18 CHESTER TERRACE, LONDON NW1 4ND
HERITAGE IMPACT ASSESSMENT

ISSUE 01

NOVEMBER 2019

PURCELL

Will Holborow
On behalf of Purcell ®
15 Bermondsey Square, Tower Bridge Road, London SE1 3UN
will.holborow@purcelluk.com
www.purcelluk.com

Front cover image: Engraving of Chester Terrace by H. Melville. Reproduced by courtesy of The Crown Estate.

PURCELL
240300

Issue 01
November 2019
Lucinda Sanford Dedign Limited

18 CHESTER TERRACE: HERITAGE IMPACT ASSESSMENT

CONTENTS

SECTION 1.0
INTRODUCTION

This Heritage Impact Assessment has been produced as part of a planning and listed building consent application relating to internal and external alterations at 18 Chester Terrace, London (hereafter referred to as the site). It has been commissioned by Lucinda Sanford Design Ltd and has been prepared by Purcell Architects Ltd, a firm of conservation architects and heritage consultants.

1.1 SCOPE OF THE STUDY

The intention of the report is to establish the historical development and significance of the site and to assess the potential impact of the proposals on the listed building and the surrounding heritage context as required by the National Planning Policy Framework.

1.2 EXISTING INFORMATION

This report has been prepared in accordance with the guidance published by Historic England *(Conservation Principles, Policies and Guidance for the Historic Environment,* 2008). This involved consulting archives, documentary resources and online databases, which are referenced throughout this document. The site was visited by the author on 23rd October 2019.

SECTION 2.0
UNDERSTANDING

2.1 THE SITE

The site is located on Chester Terrace behind the Outer Circle to the east of Regent's park, in the London Borough of Camden. The site is bounded by Cumberland Place to the north, Chester Close to the east and Chester Gate to the south.

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

2.2 LISTED BUILDINGS

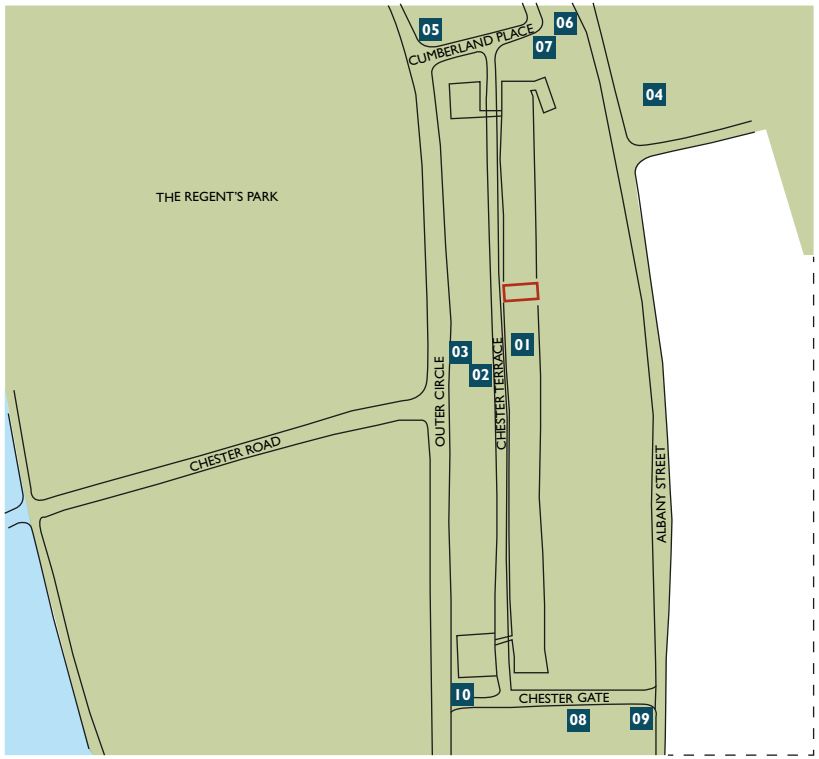
18 Chester Terrace is a Grade I listed building made up of 37 houses and 5 semi-detached houses designed by John Nash in the early nineteenth century. Number 18 is group listed with numbers 1-42 along with the attached railings and linking arches. The list description is included in Appendix B.

