

HERITAGE STATEMENT

INTRODUCTION

The alteration and refurbishment scheme described in detail in the Design and Access Statement considers the interior of Flat E, 10 Regent's Park Road, NW1 7TX. Flat E is one of two flats on the second floor of a block of flats and studios designed and built in 1954-6 by Erno Goldfinger. 10 Regent's Park Road was given a Grade II listing on December 22, 1998; its English Heritage ID is 477844. The purpose of the present statement is to recount the important historical background of the building and highlight significant aspects of its design; those relevant to the interior of Flat E will be further analysed and referenced in the Design and Access Statement where the proposal is described in length.



SITE

The building is situated on the north side of Regent's Park Road, which runs parallel to Prince Albert Road / A 5205 and to its north (see LOCATION PLAN and SITE PLAN). It occupies a gap in a mid-19th century terrace that was the result of bomb damage during World War II. The block of flats departs from the arrangement of the surrounding buildings by sitting further back from the pavement, allowing for parking spaces in front of 4 garages symmetrically arranged on either side of the main building entrance. The back of the building consists of a garden that extends to the back of the buildings on Gloucester Avenue.

OWNERS AND ARCHITECT

A group of individuals formed a co-operative in 1952 to build homes for themselves under the 1936 Housing Act. The Regent's Park Housing Society was therefore able to raise mortgages and loans through local authorities and own the building, while its elected officers were dealing with the architect, builder and St. Pancras Council, which provided 90% of the mortgage.

Erno Goldfinger, born in Budapest in 1902, was already a prominent Modernist architect in London when he was commissioned to design 10 Regent's Park Road. Before World War II he had designed three houses in Hampstead and another at Essex. 1-3 Willow Road in Hampstead already displayed the combination of concrete structural elements - mostly columns - with brick infill, large horizontal windows, and wooden doors on the lower ground that is referenced in 10 Regent's Park Road. When Goldfinger's later Brutalist work is considered - with Trellick Tower of 1968 its most prominent representation in the London skyline - then 10 Regent's Park Road represents a middle point where Goldfinger moves to an increased use of exposed concrete for a greater number of external elements while the large panes of glass, the brick infill, and the wooden doors remain as important features of the main elevation.

*STRUCTURE, EXTERIOR

The building is a reinforced concrete construction with three parallel load-bearing walls (at the rear and to either side of the stairs) with a beam and column construction at the front. The columns are exposed and board-marked. There are in-situ concrete slab floors, externally expressed and wire-brushed to expose aggregate. The deep cornice is similarly treated. There is red brick infill, and there are cantilevered concrete balconies with precast panel fronts, with a precast balustrade on the roof terrace.

* The most comprehensive analysis of the building and its features, due to its recent listing, is found on the listing text. Most of the information in the following sections is taken from there.



There are four storeys and an attic visible from Regent's Park Road, while there is a basement level visible from the garden. Each storey originally had two flats per floor, those on the ground floor and attic being studios positioned behind the garages and roof terrace respectively. In the basement there are laundry facilities, a garden room and storage areas.

The flats have continuous metal casement windows. Balconies are angled, with metal balustrades on either side contrasting with precast panels on the front. The rear facade is simple, but the ground floor studios have similar balconies to those on front.

INTERIOR

There is an entrance hall with quarry tile floor leading to a staircase that is set in a central structural well. The staircase is cantilevered and without risers.

The first floor has two bedroom flats, the second and third floors each with one 1-bedroom and one 3-bedroom flat.

Flat E is the 1-bedroom flat of the second floor. All flats originally had folding screens between the living room, the dining area **, and the kitchen with fitted cupboards. There were mahogany veneered bedroom cupboards, and Goldfinger originally provided tiled bathrooms, specified bathroom fittings and suggested colour schemes. Part of the folding screen, and parts of the kitchen and bedroom cupboards are still evident in the flat, although in a very fragmented and reduced state. There are also two overhead storage

** Marked "PARLOUR" in the plans and referenced as such in the Design and Access Statement.

cupboards situated over the entrances to the kitchen and the bathroom, with many of their parts damaged or missing. All of this is explained in detail, with graphic and photographic documentation and references, in the Design and Access Statement.