

SOURCES REVIEW

GARDEN AT 10 CAMBRIDGE TERRACE LONDON BOROUGH OF CAMDEN

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CONTENTS

<u>Section</u>		<u>Page No.</u>
1.0	Introduction	1
2.0	1825 Plans of Cambridge Terrace	2
3.0	1826 Plan of Terrace	4
4.0	Leases	5
5.0	Shepherd Topographical Prints	7
6.0	Morris Panorama 1831	10
7.0	1828 Mogg's Plan	11
8.0	1832 Map by Davis	12
9.0	Mayhew Survey Plan of 1834-5	13
10.0	Stanford's Map of 1862	14
11.0	View of Cambridge Terrace 1870-1900	15
12.0	Ordnance Survey Map 1870	16
13.0	Ordnance Survey Map 1890	17
14.0	Conclusion	18

1.0 INTRODUCTION

1.1 This report focuses on the historical/archive materials which have been used to inform the historical reports. The sources discussed in this report have been identified in the documents listed below.

1.2 This note has been prepared with reference to the following documents which have already been submitted as part of the application.

- Heritage Statement by Montagu Evans.
- Landscape Report by Robert Myers Associates.

1.3 The existing reports identify a number of original archive materials. This report summarises these sources. In the preparation of this archival material was identified from The National Archives and by the Crown Estate Paving Commission. Contemporary printed sources, photographs and secondary literature were also consulted.

Overview

1.4 The plans for Regent's Park were conceived over some time and went through various iterations John Nash's masterplan was finally adopted. Even then, this was subject to a number of changes. Nash was responsible for the plan as well as detailed designs of terraces, villas and landscape detailing. This work involved junior architects in his office. However, once individual plots were sold the proposed designs changed.

2.0 1825 PLANS OF CAMBRIDGE TERRACE

- 2.1 These plans were obtained from The National Archives (MP1585). There are two plans of the terrace and surrounding plot, which appear to date from 1825, one a working drawing and the other a worked up version of the same plan. These drawings show extent of the plot of Mr Mott's land with the plan of the terrace and two areas of ground to the north and south annotated with 'intended for plantation'. Tyack also references letters from The National Archives (not shown) which are contemporary with these plans. The area intended as plantation on the plan occupies the same area as the garden. The presentation drawing does not contain an annotation or a key for this area.
- 2.2 It is clear however, that Cambridge Terrace was intended to be enveloped by greenery, on the south and north side, extending the parkland except across the carriageway. This and the following two plans are not attributed but they are to scale and dimensioned and so were prepared by a surveyor or architect.

