

Chester Gate Garden
6-10 Cambridge Terrace
London, NW1

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1.0 INTRODUCTION

1.1 This heritage statement has been prepared by Montagu Evans to accompany an application for planning and listed building consent to reinstate a historic garden at Chester Gate adjacent to Nos. 6-10 Cambridge Terrace, London, NW1 4NL (hereafter referred to as “the Site”) in the London Borough of Camden (the “Council”).

1.2 The description of development is as follows:

“The reinstatement of a historic garden at Chester Gate adjacent to Nos. 6-10 Cambridge Terrace”.

Summary of the Site

1.3 The Site is located on the corner of Chester Gate and Cambridge Terrace. Cambridge Terrace is a private road set behind a forecourt garden on the east side of the Outer Circle of Regent’s Park, immediately south of its junction with Chester Gate. Chester Gate runs east/west linking the Outer Circle to Albany Street (See Figure 1.1).



Figure 1.1 Site Location Plan (Extract from Landscape Report, Robert Myers Associates)

1.4 The Site includes an existing Yorkstone paved area with granite kerb that runs along the northern boundary of Nos. 6-10 Cambridge Terrace, lamp posts and cast iron railings that are attached to Nos. 6-

10 Cambridge Terrace and cast iron railings that form part of the existing forecourt enclosure that run east/west parallel to Chester Gate (See Figure 1.2).



Figure 1.2 View from the Outer Circle looking east towards the Site

Site specific designations

1.5 The Site comprises some listed structures, which include the entrance to Nos. 6-10 Cambridge Terrace and attached railings that are Grade I listed, railings to the forecourt of Nos. 1-10 Cambridge Terrace that run parallel to Chester Gate and are Grade II listed, and one of four lamp posts outside Nos. 1-10 Cambridge Terrace that are Grade II listed (See Appendix 1 for list descriptions). Accordingly, special regard has been had to the suitable preservation of these historically significant architectural features as part of these proposals.

1.6 The Site lies within the immediate setting of Nos. 1-10 Cambridge Terrace, which is a Grade I listed terrace, and Nos. 1-2 Chester Gate, which are Grade II listed semi-detached buildings. Cambridge Terrace is described in the Survey of London (1938) as follows,

“The terrace consists of blocks of four storeys in height, with the end and central houses emphasised by being slightly advanced from the main fronts; also their entrance porches still more advanced with coupled rusticated Doric columns. There is the usual garden in front of the terrace.” (Volume 19, page 122).

1.7 The Site is also within the setting of Nos. 1-42 Chester Terrace, which is a Grade I listed terrace and is located opposite the Site on the other side of Chester Gate.

1.8 The Site is located within the Regents Park Conservation Area which was first designated as a conservation area on 1 July 1969. Regent's Park is located in close proximity to the west of the Site and is a Grade I Registered Park and Garden.

Proposals

1.9 The application proposals seek to reinstate a historic garden on Chester Gate as an entrance court and garden for Nos. 6-10 Cambridge Terrace.

1.10 The proposals for reinstating the garden space in front of the entrance to Nos. 6-10 Cambridge Terrace involve narrowing the road on Chester Gate, realignment of the pavement, alteration to the existing car parking layout, and repositioning of existing railings and lamp posts. It is proposed that the garden will be enclosed with the existing iron railings that are to be repositioned and iron railings that will be designed to match the existing. Planting within the garden is proposed to appear as a mixed shrubbery above a clipped yew hedge with ornamental trees above, and has regard to the approved planting scheme for the adjacent Cambridge Terrace forecourt garden (application refs: 2009/3041/P and 2009/3051/L).

1.11 Pre-application discussions have been undertaken with the Council and these have informed this submission.

1.12 The feedback received from the Council's Conservation and Design Officer advised that there would be some historic interest in the reinstatement of the historic garden, but consideration should be given to the impact of this on the Outer Circle.

Report Structure

1.13 By virtue of paragraph 128 of the NPPF, applicants for development proposals which have an effect on the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. This report fulfils this requirement by presenting an historic appraisal of the Site in **Section 3** and a statement of its significance and its contribution to the Regent's Park Conservation Area in **Section 4**. The relevant statutory and planning policy considerations are outlined in **Section 2**, and the proposals are assessed and justified against that policy framework at **Section 5**.

1.14 This report should be read alongside the Landscape Report produced by Robert Myers Associates (March 2016), who also composed the landscape proposals for the approved landscape scheme for the forecourt garden for Nos. 1-10 Cambridge Terrace. The Landscape Report sets out the proposals in detail and highlights that the overarching design principle is to re-establish the relationship between architecture and landscape in line with John Nash's original vision for Regent's Park that proposed the integration of urban architecture and natural scenery based on his theory of the 'metropolitan picturesque'.



Figure 1.3 Perspective of Chester Gate garden proposals (Extract from Landscape Report, Robert Myers Associates)

1.15 This report should also be read alongside the Listed Structure Plan produced by Moxley Architects Ltd (January 2013), which provides details about the proposed repair, restoration and repositioning of relevant listed structures and paving that would be affected by these proposals. This Listed Structure Plan was submitted to discharge clause 4.7 of the Section 106 Agreement for Application refs. 2009/3041/P and 2009/3051/L and is attached at Appendix 2.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 This section sets out the statutory provision and planning policy context for the redevelopment of the Application Site. An assessment of the proposals is provided in **Section 5** of this document.

Legislative Framework

2.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Planning Act 2008; and
- The Localism Act 2011.

Development Plan

2.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The statutory development plan is identified for this assessment as follows:

- Camden Core Strategy Development Plan Document (DPD) (adopted 2010);
- Camden Development Policies DPD (adopted 2010);
- Camden Site Allocations DPD (adopted 2013); and
- London Plan (2011) including revised early minor alterations (2013) and Further Alterations (2015)

Other Material Considerations

2.4 In addition to the development plan, the following guidance are material considerations to this assessment:

- National Planning Policy Framework (NPPF) (2012);
- National Planning Practice Guidance (online);
- Historic Environment Good Practice Advice in Planning Note 2: Managing significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets (2015)
- Camden Planning Guidance (CPG) 1 Design (July 2015)
- Regent's Park Conservation Area Appraisal and Management Strategy (July 2011)

Emerging Documents

2.5 The Council is reviewing its development plan documents and has consulted on a draft Local Plan. The Camden Local Plan will replace the Council's current Core Strategy and Development Policies

documents (adopted in 2010). The Local Plan is due to cover the period from 2016-2031 and is anticipated to be adopted in summer 2016.

Legislation

Planning (Listed Buildings and Conservation Areas Act) 1990

2.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") provides the legislation that is used to assess the impact of proposals on listed buildings and conservation areas. The following sections of the 1990 Act set out the duties on the decision maker in this case.

- **Section 16(2)** In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- **Section 66(1)** When determining applications, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses.
- **Section 72(1)** With respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.7 Section 16(2) is relevant because the proposals include alterations to the entrance to Nos. 6-10 Cambridge Terrace and attached railings that are Grade I listed, railings to the forecourt of Nos. 1-10 Cambridge Terrace that run parallel to Chester Gate and are Grade II listed, and one of four lamp posts outside Nos. 1-10 Cambridge Terrace that are Grade II listed. The Site lies within the immediate setting of Nos. 1-10 Cambridge Terrace, which is a Grade I listed terrace, and Nos. 1-4 Chester Gate, which are Grade II listed semi-detached buildings. The Site also lies within the setting of Nos. 1-42 Chester Terrace, which is a Grade I listed terrace and is located opposite the Site on the other side of Chester Gate.

2.8 Section 66(1) is applicable because the proposed development will occur in the setting of listed buildings and associated structures.

2.9 In relation to Section 72(1), 'character' relates to physical characteristics but also to more general qualities such as uses or activity within an area. 'Appearance' relates to the visible physical qualities of the area. The meaning of 'preservation' in this context is the 'avoidance of harm'.

2.10 Section 72(1) is relevant as the Site is located in the Regents Park Conservation Area.

Development Plan

London Plan (2015)

- 2.11 The London Plan is ‘the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.’ The policies pertinent to the design of development and the historic environment are contained in Chapter 7 ‘London’s Living Places and Spaces’.
- 2.12 Policy 7.4 (Local Character) states that (7.4.A) development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.
- 2.13 It goes on to say in 7.4.B that buildings, streets and open spaces should provide a high quality design response that:
- a) *has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass*
 - b) *contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area*
 - c) *is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings*
 - d) *allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area*
 - e) *is informed by the surrounding historic environment.*
- 2.14 Policy 7.6 (Architecture) states (7.6.A) that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.
- 2.15 Policy 7.8 (Heritage Assets and Archaeology) states that “*development should identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate*” (7.8.C). It also advises that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail (7.8.D).
- 2.16 Policy 7.9 (Heritage-Led Regeneration) promotes the maintenance and management of heritage assets and advises that wherever possible heritage assets should be repaired, restored and put to a suitable and viable use that is consistent with their conservation.

Camden Core Strategy Development Plan Document (DPD) (2010)

- 2.17 The Council adopted the Core Strategy on the 8th November 2010.

- 2.18 Policy CS5 (Managing the impact of growth on development) sets out a number of objectives for managing the impact of development in Camden, including the protection and enhancement of the historic and natural environment and seeking to ensure the provision of spaces of the highest quality.
- 2.19 Policy CS14 (Promoting high quality spaces and conserving our heritage) requires development to be of the highest design that respects local context and character, seeks to preserve and enhance the Borough’s heritage assets and their settings, and aims to promote high quality landscaping and works to streets and public spaces. With regard to landscaping, the supporting text in relation to Policy CS14 highlights the importance of the role of high quality landscaping and states that,

“High quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings, bring trees and other greenery into built-up areas to relieve the hard landscaping and provide shade, and provide habitats for wildlife. The Council will expect development schemes to provide a high standard of landscaping and boundary features, such as walls and fences.” (paragraph 14.18)

Camden Development Policies Development Plan Document (DPD) (2010)

- 2.20 Camden Development Policies DPD was approved by Full Council on the 8th November 2010.
- 2.21 Policy DP24 (Securing High Quality Design) seeks new development to be of a high standard of design and expects developments to consider the character, setting, context and the form and scale of neighbouring buildings. It also expects new developments to consider existing natural features, the quality of materials to be used, and the provision of appropriate hard and soft landscaping including boundary treatments.
- 2.22 Policy DP25 (Conserving Camden’s Heritage) highlights that in determining planning applications for proposals within the Borough’s conservation areas, the Council will, inter alia:
- Take account of conservation area statements, appraisals and management plans when assessing applications within Conservation Areas;
 - Only permit development that preserves and enhances the character and appearance of the Conservation Area;
 - Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character and appearance of the conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention; and
 - Preserve trees and garden spaces which contribute to the character of a conservation area.
- 2.23 The key issue therefore is do the proposals preserve (that is leave unharmed) or enhance the character or appearance of the area. This focuses attention on the landscape design qualities of the proposed garden.
- 2.24 With regard to listed buildings Policy DP25 (Conserving Camden’s Heritage) highlights the Council will aim to preserve or enhance the borough’s listed buildings and will:

