



10 PARK VILLAGE WEST
HERITAGE IMPACT
ASSESSMENT
ISSUE 01
MARCH 2018

Emma Bryant/Brilliana Harley

On behalf of Purcell ©

15 Bermondsey Square, Tower Bridge Road, London SE1 3UN

emma.bryant@purcelluk.com

www.purcelluk.com

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of Purcell except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to Purcell at info@purcelluk.com.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact Purcell at info@purcelluk.com.

Purcell asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

Purcell® is the trading name of Purcell Miller Tritton LLP.

© Purcell 2018

Issue 01

March 2018

Roger and Jennifer Wingate

10 PARK VILLAGE WEST: HERITAGE IMPACT ASSESSMENT

CONTENTS

1.0 INTRODUCTION	04	3.0 HISTORIC DEVELOPMENT	27	5.0 SUMMARY OF PROPOSALS AND IMPACT ASSESSMENT	51
1.1 Purpose of Report and Scope	04	3.1 Introduction	27	5.1 Summary of Proposals	51
1.2 Approach and Methodology	04	3.2 Historic Development of the Site and Surrounding Area	27	5.2 Impact Assessment	51
1.3 Existing Information and Gaps in Knowledge	04	3.3 Historic Development Plans	42	5.3 Summary of Impact	52

2.0 UNDERSTANDING THE SITE	05	4.0 ASSESSMENT OF SIGNIFICANCE	45	BIBLIOGRAPHY	53
2.1 Site Location	05	4.1 Introduction	45		
2.2 Heritage Designations	06	4.2 Criteria for Assessing Significance	45		
2.3 Site Description	08	4.3 Assessment of Significance	46		
2.4 Relevant Planning Legislation, Policy and Guidance	24	4.4 Significance Plans	48	APPENDIX A: LIST ENTRY DESCRIPTION	54

SECTION 1.0

INTRODUCTION

1.1 PURPOSE OF REPORT AND SCOPE

This Heritage Impact Assessment (HIA) has been produced as part of the planning and listed building consent applications for alterations to 10 Park Village West, in Camden. No. 10 is Grade II* listed villa also located within the Regent's Park Conservation Area. The proposals consist of alterations to internal partitions and the installation of a lift, which have the potential to affect the special significance of both the listed building and conservation area.

1.2 APPROACH AND METHODOLOGY

This HIA has been produced to establish an understanding of the significance of the listed building and conservation area in order to assess the impact of those proposals on their significance. It has been formulated using the assessment methodology contained within the National Planning Policy Framework (NPPF), specifically paragraph 128 under which a description of the significance of a site must be provided to support any planning applications for change to heritage assets. It also takes into account local planning policies within the Camden Local Plan and the relevant Historic England guidance, most notably their best practice guidance document, Conservation Principles (2008).

This report has been produced following a detailed site visit and a study of desk-based and archival sources to develop an understanding of the historic development and physical fabric of the site. Drawing on both these aspects as well as the relevant planning legislation, policy and best-practice guidance, an understanding of the significance of the site has also been developed. The proposals are then assessed against this significance. The report is structured as follows:

- Understanding the Site: Setting out the current state of the site, including site description, its heritage designations and the legislation and policy affecting the site;
- Historic Development: Providing a timeline of the historic development of the site and its surroundings using desk-based and archival sources (listed in the Bibliography);
- Assessment of Significance: Assessing the significance of the Grade II listed building including its setting; and
- Summary of Proposals and Impact Assessment: Summarising the proposals and providing an assessment of the impact of each component of the proposals as well as an overall judgement of the impact of the collective proposals on the significance of the listed building as a whole.

The report has been produced by Emma Bryant, Senior Townscape and Heritage Consultant and Brilliana Harley, Assistant Heritage Consultant at Purcell.

1.3 EXISTING INFORMATION AND GAPS IN KNOWLEDGE

Existing knowledge has been gained from a detailed site visit in November 2017 and a program of desk-based and archival research at Camden Local Studies Archives.