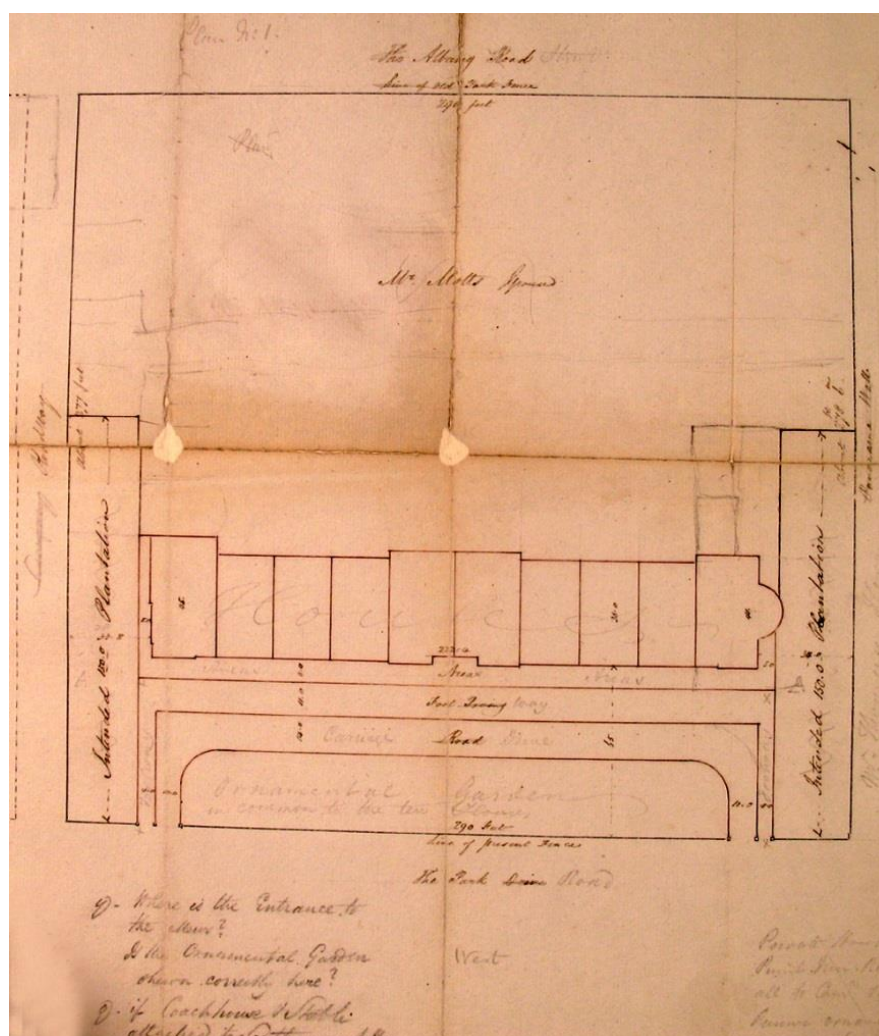


Figure 1: 1825 Sketch Drawing of Cambridge Terrace, The National Archives

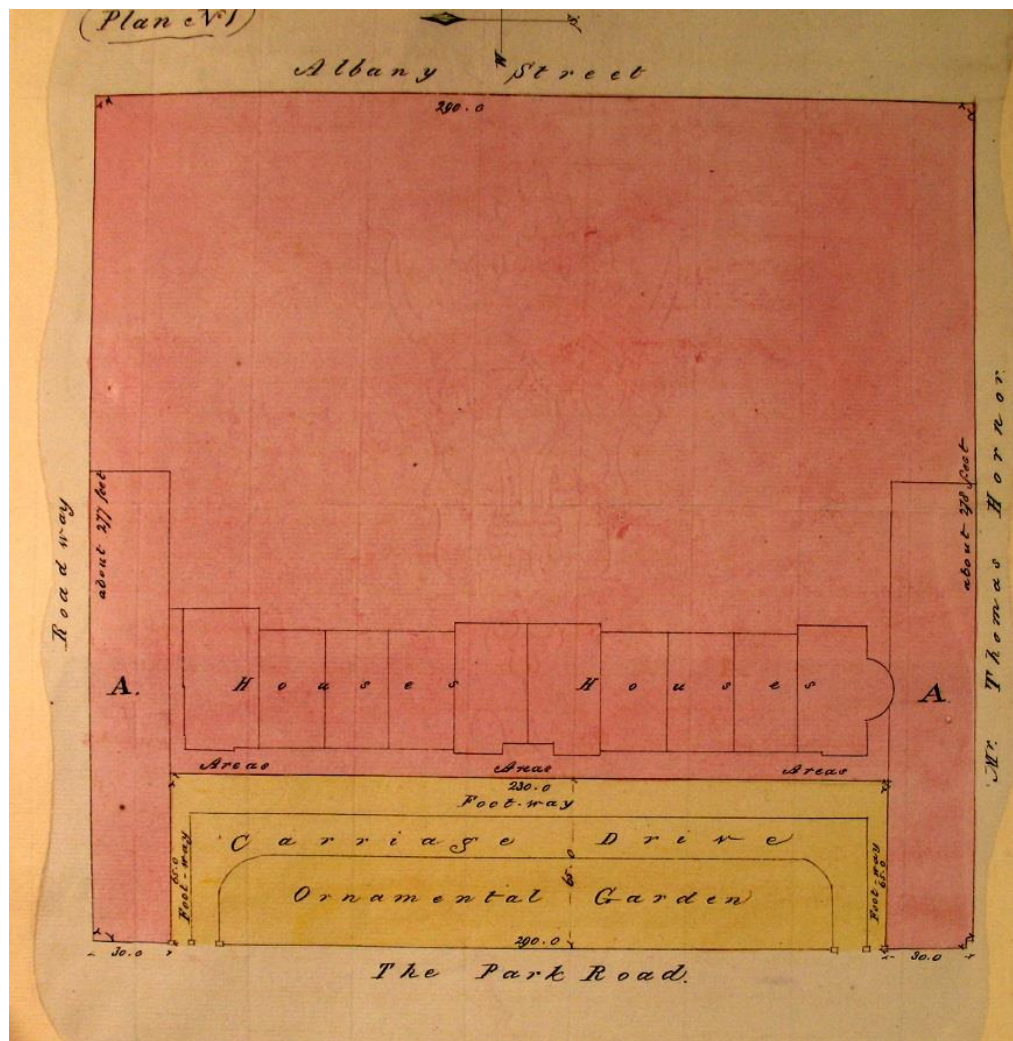


Figure 2: 1825 Presentation Drawing of Cambridge Terrace, The National Archives

3.0 1826 PLAN OF CAMBRIDGE TERRACE

3.1 This plan was obtained from The National Archives (MP1585). It IS 1826 is more detailed and delineates the precise plots and measurements of each of the properties on Cambridge Terrace. Again, like the drawings above, this drawing shows the garden. This would indicate that the garden was particularly associated this this particular plot of land. This is no longer 'plantation' but a private garden.

