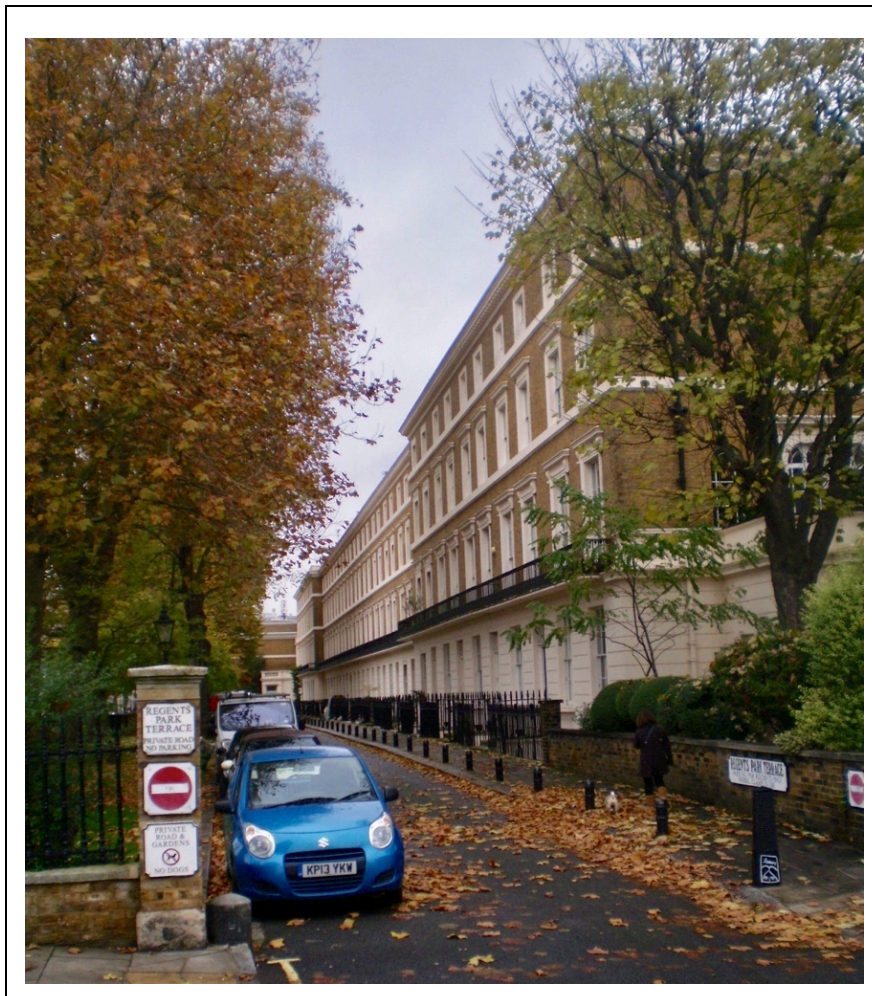


STUDIO ASTRAGAL

**STATEMENT OF HERITAGE SIGNIFICANCE
1-22 REGENT'S PARK TERRACE, LONDON NW1**



**For
Regent's Park Terrace Residents Association
November 2016**

Index

1.	Introduction	page 3
2.	The Building's Physical Context	page 3
3.	The Building's Social Context	page 6
4.	The Building's History and Development	page 7
5.	Description of the Exterior of the Building	page 8
6.	Summary and Conclusions	page 10
Appendix 1	Photographic Survey of the Building	page 11
Appendix 2	Extract from List of Historic Buildings	page 34
Appendix 3	Relevant Planning History	page 35
Appendix 4	References	page 39

Author

G R Bennett BA MA DipTP IHBC

19.11.2016

Copyright reserved by Studio Astragal Ltd

Local Office:

7, Eaton Court, Eaton Gardens, Hove, East Sussex, BN3 3PL

Telephone: 08449911671

Email: administrator@studioastragal.com

Website: www.studioastragal.com

Registered in England No. 08549800 Registered Office 20 - 22 Bedford Row, London WC1R 4JS

