



CASINA LODGE 8 PARK VILLAGE WEST REGENTS PARK

HERITAGE REPORT
JUNE 2020

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WORLLEDGE ASSOCIATES

Worledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor house, farmsteads, cottages, town houses and new housing sites.

INTRODUCTION

The intelligent management of change is a key principle to sustaining and conserving the historic environment. Historic England and successive government agencies have published policy and advice that extends our understanding of the historic environment and develops our competency in making decisions about its management.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular significance of an asset, the extent of the asset's fabric to which the significance relates, and the relative importance of that significance.

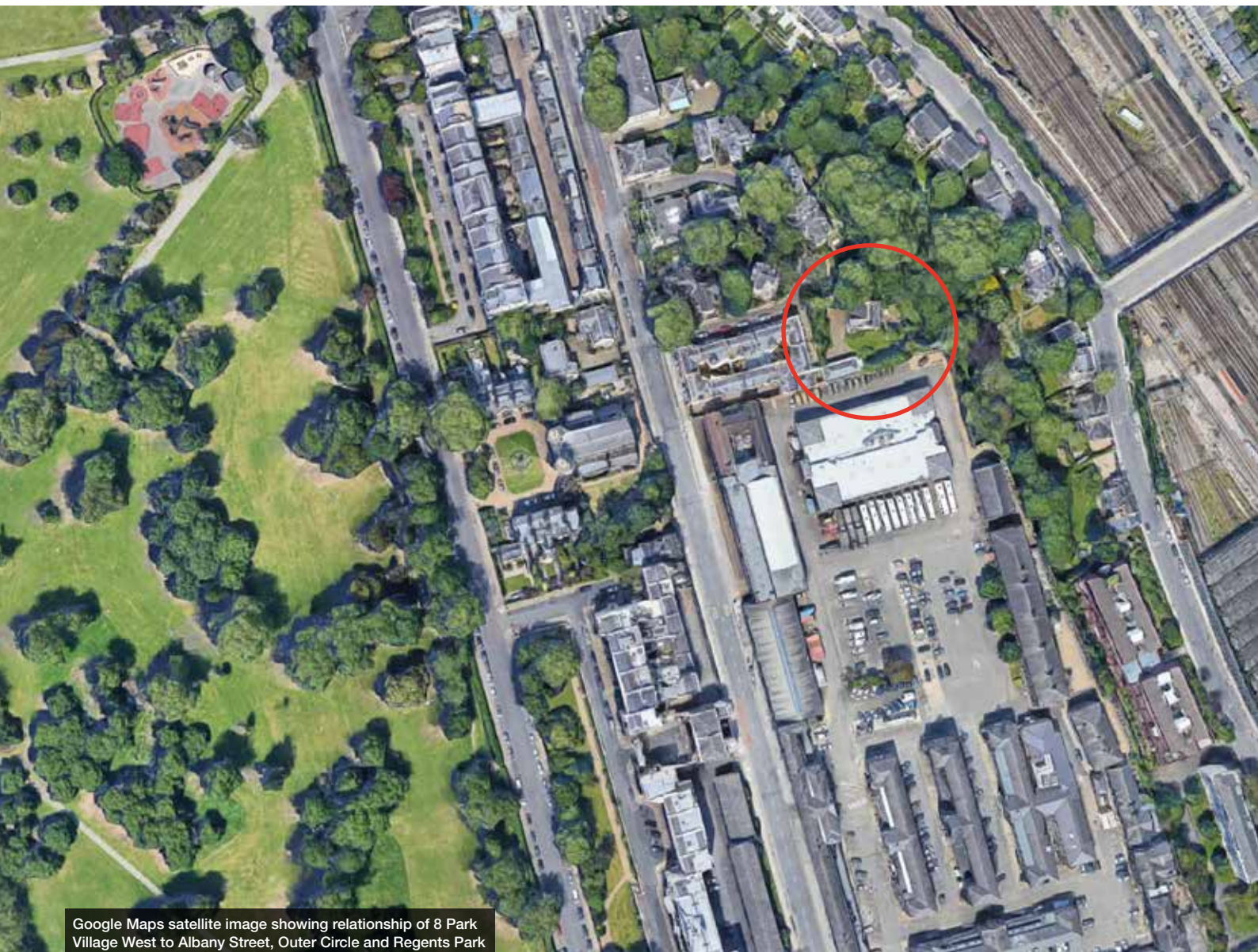
The National Planning Policy Framework, in paragraphs 189 and 190, expects that both applicant and local planning authority take responsibility for understanding the significance of a heritage asset and the impact of a development proposal. Local authorities should, the NPPF explains, consider the significance of the asset in order to 'minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

It has never been the intention of government to prevent change or freeze-frame local communities. Current policy and good practice show that change, if managed intelligently, can be successfully accommodated within the historic environment. This not only sustains significance but can add to the way we experience and understand historic places.

This Heritage Report has been prepared to establish the heritage significance of Casina Lodge, no. 8 Park Village West. While Casina Lodge is included in the National Heritage List for England, grade II*, the entry relates to the whole of Park Village West, which is included for its 'Picturesque layout and houses by John Nash, James Pennethorne and other assistants in the Nash office' and because 'it had great influence on the development of the Victorian middle-class suburb.' The part of the entry for No. 8 identifies a construction date, the architect and brief description of the exterior only.

This report provides a brief history of the development of Regent's Park and surrounding area, of which Park Village West formed part; a history of the development of Park Village West from concept in 1823 to completion by 1839 including an examination of its subsequent influence; and the history of Casina Lodge from the first plans in September 1836 through to the 2013 planning approval and listed building consent.

Following a brief description of the building, the report examines its heritage significance having regard to the definition in the National Planning Policy Framework (Feb 2019), and Historic England's 'Conservation Principles' (2008).



Google Maps satellite image showing relationship of 8 Park Village West to Albany Street, Outer Circle and Regents Park

EVOLUTION OF REGENTS PARK

Casina Lodge, 8 Park Village West (red circle) lies off Albany Street which runs north-south parallel with the Outer Circle of Regent's Park. As the development of Park Village West is inter-related with Regent's Park, a brief history is provided as a context.

The Royal Parks website provides a summary landscape history of the park:

The area was originally part of the vast forest of Middlesex and was called Marylebone Park after the village and manor nearby. There were thick woods, particularly going up the slope towards Primrose Hill. But on the lower ground the woods were more open and were perfect for deer.

This caught the eye of King Henry VIII. In 1538, he seized the park from the owner, the Abbess of Barking, and turned 554 acres into a hunting chase. A ditch and rampart kept the deer in and poachers out. For the next 50 years, it was one of several royal Parks in London where the king or queen entertained visiting dignitaries.



Joan Blaeu map of Middlesex 1646 showing Marylebone Park



Mr Thompsons map of London and environs 1822 showing Regents Park



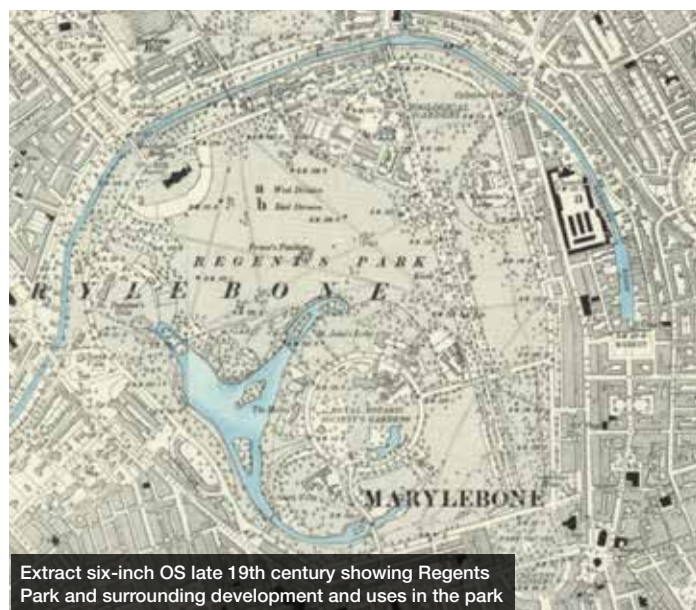
John Rocque plan 1773 showing farmland north of Marylebone and Tottenham Court Road



First edition 1-inch to 1-mile Ordnance Survey Plan 1856 showing Regents Park in relation to the main built up area of London with open fields to the north and west



John Nash's plan of Regent's Park, a Crown estate originally called Marylebone Park, from 1812



Extract six-inch OS late 19th century showing Regents Park and surrounding development and uses in the park

The park remained largely unchanged until after the Civil War. Between 1649 and 1660, the Commonwealth Government under Oliver Cromwell chopped down many of the trees to pay debts from the war. When Cromwell died and Charles II became king, the park returned to the crown. But by then hunting was going out of fashion and for the next 150 years the land was leased to tenant farmers.

In 1811, the crown spotted a financial opportunity. London was spreading rapidly, and more money could be made by building on Marylebone Park than by farming it. At the same time the new Prince Regent, later King George IV, was determined to make his mark. He wanted a new summer palace in north London set in exclusive grounds. The leases on Marylebone Park were not renewed and architects were invited to produce designs for the area.

John Nash, a government architect, produced a scheme that was bold enough to appeal to the Prince. The area, renamed The Regent's Park, was designed as a huge circle with a lake, a canal and the new royal residence inside. It would be linked to the Prince's other home at St James's Palace by a fine processional road. To pay for it, Nash planned 56 villas in the park and a series of grand Regency terraces around it.

The complete plan was never implemented because the Prince turned his attention instead to improving Buckingham Palace. The idea of a summer palace was dropped. Only 8 villas were built. And the canal was moved to the northern boundary of the park. But many elements of Nash's scheme survived. The processional route to St James's Palace was built and became Regent's Street. In the park, each villa was surrounded by trees to make the residents feel they were living in a private estate. The terraces looked out on what appeared to be a country park.

At first, the only people allowed in the park were residents of the villas and terraces and the 'carriage set' who took part in the weekly carriage rides. In 1835, the east side the park was open to the public and eventually people could visit the whole park and Primrose Hill nearby.

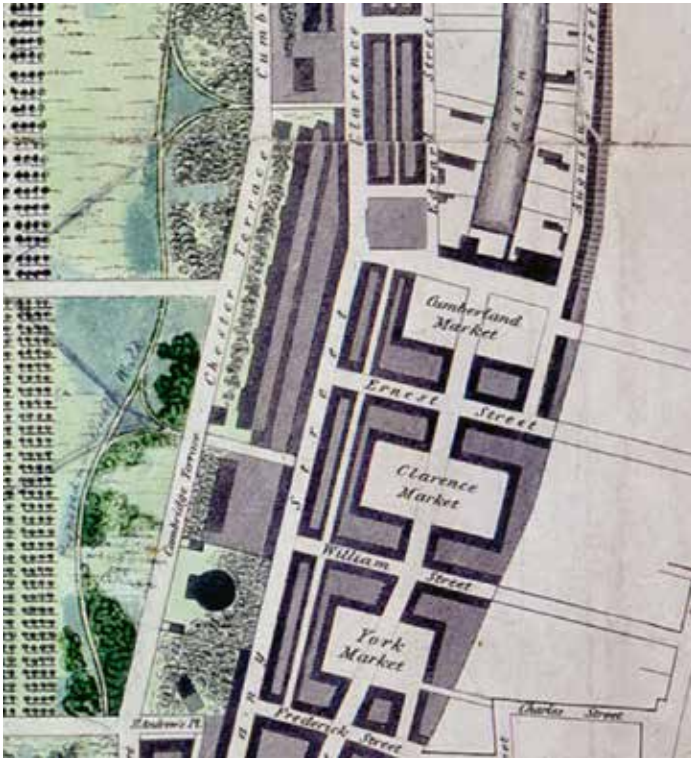
Local societies leased the space left by the unbuilt villas. One of the first to move in was the Zoological Society, which employed its own architect, Decimus Burton. The Royal Botanic Society laid out the Inner Circle with lawns and a lake. The Royal Toxophilite Society introduced archery to the park. Between them, the societies created the mix of gardens, recreation and formal buildings.



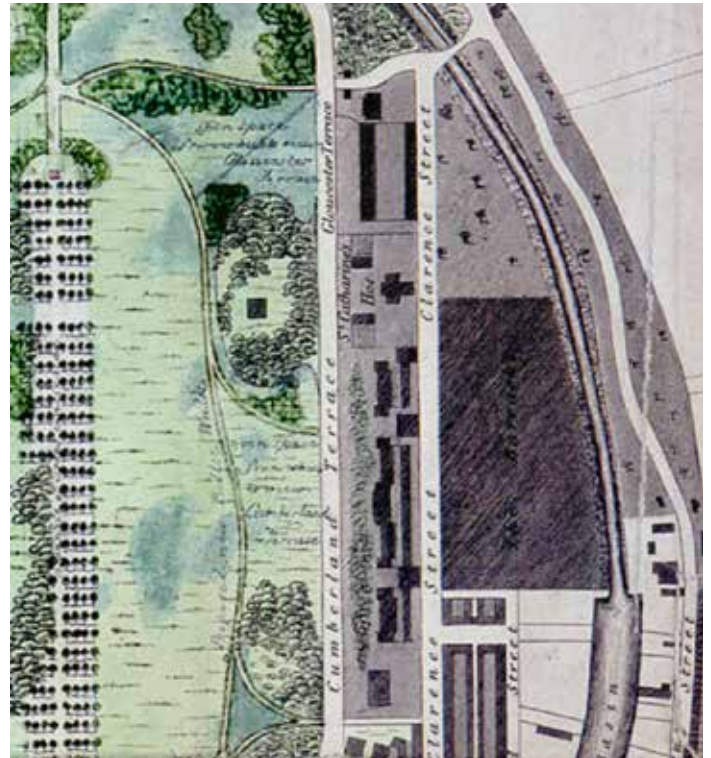
PARK VILLAGE WEST

John Nash's ambitious plans for development within and adjoining the park did not come to fruition, but grand terraces were built fronting the park to the east, and Regent Park canal and basin constructed.

In addition to his interest in Regent's Park, John Nash was heavily involved in the Regents Park Canal, with a long piece of land being reserved for the construction of the canal. In 1817 the Canal Company purchased land and constructed the canal and a basin, with John Nash taking on building leases from the company for sixty-seven plots on the ground surrounding the Regent Park Basin.