The original plans of the building have not, to date, been located and in fact few historic plans appear to exist. The first identified plans date to the later 20th century and so there are some gaps in knowledge which affect understanding of the history and therefore significance of the fabric of the building. Professional judgement and on site archaeological analysis of the building fabric have been used to define the significance of the building and assess the impact of the proposals based on this current understanding. Further material may come to light which could broaden the knowledge of the building fabric and its historic development.

SECTION 2.0

UNDERSTANDING THE SITE

2.1 SITE LOCATION

10 Park Village West is located in Camden, north London. Park Village West is an irregular crescent road accessed from Albany Street and close to the north-east corner of Regent's Park. The close has a series of unique detached 19th century villas each set within their own garden. No. 10 is mid-way along the crescent, to its rear is a steep incline down to the former Regent's Canal cutting. On the opposite side of the cutting is Park Village East, which also contains many 19th century villas as well as some more recent residential buildings. The railway line into Euston Station is close to the site, parallel with the east side of Park Village East. Regent's Park is close to the west beyond the terraced townhouses and mews of Albany Street and Gloucester Gate.

LOCATION PLAN

— Site Boundary

This plan is not to scale



Aerial map showing the location of the site. Base map © Google 2018

UNDERSTANDING THE SITE

2.2 HERITAGE DESIGNATIONS

2.2.1 Listed Buildings

10 Park Village West is Grade II* listed. It is listed as part of a group listing with its neighbours Nos. 1-8, 12-14 and 17-19 Park Village West and the attached railings to each of these buildings. These buildings and structures form part of Nash's picturesque development of Regent's Park and surrounding terraces and villages.

There are also a number of other listed buildings in close proximity to the site, all are identified on the adjacent map. Those closest to 10 Park Village West include the two lamp posts outside Nos. 8 and 11, which are Grade II listed and a number of the original Nash villas on Park Village East (Nos. 2-16, 22-34, 36A and 36B), which are Grade II* and Nos. 197-211 and 213-217 Albany Street (Grade II) and the Danish Church (Grade II*) also on Albany Street.

The nearby Regent's Park is a Grade I Registered Park and Garden of Special Historic Interest.

HERITAGE DESIGNATIONS

- Site Boundary
- Registered Park and Garden
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

- A 1-8, 10-14, 17-19 Park Village West
- B Two lamp posts outside 8 and 11 Park Village West
- C 2-16, 22-34, 36A and 36B and attached railings
- D Clarence Cottage
- E 15 Gloucester Gate and attached railings
- F Albany Lodge and attached railings
- G 197-211, 213, 215 and 217 Albany Street
- H 2-11 Gloucester Gate and attached railings
- I Five lamp posts in forecourt of Gloucester Place
- J Garden railings to nos. 12 and 14
- K Gloucester Lodge (no. 12), Gloucester House (no. 14) and attached boundary wall
- L 1-3 and 6-9 St. Katherine's Precinct and attached railings
- M The Danish Church and no. 4 (The Pastors House) and 5 (St Katherine's Hall) and attached screen walls
- N Monument in courtyard
- O Precinct forecourt railings and lamps
- P Regent's Park Barracks, Block K (The Officers' Mess)
- Q Regent's Park (Registered Park and Garden)

This plan is not to scale



Aerial map showing the listed buildings within the site boundary and surrounding area. Base map © Google 2018

UNDERSTANDING THE SITE

2.2.2 Conservation Areas

The site lies in the Regent's Park Conservation Area. The conservation area consists of the eastern segment of John Nash's early 19th century Regent's Park development. It is a small part of a larger scheme which lies within both the London Borough of Camden and the City of Westminster. It comprises a unique planned composition of landscape and buildings, a piece of the country in the city. The Westminster and Camden parts are separate conservation areas, but both were designated in 1969. Camden adopted a Conservation Area Appraisal and Management Strategy in July 2011. The conservation area is long and linear, orientated north-south. The boundaries are formed by the Regents Canal, Park Village East, Augustus Street, Cumberland Market, Redhill Street and Albany Street to the north. The short southern boundary is formed by Marylebone Road and the east by Park Square East and the long straight Broadwalk which runs north through Regent's Park,

