

**10 Park Village West, London NW1 4AE
Heritage Statement**

for

Mr and Mrs Wingate

April 2019

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Executive summary

This Heritage Statement supports a listed building consent application to add an external lift to no. 10 Park Village West. The house is listed at Grade II* as part of the group nos. 1–8, 10–14 and 17–19 (consecutive) Park Village West and attached railings. It is within the Regent's Park Conservation Area in the London Borough of Camden. The house, neighbouring listed buildings and conservation area are designated heritage assets as defined in the National Planning Policy Framework 2019.

The property has always been a private house. The present owners have lived there for more than 40 years, maintaining it in excellent condition. They have modernised services, adapted the plan to accommodate bathrooms, and added a conservatory in association with a modest extension of the lower ground floor. In all these changes, the historic form and character of the early nineteenth-century house have been respected and its special interest has been preserved.

In order to continue living in the house as they become older and perhaps less mobile, the owners wish to add a passenger lift serving all levels. A previous application to insert a lift within the historic footprint of the house was withdrawn (LBC Refs. 2018/1258/P and 2018/1718/L). That proposal was unacceptable due to the harm that it would have caused to the significance of the heritage asset, through disruption to the plan form and roof, and loss of historic fabric.

Following extensive pre-application consultation with Historic England and the Council, the proposal has been redesigned. It is now proposed to build an external lift enclosure on the north (side) elevation, which is part of an early extension of the original house. This is where the addition will have the least impact on significance: it is the least exposed elevation and largely screened by no. 11 next door and tree foliage; the historic plan form will be maintained internally and will remain clearly readable externally; loss of historic fabric will be minimised and the roof will remain intact. Internal access to the lift will be in areas that have already been altered, and external access will be achieved with an platform lift leading to a lobby at raised ground floor level.

The significance of the parts of the site affected by the proposal may be summarised as follows:

High significance: Italianate villa character of the architecture; external south, east and west elevations; front part of the north elevation; historic plan form of the principal rooms on the ground floor; principal staircase; garden; urban design and townscape of planned picturesque setting.

Moderate significance: rear part of the north elevation; internal service stair; altered plan of the ground-floor kitchen and cloakroom; historic plan form where it survives in the lower ground floor and on the first floor.

Low significance: External lightwells.

Neutral significance: conservatory; external stairs and ironwork; modern fitted joinery; reproduction fireplaces and plasterwork; kitchen, cloakroom and bathroom installations.

Detracts from significance: Nothing noted.

The impact assessment table on page 15 of this report shows that the proposal will have no impact on the significance of the listed building or its listed neighbours in Park Village West. It will help to secure the optimum viable use of the heritage asset in support of its long term conservation, which is a public benefit. It will not affect the character or appearance of the conservation area. It is in accordance with national and local policies for the protection of the historic environment, and should be permitted.

1. Introduction

- 1.1 This Heritage Statement supports a listed building consent application to add a passenger lift serving all levels within an external enclosure and part of the side lightwell at no. 10 Park Village West. It should be read alongside the proposal drawings by Belsize Architects.
- 1.2 The house is listed at Grade II* as part of the group nos. 1–8, 10–14 and 17–19 (consecutive) Park Village West and attached railings. It is in the Regent’s Park Conservation Area in the London Borough of Camden (LBC). The listed buildings and conservation area are designated heritage assets and the work requires planning and listed building consent.

Methodology and structure of the report

- 1.3 The National Planning Policy Framework 2019 (MCHLG 2019; the NPPF) advises 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 (para 189). This Statement fulfils that requirement.
- 1.4 Information for this Statement was acquired through desk-based research, several site visits and discussion with the architect. Research carried out for the withdrawn 2018 applications was also made available; however, this Statement expresses the author’s own understanding of the site, its significance, the proposal and their impact. Advice received in pre-application consultation with Historic England (HE) and LBC provided has also been taken into account.
- 1.5 This introduction is followed in Sections 2 and 3 by a brief history of the site and an analysis of its significance based on the definitions of significance in the NPPF and Historic England’s *Conservation Principles* (HE, 2008; revised draft 2107). The proposal and its impact are described in Section 4. The impact assessment takes into account the advice in the NPPF, the online National Planning Practice Guidance (NPPG; MCHLG, as updated) and local policies. Section 5 lists sources consulted, and the illustrations are in Section 6. Appendix A is the Historic Environment Record (HER), included in accordance with NPPF Paragraph 189, Appendix B is the statutory list entry and Appendix C gives the planning policy context.

Constraints and limitations

- 1.6 This Heritage Statement does not deal with below-ground archaeology. The information it contains is based on the research described above, understanding of the site acquired on site visits, and drawings supplied. Further research or site investigations may bring to light new information or evidence that may require the assessments or conclusions in this Statement to be revised or amended.
- 1.7 Note: the house is slightly skewed from true north but to simplify matters in this report the orientation is described as affecting the north elevation.

2. The site, its history and significance

The site

- 2.1 Park Village West is an irregular U-shaped street off Albany Street in Camden. No. 10 is a detached house in the centre on the east side. It is set in a large garden bounded to north and south by the grounds of the neighbouring houses, nos. 11 and 8 respectively. The west (front) boundary is the back of pavement line. The east (rear) boundary is shared with the back gardens of Nash House and no. 22 Park Village East (Figs 1 and 2).
- 2.2 The house, described in *The Survey of London* as ‘a conventional design’, is in Italianate style. It has an irregular, basically L-shaped plan, a low-pitched hipped roof with slated slopes and deep overhanging eaves, and partial lightwells on all sides. The street front has steps leading up to the front entrance, which has a pilastered doorcase. There are sash windows with deep reveals, dropped cills and minimal mouldings to the left of the entrance (Fig 3). The wall to the right of the entrance is blind, articulated with a subtly projecting chimney stack that draws the eye up to the chimney as it emerges from the roof. There is a canted window bay at lower ground floor and ground floor on the south elevation, and another at all levels on the east elevation (Fig 4).
- 2.3 The exterior of the house is finished in stucco, lightly incised to suggest finely jointed ashlar masonry, and painted cream. A subtly projecting plinth defines the raised ground floor level and there is a plat band at first-floor level, interrupted only at the eaves of the south bay, where it becomes a projecting moulded cornice. The proportions of the elevations express the status and function of each floor: the semi-concealed lower ground floor for low-status service uses, and reception rooms on the ground floor indicated by taller rooms and larger windows. The first floor, with lower ceilings and smaller windows, contains family bedrooms.
- 2.4 A conservatory stands in the angle between the two wings on a platform provided by an extension to the lower ground floor. This was added by the present owners in 1982.
- 2.5 The house is set within a large garden. External stairs connect the window bays to a terrace that wraps around the south and east sides, beyond which a carefully tended lawn and planted borders give way to a wooded dell that descends steeply to the east. This drop was created in about 1812 as a cutting for the Regent’s Canal and was filled in, reportedly to prevent its providing a landmark for enemy aircraft, in 1942–3. Dense planting of trees and shrubs provides privacy and a green backdrop to the house.
- 2.6 No. 10 is one of 16 stucco houses in Park Village West, which with Park Village East constitutes a model picturesque suburb, a satellite to the grander villas and terraces of Regent’s Park. It is within the Regent’s Park Conservation Area; the individual houses and the street as a whole make a strong positive contribution to the character and appearance of the conservation area.

History

- 2.7 The history and development of the Regent’s Park area has been described in detail in many published accounts, several of which are listed in Section 5. This section therefore concentrates on the work of John Nash, the architect chiefly responsible for the park and its surroundings, in the layout and design of the Park Villages, and on James Pennethorne’s involvement in the completion of the houses.

John Nash (1752–1835)

- 2.8 John Nash trained in the office of Sir Robert Taylor (1774–1788), a successful and well-connected architect who produced many country houses and public buildings in a refined and scholarly Palladian style. Nash went on to become one of the most versatile, imaginative and playful architects of the early nineteenth century, the arbiter of fashionable taste in the Regency period. His output included prisons, country houses, fantasy cottages and supersized classical terraces, as well as extravagant palaces for his most loyal patron, the Prince Regent (later George IV), for whom he designed Brighton Pavilion and Buckingham Palace.
- 2.9 Nash was influenced by the aesthetic theories of Sir Uvedale Price, whose *Essay on the Picturesque*, praising the painterly potential of natural landscape, was published in 1796. Between 1796 and 1802 Nash worked in partnership with Humphry Repton, the most successful landscape architect working in the picturesque style, to transform several country houses and their grounds. From these influences, he developed a particular talent for envisaging architectural set pieces in landscape settings.
- 2.10 Nash was good at designing for effect but less attentive to the refinement of detail or the practical realisation of his designs; consequently his buildings have been criticised for being poorly planned or badly constructed behind their superficially attractive exteriors. This may reflect Nash's charming but feckless personality; certainly he was less than punctilious in the management of his business or the separation of his personal and professional interests: his early career led to bankruptcy, his Government contracts were called in for official scrutiny on several occasions, he was accused of fraud and mismanagement over the cost of Buckingham Palace, and he died in public disgrace after an ignominious retirement on the Isle of Wight.
- 2.11 In 1806, however, his career was in the ascendant. As architect to the Department of Woods and Forests, Nash prepared a layout to show how Marylebone Park, part of the Crown's properties north of the New (now Marylebone) Road, could be developed as a landscaped park containing a small number of detached villas and surrounded by terraces of houses on a palatial scale, as shown on an 1825 plan of the Park (Fig 5). When the lease reverted to the Crown in 1811 Nash, now ensconced as the Prince Regent's favourite architect, won the commission to link this landscape and fashionable residences to Whitehall and the West End by a grand processional route along Portland Place and Regent Street. This was town planning of a scale and ambition not seen in London since the Great Fire, and the realisation of Nash's design effected a permanent transformation of this part of the capital.

The Park Villages: 1823–37

- 2.12 Park Village West and Park Village East were among Nash's own speculative developments, opportunistic offshoots of his official work on Regent's Park. 'The Village', as he called it, was laid out on both sides of a deep cutting north-east of the Park, which carried a branch of the Regent's Canal south to a commercial basin whence fresh produce was distributed to several markets serving central London. In 1824, when he obtained building leases for most of the plots, Nash had already envisaged an enclave of comparatively small, detached houses, each in a different architectural style: Gothic, Tudor, Tuscan, Italianate or indeterminately rustic.
- 2.13 Nash had designed something similar in 1796, during his partnership with Repton. Blaise Hamlet in Gloucestershire was an eclectic mix of small houses for retired estate workers—nine *cottages ornés* in an enclosed village green setting. He now adapted the idea to high-

class suburban residential development. Early schemes for the Park Villages (Figs 6 and 8), shows that he sought a similarly picturesque effect but on a larger scale, in a more dramatic setting and with more sophisticated architecture. The development was calculated to appeal to successful professional men and their families, who wanted proximity to Regent's Park but could not afford its large detached villas or grand terraced houses.

- 2.14 The setting, and the disposition of the houses within it, is crucial to the character of the Park Villages. A note on the 1823 plan says that the steep slopes of the canal cutting were 'to be planted and kept as pleasure grounds'. The romantic chasm of the cutting, the reflective surface of the still water in the canal, the large gardens and dense trees provided the backdrop to a sequence of enchanting houses, no two alike and no two aligned:

In visual terms, [the houses] were pictorially conceived on kinetic principles. Like Regent's Park itself, each village was designed for the mobile spectator. As the spectator perambulates, or drives, a sequence of images unfolds, kinetically adjusted and pictorially composed. That is Nash's concept of the urban picturesque. (J Mordaunt Crook in Tyack, 2013, p. 91; Fig 7)

- 2.15 Work on the development began in 1824. A plan of 1828 shows the complete layout of both Park Villages, and appears to show the houses under construction (Fig 9). In his diary for 1832 Nash records going out with his wife in their carriage to make social calls in 'The Village'; clearly by this date the residential community was well established (quoted in Tyack, 2013, p. 91 fn 92). By then, the executive architect for the Park Villages was James Pennethorne (1801–71) Nash's protégé, who had taken over his architectural practice. A residential lease plan of 1834 shows the development complete (Fig 10). Pennethorne went on to specialise in grand institutional buildings. The New Wing of Somerset House (1849–56), designed for the Inland Revenue, shows the skilful manipulation of facade that he learned from Nash: a terrace of late eighteenth-century houses was amalgamated, extended and refronted as a seamless extension to Sir William Chambers's Government offices. More respectably ensconced within the Establishment than Nash would ever be, Pennethorne was knighted in 1870.
- 2.16 From the start, Park Village West was a desirable address. In the 1840s and 50s the houses were occupied by an MP, a doctor who included royalty among his patients, a successful solicitor and senior members of the clergy. The development also attracted artists, including the marine painter George Chambers (1803–40), who lived at no. 6 in the mid-1830s and William Powell Frith RA (1819–1909), who lived successively at nos. 12 and 13. For a short time, 1886–7, No. 10 was the home of Robert Walker Macbeth RA (1848–1910), a painter and etcher who provided illustrations for *The Graphic*, a popular news magazine.
- 2.17 In the 1880s Park Village East temporarily acquired a slightly rackety reputation, but the houses of the more secluded Park Village West have always retained their *cachet*. Charles Booth's London poverty map, drawn up in 1888–9, shows all the houses shaded red to denote residents who are 'Middle class. Well to do'. The larger houses of Cumberland Terrace, facing Regent's Park, are shaded yellow, its residents described as 'Upper-middle and Upper class. Wealthy' (Fig 11). Thus the developments in and around the park had attracted and retained exactly the sorts of residents that Nash had planned and built them for, 60 years earlier.

- 2.18 The Park Villages were a new form of residential development, in which an irregular layout of varied architecture amid lush greenery replaced grids of uniform terraced housing. In applying picturesque principles to the design of new suburbs, they had a profound and lasting influence on urban planning in England, traceable via the stucco villas of St John's Wood to the arts-and-crafts cottages of the Garden City movement. The Park Villages have been called 'in a sense, ancestors of all picturesque suburbia'. (Summerson, 1991, p. 170)
- 2.19 The Park Villages suffered grievous losses, planned and unplanned, in the twentieth century. The eastern side of Park Village East was demolished in 1906 to widen the railway cutting to carry more lines into Euston. During the Second World War, in Park Village West only no. 12 escaped the Blitz unscathed. No. 10 and its neighbours nos. 11 to the north, 8 to the south and 17 to the west (on the opposite side of the road) sustained 'blast damage—minor in nature' (Ward, 2015). Nos. 15 and 16 were totally destroyed and subsequently rebuilt in a sympathetic style; this accounts for their omission from the group listing.

No. 10 Park Village West

- 2.20 The first leaseholder of no. 10 Park Village West was one George Morgan, who took an 89-year lease from 5 January 1834. Three years later the lease was taken over by the Rev Horace George Cholmondeley.
- 2.21 The 1834 lease map shows a small house with a clearly defined L-shaped plan of two equal wings, its north wall set well back from the north boundary and its front elevation two bays wide with a central entrance. This older part of the house includes the main stair with its elegant wreathed handrail, and the enclosed service stair to the lower ground floor. This early house was extended by the addition of two rooms to the north, as shown on the Ordnance Survey map of 1870 (Fig 12). The full height window bay on the east elevation is part of this phase, as is a lightwell that follows the stepped outline of the house between the two window bays. The south bay appears in outline on the earliest plan but its details are at odds with the host building, which suggests that it has been rebuilt. The east bay is better integrated, with plat band and moulded window surrounds closely matching the older architecture.
- 2.22 The second major alteration is the infilling of the angle between the two wings of the original house. The early, stepped outline of the east elevation is infilled on the OS map of 1893–6 (Fig 13), with a canted corner to the infill. By 1916, the infill is delineated as a glasshouse with the same canted corner plan (Fig 14). A drainage plan of the lower ground floor dated 1913 shows a continuous lightwell around the south-east corner of the house (Fig 15). Drainage plans of 1974 show three columns at lower ground floor level supporting a 'terrace' at ground floor (Figs 16–18). A set of photographs taken in 1975 shows that the terrace was a concrete slab supported on three cast-iron columns and with a balustrade of pierced timber splats (Figs 19–24). The glazed structure on the 1916 map must therefore have been at ground floor only.
- 2.23 The 1975 photographs show the house in a dilapidated condition within a neglected and overgrown garden, just before the present owners bought it. They renovated and extended it in the 1970s and 80s. The work included the provision of bathrooms and subdivision of the historic plan form for different functions on the first floor and in the lower ground floor. This required the insertion of a great deal of modern joinery and plasterwork, for example to complete cornices in subdivided bedrooms and bathrooms. This has been skilfully and sympathetically done, but means that these floors retain less historic interior decoration.