Extract from 1820 plan of Regents Park showing the terraces fronting the park, the Regent Canal Basin to the east and the three markets to the south



Extract from 1820 plan of Regents Park showing the terraces fronting the park, the Regent Canal Basin and the narrow piece of land to the north bisected by the Regent Park Canal. The shaded area to the south site of army barracks

In discussing this area John Summerson (*The Life and work of John Nash*, architect 1980) writes:

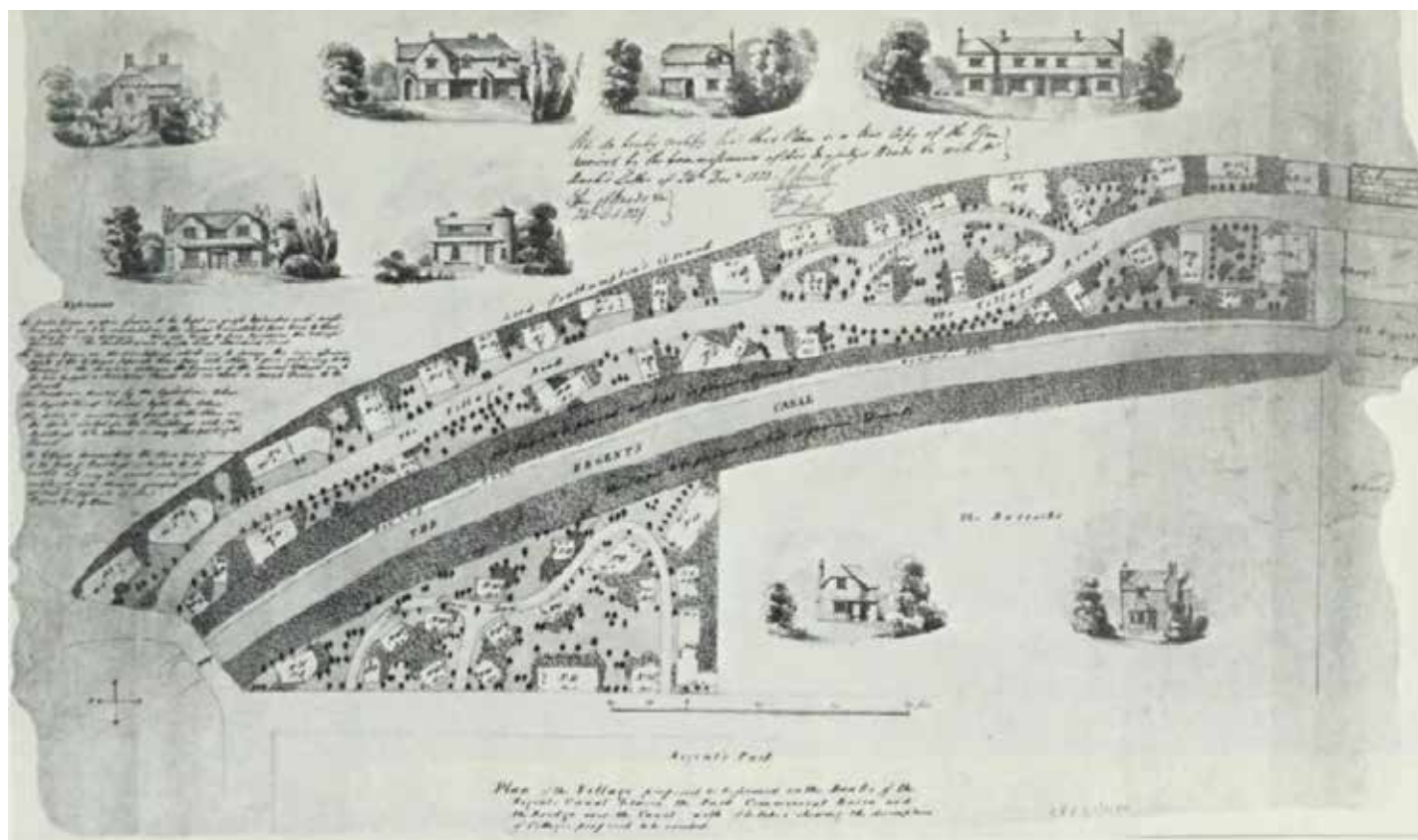
'South of the Basin, Nash laid out three squares, connected by short streets and intended for marketing, respectively for hay, vegetables and meat, the supplies coming mainly by water. But the canal never seemed to attract this kind of traffic, even before the arrival of the railway. The northmost square, Cumberland Market, did indeed become a hay-market in 1830 and continued for as long as London remained a horse-drawn city. The two other squares became residential at an 'artisan' level. The southmost began as York Market but was changed to York Square, then to Munster Square. It was built from 1823 [...] Clarence Market came next, was cultivated as a nursery garden and became Clarence Gardens. (p.128)

Summerson goes on to discuss the balance of this land:

In the northern part of the same stretch of land, bounded on the west by Albany Street and skirting on the east the Southampton estate, something very different happened. Here was a piece of ground, narrowing rapidly to the north, with the cut bisecting it lengthways and no sites on either bank likely to tempt a Burton or a Nurse. But they attracted Nash. He took all this ground in 1823 and tells us that he did so more for amusement than for profit having in mind the building here of a settlement of houses of a kind he had built, years before, 'in another part of the Kingdom' (p.128)

This piece of land became Park Village East and West, located either side of the Regent Canal.

Nash drew a plan in 1823 for the land, drawing on designs of cottages similar to the ones he used at Blaise Hamlet, near Bristol, 1810-11.



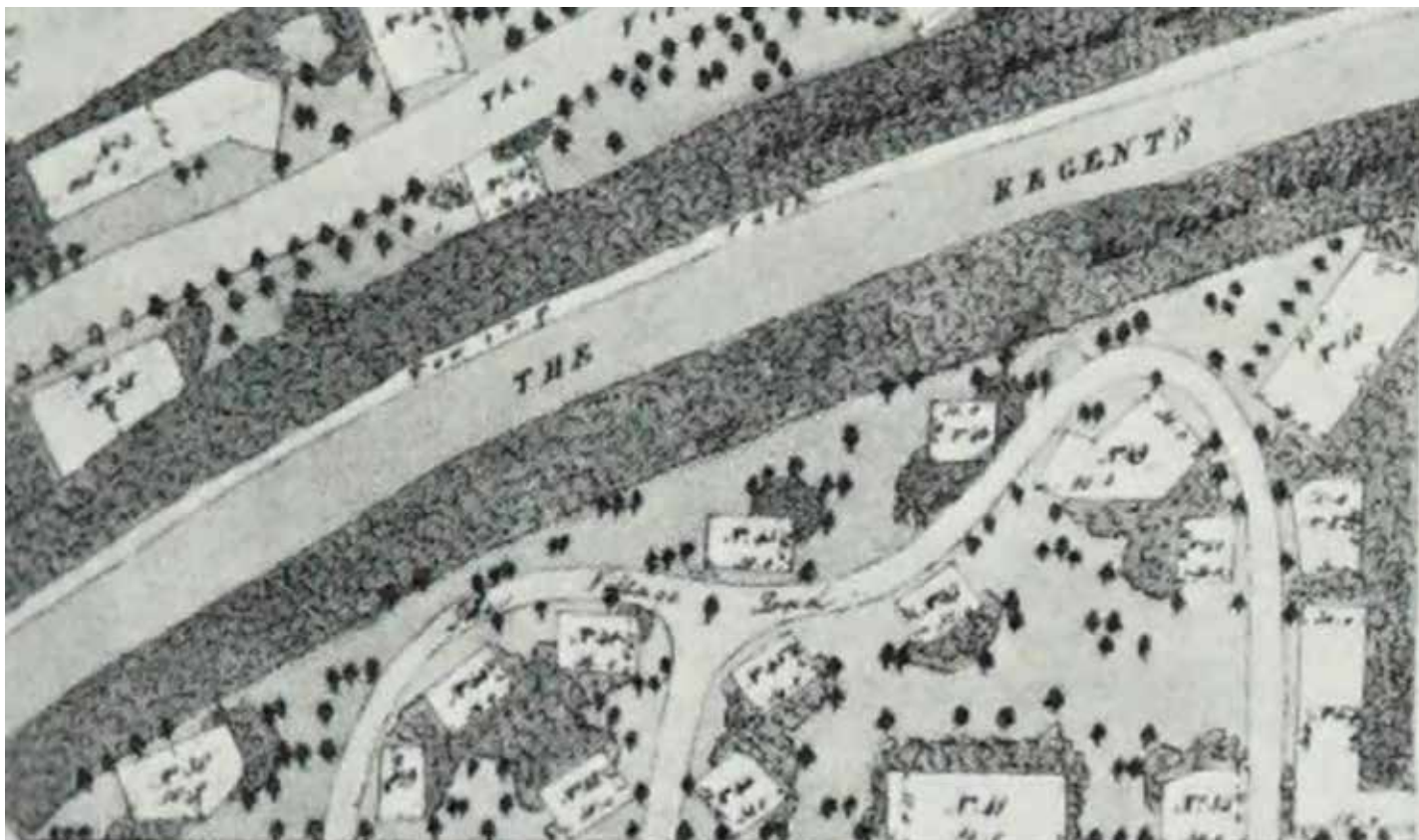
John Nash's first plan from Park Villages, December 1823 (Public Record Office) Plate 37A in John Summerson, *The Life and work of John Nash, architect*, MIT, 1980



Park Village East drawn by H Shepherd, engraved W Radcliff, published Jan 17, 1829



Engraving of the villas constructed in Park Village East overlooking the Regent Park Canal drawn by H Shepherd, engraved W Radcliff Plate, published in London in the Nineteenth Century, 1831



Extract from John Nash's first plan from Park Villages, December 1823 (Public Record Office)
Plate 37A in John Summerson, The Life and work of John Nash, architect, MIT, 1980

Summerson and a number of publications give the date of construction of Park Village West as 1824-28, but subsequent research established it developed over a longer period with houses being constructed up to the end of the 1830s.

In 1941-42 the London County Council and London Survey Committee undertook a photographic survey of Park Village West and East, which had also been bomb damaged, as part of the preparation of its series of publications which date back to 1900. This resulted in Volume 21 Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood published in 1949. (See Appendix 1) It includes a detailed description of the development of Park Village West.

- Nos. 1 to 7. These six cottages, leased to John Nash in 1824, form a single block with three grouped to face north and a couple on each side as return wings, one of which looks on Albany Street
- No. 8, assigned to Nash in 1824 and leased to Joseph Baxendale in 1839.
- No. 10 [...] was assigned to John Nash in 1824 and leased to the Rev. Horace George Cholmondeley in 1837
- No. 11, assigned to Nash in 1824 and leased to Adam Duff in 1836
- No. 12, north-west of No. 11 [...] It was leased to Dr. James Johnson in 1824
- No. 13 was also leased to Dr. James Johnson in 1837.
- No. 14, leased to Dr. James Johnson in 1837
- No. 15, No. 17 and No. 18 and 19 were all leased to John Nash in 1824.

NOTE: No. 15 previously numbered No.16, demolished by bombing in 1940/41.

The PhD by Geoffrey Tyack, SIR JAMES PENNETHORNE ARCHITECT AND URBAN PLANNER, Royal Holloway and Bedford New College, University of London 1987, provides considerable additional details on the development of Park Village West, with revised dates for the laying out of the estate and the houses, and the likely architects involved.

James Pennethorne kept detailed note book and diary and using these and the Crown Estate Records held at the National Archives (CRES 2/788 Park Villages) Geoffrey Tyack provides the following information on the development of Park Village West and James Pennethorne's involvement.

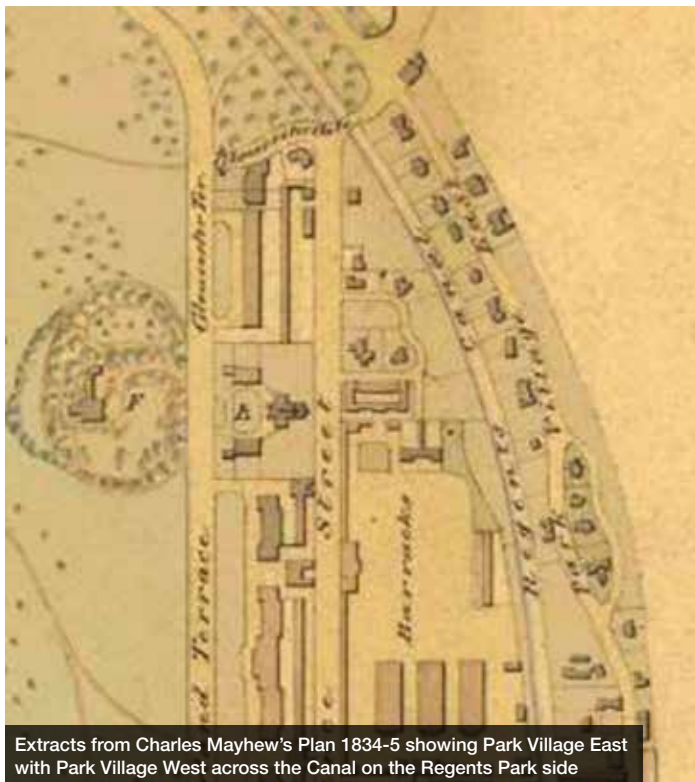
During the summer of 1832 Pennethorne was closely involved in the completion of Nash's last speculation on Crown property to the north-east of Regents Park. The "Park Villages", with their picturesque villas dotted around a tree-studded landscape on either side of the Regent Canal [...] The precise chronology, however, has never been clarified, and the designers of the individual houses have eluded detection. [...] Development dragged on until after his death in 1835, by which time the character of the project had changed Nash's original proposal showed houses of a more cottage-like character than the smart detached and semi-detached villas eventually erected. While the layout is clearly due to Nash alone, Pennethorne was probably responsible for the design of some of the individual houses in Park Village West.

Nothing was done in Park Village West until July 1832, when Nash told the Commissioners of Woods and Forests that he was about to enclose the ground leased to him there. In the following month Pennethorne recorded in his diary that he had "settled with Nixon [Nash's agent] for two houses in the village", and on another occasion that he had spent an evening sketching "cottage" there.

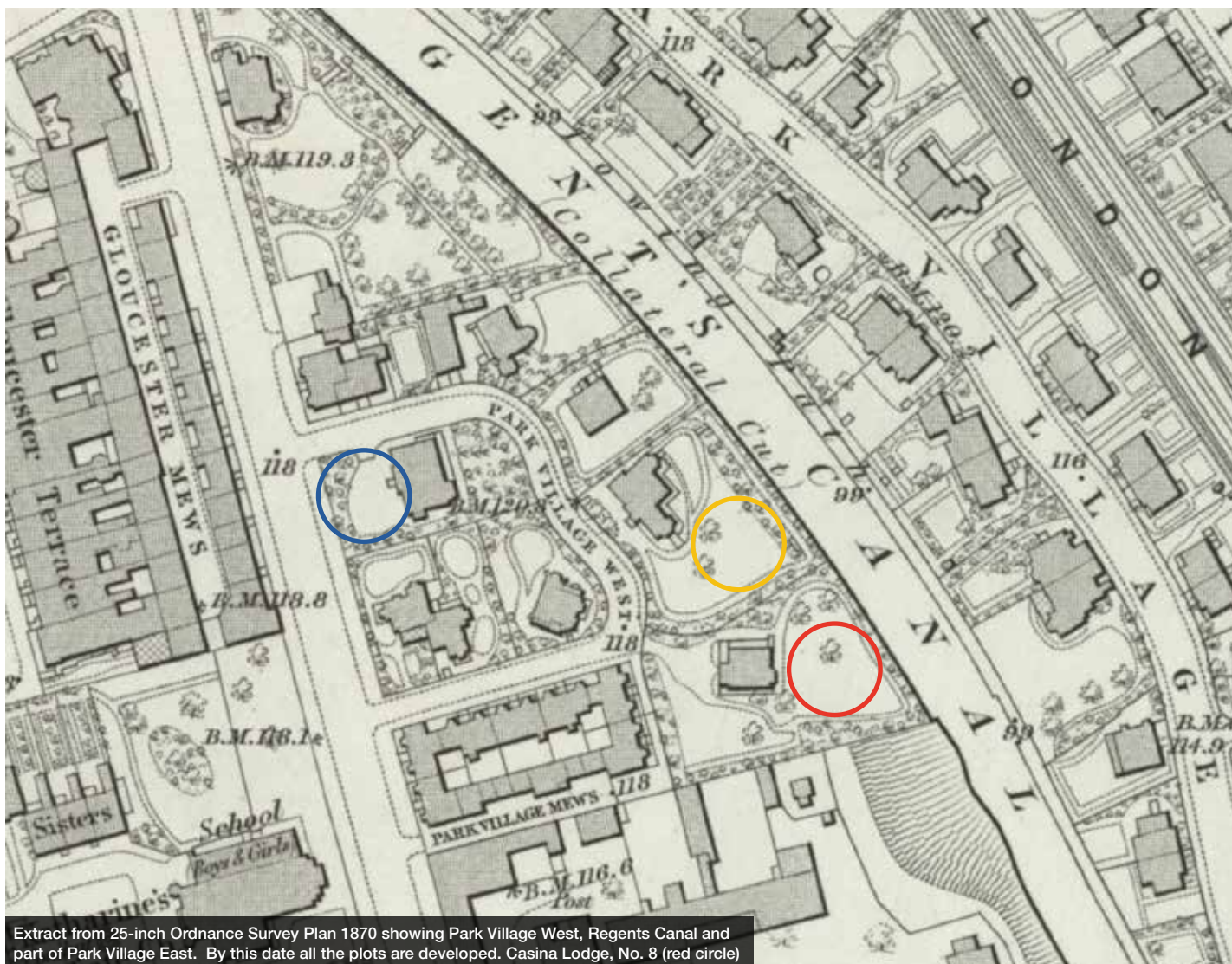
It is almost certain that these ambiguous references relate to designs for Park Village West, where the first houses were ready by September 1832. They consist of a block of seven linked villas (nos. 1-7) with bargeboards and Gothic details, and a pair of spikey houses (nos. 18 - 19) in the Tudor manner used by Nash with great zest in some of his country houses. Nash took a building lease of another part of the site in November 1833, after which it was divided into plots, and a tender for completing the loop road was accepted in March 1834. A fortnight later he gave up his remaining private practice to Pennethorne, although as lessee of the ground he still retained an interest in the site.