- *“prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
 - *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*
 - *not permit development that it considers would cause harm to the setting of a listed building.”*
- 2.25 We have had consideration for the above policies in forming our assessment of the proposals and also within the overarching context of the strategic policies of the development plan.
- Material Considerations**
- National Planning Policy Framework (NPPF) 2012**
- 2.26 The National Planning Policy Framework (the NPPF) was published on 27 March 2012 and supersedes previous national planning guidance contained in various Planning Policy Guidance and Planning Policy Statements. The NPPF sets out the Government’s approach to planning matters, and is a material consideration in the determination of planning applications.
- 2.27 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a ‘golden thread’ running through decision-taking (paragraph 14). High quality design is one of the 12 core planning principles set out in paragraph 17, which seeks “to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”. Conserving “heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” is another core planning principle of the NPPF.
- 2.28 Detailed Government policy on ‘Requiring Good Design’ is provided in chapter 7, Paragraphs 56-68 of the NPPF. Paragraph 58 requires that planning policies and decisions should aim to ensure that developments achieve a number of factors, including the following that are relevant to these proposals:
- *will function well and add to the overall quality of the area throughout the lifetime of the development;*
 - *establish a strong sense of place and attractive and comfortable places to live, work and visit;*
 - *respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *are visually attractive as a result of good architecture and appropriate landscaping.’*
- 2.29 Further to the above, paragraph 63 notes that,
- “In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area”.*
- 2.30 Thus the NPPF encourages LPAs to look for opportunities to permit development which promotes high quality design as presented in these proposals to reinstate the garden and entrance court to Nos. 6-10 Cambridge Terrace.
- 2.31 National policy on the historic environment is set out in Chapter 12 of the NPPF, which emphasises the ‘great weight’ to be given to preservation and/or enhancement of designated heritage assets. Under this guidance, the following are ‘designated heritage assets’:
- Grade I listed cast iron railings attached to Nos 1-10 Cambridge Terrace;
 - Grade II cast iron railings to the forecourt of Nos. 1-10 Cambridge Terrace that run parallel to Chester Gate;
 - Grade II listed lamp posts outside Nos. 1-10 Cambridge Terrace;
 - Nos. 6-10 Cambridge Terrace, which form part of a Grade I listed terrace;
 - Nos. 1-4 Chester Gate, which are grade Grade II listed semi-detached buildings;
 - Nos. 1-42 Chester Terrace, which is a Grade I listed terrace;
 - Regents Park Conservation Area; and
 - Regent’s Park, which is a Grade I Registered Park and Garden.
- 2.32 NPPF Paragraph 128 requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The paragraph goes on to state that the level of detail of that assessment should be proportionate to the assets importance. In accordance with paragraph 128 of the NPPF an assessment of the special interest and significance of the heritage assets affected by the application proposals is set out in **Section 4** of this report, in a level of detail sufficient to understand the potential impact of the proposals on the significance of the heritage assets.
- 2.33 Under NPPF Paragraph 129 local planning authorities are advised to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- 2.34 The historical information set out in this report and its appendices provide such an understanding, proportionate to the significance of the asset and the limited impact of the proposals.
- 2.35 NPPF Paragraph 131 states that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.36 ‘Conservation’ is defined in the NPPF Annex 2: Glossary as *‘The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.’*

2.37 NPPF Paragraph 132 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

2.38 Paragraphs 133 and 134 deal with proposals which cause harm to the significance of a heritage asset. Para 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Therefore, the degree of harm must be balanced against benefits, on a proportional basis having due regard to the significance of the whole and the relative significance of the affected parts.

2.39 With regard to development within conservation areas paragraph 137 states that proposals which preserve elements that make a positive contribution to or better reveal the significance of the conservation area should be treated favourably.

2.40 The NPPF is supported by the **National Planning Policy Guidance ("NPPG")** which was published on 6 March 2014 as a web-based resource. In preparing Local Plans and taking decisions, local planning authorities need to consider and have regard to planning practice guidance issued by the Government.

2.41 Paragraph 003 (Reference ID: 18a-003-20140306) of the guidance states that '*conservation is an active process of maintenance and managing change.*' With regards to decision-taking, it is highlighted that the NPPF sets out a clear framework to ensure that:

'heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.'

Historic England Guidance

2.42 In April 2015, Historic England published new guidance in line with the NPPF which provides advice to owners, developers, applicants and local planning authorities on development which has an effect on the historic environment.

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

2.43 Historic England published its *Historic Environment Good Practice Advice in Planning, Note 2: Managing Significance in Decision-Taking in the Historic Environment* in April 2015. The guidance is intended to assist those implementing historic environment policy, and provides information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and further understanding, neglect and unauthorised works, marketing and design and distinctiveness.

2.44 The note emphasises the importance of understanding the significance of any heritage asset likely to be affected by development proposals, and the contribution (if any) that setting makes to that significance. It states that this understanding is important in the conception and design of a successful development,

and in enabling local planning authorities to make decisions in line with legal requirements, the requirements of the development plan and those of the NPPF.

2.45 The note provides guidance on three aspects of significance:

*Understanding the **nature of the significance** is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.*

*Understanding the **extent of that significance** is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.*

*Understanding the **level of significance** is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives.*

2.46 The note advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets, and proposes six 'stages' to follow, stating '*it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate*'. These are:

- *Understand the significance of the affected assets;*
- *Understand the impact of the proposal on that significance;*
- *Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;*
- *Look for opportunities to better reveal or enhance significance;*
- *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.*

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015)

2.47 Historic England published its *Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets*, in April 2015. This document replaces English Heritage's previous guidance note '*The Setting of Heritage Assets*'. The note complements GPA 2.

2.48 The document accepts the NPPF's definition of the 'setting of a heritage asset' as: '*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve*' (NPPF, Glossary).

2.49 At paragraph 12 of the guidance note, Historic England recommends a broad, five-step approach to assessing the impact of development upon the setting of heritage assets. It makes clear that the setting of a heritage asset is not an asset in its own right, nor a heritage designation, and that the importance of setting lies in what it contributes to the significance of the asset, which depends on a range of elements.

Regent's Park Conservation Area Appraisal and Management Strategy (July 2011)

2.50 The Regent's Park Conservation Area Appraisal and Management Strategy was adopted by the Council on 11th July 2011. It provides both a character appraisal of the Regent's Park Conservation Area and relevant management proposals to ensure the ongoing preservation and appropriate enhancement of the conservation area.

2.51 With regard to the management of the conservation area the appraisal notes that the current and historic control over development is extensive and that it,

"... has been in place from the start when the concept of Regent's Park development was established after a design competition; after which John Nash sold building leases for approved designs. Today, the majority of the buildings are listed and the area is a conservation area within either London Borough of Camden or the City of Westminster. Added protection is afforded by the management of the estate by the Crown, the Royal Parks Agency, and the Crown Estates Paving Commission through the control that they exercise on the upkeep of the buildings, the park, shared private gardens, roads and paving." (Page 5)

2.52 The appraisal includes a definition of the character of Regent's Park and highlights that elements of John Nash's original vision for Regent's Park, which proposed the integration of urban architecture and natural scenery, are still very much apparent. For example:

"On approaching the conservation area from the Park the terraces emerge over the trees; here is the city in the country. On approaching from the south Regent's Park is the culmination of Regent's Street, Portland Place and the wineglass shape of Park Square; here is the country in the city." (page 5)

2.53 The landscape features of the conservation area are described in the appraisal and the following description of the relationship between Regent's Park and the terraces in terms of landscape and setting is provided,

"The landscape of the park in the proximity of the terraces is a wide open parkland setting. The private ornamental gardens on the perimeter contain more exotic and colourful trees and shrubs and are raised to the level of the terrace to which they relate. This creates a layered effect when viewed from the park, and an added sense of privacy when viewed from the terraces." (page 13)

2.54 The appraisal defines character zones within the conservation area and the Application Site falls within 'The Regent's Park and Terraces fronting the park and their mews' character zone (see Figure 2.1). This character zone is defined as follows,

"This character area is at the transition of park and terrace... The buildings at the parks' edge form a triumphant classical route; buildings with giant orders and sculpture to be seen from a distance and to impress. The gates, metalwork, paving and stone details all contribute to the quality of the area.... The quality of the lighting and paving are all exceptional." (page 19)

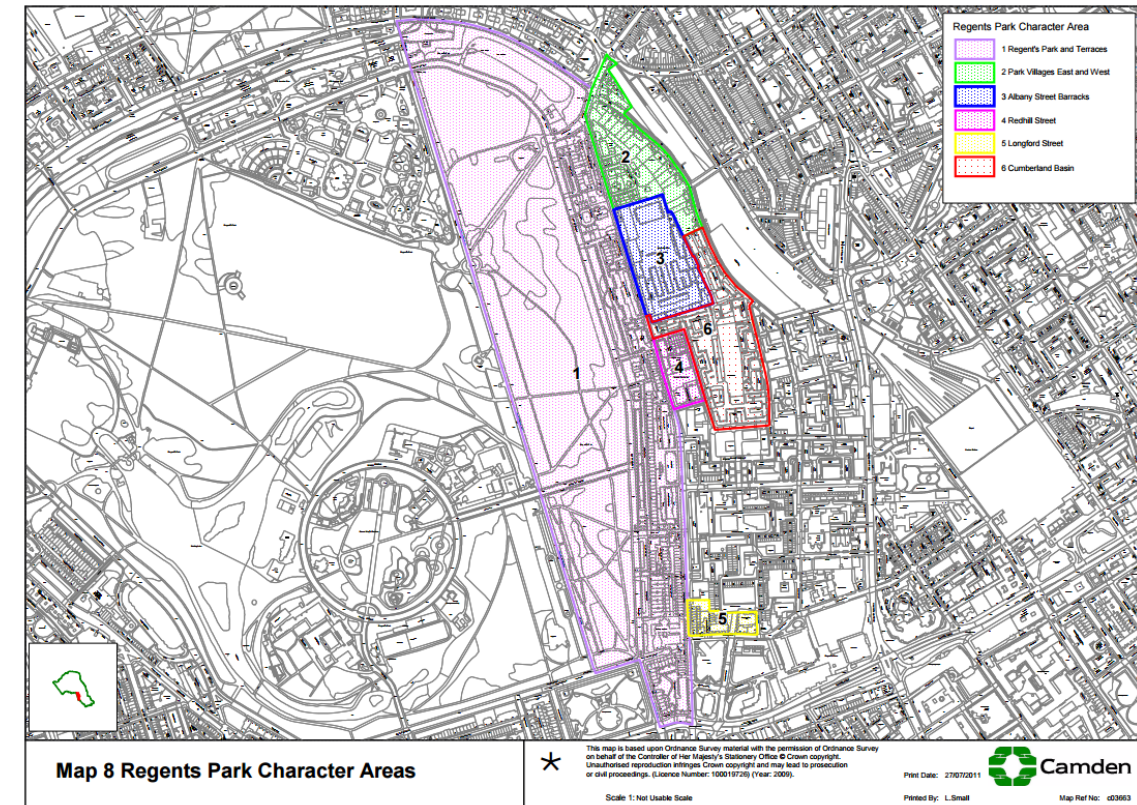


Figure 2.1: Map of Regents Park Conservation Area Character Areas

2.55 The significance of green spaces as a key feature of the character and appearance of the conservation area is highlighted throughout the appraisal. With regard to the contribution made by the existing private gardens of the terraces the appraisal highlights,

"Between the park and the terraces are a series of private open spaces which are designated private open spaces in the UDP. These are important elements within the landscape structure of the conservation area although there is some variation in the structure and planting, some are raised where others are sloped banks. The planting in terrace gardens offers variety to the presentation of the terraces, and represents a 'domestication' of the landscaping. Generally speaking the larger trees within these spaces are the more significant landscape elements providing intermediate scale and enclosure between the park and the terraces." (page 37)

2.56 The management strategy seeks to ensure that development proposals preserve or enhance the character and/or appearance of the Regent's Park Conservation Area and states that high quality design will be required of all new development at all scales. Where relevant, it also requires all new development to have a high standard of external space which should respect the character of the conservation area. With regard to existing features the Council will,

“...expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.” (page 62)

- 2.57 The proposals are mindful of the conservation area appraisal and the Council's aims to ensure that development proposals preserve or enhance the character and/or appearance of the Regent's Park Conservation Area. Architectural features affected by the proposals are to be retained and carefully repositioned as appropriate. The reinstatement of the historic garden aims to ensure the provision of a positive landscape feature within the Regents Park Conservation Area that is an enhancement to the character and appearance of the conservation area and is in keeping with John Nash's original vision for Regent's Park, which sought the integration of urban architecture and natural scenery based on his theory of the 'metropolitan picturesque'.

3.0 HISTORICAL BACKGROUND

3.1 In order to assess the significance of the Site and wider area it is first necessary to describe the historical development of the Site and surrounding area, which is well documented. Sources include information derived from the Crown Estates papers held at The National Archives (TNA) in the files CRES 2/780, CRES 57/241, CRES 57/242, CRES 57/243, CRES 65/116, CRES 65/274, CRES 65/482, CRES 65/483, and CRES 65/484. Nash's plans which accompanied CRES 2/780 are in MP 1/585/1-4. The same repository also holds photographs of Cambridge Terrace and Chester Gate in SC/PHL/01/335 and SC/PHL/01/336.

Historic development of the Site

3.2 In 1811, following the expiration of farm leases issued by the Crown, the Prince Regent (later George IV), commissioned John Nash (1752-1835), to design a park studded with villas and a palace for the Prince himself, and fringed by grand terraces of houses. Most of the planned terraces were completed and, together with the park, form one of the architectural showpieces of London.

3.3 A plan from John Nash's office (see Figure 3.1) shows his proposals for the development of Regent's Park, including the provisions to surround it with terraces.

