



PURCELL

**3 CAMBRIDGE GATE (FLAT 2-3),
LONDON**

**ADDENDUM TO HERITAGE IMPACT
ASSESSMENT**

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1.0 INTRODUCTION

This document is a Heritage Impact Assessment (HIA) for 3 Cambridge Gate, London, and has been prepared to inform the proposal to install two new handrails to the front entrance. The National Planning Policy Framework requires that an assessment of significance of a heritage asset should be provided whenever a planning application is submitted for works to a listed building. This HIA therefore includes a description of the site and its setting; an overview of its historical development; a summary of significance; and an analysis of the impact of the proposals on heritage values.

2.0 UNDERSTANDING THE SITE

2.1 SITE DESCRIPTION

3 Cambridge Gate is part of a terrace of ten houses built in a French Renaissance style with a grand palatial façade. The build is four and a half storeys, of stone with slate roofs. No.3 is the third house from the south and features pilaster details, balconies, bay windows and dormer windows.

The doorway has stone steps with decorative iron railings either side. The double door is dark timber, carved elaborately, with glazed panels featuring decorative metalwork grills over and large brass handles. It also has a fanlight over with more decorative metalwork. The doors are set within a stone surround with pilasters either side and a cornice above.

The terrace is set on the Outer Circle which surrounds Regent's Park and is set back from the main road on a private road. This is separated from the main street by a wall topped with decorative railings and a planted and landscaped strip of land.



The doorway to 3 Cambridge Gate

2.2 DESIGNATIONS

1-10 Cambridge Gate is a Grade II listed building. The list description is reproduced in appendix A. Almost all the buildings in the immediate vicinity are also listed buildings.

Regent's Park adjacent to the building is a Grade I Registered Park and Garden.

The site is set within the Regent's Park Conservation Area.

3.0 HISTORY

1-10 Cambridge Gate was built in 1875-77, designed by T. Archer and A. Green. They were constructed by Stanley G. Bird. The terrace is set next to Regent's Park, developed by the Prince Regent, later King George IV, in the early nineteenth century as a pleasure ground. John Nash designed villas and grand terraces around the park. Cambridge Gate was not one of Nash's buildings. Instead the Colosseum, a building displaying a panoramic depiction of London, was built on the site in 1824-26, but was demolished in 1875 and Cambridge Gate built on its site. The buildings were originally residential. No. 3 Cambridge Gate has since been divided into flats.

4.0 STATEMENT OF SIGNIFICANCE

4.1 ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural, social and/or natural heritage values that make a place important to this and future generations. Understanding the significance of a place is vital to inform sensitively managed change to ensure that the significance is maintained and, where possible, further revealed, reinforced and enhanced. The relative contribution of the heritage values to the significance of the site are graded as high, medium, low, neutral or detrimental.

3 Cambridge Gate has high aesthetic value as an elaborate, palatial example of French Renaissance style architecture with much decoration and flair. It has group value as one of many terraces set around Regent's Park but differs in being more flamboyant than the restrained Georgian style of Nash's terraces. It has medium historic value as a later development around Regent's Park.

Regent's Park adjacent is a highly significant green space, and the hedge and trees lining the edge of the park in front of Cambridge Gate provide a leafy green setting which has medium aesthetic value. The planted strip of land on Cambridge Gate, with its decorative wall and railings also adds to the attractive setting.

The entrance itself has high aesthetic value with much decorative detail which survives intact from its original design.

5.0 IMPACT ASSESSMENT

The proposals are for two bespoke cast iron handrails either side of the front door to take the handrail from the lower level of the steps up to the top step. The handrails will be painted black to match the existing railings. They will neatly follow the profile of the pilasters. Minimal fixings will be used to attach each handrail in only two locations. Therefore, the railings are the solution that has minimum level of intervention possible to achieve the desired result.

In the context of the grand palatial façade, these handrails will have negligible visual impact. The addition will not be seen from within the main body of Regent's Park and will be barely seen from the Outer Circle. The impact on the Registered Park and Conservation Area is therefore neutral.

The benefits of bringing improved access into the building outweigh these negligible impacts and the proposals are therefore acceptable in heritage terms.

APPENDIX A: LIST DESCRIPTION

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

List Entry Number: 1244289

Date first listed: 14-May-1974

Terrace of 10 houses. 1875-77. By T Archer and A Green. Built by Stanley G Bird. Bath stone; slated mansard roofs with dormers. Large slab chimney-stacks. 4 storeys, attics and basements. Symmetrical terrace in French Renaissance style with projecting end bays (Nos 1 & 10). EXTERIOR: each house with 1 window each side of a 3-window bay. Windows mostly recessed casements with enriched panels over. Square-headed doorways with enriched half glazed doors and fanlights (some with enriched cast-iron grilles). Nos 1 & 10 with prostyle porticoes. Canted window bays rise through lower 3 storeys with bracketed cornices and central pediments with pierced parapets over. Ground floor with pilasters carrying entablature with continuous balustraded parapet at 1st floor level. Console-bracketed balcony with balustrade at 2nd floor level with cast-iron balconies to bay windows. 3rd floor, 3 windows separated by pilasters above bay windows, with 1 window each side. Bracketed cornice and parapet. Above bay window bays, large dormers of single round-arched light with keystone, topped by segmental pediment and flanked by scrolls. End houses with attic storeys above cornice and tall mansard roofs enriched with cast-iron railings and large palmettes. Nos 8 & 9 with blind boxes. Left hand return with 8-light cast-iron conservatory bay window on bracketed stone base. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached, cast-iron panelled railings with floral motif to areas. HISTORICAL NOTE: this terrace was built on the site of the Colosseum (1824-6, demolished 1875) by Decimus Burton. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 123).