The remaining houses were built between 1834 and 1837 on the northern part of the site. All were in the currently popular Italianate style. [...] The last houses (nos. 8, 10-11 and 13-14) were not begun until after Nash's death in 1835, and although it is possible that they were built to his designs, it seems more likely that they were designed by Pennethorne or by one of Nash's other pupils, like Charles Lee, who had gone into partnership with James Morgan. Lee certainly designed no. 8 and signed a plan of Park Village East in 1836. In its present form, therefore, Park Village West is the joint responsibility of Nash, Pennethorne, Lee and possibly others too. (pp. 48-50)

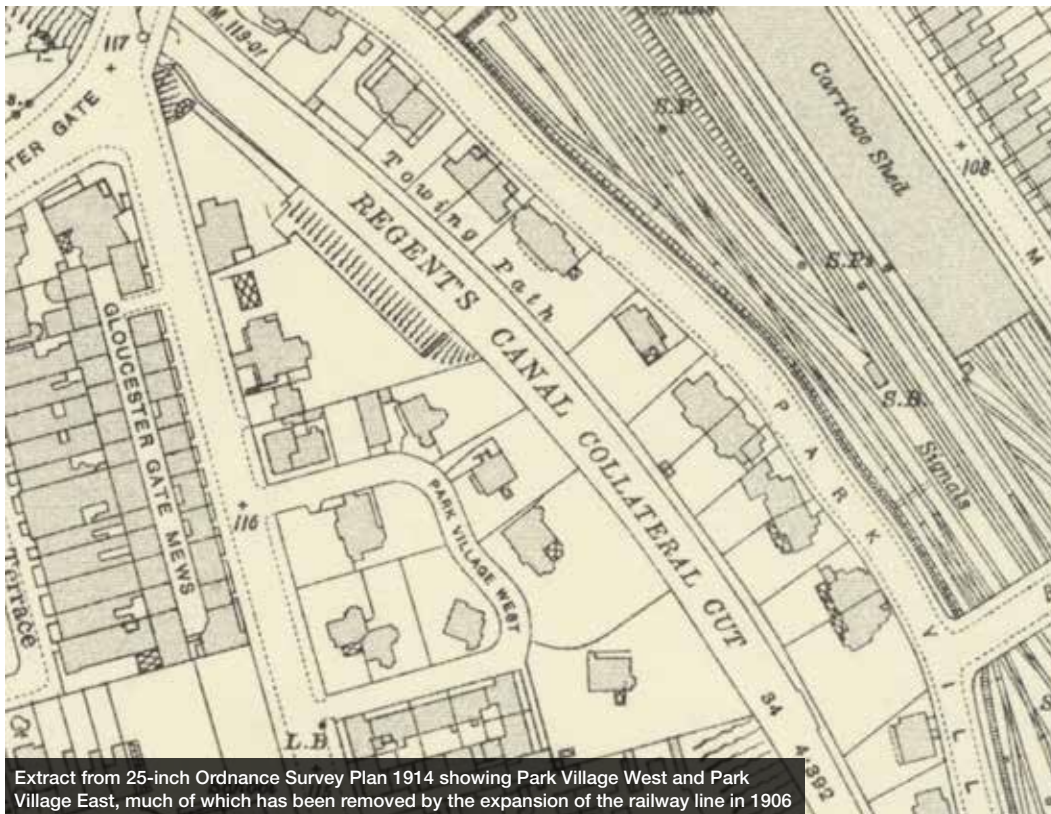
A 'Plan of all the Ground, Houses and other Buildings within the Jurisdiction of the Commissioners for Paving the Regent's Park, Regent's Street, Whitehall, &c. from an actual survey made in the years 1834 and 1835, Charles Mayhew' shows which plots were developed by this date.



Extracts from Charles Mayhew's Plan 1834-5 showing Park Village East with Park Village West across the Canal on the Regents Park side



Extract from 25-inch Ordnance Survey Plan 1870 showing Park Village West, Regents Canal and part of Park Village East. By this date all the plots are developed. Casina Lodge, No. 8 (red circle)



An examination of the census enumeration returns for Park Village West 1951 to 1911 reveals that there is not a no. 9 or a no. 15. It is thought the likely explanation is that the lots occupied by no. 10 (yellow) and no. 16 (blue) was originally to be developed with two cottages, as indeed was no. 8 (discussed later in the report) with the numbering allowing for this. Later no. 16 was renumbered no. 15.

In 1942-43 the Cumberland Basin and arm were filled in with rubble from buildings damaged by bombing, including the loss of no. 15 (previously no. 16) and two houses in Park Village East.



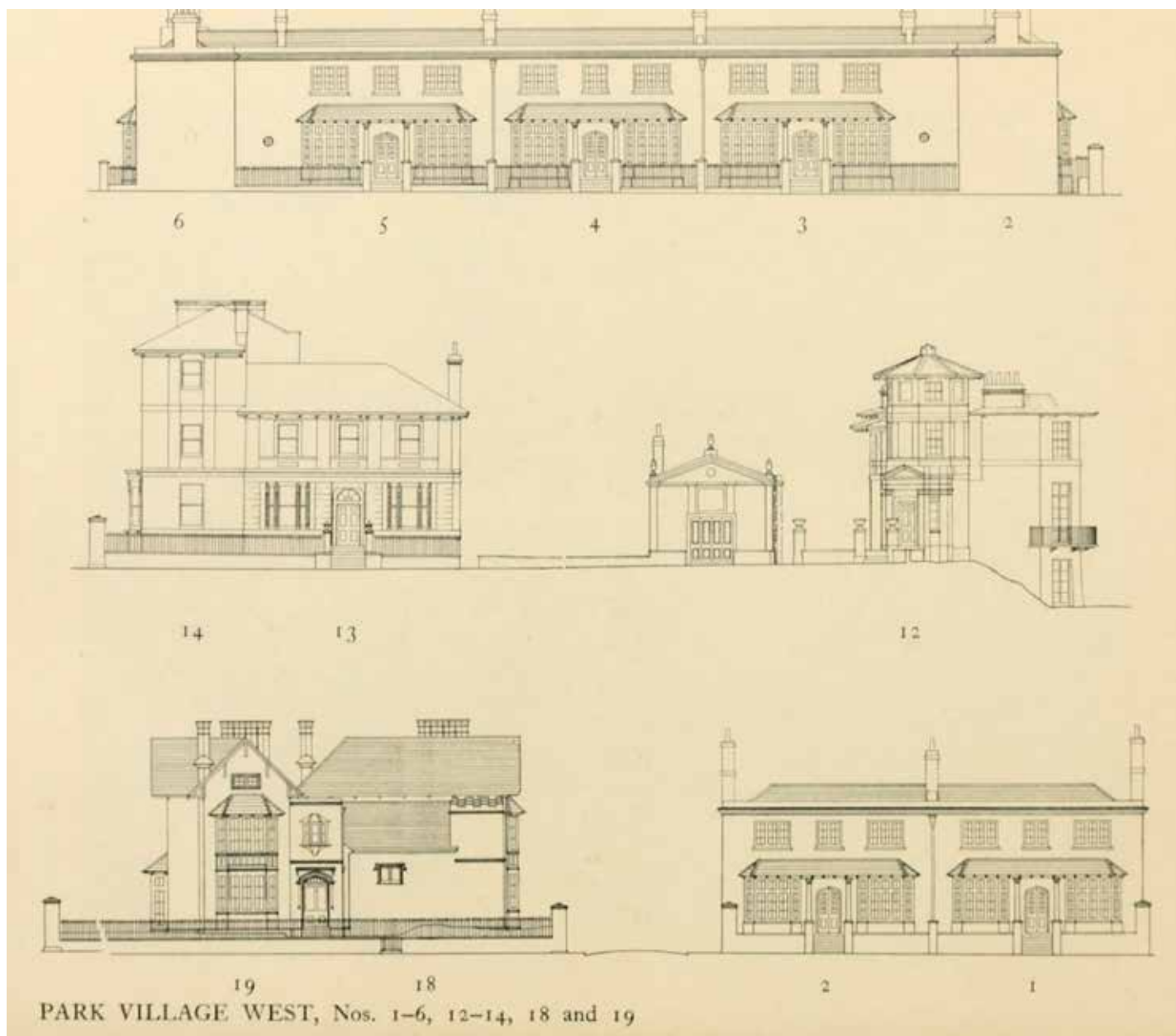


Plate 87 London Survey Vol 21: Parish of St Pancras Part 3:
Tottenham Court Road and Neighbourhood

The London Survey included survey drawings of a number of the houses and some photographs, while others taken at the time are held by Historic England. (See Appendix 2)

Sometime between 1952 and 1962, the land forming the infilled canal was divided up and included in the rear gardens of the houses fronting Park Village to the east. The land left vacant after the demolition of No. 15 in 1940-41 was developed with two attached houses.

INFLUENCE OF THE LAYOUT OF PARK VILLAGE WEST ON SUBURBIA

The identification and discussion of the influence of 'Park Village West' and to a lesser degree 'Park Village East' on subsequent 'suburban' housing development can be traced back to the inter-war period, which saw an increased appreciation of Georgian Architecture.

John Summerson in particular started lecturing and writing on this subject in the late 1930s. In these writings, he drew attention to Park Village East and West. In his 'Georgian London, published in 1946, and quoted in the London Survey, (See Appendix 1) he wrote:

They were among Nash's very last works and are full of interest. The houses are very small and often charmingly planned. Some are 'Italian' some 'Gothic,' some affect a kind of *châlet* style. Building this essay in the picturesque compensated him for having to leave out the clusters of villas he planned for the park itself. Trees, water, fanciful gables and balconies—all the properties of the romantic village scene as illustrated in the almanacs and the keepsakes are here [...] To-day, Park Village West survives and half of Park Village East, the other half having been erased by the railway. They are, in a sense, ancestors of all picturesque suburbia. Up to the war, housing estates were still being laid out very much on these lines with "no two houses alike." It would be difficult to find a prototype for these much earlier than Nash's Park Villages.



From AR Oct 1, 1957, vol 122 page 260 Illustrating the serpentine road, relationship of houses and dominance of the landscape

Donald Pilcher in his book 'The Regency Style 1800 to 1830' published a year later (1947) also comments on Park Village West, in discussing Regency Housing Estates, writes:

Their interpretation of the ideal range between the splendid terraces a squares in Islington, which are little more than free adaptations of the eighteenth century square, and the romantic version of it as the little group of houses known as "Park Village West", overlooking the Regent's Canal, in which an assortment of towered and battlemented houses are approached by way of a "serpentine: road. (p.98)

He goes on to suggest that Nash's Park Villages led to a change to landscape planning, writing:

The "street" as such obviously had no place in the landscaped housing estate, and architects were beginning to realise that it was less important that houses should follow the direction of the road than they should relate to each other. [...] The new function of the road, as of a drive, was to provide a series of viewpoints from which to study the compositions woven around it. (p.98)

In 1956 the writer, Ian Nairn, in an article titled 'Fifty Years of Arcadia: The Golden Jubilee of Hampstead Garden Suburb, (Architectural Review Oct 1, 1957, 122) acknowledged the important influence Park Village West on the Garden City Movement.

In 1973, J M Richards in his book 'The Castles on the Ground: The Anatomy of Suburbia, in a chapter titled 'A Landscape from within' makes the following observation on Park Village West:

Here the interdependence of buildings and garden setting has assumed three-dimensional form; it is no longer pictorial. Here a prototype of something quite familiar. Romanticism has taken charge and has broken down the flat terrace facades into cunningly informal group of toy-like villas, each a different design and each set against a background of trees and hedges. A curling road winds through them in true suburban style and – also in true suburban style – the impression we get of their architecture is no longer one of a panorama of buildings spread out before us, but of a changing view of roof-slopes, oriels and turrets, half concealed by the thickly planted vegetation and viewed from a succession of odd angles as each villa comes into view around the next corner of the circular road. [...]



Here is physical proof that Nash, who conceived Park Village, and Pennethorne, his pupil who executed it, did have some provision of the secluded romantic environment the residential suburb was one day to make peculiar.

In a July 1991 Report called 'The new suburb' prepared by the Centre for Urban Transportation Studies and School of Architecture and Urban Planning, University of Wisconsin-Milwaukee, in discussing the development of the suburb comments,

'The earliest suburbs were not located in the United States, Park Village East and Park Village West were developed and designed by John Nash as part of a larger development of Regents Park in London [...] Nash's Park Villages were a 'convincing unity and were emulated by later developers. It was appropriate that Nash – whose experience was equally balanced in rural and urban design, who was an architect and a developer, and who understood the role of landscape as well as landmarks – was the first to create a suburban environment.

LITERATURE REFERENCES

Ruth Rendell in her book 'The keys to the street: a novel of suspense', published in 1997, has the parents of one of her main characters living at a property in Park Village West, which from the description is clearly no. 12. On page 20 she writes:

The crescent called Park View West, and also called, especially by those who live there, the most beautiful street in London, debouches from Albany Street at the Camden Town end, Albany Street is a much frequented thoroughfare, free of heavy traffic only by night and on Sunday mornings, but Park Village West is a little haven of peace and rustic charm. It is something like a cross between a country lane and a cathedral close and in springtime it smells of flowering trees and narcissi and wallflowers. [...] "Disarming villas" these 1840-ish houses have been called, "masterpieces of the Nash school". Each one stands alone in its empowering garden and each one is different with its own style of classical ornament, blank windows, storied urns, imperatorial busts, Della Robbia medallions*, gazebos, weathervanes, and garages disguised as temples to Olympian gods.

* Luca della Robbia (1400-82) was an Italian sculptor from Florence. Della Robbia is noted for his colourful, tin-glazed terracotta statuary, a technique which he invented. A reference to the blue relief panel on no. 12.

The author Paul Charles, in 'The hissing of the silent lonely room', published 2001, also places characters in Park Village West.

Park Village West is referred to in many guidebooks on London.