- 2.24 The conservatory, a reproduction Victorian design, was added in 1982. The supporting platform, which already existed, was enclosed to make a garden store, connected to the interior of the house by a door in the east wall, and a new lightwell was made along the east side of the newly enclosed space. In 1995 this space was further integrated into the lower ground floor: it was subdivided and a window in the south wall of the house was enlarged into a doorway, to make an en-suite bathroom.
- 2.25 Figs 25–27 show the phases in which the house was constructed and extended.

3. Significance

- 3.1 This section summarises the overall heritage significance of No. 10 Park Village West and describes in detail the significance of the parts affected by the proposal.

Assessing significance

- 3.2 The concept of significance underpins the definition of a heritage asset in the NPPF:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

- 3.3 The NPPF also contains the following definition of significance:

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

- 3.4 Historic England's *Conservation Principles, Policies and Guidance* (HE, 2008; 2017) sets out a methodology for assessing significance based on 'heritage values'. This uses slightly different terminology from the NPPF, but the framework for assessing significance is essentially the same in both documents. In the HE definitions quoted below the NPPF terminology is inserted in square brackets (a separate category of communal value considered in the HE *Principles* is omitted as it is not relevant to no. 10 Park Village West):

Evidential value [archaeological interest]: *derives from the potential of a place to yield primary evidence about the past. It can be natural or man-made and applies particularly to archaeological deposits, but also to other situations where there is no relevant written record;*

Historical value [historic interest]: *derives from the ways in which past people, events and aspects of life can be connected through a place to the present. A place may illustrate some aspect of the past, and thus helps to interpret the past, or be associated with an important person, event or movement;*

Aesthetic value [architectural / artistic interest]: *this may derive from conscious design, including the work of the artist or craftsman; alternatively it maybe the fortuitous outcome of the way a building or place has evolved.*

- 3.5 Significance is usually derived from a mix of the types of interest mentioned above, and it is a relative value that depends upon the type of building—so 'highly significant' applied to the front elevation of no. 10 Park Village West does not mean that it is as significant as the west front of a cathedral; rather, in the context of no. 10, the front elevation is more significant than some other parts of the building.
- 3.6 Understanding the significance of a heritage asset helps owners and others responsible for its management to repair, maintain and develop it in ways that preserve, enhance or better reveal its special interest, character or cultural value. Analysis of the relative significance of different parts of a site can help designers arrive at the most appropriate proposals by identifying parts that can sustain a greater or lesser degree of intervention—those that can

be changed without harming significance, and those that are more sensitive and should not be changed.

Levels of significance

- 3.7 The scale below has been used to analyse the significance of the component parts of no. 10 Park Village West:

High significance: has high heritage value that makes a major and site-specific contribution to the special interest of the heritage asset

Moderate significance: has heritage value that makes a site-specific contribution to the special interest

Low significance: has general architectural, historic or other value that makes a contribution to the special interest that is not site-specific

Neutral significance: makes no contribution to the special interest, but does not detract.

Detracts from significance: harms or obscures the special interest.

Designations

- 3.8 The heritage significance of no. 10 Park Village West is officially recognised by its inclusion in the statutory list of buildings of special architectural or historic interest, at Grade II* (Appendix B). It is listed as part of the group nos. 1–8, 10–14 and 17–19 (consecutive) Park Village West and attached railings. This confirms that it is a building of more than special interest; only 5.8% of listed buildings are Grade II*. *Principles of Selection for Listing Buildings* (DCMS, November 2018) defines architectural interest as a building's 'architectural design, decoration or craftsmanship'. To justify special historic interest, a building may 'in its current form ... afford a strong connection with the valued aspect of history'. Group value may also be taken into account; this is 'the extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part.'
- 3.9 No. 10 also forms part of the setting of the neighbouring listed buildings. These include all the houses of Park Village West apart from the rebuilt nos. 15 and 16, and the houses of Park Village East apart from Nash House, which faces the rear of no. 10 across the cutting. All are listed at Grade II* (Fig 28). The setting therefore has **high significance**.
- 3.10 Park Village West is within the Regent's Park Conservation Area, as first designated on 1 July 1969 (Fig 29). The west part of the park and conservation area lies within the City of Westminster and the east within LBC. This designation confirms that the site is within an area the character or appearance of which it is desirable to preserve or enhance. The individual houses and the street as a whole make a strong positive contribution to the character and appearance of the conservation area. The trees, including those planted since the Second World War in the dell formed when the canal was infilled, are protected by the conservation area designation.
- 3.11 The *Regent's Park Conservation Area Appraisal and Management Strategy* (LBC, 2011) explains the particular character of the Park Villages, which derives from their informal planning and villas that are 'picturesque on a domestic suburban scale', set in an Arcadian landscape. They form a separate character zone, as:

a distinct and distinctive part of Nash's wider scheme for Regent's Park. They are clearly of different form and layout from the other areas of the Park. Individually composed of a mix of villas, paired houses, and groups of smaller terraced houses, their design ranges from 'Italianate' to gothic. The buildings are unified by the setting, a picturesque landscape which largely survives. The balance of building to landscape is often visible in views between buildings and across intriguing sight lines and is a fundamental element in the special character of the Park Villages.

And later:

The Park Villages West and East provide individualistic variations on the theme of a villa that was to become an inspiration for suburban development, and of houses in a picturesque setting. The setting of these buildings in the landscape is of particular significance in the Regent's Park development where landscaping, including the canal, plays an important role.

As well as being a distinctive part of Nash's wider scheme for Regent's Park, the Park Villages were highly influential on the planning, layout and architectural design of later residential suburbs. Therefore No. 10 Park Village West and the conservation area have **high significance**.

Summary of the significance of no. 10 Park Village West

- 3.12 No. 10 is one of 16 villas lining Park Village West that are collectively significant as well-preserved houses of distinctive individual design in a picturesque layout. Its irregular plan and subtle articulation of flat planes with stucco finish, and the relationship between the interior and the garden, are of aesthetic interest, and characteristic of Regency architecture. It has historic interest as part of the achievement of John Nash, who initiated this type of suburban development and strongly influenced the character of central London, and particularly Regent's Park and its surroundings. Its construction was supervised by the architect James Pennethorne, another significant nineteenth-century architect. It also has historic interest as evidence of how the prosperous middle classes lived in the early nineteenth century. It was for a time the home of a Royal Academician, Robert Walker Macbeth. The building remains in its original use as a single family dwelling. Overall, therefore, the house has **high significance**.

Relative significance of no. 10 Park Village West: exterior

- 3.13 The first form of the house and the earliest extension are discernible despite later alterations and additions. The hipped roof retains its original low pitch and deep eaves overhang. The centre and right-hand bays of the front (west) elevation retain the earliest (1834–7) design, while the left-hand bay is an early extension, in existence by 1870. The east elevation has a canted window bay, part of the earliest extension. The south elevation has another canted bay, apparently part of the first build. The lightwells, front steps, external stairs and terrace overlooking the garden have all been rebuilt. Despite these changes, the original, L-shaped plan remains clearly readable and still provides an intriguing contrast between the flat entrance front squarely aligned with the street and the more complex geometry of the south elevation glimpsed in dynamic oblique views through trees from the curving pavement. The rear part of the north elevation, not part of the original house, blind and devoid of detail, has **moderate significance**. The setting, plan form, Italianate design, stucco finish and design details are all of aesthetic interest. Together with their high degree of preservation, these characteristics give the exterior viewed from the street and the garden great historic and aesthetic value, and **high significance**.

- 3.14 The conservatory was erected in 1982, on a rebuilt base that has since been incorporated into the lower ground floor accommodation. It has no historic and little architectural value. The lower ground floor extension on which it stands, and the extended east lightwell, are both part of the 1982 work. This part of the site has **neutral significance**.
- 3.15 The external ironwork—lightwell railings, staircase balustrades and balcony fronts—is in a mix of styles and all of it has been installed since 1975. It has **neutral significance**.
- 3.16 The garden layout has been altered, which reduces its historic value, but the garden and the wooded slope of the canal cutting retain high aesthetic value because they continue to provide an appropriate immediate setting for No. 10 and a frame for views of the house from different angles. Their contribution to the distinctive layout of Park Village West and its influential character as a picturesque suburb gives them high historic value: **high significance**.

Relative significance of no. 10 Park Village West: interior

- 3.17 The historic plan form, where it survives, is important evidence of the historic organisation of the household. On the ground floor the entrance hall and reception rooms are arranged so as to make the most of the views of and access into the garden, a characteristic of Regency domestic architecture. The elegantly winding stair has high aesthetic value, and the contrast between this ‘polite’ stair leading up to the first floor and the plain, enclosed service stair to the lower ground floor has historic interest as evidence of the relative status of these parts of the building. Although many of the interior details have been introduced since 1975 to replace missing items such as chimneypieces, the reception rooms retain some original joinery and cornices; the ground floor rooms and circulation spaces have **high significance**.
- 3.18 The subdivision of the north-west room to make a family kitchen and a cloakroom has disrupted the historic plan form in this part of the ground floor, and the modern services are intrusive; these changes have **neutral significance**.
- 3.19 The historic plan form in the lower ground floor and first floor has been altered to accommodate bathrooms, storage and services. Where the historic plan form remains discernible in these lower-status areas, it has **moderate significance**, as does the enclosed service stair between the ground floor and lower ground floor.
- 3.20 The chimneypieces are appropriate for the age and style of the house but are not thought to be original; much of the internal joinery and plasterwork in the lower ground floor and first floor, including the fitted storage in the bedrooms and study, is modern; these elements have **neutral significance**. Nothing survives of historic fixtures and fittings to indicate the original services uses in the lower ground floor. The parts of the lower ground floor and first floor that have been altered to accommodate bathrooms and other modern functional requirements have **neutral significance**.
- 3.21 Nothing has been noted as **detracting from significance**.
- 3.22 Figs 30–32 show the relative significance of the parts of the house affected by the proposal.

4. The proposal: impact and justification

- 4.1 This section explains the background, the brief, principles and advice that have informed the design of the proposal. It describes the proposal and assesses its impact, before providing a reasoned justification for the work in the light of national and local policies for the protection of the historic environment.

Background

- 4.2 The property has been used as a private house since it was built, and this continuous use contributes to its historic significance. The present owners have lived there for more than 40 years, maintaining it in excellent condition. In updating the accommodation for modern family life, they have been careful to respect the historic form and character of the early nineteenth-century villa and to preserve its special interest.
- 4.3 In order to continue living in the house as they become older and potentially less mobile, the owners now wish to add a passenger lift serving all floors. This modest adaptation will help them continue to live in the house with independence, privacy and dignity.
- 4.4 Previous planning and listed building consent applications for an internal lift (LBC Refs. 2018/1258/P and 2018/1718/L) were withdrawn. HE and LBC advised that the 2018 scheme was unacceptable because it would have disrupted the historic plan form at all levels, removed a large amount of historic fabric, and altered the roof. The harm to the significance of the listed building would not have been justified by the public benefits provided by the scheme. The advice received from HE did, however, affirm that organisation's support for the principle of improving accessibility in historic buildings (HE letter ref. L00862391, 8 May 2018).
- 4.5 Following the withdrawal of the 2018 scheme, a new architect and heritage adviser were appointed. It was decided to provide the lift on the exterior of the listed building and three options were explored in succession. The first location to be considered was the angle of the original L-shaped house, within the conservatory and lower ground floor extension. This was rejected because of its impact on the highly significant garden elevations, the loss of space within the conservatory and lower ground floor, and the need to enlarge the lower ground floor to compensate for the loss of space. The second potential location was the southern angle of the east window bay. This was rejected because of its impact on the highly significant garden elevation, because it required the loss of substantial amounts of historic fabric to make new openings at all levels, and because new openings at ground and first floor would have disrupted the historic spatial arrangement of principal rooms. This process of elimination, and pre-application advice received from HE (Ms Sarah Freeman, site visit 11 December 2018) and LBC (Dr Rose Todd, site visit 25 January 2019), has led to the choice of the north elevation as the most appropriate location for the new lift.

The proposal

- 4.6 The proposal is to provide a passenger lift serving all levels within a new external enclosure attached to the north elevation of the listed building. This will be finished in stucco, scored and painted to match the existing exterior finish. It will be approached via a paved route from the car parking area and an external platform lift up to the raised ground floor level.
- 4.7 The proposal has been drawn up in accordance with an understanding of the significance of the listed building, its listed neighbours, its setting and its contribution to the character and

appearance of the conservation area. Advice received during pre-application consultation has also been taken into account.

- 4.8 Paragraphs 4.9–4.23 below describe the proposal in the light of the principles that have informed the design.

Principle: minimise the impact on the significance of the designated heritage assets

- 4.9 The lift enclosure will be attached to the north elevation, adjoining part of the mid-nineteenth century extension to Nash and Pennethorne's original house. The north elevation has moderate significance and is partly hidden from view by the close proximity of no. 11 Park Village West and the established trees and shrubs, which screen it in the approach from the north-west (Fig 33). Foliage will hide it completely during the summer months. It cannot be seen at all from any point south of the north elevation line. This is the location that would have the least impact on significance. Views of the house that contribute to the picturesque quality of Park Village West and the character and appearance of the conservation area, will not be affected.
- 4.10 The conservation officer agrees that: *locating the lift on the NW site (sic) of the property will minimise ... disruption. It is also the case that this location can be seen from the highway but it is my view any potential impact on the visual amenity of the area and significance of the building can be mitigated by appropriate detailing of the lift turret* [see 4.17 below]. *This view is supported by ... Historic England. Her advice concludes: Much thought has gone into the best location for a lift and it is considered that this latest proposal is the least invasive and if appropriately detailed will have a neutral impact on the significance of the building.* (email 21 February 2019; Appendix E). The relevant part of the HE advice reads: *the proposed location is well screened and set back from the front elevation and below eaves level ... We are confident that the scheme represents the least harmful location to accommodate a lift within this highly significant Grade II* listed building.* (letter 29 January 2019; Appendix D).
- 4.11 On the exterior, the L-shape of the original Nash / Pennethorne house will not be affected, and the two principal phases in the development of the house remain readable. The lift enclosure will not be visible from any point south of the north elevation line.
- 4.12 The low pitch and deep eaves of the roof are characteristic of the Italianate design of the house; the proposed lift enclosure stops below the eaves line, so the historic format of the roof will be unaffected.
- 4.13 At lower ground floor level the lift enclosure would descend into the external lightwell adjoining an external stair. The stair will be retained in accordance with advice received from the conservation officer: *There exists a set of steps in the proposed location for the lift. Disruption to this element of the house should be no more than is necessary to construct the lift turret. There should be no additional filling in of the stair. This will leave the bottom few steps which disappear into a wall ... Not blocking the stairwell up will also ensure direct light reaches the door and light-well at the lower ground level.*
- 4.14 The lift requires a 1500mm deep lift pit. The HER map (Appendix A) and associated archaeological reports show that the site has no archaeological interest.

Principle: make the addition subservient in scale, mass and design to the listed building

- 4.15 The proposal is for a small-scale addition to the exterior of the listed building. The lift enclosure and lobby together will add 4.4sq m to the footprint of the listed building at ground level. At lower ground and first floors the enclosure will add 2.6sq m. The enclosure will stop below eaves level.
- 4.16 The simple geometry of the enclosure, an extruded rectangular plan, is subservient to the more interesting massing of the house. It will be visually unobtrusive and will read as additional articulation of the historic form of the listed building.
- 4.17 The new enclosure is appropriately detailed to integrate it into the house, picking up on the conservation officer's suggestion that the two storey side porch extension at No. 11 be used as inspiration for details (Fig 34). The subtle plinth projection and the plat bands will be continued around the enclosure, to tie it into the host building. The enclosure will have a stucco finish, scored and painted to match the exterior of the host building. This will help it blend visually with the older architecture of no. 10 and with the other houses in Park Village West.
- 4.18 The entrance to the lift lobby from the external platform is designed as a French window, matching the dimensions, proportions and detail of the existing fenestration on the east elevation of the house. The detailing of the existing square headed window openings will also be carried through. The existing sash windows on the ground and first floors — including the wrought-iron pot-guard railing attached to the latter — will be carefully removed and reused on the enclosure. The mouldings and other details of the historic windows will be copied for the two new windows at first floor level.
- 4.19 The route from the car parking area to the lift entrance crosses the front of the house before turning the corner to hug the north elevation as far as the external platform lift. It is to be repaved to provide smooth access for a wheelchair, with York stone as specified by the Crown Estate. The platform lift will have the same paving, and its guard rails will drop out of sight when not in use, to minimise its visual impact.

Principle: retain the historic plan form and features of significance, where these survive

- 4.20 As the conservation officer commented, the main difficulty with retrofitting lifts in historic buildings is often the disruption to plan form and the loss of historic fabric. Placing the lift outside the historic envelope of the house ensures that the historic plan form will remain intact at all levels. Internal changes will be restricted to areas that have already undergone alteration to make bathrooms and a cloakroom. The new plan will therefore be a different configuration of a previously-altered plan, which has no impact on significance.