Regent's Park is a Grade I designated Park and Garden.

Location Plan (©Base Plan Google Earth 2015)

- Westminster Regent's Park Conservation Area
- Regent's Park Conservation Area
- Site Boundary
- 01 Nos. 1 to 42 Chester Terrace, attached railings and linking arches Grade I
- 02 14 lamp posts Grade II
- 03 Railings and parapets to Chester Terrace Grade II
- 04 Christ Church Grade II*
- 05 Two lamp posts Grade II
- 06 Nos.1 to 12 Chester Place Grade I
- 07 Railings to Nos. 1 to 12 Chester Place Grade II
- 08 Nos. 1 to 4 Chester Gate and railings Grade II
- 09 Nos. 79 to 85 Albany Street Grade II
- 10 Two bollards at entrance to Nos. 1 to 10 Grade II

This plan is not to scale



Conservation Area and Designations Plan

2.3 SITE DESCRIPTION

No. 18 is part of a grand palace-style, terrace of houses which forms the 'longest unbroken facade in Regent's Park'[01] and is attached to two projecting pavilions by triumphal arches.

No. 18's symmetrical, stuccoed facade rises for three storeys with additional basement and attic floors, and is topped with a 1960s replacement slate-clad mansard roof. The house is three bays wide, set back from the pavement with steps leading up to the front door. The basement is accessed via an open well with stone stair and iron railings to the front of the property. On the front elevation, the ground floor is differentiated by round arched openings, with architraved heads linked by impost bands.[02] The *piano nobile* above has tall sash windows (6 over 6 panes) and a cast iron balcony which runs the length of the terrace. A projecting modillion cornice also runs the length of the terrace, above which the second-floor sash windows are of a diminished size (3 over 3 panes).

The rear elevation faces directly onto the mews. The ground and lower-ground floors are faced in plain painted stucco and have modern fenestration (likely to date from the 1960s). The lower-ground level contains a rear personnel entrance and 'up and over' garage doors. Above ground floor level the rear façade is faced in stock brickwork with gauged brick arches. The combination of window types coupled with considerable evidence of patching in the brickwork suggests that much alteration has occurred on this elevation.

The front lightwell is accessible from the pavement via a flight of stone steps. From the lower ground floor, the lightwell is accessible via a modern personnel door under the front entrance step. Three barrel vaulted cellars are positioned under the pavement to the front of the property.

01 http://historicengland.org.uk/listing/the-list/list-entry/1271885

02 http://historicengland.org.uk/listing/the-list/list-entry/1271885

Chester Terrace

Front elevation of 18 Chester Terrace

The rear facade of 18 Chester Terrace

The rear façade of 18 Chester Terrace

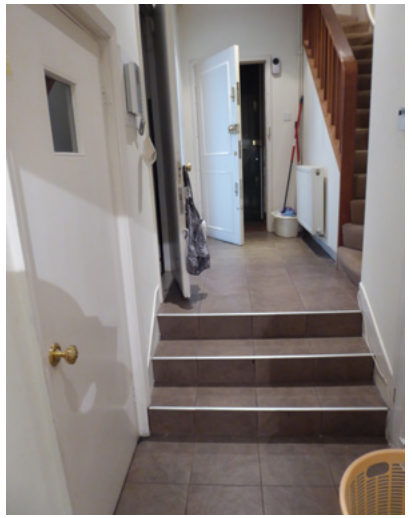
Front lightwell, steps down from the pavement