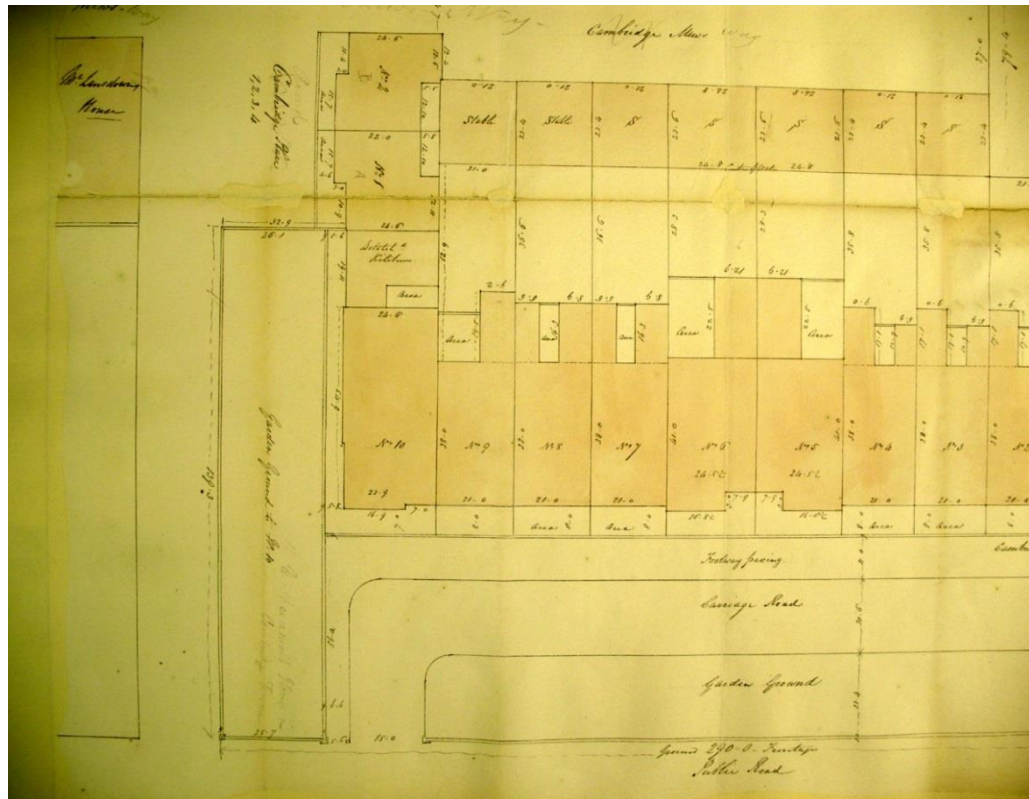


Figure 3: 1826 Plan of Cambridge Terrace, The National Archives

4.0 LEASES

- 4.1 The original lease from 1827 contains a plan which shows the extent of the original garden which occupied the site. This corresponds to the area shown on the 3 earlier plans. This lease was granted subject to the possible rescinding of the ground, should the carriageway need to be extended in later years, which is what happened.

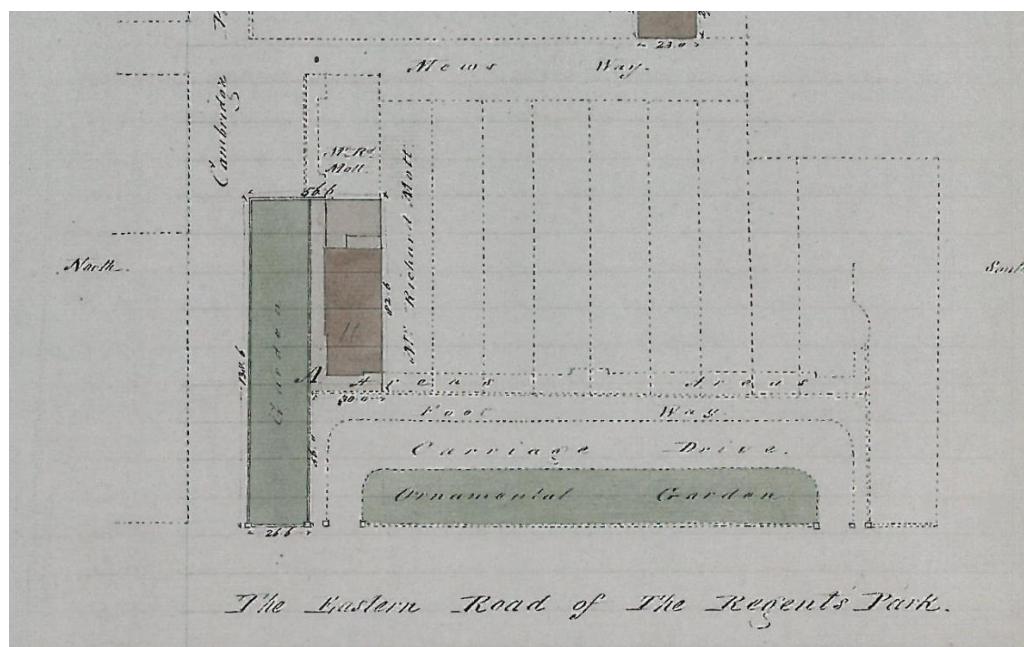


Figure 4: Drawing within the 1827 Lease

- 4.2 A lease of 1873 identifies the land which was formerly in the demise of the house and which was to be surrendered to extend and expand the carriageway along the side of the terrace. The land which was to be given over was described as the 'ornamental garden' and is labelled as A on the indenture.

An extract of the lease of 1873 states:

"A piece of ground forming part of Cambridge Terrace in the Regents Park in the Parish of St Pancras in the County of Middlesex. Together with the messuage being the Northernmost house and No 10 in Cambridge Terrace and other Buildings erected on part of the said piece of grounds the residence of which said piece of ground was intended to be laid out as and for ornamental garden for the exclusive use and enjoyment of the Occupier for the time being of the said messuage thereby demised and to be enclosed by an open iron railing at the west end thereof from the eastern road of the said Park on the north side thereof and at the east from the west there and the south side thereof from the ground intended to be appropriated as a footway and carriage drive and ornamental garden as aforesaid which said piece of land is delineated on the Plan marked A in the margin of the said Indenture was with other hereditaments demised to the said William Mountford Nurse Charles Lawrence

and Mathew Flower their executors advisors and assigns from the fifth of April 1825 for the term of Ninety nine years at the yearly rent of five pounds.”