Principle: retain as much historic fabric as possible

- 4.21 All new external openings are made by enlarging existing openings. This minimises the amount of historic fabric that will be removed.
- 4.22 The reuse of the existing windows ensures that these historic elements remain part of the listed building.
- 4.23 The impact of each aspect of the proposal is summarised in the table on the next page.

Impact assessment table

Location	Proposal	Significance	Impact	Comment
Exterior				
Garden to front and side of the house	Paved pathway and external platform lift	High (garden setting, E elevation) Moderate (N elevation, lightwell, railings)	Neutral	Required for step-free access to lift from car parking area. Paving to be York stone as specified by Crown Estate, to match existing. Front steps, lightwell and upstand all rebuilt since 1974
North elevation	Build external lift enclosure at all levels	High (front); Moderate (rear)	Neutral	Location has minimal impact on views of house and within conservation area, screened by no. 11 and trees when in leaf. Scale and massing subservient to host building. Detailing and finishes copy those of host building
Interior				
Lower ground floor	Make opening in exterior wall	Moderate	Neutral	Enlarges existing opening with minimal loss of historic fabric
	Remove part of spine wall, and modern partitions	Moderate	Neutral	Required for safe and convenient access to lift; reconfiguration of previously-altered spaces
Ground floor	Make opening in exterior wall	Moderate	Neutral	Enlarges existing opening. Existing window carefully removed and reused on the exterior of the new enclosure
	Remove cloakroom	Neutral	Neutral	Required for safe and convenient access to lift; no change to plan form; cloakroom installed since 1974
First floor	Make opening in exterior wall	Moderate	Neutral	Enlarges existing opening. Existing window and iron pot-guard carefully removed and reused on the exterior of the new enclosure
	Rearrange bathroom fittings	Neutral	Neutral	Required for safe and convenient access to lift; no change to plan form; bathroom installed since 1974

Justification

- 4.24 HE supports the principle of improving accessibility in historic buildings wherever practically possible, provided that the work does not prejudice the character of the building or increase the risk of long-term deterioration to the building fabric or fittings. *Easy Access to Historic Buildings* (HE, 2015) provides guidance on appropriate adaptations. It recognises that the installation of an integrated passenger lift is generally the best way to provide accessible circulation between different floors of a building, and notes that passenger lifts are *best located in the less-sensitive parts of historic building, for example secondary staircases and light wells or in areas that have already been disturbed or altered*.
- 4.25 Camden's Local Plan Policy D1 (g) seeks *high quality design that is inclusive and accessible for all*, and the Key Message in Planning Guidance Document CPG1 Design Section 3 is that: *Historic buildings can and should address sustainability and accessibility*. The proposal accords with Local Plan Policy D2 Paragraph 7.61, which specifies the Council's expectations in respect of access in listed buildings. The provision of lift access to all parts of no. 10 Park Village West is in accordance with national and local planning policies that support improved access to historic buildings.
- 4.26 The proposal will enable the owners to remain living in their house, which has been their cherished family home for four decades. The online National Planning Practice Guidance (NPPG) reminds us that benefits do not always have to be visible or accessible to the public in order to be genuine public benefits: *Public benefits may include heritage benefits, such as [...] securing the optimum viable use of a heritage asset in support of its long term conservation* (MHCLG, 2014. Paragraph: 020 Reference ID: 18a-020-20140306). The optimum viable use of no. 10 Park Village West is its present use as a private family home.
- 4.27 NPPG also states that sustaining heritage assets in the long term often requires an incentive for their active conservation: *Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation* (MHCLG, 2014. Paragraph: 015 Reference ID: 18a-015-20140306). Continued occupation of the heritage asset by owners who have demonstrated committed and responsible custodianship will support its long-term conservation.
- 4.28 The new lift will be in the least intrusive location, in accordance with the advice received from HE and LBC, and meets the requirements of Local policy D2 Heritage and D1 (b) paragraph 7.2, which sets out the considerations that should govern sympathetic design in sensitive historic contexts.
- 4.29 In its size and massing, details and finishes, the design meets the requirements of local policies D1 and D2, and the Conservation Area Appraisal and Management Strategy Section 7.2 Guidance / Control over new development, which says: *Development proposals should preserve or enhance the character or appearance of the Regent's Park Conservation Area*, and: *In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner*.
- 4.30 The proposal will not harm the special interest of the listed building, or the setting of neighbouring listed buildings, or the character or appearance of the conservation area. It accords with national and local policies for the protection of the historic environment, and should therefore be permitted.

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6. Illustrations

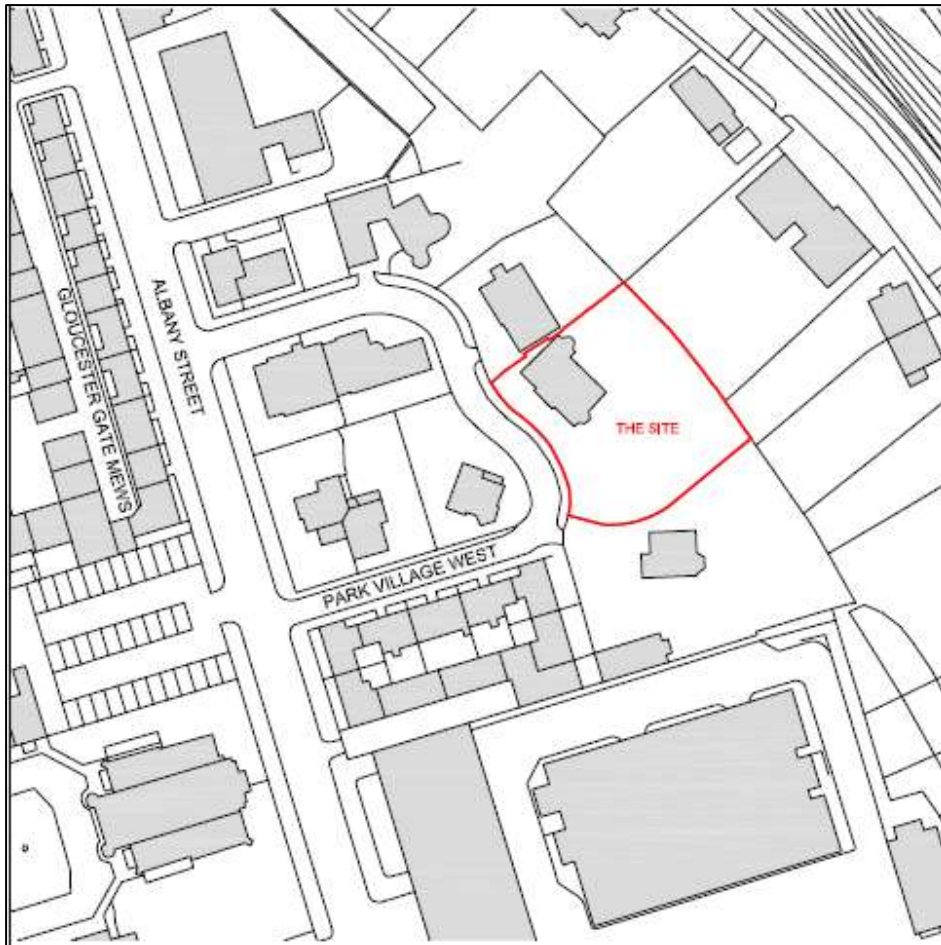


Fig. 1. Location plan (not to scale)

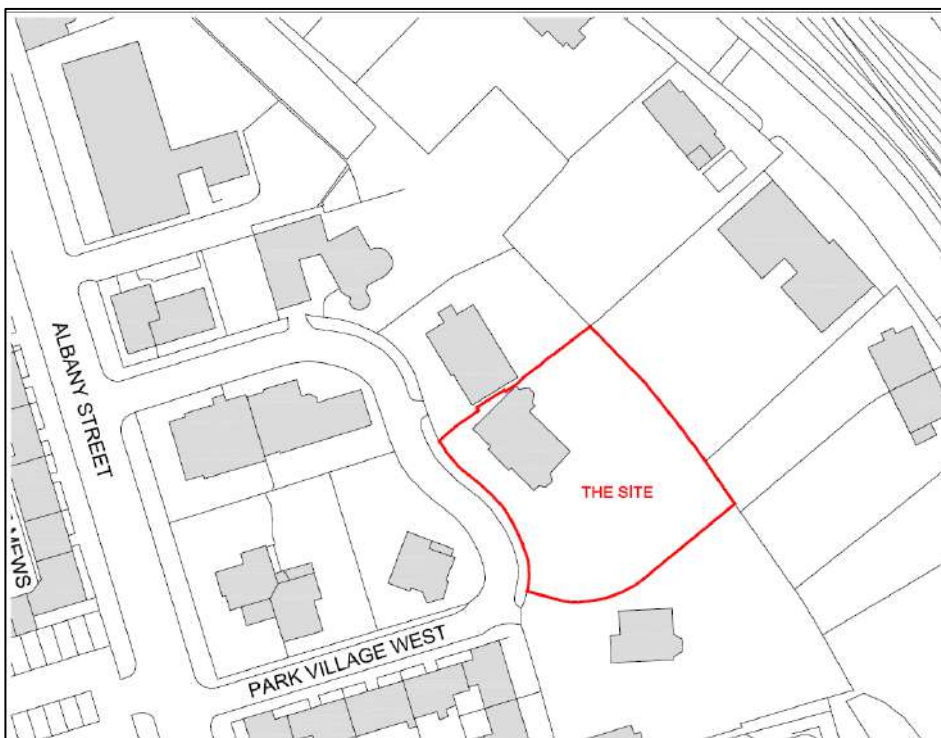


Fig. 2. Site plan (not to scale)



Fig 3. No. 10 Park Village West from the south-west



Fig 4. The garden elevations from the south-east: the 1982 conservatory in the angle of the original Nash / Pennethorne house, and early nineteenth-century extension with window bay on the right

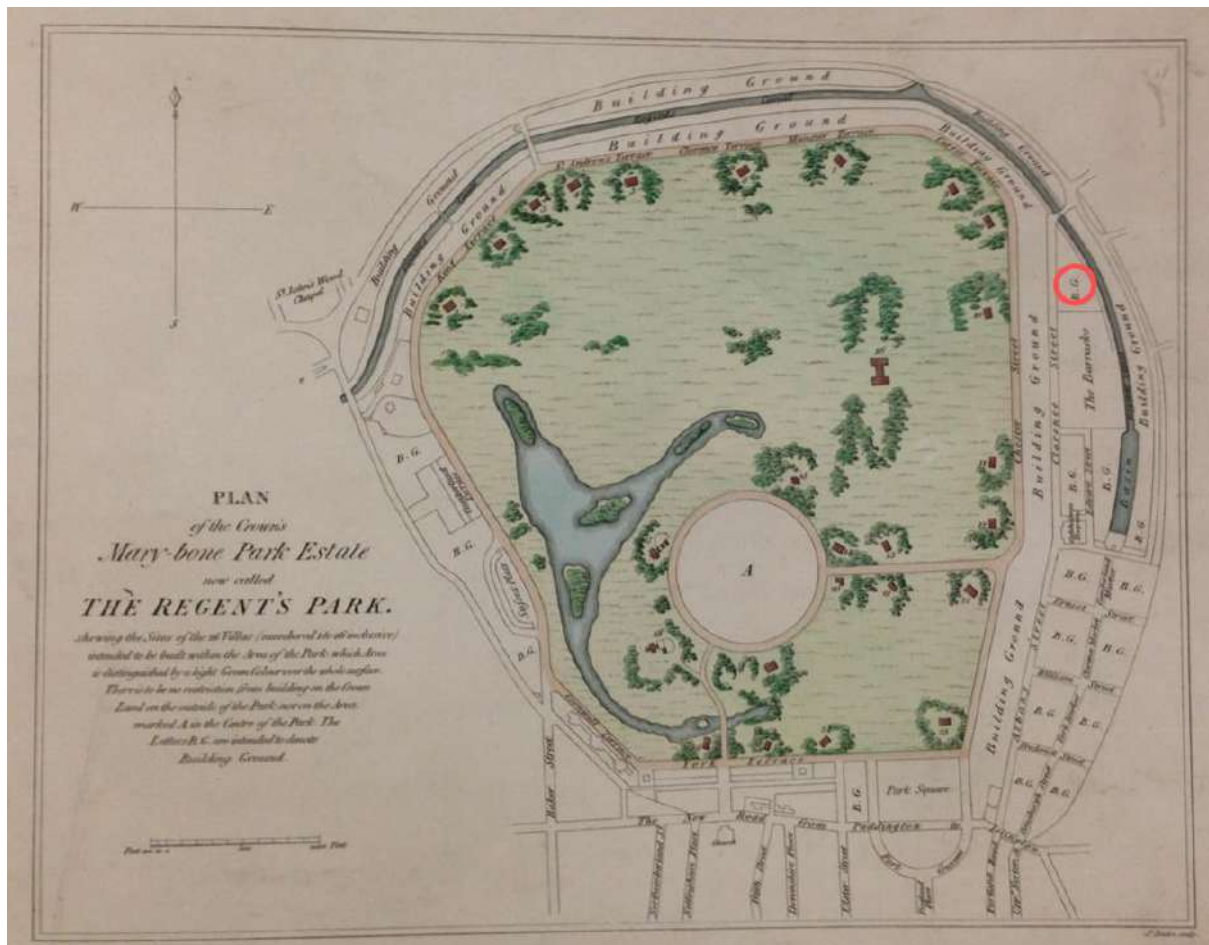


Fig 5. Plan of Regent's Park, 1825, with approximate site location, marked 'BG' for 'Building Ground' ringed in red (National Archives)

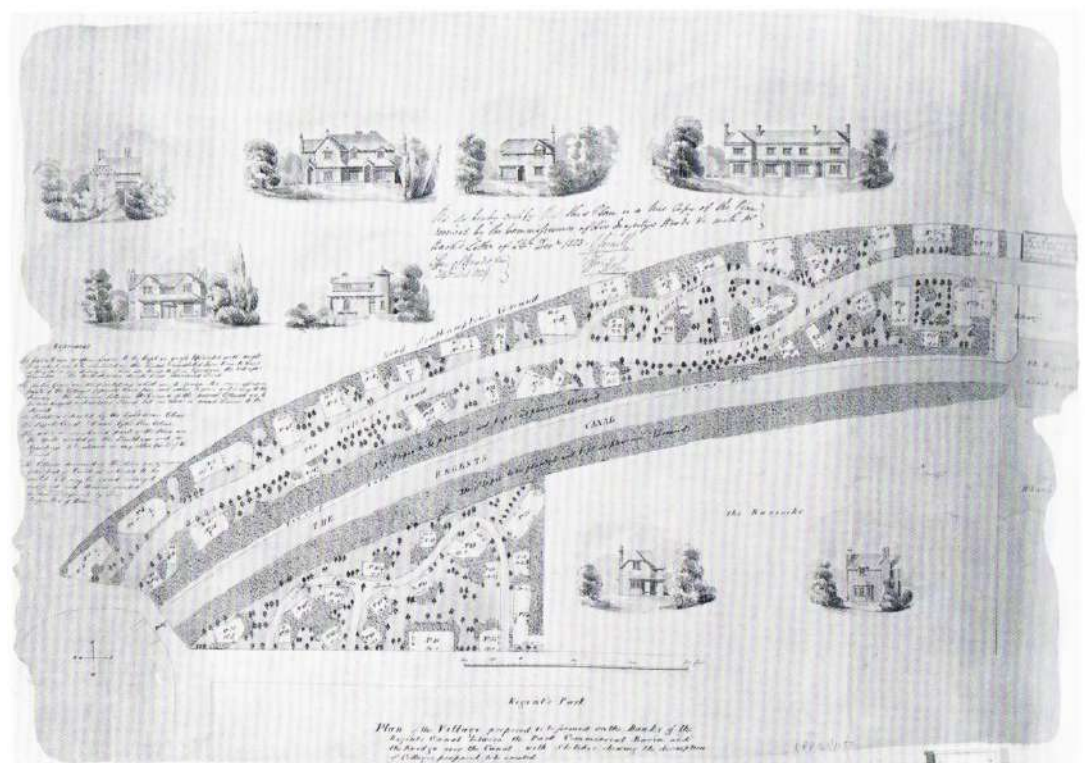
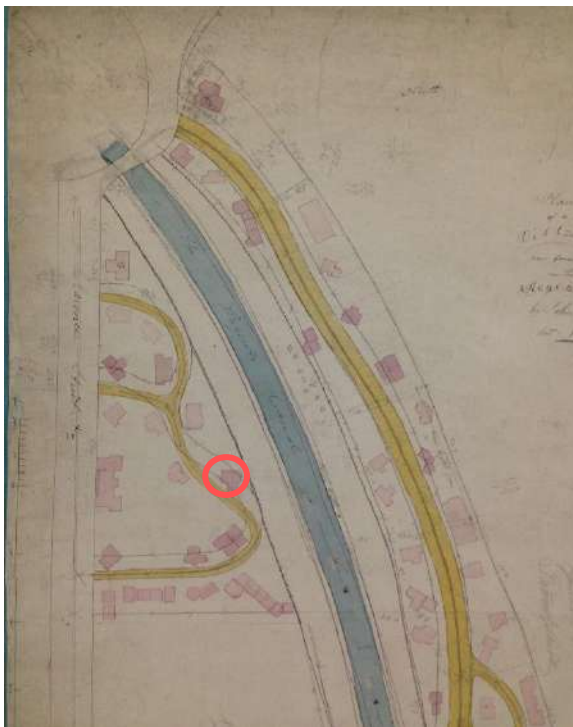