Front lightwell, arched area below the front door step

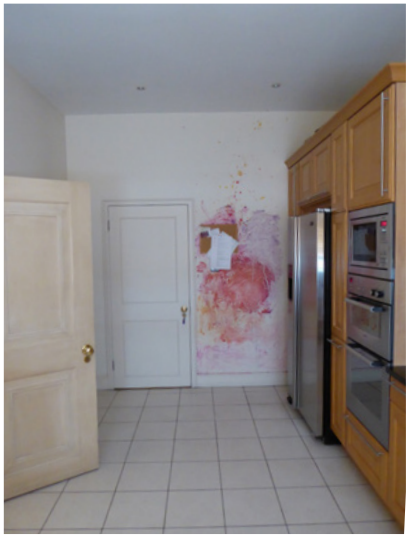
Internally, the layout, plasterwork and carpentry all date to the 1960s renovation or to later refurbishment, and have been undertaken in a simplified Georgian style, typical of the De Soissons Partnership's post-war work. Whilst the staircase reflects the original 1820s position, it is probable that it has been largely if not completely replaced. Many of the interior finishes appear to have been renewed during the past 30 years, as illustrated by the photos below.

Staircase at lower-ground-floor level

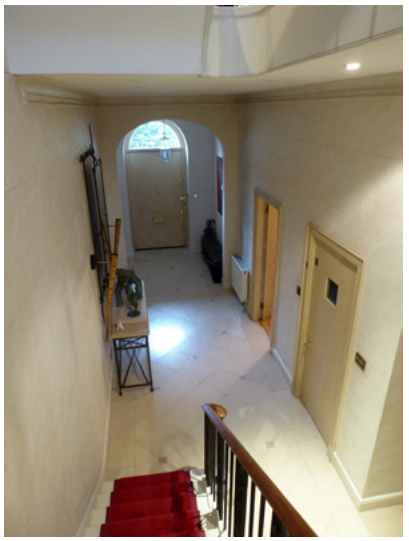
Main staircase at ground-floor level



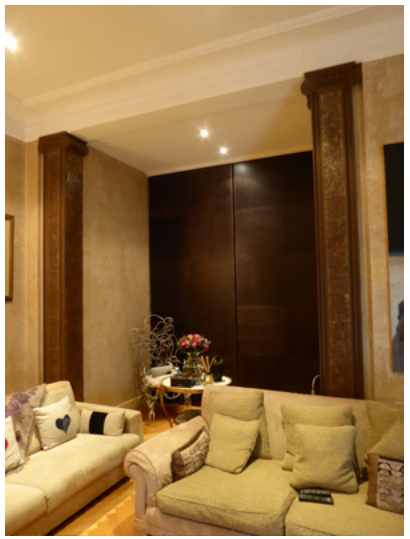
Interior circulation at lower ground floor level



Kitchen at rear of ground-floor level

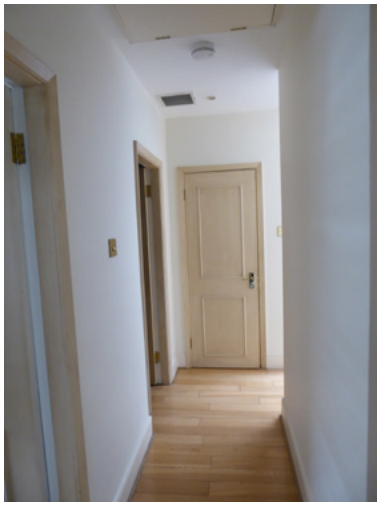


Ground-floor hallway

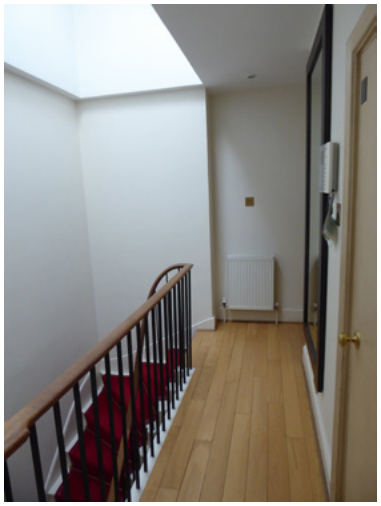


Connecting doors between first-floor reception rooms

Front reception room at first-floor level



Circulation at third-floor level



Circulation at third-floor level

Staircase and hallway at first-floor level

Front reception room at ground floor level

2.4 HISTORIC DEVELOPMENT

1806
The area known as Marylebone Park reverted back into the hands of the Crown. Following a competition, the Prince Regent commissioned John Nash to produce a design to redevelop the area