1. Introduction

- 1.1 This Statement of Heritage Significance has been produced to inform and guide the design and consideration of a proposal for the installation of security cameras on the front elevation, but could also be used to inform other alterations to the front façade or works to the front grounds, walls and railings. As this minor proposal relates only to the front elevation, a full heritage assessment and statement of significance of the interior or of the rear elevations of the terrace is not necessary. If further works were proposed to other parts of the building this report would need to be expanded accordingly.
- 1.2 Section 128 of the Government's National Planning Policy Framework (1) requires that:
"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."
- 1.3 The British Standards Institute's BS7913:2013 Guide to the Conservation of Historic Buildings, Section 4, (2) gives guidance on the assessment of a heritage asset's value and significance. It makes the point that *"understanding the contribution of a particular historic building to the wider historic environment allows significance to be taken into account when making decisions."* It goes on to state that: *"A thorough understanding of the significance of the historic building is important prior to reconciling work proposals with the existing built fabric and archaeological resource."*
- 1.4 This study takes into account the guidance of the British Standard and Historic England's document – Conservation Principles (3) and other HE guidance in its scope and methodology. The purpose of the report is to guide the design process and to provide a basis for assessing the effects of the proposals on the heritage significance of the building. It is not intended as a document, which evaluates the proposals.
- 1.5 Aspects of a building's heritage significance can include *inter alia*, its cultural, social, historic, architectural and technological heritage and association with important historical events or people. The relative heritage significance of the building as a whole and its individual elements including its fabric, spaces and features of the building have been assessed and ranked on a range of:

- Very High Significance
- High Significance
- Medium Significance
- Low Significance
- No Significance.

This is not an exact science and is a matter of objective professional judgment based on the available evidence. Where an element or feature has been assessed as being of Low or No Heritage Significance, it does not necessarily mean that its design, materials or workmanship are of poor quality. It is quite possible for modern features to be of high quality in themselves and be worthy of retention, whilst having no heritage significance.

- 1.6 The terrace is Listed Grade II (4). Listed buildings are of national importance and are graded in descending order I, II* and II. The building is thus not of the highest or second highest importance in a national context. It is in the Primrose Hill Conservation Area (5).

2. The Building's Physical Context

- 2.1 The terrace is located in the London Borough of Camden, in the historic parish of North St Pancras in an area now known as Primrose Hill. This area is located to the North of Regent's Park and its surrounding grand terraces and villas, and to the south of the Regent's Canal, with Camden Town being to the east. The character of the Primrose Hill

Conservation Area has been defined in the Conservation Area Statement 5 - Primrose Hill produced by the London Borough of Camden (5) and need not be rehearsed here.

- 2.2 Regent's Park Terrace is situated on the east side of Oval Road, which runs approximately north - south. Behind it is Gloucester Crescent. Oval Road is lined on its west side by a short row of modern red brick townhouses at its south end and beyond this paired villas of yellow stock brick with stuccoed mouldings. This part of Primrose Hill was developed after part of the estate of Lord Southampton was sold off in the 1840s. According to Pevsner the construction of the railway line into Euston Station prevented the realisation of the original grand layout of two crescents (6). Pevsner describes Gloucester Crescent as the most ambitious part of the development, constructed as terraces in the form of linked villas in an Italianate style between 1845-50 and having "*rather disorganised elevations*" (6) In my opinion the eclectic mixture of styles is rather pleasing.



The paired stucco-trimmed villas on the west side of Oval Road opposite Regent's Park Terrace



The long even stretch of Regent's Park Terrace seen from Oval Road

2.3 LB Camden's Conservation Area Character Statement says about Regent's Park Terrace:-

“The terrace is accessed by a private highway and is set back some distance from Oval Road behind a long narrow grassed garden area. This private garden makes a significant contribution to the green character of the Conservation Area and is a London Square, as designated under the London Squares Act. This garden contains a line of very large trees, including London Plane and Robinia, which dominate Oval Road by their sheer size. The garden is separated from the pavement on Oval Road by a 1.2 metre high brick wall, which has been altered to accommodate the trunks of the largest London Plane Trees.” (5)



The south end of Regent's Park Terrace and Gloucester Terrace with its Italianate terraces in the form of linked villas.