Fig 6. John Nash: an early layout of 'The Villages', 1823



Fig 7. No. 10 Park Village West: front elevation, glimpsed through greenery from the curving street. The location of the proposed lift is screened by the trees on the left-hand side of the picture



Figs 8 and 9. The layout of the Park Villages in 1825 (left) was of villas loosely arranged in generous grounds. By the time building was under way in 1828 (right), Park Village west was a simple loop layout and building plots in Park Village East were more tightly organised (National Archives)

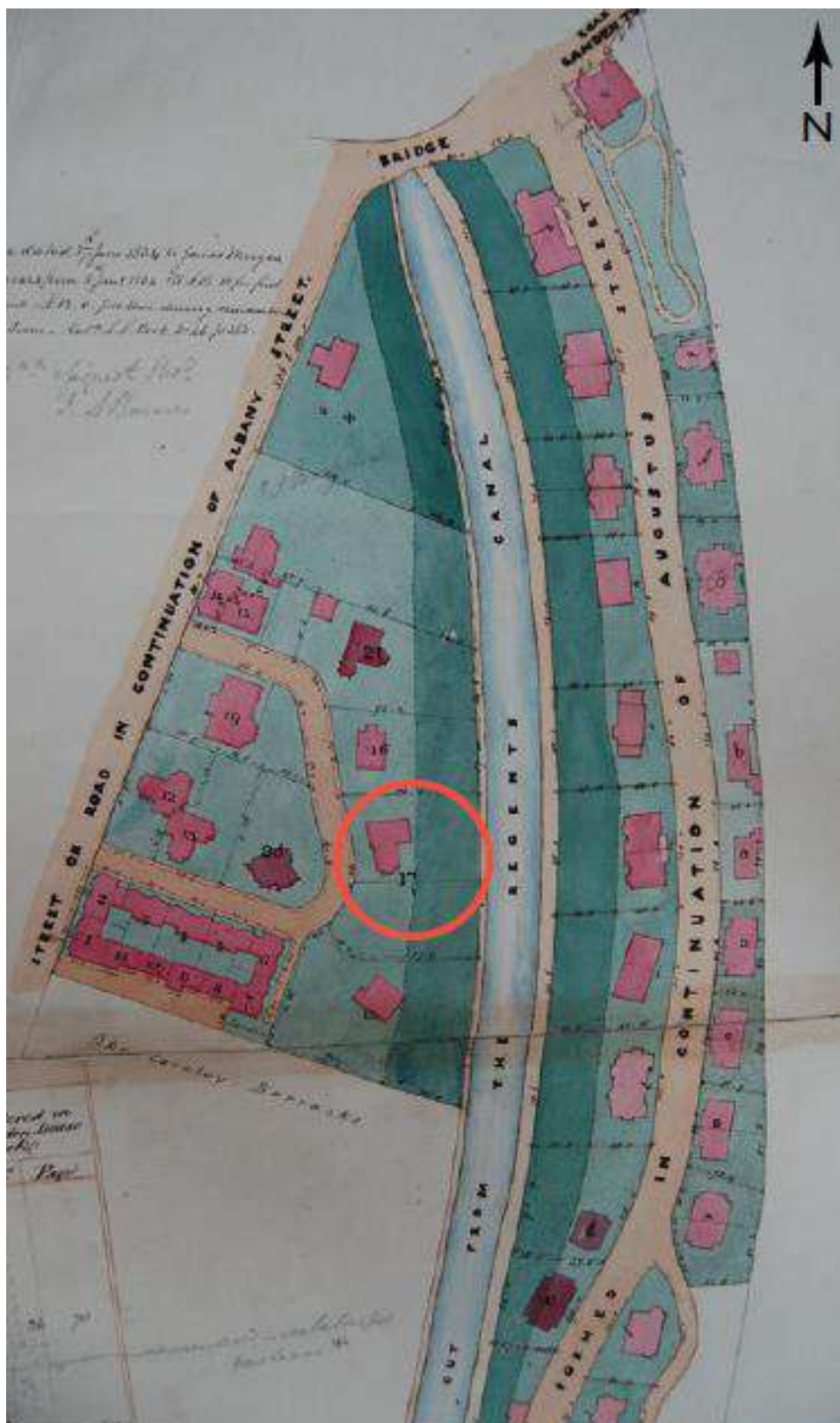


Fig 9. Lease plan, 1834. Detail with site circled in red (National Archives)



Fig 11. Charles Booth, Map Descriptive of London Poverty, 1888. Detail with site circled in red (LSE)



Fig 12. Ordnance Survey map, 1870, with site circled in red

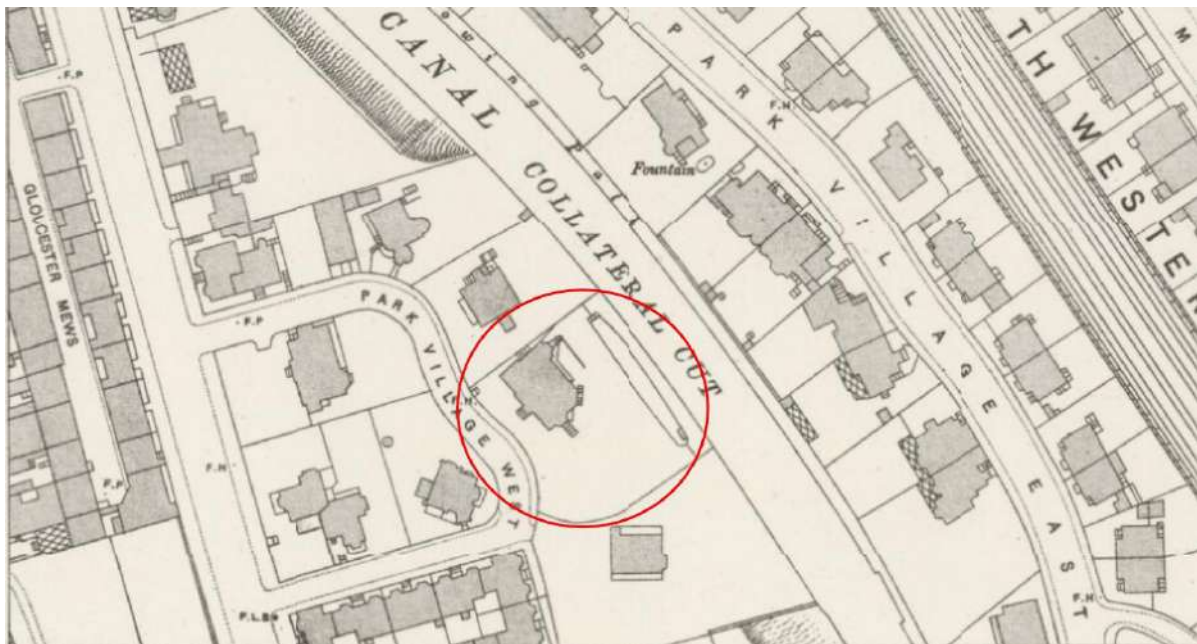


Fig 13. Ordnance Survey map, 1893–6, with site circled in red

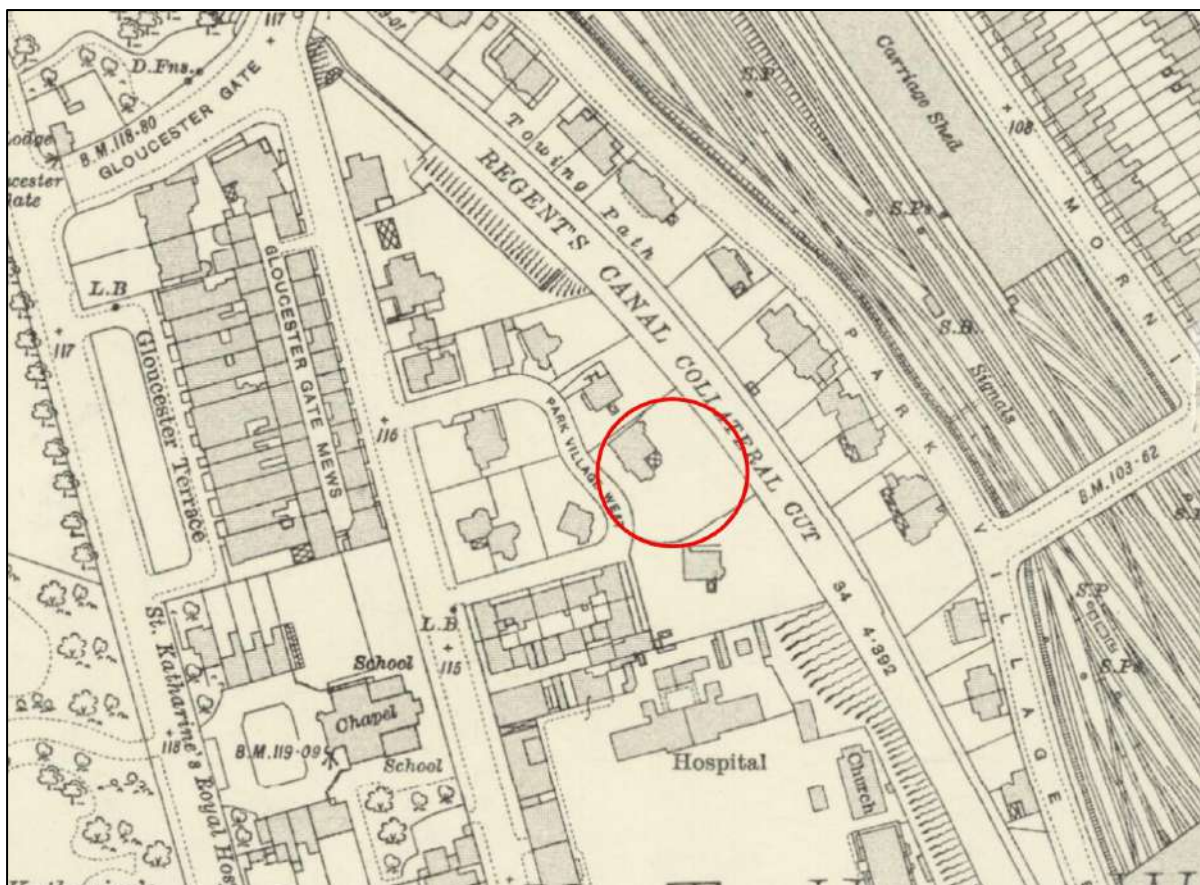


Fig 14. Ordnance Survey map, 1916, with site circled in red

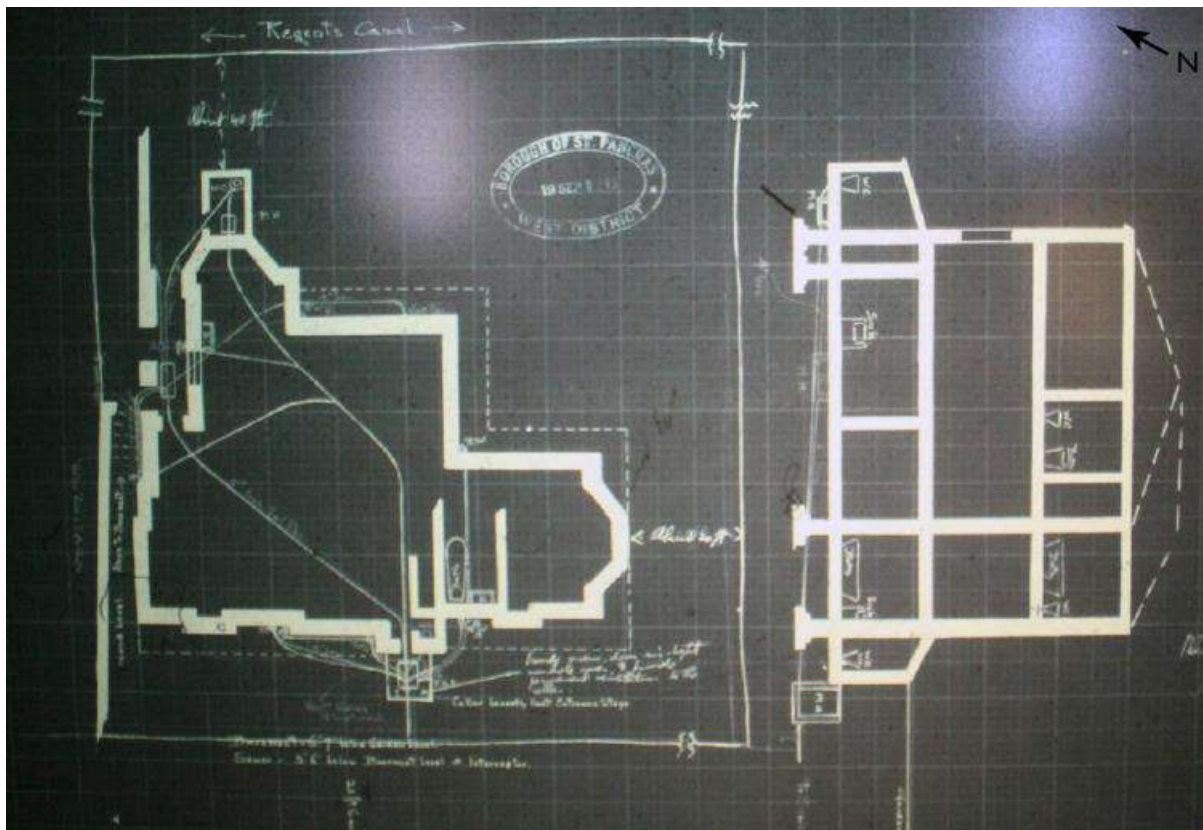


Fig 15. Drainage plan of lower ground floor, 1913 (Camden Local Studies Library)

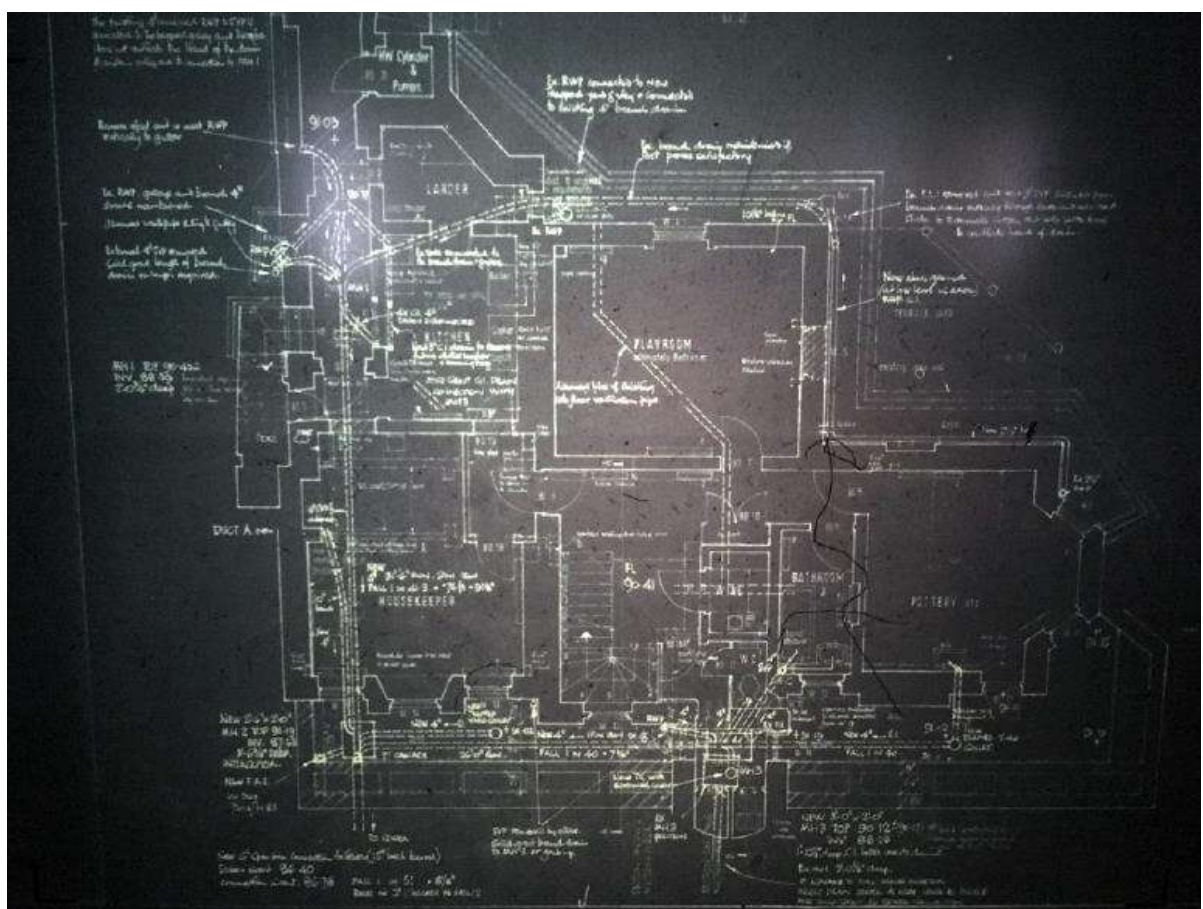


Fig 16. Drainage plan of fw, 1974 (Camden Local Studies Library)