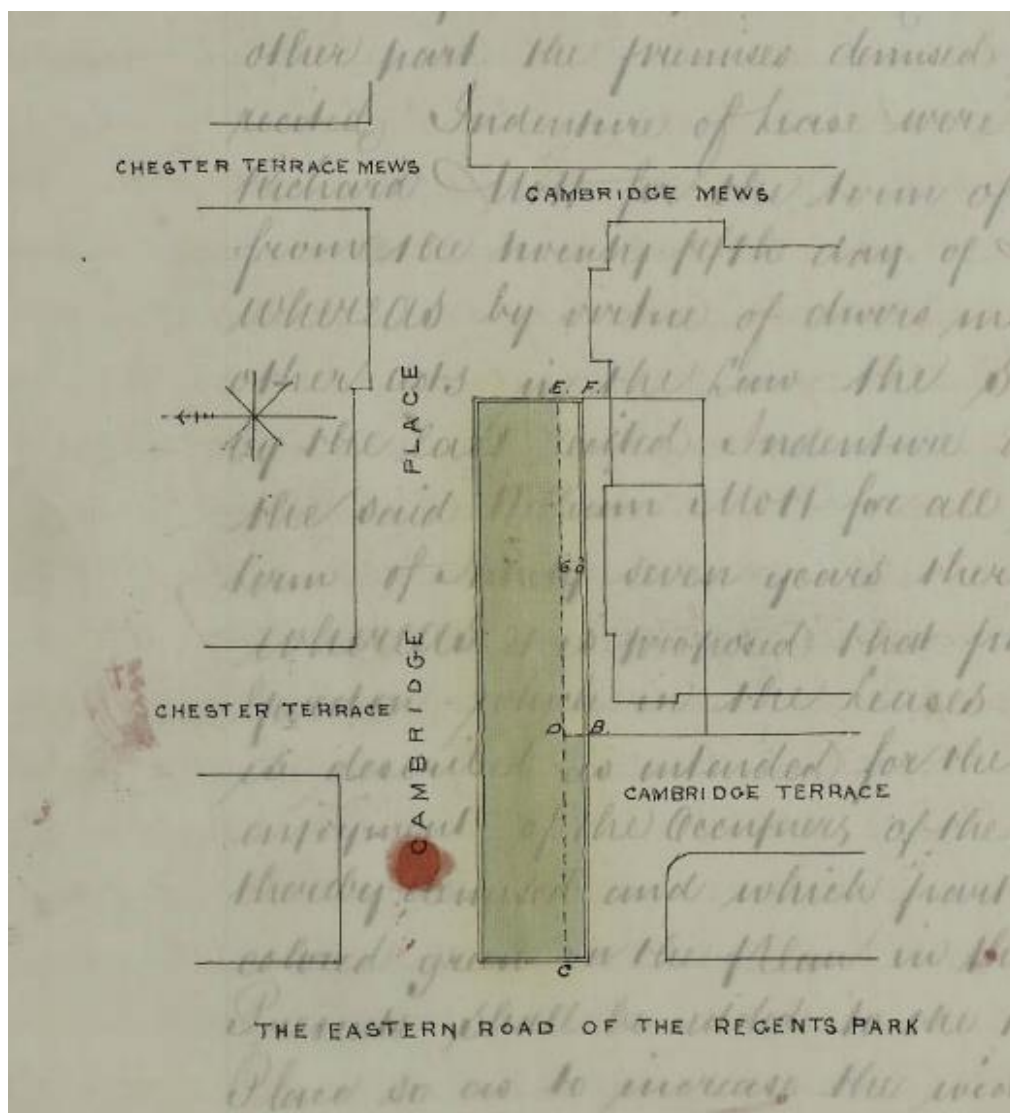


Figure 5: Drawing within the 1873 Lease

5.0 SHEPHERD TOPOGRAPHICAL PRINT

5.1 Against those sources, including a lease, are topographical or street scene views. First is the view of Cambridge Terrace as produced by TH Shepherd and published in the volume *Metropolitan Improvements* (1828). This representation is not an accurate architectural representation of the buildings, like an architect's drawing, or a survey plan would be. It was made to create an impression and communicate visually the form of the terrace to a popular audience: it was not made for accuracy. However, Shepherd's plates were very evocative and gave an accurate impression of the places he depicted. A secondary source states:

"The illustrations themselves were innovative since, to display as much as possible of the Nash facades, Shepherd devised a new type of perspective streetscape which was to culminate in the endless panoramic elevations of Tallis's utilitarian London street views". www.motco.com



Figure 6: View of Cambridge Terrace and the Coliseum as shown in *Metropolitan Improvements* (1828)

5.2 Two additional views of the immediate vicinity are interesting comparisons to the view of Cambridge Terrace. The view of Gloucester Lodge to the south, which immediately abuts the adjacent Gloucester Terrace (now Gate) shows the villa isolated without the context of the neighbouring terrace, therefore omitting a major aspect of the context of the building. There is a second view of the terrace from the north which is predominantly concerned with the depiction of the neighbouring Coliseum. In this view the perspective, and the lack of space within the frame shows a limited depiction of the terrace and in fact it is difficult to discern where the terrace ends and the neighbouring Chester Terrace begins.

- 5.3 Shepherd was, then, selective and did plainly did not set about making an accurate record. He was trying to capture certain effects and so edited visual reality. Thus, as a historical source his work has less authority than the materials previously discussed.