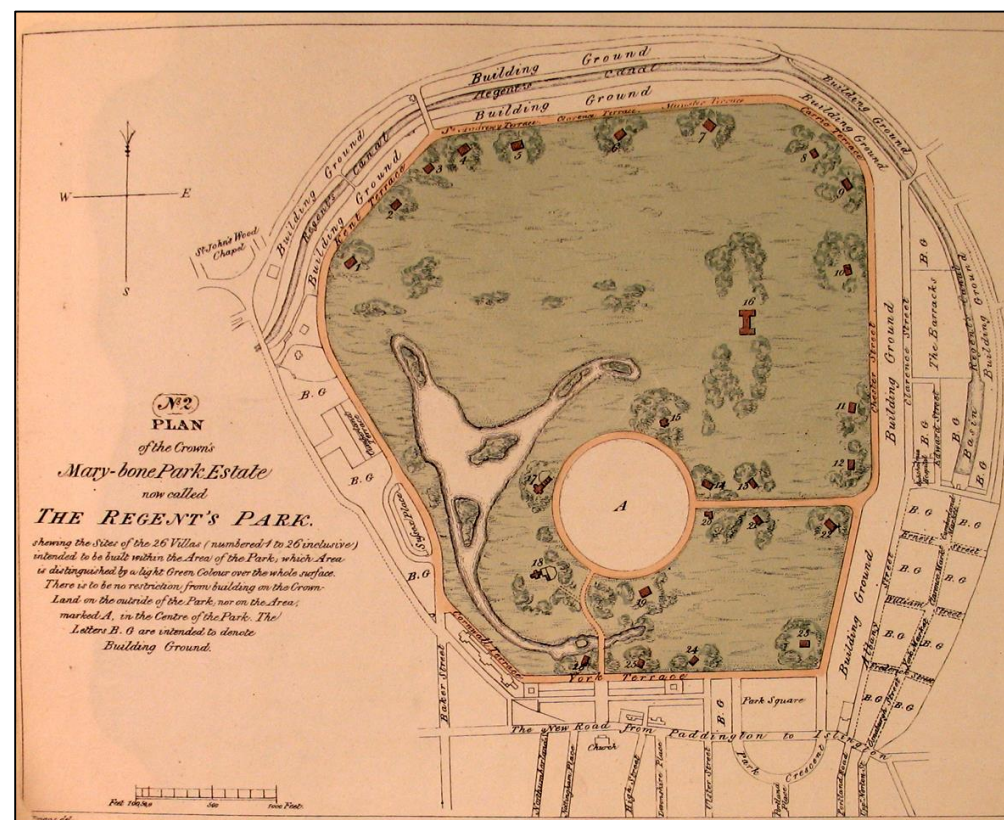


Figure 3.1: Plan of Regent's Park c.1820 (TNA MP 1/585)

3.4 Cambridge Terrace was one of the grand terrace of houses laid out around the park by Nash, and was designed originally in 1825 as a row of ten houses. Nos.1-4 Chester Gate are much more modest in

character than Cambridge Terrace and resemble respectable middle class semi-detached villas that were being erected in the London suburbs and more influential provincial towns of the period.

3.5 The ground for Cambridge Terrace was let to the builder Richard Mott and by 30th June 1825 a sketch layout plan had been drawn up (see Figure 3.2). This shows that at this stage the intention was to flank the terrace with gardens.

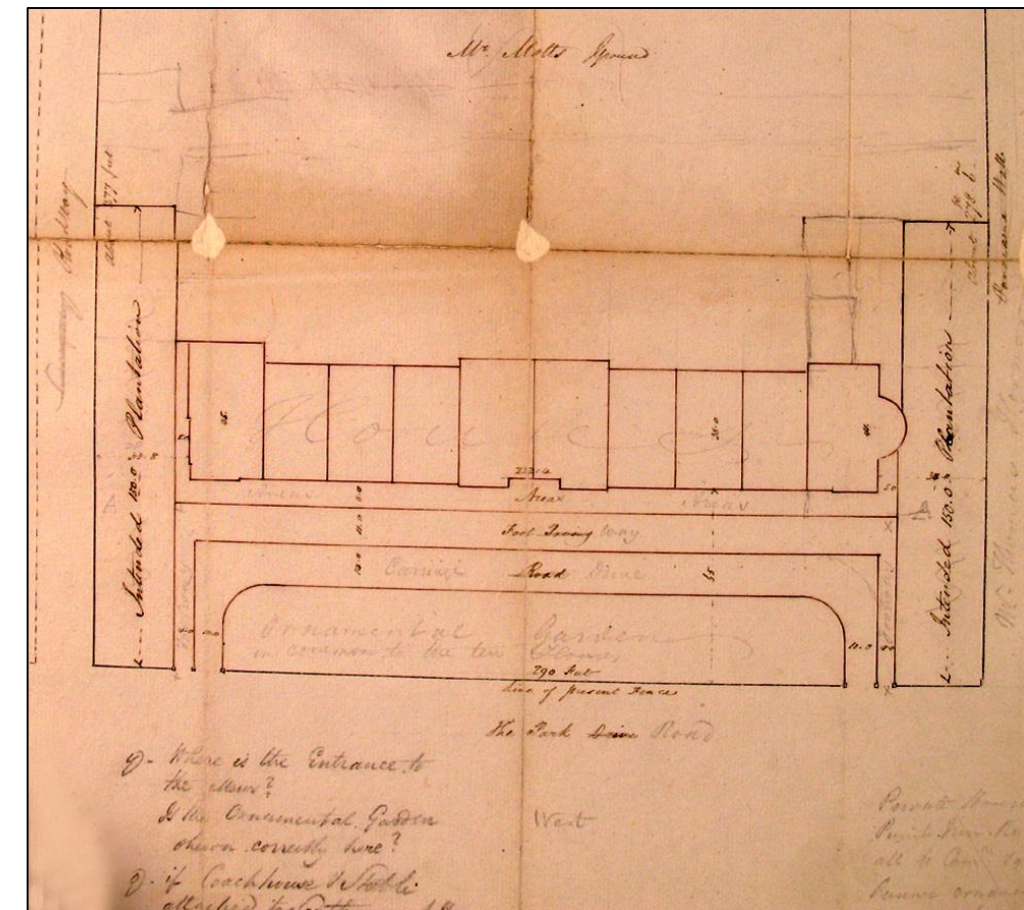


Figure 3.2: Sketch plan of Cambridge Terrace 1825 from John Nash's Office (TNA MP 1/585)

3.6 Mott was instructed by John Nash in a letter of 7th February 1826 that he was not to deviate 'in any respect... from the Elevations Designs Plans Dimensions Sizes Patterns Specification or Particulars which have been or shall be approved.' A plan dated 31st May 1826 shows Nash's final thoughts, with stables to the rear flanked by Nos. 1 and 2 Chester Gate. These are separated from No.10 Cambridge Terrace by a detached kitchen. (see Figure 3.3)

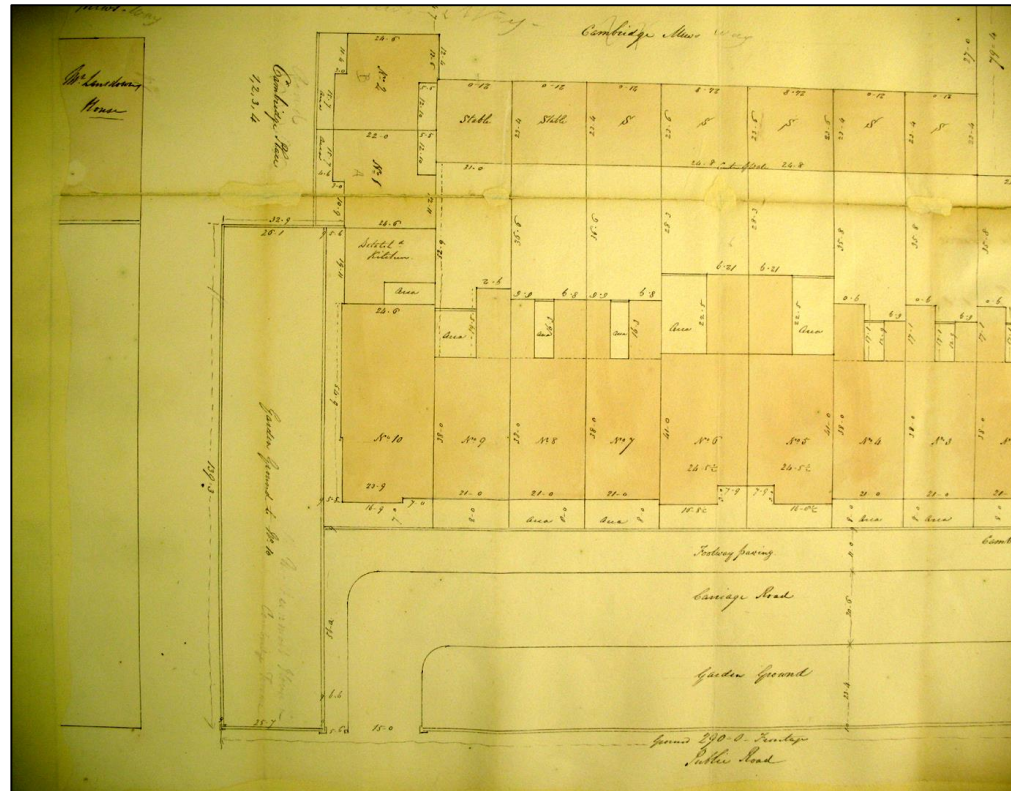


Figure 3.3: Sketch plan of Cambridge Terrace 1826 from John Nash's Office (TNA MP 1/585)

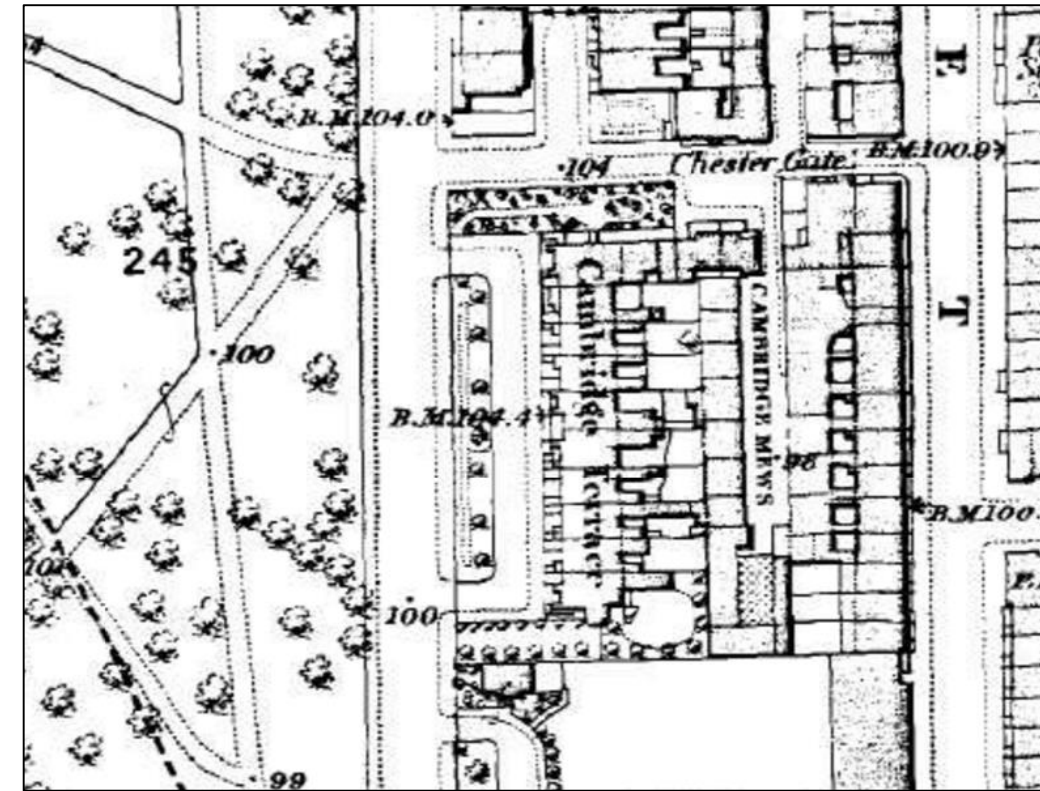


Figure 3.4: Extract of Ordnance Survey 1870 Map

- 3.7 A survey of the area undertaken by Charles Mayhew between 1834-35, which records the built layout of Cambridge Terrace and shows the Chester Gate garden flanking the northern end of Cambridge Terrace (see Landscape Report, Robert Myers Associates) as Nash had intended. A later Ordnance Survey plan of 1870 (see Figure 3.4) again shows the Chester Gate garden, but with a different layout consisting of an axial path leading to an oval entrance space at the eastern end.
- 3.8 There is no record of when the Chester Gate garden was removed but the Ordnance Survey Plan of 1870 shows it was present until at least then. Subsequent maps from the 1890s onwards show the garden as having been removed with the pavement widened and a single railing erected between the forecourt to Cambridge Terrace and Chester Gate (see Figure 3.5).