CURRENT IMAGES



Front wall and gate to no. 8 and footpath access (RHS) to no 6 and 7 Park View



View looking east nos. 3-5, and partial rear 6 Park View West and front gates to no. 8



View from inside gate of no. 8 looking across to no.17



View north along the road north



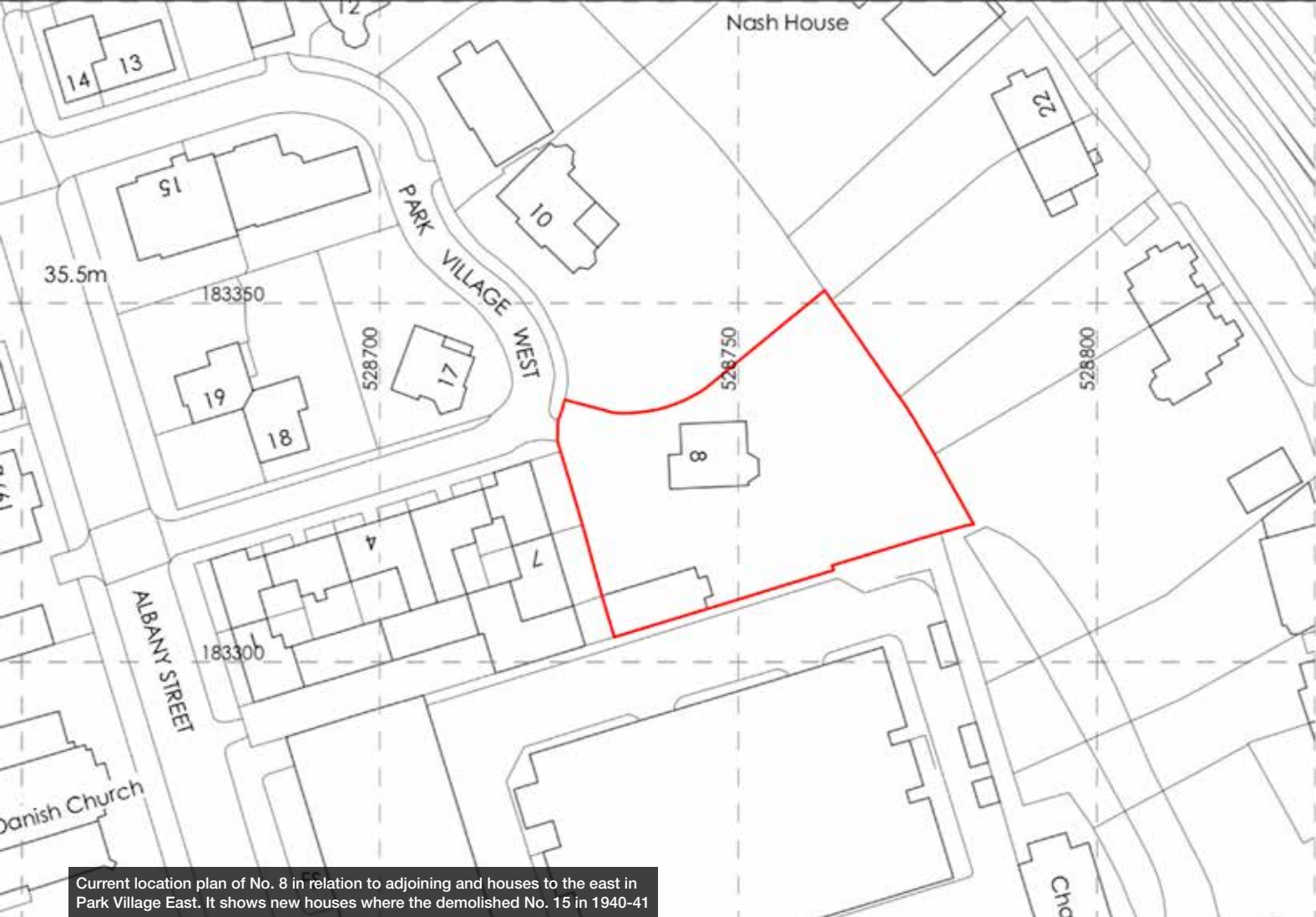
View east with no 11 and no. 10 LHS and part of n. 16 (new build)



The two houses which replaced the bombed no. 15 (formerly no.16)



No. 12 referred to in Ruth Rendell novel



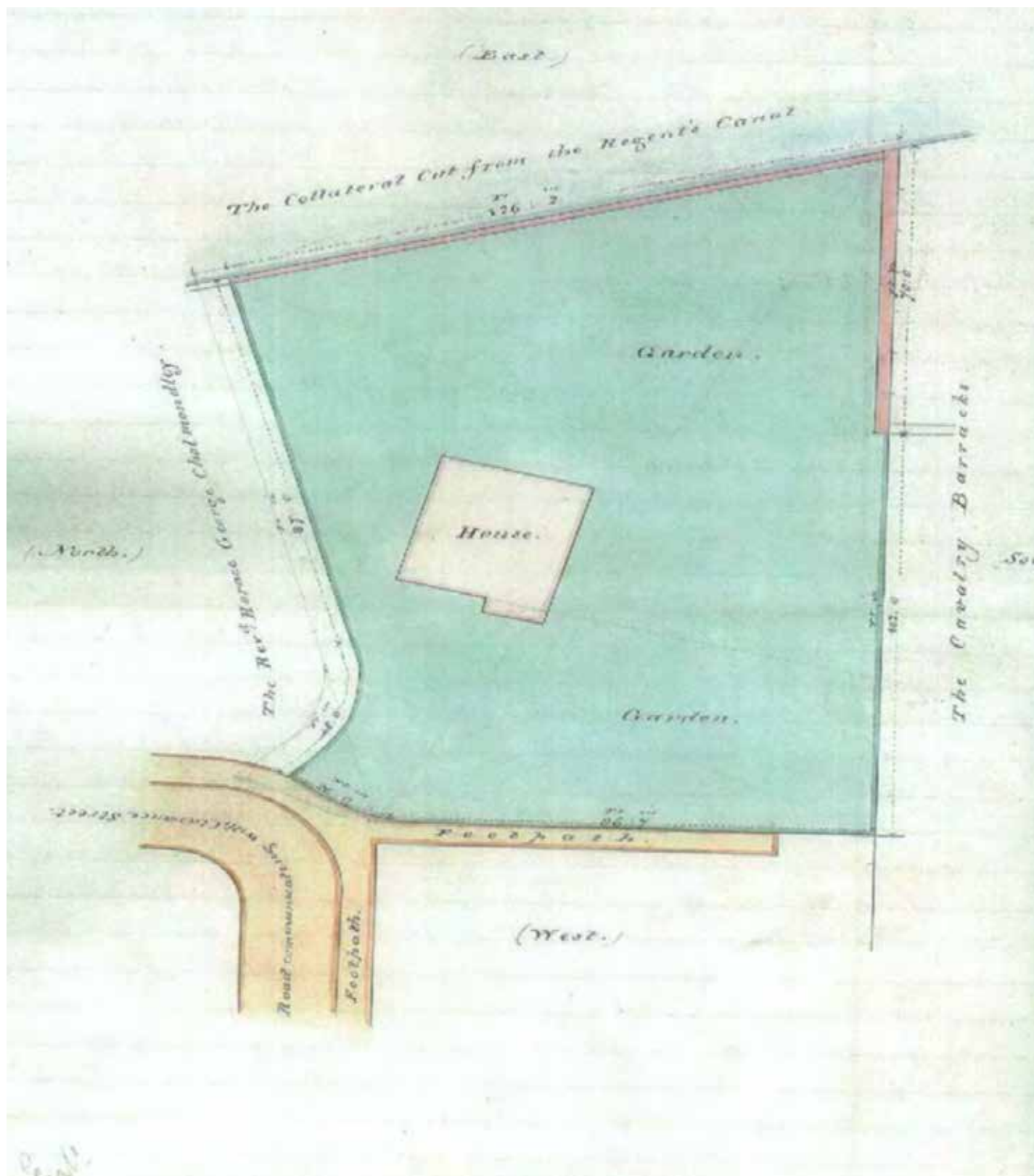
CASINA LODGE NO. 8 PARK VILLAGE WEST

Casina Lodge, No. 8 lies in the western corner of the estate, formerly backing onto the Regent Park Canal, now the rear garden boundaries of 22 to 28 Park Village East.

Geoffrey Tyack in his 1987 PhD on Sir James Pennethorne identifies the architect Charles Lee as the architect for No. 8, with a date of 1836. The PhD resulted in a book, 'Sir James Pennethorne and the Making of Victorian London, (1992), and probably influenced the 2007 revisions to the 1974 listing of Casina Lodge which incorporated much of the information uncovered in the PhD and subsequent book. (See Appendix 1)

In November 2008, Donald Insall Associates produced a Historic Buildings Architecture Report, which includes a more detailed reference to the Charles Lee plan, which was submitted with a letter to the Commissioners of Her Majesty's Woods and Forest for inspection and approval. (PRO Cres 19/22 p 119) These were referred to James Pennethorne who produced a report of 13 October 1838 stating that 'the ground in question was intended for two cottages to be built thereon but that the house which Mr Baxendale now proposes to build thereon will be of a larger and better description equally secure to the Crown and more advantageous to the surrounding neighbourhood' (Insall, 2008)

The Crown Estate Leases show that the leasehold indenture of 8 Park Village West was signed by Joseph Baxendale – who had already purchased the leases of Nos. 1 to 7 – on 27 July 1839, for a tenancy of 99 Years starting on 5 January 1824 until 5 January 1923. The lease plan and documents indicate that the house was almost complete, and that Baxendale had to finish it externally and internally to make it fit for habitation and also lay out the garden. (Insall 2008) Joseph Baxendale was part owner of Pickford's removalist company, the HQ of which he relocated to London in 1823. He held the lease on no. 16 from 1838 as his London address. (See Appendix 3)



Extract from lease document dated 27 July 1839

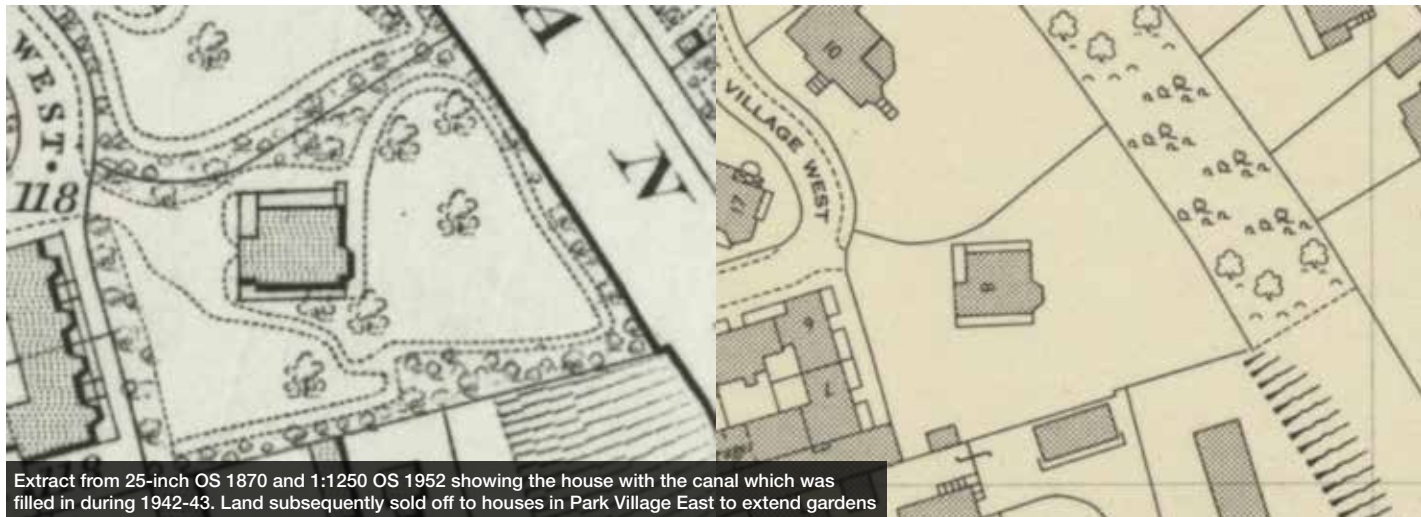
EVOLUTION OF THE HOUSE

Research has not revealed any elevations or floor plans of the house.

The 1870 plan shows a house, built in 1836-9, set in a landscaped garden typical of the mid-Victorian period. It also shows a bay window to the north elevation not shown on the 1839 lease plan, and

also light wells and walls to the north, west and south.

During the survey of Park Village West as part of the compilation of the London Survey, a photograph was taken of the front elevation of No: 8.



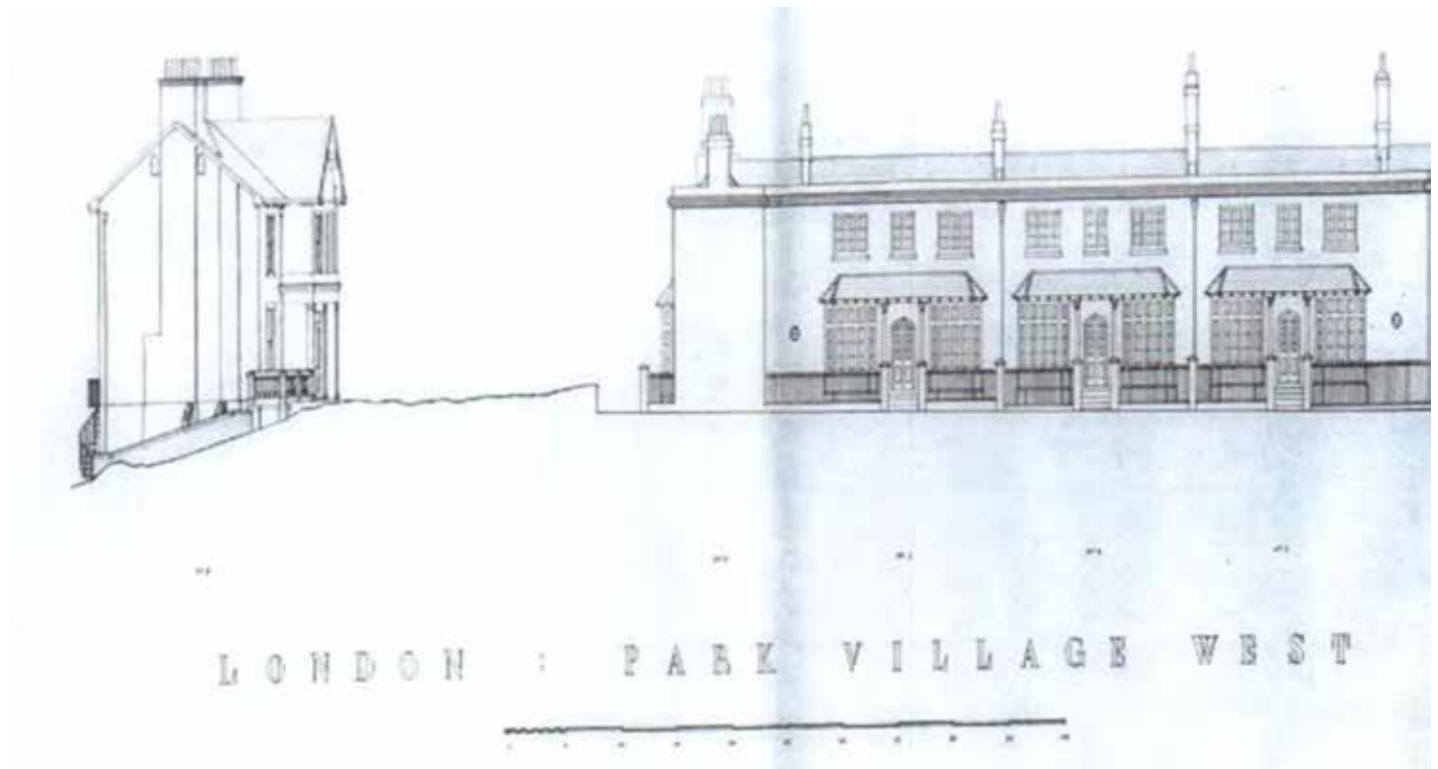
The house in the image appears vacant and unoccupied, with some blocked windows. It is possible that it had suffered bomb damage when No. 15 was destroyed in 1940-41.

The subsequent published survey describes the house as follows:

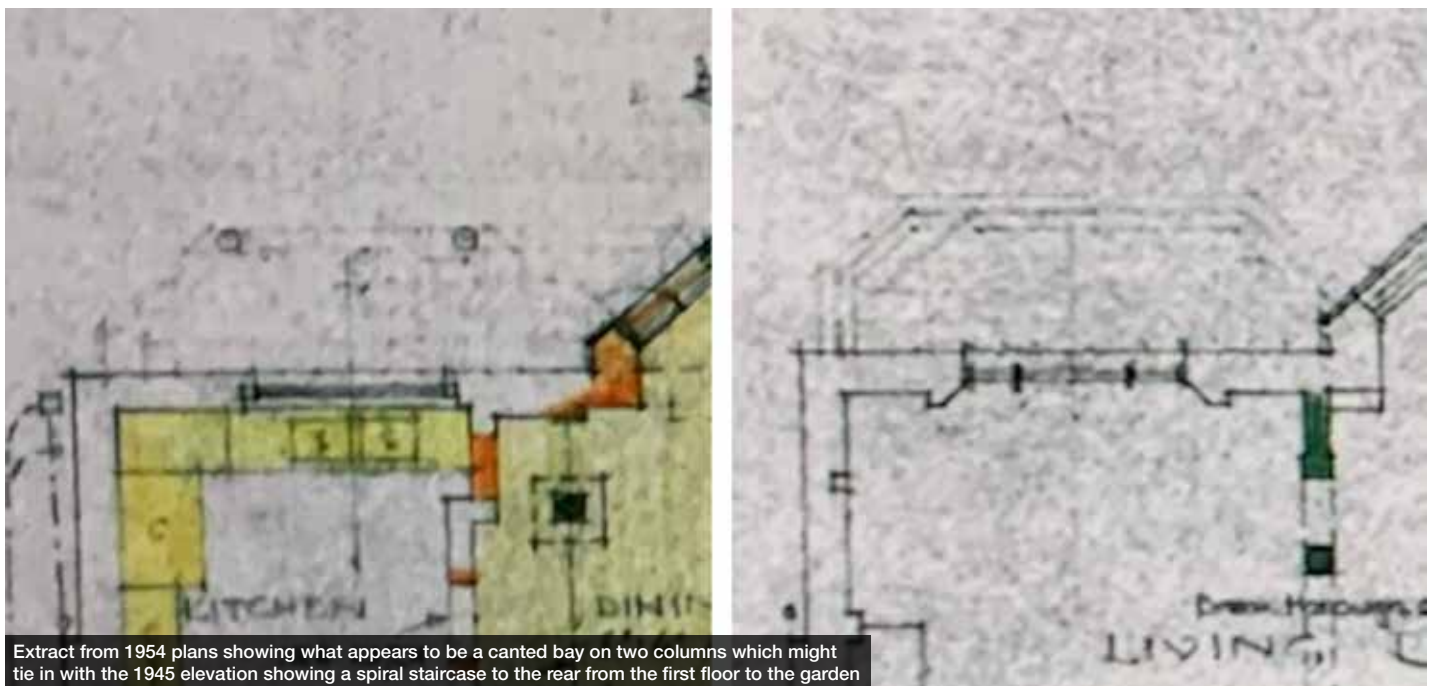
No. 8, assigned to Nash in 1824 and leased to Joseph Baxendale in 1839, lies east of the last block between it and the canal is in the main a simple two-storey building with a low-pitched roof and sash windows. To the south is a wing with a steeper roof, the gable of which has a fanciful bargeboard with a deep projection. Otherwise

this wing is treated classically, the lower storey having three pilasters carrying an entablature. The doorway is on the left between one pair of pilasters.