Figure 7: Gloucester Lodge by Thomas Shepherd

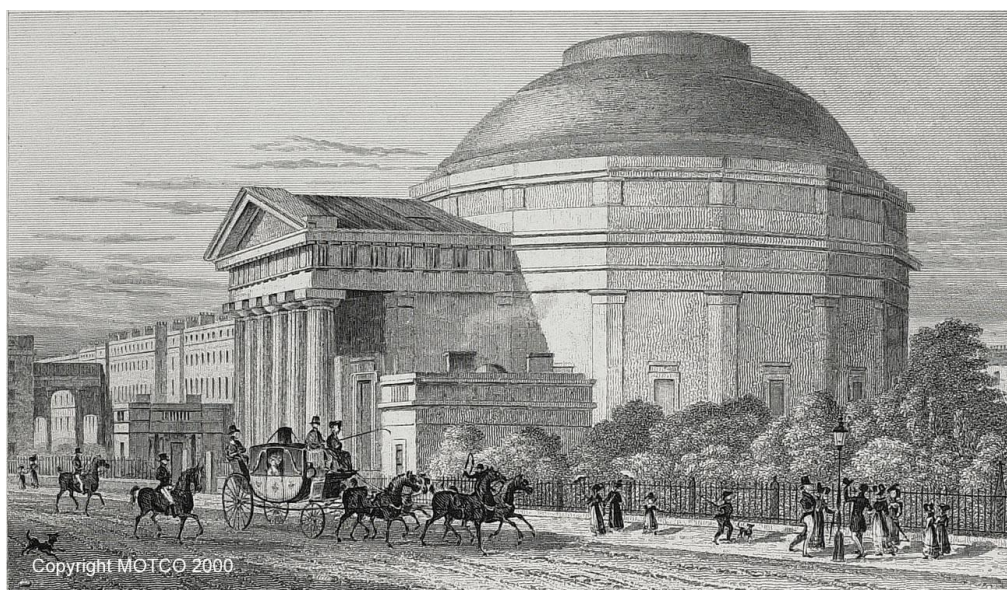


Figure 8: View of the Coliseum with terraces behind as shown in Metropolitan Improvements (1828)

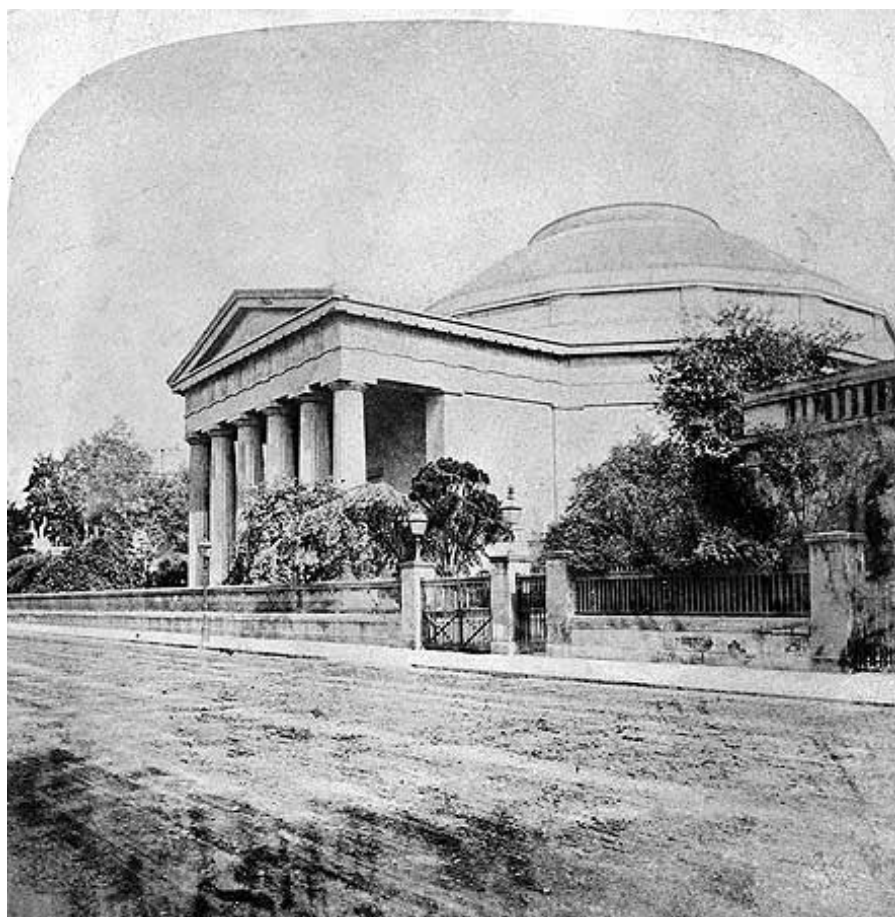


Figure 9: View of the Coliseum

6.0 MORRIS PANORAMA, 1831

- 6.1 Similar to the topographical prints described above by TH Shepherd, the panorama produced by Morris is not an accurate architectural representation. The panorama was produced to be viewed and appreciated as an artwork. This type of image allowed the artist a level of artistic licence to create an interesting and elaborate view to impress his audience.



Figure 10: Detail of Panorama by Richard Morris as published by Ackerman (1831)

7.0 1828 MOGG'S PLAN

- 7.1 The 1828 plan of Regent's Park was published by Edward Mogg. This map was produced to a relatively large scale and shows Cambridge Terrace and the neighbouring Chester Terrace. A green garden space is denoted at the north end of Cambridge Terrace which corresponds to the Mayhew survey of 1834 below. It does not show a garden at the southern end of the terrace but there is a space for one. This source is consistent with the plan drawings shown earlier.