The buildings to the north of Regent's Park Terrace in Oval Road

3. The Building's Social Context

- 3.1 The rapid expansion of London in the 18th and 19th centuries as the capital of a growing industrial and trading economy and empire produced an expanded affluent professional, business and entrepreneurial middle and upper class. The landed aristocracy also benefited from economic growth and the resultant property development boom. The population of London grew substantially and London experienced a major suburban expansion to accommodate the growing population. The Regent's Canal was built between 1812 and 1820 to serve the commercial transport needs of north London and to link the Paddington arm of the Grand Union Canal to the Thames at the Limehouse Basin. The architect and town planner John Nash had produced a plan for the Prince Regent to redevelop an area of north London and the laying out of a new park and the canal was incorporated into the scheme to run around the northern edge of Regent's Park (7).
- 3.2 Regent's Park is "*an early C19 landscape park designed by John Nash as a setting for villa residences*"(8) The park and its buildings Nash's Regent's Park and its buildings was laid out between 1811 and 1827 and was opened as a public park from 1835 onwards (8), providing leisure facilities for the growing affluent classes. Following the laying out of Regent's Park, the London to Birmingham Railway (now the Euston Line) was constructed under the direction of Robert Stephenson between 1833-1838 (9).
- 3.3 The basic planning unit for suburban development was the landed estate. Initially the architectural layout and form used was straight formal terraces in a classical style with garden squares. Later garden suburbs were developed with crescent and villas in more diverse styles, including the Italianate.
- 3.4 Primrose Hill was developed after part of the estate of Lord Southampton was sold at auction in 1840 (6). The land was divided up into lots. Development was completed by about 1870. According to one source, the built-up part was named after Archibald Primrose, during whose premiership the London Underground railway network rapidly expanded (10). Other authors, including Sheppard, say that it was because the public park on the hill used to be covered in primroses. From its inception it was a fashionable

place to live and remains so today.

- 3.5 Regent's Park Terrace was built on Lot 208 in 1845-1846 (6) (9). Its occupants would have been affluent middle class families of professionals, small business people and minor landed gentry. At that time, the auction lot plan showed a few houses already built at the southwest end of the Gloucester Crescent where it joins Oval Road.
- 3.6 Given the limited nature of the proposed alterations, a detailed search of the buildings' inhabitants in historic street directories is not necessary. Walford records that Louis (Lajos) Kossuth the Hungarian patriot was living in the Terrace in 1851 (11). Kossuth was a prominent lawyer, journalist and politician who played a key role in the Hungarian Revolution of 1848 and became Regent-Governor of the Kingdom of Hungary. After its failure he went into exile abroad, including Britain where he was widely feted and treated as a hero (12). No. 8 has a blue plaque commemorating Humphrey Jennings, a documentary filmmaker who lived there between 1944 and 1950.

4. The Building's History and Development

- 4.1 According to Pevsner, the Terrace was constructed in 1845-1846. However, No. 22 is distinctly different from the rest of the terrace in style, materials and height and may be a slightly later 19th C infill. The front façade of the terrace and the front boundary's entrance pillars and railings at the south end have not changed in appearance since it was originally built. A photograph dated circa 1906, which cannot be reproduced here for copyright reasons, shows the south end of the terrace as it is today (13). The interiors and the rear elevation were not inspected. All the architectural features of the terrace itself and the front boundary railings appear to be original, or if replaced, excellent copies.
- 4.2 The exceptions are the front entrance steps and landings, a few of which have been rebuilt or reclad in modern times in stone or in some cases clad in white marble tiles with black diamond corners. The door to No. 22 has had its top two panels replaced with glazing. The cruciform mullions and transoms of the two central first floor windows on south end elevation of No. 1 also appear to be a later alteration.
- 4.3 A search of the online records of planning and listed building applications, the earliest of which was in 1958, revealed no permissions for alterations to the ground and upper floor front elevations, other than for a blue plaque at No. 8. There were a number of permissions for alterations to the basement elevations under the front entrance steps. These generally relate to alterations to the basement entrance doors and windows. These are listed in Appendix 3. The basement doors and windows under the bridges all vary in styles and are clearly later alterations. Originally the spaces under the entrance steps probably were unenclosed as this is a typical late Georgian and Regency arrangement. The only permissions in respect of boundary walls and gates relate to the gates leading the garage belonging to No. 1 fronting onto Gloucester Crescent.
- 4.4 The York stone paving in front of the houses has been re-laid and some or all of it may have been replaced. This is evidenced by the fact that the flags now have wide cemented joints between them. Originally they would have been laid tight up against each other, without gaps and without any mortar in the joints. Small modern cast iron bollards have been installed along the pavement edge to discourage pavement parking over the vaults below. Some of the houses' vaults have lost their coalhole plates. The surviving ones vary in style and some are very worn and appear much older, which implies that others are later replacements. The traditional style cast iron lampposts and lanterns on the grass verge are modern. There is one lamppost of a different style at the north end. It has no door in its base, unlike the modern ones on the verge. It appears to be an original gas lamp that has been converted to electricity. Alternatively, it may be a reclaimed antique brought from another location. Its traditional style lantern is of modern date.
- 4.5 The photograph of circa 1906 of the south end of the Terrace shows the terrace and the front boundary wall and the railings and pillars at the south end are as they are today (13). There was no gate or a pillar on the right-hand side to support it.
- 4.6 Photographs taken circa 1964 & 1968 in LB Camden's archive also show the south entrance as it is today (14).