1812
John Nash's design was published. Whilst Nash designed the facades of the buildings with the assistance of Decimus and James Burton, the buildings behind were built by speculative builders [03]

1820
Construction of the terraces commenced

1825-26
Chester Terrace was built. Whilst the façade had been designed by Nash, the buildings behind were the work of John Lansdown

1827
Chester Terrace was first occupied by John Strange Winstanley, who lived at No. 14. The houses were not all occupied until 1835 [04]

Mid 19th century
No. 18 was occupied from 1829 by Mary Perry [05]

1939 – 1945
Chester Terrace was bombed during World War II. Three of the terraces were damaged beyond repair, and many were seriously damaged. Number 18 suffered from general blast damage

1947
Following the War, it was decided to restore the buildings for use as government offices.

1959 -1964
The terrace (including number 18) was substantially reconstructed behind the façade to a design by Louis de Soissons, Peacock, Hodges and Robertson

1960s onwards
The building returned to residential use

03 The Regent's Park Terraces; 50 Years of Restoration, The Crown Estate, 1997

04 'Chester Terrace,' in Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town, ed. Percy Lovell and William McB. Marcham (London: London County Council, 1938), 120-121, accessed 4 November 2019, http://www.british-history.ac.uk/survey-london/vol19/pt2/pp120-121

05 'Chester Terrace,' in Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town, ed. Percy Lovell and William McB. Marcham (London: London County Council, 1938), 120-121, accessed 4 November 2019, http://www.british-history.ac.uk/survey-london/vol19/pt2/pp120-121

SECTION 3.0
SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural heritage values that make a building or place important to this and future generations. The aim of conservation is to sensitively manage change to a place to ensure that its significance is not only protected, but also revealed, reinforced and enhanced at every possible opportunity.

The range of values that may contribute to the significance of a place can be categorised under the following headings. These values are taken from Historic England's *Conservation Principles* (2008).

The significance of the site is assessed using a scale of significance ratings ranging from High to Detrimental:

High A theme, feature, building or space which is important at national or international level, with high cultural value and important contribution towards the character and appearance of the site and its setting.

Medium Themes, features, buildings or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of the site and its setting.

Low Themes, features, buildings or spaces which are usually of local value only but possibly of regional significance for group value. Minor cultural importance and contribution to the character or appearance of the site and its setting.

Neutral These themes, spaces, buildings or features have little or no cultural value but do not detract from the character or appearance of the site its setting.

Detrimental Themes, features, buildings or spaces which detract from the values of the site, its setting, character and appearance. Efforts should be made to remove or enhance these features.

3.2 STATEMENT OF SIGNIFICANCE

18 Chester Terrace is of high significance as part of the classical palace-fronted terrace designed by John Nash in the early nineteenth century, as part of his and the Prince Regent's ambitious scheme to re-build part of the west end of London. John Nash's development of the area has been described as 'a unique planned composition of landscape and buildings, at once classical and picturesque… of national and international importance'. [01] The setting of No. 18 Chester Terrace within the wider Nash development is of high value. The buildings primary significance therefore lies with its principal façade.

The basement area and cellars to the front of the property date to the original development, but have had later 20th century alterations including the addition of condenser units under the front door step. The cellars are therefore deemed to be of medium value

The brickwork on the rear façade has been heavily patched and the fenestration is not original. This fabric is therefore deemed to be of low value.