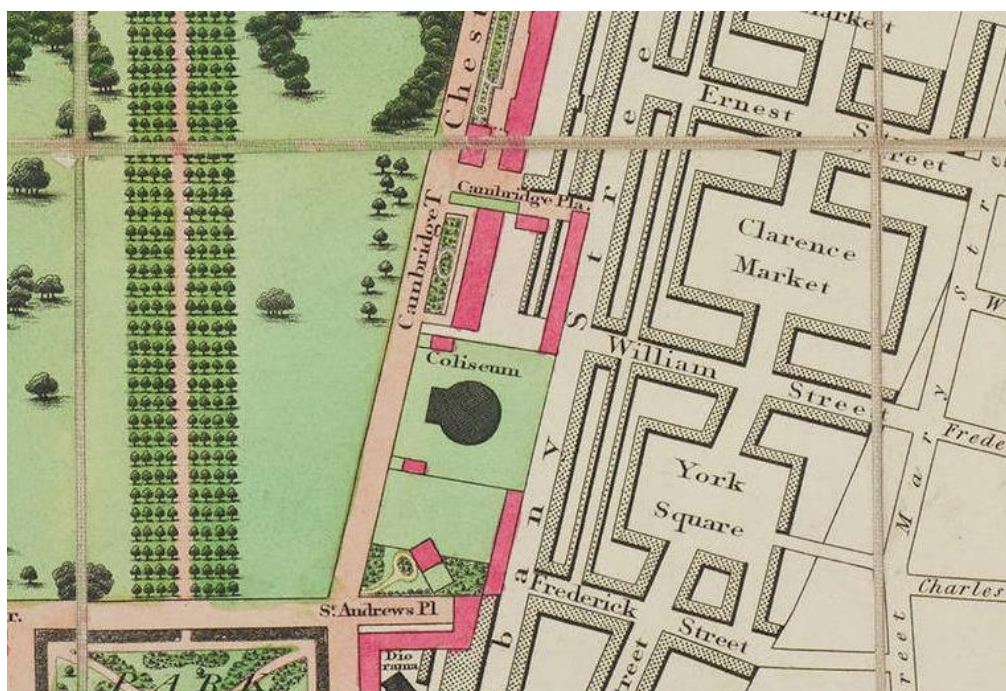


Figure 11: Mogg's Plan of 1828

8.0 1832 MAP BY DAVIES

- 8.1 This map from 1832 is drawn to a similar scale to the 1828 Mogg's plan described above. This map does not show a garden present at the north of the terrace, but it shows a blank area corresponding to a garden, and reflecting the scale of what we've already documented. This annotation can be explained by the fact the land was in private ownership, unlike the strip to the front. Notwithstanding that, there is a space corresponding to the garden.

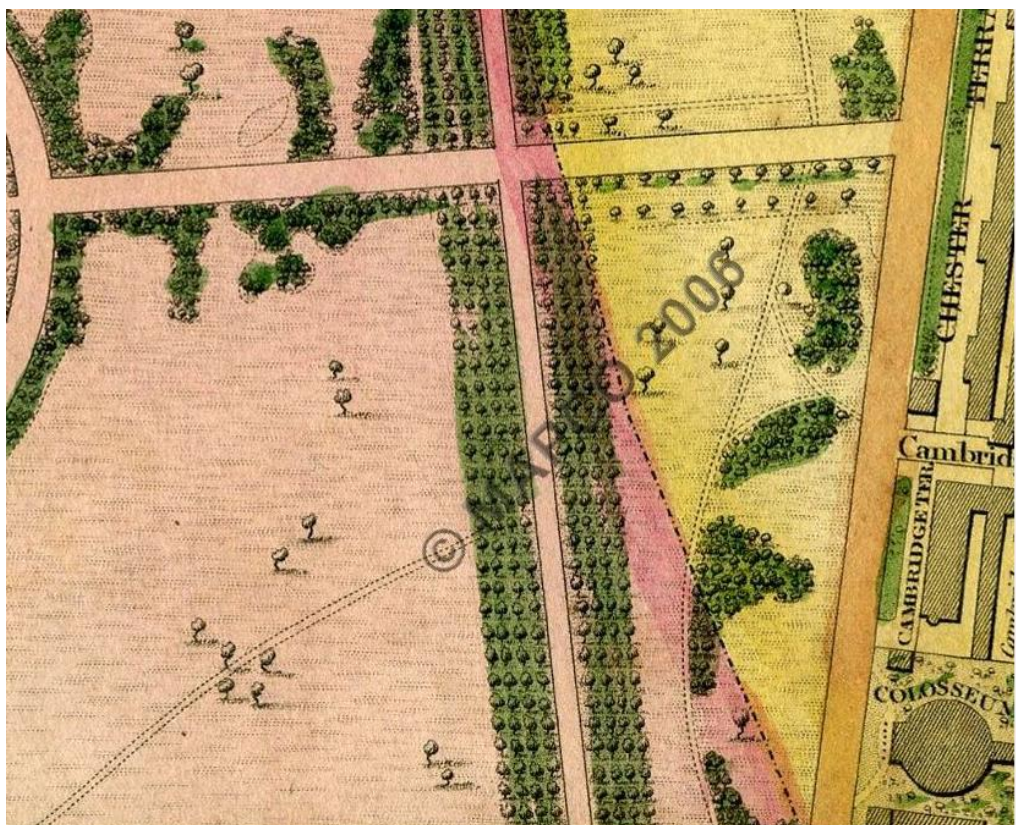


Figure 12: Davie's Topographical Survey of the Borough of St Marylebone

9.0 MAYHEW SURVEY PLAN OF 1834-5

- 9.1 The plan of the terrace from 1834-5 was discussed in the landscape report. This was supplied by the Crown Estate Paving Commission to Robert Myers Associates. This is a measured survey drawing that was produced to provide an exact record of the estate, and was required to be an accurate reflection of what existed. It has a high degree of authority as a source. Mayhew drew at two scales, the overview above at Figure 13 and very detailed shown at Figure 14 including clumps and paving and back gardens.