Figure 3.5: Extract of Ordnance Survey 1895 Map



Figure 3.6: View looking south from Chester Gate toward Cambridge Terrace in 1937.



Figure 3.7: View from Chester Gate toward Cambridge Terrace in 1983 prior to redevelopment.
Source: Collage, City of London

- 3.9 The next significant chapter in the historic development of the Site and wider area occurred during the Second World War when Cambridge Terrace was damaged by bombing during the Blitz (Figure 3.6 shows Cambridge Terrace, prior to sustaining bomb damage, in 1937). At the time the subsequent repair work was underway in the late 1940s, a serious fire then gutted Nos. 7-10 Cambridge Terrace. Both the Crown Estate and the Ministry of Works took steps to shore up the party wall to No. 6 Cambridge Terrace and demolish the upper floors of the fire damaged houses. By May 1949 the demolitions and stabilising work had been completed.
- 3.10 A number of redevelopment proposals were put forward for the Site and wider area, including one which received planning permission in 1976, but it was a scheme granted in the early 1980s that was implemented. The scheme included the construction of a new building at Nos. 7-10 Cambridge Terrace with a basement level car park below Nos. 6-10, and works to extend and alter Nos. 1-2 Chester Gate to form offices. The façade of Nos. 7-10 Cambridge Terrace was rebuilt in facsimile and reinstated the important Regency backdrop to Regent's Park. The interior of Nos. 7-10 Cambridge Terrace was not reinstated and the internal spaces were plain and open plan to accommodate an office block that was laterally joined via doors in the party wall to Nos. 6 Cambridge Terrace on all floors and to Nos. 1 and 2 Chester Gate at ground floor level.
- 3.11 The photograph at Figure 3.6 shows Nos. 6-10 Cambridge Terrace in 1983 (the flank wall to No. 6 Cambridge Terrace is in the foreground of the photograph) prior to the reconstruction of Nos.7-10 Cambridge Terrace. Figure 3.7 shows Nos. 7-10 Cambridge Terrace having been reconstructed with the existing Yorkstone paved area with granite kerb, lamp post and cast iron railings that form part of the Application Site clearly visible.



Figure 3.8: View from Chester Gate toward the reconstructed Nos. 7-10 Cambridge Terrace

4.0 STATEMENT OF SIGNIFICANCE

- 4.1 In accordance with the development plan policies set out in Section 2 and paragraph 128 of the NPPF we describe the significance of the Site and associated heritage assets, in a level of detail sufficient to understand the potential impact of the proposals on the significance of the heritage assets.
- 4.2 The Glossary of the NPPF provides a definition of significance. Here, the 'heritage interest' of an asset may be archaeological, architectural, artistic or historic. Significance derives not only from the physical presence of the building, but also from its setting.
- 4.3 Historic England's (formerly English Heritage) guidance document *Conservation Principles* (2008) seeks to provide guidance on the sustainable management of the historic environment, and defines policy on the assessment of significance.
- 4.4 This document aims to prompt thought about significance through a consideration of the values that might be ascribed to a place, and proposes four broad groups intended to guide comprehensive assessment of those values. The categories of evidential, historical, aesthetic and communal value, which encompass distinctive yet interrelated aspects of significance such as associative, illustrative, design, social and spiritual value, provide a useful framework for assessing and understanding significance.

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, often 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.

- 4.5 The following table shows how the heritage values identified in Conservation Principles could be considered to relate to those identified in the NPPF:

Conservation Principles (2008)	National Planning Policy Framework (2012)
Evidential value	Archaeological interest
Historical value (illustrative, associational)	Historic interest
Aesthetic value (fortuitous, design, artistic)	Architectural and artistic interest
Communal value (commemorative, symbolic, social, spiritual)	Value of a heritage asset to this and future generations

Evidential Value

- 4.6 Evidential value is not considered to apply here, because that measure is, generally, relevant to archaeological assets, often of a greater age where physical fabric provides a unique record of a specific process. The Site comprises Yorkstone paving, lamp posts and cast iron railings that are attached to

Nos. 6-10 Cambridge Terrace and border the forecourt of Nos. 1-10 Cambridge Terrace, all of which are likely to be of mid-late 19th century date. Nos. 6-10 Cambridge Terrace are facsimile rebuilds dating from the 1980s, following bomb damage in the Second World War and the conversion of the property to form offices in the 1980s. The Yorkstone paving, cast iron railings, lamp posts and Nos. 6-10 Cambridge Terrace do not possess significant evidential value.

Historical Value

- 4.7 The Site and Cambridge Terrace as a whole are of significant historical interest as part of the development of Regent's Park. The terraces surrounding Regent's Park are all Grade I listed by virtue of their historical value in their association with individuals of national significance, namely the architect John Nash. This type of development was popular in London throughout the early-mid 19th century and typifies many areas of suburban expansion. The Site retains historic value, albeit reduced as the original garden space was removed in the late 19th century, by virtue of its association with Cambridge Terrace.

Aesthetic Value

- 4.8 Nos. 6-10 Cambridge Terrace possesses aesthetic value in its exterior elevations. The exterior of Nos. 6-10 Cambridge Terrace creates the impression of a grand palace as part of a major Regency town planning scheme. The original landscaped space on the corner of Chester Gate and Cambridge Terrace that existed at the Site would have enhanced the setting of Nos. 6-10 Cambridge Terrace and the neighbouring terraces and contributed to Nash's aim of seeking to integrate urban architecture and natural scenery. The landscaped space would have offered variety to the presentation of Cambridge Terrace and the 'domesticated' landscaping would have softened the transition from Regent's Park to the terrace.

- 4.9 The landscaped space at the Site has since been removed with the pavement widened and a single railing erected between the forecourt to Cambridge Terrace and Chester Gate in the late 19th century. The Site therefore no longer provides the domesticated landscape setting originally intended for the terrace. However, the existing paving, lamp posts and railings possess some aesthetic value as part of the formal street layout and boundary treatments, which contribute to the quality of the appearance of Cambridge Terrace and the wider area.

Communal Value

- 4.10 Generally reserved for buildings or areas of a civic or religious nature, or where the particular nature of a heritage asset has special meaning for individuals or groups within society. The Site and associated heritage assets do not therefore, possess communal value.

Setting and Context

- 4.11 Conservation Principles also advises consideration of the contribution of setting and context to a heritage asset, embracing present and past relationships with the surroundings.
- 4.12 Regent's Park and the terraces surrounding Regent's Park form the setting of the Site and contributes to its significance as part of the nineteenth century development of Regent's Park. The form and style of

the other terraced properties, including their boundary treatments, around the Outer Circle provide a built context within which the history of the Site and Cambridge Terrace can be understood.

Summary

- 4.13 It is considered that the significance of the Site is largely derived from the aesthetic and historic value of its component parts, which although of lesser significance than the original design and intended purpose of the Site as a garden, present a formal street layout and boundary treatment that is in keeping with the development of Regent's Park, and generally reflects the prevailing character and appearance of this part of the Regent's Park Conservation Area.

5.0 ASSESSMENT OF PROPOSALS

- 5.1 The following section provides an assessment of the impact of the proposed development upon the significance of relevant heritage assets set and assesses the proposals against the relevant planning policy and legislative framework considerations set out in **Section 2**.
- 5.2 The review of the historic development of the site, as detailed in **Section 3**, demonstrates that John Nash's original intentions for Cambridge Terrace were to flank the terrace with gardens. This included a garden on the northern flank of Cambridge Terrace along Chester Gate as one of the intended gardens to extend the picturesque, parkland setting into the surrounding streets. The Chester Gate garden survived at the Site until the late 19th Century when it was removed and the pavement was widened with a cast iron railing erected between the forecourt to Cambridge Terrace and Chester Gate.
- 5.3 The proposals will enable the reinstatement of the Chester Gate garden in front of the entrance to Nos. 6-10 Cambridge Terrace along Chester Gate. This will involve narrowing the road on Chester Gate, realignment of the pavement, alteration to the existing car parking layout, and repositioning of existing railings and lamp posts. It is proposed that the garden will be enclosed with the existing iron railings that are to be repositioned and iron railings that will be designed to match the existing. Planting within the garden is proposed to appear as a mixed shrubbery above a clipped yew hedge with ornamental trees above, and has regard to the approved planting scheme for the adjacent Cambridge Terrace forecourt garden that fronts Cambridge Terrace.
- 5.4 The landscape designs for the proposed garden are informed by a detailed historical analysis of the Site and are in line with Nash's original concept for Regent's Park, which was to set the buildings surrounding the park within a parkland setting and sought the integration of urban architecture and natural scenery based on his theory of the 'metropolitan picturesque'.
- 5.5 The high quality of the landscaping proposals is a great benefit in policy terms and the proposed garden respects both Nos 6-10 Cambridge Terrace and the setting and significance of surrounding buildings in the Regent's Park Conservation Area, while at the same time improving their quality and appearance through the reinstatement of an original feature.
- 5.6 The Site comprises some listed structures, which include the entrance to Nos. 6-10 Cambridge Terrace and attached railings that are Grade I listed, railings to the forecourt of Nos. 1-10 Cambridge Terrace that run parallel to Chester Gate and are Grade II listed, and one of four lamp posts outside Nos. 1-10 Cambridge Terrace that are Grade II listed. Whilst the proposals will require the repositioning of some elements of these listed structures, special regard has been had to the suitable preservation of these historically significant architectural features as part of these proposals and they will be repaired and repositioned as appropriate.
- Planning (Listed Buildings and Conservation Areas Act) 1990**
- 5.7 The proposals are considered to represent an enhancement to the character and appearance of the Regent's Park Conservation Area and the setting of neighbouring listed properties. The proposals would result in no loss of important historic fabric and special regard has been had to the suitable preservation

of listed structures that are to be repositioned as part of the proposals. It is therefore considered that the proposals meet the relevant statutory tests.

National Planning Policy Framework (NPPF)

- 5.8 The high quality of the landscaping proposed is a great benefit in policy terms as high quality design is one of the 12 core planning principles set out in paragraph 17 of the NPPF and paragraph 63 notes, "in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area".
- 5.9 The proposals will enable the provision of a positive landscape feature within the Regents Park Conservation Area that would enhance the character and appearance of the conservation area and be in keeping with John Nash's original plans for Cambridge Terrace, which sought the integration of urban architecture and natural scenery based on his theory of the 'metropolitan picturesque'.
- London Plan**
- 5.10 In our view, the proposals meet the objectives of London Plan Policy 7.4, and are of a high quality design that would contribute positively to the surrounding area, have a positive relationship with the street, are informed by the historic context and will make a positive contribution to the character and appearance of the area.
- 5.11 The proposals also fulfil Policy 7.8 of the London Plan, which states that 'development should identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate' and put them to a 'suitable and viable use that is consistent with their conservation' (Policy 7.9).

Local planning policy

- 5.12 In our view, the proposals meet the objectives of local planning policy. With regard to Policy CS5, the proposals respect neighbouring buildings and represent an opportunity to enhance the historic and natural environment. In accordance with Policy CS14 and DP24, the proposals are of a high quality design that respects the local context and character of the Site and preserves and enhances relevant heritage assets and their settings. The proposals also fulfil the requirements of Policy DP25 which seeks to ensure the Borough's heritage assets are preserved or enhanced as appropriate.
- 5.13 The proposals are mindful of the Regent's Park Conservation Area character appraisal and will enable the enhancement of the character and appearance of the Regent's Park Conservation Area. Original architectural features affected by the proposals are to be retained and carefully repositioned as appropriate.

Conclusion

- 5.14 As set out in this report, these proposals are considered to represent a significant conservation gain and would enhance the setting of the Grade I listed Cambridge Terrace and nearby terraces as well as the Grade I Registered Regent's Park and Regents Park Conservation Area. The proposals enable the reinstatement of the Chester Gate garden in front of the entrance to Nos. 6-10 Cambridge Terrace and are informed by a detailed historical analysis of the Site. The proposals are in line with Nash's original concept for Regent's Park to set the buildings surrounding the park within a parkland setting, enabling

the integration of urban architecture and natural scenery based on his theory of the 'metropolitan picturesque'. The proposals are also in accordance with Nash's original plans for Cambridge Terrace that sought to flank Cambridge Terrace with gardens to extend the picturesque, parkland setting into the surrounding streets.

