

2 Park Square West, Regents Park, NW1 **Grade 1**

Terrace of town houses. 1823-25 by John Nash as part of his Regent's Park Crown Estate development. Stucco; slate roofs. Symmetrically balanced block as mirror image of Park Square East, opposite (in the London Borough of Camden) with end and centre 3 houses advanced. Graeco-Roman detailing. The advanced houses of 4 storeys (including attic storey), the intervening ones of 3 storeys and mansard, on basements. 3-window fronts with the centre break having 2-window fronts flanking central 3-window one. Doorways and ground floor windows set in engaged Ionic colonnade, varied on centre break by rusticated astylar treatment; panelled doors approached by flights of steps with rectangular loop patterned fanlights. Recessed glazing bar sashes, those on 1st floor arched with keystones and moulded imposts. Cornice over 2nd floor and secondary cornices to attic storeys over centre and ends with balustraded parapets screening dormered mansards in between. Grecian spear head cast iron area railings. Originally planned by Nash as circus with Park Crescent q.v., Park Square completes the formal approach to Regent's Park from Portland Place and the crescent. John Nash; John Summerson.



Complete reinstatement and refurbishment of this elegant building located in the famous John Nash designed Regency Terraces.

The works were specified by the Crown Estate via a 100+ page building contract
A long lease was only granted after the works had been completed and signed off by the Crown Estate surveyor.

10 Kent Terrace, Regents Park, NW1 **Grade 2***

Nos. 1 to 18 (consec) G.V. II* Unified terrace block. 1827, by John Nash (built by William Smith) and one of the last terraces to be built as part of Nash's Regent's Park Crown Estate development. Stucco; slate roofs. Grecian-Palladian composition dressed with giant Ionic order in antis to centre and terminal features which are slightly advanced; the only major Regent's Park terrace to face away from Park, backing on to Hanover Terrace Mews and set behind forecourt gardens to Park Road. 4 storeys (including attic storey) on basements. 2 and 3 windows per house behind facade; centrepiece 5-bay colonnade in antis with one bay in antis, pedimented-attic flanks and similar one bay terminal pavilions; link ranges with tripartite window bays each end. Coupled segmental arched doorways and segmental arched ground floor windows recessed for one order; architraved 1st and 2nd floor windows, with cornices on 1st floor, and attic windows recessed for one order; the terminal window bays with tripartite sashes segmental arched on 1st floor. Link ranges have plat band over 1st floor and 2nd floor sill course with narrow aprons; main cornice over 2nd floor and attic cornice and blocking course. Cast iron continuous pendant palmette patterned balcony to link ranges, centrepiece and end pavilions with stucco balustrades. Tasselled spearhead area railings. John Nash; John Summerson.



Complete refurbishment of a John Nash regency terrace house via a building contract with the Crown Estate which owned the freehold.
The terms of the Crown Estate building contract were similar to those outlined for Park Square West.

4-12 Queen Anne's Gate, St James's Park, SW1 **Grade 2**

Block of large terraced town houses. 1837, by James Elmes and his son Harvey Lonsdale Elmes, No 6 built as the Parliamentary Agency Offices; interiors gutted and rebuilt and corner brickwork and fenestration renewed in 1970s. Yellow stock brick with stucco dressings, slate roofs. 4 tall storeys, basement and dormered mansard. Each 3 windows wide, No 6 with quadrant one window corner and 2-window east return. Large Ionic columned stucco portico-porches raised on pedestals flanking steps and with balustrade parapets, one each side of range and pair coupled to centre; square-headed doorways with panelled doors and side lights under fanlights. Recessed glazing bar sashes under flat gauged arches. Continuous 1st floor bracketed balcony with cast iron railing; 3rd floor stucco sill band; stucco crowning cornice and blocking course. Cast iron spearhead area railings. St James's Park elevation to rear, stuccoed and symmetrical with 3-window bows flanking centre with a broad bow from basement to 1st floor with balustraded parapet, 3 windows to 2nd and 3rd floors above, the latter semi-circular arched, and with pediment overall. Survey of London.