Figure 13: Mayhew Survey (Overview Plan) of 1834-5

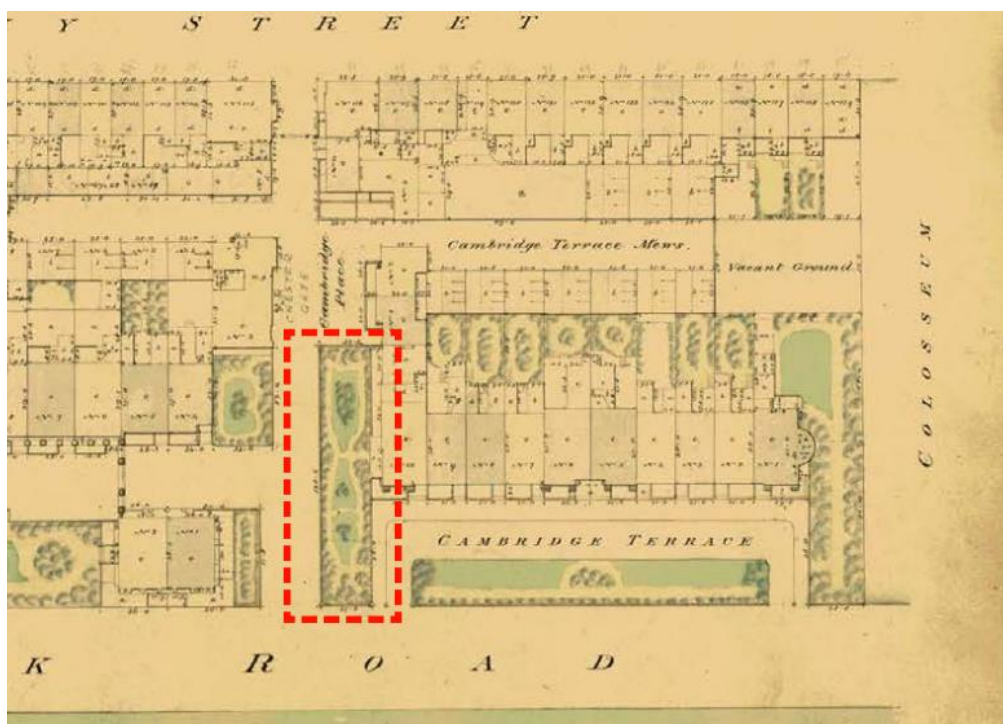


Figure 14: Mayhew Survey (Detailed Plan) 1834-5

10.0 STANFORD'S MAP OF 1862

- 10.1 Stanford's map was published in 1862 and delineates the terrace in a block plan with the garden outlined on the map.

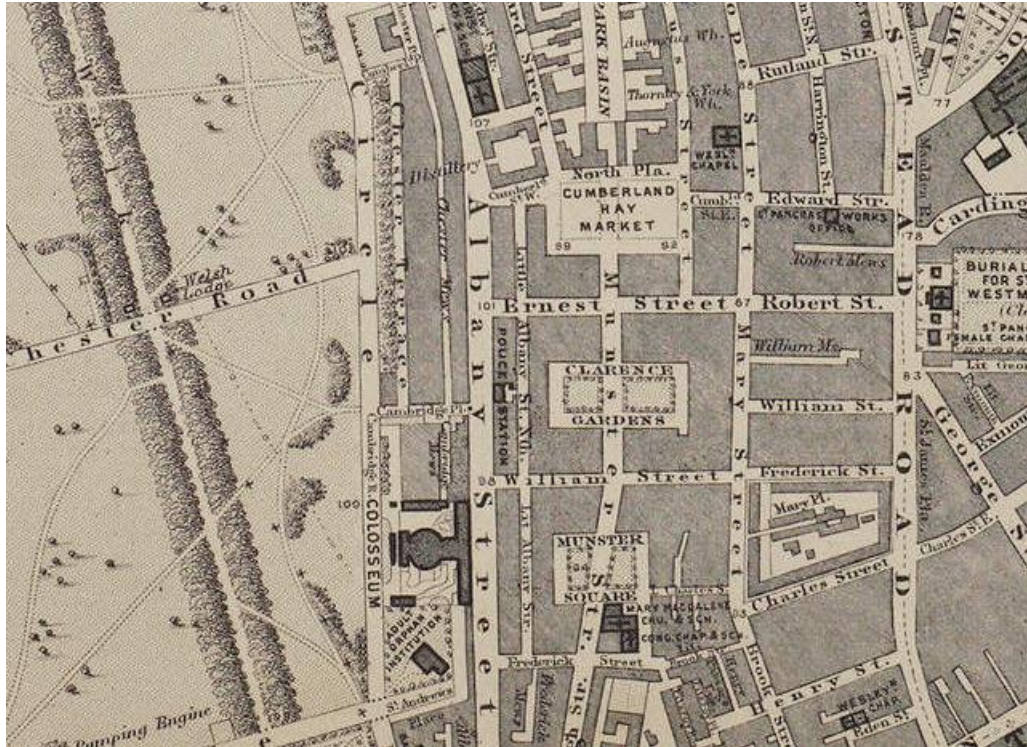


Figure 15: Stanford's Map of 1862

11.0 VIEW OF CAMBRIDGE TERRACE 1870-1900

- 11.1 This undated photograph by York and Sons, depicting Cambridge Terrace shows the boundary wall which contained the existing garden. The photograph is from the English Heritage Archive and has been attributed to a date between 1870 and 1900.



Figure 16: View of Cambridge Terrace 1870-1900

12.0 ORDNANCE SURVEY MAP 1870

- 12.1 The first edition of the Ordnance Survey Map from 1870 delineates the garden as laid out as on the Mayhew survey, in a form that appears to represent the ornamental garden, in a picturesque style in fitting with the principles laid out by Nash. The first edition series is well known for documenting landscape features with a high degree of accuracy.