In relation to this image, the Insall Report (2008) wonders if the spiral staircase led from the first-floor bay window. A set of plans prepared in 1954, and discussed below, interestingly shows the shadow of a canted bay on the north side of the rear elevation supported on two (cast-iron?) columns, which suggests an external viewing platform reached by the spiral staircase. In the absence of images and pre-1945 plans this is also speculation.



Drawing undertaken as part of the Survey of London (dated 1945) showing north side of no.8 with a spiral staircase to the rear and sloping garden fully exposing the north elevation



Extract from 1954 plans showing what appears to be a canted bay on two columns which might tie in with the 1945 elevation showing a spiral staircase to the rear from the first floor to the garden



1954/55 RENOVATIONS

In 1954/5 a scheme for alterations to the house appears to have been approved although it is unclear who was the approving authority for the works. The National Archives holds a set of drawings 'Park Village West: no 8, alterations; plans and elevations' (LRRO 1/5101) comprising nine drawings dated 1955. Three drawings of plans and elevations (1954), with separate drawings for internal details for the basement and ground floor, and the porch are located at Historic England, stamped Greater London Council, but from the London County Council Historic Buildings Drawings. It is thought these are part of the set held by the National Archives.

The plans indicate quite considerable external and internal works; including:

- Creation of a recessed ground floor elevation by the construction of an open portico to replace the solid entrance porch with the off-centre door, involving the removal of a central pilaster and introducing two Doric columns;
- Creating a wider door at the centre of the new open portico with double-leaf solid timber door with fan-light over;
- Replacement of the existing staircase with a closed string swept timber stair with a polished handrail and fluted balusters running from the lower ground floor to the first floor with a simple staircase to the roof space;
- Conversion of the roof space to staff accommodation with two casement windows set back into the roof space;
- Insertion of partitions and doorway at the first floor to accommodate two bedrooms, a dressing room and two bathrooms;
- Insertion of a partition two pilasters and two columns dividing the double drawing room at ground level. Replacement of the fireplace to this room;
- Addition of a new bathroom with a new window to the north elevation at ground floor level;
- Extending the existing canted bay to the rear, which appear to have been a later addition, to the lower ground floor and providing three French doors opening out into the garden;
- The marginal glazing bar windows to the ground floor bay window and tripartite window to the drawing room replaced with 6 over 6 small pane sashes;
- The introduction of a pair of pilasters and Corinthian columns into the lower-ground floor space to create a dining room. Blocking doors into the kitchen and providing a niche and serving hatch from the kitchen to the dining room;
- Creating of a bathroom at the lower ground floor.



Copy of advertisement in Country Life August 18, 1983

*On the instructions of
the Crown Estate Commissioners*

PARK VILLAGE WEST, REGENTS PARK

**A rare and important Regency villa
of Nash design, with a ¼ acre
of secluded garden.**

**2 reception rooms,
3 principal bedrooms, bathroom.
2 secondary bedrooms and
bathroom.
Garaging for 3 cars.**

60 year Lease

**FOR SALE BY AUCTION ON
14th SEPTEMBER, 1983**

(06934/2)

These alterations introduced classical details into this simple Regency Villa and incorporated the basement service area into the main living space of the house with direct access into the garden.

A sales catalogue by Frank, Knight and Rutley, June 1983 confirmed that all the approved works were undertaken, with the exception of the first-floor partitioning which was revised to accommodate three bedrooms, now two bedrooms and an ensuite. A service lift had been added and glazed roof to the light-well at the front basement level. (Insall, 2008)

In 1974 Casina Lodge was entered in the Statutory List of Buildings of Special Architectural or Historic Interest.

In 1983 Casina Lodge was put up for auction, with an advertisement in Country Life Vol 174, Issue 4487 (Aug 18, 1983) and also Harper Bazaar. In Country Life 10 November 1983, p. 1390, it reported the sale of the house for £315,000, noting that it was subject to the purchaser covenanting to undertake a scheme of renovation at their own cost.

On 19 October 1983 a new lease was signed with Leo Leon for 60 years starting from 12 October 1983 until 11 October 2043. (Insall, 2008)

PLANNING HISTORY 1984-2013

Listed building consent (ref. 8470021) for demolition of the existing two single garages and construction of double garage with residential accommodation above was refused 19/09/1984.

Listed building consent (ref. 8470019) for alterations and repairs was granted 14/03/1984.

NOTE: It is thought that these were the works required to be undertaken as a requirement of the sale of the house at auction on 14 September 1983.

1984 ALTERATIONS

The plans were prepared by Erith and Terry, and involved quite considerable changes, and included:

- Removal of pillars and pilasters from the open passageway connecting the double drawing room (1954/5 insertion) and infilling of the north doorway from the entrance hall at ground level. Insertion of a new double-leafed door to the drawing room;
- Removal of the bathroom and its partitions to form a new study at ground floor level;
- Removal of the service lift serving the ground to first floor level;
- Insertion of new partitions and doors to form new bedroom in scullery at basement floor level;
- Partition of existing bathroom into an ensuite shower room and lavatory at basement floor level;
- Infilling of kitchen hatch and dining room niche in the northern wall at basement level;
- Replacement of front and rear windows at basement level. (Insall, 2008)

Planning permission (ref. 8400098) for construction of a double garage with residential accommodation above on the site of two single garages was refused 19/09/1984.

Planning permission and listed building consent (ref. 8500197 & 8570031) for the erection of a single storey building within the curtilage of the existing dwelling house for use as a double garage and a single person flat was granted 18/07/1985.

Listed building consent (ref. 8570219) for the construction of a side extension to the existing garage and various external alterations involving the erection of a new wall iron railings and two new gates was granted 18/12/1985.

NOTE: An auction catalogue by Knight, Frank Rutley dated August 1985 confirmed the works approved in 1984 and 1985 had been carried out. (Insall, 2008)

Listed building consent (ref. LSX0004017) for construction of a glazed roof area to the rear of the building was granted on 04/07/2000.

NOTE: The glazed barrel vault and double-leaf door was not implemented (Insall, 2008)

Listed building consent (ref. 2007/5016/L) for internal alterations including reopening of internal door at first floor level was granted on 20/12/2007.

Planning permission and listed building consent (ref. 2008/0891/P & 2008/0893/L) for the erection of two storey southern side extension at basement and ground floor levels to the main house, excavation of new basement level under existing annex building connecting to the main house to provide additional habitable accommodation, erection of new pergola connecting the main house and annex building with associated landscaping works and internal works was withdrawn in 2008.

Listed building consent (ref. 2009/0510/L) for internal alterations to open up the lower ground floor to increase the size of the kitchen involving the removal of wall and pilasters between the existing kitchen and living room and partially demolish the kitchen/corridor wall, including relocation of boiler and water tank to the existing storage room at the front of the house under the driveway is currently under consideration.

Listed building consent (ref. 2009/0141/L) was granted on 27/04/2009 for internal and external alterations in connection with the erection of a single storey underground extension on the southern side of the building (providing 2 additional bedrooms, swimming pool, gym and sauna); existing annex block to be demolished and rebuilt in identical form and associated landscaping.

Planning permission was granted subject to a section 106 LA (ref. 2008/5893/P) on 11/03/2010 for the erection of a single storey underground extension on the southern side of the building (providing 2 additional bedrooms, swimming pool, gym and sauna); existing annex block to be demolished and rebuilt in identical form and associated landscaping.

Planning permission was granted (ref. 2013/1330/P) on 31st October 2013, subject to a new s.106 agreement (renewal of ref. 2008/5893/P) for the creation of a single storey lower ground floor extension,

identical rebuild of existing annex block following demolition, and associated landscaping to dwelling house (Class C3). Listed building consent was granted (ref. 2013/0921/L) on 9th May 2013.

2013 ALTERATIONS

The scope of works was set out in the shh architects + interiors + design consultants dated November 2008, but submitted as part of 2013-0921/L and 2013/1330/P include:

The construction of a sub-terrain basement into the site that will accommodate both leisure facilities and additional bedrooms. Also proposing to re-build the garage which will accommodate a small gym and direct access to the pool below.

In relation to the house:

- Partial demolition of the existing wall separating the kitchen and the living room on the lower ground floor to create a family room and dining area;
- Replace the existing kitchen window at the rear of the house on the lower ground floor with French doors to match the bay;
- Remove the existing internal walls in the staff flat on the lower ground floor to create a large kitchen;
- Form a new opening under the stairs in the external wall to allow access to the new wing from the hall;
- Partially demolish walls in the loft to create a larger room for the children.

Extract of approved drawings are included in **Appendix 3**.

The major works approved, such as the insert of a new basement level, rebuilding the garage have not been carried out, but much of the internal works have been carried out, although not the opening out of the kitchen window to form a door to match the French doors of the bay. The commencement of the listed building and planning applications 2013-0921/L and 2013/1330/P means the approved works are still current.

CONCLUSION

It is clear from 1954 onwards that there have been quite substantial alterations to the interior of Casina Lodge, with the removal and addition of walls, blocking off of openings, creation of new openings, a new staircase, new windows, extension to bay window and introduction and then removal of 'neo-Regency' details and opening up of spaces. The 2008 D&A submission shows ceiling lights to most rooms, and a recent inspection confirms that all the ceilings are constructed of contemporary materials – wire mesh and plaster, with no lathe and plaster ceilings. While no original drawings exist, to make direct comparisons, it is difficult not to conclude that the alterations undertaken following the 1954/55, 1984/85 and 2008/2013 approvals have resulted in a compromised interior layout and loss and/or replacement of fabric. The more recent works have included re-fitting bathrooms and the kitchen. The basement extensions work which were approved in 2013 have not been carried out.



DESCRIPTION OF CASINA LODGE

EXTERIOR

The house is constructed of brick with render over three floors, with lower ground, ground and first floor, and rooms within the gabled roof, which is covered in slate, and has deep projecting eaves with paired brackets. There are chimney stacks to each gable. There is a light well and a wine cellar to the front lower ground and light well to the west side.

The floor plan is almost square with a projecting gable to the front, which has an open porch to the ground floor with a centrally placed double timber doors with a fanlight over. There are four columns supporting the first floor which has a pair of 6 over 6 vertical sliding timber sash windows set within moulded architraves. There is a small casement window to the gable, which has a deep timber decorative fascia board. To the west of the gable at the lower ground there is a small triple window with a central 6 over 6 sliding timber sash, and two fixed margin windows. To the ground floor there is an 6 over 6 vertical sliding timber sash windows. Above this there is an 6 over 6 vertical sliding timber sash windows set within a moulded architrave.

The rear elevation has a triple sided hipped roof projecting bay to the ground and lower ground floor to the south side. At the ground floor it has central 8 over 8 sliding timber sash windows set in a simple moulded architrave. To the lower ground floor each bay has double glazed French doors of four panes with marginal glazing bars. Above the bay there is an 8 over 8 vertical sliding timber sash window set in a simple moulded architrave. To the north at the lower ground floor there is a triple window (detail when images available). To the ground floor there is a triple sash window, with a central 6 over 6 sliding timber sashes flanked by 2 over 2 sliding timber sashes set within a simple moulded architrave. To the first floor there is a 6 over 6 vertical sliding timber sash window set in a simple moulded architrave.

To the south side of the lower ground floor there is a curved arched opening to the light well which runs along the side of the house to the front.

THE SOUTH AND NORTH SIDE ELEVATIONS

The south side has a light well to the lower ground floor with single window. The elevation is blank except for an 8 over 8 vertical sliding timber sash window in a simple moulded architrave which lights the staircase. There is a pair of small round-headed casements to the roof gable, one either side of the slightly projecting chimney stack, which light the roof space. The north side gable is entirely plain except for the matching windows to the roof gable.

The light well to the east (front) has low rendered wall, while to the south it comprises a rendered plinth with a railing.



Front (west) elevation May 2020 showing the open porch and new front door and the replacement ground and first floor windows all part of the 1954/55 works – compare with 1941 image



Rear (east) elevation May 2020 showing the 1954/55 lower bay. The ground floor bay dates from 1954/55 as do the ground floor windows which replaced marginal glazing bar frames with 6-over-6 small pane frames



INTERIOR

The ground floor comprises an entrance hall with a staircase to the lower ground and first floor with a study to the front while to the rear is an open dining room with the bay window and living room. This room enclosed in 1954/55 work and re-opened up as part of the 1984 works. Staircase and front door all part of 1954/55 works.

At the lower ground floor there is a kitchen and a second living room with the bay providing access to the garden. These two rooms were linked as part of the 2013 approvals. Off the lower vestibule to the

front there is a room providing access to the garden, beyond which is a wine cellar and cellar

At the first floor there is a landing providing access to a bathroom to the front, above the porch, and two bedrooms to the rear, one being a master bedroom with a master ensuite to the front. A dog-leg staircase leads off the landing to the second floor within the roof space, which comprises three small rooms lit by dormers installed in the 1954/55 works.



Second floor space within roof



First floor rear bedroom south side with the re-opened door linking through to adjacent bedroom, part of 2013 approved works



First floor rear bedroom north side



First floor landing with staircase inserted 1954/55 looking towards bathroom over porch



View of 1954/55 staircase running from first floor to lower ground floor



Ground floor rear bay window (post 1839 pre-1870) and the fireplace installed as part of 1954/55 works



Ground floor looking through to the bay. Wall dividing these spaces installed 1954/55 and removed under 1984 approval



Entrance hall with staircase and double doors inserted as part of 1954/55 works



Ground floor study with early 18th century style pine door case and panelling. Possibly dating to 1984 works which created the study, or later insert



Lower ground floor staircase vestibule looking through to bay inserted as part of 1954/55 works



Lower ground floor view looking through the bay window inserted as part of the 1954/55 works



Lower ground floor view from the kitchen through to living room. Opening up and joining these two rooms part of 2013 approval

GARDEN

To the southwestern side of the garden there is a substantial rectangular building comprising a double garage at the western end and a self-contained flat at the western end. The garden is substantially laid to lawn with trees, with hard standing to the front.





View from the first floor of the rear and part side garden looking south east



View of the south side garden



HERITAGE SIGNIFICANCE

Casina Lodge, No.8 Park Village West, together with 15 other properties and attached railings is included in the National Heritage List for England, Grade II*. (See Appendix 1)

Grade II* buildings are particularly important buildings of more than special interest. ("Principles of Selection of Listed Buildings" (November 2018). There are no guidelines as to what defines a grade II* or grade I building, but usually it means that it is a very rare example of its type, and/or has a fine original intact exterior and/or interior; is related to person or persons of National Significance; is the finest example of an architect or engineers work; represents a rare technology, these all being attributes that would set a building, or park above the ordinary.