Internally, almost all of the nineteenth century historic fabric was lost during a phase of re-building in the 1960s which sought to repair the terrace following previous years of bomb damage and neglect. The 1960s building fabric is of less historic significance and is deemed of low value.

In conclusion, the significance of the building lies primarily in its group value with the rest of the terrace. The original Regency building fabric is of greater evidential, aesthetic, historic and communal significance than later alterations.

Summary of Value

Setting – High Value

Front façade – High Value

Internal fabric and rear facade – Low Value

Basement area – Medium Value

01 https://www.camden.gov.uk/regent-s-park-conservation-area-appraisal-and-management-strategy?inheritRedirect=true

SECTION 4.0
LEGISLATION AND GUIDANCE

4.1 NATIONAL POLICY AND GUIDANCE

No. 18 Chester Terrace is Grade I listed; therefore any proposals for works to it should take into consideration the *National Planning Policy Framework* (as revised 2019) and especially Section 16 - Conservation and enhancing the historic environment. Section 16 provides the government's policies for the protection of heritage. Policies 189 – 202 are relevant to proposals affecting heritage assets.

4.2 LOCAL POLICY AND GUIDANCE

The London Plan

Including Revised Early Minor Alterations (October 2013) and Further Alterations to the London Plan (FALP), March 2015. The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor. The Plan was revised in 2011, with alterations in 2013 and March 2015. The document Further Alterations to the London Plan, January 2014, propose no material changes to policies on built heritage. Key Policies to be considered in the context of this application include:

Policy 7.8: Heritage Assets and Archaeology

Policy 7.8D states that:

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

Policy 7.9: Heritage-led Regeneration

Policy 7.9B (Planning decisions) states that:

The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration.

Camden Local Development Framework 2010-2025

The Camden Local Plan is the key strategic document in Camden's development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. It was adopted by the Council on 3 July 2017.

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.

Policy D2 has the following statement regarding Designated Heritage Assets:

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Policy D2 has the following statement regarding Listed Buildings:

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

i. resist the total or substantial demolition of a listed building;

j. 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

k. resist development that would cause harm to significance of a listed building through an effect on its setting.;

Regarding Conservation Areas, D2 notes that the Council 'will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area'.

4.3 GUIDANCE DOCUMENTATION

Conservation Principles, Policies and Guidance Historic England 2008

Conservation Principles, Policies and Guidance provides a comprehensive framework for the sustainable management of the historic environment. The following points are of particular relevance to the proposals:

138. *New work or alteration to a significant place should normally be acceptable if:*

a there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;

b the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;

c the proposals aspire to a quality of design and execution which may be valued now and in the future; and

d the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future

Historic Environment Good Practice Advice in Planning Note 2(March 2015) [01]

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Dec 2017) [02]

Regent's Park Conservation Area Appraisal and Management Strategy Adopted 11 July 2011 [03]

This document contains the following references to Chester Terrace:

Chester Terrace is set back from the park with a strip of contained shared gardens with flowering plants, shrubbery and trees. Chester Terrace is the longest unbroken façade in the park (287m/840 ft) with a complex alternating system of bays (ABCBABCBA) totalling 99 bays, marked by giant Corinthian columns attached and detached in groups which rise from ground floor level.

Balconies run continuously between and behind the columns. At either end are projecting wings, connected to the main façade by theatrically thin triumphal arches inset with the name 'Chester Terrace' across the full street width.

The rear elevations of the Chester Place houses offer important evidence of the original form of the rear elevations of middle grade formal terraces. In the central section of the street, on the west, is much post Second World War rebuilding including good examples by the Louis de Soissons Partnership.

This appraisal also contains a history of Regent's Park, including the following references to Chester Terrace:

At Chester Terrace (1825) – nearly as long as the Tuileries in Paris, Nash noted – he used Corinthian columns supporting a plain attic storey with simple pediments to the projecting bays. The building-lease-holder, James Burton, father of Decimus, did not follow Nash's plan, substituting free-standing north and south pavilions for the proposed wings. Nash's solution to the architectural problem raised by these blocks was to use the 'triumphal' arches which link the pavilions to the main terrace at each end.