Regent's Park Conservation Area

The Regent's Park development is of national and international significance. It consists of a comprehensive masterplan of park, terraces, villas and the visible remains of a working market and service area, which would have been served by the Regent's Canal. At the time, it was a development of an unprecedented scale of urban design in London. The conservation area appraisal described it as *"the integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here."*⁰¹

The character of the conservation area changes moving east from the park. The grandest buildings in terms of both scale and design edge the park with mews to their rear. On Albany Street the buildings are a variety of ages and styles but are generally terraced townhouses. To the east of Albany Street are Park Village East and West which have a much more informal plan of detached villas with the green treed cutting of the former canal between the two streets.

Park Village East and Park Village West, which is the location of the site, are picked out in the appraisal as being of particular significance as they are *"picturesque precedents for the small suburban villa, closely set in a variety of styles"*.⁰² The two villages are distinctive and unique within the conservation area, the houses, which include pair houses as well as detached villas, range in design from Italianate to gothic and all have different plan forms. The houses are unified by their picturesque landscape which largely survives except for the canal in the cutting. Those in Park Village West are generally Italianate in style and their arrangement around the crescent road allows intriguing views and sightlines of the houses. The houses on the east side of Park Village East were demolished in the early 20th century to allow for the railway cutting to be enlarged. The gardens of the houses on the west side of this street contain the cutting of the former canal.

01 London Borough of Camden, Regent's Park Conservation Area Appraisal and Management Strategy (July 2011)

02 Ibid

UNDERSTANDING THE SITE

2.3 SITE DESCRIPTION

2.3.1 Exterior

No. 10 is detached house with an irregular plan form. It has two main storeys and a lower ground floor below. The elevations are finished in incised stucco and the shallow hipped roof has deep projecting eaves. The plan is roughly L-shaped with a later conservatory within the crux of the L.

The principal elevation faces west and is divided into three roughly equal parts. The central part projects slightly and is two bays wide. In the right hand of these two bays is the main entrance, which has a projecting porch supported on pilasters with a plain entablature above. The door is a four-panelled timber door with glazed fanlight above. The entrance is accessed by a flight of steps with iron handrails. In the left-hand bay is a six-over-six paned sash window within an architraved surround and a recessed panel below. At first floor are two smaller six-over-six sash windows with architraved surrounds. The right-hand part of the elevation has no windows but has a central projecting chimney breast up the full height of the building and leading to a broad chimney stack at roof level. The left-hand part of the elevation has a projecting bay in the centre with a larger six-over-six architraved sash window with a recessed panel below at ground floor and a three-over-six architraved sash at first floor. There is storey band between ground and first floor levels and a simple cornice at eaves level. Simple railings surround the basement area on this side. There are five sash windows of different sizes at this lower level and a glazed door.



From the street, the principal elevation is largely concealed by the foliage of mature trees



The principal elevation is seen obliquely from the gravelled driveway of the house, along with part of the south elevation

UNDERSTANDING THE SITE



Main entrance and lightwell around basement area



Northern end of principal elevation



Main entrance door, with plastered surround and accessed via steps

UNDERSTANDING THE SITE

The south elevation comprises the two storey building and the single storey conservatory. To the left, the two-storey part has a canted bay window at ground floor with a tripartite, architraved sash window above. The bay window has full height windows, the central ones forming a door way leading to a curved external staircase down into the garden. The lower ground floor has two sash windows on either side of the staircase. The conservatory elevation to the right is fully glazed with tall rectangular and smaller round arched and square panes. A cornice is topped with acroteria and the conservatory is topped by a glazed lantern. At the first floor behind the conservatory is a central six-over-six sash window. Below the conservatory, at lower ground floor, is a single sash window. The storey band continues around this elevation becoming a moulded cornice around the bay window.