In the case of Casina Lodge, it is noted that it is included as part of a broader entry in the National Heritage List for England, revised in 2007, of 16 houses comprising the whole of the Park Village West. The description refers the exterior only of the houses, with no details of interior layouts or features. A clue to the II* grading lies in the introductory paragraph, and the historical note, which state:

Group of 16 related houses. 1832-7. Picturesque layout and houses by John Nash, James Pennethorne and other assistants in the Nash office.

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.

The entry reflects the Survey of London entry of 1949 (See Appendix 1) and the subsequent comments on Park Village West made by John Summerson and other authors, and the work of Geoffrey Tyack, which all point to the significance of the whole estate, rather than to any individual house, with the exception of No. 12, the design of which does stand apart from the otherwise fairly standard Regency design of the terrace and small villas.

None of the houses are included in the National Heritage List for England on their own merit, although it is understood that a number were formerly included at grade II, with No. 12, Tower House, at grade I.

Significance is defined by the National Planning Policy Framework (Feb 2019) as:

'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'.

Placing the asset in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise. This both informs our understanding of a site's significance and the contribution of its setting to this significance.

As Historic England explains in 'Conservation Principles' (2008) understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise. Heritage significance can be derived using Evidential, Historical, Aesthetic and Communal Values. These are defined as follows:

Evidential Value - the potential of a place to yield evidence about past human activity

Historical Value - the ways in which past people, events and aspects of life can be connected through a place to the present

Aesthetic Value - the ways in which people draw sensory and intellectual stimulation from a place

Communal Value - the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

While published after the inclusion of Casina Lodge on the statutory list in 1974, and the revised entry in 2007 in the National Heritage List for England, the Historic England (formerly English Heritage) Listing Selection Guides provide very useful historical contexts for assessing the significance of a building. The guide 'Domestic 3: Suburban and Country Houses', is particularly relevant to Casina Lodge.

The introduction notes:

Be they suburban or rural, country houses, villas, and semi-detached houses share certain characteristics. Principally they are defined by the space around them. They take advantage of more generous ground plots and are laid out with more freedom than their urban equivalent. Being set in substantial gardens or forming part of a larger estate, they have a different relationship with nature and can be part of distinct individual landscapes.

The guides historical summary makes specific reference to 'Early nineteenth-century picturesque villas' and 'Park Village West' (p. 8) stating:

The Regency villa emerged from two directions. Country houses grew smaller and less complex as they became more a retreat from urban rural life than the centre of a working agricultural estate; likewise business and professional families in the cities eschewed the cramped and unhealthy conditions of a terraced house for a detached house in its own grounds, set (thanks to transport improvements) within easy reach of town.

The smaller detached house is a peculiarly English model and was expressed in a variety of styles. Although the Georgian love of classical styles – Greek and Roman – survived well into the Victorian period (and were the ones best understood by builders), the first half of the nineteenth century saw Italianate or picturesque Gothic villas, while the vernacular cottage style become increasingly popular. This was encouraged by Nash's rural group of cottages at Blaise Hamlet on the outskirts of Bristol (1810-12), [...] and **Park Village West, detached houses in Italianate and Gothic styles disposed at varying angles along a horseshoe-shaped road built in the 1820s near Regent's Park in London (grade I and grade II)#; the road, houses, gardens, trees and low gardens walls and railings combined to make an informal, rural ensemble on the edge of town, pastoral and romantic in its inspiration, picturesque in effect.**

#This is an error as in 2007 all 16 houses and railings were included grade II*, with no individual listings for the houses. Again the Listing Guide draws attention to 'Park Village West' as a grouping and not to individual houses.

CHARLES LEE SURVEYOR AND ARCHITECT (OCT 1804- AUG 1880)

While there are a number of published books on John Nash, and a book on the work of Sir James Pennethorne, and extensive entries in the Oxford Dictionary of National Biography, much less is known of Charles Lee, who was a pupil of Nash and according to Tyack, went into partnership with James Morgan, who also previously worked in Nash's Office. While there is a short entry in the 'Biographical Dictionary of British Architects 1600 to 1840, Colvin, 1954, p.394, for James Morgan, there is no entry for Charles Lee.

There is an entry, however, in the 'Directory of British Architects, 1834-1914: Vol. 2 (L-Z)' Antonia Brodie, British Architectural Library, Royal Institute of British Architects. A&C Black, Dec 20, 2001, which provides some brief details of his partnerships, but no insight as to his architectural output. The following has been compiled from Journals and Newspapers but is unlikely to be comprehensive. An obituary in The Builder on 4 September 1880 and another in The Building News 6 August 1880 provide information, but also inaccuracies.

According to The Builder:

Charles Lee was an experienced and renowned surveyor and valuer, had been trained in his early years with Thomas Cubitt, and then articulated at the office of John Nash. Whilst in this position, he took part in the great improvements at the West End, in the construction of Regents Street, the demolition of the King's mews at Charing Cross, and the formation of Trafalgar Square and, together with James Pennethorne, the Regent's Park and the buildings adjacent. On Nash's retirement Lee became associated with the engineer James Morgan who had constructed the Regent's canal – in which Lee had been largely engaged – and who succeeded to a part of Nash's practice. While with Morgan Lee prepared the design and supervised the erection of the Haymarket Theatre.

John Nash is attributed to the design of the "New Theatre Haymarket" later "Theatre Royal" 1821, but it is likely that assistants in the office supervised, as with much of Nash's work over this period. This experience may have led to Charles Lee's later involvement with rebuilding Her Majesty's Theatre

A number of inaccuracies with dates and projects creep into The Builder obituary, with a number of buildings ascribed to Charles Lee, for which there is no evidence. More detail on Charles Lee's work based on further research is included in Appendix 4 with a brief chronology summary of partnerships and known works below:

- Charles Lee signed plans for No. 8 Park Village West in September 1836, and also plans for a plot in Park Village East in May 1836 for land leased to a Mr Lancefield (MR 1/1905/2).
- Charles Lee worked with Henry Duesbury, Architect (1814-1871) from c 1836 to c 1845.
- 1842 Lee & Duesbury won a competition to remodel Derby Town Hall.
- c 1845 Charles Lee entered into a partnership with Thomas Talbot Bury, architect (1809-1877).
- 1846 Charles Lee and Talbot Bury's signatures are noted on the plans for a new church at Bovingdon, Hertfordshire. In 1846-7 Charles Lee is commissioned to design Christ Church, Battersea, in association with Talbot Bury.
- 1847 partnership dissolved on 25 December 1847, with a notice published on 10 April 1848 in The Globe.

- 1849 he receives the commission to design the North Surrey Industrial School, Annerly, Surrey. This opened in 1850 comprising 'three large school and class-rooms, capable of accommodating 600 pupils and farm-buildings'
- 1850, Charles Lee was commissioned to design an Industrial School for St James, Westminster, possibly as a result of the North Surrey Industrial School. This was erected in 1851-2 to house pauper children.
- 1853 designs a building for the society for improving the dwellings of the working class' in New Street close to Golden Square, containing sixty-eight sets of apartments.
- 1856 Charles Lee is noted as the architect for the reconstruction of stairs to the galleries of St James church, Piccadilly (Morning Advertiser, 13 Sept 1856, p.2)
- 1857 (July) called tenders to extend the North Surrey District School, to his design
- 1858 (May) the Bishop of London laid a stone for St John's Church, Putney a church in the 'early English decorated style from the design of Mr Charles Lee'.
- 1858 (August) he is calling tenders for rebuilding part of the St James Westminster Workhouse (Industrial School), to his design.
- 1865 he receives a commission to build the East India Club, St James-Square. This opened in March 1866.
- 1867 takes his two son's Charles William and Sydney William, his pupils, into partnership.
- 1868 it was announced that Her Majesty's Theatre, Haymarket was to be rebuilt, at the cost of £50,000 with Mr Charles Lee the architect.
- 1868 (December) advised that the new theatre was in the course of construction, to the designs of 'Lee, Brothers, and Pain'. William Pain (1836-1903) was articled to Charles Lee, and remained with him as an assistant,

No other commissions have to date been located beyond 1868, with 'The Building News' obituary noting he was in ill health towards the end of his life. In November 1875, The Building News published an engraving of a house in Putney designed by Lee Brothers and Pain, suggesting that Charles had left the partnership by this date. In addition to architectural works, Charles is noted as being regularly in court providing valuation advice. He surveyed and prepared the Tithe Award Map for Putney, Surrey.

On 30 November 1880 Charles Lee, died leaving an estate under £120,000, (equivalent to £7.9 million in 2017) clearly suggesting a successful surveying and architectural business. Lee Brothers and Pain dissolved their partnership in March 1892.

While clearly not an architect and surveyor of distinction, in addition to Casina Lodge, a number of Charles Lee's surviving building are included in the National Heritage List for England, these being East India Sports Club, St John's Putney, and St Luke's, Islington. His workhouses, not surprisingly, have not survived.

OCCUPIERS OF NO.8

Research of the census enumerations from 1851 to 1911 and other sources, show a quick succession of occupiers for the majority of the houses in Park Village West, (See Appendix 5) with the area getting a bit of a reputation towards the end of the 19th century as an area for artists, writers and actresses. In relation to No. 8 the occupiers comprised an MP, merchants, including two wine merchants, a barrister, an American actress, mother of a famous writer, and a peer of the Realm.

James Wyld

Following Joseph Baxendale taking the lease in 1839 it was almost immediately leased to Mr James Wyld (1812–1887), geographer, son of James Wyld, geographer royal, who died in 1836, with James inheriting a thriving family map making and publishing business.

As noted above Joseph Baxendale signed a lease for No. 8 on 27 July 1839. Interestingly, however, On 25th April 1838 James Wyld, 8 Park Village West Regents Park, Esq., and Ann Hester and Ann the wife of James Wyld, 8 Park Village West Regents Park, take out insurance policies. (London Metropolitan Archives MS 11936/565/1273515 and MS 11936/565/1273516) This suggest that Baxendale, while signing the lease may have been acting, or had already arranged to on-sell the lease once the house was finished?

James Wyld had married Ann Hester in February 1838 and given the house is noted in July 1839 as needing completing, they must have moved in later in 1839, having ensured the property to protect their interest.

In 1841 his wife gave birth to a daughter at No. 8 Park View West (Sun (London) 16 January 1841 p.4) and in 1844 a son (Sun (London) 4 April 1844 p. 8) In 1847 he was elected as the Member for Parliament for Bodmin, Cornwall. In the 1851 census he is living at No. 8 with his wife and son (7) and three servants. He describes himself as MP and Geographer to the Queen. He is probably best remembered for a giant globe constructed to coincide with the Great Exhibition of 1851. The Oxford Dictionary of National Biography entry states:

Wyld's most spectacular enterprise was his 'great globe', exhibited in Leicester Square between 1851 and 1861 to coincide with the Great Exhibition. It was 60 feet high and 40 feet in diameter and lit by gas. On its inside painted plaster of Paris reliefs illustrated the physical features of the earth at a horizontal scale of one inch to ten miles and a vertical scale of three inches to ten miles. The object of some ridicule, it was none the less extremely popular. It was surrounded by a large spherical building entered from four loggias opening into each side of the square. In the building maps, atlases, and other globes (inevitably mostly Wyld's own) were displayed. (See Appendix 1 for full entry in ODNB)

James Wyld MP, vacated No. 8 Park Village West in 1856.

Mr F E. A. Boyd - In the 1861 Census a Mr F Ernest A. Boyd, (56) is living at the address with his wife, child, stepmother and three servants. He describes himself as a merchant. In 1861, 1862 and 1865 his wife gives birth to three children at No. 8.

Mr John Beit - At the time of the 1871 census a Mr John Beit, his wife and six children are living at No. 8 with three servants. He gives his occupation as wine merchant.

Sophia Tatler - At the time of the 1881 census a Sophia Tatler (45) unmarried, is living at the house with two servants. Sophia does not provide a profession.



Engraving of 'Wyld's' Globe, Leicester Square 1851-61

Mrs Bolton - In 1884 and 1885 a Mrs Bolton is listed in 'Webster's royal red book; or, Court and fashionable register' as living at this address.

Florence Walker - At the time of the 1891 census a Florence Walker (22) who lists her birth place as America, is living on her own means, with a Mr William J Pierce Acting Manager, a visitor and two servants. In April 1891 'The Era' lists a Miss Floy Vita as living at 8, Park-village West. The Morning Post in March 1891 commented on her performance in a production at the Avenue Theatre, featuring Miss Floy Vita. (3 March 1891 p. 5) The Globe in February describes her as 'the new actress from America' (28 Feb 1891, p. 5) It would appear her acting career did not go well, for in 1894 she is listed as a singer and dancer in a production. Her residence at No. 8 also appears to have been short, for in May 1892, the Morning Post advertises the sale of 'the whole of the nearly new and costly contents of the residence, only recently supplied by Messrs. Shoolbread and Co.'

Laurence R Ryland - At the time of the 1901 census a Mr Laurence Ryland (41) Barrister at Law on his own account, his wife and a servant are living at No. 8.

Lucinda Shaw - In 1911 Lucinda Shaw (widow) living by private means is living at the house with a half-sister and two servants. Lucinda Shaw or Mrs L Carr-Shaw was the mother of George Bernard Shaw, who took a lease on the house for his mother in 1906. It is clear that George Bernard Shaw visited the house taking "dear afternoons" in the house with the pretty garden and his sister Stella. (Bernard Shaw and the actresses Margot Peters, Doubleday NY 1980, p. 343). Mrs Shaw died in March 1913 at Park-village west. (Freeman's Journal - Monday 03 March 1913 page 5)



James Patterson - A Mr James Gowans Patterson and a Mrs Patterson are noted as living at No. 8 in 1917 through to 1919. The 27 July 1839 lease document is overwritten with a note in one corner reading, 12 August 1920, 8 Park Village West, New lease to J G Paterson for 24 years from January 1920. The Dundee Courier 12 September 1925 page 2, reports that D & J McCallum, to take over the business of D & J McCallum, distillers. In the list of subscribers is James G Patterson, wine merchant 8 Park Village West. The City of London Electoral Register for 1930 has James Patterson and his wife still at No. 8, but in 1932 living in Suffolk.

More research would undoubtedly reveal more occupiers of the house from 1930.

In 1962 it was the residence of Sir Hugh & Lady Dawson. The Antique Collector Magazine, February 1962, featured an article on Casina Lodge, No. 8 Park Village West, Regents Park, London, their residence. In February 1976 a seven-year lease was signed with Sir Hugh & Lady Dawson running from January 1975 to April 1983. Sir Hugh died in November 1976 at No. 8. It is possible that Lady Dawson continued living at No. 8.

As noted earlier, in October 1983 Leo Leon was granted a 60-year lease. In October 1988 this was transferred to M G and J W Wilson.

STATEMENT OF SIGNIFICANCE

Having regard to the historical development of the house and garden, and its surviving elements, it is considered the significance of Casina Villa can be summarized as follows.

EVIDENTIAL

Casina Lodge, (no. 8) was designed and constructed between late 1836 and 1839, for Joseph Baxendale, a successful part owners of Pickford's carrier service, as part of the Park Village West development. This was conceived by the architect John Nash (1752-1835) in 1823 as part of the Crown Estates Regent's Park development and implemented by members his office practice between 1832 and 1839, with no.8 being the last villa built. Located on its original plot, but subsequently altered externally and internally, it provides evidence to help understand the physical, economic and social considerations that influenced the form and development of Park Village West.

HISTORICAL

The end of the 18th century and the first half of the 19th century saw the construction of terraces, squares and villas in many cities across the country, designed by architects to cater for the increasing prosperity of the successful merchants, professionals, and the independently wealthy, and their desire and ability to own a modern family home close to the amenities offered by the city. Park Village West, of which Casina Lodge forms part, is historically significant as a relatively unaltered example of a small architecturally designed informal layout of houses, comprising a terrace, and semi-detached and detached villas set in landscaped gardens, which became occupied by merchants, solicitors, barristers, and the independently wealthy.