On the east side of the Park, the Commissioners announced in 1962 that at Chester Terrace 'the whole of the internal construction of each house is new'.

---

01 https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/

02 https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/

03 https://www.camden.gov.uk/documents/20142/7894960/Regents+Park+CA+Appraisal.pdf/a0060bd2-c4ca-0a49-8218-efcd3ddc0071

SECTION 5.0
HERITAGE IMPACT ASSESSMENT

5.1 CRITERIA FOR ASSESSMENT

This section assesses the potential impact of the proposed alterations on the significance of the listed building. The assessment is based on the following criteria:

Magnitude of Impact	Definition
High Beneficial	The alterations considerably enhance the heritage asset or the ability to appreciate its significance values.
Medium Beneficial	The alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
Low Beneficial	The alterations enhance to a minor extent the heritage asset or the ability to appreciate its significance values.
Neutral	The alterations do not affect the heritage asset or the ability to appreciate its significance values.
Low Adverse	The alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values.
Medium Adverse	The alterations harm to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
High Adverse	The alterations severely harm the heritage values of the heritage asset or the ability to appreciate its significance values.

5.2 THE ASSESSMENT

This assessment is based on the following drawings:
Drawings as existing: 100, 101, 102, 103. 104 (all as revised 10.10.19)
Drawings as proposed: 120. 121, 122, 123, 124 (all as revised 10.10.19)

Proposed alteration	Justification	Significance of Fabric	Impact
Install a glazed painted timber screen below the front entrance step. Proposed double doors with fixed lights on either side. All timber-framed, painted white. The size (W1600xH2800) follows the existing arch shape and size. The existing condenser units will be relocated on the roof.	The screen will provide sheltered access from the house to the vaults. In order to respect the existing arch of the entrance steps string and retain legibility, the proposed glazed timber screen will be set back from the face of the arch by 100mm. The addition is reversible and does not prejudice alternative solutions in the future	Medium	Neutral
Internal re-ordering. This includes changes to finishes and fittings at all levels. However the layout of the principal circulation spaces, the main staircase, lift core and the whole of the first floor are to remain as existing.	The interior was completely re-built in the 1960s. Given the large-scale rebuilding that has occurred, and corresponding lack of significance attributed to the 1960s internal fabric, it is deemed that the proposed internal re-ordering will not harm the historic significance of the building.	Low	Neutral
Two replacement windows on rear façade at ground floor level	Proposed two replacement windows will be timber-framed, and will match the size of the existing uPVC ones. Lower and upper rail are going to have the same proportions as the existing wooden window in the lower ground floor.	Low	Low beneficial
New window on rear façade (laundry room) to replace the existing garage door. Proposed window will be timber-framed to match the size of the window at No 17. Two circular vents to be fitted in glass.	The existing 'up-and-over' garage door is a detracting feature on the rear façade. Its replacement with a timber window will be an improvement. The window will be in the same vertical plane as the other windows on this façade.	Low	Low beneficial
CCTV cameras (one mounted immediately under the front door step and two mounted on the rear facade)	The proposed camera model is: IPC-B620-Z 2.0 MP CMOS Vari-Focal Network Bullet Camera. Specification sheet attached.	Low	Slight adverse

5.3. CONCLUSION

The building's primary significance lies within the front façade which contributes to the external group value of Chester Terrace. No alterations at ground level or above are proposed to this elevation.

The internal fabric of the house dated from the early 1960s and the current fittings and finishes are characteristic of changes made at that time and in the subsequent period. Thus the re-ordering of the interior is not considered to have any material harm on the significance of the listed building. The internal changes will not be visible from the public streetscape, and do not affect the proportions of the principal circulation spaces or reception rooms.

The external changes are relatively minor and are confined to the front basement area and the lower levels of the rear façade.