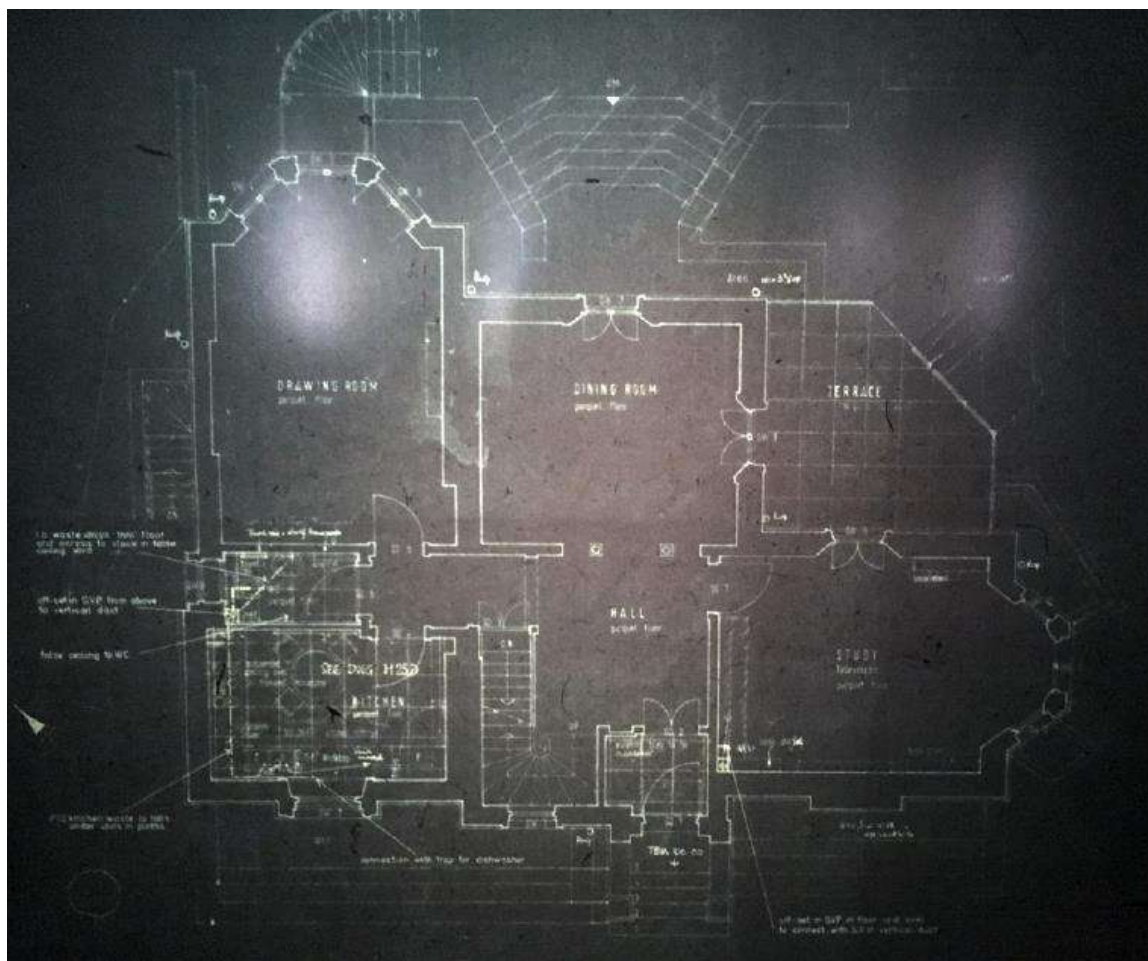


Fig 17. Drainage plan of ground floor, 1974 (Camden Local Studies Library)

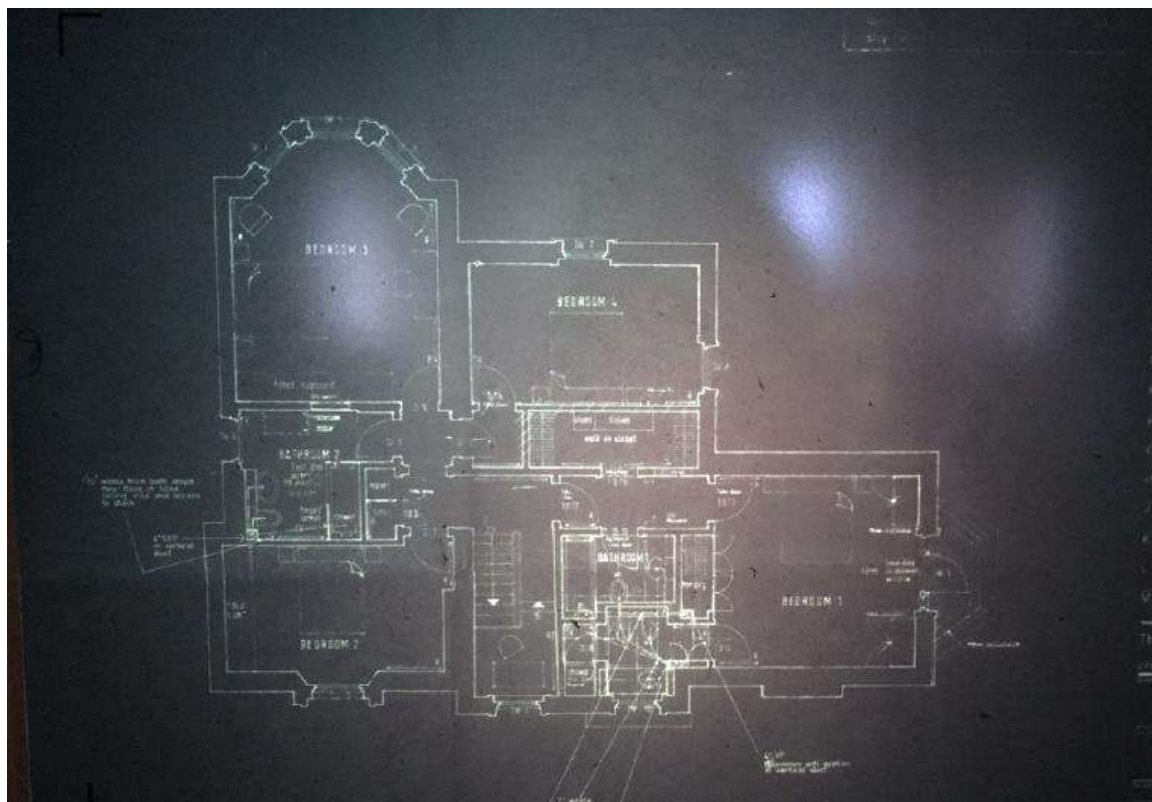


Fig 18. Drainage plan of first floor (Camden Local Studies Library)

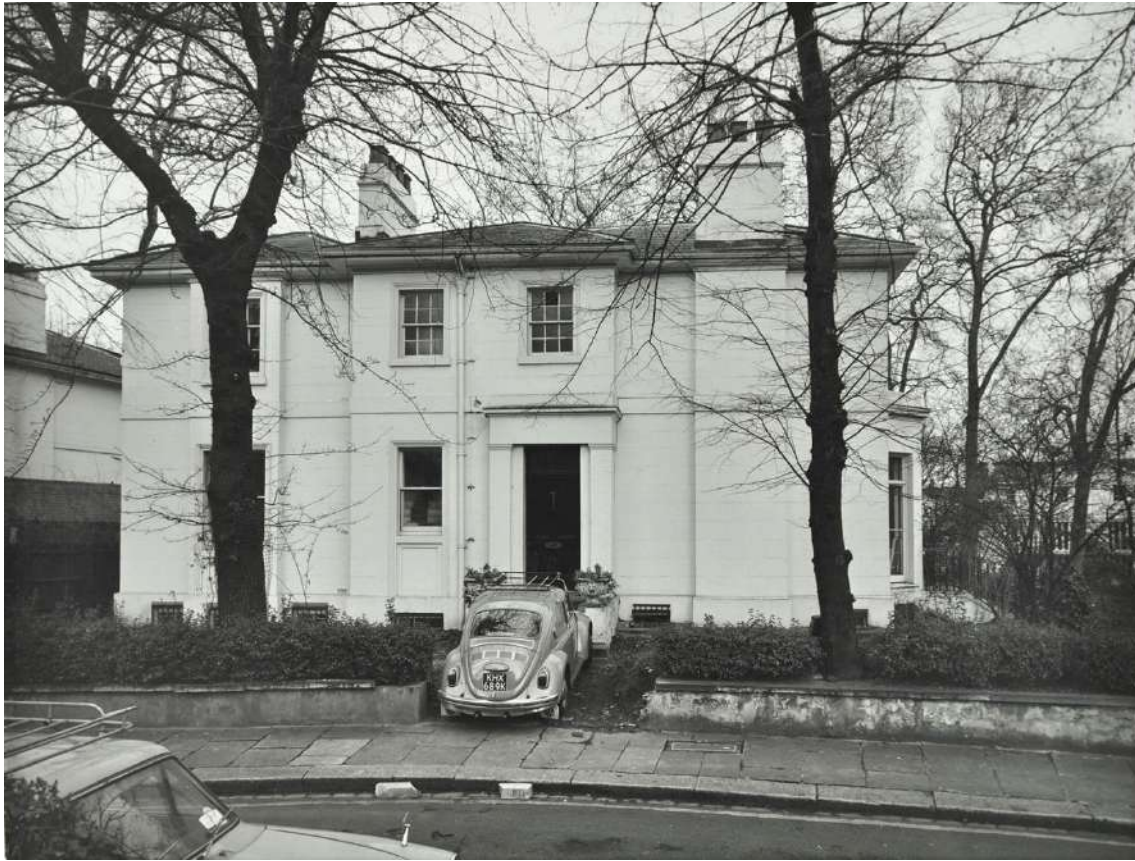


Fig 19. No. 10 Park Village West. The front elevation, 1975 (City of London)



Fig 20. The front elevation from the north-west, 1974. The north elevation has not yet been stuccoed (City of London)



Fig 21. The front elevation from the south-west, 1974 (City of London)



Fig 22. The rear elevation, 1974 (City of London)

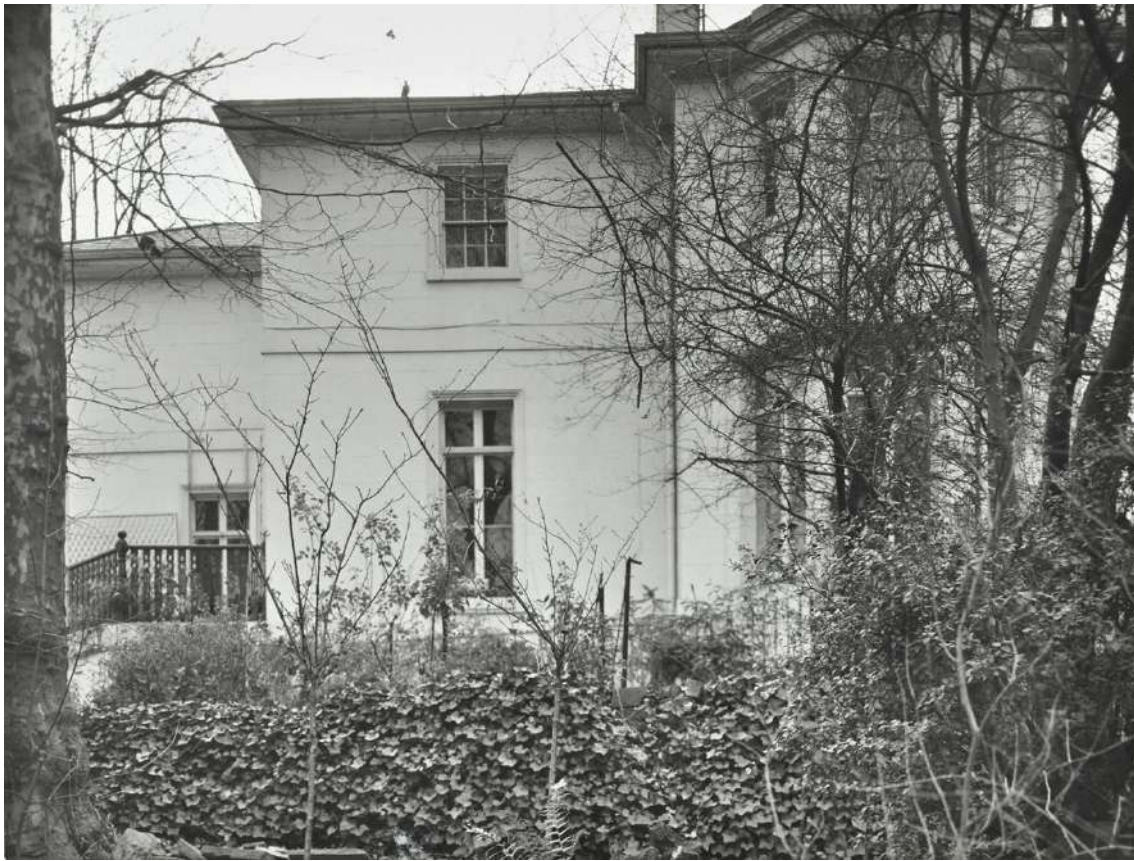


Fig 23. The south elevation in 1975 (City of London)



Fig 24. Detail of platform, 1975 (City of London)