South elevation of the house from the garden



The southern elevation of the conservatory



Patio adjacent to southern elevation

UNDERSTANDING THE SITE

The east elevation consists of the conservatory and the main house, which is divided into two roughly equal parts. This elevation of the conservatory has the same appearance as the south side but has a door at the lower ground floor below; there is no window behind it at first floor. On the main house, the left hand of the two parts has a single central window at each floor level. At lower ground floor is a double-glazed door; at ground floor a full height architraved window with Juliet balcony and at first floor is a six-over-six architraved sash window. The right hand part of the elevation is formed by a full height canted bay. At ground floor the bay has three full height architraved windows, the central one forming doors to another longer curved staircase down into the garden. The first floor also has three windows, each three-over-six architraved sashes. The lower ground floor has a single door adjacent to the staircase.



East elevation from the southern corner of the garden



Patio and flower beds adjacent to the east elevation



Northern end of east elevation

UNDERSTANDING THE SITE



Staircase leading from reception room into the garden on the east elevation



Centre part of lower ground and ground floor

UNDERSTANDING THE SITE

The north elevation is the plainest and the least visible and sits in very close proximity to the neighbouring house. The storey band continues around this side. The right part of the elevation projects slightly and a chimney stack extends the full height. At ground floor within this chimney stack is a small barred window. At first floor and adjacent to the left of the chimney breast is a sash window with a Juliette balcony. At lower ground floor there are several doorways leading to stores and a simple arched opening leading to a covered area.

The hipped roof is slated and divided into three parts. There are four separate projecting chimney stacks, one to the north, one to the east and two in the centre; between these last two is a glazed lantern, which is not visible from ground level.

In front of the west elevation of the house and to its south is a gravelled drive separated from the road by a low stuccoed wall and railings with a pedestrian gate opposite the main entrance and a large vehicle gated opening. Mature trees and a hedge edge the roadside boundary and a wooden fence screens the garden which extends around the south and east sides of the house. The garden is partly lawned and slopes down hill towards the former canal cutting. A raised stone paved patio area wraps around the south and part of the east elevation. The garden has many mature trees and planted areas.



External staircase down to basement level adjacent to the east end of the north elevation of the house, seen to the right of this photograph



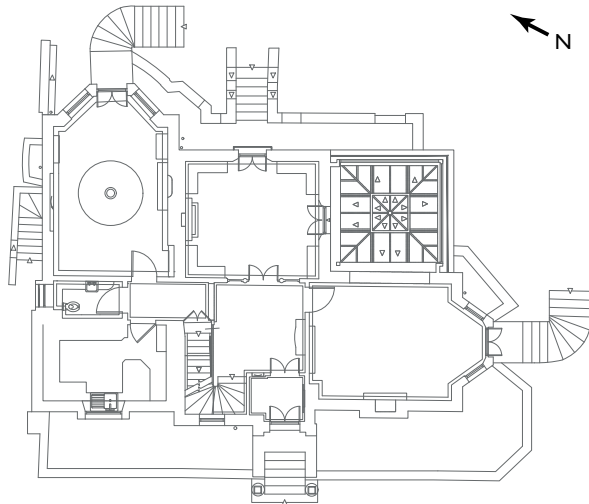
Covered area with arched openings in north elevation, with the basement kitchen window visible to the left of the photograph

UNDERSTANDING THE SITE

2.3.2 Interior

The main entrance door leads into a small lobby which has double doors into a central L-shaped hall. Within this hall a staircase leads up to the first floor and, through a door, a staircase on the same alignment down to the lower ground floor. Off the hall to the right of the entrance is the sitting room, with a bay window overlooking the garden. Opposite the staircase and the entrance are double doors into the library. Both these reception rooms open onto the later conservatory. In the northern half of the ground floor are the dining room and kitchen with a small WC in between the two, all are accessed off the hall.

The hallway and reception rooms (except the modern conservatory) have surviving architectural features, including cornice, skirting and door architraves. The rooms also have period appropriate fireplace surrounds and the dining room has a plasterwork ceiling rose.



Existing ground floor plan



Entrance lobby from the central hallway at ground floor



Staircase from central hallway

UNDERSTANDING THE SITE



View from hallway into the library



Door enclosing staircase to lower ground floor



South facing bay window in the living room