The south entrance circa 1964

copyright LB Camden
Camden Local Studies and Archives Centre

4.7 Small photographs taken by the Camden History Society in 1980, which were too small to copy adequately, show the boundary wall having a number of intermediate pillars at regular intervals along its length (15). The photographs also show the north and south entrances as they are today.

4.8 A long stretch of the front boundary wall and some of its entrance pilasters have since been rebuilt. One section appears to have been rebuilt in reclaimed yellow London Stocks from another location, as some of the bricks have white limewash on them. All but one of the intermediate pillars along the wall and the brick dentils below the Portland limestone copings have been lost during the rebuilding.

5. Description of the Exterior of the Building

The Front Boundary Wall and Railings

5.1 The boundary to Oval Road is enclosed with an approximately 1.2m high wall of London Stock bricks. This has a plain Portland limestone coping. A northern section has a brick dentil detail below the coping. This section is terminated by a brick pier and is original. To the south the greater length lacks intermediate piers or brick dentils. This section has been rebuilt in reclaimed yellow stock bricks. In places the wall has been reconstructed to curve outward around large trees.

5.2 The southern entrance has a brick pillar on its left-hand side, which has been rebuilt in recent times. No pillar one exists on its right-hand side and there is no evidence that one existed there. On the left hand side of the entrance a low wall with a Portland stone coping topped by heavy ornate cast iron railings curves around from Gloucester Crescent into Oval Road. The low wall and railings are divided by two brick pillars with Portland stone caps and terminates with an end pillar. These pillars also have low Portland stone bases and ornate Portland stone caps.

5.3 On the right-hand side of the entrance a low brick wall encloses the front and side garden of No. 1 Regent's Park Terrace. This wall curves around the corner into Gloucester Crescent. It has a Portland limestone coping and brick dentils detail below. The entrance to No. 1 faces Gloucester Crescent and is reached by a gate on that street flanked by brick piers with plain modern concrete caps. The metal-railed gate is modern. Above the

gate is an arched wrought iron decorative arch, which also appears to be a modern feature. Beyond this in Gloucester Place is a wider opening leading to a garage. The opening has a modern metal gate.

- 5.4 The northern entrance to the private road is flanked on either side by brick pillars with plain stone caps. They lack stone bases and their deep bases are formed by render over the brickwork and are painted black. Judging by their lean and the condition of the bricks they appear to be original and unreconstructed. There are no signs of any metal fittings to carry entrance gates. To the north of the entrance is a low wall, which has been rebuilt relatively recently in what appears to be new yellow stock bricks. This wall has a reused Portland stone coping and is topped by the original heavy ornate cast iron railings that match those at the south entrance.
- 5.5 The front boundary wall, pillars and railings fronting on Oval Road and Gloucester Crescent are an important element of the buildings' setting and the character of this part of the conservation area. The entrance pillars suffer from a clutter of street signs. Nevertheless, those parts of the wall and pillars that are original are considered to be of High Heritage Significance. The reconstructed parts that have lost their piers and brick dentils are essential for the maintenance of the whole composition and are considered to be of Medium Heritage Significance. They are considered to be an important element of the Terrace's setting that give seclusion to the front grounds. Moreover, they are also considered to be important element in the street scene in urban design terms.