- 5.15 As noted above, the proposals are considered to represent an enhancement to the character and appearance of the Regent's Park Conservation Area and the setting of neighbouring listed properties. The proposals would result in no loss of important historic fabric and special regard has been had to the suitable preservation of listed structures that are to be repositioned as part of the proposals. It is therefore considered that the proposals are compliant with relevant planning policy provisions and meet the relevant statutory tests.

APPENDIX 1
List Descriptions



Historic England

FOUR LAMP POSTS OUTSIDE NUMBERS 1-10

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: FOUR LAMP POSTS OUTSIDE NUMBERS 1-10

List entry Number: 1244297

Location

FOUR LAMP POSTS OUTSIDE NUMBERS 1-10, CAMBRIDGE TERRACE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476798

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

CAMDEN

TQ2882NE CAMBRIDGE TERRACE 798-1/87/147 Four lamp posts outside
Nos.1-10 14/05/74 (Formerly Listed as: CAMBRIDGE TERRACE 4 lamp posts in
Cambridge Terrace)

GV II

4 lamp posts. c1830. Cast-iron with enriched column standards and Nico lanterns. Inscribed "GR IV".

Listing NGR: TQ2874182529

Selected Sources

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

National Grid Reference: TQ 28741 82529

Map



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Historic England

NUMBERS 1-4 AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 1-4 AND ATTACHED RAILINGS

List entry Number: 1242935

Location

NUMBERS 1-4 AND ATTACHED RAILINGS, 1-4, CHESTER GATE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Oct-1973

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476890

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

CAMDEN

TQ2882NE CHESTER GATE 798-1/87/206 (South side) 16/10/73 Nos.1-4 (Consecutive) and attached railings (Formerly Listed as: CHESTER GATE Nos.1-5 (Consecutive))

GV II

Group of 4 semi-detached houses. c1825. By John Nash. Nos 1 & 2: stuccoed front; brick left hand return. 4 storeys and basements. 3 windows each with slightly recessed, flanking entrance bays. Square-headed, architraved doorways with panelled doors and fanlights in shallow segmental-arched recesses. Recessed sashes; 1st floor with wrought-iron balconies (except entrance bays). Plain stucco 1st floor band. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. Nos 3 & 4: stucco with channelled ground floor. Irregular L shaped plan with 3 windows and 2 window (1 blind) left hand return. 4 storeys and basements. No.3 entrance to right with enriched stucco surround and entablature with balustraded balcony above. No.4, prostyle portico on left hand return. Pilaster strips through ground, 1st and 2nd, and 3rd floors (upper floors enriched). Tripartite sashes to ground and 1st floors; 1st floor, architraved with cornices and cast-iron balconies except above entrance to No.3, having architraved sash with decorated frieze and cornice. 2nd and 3rd floor windows architraved with guttae. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings and walls to areas and rear.

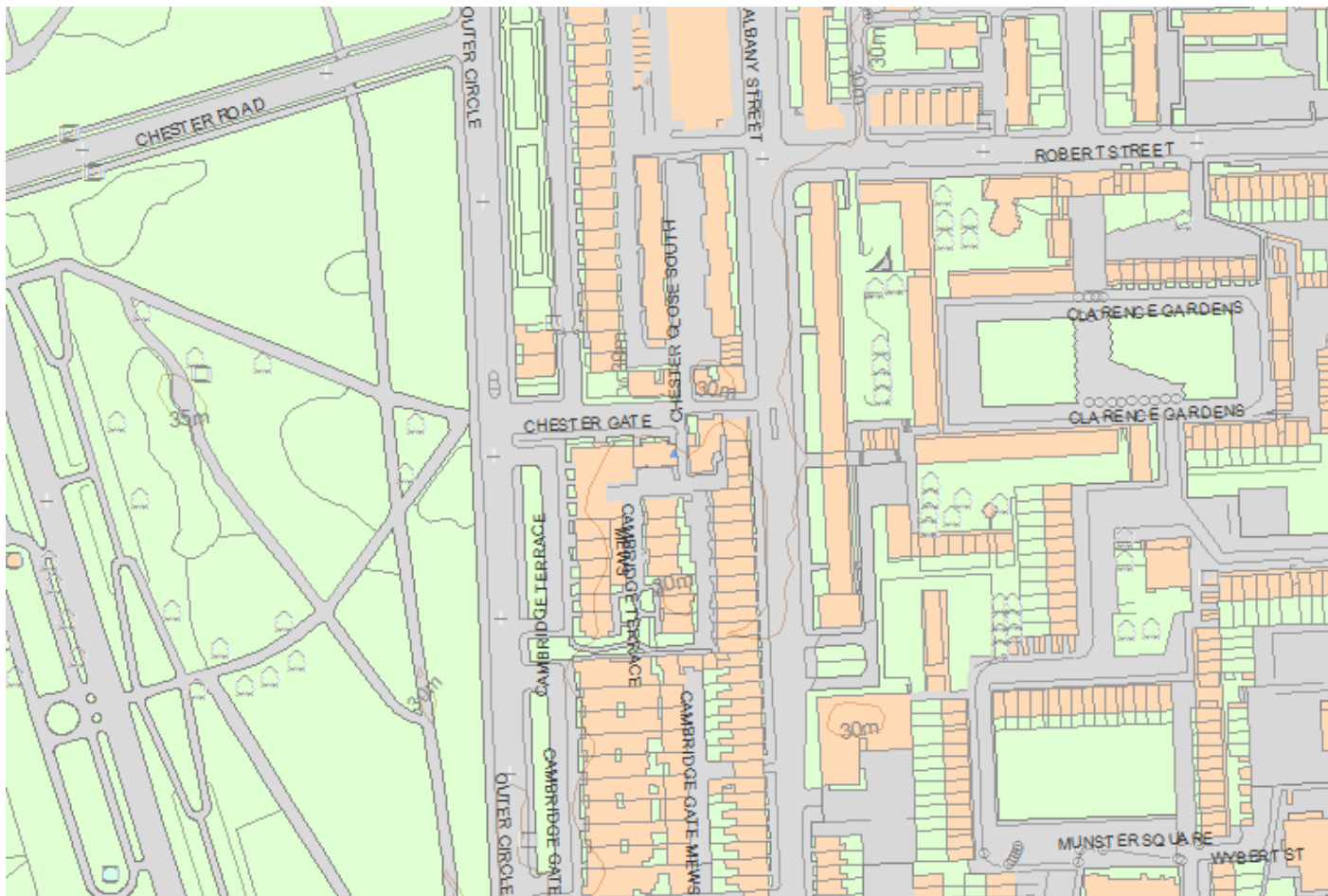
Listing NGR: TQ2878082588

Selected Sources

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

National Grid Reference: TQ 28787 82589

Map



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Historic England

NUMBERS 1-10 AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 1-10 AND ATTACHED RAILINGS

List entry Number: 1244296

Location

NUMBERS 1-10 AND ATTACHED RAILINGS, 1-10, CAMBRIDGE TERRACE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476795

Asset Groupings

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List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

CAMDEN

TQ2882NE CAMBRIDGE TERRACE 798-1/87/145 (East side) 14/05/74 Nos.1-10
(Consecutive) and attached railings

GVI

Terrace of 10 houses. 1825. By John Nash. Northern half, Nos 7-10 rebuilt in facsimile 1986 (war damage), restoring exact external details and symmetry of terrace. Stucco with rusticated ground floor. Slated mansard roof with dormers. EXTERIOR: 4 storeys, attics and basements. 26 window range. Slightly projecting end and original centre bay (with recessed centre). Square-headed ground floor openings; panelled doors with overlights. Recessed sashes. Projecting bays with paired Doric columns, having rusticated blocks at intervals, supporting an entablature and balustrade at 1st floor level. Beneath, square-headed tripartite sashes with segmental arches. Upper floors with architraved sashes and continuous cast-iron balcony to 1st floor windows. Projecting bays with enriched pilaster strips through 1st and 2nd floors and at 3rd floor; 1st floor windows round-arched with radial patterned top and tripartite sash lower portion. Main dentil cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return with projecting bowed bay rising the height of the building. Left hand return of 4 windows and with double Doric portico. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Nos 7-10 were listed on 08/02/88. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 122).

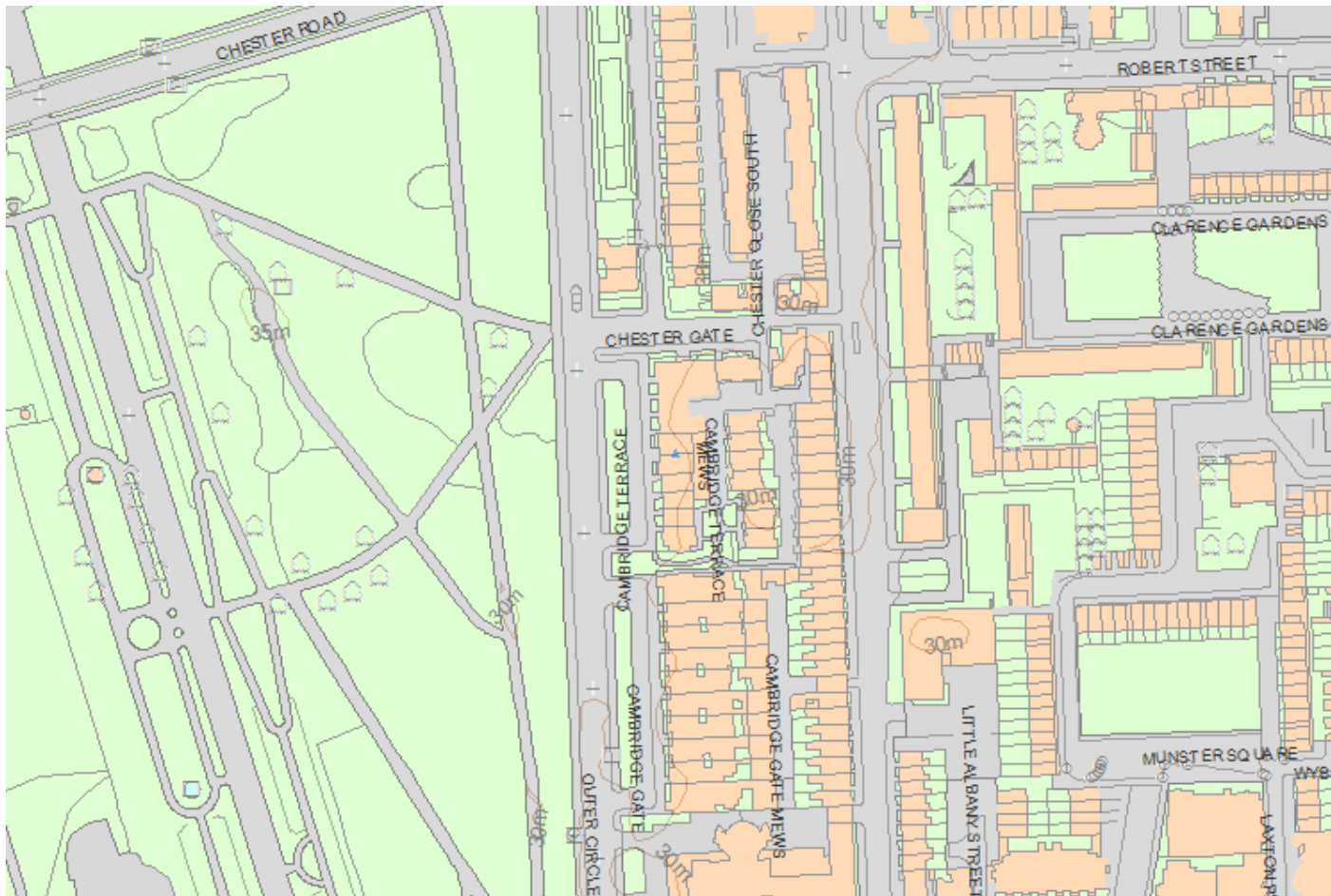
Selected Sources

Books and journals

'Survey of London' in Old St Pancras and Kentish Town The Parish of St Pancras Part 2: Volume 19 , (1938), 122

National Grid Reference: TQ 28757 82557

Map



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Historic England

RAILINGS TO FORECOURT GARDEN OF NUMBERS 1-10

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: RAILINGS TO FORECOURT GARDEN OF NUMBERS 1-10

List entry Number: 1244298

Location

RAILINGS TO FORECOURT GARDEN OF NUMBERS 1-10, CAMBRIDGE TERRACE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Legacy System Information

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Legacy System: LBS

UID: 476799

Asset Groupings

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List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

CAMDEN

TQ2882NE CAMBRIDGE TERRACE 798-1/87/146 (West side) 14/05/74 Railings to forecourt garden of Nos.1-10 (Formerly Listed as: CAMBRIDGE TERRACE Forecourt railings to Cambridge Terrace)

GV II

Railings to forecourt garden. c1828. Cast-iron. Foliated design with open work box standards. Inscribed on standards "Peachey Regent Street".