These buildings were sympathetically converted into luxury apartments whilst retaining all the original features.

In addition, new elements for modern living with the same period style were painstakingly blended into the original structures.

17-19 Cockspur Street, St James's, SW1 **Grade 2**

Headquarters offices. 1907 by Sir Aston Webb. Portland stone on steel frame, slate roof. Lofty, restrained "Roman Mannerist" design. 6 storeys and dormered mansard. 6 windows wide. Ground floor has 1970s shop front with facing carried up to 1st floor sills. 1st floor channelled with plain square headed windows; 2nd floor with architraved windows grouped in pairs with alternating segmental and triangular pediments; architraved windows to upper floors, the attic windows set in concave splays between piers. Dentil cornice below attic storey, and heavy crowning modillion cornice. Dormers with alternating pediments. Second and 5th floors have stone balconettes. Sculpted and coloured heraldic panels at 3rd and 4th floor levels and cartouche plaques flanking central pair of 2nd floor windows with similar plaque dead centre above them. Interior of ground floor has a wide painted frieze by Sir Frank Brangwyn.



The 1960's ground floor retail frontage was totally removed and a new Portland stone façade was designed and constructed with the agreement of English Heritage and Westminster council.

Subsequently the upper floor offices were totally refurbished with the addition of an additional floor and the reinstatement of the old Canadian Railways wood panelled offices.

39-41 Crutched Friars, City of London, EC3 **Grade 2**

Later C19, Queen Anne revival, red brick 3 storeys and basement and garret with crowded dormers, 4 bays wide. Ground floor of rusticated stucco, narrow round-headed door, carriageway shared with No 40. 1st and 2nd floors, segmental-headed windows with beaded moulded brick surrounds and stone keys. Crowning moulded brick cornice with plain parapet. Similar but subsidiary cornice over 1st floor windows.



After receiving the planning consent, the ground/basement was converted into a large traditional pub which included restoring the original stoned paved loading ramp behind the large double loading doors.

The upper floors were converted into apartments with the benefit of the addition of an extra floor.

27-28 St Anne's Court Soho W1 **Grade 2**

No. 27 GV II Terrace house. 1735-36. Red brick, slate roof. 3 storeys and dormered mansard. 2 windows wide. Ground floor has mid C20 shop front. Upper floors have recessed glazing bar sashes in mid C19 stucco architraves. Parapet with coping. Interior features remaining include dog leg staircase with turned balusters, partly boxed in, and plain panelling. Important group value with No. 28 and adjoining No. 86 Dean Street.

No 28 Terrace house. 1735-36. Red brick, slate roof. 3 storeys and dormered mansard. 3 windows wide. Ground floor has remains of original wooden doorcase to left with moulded architrave and single carved console-bracket; altered mid C19 shop front. Upper floors have nearly flush framed sashes, outer ones on 2nd floor retaining glazing bars, the other altered, all framed by stucco architraves. Parapet with coping. Original interior features include sunk panelling and box cornice in passage-hall, dog leg staircase with now boxed in turned balusters etc. Important group value with No. 86 Dean Street.



After detailed discussions with Westminster council and English Heritage a planning consent was granted.

This encompassed retaining as much of the original wood panelling and staircases as was possible with extensive additional woodworking and ornate re panelling to match and blend with the original style.

The ground / basement was converted to restaurant use with the upper parts being converted into 2 residential units.

Wig and Pen Club, 229-230 Strand, WC2 **Grade 2**

Terraced house with shop. Early C17, altered C18/C19. Rare survival of jettied timber frame, plastered, slate roof. 4 storeys. 3 windows wide. Ground floor has early to mid C19 shop front with door to left and glazing bar display window, set back under 1st floor overhang. Flush framed sash windows to upper floors, the 2nd floor coved out as further jetty. Parapet with coping



These 2 historic buildings had for many years been the home of the famous Wig and Pen club that was frequented by the journalists and lawyers of Fleet Street and the Strand before the licensing regulations were relaxed in recent years. They were converted into a single ground/basement restaurant with the upper parts being changed to an HMO whilst retaining all the original features including the 300 year old floating staircase.