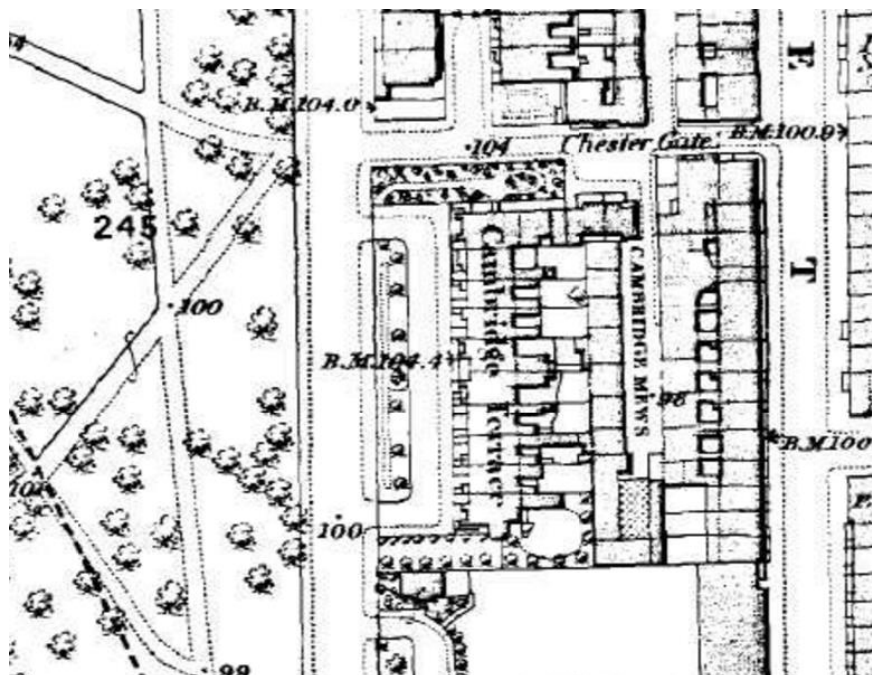


Figure 17: 1870 Ordnance Survey Map

13.0 ORDANCE SURVEY MAP 1890

13.1 By the time the area was surveyed in 1890 the garden had been removed.

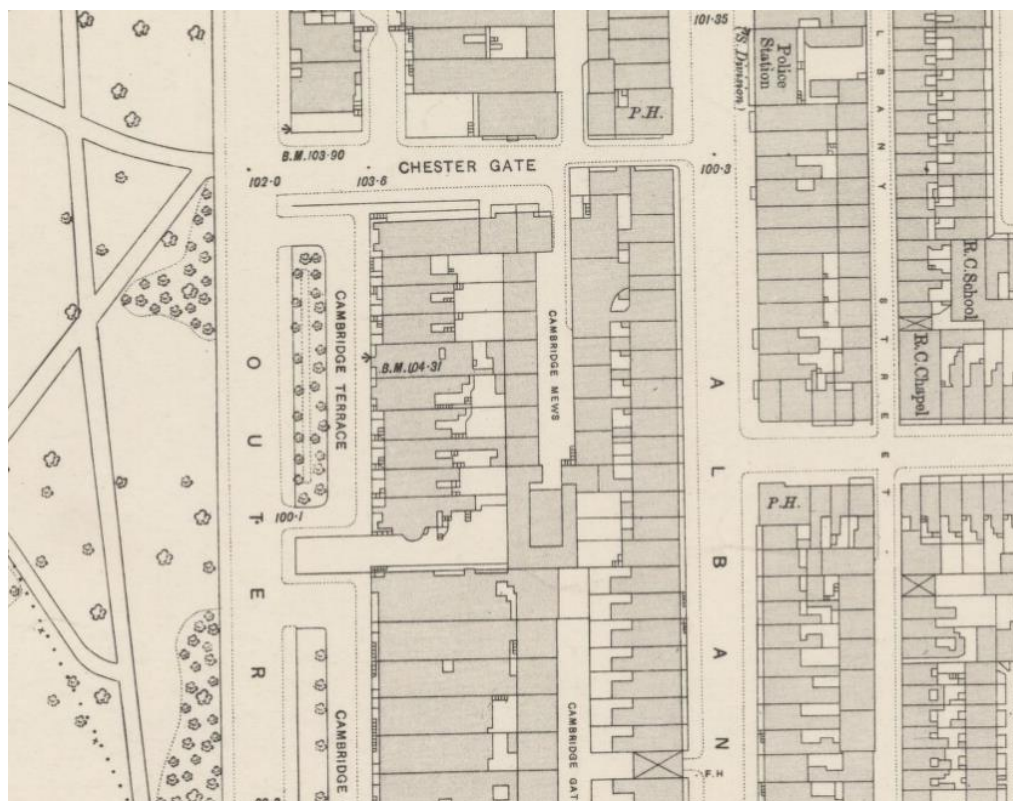


Figure 18: Ordnance Survey Map 1890

14.0 CONCLUSION

- 14.1 The site is very well documented and in this report we have identified fourteen sources. Twelve of those documents, the majority show the garden we are considering. These sources are legal, cartographical or architectural (estate layout) drawings and as sources have particular authority. The two 'dissenting' sources are street scenes prepared by artists to capture the overall effect of the new buildings. Licence was clearly used, and they are, in our view, plainly not to be taken as documentary evidence.
- 14.2 This was the conclusion of Camden officers whom the committee called the evidence 'incontrovertible' and the conclusion is shared by CEPC. They stated:

“The evidence provided by the applicant, namely the 1834 Mayhew survey, the original lease details, the subsequent surrender of the land for road widening in 1873, and a photograph showing the garden, are considered to prove beyond reasonable doubt that a garden in this location was part of the original plan for the layout of this part of Regent’s Park.”