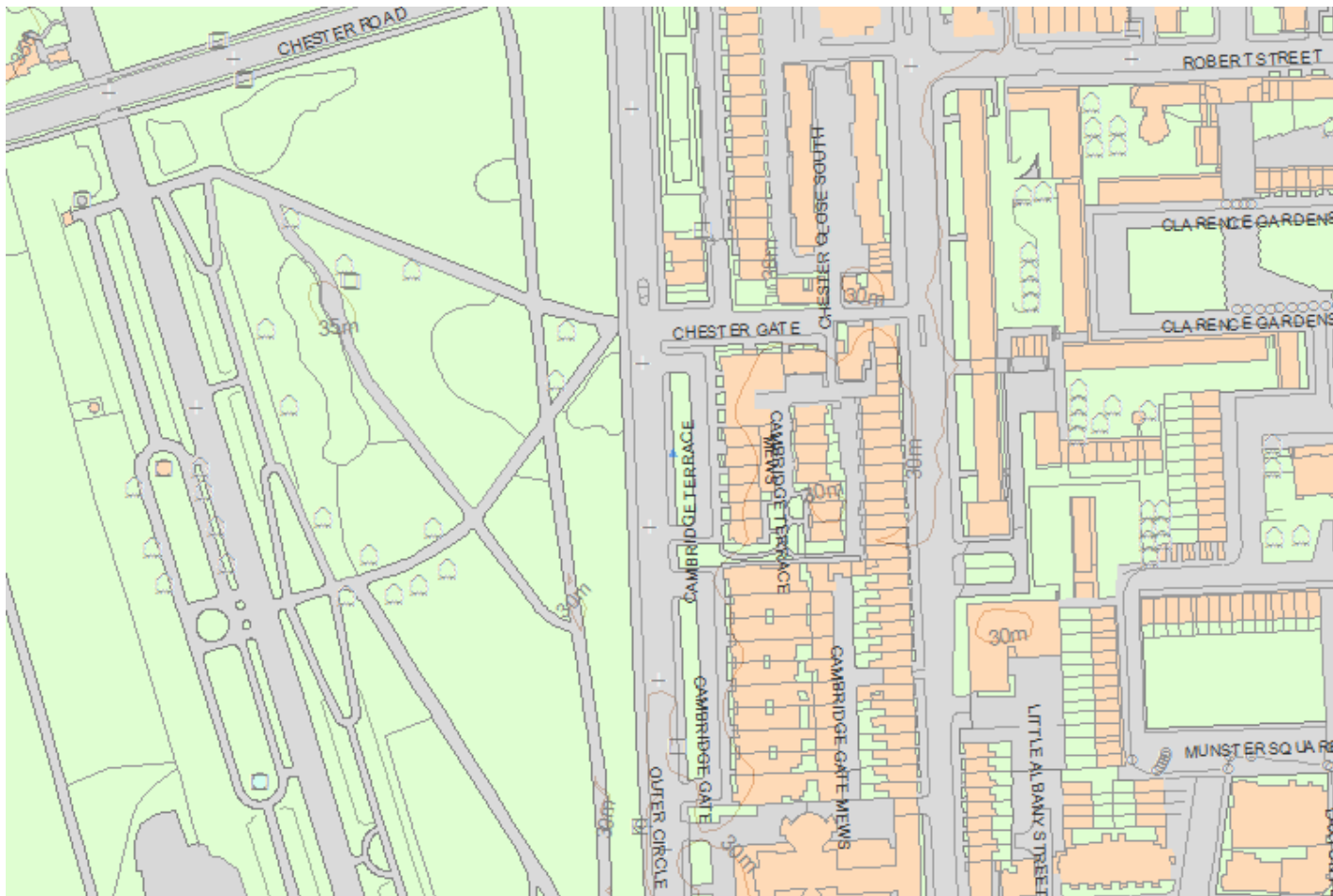
Listing NGR: TQ2873282555

Selected Sources

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

National Grid Reference: TQ 28732 82555

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Historic England

REGENT'S PARK

List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: REGENT'S PARK

List entry Number: 1000246

Location

The garden or other land may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

County: Greater London Authority

District: City of Westminster

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first registered: 01-Oct-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens

UID: 1156

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Garden

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

Reasons for Designation

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

History

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

Details

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

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

HISTORIC DEVELOPMENT

Having been a Crown estate since 1539, the area of Regent's Park, then known as Marylebone Park, was by the end of C18 largely farmland (Richardson, 1794). Schemes to develop the area, including an unsuccessful design competition, were considered from c 1809. It was decided that the Commissioners of Woods, Forests, Parks and Chases should put forward alternative proposals which were required to include the creation of a new street linking the park with the city. John Nash (1752-1835) had been appointed as their architect in 1806 and, together with his partner James Morgan, produced the favoured solution (Nash, 1812) which included proposals for Regent Street (built between 1814 and 1819). The character of Nash's design was essentially one of villas in a parkland setting. Space was to

be provided for barracks and other major features including the Prince Regent's Palace, a huge basin of ornamental water, and an informal lake. A large central double circus of houses, the Great Circus and the Inner Circus, was intended as the focal point for the scheme with a new branch of the Grand Union Canal, called the Regent's Canal, passing through the park. Nash had worked closely with Humphry Repton (1752-1818) between 1795 and 1802 and the influence of this association is reflected in the design for Regent's Park, especially in the positioning of groups of trees and the use of ornamental water running through parkland. Regent's Park and its buildings took seventeen years to construct, work having started in 1811. The first operations consisted planting as well as excavations for the lake and ground modelling, Nash arguing that planting in advance of building gave a maturity to the site (Summerson 1980). The park, as it was completed by 1827 (Nash, 1827), was developed from the 1812 proposals with a number of alterations and omissions. The Prince's Palace, the basin, some of the terraces and crescents of houses, and the Great Circus were not built, and the canal was re-routed to the north of the Outer Circle. The forty villas Nash had proposed to be sited within the park were reduced to eight in number. Regent's Park as built was largely a fashionable residential estate set in extensive private parkland and occupied by wealthy merchants and professional people. In 1828 however the Royal Zoological Society (founded in 1824) acquired 8ha of land in the northern part of the site. Four years later a further 7ha was leased to the Toxophilite Society and in 1838 the 7ha of land within the Inner Circle was leased to the then newly formed Royal Botanic Society.

Recommendations for opening part of the park to the public were recorded in

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

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

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

During the First World War the park was requisitioned by the Ministry of Defence, land to the north-west and along the east side being used as a military camp and drill ground. At the end of the war the buildings in these areas were demolished and replaced with sports fields. By the 1920s the remaining villas in the park were too large and expensive to be maintained as private dwellings and were taken over by public institutions. Consequently it

became the policy for the Ministry of Works that as properties became vacant their land, where ever possible, should be transferred to parkland. In 1932 the land within the Inner Circle, which had until that date been leased by the Royal Botanic Society, reverted to the Ministry of Works. Duncan Campbell, the then Parks Superintendent, was largely responsible for redesigning the gardens. The offices of the Botanic Society were converted into a tea house and the museum closed. An open-air theatre was given premises on the north side of the garden.

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

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

SUMMARY DESCRIPTION

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

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

Regent's Park is largely laid to grass, much of which is set aside for recreational sports. The Bernard Baron sports pavilion situated in the centre of the park is a 1938 replacement for the one demolished in 1911. Since the early 1900s enclosures for children's playgrounds have been provided and these were added to in the 1930s.

A number of tarmacked paths which radiate from the entrances and from points within the site, cut across the grass. The most significant and widest of these is the Broad Walk. Set to the east of the Zoological Gardens, the walk passes over the Grand Union Canal, then runs south from the Outer Circle. After c 500m the walk divides around an ornate marble and granite drinking fountain (1896, listed grade II) before continuing for a further c 500m where it is crossed by Chester Road, which leads west to the Inner Circle. The final c 400m of the walk runs through the formal Italian Garden. Created in 1864 by William A Nesfield, at the direction of Prince Albert, the Garden had become grassed over by the late C20. By the 1990s proposals were in hand to restore

both the Italian Garden and the informal English Garden to the east, the English Garden having been made at around the same time by Nesfield's son Markham, who used mounded grass and planting to create informal glades. The restoration of the Italian Garden was completed in 1996; the renewal of planting in the English Garden is (2000) ongoing.

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

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

the western arm of the lake.

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

OTHER LAND

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

The northern half of the planned circus was replaced by Park Square, with two terraces designed by Nash and built by William Mountford Nurse in 1823-5 facing each other across a grass square defined by iron railings of 1823-5 (listed Grade II) designed by John Nash. Map evidence shows that in the early C19 there was a narrow belt of planting around the edge of Park Square Gardens with a perimeter path around its inner edge. A path curved into the park joining the north-east and north-west gates, with a similar path linking the south-west and south-east gates. A further curving path linked the north

and south paths, and there was some informal planting in the interior. The present path layout and planting, with shrubberies, a number of mature trees, and a lawned interior, is little if any different to this (the early mapping is too small-scale for detailed analysis) although a circular path had been added within the arc of the south path by the later C19. Two small lodges in the style of John Nash were built in the north-west and north-east corners of Park Square Gardens in the later C20 (pre-1968).

Both Gardens are private.

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

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

REFERENCES

A Saunders, Regent's Park: A Study of the Development of the Area from 1066 to the Present Day (2nd ed 1981) J Summerson, John Nash (1980) The Regent's Park: Royal Parks Survey, (William Gillespie & Partners 1981) [Report

contains numerous references and maps.] Royal Parks Review, St James's and Green Parks, Regent's Park and Primrose Hill, (Royal Parks Review Group 1993), pp 41-84

Maps [reproduced in Gillespie & Partners 1981] G Richardson, Marylebone Park Farm, 1794 J Nash, Plan for Marylebone Park, 1812 J Nash, Plan of The Regent's Park Estate belonging to His Majesty, 1827 Barnett and Britton, Survey of St Marylebone and Paddington, 1834 Plan of Regent's Park and Primrose Hill Estate belong to the Crown, 1850 W A Nesfield, Plan for Avenue Garden, 1864