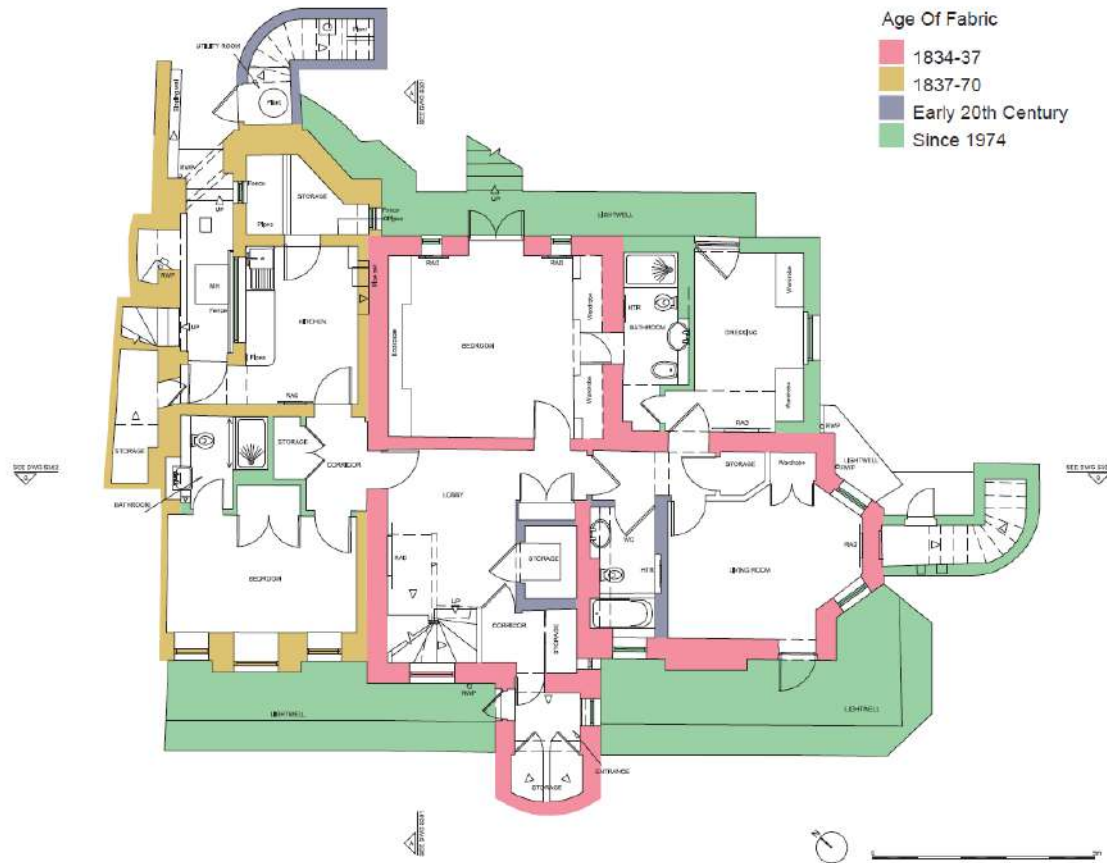


Fig 25. Lower ground floor age of fabric plan

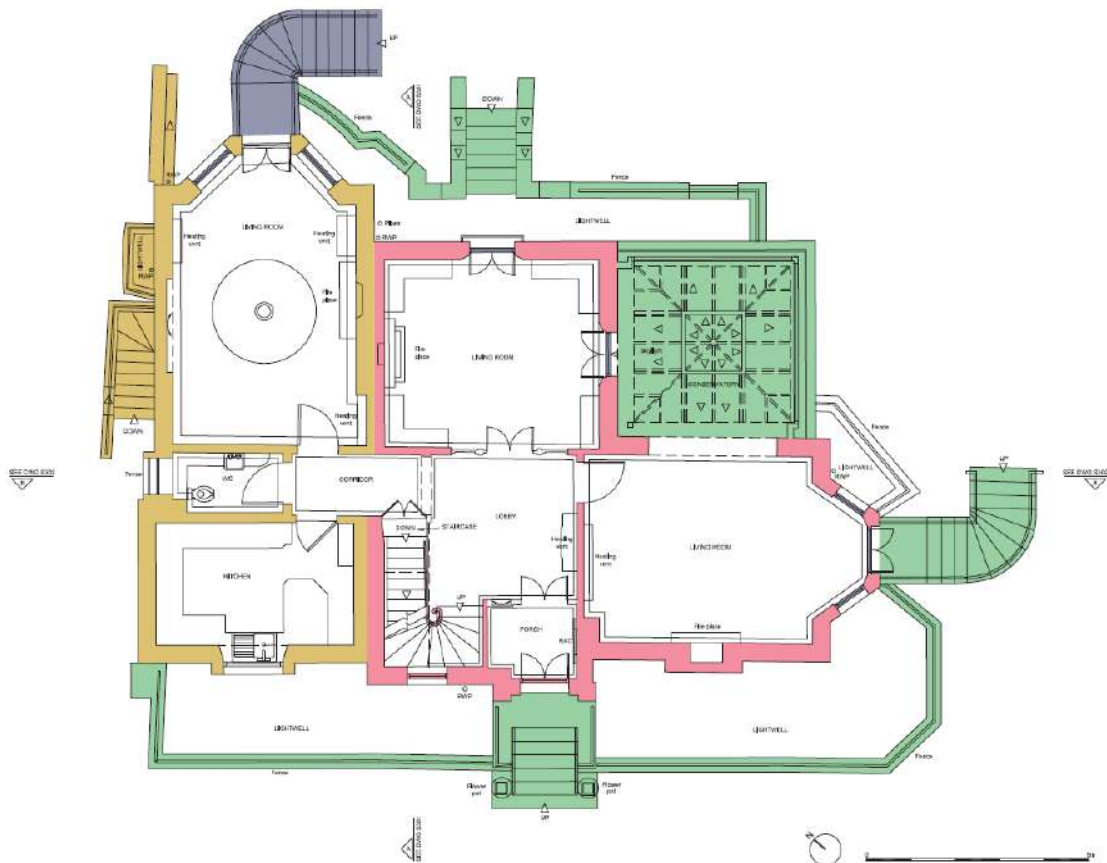


Fig 26. Ground floor age of fabric plan

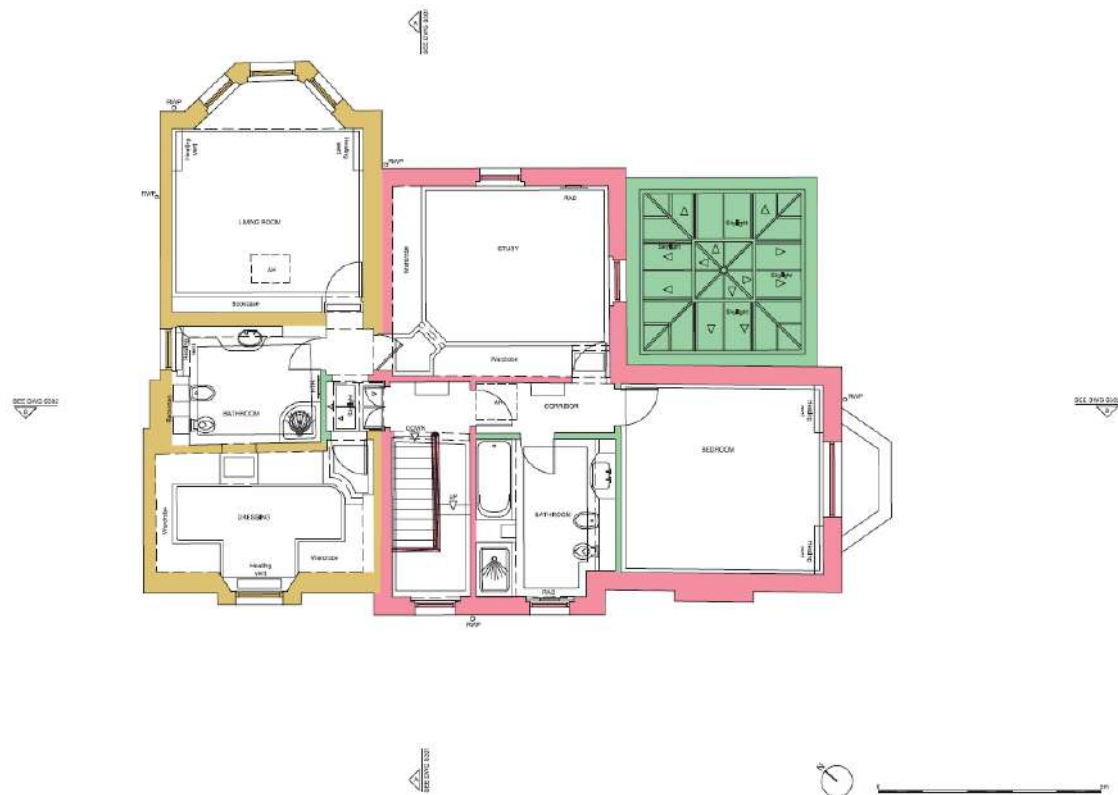


Fig 27. First floor age of fabric plan



Fig 28. Park Village West: listed buildings and structures, site circled in red

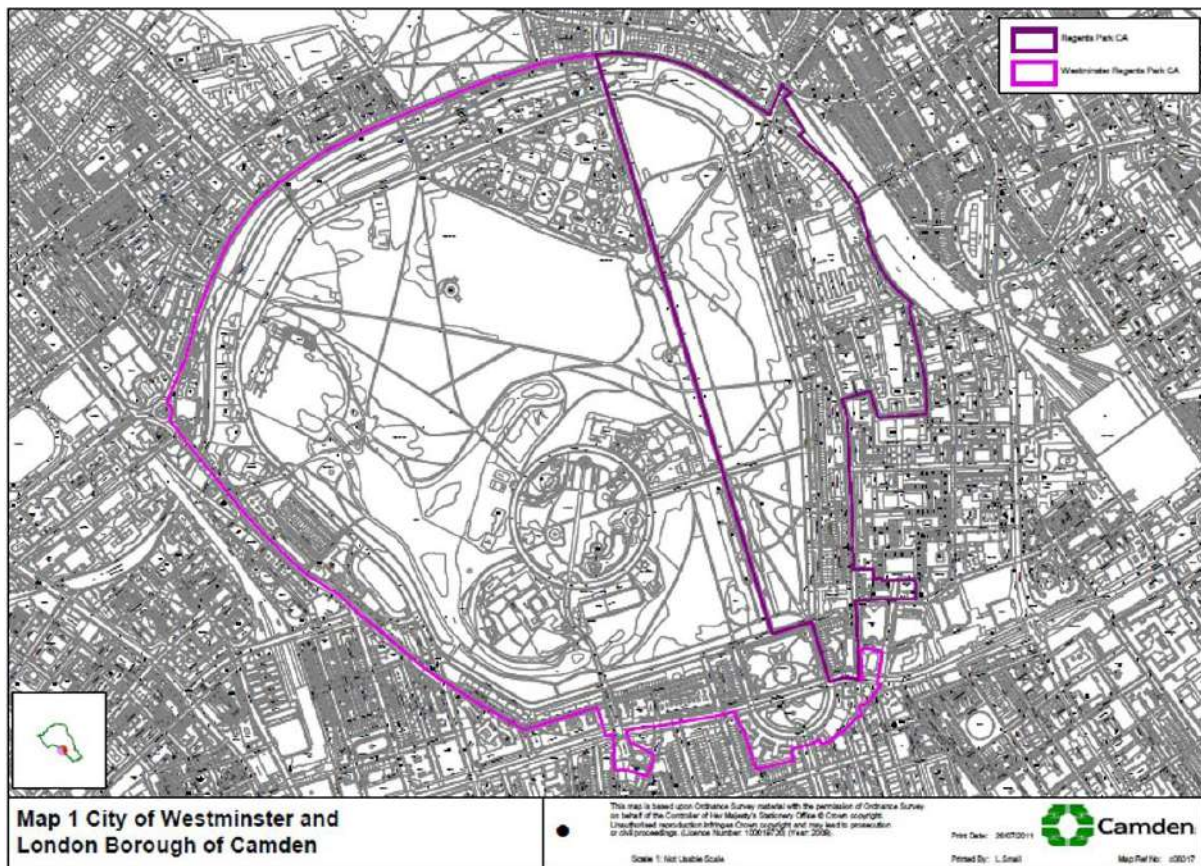


Fig 29. The Regent's Park Conservation Area (LBC)