The Front Grounds

- 5.6 Behind the front wall is a grass verge with large trees of varying species. The trees make a valuable contribution to the setting of the Listed Buildings and the street scene and character of this part of the conservation area. Along this verge are several cast iron lampposts with lanterns, which although in a traditional style, are clearly modern and have metal doors in their bases to access the electrics. These make a positive contribution to the front grounds. There also is a cast iron lamppost with a lantern set in a shrubbery border along the northern boundary. This is of a different style and lacks a door in its base. It may be an original gas lamp that has been converted to electricity. Its lantern is a modern replica. If original to the site it would be of High Heritage Significance.
- 5.7 The private road's carriageway is asphalted and has wide granite kerbs and gullies formed of granite setts. The pavement is of York stone flags. This pavement has wide cemented joints and appears to have been re-laid in modern times. There are vaults below the pavement, which appear to extend under the carriageway. Many of them retain their coalholes and coalhole plates. These are in a variety of styles and makes and some are considerably more worn. This suggests that many are later replacements. Nevertheless all are interesting street features worthy of retention as evidence of the servicing arrangements and heating technology of the 19th C.

The Front Façade

- 5.8 The terrace is comprised of four storeys plus basements. Nos. 1 - 21 form a symmetrical façade with slightly projecting end houses. They are constructed of yellow London Stock bricks with stuccoed ground floor and basement front elevations having horizontal incised rustication bandings. Their butterfly roofs are concealed behind a parapet with a stuccoed modillion cornice and blocking course. Each house is two-bayed with two windows on each floor. Nos. 2 - 22 have square headed doorways.
- 5.9 The entrance doors are approached by stone steps and landings bridging the lightwells. The spaces under the bridges at basement level are all enclosed, but may originally have been open which is a typical Georgian and Regency arrangement. Their side walls have windows and entrance doors of varying layouts and styles. The basements are accessed by York stone steps. These were the servants' and tradespersons' entrances.
- 5.10 Originally all the entrance steps would have been of Portland stone and the bridge landings of Nos. 2-21 paved with either a single or two slabs of Portland or York stone. However, many of the steps and landings have been altered. Some have been clad in white marble tiles. Others have been reclad in Portland stone or reconstructed with stone (apparently mostly or all Portland stone) treads and risers and landings. One landing has been concreted. Others still have York stone landings, but laid in a number of small slabs, which may either be the original slabs cut up or later replacements in smaller sizes.

- 5.11 The entrance to No.1 is on the southern end return. It has a stuccoed portico with pilasters, a round-arched doorway, a cornice and a parapet. Its doorway is reached by the original Portland stone steps. There is a pair of traditional lanterns of modern date attached to the portico's pilasters. Above the portico at first floor level is a central pair of semi-circular arched windows set in a common stucco surround with a cornice. These have cruciform divisions of mullions and transoms, which may be a later alteration. On either side of this pair is a window with semi-circular brick arched heads.
- 5.12 All their front doors are four-panelled with flat recessed panels and ogee bolection mouldings. They have generous moulded frames imitating sub-pilasters with corniced transom-heads and fanlights above. The window openings have stucco architraves, with those on the first and second floors having cornices. The windows are timber double-hung sliding sashes, divided into small panes in the Regency style. Some of the windows have external timber blind boxes, including Nos. 7, 9 and 12. The first floor has a continuous stone balcony with cast iron railings. There are plain stucco storey bands to the second and third floors.
- 5.13 The front basement lightwells and the sides of the entrance steps are enclosed by cast iron railings. Their top-rails are plain flat bar and the plain common rails have foliated pointed finials. The thicker queen posts have foliate mouldings top and bottom and larger ball-tipped foliated finials. The south end of the railings at No. 1 is terminated at a brick pier. Access to the basement lightwells and doors is by winder steps with York stone treads, a few of which have been replaced.
- 5.14 No. 22 is different and is only two storeys in height, plus a basement and is entirely stuccoed. It has a projecting stuccoed portico and a round-arched doorway, a balustraded parapet and only one window on each floor. The ground floor window is a wider tripartite one. It has a cornice and balustraded parapet. Its door is also four-panelled with flat recessed panels and bolection mouldings. However, it is of a more generous width and has a larger frame and corniced transom head. The door has a vertical central bead to imitate a pair of door leaves. Its top two panels are glazed, which appears to be a later alteration.
- 5.15 All the stucco-work is painted in a pale cream colour apart from No. 22, which is white. The basement lightwell railings and balcony railings are painted gloss black. The front doors are painted in a variety of colours.
- 5.16 The street façade is virtually unchanged in appearance since it was built and its architectural features are either original or are very accurate replacements. It retains a very high degree of architectural unity and integrity. Such alterations that have occurred are confined to the basement side walls under the entrance steps and bridges and to the surfaces of the steps and landings. These alterations are considered to be of No heritage significance. Some of these alterations are unsympathetic to the character of the building. However, these items could be restored or enhanced relatively easily. Overall, the street facades are considered to be of High Heritage Significance. It is remarkably free of modern clutter, such as telephone and television aerial cables, satellite dishes etc. that so often disfigure historic buildings. Burglar alarms are generally unobtrusively located at basement level.