OS 25" to 1 mile: 1st edition published 1870 2nd edition published 1895

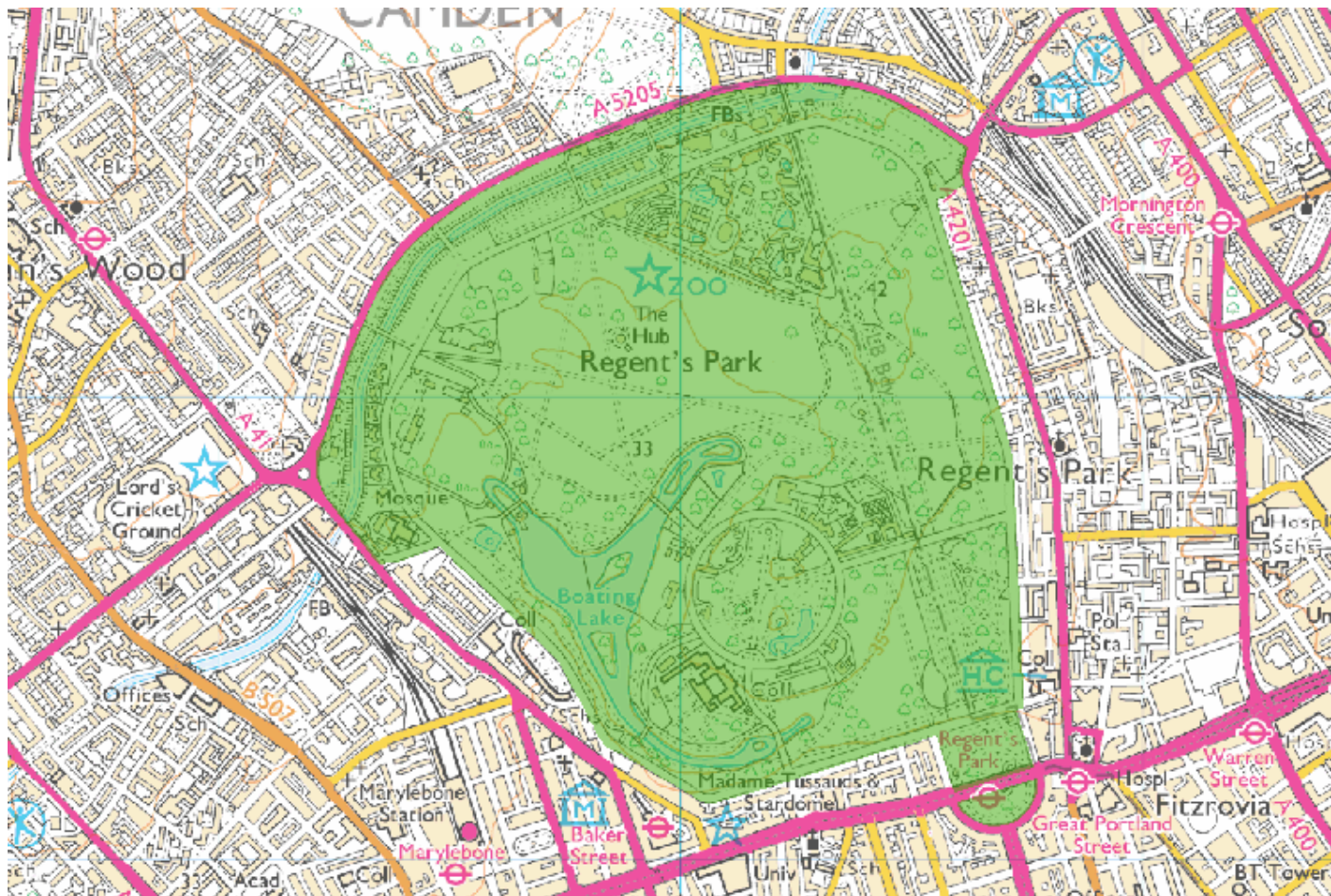
Description written: September 2000 Register Inspector: LCH Edited: January 2002 Amended: November 2008

Selected Sources

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

National Grid Reference: TQ 27987 82893, TQ 28684 82113

Map



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End of official listing



Historic England

TWO BOLLARDS AT ENTRANCE TO FORECOURT TO NUMBERS 1-10

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: TWO BOLLARDS AT ENTRANCE TO FORECOURT TO NUMBERS 1-10

List entry Number: 1244299

Location

TWO BOLLARDS AT ENTRANCE TO FORECOURT TO NUMBERS 1-10,
CAMBRIDGE TERRACE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476800

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

CAMDEN

TQ2882NE CAMBRIDGE TERRACE 798-1/87/148 (South West side) 14/05/74

Two bollards at entrance to forecourt to Nos.1-10 (Formerly Listed as:
CAMBRIDGE TERRACE Forecourt railings to Cambridge Terrace)

GV II

2 bollards at entrance to forecourt. c1828. Cast-iron. In the style of Doric columns.

Listing NGR: TQ2873382586

Selected Sources

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

National Grid Reference: TQ 28733 82586

Map



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[\(http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/410998/HLE_A4L_Grade|HLE_A3L_Grade.pdf\)](http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/410998/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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End of official listing

APPENDIX 2
Listed Structure Plan



Listed Structure Plan:

6-10 CAMBRIDGE TERRACE &
1-2 CHESTER GATE.

PLANNING APPROVAL REFERENCE - 2009/3041/P
LISTED BUILDING CONSENT REFERENCE - 2009/3051/L

(CLAUSE 4.7 OF THE SECTION 106 AGREEMENT REFERS).

JANUARY 2013

PREPARED BY

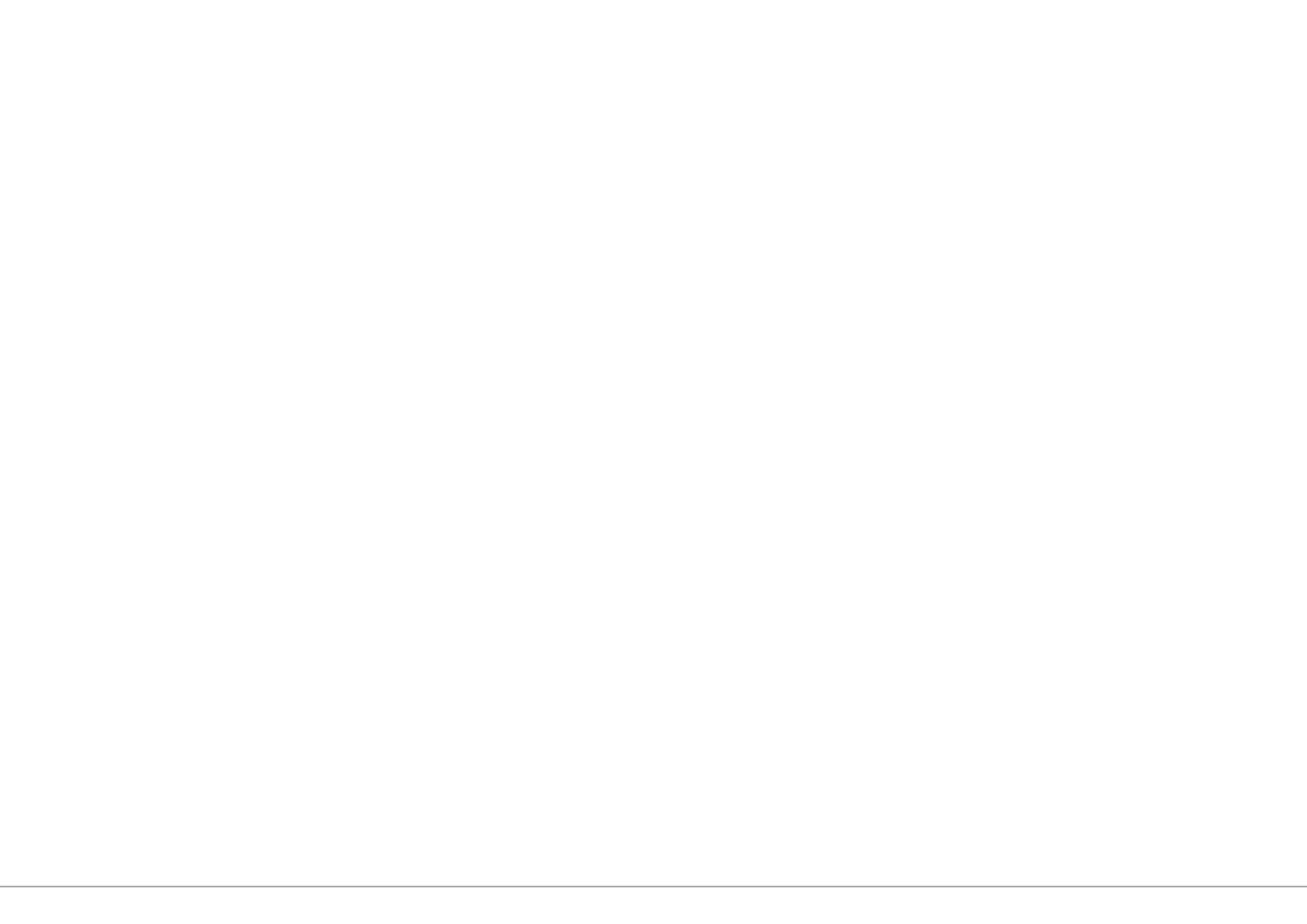
MOXLEY ARCHITECTS LTD:

ON BEHALF OF

CAMBRIDGE TERRACE DEVELOPMENTS LTD:

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Contents

- 1.00 Listed Structure Plan**
- 2.00 Implementation Works Key Site Plan**
- 3.00 Photographs of the listed items in-situ**

1.00 Listed Structure Plan

6 - 10 Cambridge Terrace and 1 & 2 Chester Gate:

Listed Structure Plan method statement for the temporary removal and subsequent reinstatement of listed railings, gates, bollards and lamp posts:

This statement has been prepared in conjunction with the Contractors Construction Method Statement which has also been issued to Camden for approval. This structure plan also takes due regard of the requirements of the Crown Estate Paving Commission licence agreement for these properties.

1.00 Proposed works:

1.01 The proposed works are defined in the CEPC licence for 6-10 Cambridge Terrace and 1-2 Chester Gate as well as clause 4.7 of the Section 106 agreement. They are works necessary to enable the re-development of the properties as permitted in the Planning and Listed Building consents dated 7th September 2010.

1.02 The works comprise:

- a. Temporary removal of 5 no. lamp posts, 6 no. bollards, 9 no. pavement level gates and adjacent railings to the areas in front of 6-10 Cambridge Terrace and 1-2 Chester Gate, 4 no. first floor sections of external balcony railings on the Cambridge Terrace elevation and sections of street level railings fronting the Outer Circle and Chester Gate to create access for personnel and building works and materials.
- b. Protection of retained and stored elements and works for refurbishment.
- c. Their repair, restoration and reinstatement.

1.03 Amongst the items to be temporarily removed are the listed elements as scheduled below. This schedule and the appended photographs should be read in conjunction with Implementation Works Key Site Plan drawing 639-0202 in section 2 below.

Lamp Posts: LP 05 & LP 06. 2 no. Grade II Listed lamp posts outside nos. 1-6 Cambridge Terrace as noted as part of English Heritage List Entry No. 1244297. See photos no.s 1 & 2 in section 3 below.

Bollards: BL 03. 1 no. Grade II Listed bollard at entry to forecourt to nos. 1-10 Cambridge Terrace as noted as part of English Heritage List Entry No. 1244299. See photo no. 3 in section 3 below.

Railings 1: RL 14 & RL 15. Grade II Listed railings and open box standards to forecourt garden of nos. 1-10 Cambridge Terrace as noted as part of English Heritage List Entry No. 1244298. See photos no.s 6 & 7 in section 3 below.

Railings 2: RL 01 to RL 06. Grade II Listed attached railings to nos. 1 & 2 Chester Gate as noted as part of English Heritage List Entry No. 1242935. See photos no.s 4 & 5 in section 3 below.

Railings 3: RL07 to RL 13 and RL 16 to RL 31. Grade II Listed attached railings to nos. 1-6 Cambridge Terrace as noted as part of English Heritage List Entry No. 1244296. See photos no.s 8 to 11 in section 3 below.

2.00 Strategy:

- 2.01 Following their careful removal, as described below, the listed elements will be packed and removed to secure storage as required by Schedule 1 item 4, of the CEPC Licence.
- 2.02 An approved sub-contractor will be responsible for; identifying, recording, protecting and removing all component parts to the designated storage area and reinstating each component following their refurbishment.

3.00 Protection:

- 3.01 In order to ensure that the removed items are easily identified, securely stored and protected against accidental loss, damage or theft throughout the period of removal and reinstatement the following points will be adhered to.
- 3.02 Each lamppost, bollard, gate and railing will be provided with a unique reference number and photographic records of the original installation will be retained for the information of all interested parties. The referencing system will include the location of the item and, if relevant, its position as a component within a larger assembly.
- 3.03 The referencing system will cross references to the Implementation Works Key Plan drawing 639-0202 drawing in Appendix A
- 3.04 The unique number will be marked onto each components or every sub-component where there is an assembly of parts using indelible tags securely taped onto hidden edges etc. A secondary ID tag tied to the component will also be used as a further precaution.
- 3.05 The same ID will be marked onto the outside of all protective coverings, crates, pallets etc using indelible markers. All items will be stored in purpose made s.w. framed, plywood crates that are packed internally to prevent movement of the contents during transit and storage.

4.00 Railings and gates to the areas in front of 6-10 Cambridge Terrace and 1-2 Chester Gate:

- 4.01 Railings RL01 to RL06 in front of the areas to 1-2 Chester Gate comprise continuous railing panels of plain round section uprights linked by a single horizontal rail below the spear point heads and are leaded in to a series of stone and concrete plinths. Railings RL03 and RL04 include gates to the area access steps beyond.
- 4.02 Railings RL07 to RL12 in front of the Chester Gate Areas of no.10 Cambridge Terrace comprise continuous railing panels of plain round section uprights linked by a single horizontal rail below the palm leaf heads. The uprights in the panels facing Chester Gate are leaded into concrete plinths whereas the return panels at the entrance doors appear to be leaded into the stones of the entrance door steps and thresholds. Railing RL07 includes a gate to the area access steps beyond.
- 4.03 Railings RL13 and RL16 to RL31 in front of the Areas of no.s 6-10 Cambridge Terrace comprise continuous railing panels of decorative round section uprights linked by a single horizontal top rail with no projecting heads. The uprights in the main panels appear to be leaded in to concrete plinths whereas the return panels at the entrance doors appear to be leaded into the stones of the entrance door steps and thresholds. Railings RL16, RL21, RL24,

RL27 and RL30 includes gates to the area access steps beyond.