Conceived by John Nash (1752-1835) in 1823 and implemented by members of his practice over the period 1832-39, Park Village West, with its circuitous drive, layout of housing, use of different house designs, but with a common pallet of materials, and use of landscaping, has been widely acknowledged by writers on architecture and town planning, as providing a model for subsequent suburban housing in the UK and overseas. Park Village West, of which Casina Lodge forms part, is historically significant as one of the earliest and complete examples of informal villa development, which went on to influences suburban housing through the 19th and 20th centuries. This is recognised by the inclusion of the estate in the National Heritage List for England with a grade II* listing.

For its historical association with the architect John Nash (1752-1835) a nationally and internationally recognised architect and developer, who conceived the initial idea and layout of Park Village West and Park Village East; James Pennethorne (later Sir) (1801-1871) who assumed control of Nash's practice, on his retirement to the Isle of Wight in 1830, and oversaw the implementation of the development from 1832-39, including the layout of the road and plots, and Charles Lee (1803-1880) surveyor and later architect, an assistant in Nash's office, who submitted designs for no. 8 to the Commissioners of Her Majesty's Woods and Forest in September 1836. Charles Lee, subsequently went on to a reasonably prosperous career as a surveyor and architect in partnerships and on his own account, designing a number of institutional buildings (workhouses) social housing, and churches, with his most notable work, in partnership with his sons (S W and C W Lee) and pupil William Pain, the rebuilding of Her Majesty's Theatre, Haymarket 1868-9 (replaced 1892).

For its historical association with James Wyld (1812-1887) who took the lease from Joseph Baxendale and was the first occupier of the villa from 1839 until 1856. As the owner of a successful map making company, inherited from his father in 1836, MP for Bodmin, Devon (1847-52, 1857-68), Geographer to Queen Victoria and Prince Albert, and developer of the Great Globe in Leicester Square (1851-61), he is representative of the type of occupiers who first moved into Park Village West.

From its historical association with Lucinda (Lucy) Carr-Shaw, (1830-1913) mother of George Bernard Shaw (1856-1950) playwright, critic, polemicist and political activist, who held the lease from 1906 to her death in 1913, and George Bernard Shaw, who during the time of his mother occupation visited the house and took 'tea' in the garden.

Due, however, to the external but notably internal alterations post WWII, the current house and the garden has changed considerably to that designed by Charles Lee and occupied by James Wyld and Lucinda Carr-Shaw and visited by George Bernard Shaw and his circle.

AESTHETIC

The house, with simple gable forms, rendered under a slate roof, although altered with the later addition of a projecting ground floor bay, extended in to form a lower-ground floor bay; and introduced open portico and replacement of marginal glazing bar windows with small pane (6-over-6) to the rear elevation, (all part of 1954/5 works), nonetheless presents as a modest and aesthetically pleasing early Victorian villa in a generous, although altered garden setting.

COMMUNAL – SOCIAL VALUE

Park Village West, of which Casina Lodge forms part, has been widely recognised in architectural writings, most notably those of John Summerson (later Sir) (1804-1992) who first described the estate and its importance in his book *Georgian London* (1946), subsequently reflected in the *Survey of London* Vol. 21 (1949) and numerous books on architecture and town planning, and guide books of London, reflect a strong communal recognition and value of the estate. This is also reflected in its setting in a number of fictional works, most notable by internationally recognised crime writer Ruth Rendell (later Baroness) (1930-2005) in her book 'The keys to the street: a novel of suspense', published in 1997, which includes a description of the estate.

NOT SIGNIFICANT

The garage and flat approved in 1985 built along the southern boundary of the site is not significant. A number of the later alterations and insertions into the interior layout, and replacement details and fabric, is not significant, as are later alterations to the garden setting.

CONCLUSION

While the Park Village West entry in the National Heritage List for England, covering 16 buildings, walls and railings is grade II* indicating 'particularly important buildings of more than special interest' it is considered that the level of changes to Casina Lodge, particularly to the interior, which has compromised its architectural and historic significance, suggests that it does not warrant this level of grading in its own right.



CONCLUSION

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APPENDIX 1: ENTRY IN THE NATIONAL HERITAGE LIST FOR ENGLAND OF PARK VILLAGE WEST

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1322057

Date first listed: 14-May-1974

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

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 pinnacle 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 casements 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).

housing, and churches, with his most notable work, in partnership with his sons (S W and C W Lee) and pupil William Pain, the rebuilding of Her Majesty's Theatre, Haymarket 1868-9 (replaced 1892).

For its historical association with James Wyld (1812-1887) who took the lease from Joseph Baxendale and was the first occupier of the villa from 1839 until 1856. As the owner of a successful map making company, inherited from his father in 1836, MP for Bodmin, Devon (1847-52, 1857-68), Geographer to Queen Victoria and Prince Albert, and developer of the Great Globe in Leicester Square (1851-61), he is representative of the type of occupiers who first moved into Park Village West.

APPENDIX 2: EXTRACT FROM SURVEY OF LONDON VOLUME 21: THE PARISH OF ST PANCRAS PART 3: TOTTENHAM COURT ROAD AND NEIGHBOURHOOD PP. 153-155

PARK VILLAGE WEST

The “Villas” comprising Park Village West and Park Village East are important examples of the romantic element introduced into domestic architecture by John Nash. John Summerson says of them that “they were among Nash’s very last works and are full of interest. The houses are very small and often charmingly planned. Some are ‘Italian’ some ‘Gothic,’ some affect a kind of *châlet* style. Building this essay in the picturesque compensated him for having to leave out the clusters of villas he planned for the park itself. Trees, water, fanciful gables and balconies—all the properties of the romantic village scene as illustrated in the almanacs and the keepsakes are here. . . . During the last years of Nash’s life and after his death the villages were completed by his pupil and successor, James Pennethorne. To-day, Park Village West survives and half of Park Village East, the other half having been erased by the railway. They are, in a sense, ancestors of all picturesque suburbia. Up to the war, housing estates were still being laid out very much on these lines with “no two houses alike.” It would be difficult to find a prototype for these much earlier than Nash’s Park Villages.”

Park Village West lies within a triangle, with Albany Street on the west and the Regent’s Canal to the north-east, the Barracks in Albany Street being to the south. The villas are grouped round an irregular horse-shoe line that leaves and re-enters Albany Street.

Nos. 1 to 7. These six cottages, leased to John Nash in 1824, form a single block with three grouped to face north and a couple on each side as return wings, one of which looks on Albany Street. The rustic motives are here somewhat tentative and do not break the serenity of the long low stucco front controlled by its simple parapet and cornice. But the casement windows in groups of two and three lights and the canted bays with their roofs forming a porch for the entrance, have since become familiar features everywhere. The entrances, with their four-centred arches, are seen through pairs of columns, classical by association, but with Gothic profiles. The railings complete the cottage character of the design. (Plate 87.)

No. 8, assigned to Nash in 1824 and leased to Joseph Baxendale in 1839, lies east of the last block between it and the canal, and is in the main a simple two-storey building with a low-pitched roof and sash windows. To the south is a wing with a steeper roof, the gable of which has a fanciful bargeboard with a deep projection. Otherwise this wing is treated classically, the lower storey having three pilasters carrying an entablature. The doorway is on the left between one pair of pilasters.

No. 10, north of the foregoing, was assigned to John Nash in 1824 and leased to the Rev. Horace George Cholmondeley in 1837. It is a conventional design in stucco, two storeys divided by a plain band,

sash windows and hipped slate roofs. No. 11, assigned to Nash in 1824 and leased to Adam Duff in 1836, its neighbour farther north, is rectangular in plan with lateral projections and is covered with a simple hipped roof. The main front looks west and has three tall sash windows on the ground floor, each furnished with balconies. The three corresponding windows on the first floor have semicircular heads with an interrupted band at sill level and a continuous one at the height of the springing. The whole design is unusual and effective.

No. 12, north-west of No. 11, and on the turn of the lane, is a charming Italianate design with a three-storey octagonal tower towards the road. It was leased to Dr. James Johnson in 1824. The eaves of the roofs are finely drawn and of wide projection, the low pitch giving an umbrella-like top to the tower, which is skilfully banded at each floor and dressed with appropriate classical treatment, with pilasters, entablature and pediment to its prominent doorway. The ground falls behind and the three storeys of this part of the house are all a stage lower than the tower. The balustrade of a wide balcony surrounds the canted bay towards the garden. The piers to the railings are circular, with moulded caps carrying well-designed urns. At the side of the entrance is a one-storey coach-house, now a studio, built much later than the house, with *tetra-style* pilaster treatment, pediment and three urns as finials. (Plates 87, 88.)

No. 13, west of No. 12, was also leased to Dr. James Johnson in 1837. It is a pleasantly designed two-storey building in stucco, with no striking departure from contemporary usage. The division between the ground and first floor is firmly marked by a broad moulded band and the exaggerated projection of the eaves helps the horizontal effect. The front is divided laterally into three divisions by pilasters, the upper containing sash windows and the lower having a window each side of the entrance door, which is circular-headed with a fanlight. The ground floor windows have each narrow lights flanking the central sash and are recessed, each pair of lights being divided by narrow pilasters with brackets over. The lower pilasters are jointed to imitate masonry.

No. 14, leased to Dr. James Johnson in 1837, adjoins No. 13 at right angles and is carried a storey higher, and although both houses have symmetrical fronts the marked difference in height introduces an element of surprise. The chief features in No. 14 are the bold bay windows to the ground floor and the jalousies to the windows of the first and second floors. Otherwise the house is a simple rectangular building, three windows in width on the front and one at the side. The ground floor is well raised above the surrounding level and the entrance is approached by a flight of six steps. It has a semicircular fanlight over with a hood that follows the outline of the arch. (Plates 88, 89.)

There are three original villas remaining within the island formed by the lane, all leased to John Nash in 1824. No. 17, the most northerly of the three, was intended to be in the late Gothic style with a steep roof terminating in gables with moulded parapets and central finials and pendants, the external angles having octagonal projections taken up in tall turrets that flank the gables. The Tudor character of the building is well maintained by the external chimney-stacks with octagonal shafts and the label mouldings over the windows. There is a bay window to the ground floor below the northern gable. The

south looks towards the road and has a railed enclosure before it. Nos. 18 and 19 to the south, united by one angle touching the other, are more fanciful. There are bay windows, label mouldings and even battlements as well as separate shafts to the chimneys, but the gables, though steep in pitch, overhang and are supported by brackets. The porch to No. 19 has an elaborate imitation of a Gothic doorway, with a miniature oriel to the room over. Another house on the island site was mid-Victorian in date and character. It was completely destroyed in 1940–41.

INHABITANTS

No. 1. 1854, Rev. H. Millman.

No. 5. 1841–1843, Rev. Robert Ainslie.

No. 6. 1835–1837, George Chambers (1803–1840), marine painter. He went to sea at the age of ten. Settled at Whitby and became a scene-painter in London. A member of the Water Colour Society.

No. 7. 1855, Rev. Henry Jones.

No. 8. 1839–1856, James Wyld (1812–1887), geographer, son of James Wyld, geographer royal. He had a globe of the world sixty feet high, erected in Leicester Square. M.P. for Bodmin, 1847–1852 and 1857–1868.

No. 10. 1886–1887, Robert Walker Macbeth (1848–1910), painter and etcher. Second son of Norman Macbeth R.W.S. Joined the staff of the Graphic (1871). Elected R.A. (1903). He is best known by his etchings.

No. 12. 1841–1845, James Johnson (1777–1845), physician. He was a naval surgeon before settling in general practice at Portsmouth. He attended the Duke of Clarence and on his succession to the throne as William IV became physician-extraordinary. He edited the Medico-Chirurgical Review and wrote medical books. (See also No. 13.) 1850–1852, William Powell Frith (1819–1909), painter. On his father's death his mother came to live at 11 Osnaburgh Street. His early pictures were of literary subjects but a visit to Ramsgate, in 1851, resulted in a series of crowded scenes such as "Derby Day" for which he became famous. He was elected R.A. (1853) on Turner's death. (See also No. 13.)

No. 13. 1839–1840, James Johnson, physician (see No. 12). 1847–1849, William Powell Frith, painter (see No. 12).

No. 18. 1847–1850, William Henry Ashurst (1792–1855), solicitor. A radical in politics he was closely connected with the reform movements of his time and founded the Friends of Italy Society and the People's International League.

No. 19. 1875–1881, Rev. R. S. Bower.

APPENDIX 3: 1941-2 IMAGES OF HOUSES IN PARK VILLAGE WEST

In the early 1940s drawings and images were taken in preparation of a volume of the Survey of London which was eventually published in 1949. Not all the houses were recorded.