Tudor Tavern 26-28 Gorge Street St Albans **Grade 2***

Early C15 timber framed range of buildings fronting on George Street with slightly older range fronting on Verulam Road. The George Street front has wavy roofline to very high pitched, tiled roof; and even wavier massive, moulded beam supporting overhanging 1st floor which is close studded below half rail and has more open studding above. Plaster filling. 4 large, 2- and 3-light casement windows (one modern, the others leaded C17) are interspersed with 5 much smaller, 2-light casement windows above an upper rail; and, 3rd from left, an original C15 wood-framed window with 2 cusped, pointed, leaded lights. Ground floor renewed with continuous, small-paned glazing and imitation plaster-filled studding below. The Verulam Road front has, on the left, the gable end of the George Street range, plastered and blank except for one tiny attic window, flush framed with glazing bars. The right hand section, which is a 1st floor hall of circa 1400 has a 16-light and a 13-light, leaded casement window on 1st floor. Ground floor has partly-glazed modern door between reproduction shop windows with glazing bars. Inside, little early work is visible on ground floor, but the very large, crown-post open roof truss is preserved on 1st floor.



This incredibly old building was painstakingly refurbished and reinstated into its original style, whilst sympathetically incorporating the elements required for safety and modern living.

28 and 29 Thames Street Windsor **Grade 2**

No 28

Dated 1903. 3 storeys painted brick in Jacobean manner. Oversailing, twin gabled, timber framed 2nd floor. 2 casements on this floor and broad canted bay with casement lights on 1st floor. Marble faced butcher's hop on ground floor. Deep fascia with cresting and Royal Arms by "appointment". Plaque on side elevation records that house on this site was the birth place of the founder of the Massachusetts Militia.

Included for group interest. Nos 28 to 30 (consec) and The Theatre Royal form a group

No 29

Jacobean twin gabled circa 1900 public house. Oversailing timber framed 2nd floor with plaster infill. Red brick 1st floor with very broad canted bay with casement lights. Stone faced ground floor with mullioned window. Included for group interest. Nos 28 to 30 (consec) and the Theatre Royal form a group.



These 2 buildings are located in one of the oldest streets adjacent to castle in the very old town of Royal Windsor.

The properties were in a state of disrepair when they were purchased and planning consents were granted for a sympathetic restoration and extension of the ground floor of the Adam and Eve to produce a modern but traditionally styled restaurant unit.

The upper parts of both buildings were skilfully converted into residential units.

9 and 11 Meard Street, Soho W1 **Grade 2***

Uniform terrace houses. 1732 by John Meard. Stock brick with red brick dressings, slate roofs. 3 storeys, basements and dormered mansards. Each front 3 windows wide. Doorways to left with wooden Doric pilasters supporting entablature with cornice, framing architraves 6-panel doors and rectangular fanlights. No. 21, without fanlight and with 8-panel door, no doubt the original pattern; plain mid C19 shop front inserted to ground floor of No. 13. Flush framed sashes with later C19 glazing in red brick dressings under flat gauged red brick arches except for rebuilt 2nd floor of No. 15 where there are segmental arches. Parapets with stone copings but that of No. 17 lowered and finished off with cornice. Wrought iron area railings with poppy-head finials. Interiors fully panelled with closet wings, passage-halls and dog leg staircases; Doric plastered openings from passage to stairs which have cut and bracket-shaped strings and Doric column turned balusters and newels, box cornices etc. Part of the first phase of Meard Street, contemporary with No. 48 to 58 Broadwick Street.



These 2 elegant historic houses had been used as offices with much of the original fabric and detailing having been either covered over or removed.

A planning consent was granted for the original use of town houses with modern kitchens and bathrooms being incorporated with the reinstatement of the original staircases, wood panelled walls, wood floors, cast iron fireplaces and sash windows.