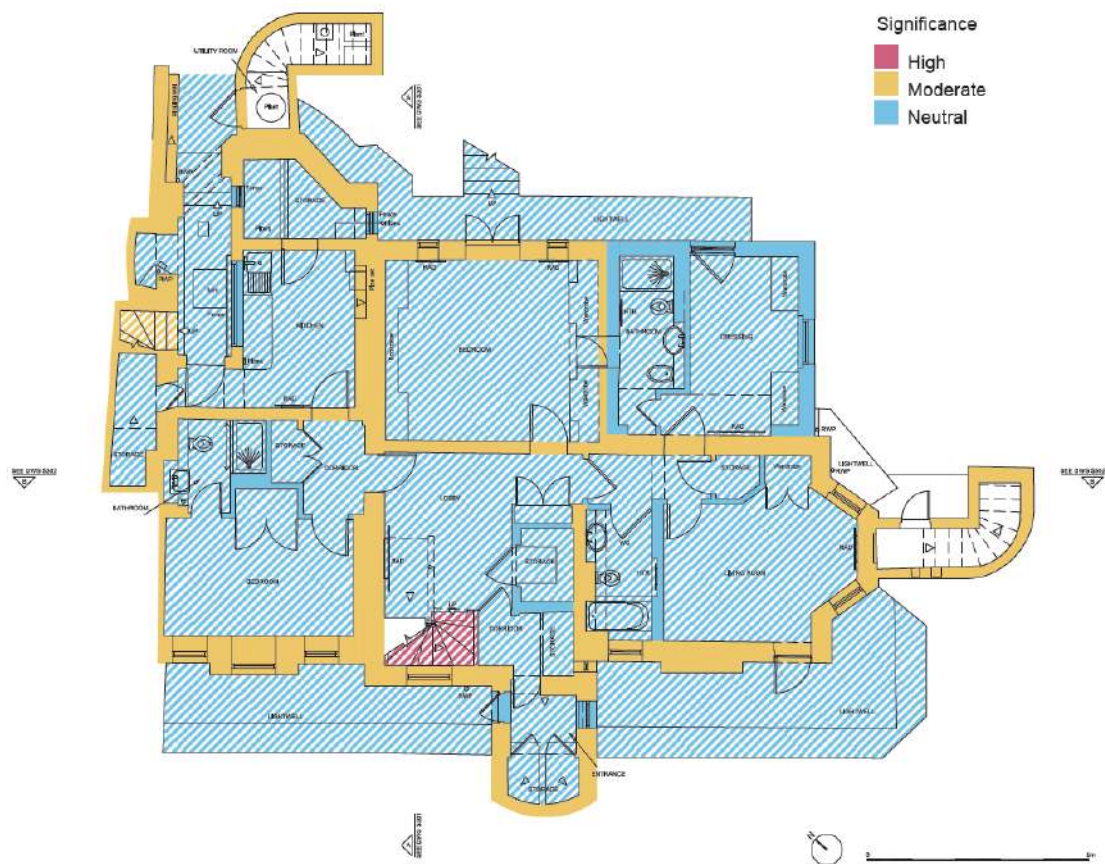


Fig 30. Lower ground floor significance plan

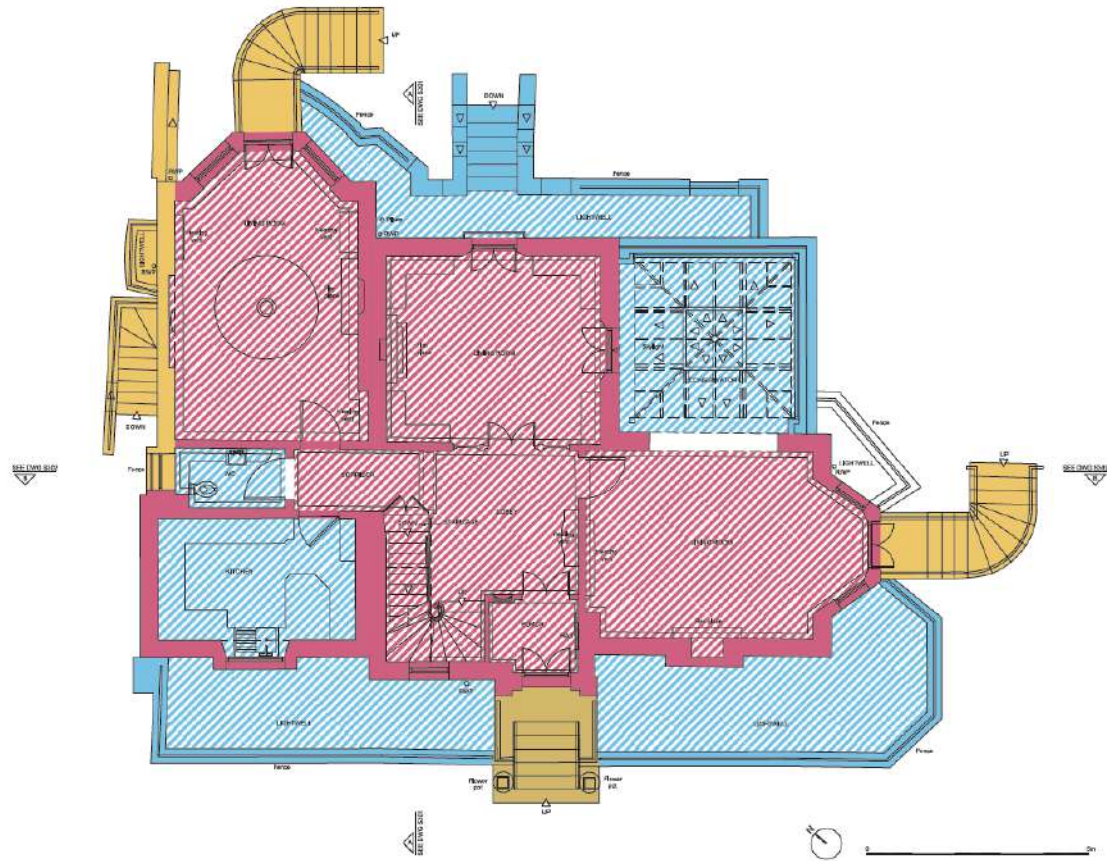


Fig 31 Ground floor significance plan

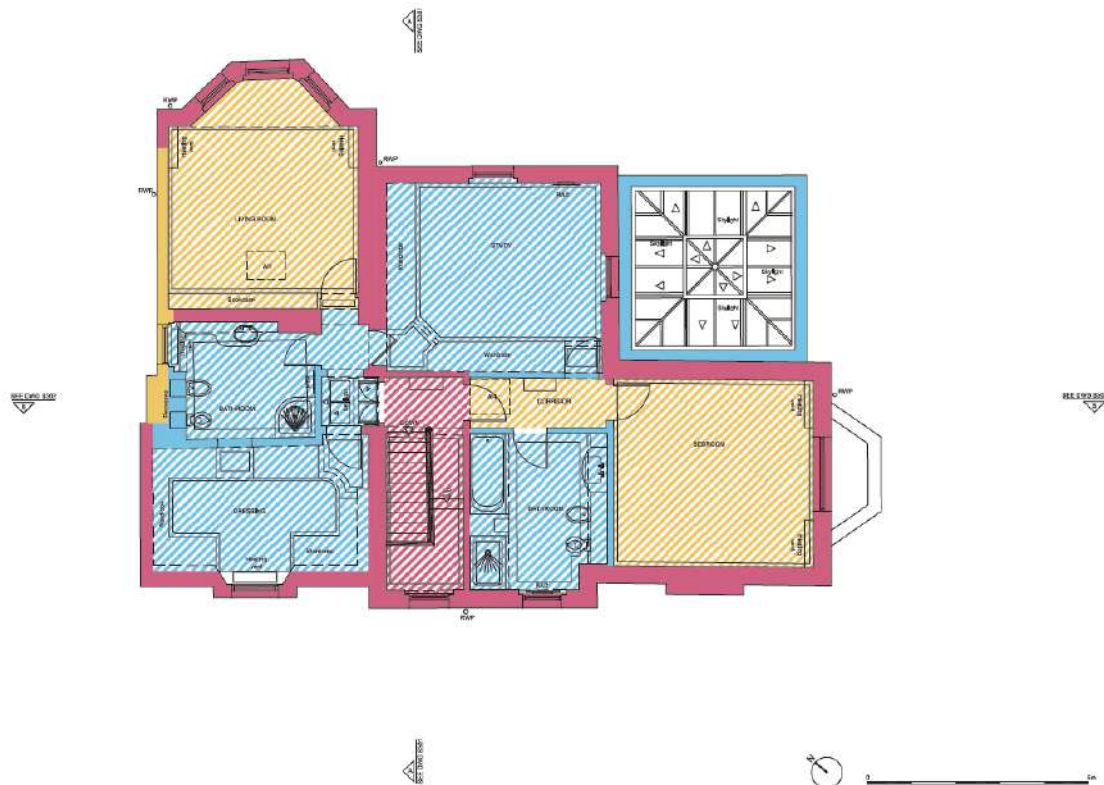


Fig 32. First floor significance plan

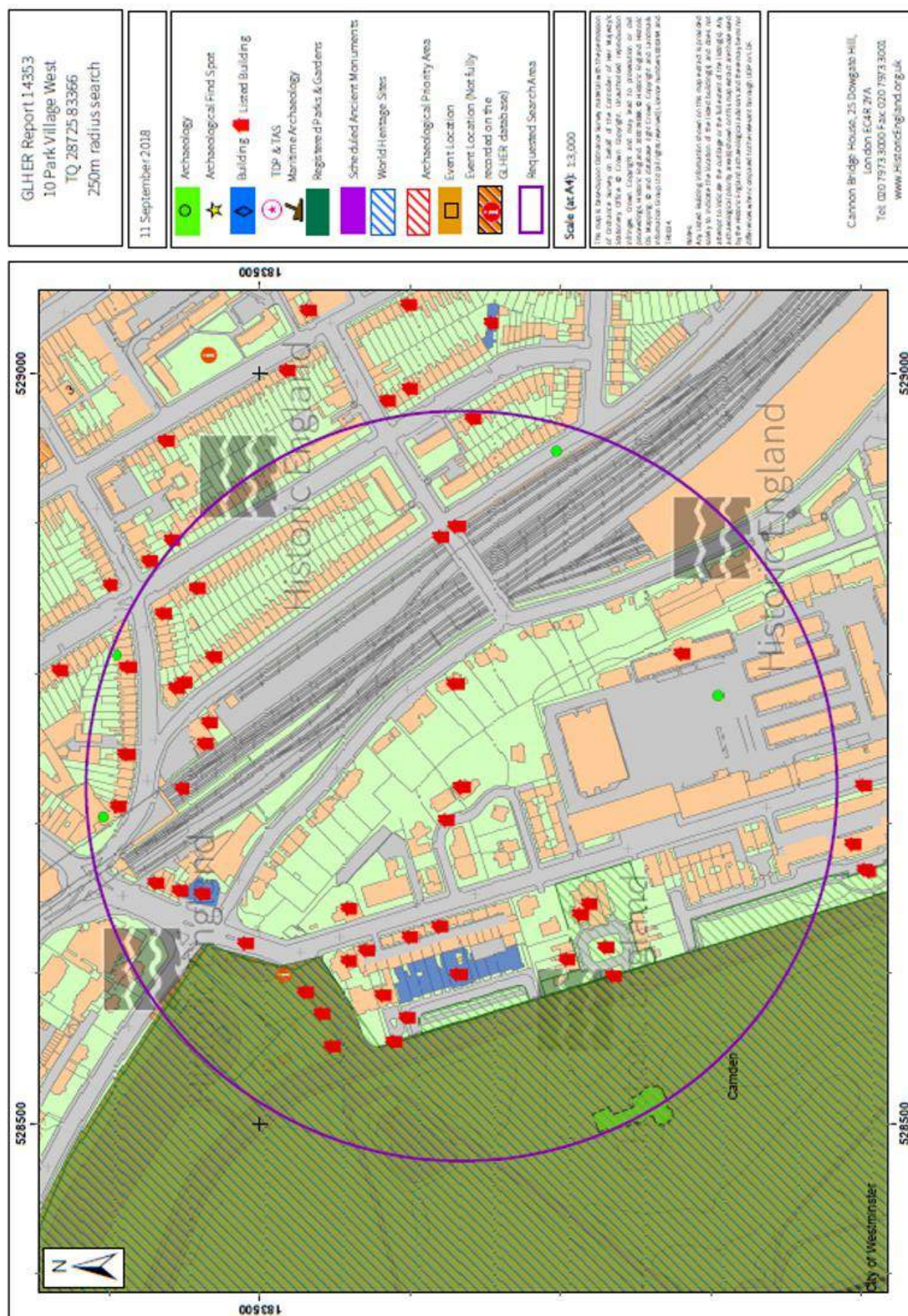


Fig 33. No. 10 Park Village West viewed from north-east. The first-floor window, just visible through tree foliage, is the location of the proposed lift



Fig 34. No. 11 Park Village West: on the left is the porch addition that provides the model for the design of the proposed lift enclosure at no. 10

Appendix A. HER map



Appendix B. List entry

NUMBERS 1-8, 10-14 AND 17-19 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 1-8, 10-14 AND 17-19 AND ATTACHED RAILINGS

List entry Number: 1322057

Location

NUMBERS 1-8, 10-14 AND 17-19 AND ATTACHED RAILINGS, 1-8, 10-14 AND 17-19, PARK VILLAGE WEST

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: 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: 477718

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. TQ2883SE PARK VILLAGE WEST 798-1/82/1282 Nos.1-8, 10-14 & 17-19 (Consecutive)
14/05/74 and attached railings

GV II*

Group of 16 related houses. 1832-7. Picturesque layout and houses by John Nash, James Pennethorne and other assistants in the Nash office. For the Commissioners of Woods, Forests and Land Revenues. All in stucco. EXTERIOR: Nos 1-7: c1832, probably by James Pennethorne. Terrace of double fronted houses with 2 houses at each end forming return wings (western wing to Albany Street). 2 storeys and basements. 3 windows each. Central doorways with four-centred arch, part-glazed doors flanked by columns supporting slated roofs forming porches and extending over flanking canted bays with 5-light transom and mullion windows. 1st floor with central 2-light casement flanked by 3-light casements. Cornice and blocking course. Tall stuccoed slab chimney-stacks. Nos 1 & 2 with attached stucco walls having trellis, grilled segmental-headed openings to light areas and pillars. SUBSIDIARY FEATURES: Nos 3-7, attached cast-iron railings on sleeper walls with piers. No.8: c1834-7 by Charles Lee for Joseph Baxendale. Slated roof with gables to 3 elevations. Asymmetrical villa. 2 storeys and attic. 3 windows. Ground floor of projecting, gabled right-hand 2 window bay, an open distyle-in-antis portico; panelled door with radial patterned fanlight. Architraved sashes. Bay at rear on cast-iron columns. SUBSIDIARY FEATURES: cast-iron railings on dwarf wall. No.10: c1834-7 by Nash office for HC Cholmondeley. Slated hipped roof with projecting eaves. Villa with asymmetrical front facade. 2 storeys and semi-basement. 3 windows. Prostyle portico with panelled door and fanlight. To right, a chimney-stack rising from ground floor level. Architraved, recessed sashes. Right and left returns with canted bay windows; 2-storey canted bay window at rear. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall with gate piers. No.11: c1834-7 by Nash office for A Duff. Restored c1975. Slated hipped roof with bracketed eaves. Tall, stuccoed slab chimney-stacks to right and left. 2 storeys and semi-basement. Symmetrical facade of 3 windows. Entrance in channelled stucco porch projection to left; round-arched doorway with radial fanlight and panelled door. Ground floor casements with cast-iron guards. 1st floor sashes with architraved heads linked by impost bands. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall. No.12 (Tower House): c1834-7 by Nash office for James Johnson, physician to William IV. Low slated pitched roofs with wide bracketed eaves and stuccoed slab stacks with dentil enrichment. Italianate design with 3 storey octagonal entrance tower based on Tower of the Winds on angle of 2 and 3 storey villa. Right-hand return with 3 window canted oriel rising through 2 storeys. Pedimented entrance porch with panelled door. Recessed sashes, those above porch blind. Casements with cast-iron balcony to ground floor of oriel. SUBSIDIARY FEATURES: attached low sleeper wall with columns carrying urns; cast-iron railings. No.12A: single storey pedimented building of later date, with tetrastyle pilaster treatment. The former coach house of No.12. No.13: c1834-7 by Nash office. Slated roof with projecting bracketed eaves and stuccoed slab chimney-stack. Semi-detached, abutting at west end on No.14. 2 storeys and basement. Double fronted with 3 windows. Rusticated pilaster strips to ground floor, plain band at 1st floor level and plain pilaster strips to 1st floor. 1st floor sill band. Central entrance with architraved doorway having panelled door and radial fanlight, flanked by tripartite windows with enriched consoles on mullions. Recessed sashes to 1st floor. SUBSIDIARY FEATURES: attached cast-iron railings to areas on sleeper wall with piers, those flanking steps with wreaths and surmounted by urns. No.14: c1834-7 by Nash office. Built by J Johnson. Slated roof with projecting bracketed (coupled) eaves and stuccoed slab chimney-stack. Semi-detached with main facade to Albany Street, abutting at rear on No.13. 3 storeys and basement. Double fronted with 3 windows and 1 window right return. Rusticated stucco. Round-arched doorway with panelled door, radial fanlight and semicircular glass hood on

cast-iron brackets, flanked by 3-light canted bay windows with enriched consoles on mullions supporting entablature which continues above doorway. Upper floors with architraved sashes having aprons and louvred shutters. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall with openings to light areas. No.17: c1834-7 by Nash office. L-shaped villa in Tudor-Gothic style with steeply pitched slated roofs and gables with tall polygonal stacks and finials. Two storeys, attic and basement, with single storey porch and entrance hall in angle. 2 storeys, attic and basement. 1 window to each gabled facade. Projecting porch with deep parapet and buttressed at angles. Square-headed doorway with hood mould, panelled door and fanlight. Both gabled facades with octagonal pinnacled buttresses, finial at apex and stucco string. Left facade with transomed and mullioned ground floor window, 2-light casement on 1st floor and single light attic casement. Right facade with 4-light transomed and mullioned canted bay window with parapet; 1st floor with 2-light casement and single light attic casement above. SUBSIDIARY FEATURES: attached cast-iron railings to areas and on dwarf wall. Plaque on side of porch commemorating founding of Church of England religious sisterhood here in 1845. No.18: c1832, probably by Pennethorne. Slated gabled roofs with projecting bracketed eaves and tall rectangular chimney pots set diagonally. Rectangular villa with projecting canted bays, attached to No.19 at NW corner. 2 storeys, attic and semi-basement. 2 windows. Square-headed doorway with hood mould and panelled door. Above this, 3 light recessed casement with hood mould; crenellated parapet. Projecting bay to right with 5-light canted bay window rising through ground and 1st floors with small slated roof having bracketed eaves. 2-light attic window above. Right hand return with chimney-stack rising from ground floor level. Projecting bay on right hand return similar but bay window to ground floor only. SUBSIDIARY FEATURES: attached cast-iron railings to areas and on dwarf wall. No.19: c1832, probably by Pennethorne. Slated gabled roofs with projecting bracketed eaves and tall rectangular chimney pots set diagonally. Irregular villa with projecting bays, attached to No.18 at SE corner. 2 storeys, attic and semi-basement. 2 windows. Pointed arch doorway with panelled door and patterned fanlight, above which a 3-light oriel window with small roof; parapet. Projecting gabled bay to left with 5-light canted bay window rising through ground and 1st floors with small slated roof having bracketed eaves. 2-light attic window above. Left hand return with chimney-stack rising from ground floor level. Projecting bay on left return similar but bay window to ground floor only. SUBSIDIARY FEATURES: attached cast-iron railings to areas and on dwarf wall. INTERIORS: not inspected. HISTORICAL NOTE: Park Village East and West (qv) were first sketched out by John Nash in 1823 as developments of small independent houses at the edge of Regent's Park. They had great influence on the development of the Victorian middle-class suburb. Both villages originally backed onto the Cumberland Basin arm of the Regent's Canal, constructed 1813-16 to service Cumberland Market; filled in 1942-3. Park Village West is listed Grade II* on account of its innovation and completeness. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: - 1949: 153-155; Saunders A: Regent's Park: -1969; Tyack G: Sir James Pennethorne: -1993: 24-27).

Listing NGR: TQ2872583366

[Selected Sources](#)

Books and journals

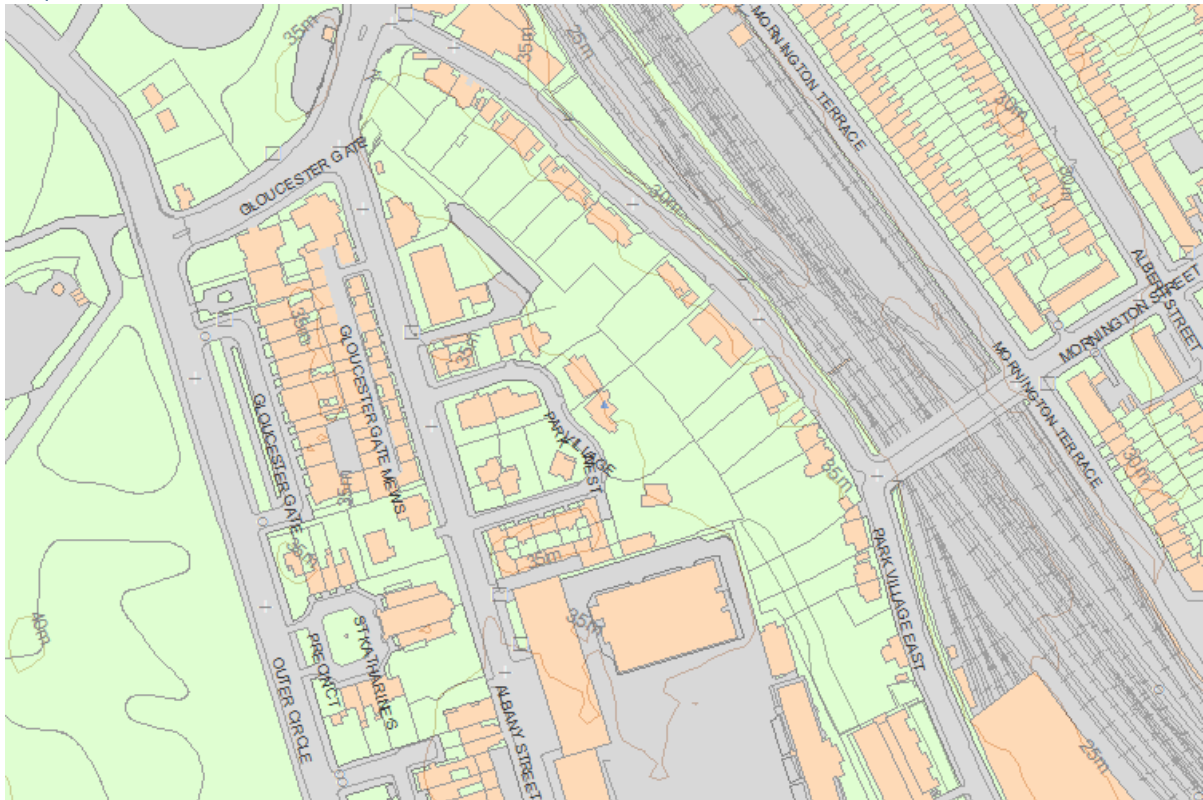
Saunders, A , Regent's Park, (1969)

Tyack, G, Sir James Pennethorne and the Making of Victorian London, (1992), 24-7

'Survey of London' in Survey of London - Tottenham Court Road and Neighbourhood St Pancras Part 3: Volume 21, (1949), 153-155

National Grid Reference: TQ 28725 83366

Map



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The above map is for quick reference purposes only and may not be to scale.