6. Summary and Conclusions

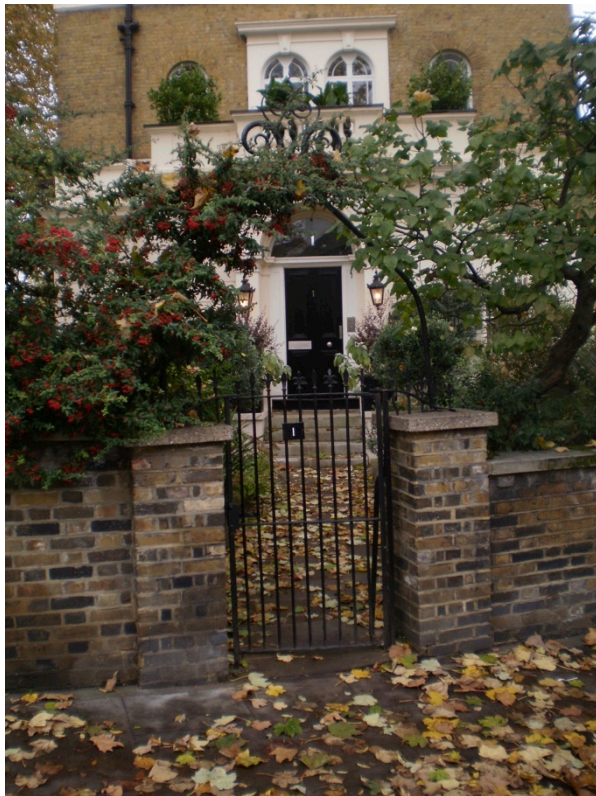
- 6.1 Being Grade II Listed, Nos. 1-22 Regent's Park Terrace are *de facto* of national importance. Moreover the terrace makes an important contribution to the character of this part of the Primrose Hill Conservation Area. The terrace as a whole is considered to be of High Heritage High Significance. However, not all parts of the buildings are of equal significance. The terrace's heritage significance resides primarily in the well-proportioned and elegant architectural design of its front façade. This overall is of High Heritage Significance, notwithstanding the alterations to some of the entrance steps and their landings. Any surviving original fabric, original external features on the rear elevation, original internal plan forms, room proportions and original internal features would also be of heritage significance. However, these have not been inspected or assessed.
- 6.2 The surviving original parts of the front boundary wall, pillars and railings are also considered of High Heritage Significance whereas the significance of the rebuilt sections is lower and lies in the reuse of the original copings and their being essential to the maintenance of the whole composition. They are an important element of the buildings' setting and of the wider street scene.

Appendix 1 Photographic Survey of the Building

The Front Wall and Grass Area



The south entrance and adjacent railings, overall - High Significance.



The entrance to No. 1 with iron arch. Original gate piers - High Significance, modern gate and concrete pier caps - No Significance.



Modern garage & metal gates of No. 1 - No Significance.