- 4.04 First the gate railing heads will be removed from the pivot pins at the top of the gate.
- 4.05 The concrete plinth at the base of the gate will be broken out to release the heel block. Stone plinths will be cut and removed separately.
- 4.06 The railing will be inspected to locate the original junctions in the horizontal rail and where possible detached at these points. If the connection is formed by a mechanical fixing, it will be released otherwise it will be carefully cut for later re-welding.
- 4.07 Any leading-in will be drilled out to release the uprights.
- 4.08 Where the return panels at the entrance doors are bracketed onto the stucco face of the building the wall fixing will need to be carefully broken out and withdrawn. Remedial render will be applied as part of reinstatement works.
- 4.09 The contractor will measure and record the profile of the concrete plinths to ensure that the reinstatement follows the correct profiles.
- 4.10 Should anomalies in construction and fabrication be found then exact method of removal may need to be modified.
- 4.11 The individual components will be tagged and protected as noted above before being moved to storage.

5.00 Railings and open box standards to forecourt garden of nos. 1-10 Cambridge Terrace (RL14 & RL15):

- 5.01 Railing RL14 facing Chester Gate comprises an open box standard with cast iron plinth at the corner with the Outer Circle and a continuous railing panel with no further standards that ultimately connects to railing RL12 at the NW corner of 6-10 Cambridge Terrace. The uprights of this panel are linked by a single horizontal rail below the palm leaf head and appear to be led in to a continuous concrete plinth.
- 5.02 The railing will be inspected to locate the original junctions in the horizontal rail and where possible detached at these points. If the connection is formed by a mechanical fixing, it will be released otherwise it will be carefully cut for later re-welding.
- 5.03 The leading-in will be drilled out to release the uprights.
- 5.04 The contractor will measure and record the profile of the concrete plinths to ensure that the reinstatement follows the correct profiles.
- 5.05 Should anomalies in construction and fabrication be found then exact method of removal may need to be modified.
- 5.06 The individual panels will be tagged and protected before being moved to the storage compound.

- 5.07 Railing RL15 facing the Outer Circle comprises 6no. open box standards, some with backstays, there are 6no. railing panels set between. The box standards are set on integral cast iron plinths, with the remainder set on black painted stone plinths. The extent and details are shown in the photographs in Section 3 below.
- 5.08 The original junctions between the open box standards with the railing panels and within the railing panels themselves will be confirmed - initial inspection however shows these to be mechanical fixings. Mechanical fixing will be released otherwise they will be carefully cut for later re-welding.
- 5.09 The paving stones immediately adjacent to the railings will be lifted and placed aside for storage.
- 5.10 The ground on both side of the railings will be excavated to expose the concrete base below the plinth.
- 5.11 The concrete base will be carefully broken away from the railing and plinth sections.
- 5.12 All railing and plinth elements will be tagged and protected before being moved to storage. Whether or not the weight of the railing sections means that carnage will be required, the railing sections should only be lifted using straps placed below the integral plinth to prevent any distortion of the panels when moving them.
- 5.13 The exact method of moving will only be known once opening up works commence.

6.00 Bollards:

- 6.01 The single listed bollard BL03 is located within a shallow kerb to the forecourt garden.
- 6.02 The sections of kerb to each side of the bollard will be removed and stored by the CEPC with various other paving items as part of the licence for 6-10 Cambridge Terrace and 1-2 Chester Gate.
- 6.03 The ground on both side of the bollard will be excavated to expose the concrete base.
- 6.04 The concrete base will be carefully broken away from the bollard.
- 6.05 The bollard will be tagged and protected as noted above before being moved to storage.

7.00 Lampposts:

- 7.01 In order to accommodate a clear hoarded area for the site compound outside 1-6 Cambridge Terrace a number of lampposts will have to be removed and stored for the duration of the works. The lampposts in question are no.s LP01 to LP06. Included within these are the listed lampposts no.s LP05 and LP06. The locations of all lampposts as shown on the Implementation key site plan in section 2.

- 7.02 The removal of these lampposts form part of this Listed Structure Plan and the agreement of the CEPC under the licence for 6-10 Cambridge Terrace and 1-2 Chester Gate.
- 7.03 Crown Estate electricians will be asked to attend site when the removals are to commence to disconnect and make safe the cable power supply from the lanterns and to cap the power supply below ground. The main contractor will be in attendance.
- 7.04 The exact power configuration will not be known until excavations commence. Power cables may be looped to each lamppost or lampposts may be served by individual spurs. Cables will be individually inspected.
- 7.05 Existing paving slabs around the lampposts will be lifted and placed aside for storage.
- 7.06 The existing ground will then be excavated to the depth required to allow the lamppost cables to be disconnected and made safe.
- 7.07 The excavation will then be completed (approximately 600 mm depth) with the lampposts supported in the vertical position to allow the lampposts to be removed.
- 7.08 The lamp posts and/or their component parts will be tagged and protected as noted above before being moved.
- 7.09 The lampposts will be lifted out vertically by mobile crane using straps attached to the centre of each post. Each lamppost will be packed and laid horizontally on the back of a lorry on blocks for securing and removing to secure storage.
- 7.10 The listed GR.IV lampposts will be stored horizontally in one piece. In the case of the Victorian lampposts the pole will be stored horizontally with the base stood upright.
- 7.11 Once the lampposts have been removed the excavated ground will be back filled and the ground made good to recieve the protective independent concrete layer being placed over the area by the contractor for the duration of the construction works.

8.00 Paving:

- 8.01 All existing york stone paving in the area of the works is to be carefully lifted and stored under the direction of teh CEPC.

9.00 Storage:

- 9.01 Components will be stored in a CEPC approved off site storage facility.
- 9.02 Individual items will be tracked from their original position to the designated storage facility with individual movements recorded by the responsible managers.
- 9.03 If following removal any elements are considered to be unsuitable for reinstatement then they will be brought to the attention of the architect and CEPC in order to determine whether sympathetic repair or replacement is appropriate.
- 9.04 Items subsequently removed from storage will have to be logged out with reason, time and organisation identified. Log sheets will be retained by the main contractor and the architect.

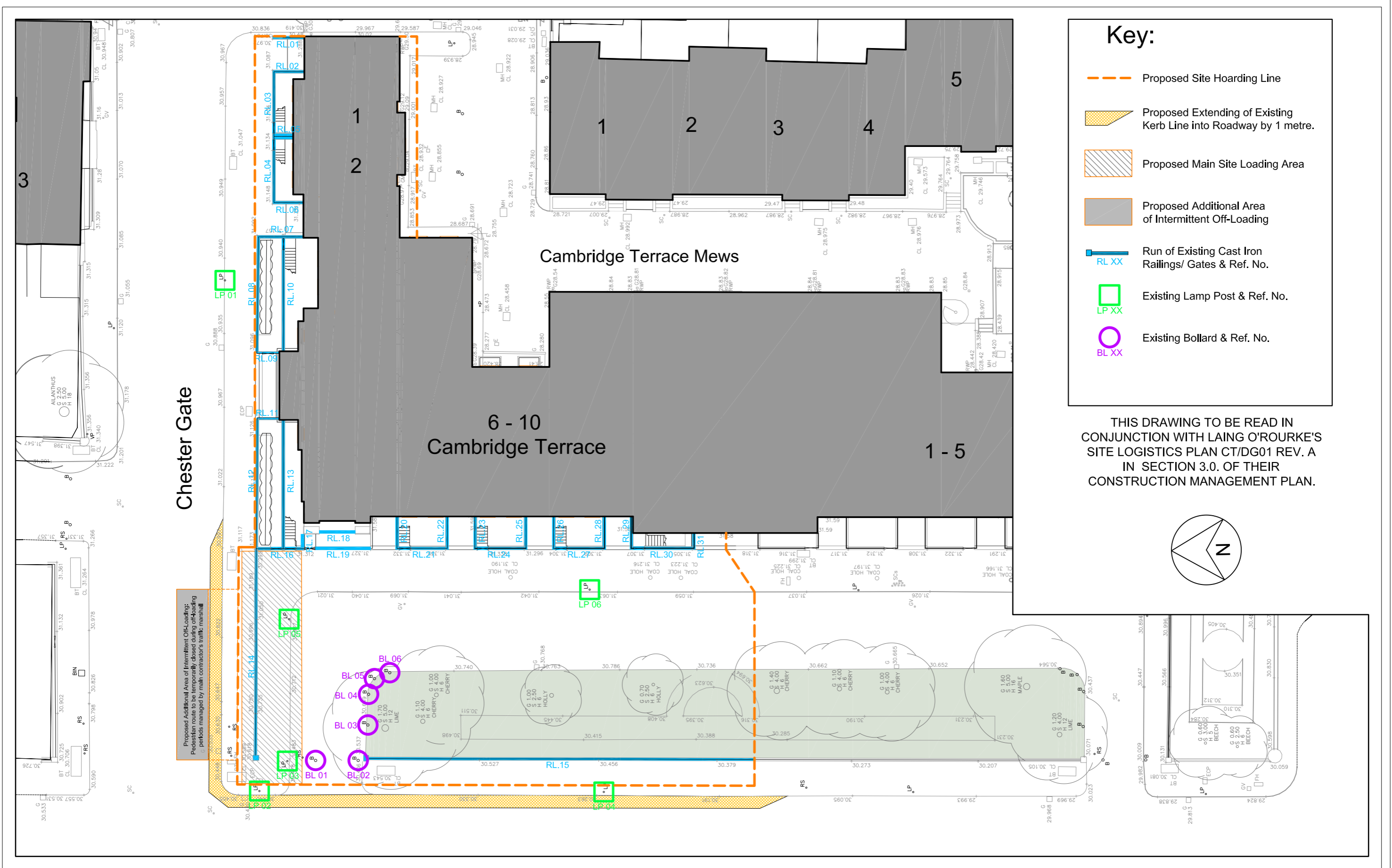
10.00 Refurbishment:

- 10.01 The project architect or specialist contractor will be responsible for undertaking a condition survey of the affected components before they are dismantled and the architect will then agree the scope of refurbishment required with the relevant authorities.
- 10.02 Refurbishment of the component parts will be the subject of a separate report based on the architects report. The refurbishment work will be undertaken after the components have been removed to storage.
- 10.03 If appropriate / possible, minor works may be undertaken within the storage facility. More involved processes will be undertaken off-site in the relevant specialist contractors premises if treatment or spatial considerations so require.

11.00 Reinstatement:

- 11.01 It is anticipated that reinstatement will essentially be a reverse of the dismantling process. Prior to reinstatement a detailed method statement will be prepared in advance of the relevant works. The method statement will be prepared on the basis of findings on site as the removal work proceeds.

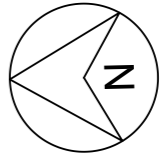
Moxley Architects Ltd
January 2013



Key:

- Proposed Site Hoarding Line
- Proposed Extending of Existing Kerb Line into Roadway by 1 metre.
- Proposed Main Site Loading Area
- Proposed Additional Area of Intermittent Off-Loading
- Run of Existing Cast Iron Railings/ Gates & Ref. No.
- Existing Lamp Post & Ref. No.
- Existing Bollard & Ref. No.

THIS DRAWING TO BE READ IN CONJUNCTION WITH LAING O'ROURKE'S SITE LOGISTICS PLAN CT/DG01 REV. A IN SECTION 3.0. OF THEIR CONSTRUCTION MANAGEMENT PLAN.



Chester Gate

Cambridge Terrace Mews

6 - 10 Cambridge Terrace

1 - 5

Proposed Additional Area of Intermittent Off-Loading: Pedestrian route to be temporarily closed during off-loading periods managed by main contractor's traffic marshal

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Cambridge Terrace Developments Ltd.

IMPLEMENTATION WORKS: KEY SITE PLAN	639-0203
	Scale NTS
© Moxley Architects	Date: Nov. 2012

3.00 Photographs of the listed items in-situ