This copy shows the entry on 23-Jul-2018 at 12:06:30.

End of official listing.

Appendix C. Relevant planning policy: a summary

- C.1 As no. 10 Park Village West is Grade II*-listed, works that affect its significance require listed building consent and will be assessed against Government guidance contained in the NPPF (MHGLC, 2019) and the online NPPG (MHGLC, as updated), which gives useful guidance on public benefits. Historic England has produced relevant guidance on *Easy Access to Historic Buildings* (HE, 2015). In regional policy, the London Plan (GLA, 2016) contains policies for the historic environment. Local policies in the Camden Local Plan (LBC, 2017) are also relevant.

National: Planning (Listed Buildings and Conservation Areas) Act 1990

- C.2 Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local planning authorities, in considering whether to grant listed building consent, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- C.3 Section 72 of the Act requires local planning authorities, in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National: NPPF 2019

- C.4 The NPPF sets out the Government's planning policies for England. Section 16 Conserving and Enhancing the Historic Environment contains guidance on how local planning authorities should assess proposals to alter listed buildings. Paragraphs 189, 190, 192 and 193 are relevant to the present application.

Paragraph 189. *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 [...]*

Paragraph 190. *Local planning authorities should 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.*

Paragraph 192. *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.*

Paragraph 193. *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. [...].*

National: Planning Practice Guidance

- C.5 Additional guidance for local planning authorities determining planning and listed building consent applications is available online. It contains the following advice on 'Decision-Taking: Historic Environment': *sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation* (MHCLG, 2014. Paragraph: 015 Reference ID: 18a-015-20140306).

The guidance discusses the term 'public benefits' as follows:

Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation* (MHCLG, 2014. Paragraph: 020 Reference ID: 18a-020-20140306).

National: Historic England: Easy Access to Historic Buildings

- C.7 Historic England guidance on the design of access in historic buildings deals mainly with public buildings and sites. However, it contains the following statements that are relevant to the proposal for no. 10 Park Village West:

[Heritage assets sometimes] need to be modified to meet the changing needs of their occupants. The survival of most historic buildings depends upon their continued, viable use and this may, among other things, require alterations to improve access. (Section 1.1)

It is important that each feature is properly understood, both in its own right and in the context of the whole building. Every effort should be made to leave features unchanged and visible if they contribute to the building's significance, character or composition. In some circumstances a reasonable adjustment may involve avoiding a feature rather than making an alteration. (Section 2.2)

The best way to provide accessible circulation between different floors of a building is to install an integrated and suitably sized passenger lift

[...]

Passenger and platform lifts are best located in the less-sensitive parts of historic buildings, for example secondary staircases and light wells or in areas that have already been disturbed or altered. (Section 3.3)

Regional: The London Plan 2016 (consolidated with alterations since 2011)

- C.8 The London Plan is the overall strategic plan for London. It sets out an integrated economic, environmental, transport and social framework for the development of London until 2036.

Chapter 7 of the Plan, 'London's Living Places and Spaces', contains policies for the historic environment and landscapes. Policy 7.8 Heritage Assets and Archaeology includes the following advice on planning decisions:

(D) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

The New London Plan, due to be adopted in Autumn 2019, is a material consideration in planning decisions. Policy HC1 of the draft, 'Heritage conservation and growth', includes:

(D) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings [...]

Local: Camden Local Plan

C.9 The Local Plan was adopted on 3 July 2017 and is the basis for planning decisions and future development in the borough. Chapter 7 Design and Heritage contains the following policies that are relevant to the proposal.

Policy D1 Design states:

The Council will seek to secure high quality design in development. The Council will require that development:

- a) respects local context and character;*
- b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d) is of sustainable and durable construction and adaptable to different activities and land uses;*
- e) comprises details and materials that are of high quality and complement the local character;*
- f) [...]*
- g) is inclusive and accessible for all;*
- h) promotes health;*
- i) is secure and designed to minimise crime and antisocial behaviour;*
- j) responds to natural features and preserves gardens and other open space;*
- k) [...]*
- l) [...]*
- m) preserves strategic and local views;*
- n) for housing, provides a high standard of accommodation; and*
- o) carefully integrates building services equipment.*

The policy detail on local context and character is contained in paragraph 7.2:

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;*
- the character and proportions of the existing building, where alterations and extensions are proposed;*
- the prevailing pattern, density and scale of surrounding development;*
- the impact on existing rhythms, symmetries and uniformities in the townscape;*
- the composition of elevations;*

- *the suitability of the proposed design to its intended use;*
- *inclusive design and accessibility;*
- *its contribution to public realm and its impact on views and vistas; and*
- *the wider historic environment and buildings, spaces and features of local historic value.*

Paragraph 7.3 states that the Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.

Policy D2 Heritage states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

The Council's policy on designated heritage assets repeats the NPPF guidance on proposals that would harm significance, and is not relevant to the current proposals.

The Council's policy on conservation areas should be read in conjunction with the policy on designated heritage assets. It states: *In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.*

The Council will:

- p) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- q) [...]*
- r) [...]*
- s) preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

The Council's policy on Listed Buildings states: *To preserve or enhance the borough's listed buildings, the Council will:*

- u) resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- v) resist development that would cause harm to significance of a listed building through an effect on its setting.*

Paragraph 7.61 specifies the Council's expectations in respect of access in listed buildings:

Where listed buildings and their approaches are being altered, disabled access should be considered and incorporated. The Council will balance the requirement for access with the interests of conservation and preservation to achieve an accessible solution. We will expect design approaches to be fully informed by an audit of conservation constraints and access needs and to have considered all available options. The listed nature of a building does not preclude the development of inclusive design solutions and the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation.

Local: Camden Planning Guidance

C.10 The Council has issued planning guidance documents. CPG1 Design (July 2015 updated March 2018). Section 3 Heritage sets out the following Key Messages:

Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.

- *We will only permit development within conservation areas that preserves and enhances the character and appearance of the area*

[...]

- *Historic buildings can and should address sustainability and accessibility.*

Under the heading 'Inclusive access to listed buildings' paragraph 3.27 states:

It is important that everyone should have dignified and easy access to and within historic buildings, regardless of their level of mobility. With sensitive design, listed buildings can be made more accessible, while still preserving and enhancing the character of the building.

Local: Conservation Area Appraisal and Management Strategy

- C. 11 The Regent's Park Conservation Area Appraisal and Management Strategy was adopted on 11 July 2011. It is concerned with the preservation and enhancement of the character and appearance of the conservation area, and is a material consideration in the determination of planning applications.

In Section 3 Maintaining character the document says:

Applications for development will be determined having regard to the special interest of the Conservation Area and the specialist advice of conservation officers and consultation with the Regent's Park Conservation Area Advisory Committee;

[...]

In undertaking its development control function the Council will ensure that that the historic grain, patterns, forms, and details which are an essential part of the special architectural character of Regent's Park Conservation Area are preserved, repaired and reinstated where appropriate;

Section 7.2 Guidance / Control over new development says:

Development proposals should preserve or enhance the character or appearance of the Regent's Park Conservation Area and that of the neighbouring Regent's Park Conservation Area within the City [of Westminster].

And:

In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner.

Appendix D. Historic England advice



Historic England

LONDON OFFICE

Mr Nick Scannell
Belsize Architects
48 Parkhill Road
London
NW3 2YP

Direct Dial: 07990 339977

Our ref: PA00923476

29 January 2019

Dear Mr Scannell

Pre-application Advice

10 PARK VILLAGE WEST, LONDON, NW1 4AE

Thank you for arranging the site visit on 11 December 2018 and for sending through the revised proposals via email, which we received on 16 January 2019.

Advice

Significance of the Historic Environment

Park Village West is a group of sixteen stucco houses individually designed 1832-37 by John Nash, James Pennethorne and other assistants in the Nash office, set in a picturesque layout, first sketched out by Nash in 1823. The group of sixteen houses are listed at Grade II*, reflecting their very high degree of special architectural and historic interest. Along with Park Village East, this development of small independent houses at the edge of Regent's Park was highly influential on the development of the Victorian middle-class suburb. Park Village East and West are also included within the Regent's Park Conservation Area as a distinctive part of Nash's wider scheme for Regent's Park.

Number 10 dates to c.1834-7 and was designed by the Nash office. It is a detached asymmetrical villa with a broad 'L' plan around a later conservatory, of two stories with a semi-basement and a shallow hipped roof with deep projecting eaves. Cartographic evidence included within the Heritage Statement indicates that around the mid-19th century the house was extended to the north. While the exact date of extension is unknown, it appears to be an early addition to the building and contributes positively towards the overall significance of the building. The building's interior appears to be well preserved, with intact architectural features including fireplaces, staircases and other decorative detailing.

Impact of the Proposals

An application for listed building consent (ref: 2018/1718/L) for an internal lift across all levels within the building was withdrawn following concerns raised by Historic England and the Local Authority Conservation Officer regarding its harmful impact, which would involve the demolition of sections of historic floor and roof structures. The current pre-



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application explores the option to install the lift externally.

Initially, Historic England was consulted on a proposed external lift shaft to the north-east elevation, creating new openings within the original masonry walls. In our view this disrupted the original proportions of this garden elevation and confused the relationship with the slightly later projecting bay window. Following discussions held on site, the proposals have been amended.

The revised proposals are for an external lift shaft addition to the north-west elevation of the building. The lift has been designed so as to utilise new openings within the existing window openings at all levels. There would be some minor impact to historic fabric, however this affects the mid 19th century addition to the building, which has already been subject to a degree of impact to incorporate bathroom services. There would also be a degree of visual impact to the external appearance of the building, however the proposed location is well screened and set back from the front elevation and below eaves level.

Relevant Policy and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have special regard to the desirability of preserving listed buildings, their settings, and any features of special architectural or historic interest which they possess (Section 66).

Paragraph 193 of the National Planning Policy Framework (NPPF) states 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' irrespective of the degree of harm caused. Paragraph 194 requires any harm to be clearly and convincingly justified.

'Easy Access to Historic Buildings' (Historic England, 2015) provides guidance on appropriate adaptations to historic buildings to improve access arrangements. While the document recognises that the installation of an integrated passenger lift is generally the best way to provide accessible circulation between different floors of a building, it notes that passenger lifts are 'more likely to be feasible in larger buildings' and 'are best located in the less-sensitive parts of historic buildings, for example secondary staircases and light wells or in areas that have already been disturbed or altered.'

Historic England's Position

Historic England supports the principle of improving accessibility in historic buildings wherever practically possible, provided that the work does not prejudice the character of the building or increase the risk of long-term deterioration to the building fabric or fittings. In this instance we consider the revised pre-application proposals are a significant improvement to the withdrawn LBC application and to the initial pre-



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application proposals. We are confident that the scheme represents the least harmful location to accommodate a lift within this highly significant Grade II* listed building.

Notwithstanding the above, the Local Planning Authority will be required as part of the determination of any future applications for listed building consent to give special regard to any impacts on the significance of the building arising from the proposals and weigh up any harm caused against the public benefits of the proposals.

Next Steps

Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they address any heritage considerations we may have.

Yours sincerely

Sarah Freeman
Inspector of Historic Buildings and Areas
E-mail: sarah.freeman@historicengland.org.uk

cc: Dr Rose Todd, Senior Conservation Officer, Camden Council

10 PARK VILLAGE WEST, LONDON, NW1 4AE
Pre-application Advice

List of information on which the above advice is based

Design and Access Statement prepared by Belsize Architects, dated October 2018;
Initial Heritage Impact Assessment prepared by Spurstone Heritage, dated October 2018; Existing & Proposed Drawings (inc revised drawings received 16/01/2019)



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Appendix E. London Borough of Camden advice

From: Todd, Rose [<mailto:Rose.Todd@camden.gov.uk>]

Sent: 21 February 2019 15:58

To: Nick Scannell

Subject: 2018/5289/PRE - 10 Park Village West

Dear Nick

Further to our meeting on site on the 25 January 2019 to discuss what options there may be to install a person lift at 10 Park Village West please find my recommendations summarised below.

Proposal

The introduction of a person lift on the NW elevation of 10 Park Village West to facilitate mobility-restricted access to the ground and first floors.

Submitted documents

10PVW-S100 Site plan
10PVW-S101 Site plan
10PVW-S204 NE elevation (garden)
10PVW-S201 SE elevation (garden)
10PVW-S104 Roof plan (existing)
10PVW-S103 First floor plan (existing)
10PVW-S102 Ground floor plan (existing)
10PVW-S101 Lower ground floor plan (existing)
10PVW-P101 Lower ground floor plan (proposed)
10PVW-P102 Lower ground floor plan (proposed)
10PVW-P103 First floor plan (proposed)
10PVW-P104 Roof plan (proposed)
10PVW-P202 SW elevation (proposed) (front elevation to road)
10PVW-P203 NW elevation (proposed) (side elevation adjacent to No. 11)
2018-10-30 Initial Heritage Assessment_KW
10PVW DAS Brochure

Note: No proposed ground floor plan was submitted but there were two copies of the proposed lower ground floor plan.

Site description and significance

The site and its significance is elegantly summed up in the Heritage Assessment document submitted in support of the proposal.

Relevant policies and guidance

National Planning Policy Framework 2019
Planning (Listed Building and Conservation Areas) Act 1990
The London Plan March 2016
Camden Local Plan 2017
D1 Design
D2 Heritage
Camden Planning Guidance 2011/15
CPG1 Design (July 2015 updated March 2018)

CPG6 Amenity (Sept 2011 updated March 2018)

Regent's Park conservation area appraisal and management strategy 2011

Historic England Guidance: Easy Access to Historic Buildings 2015

Assessment of the proposal

The retrofitting of lifts within historic buildings is never a simple project. The more significant the building often the more problematic such an undertaking becomes. The main issue is often the disruption to plan form and the loss of historic fabric.

A number of different locations within the property have been considered and variously have been ruled out as too invasive. These are discussed in the Design and Access document.

The current proposal is to locate the lift externally to the property adjacent to the NW side elevation of the building. The insertion of any feature such as a lift is structurally intrusive and undoubtedly there will be disruption to the historic fabric. It is, however, considered that locating the lift on the NW site of the property will minimise this anticipated disruption. It is also the case that this location can be seen from the highway but it is my view any potential impact on the visual amenity of the area and significance of the building can be mitigated by appropriate detailing of the lift turret. This view is supported by Sarah Freeman from Historic England.

Suggested amendments from the proposal submitted

The new lift turret should be appropriately detailed to integrate it into the house. My suggestions is that the two storey side porch extension at No. 11 be used as inspiration for eaves detailing and string course details. I have attached a photograph of No. 11 for reference.

The window casements at No. 10 are square headed and this detail should be carried through. Reuse of the first floor window which is to be removed to create an access should be considered.

There exists a set of steps in the proposed location for the lift. Disruption to this element of the house should be no more than is necessary to construct the lift turret. There should be no additional filling in of the stair. This will leave the bottom few steps which disappear into a wall. Such a proposal is not without precedent as such changes are seen occasionally in such buildings as medieval churches where reordering/reconstruction has taken place. Not blocking the stairwell up will also ensure direct light reaches the door and light-well at the lower ground level.

It is also suggested that a check is made to see if there exists any Crown covenants covering this property.

Conclusion

The building dates from the early part of 19th century and along with the other properties in Park Village East and West forms part of John Nash's own speculative output an offshoot of his work at Regent's Park.

The current footprint of the property is not as was originally built and a period of dereliction and refurbishment has resulted in more modern interior finishes in places. Whilst the introduction of such features as lifts into listed buildings is more usually considered unacceptable such objections can be over-ruled if justified need can be demonstrated. The reason for this is not to discriminate against mobility-challenged individuals but to ensure such change is not seen as generally acceptable due to the harm such introduction can incur.

Much thought has gone into the best location for a lift and it is considered that this latest proposal is the least invasive and if appropriately detailed will have a neutral impact on the significance of the building.

This document represents an initial informal officer's view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any further planning application decisions made by the Council.

If you have any queries about the above letter please do not hesitate to contact me.

Thank you for using Camden's Pre-application advice service.

Yours sincerely

Rose Todd
Senior Planner (Conservation)
Supporting Communities
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