In conclusion, it is considered that the proposals will not harm the special interest of the listed building and its setting, nor will they have any adverse affect on the character and appearance of the Regent's Park Conservation Area.

APPENDIX A
SOURCES

Publications

The Regent's Park Terraces; 50 Years of Restoration, The Crown Estate, 1997

Archival Records

The National Archives

MPI 1/586 CRES 2/781 Plan showing houses and gardens

CRES 59/300 London: Chester Terrace development 1959-1964

CRES 59/301 London: Chester Terrace development 1964-1973

LRRO 1/5080 Chester Terrace: proposed redevelopment; plans and elevations 1959

CRES 2/781 Deviation by James Burton from his contract for the erection of Chester Terrace 1826

LRRO 1/5079 Chester Terrace: Nos 4-42, repairs to bomb damage; plans and elevations 19

MPEE 1/113 Plan of buildings in Chester Terrace, with proposed elevation. By Decimus Burton

The Crown Estate

Q0096	CHESTER TERRACE - FLOOR PLANS & ELEVATIONS
Q0370	CHESTER TERRACE - REGENTS PARK - REDEVELOPMENT PLANS
Q0565	CHESTER TERRACE - HOUSE,FLOOR,ROOF & ROOF & THIRD FLOOR SECTIONS PLANS
Q0566	CHESTER TERRACE - FLOOR & STAIRCASE SECTIONS PLANS
Q0567	CHESTER TERRACE - HOUSE TYPES Y & Z FOUNDATION & FLOOR,ROOF SPACE & SECTIONS PLANS
Q0568	CHESTER TERRACE - LAYOUT,FLOOR & ELEVATIONS PLANS
Q0569	CHESTER TERRACE - PLANS
Q0569 A	CHESTER TERRACE REDEVELOPMENT & CHESTER CLOSE REDEVELOPMENT

Websites

http://www.british-history.ac.uk/survey-london/vol19/pt2/pp120-121 Accessed 21/10/19

http://historicengland.org.uk/ Accessed 21/10/19

http://historicengland.org.uk/listing/the-list/list-entry/1271885

APPENDIX B
LIST DESCRIPTION

TQ2882NE CHESTER TERRACE 798-1/87/212 (East side) 14/05/74
Nos.1-42

(Consecutive) and attached railings and linking arches

GV I

Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commissioners of Woods, Forests and Land Revenues.

Built by J Burton. Stucco. Slate mansard roofs with attic dormers. EXTERIOR:

the longest unbroken facade in Regent's Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house.

"A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights.

Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony. INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances.

Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer elevations with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed "Chester Terrace", cornice and blocking course. Nos 4 & 5 and Nos 39 & 40: to south and north of arches respectively.

Channelled stucco ground floors. Square-headed doorways with panelled doors and fanlights. Recessed sashes, upper floors with architraves; 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return of No.4 pedimented with blind windows. No.3: fronting on to Chester Gate. 2 storeys and basement. 4 windows. Forms the terminal return to main block. 3 central bays slightly projecting. Greek Doric prostyle portico; panelled door and fanlight.

Recessed sashes, those flanking the portico with shouldered architraves (left hand blind). Right hand bay with projecting bay window surmounted by parapet with central balustraded panel. Cornice and blocking course with central feature of segmental-headed cut out block flanked by panelled dies.

Left hand angle with enriched pilaster strip and surmounted by anthemia acroterion; right hand angle with anthemia acroterion only. Symmetrical west frontage to garden; 2 windows, 1st floor with balconies. Bust of Nash on bracket between 1st floor windows. Parapet with central urn. INTERIOR not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to garden and

flanking steps. Nos 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3-window returns. Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows architraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central window.

2nd and 3rd floor form attic storeys (2nd floor windows architraved) with cornice at 3rd floor sill level and cornice and blocking course above 3rd floor.

INTERIORS: not inspected. HISTORICAL NOTE: No.13 was the residence of CR Cockerell, architect and antiquary (English Heritage plaque). (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 120).

[THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK]