b>Minor.</b>	<b>Neutral / Slight</b> No impact on internal historic fabric

KEY AREA OF IMPACT	HERITAGE VALUE	LEVEL OF CHANGE	OVERALL IMPACT (ALLOWING FOR MITIGATION)
Historic fabric to rear facade	<b>Medium</b> historic significance as a much altered rear façade to a Grade I listed terrace.	<b>Insert new opening for extractor outlet through rear facade</b>  The loss of historic fabric is not considered to be great in a façade that has undergone major alterations in the recent past. <b>Minor</b>	<b>Slight negative impact</b>
Historic floor plan	<b>Low</b> due to the modernisation of the terrace in the 1960s and later.	<b>Insertion of door between the proposed kitchen and dining room.</b>  The stud wall between the two rooms is a modern insert. Evidence suggests that this may once have been a single room, possibly the principle bedroom. The proposals seek to reconnect these two rooms restoring the historic circulation. It will also re-introduce movement across the 3 windows to the front elevation. <b>Minor</b>	<b>Neutral / Slight beneficial impact</b>  Re-introduction of an earlier circulation pattern.

## 6.4 CONCLUSIONS

The heritage significance of Cumberland Terrace lies principally in the front façade which overlooks Regent's Park. The works proposed at 33 Cumberland Terrace consist of internal alterations and a minor opening through historic fabric on the rear elevation. The building suffered substantial damage during the Second World War and as a result was heavily 'restored' in the 1960's, resulting in the removal of historic features and fabric and a reconfiguration of the rear of the building.

The proposed internal alterations mainly affect modern fabric and the proposed extractor outlet to the rear elevation will have a slight impact on external historic fabric and the appearance of the listed building. Whilst the impact of the proposed removal of the kitchen to the front of the building has been rated as a moderate / large, it is felt that the mitigation measure of placing kitchen paraphernalia away from the window minimises impact on the views of the front elevation. The insertion of a doorway between the proposed kitchen and the dining room will re-introduce a historic circulation pattern, and is a positive benefit given the overall loss of historic fabric and loss of historic layout which the building has suffered during the twentieth century.



# APPENDIX A: BIBLIOGRAPHY

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English Heritage, 2010, *Conservation Principles: Policies and Guidance The Gorrell Report*, 1947, HMSO

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Lovell, P & McB Marcham, W (editors), *The Parish of St Pancras part 2: Old St Pancras and Kentish Town* (1938), Survey of London: volume 19 (available online at <http://www.british-history.ac.uk/report.aspx?compid=64871> Date last accessed: 10 October 2014).

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Simpson, R, 2011, 'Regent's Park: a history' in *Regent's Park Conservation Area Appraisal and Management Strategy*, London Borough of Camden.

## ONLINE RESOURCES:

National Heritage List for England, English Heritage: <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1244289>

London Borough of Camden Planning Records; <http://planningrecords.camden.gov.uk/Northgate/PlanningExplorer17/GeneralSearch.aspx>

## ARCHIVES CONSULTED:

The Crown Estate, New Burlington Place, London W1S 2HX

## APPENDIX B: LIST DESCRIPTION

### List description

List entry number: 1067386

Grade: I

Date first listed: 14th May 1974

Monumental palace-style terrace of 59 houses. c1827. By John Nash and J Thomson. For the Commissioners of Woods, Forests & Land Revenues. Built by JG Bubb; arches built by WM Nurse. Stucco. Houses in 3 blocks linked by "triumphal" arches leading into 2 courtyards with pairs of houses and drives leading to former mews. Terrace approximately 240m long. EXTERIOR: central block (Nos 20-49): 4 storeys and basements. Central projecting Ionic decastyle pedimented portico of Giant Order; flanked by slightly less projecting similar single bays with paired columns and attic storeys. Rusticated ground floor; with square-headed doorways with patterned fanlights and panelled doors where not converted for use as windows, forming a podium. Cast-iron balconies between columns. Entablature topped by balustraded parapet with vases and sculpture of figures on dies. Tympanum filled with sculpture of allegorical figures and figurative acroteria at angles. Flanking the portico, 11 bays of rusticated ground floor and Ionic pilasters rising through 1st and 2nd floors to carry entablature at 3rd floor level; cornice and blocking course above attic storey. Architraved sashes to upper floors; 1st floor with continuous cast-iron balcony. Terminating bays forming projecting single bay pavilions similar to single bays flanking pedimented section of portico. "Triumphal" Arches: linking the central and outer blocks. Single, central, architraved archway flanked by paired Ionic columns carrying an entablature and blocking course. Linked to the blocks by rusticated stucco screen walls. Outer blocks (Nos 1-17 & 52-57): 11 bays each similar to those flanking central portico and terminating in similar bays at each end. End houses of blocks with stucco pilastered porticoes on returns. Pairs of houses in courtyards behind Arches (Nos 18 & 19 and Nos 50 & 51): stucco with slated roofs and central chimneys. 2 storeys and basements. 5 windows. Corinthian pilasters rise through ground and 1st floors to carry modified entablature with cornice at eaves level surmounted by arcaded parapet. Pilastered porticoes with round-arched entrances. Recessed sashes; ground floor tripartite. Plain 1st floor sill band. Nos 58 & 59: pair of houses set back from terrace at north end. Stucco with rusticated ground floor and projecting pilasters at angles. 3 storeys and basement. 3 windows in all. Projecting centre bay with coupled entrances flanked by pilasters and surmounted by parapet of Greek fret pattern with acroteria on dies. Square-headed doorways with fanlights and panelled doors. Recessed sashes, upper floors architraved; 1st floor with balconies to flanking sashes and central pedimented, tripartite casement. Cornice at 2nd floor level breaking forward with pilasters; similar above 2nd floor with blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to all areas and gardens of Nos 58 & 59. HISTORICAL NOTE: designed to give the appearance of a palace overlooking the natural landscape of Regent's Park. The King's guinguette, had it been built, would have stood almost opposite.