No. 12



No.14 with No.13 to the rear



Labelled No. 9 and 10

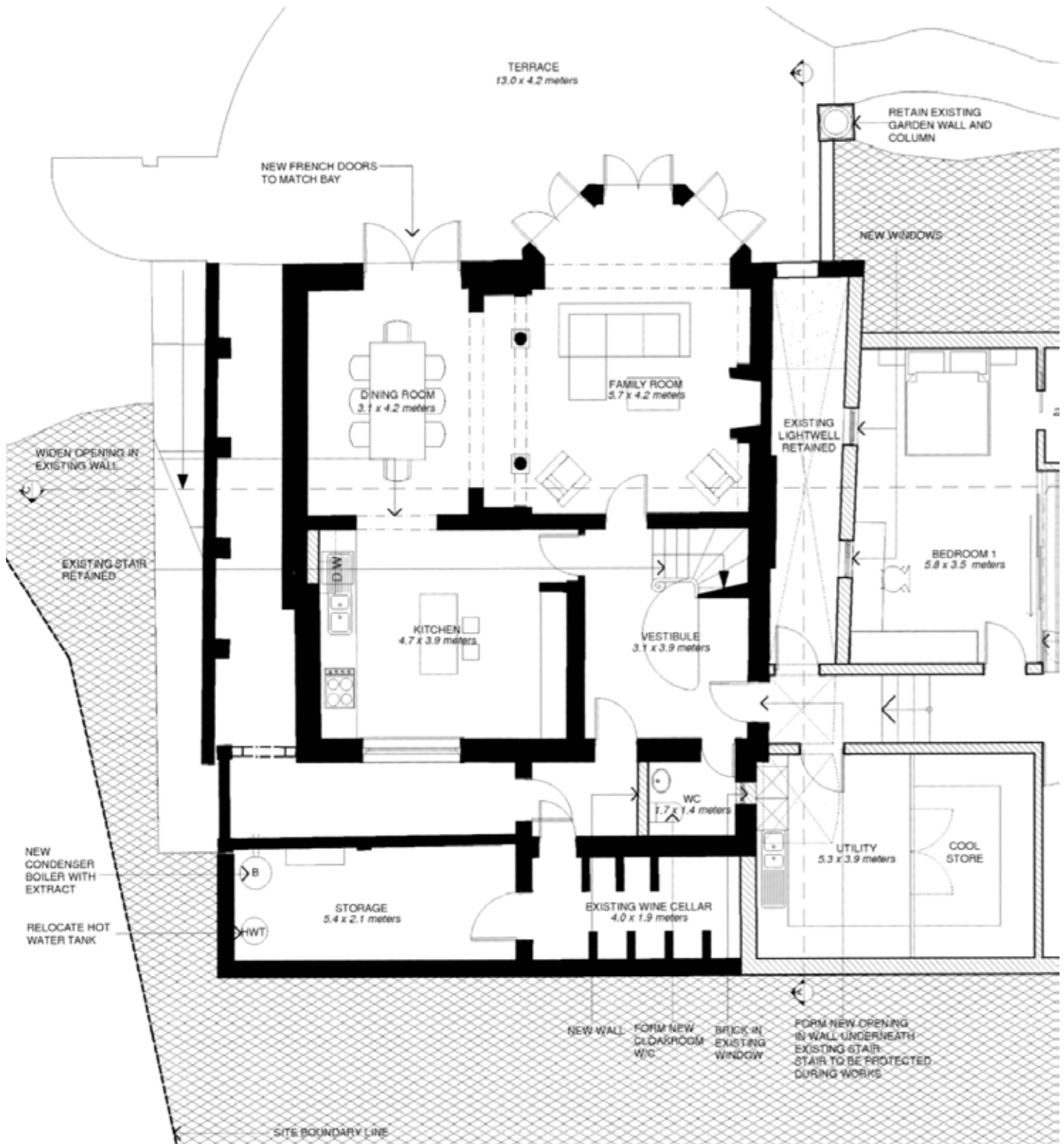


No. 11

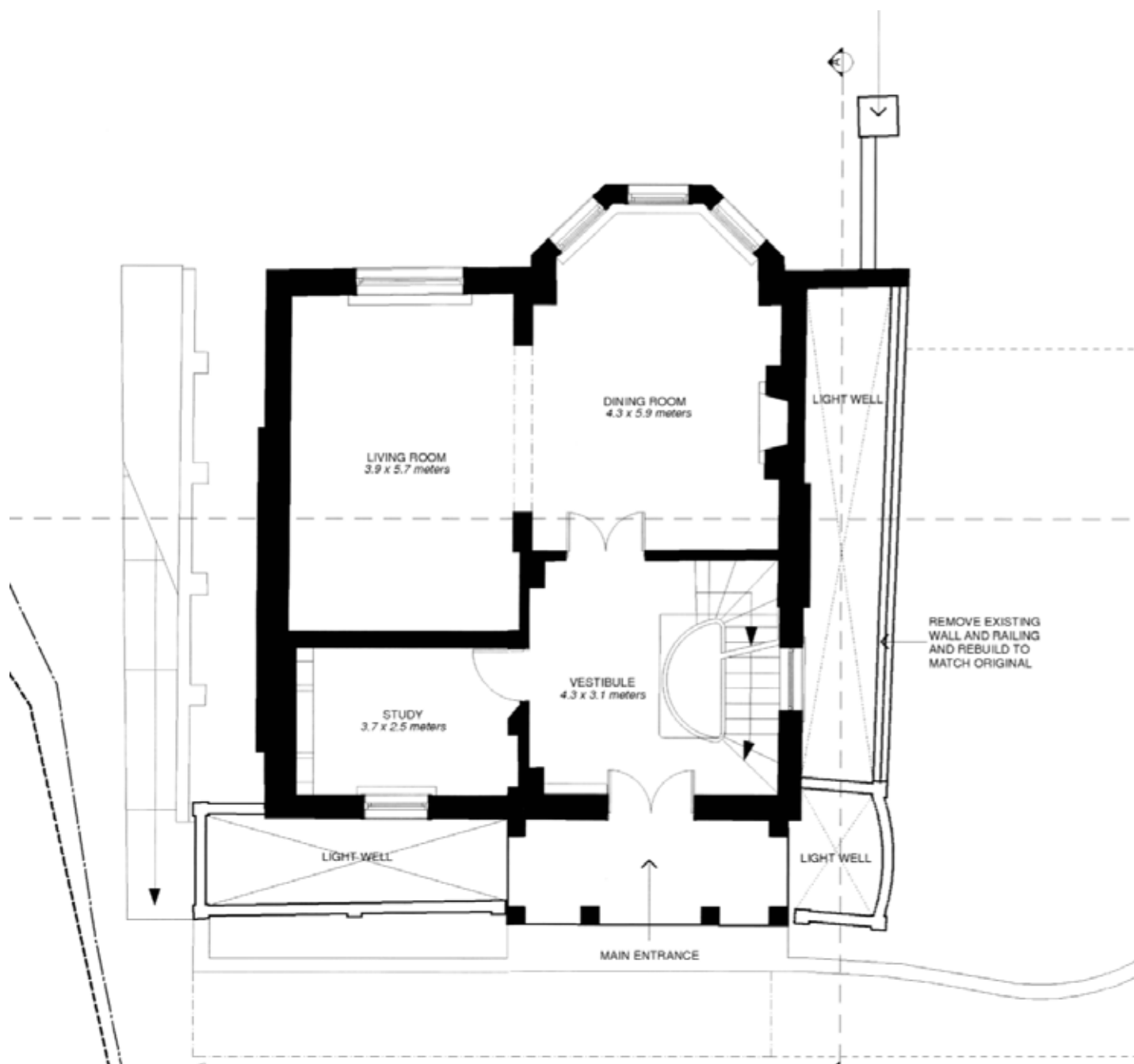


No.17

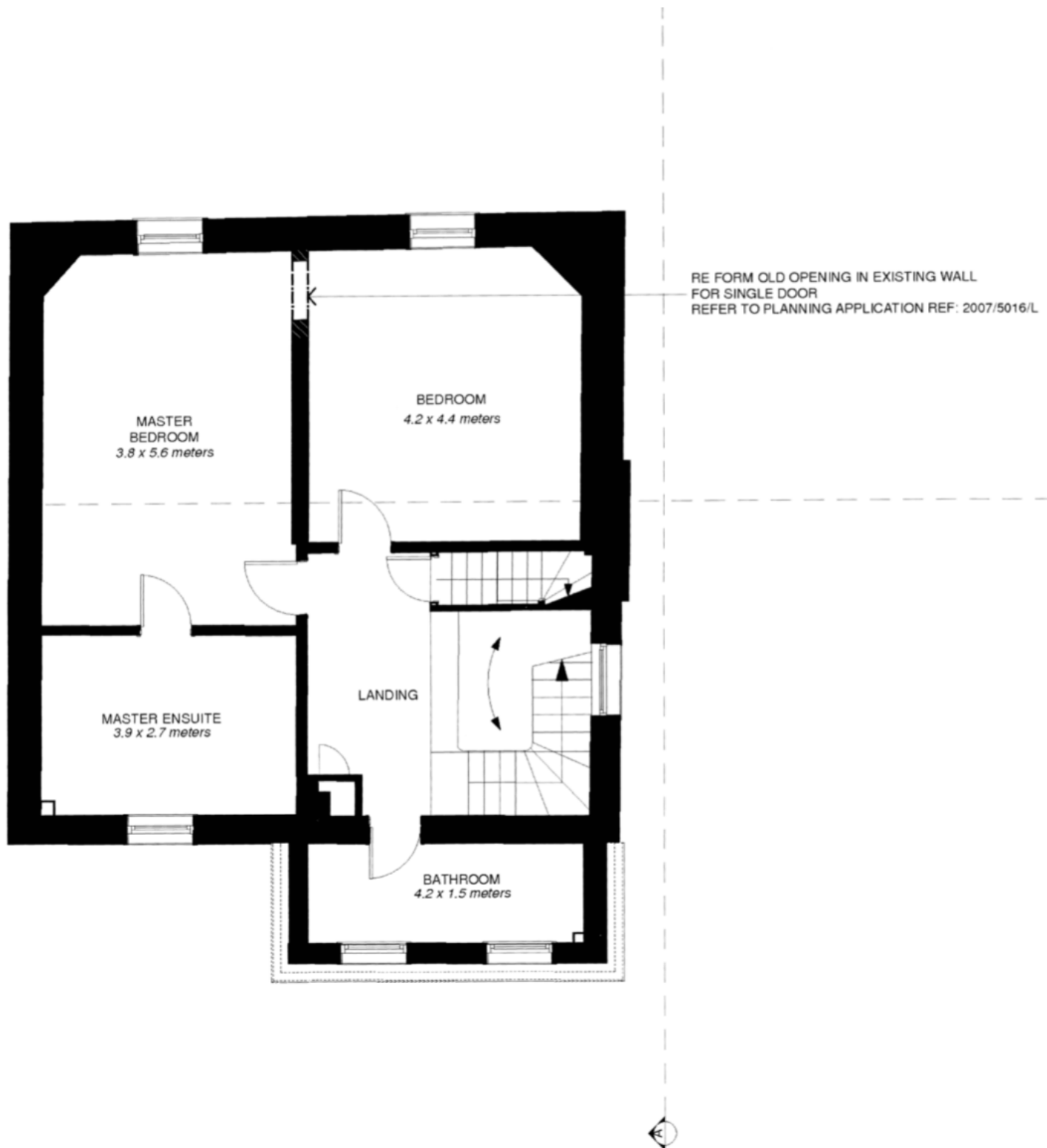
APPENDIX 4: EXTRACTS FROM PLANS APPROVED UNDER 2013-0921/L AND 2013/1330/P

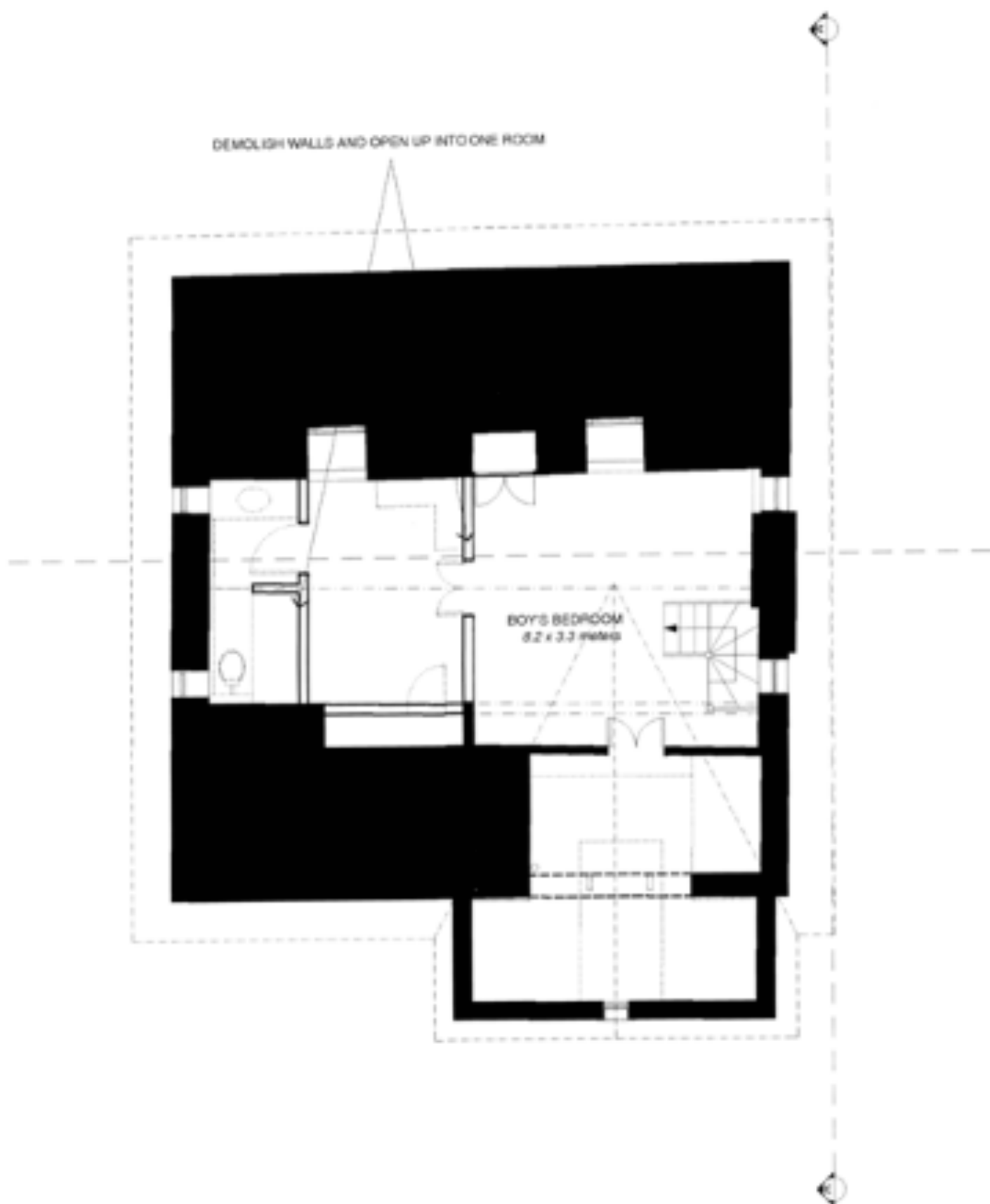


554 (P) 020 basement



554 (P) 011 Ground floor







New Theatre Royal Haymarket 1821 attributed to John Nash, but *The Builder* obituary claims James Morgan and Charles Lee designed and supervised

APPENDIX 5: CHARLES LEE SURVEYOR AND ARCHITECT (1803-1880)

Research has established that from 1830, when John Nash retired to the Isle of Wight, James Pennethorne took over the London office, with Charles Lee and James Morgan assisting. Lee signed plans for No. 8 Park Village West in September 1836, and also plans for a plot in Park Village East in May 1836 for land leased to a Mr Lancefield (MR 1/1905/2).

Charles Lee is noted as having gone into partnership with James Morgan, who continued to work as an engineer for the Regents Park Canal Company until 1835. To date, however, no work has been identified specifically attributed to Lee and Morgan as partners.

It is unclear when the partnership ended, but it appears they must have remained friends, as Charles Lee was the executor to his will and estate. (Globe 20 December 1856, p.1). The notice refers to James Morgan, being formerly of 20 Golden Square, the address of Charles Lee's office, supporting the claim they were once partners.

He is also noted as being a partner of Henry Duesbury, Architect (1814-1871). Born in Derbyshire, his family established Crown Derby pottery. It is not clear when this partnership occurred, but probably after Charles Lee has finished assisting in designing houses c 1836. In 1835 Henry Duesbury, submitted a scheme for the Fitzwilliam Museum, Cambridge, which while unsuccessful was subsequently highly regarded.

In 1838 they are noted as both being members of the 'Architecture Society' with H Duesbury noted as a committee member, and C Lee a member (Letter published in Civil Engineer & Architecture Journal Vol. 1, Oct 1837-Dec 1838, p.377)

In 1841 Henry Duesbury signed a set of plans for re-seating St Mary's, Ipswich, giving his address as 20 Golden Square, London, Charles Lee's practice address. In 1842 Lee & Duesbury won a competition to remodel Derby Town Hall, built in 1828 but severely damaged by fire in 1841. The remodelling included adding a clock tower. (Listed Building ref: 1228604) While based in London Henry Duesbury was the Borough Architect for Derby (1841-54) and in this role designed the Derbyshire Lunatic Asylum (1849-51), Derby Waterworks, and a lodge and orangery at the Derby Arboretum.

No notice has been located of the dissolving of Charles Lee and Henry Duesbury's partnership. In c 1845 Charles Lee entered into a partnership with Thomas Talbot Bury, architect (1809-1877). In 1846 Charles Lee and Talbot Bury's signatures are noted on the plans for a new church at Bovington, Hertfordshire, with the practice at 20 Golden Square.

In 1845 Charles Lee is listed as the Surveyor for the Ranelagh Suspension Bridge Company, established on November 1844, to build a suspension bridge across the Thames. (Morning Post 28



Lady's Own Paper - Saturday 30 November 1850 page 29

August 1845, p. 1) In October 1845 he is listed as the 'Architect & Surveyor' to 'The Southern Counties Union and Bristol, Bath and Dover Direct Railway Company' (Morning Post 11 October 1845, p.4) During this period he is acting as an agent selling or leasing properties.

No other works have been established for this partnership, which was dissolved on 25 December 1847, with a notice published on 10 April 1848 in The Globe. Thomas Talbot Bury goes on to develop a very successful career, designing many churches. In 1846-7 Charles Lee is commissioned to design Christ Church, Battersea, in association with Talbot Bury, with an engraving of the church published in the London Illustrated News, (14 February 1849) when the church was consecrated.

In 1849 he receives the commission to design the North Surrey Industrial School, Annerly, Surrey. This opened in 1850 comprising 'three large school and class-rooms, capable of accommodating 600 pupils and farm-buildings'

In 1850, Charles Lee was commissioned to design an Industrial School for St James, Westminster, possibly as a result of the North Surrey Industrial School. This was erected in 1851-2 to house pauper children. (The Sun 19 April 1851, p. 2)

In April 1853, the Duke of Cambridge laid the foundation stone for a block of dwellings, designed by Charles Lee being erected for 'the society for improving the dwellings of the working class' in New Street close to Golden Square. The building was to contain sixty-eight sets of apartments. They were named after Viscount Ingestre, President of the Society. (Morning Advertiser 'MA' 13 April 1853 p.5)

In 1856 Charles Lee is noted as the architect for the reconstruction

of stars to the galleries of St James church, Piccadilly (Morning Advertiser, 13 Sept 1856, p.2) and in July 1857 he was calling tenders to extend the North Surrey District School, to his design. (MA 2 July 1857, p.1) In May 1858 the Bishop of London laid a stone for St John's Church, Putney a church in the 'early English decorated style from the design of Mr Charles Lee'. (MA, 27 May 1858, p.5). In August 1858 he is calling tenders for rebuilding part of the St James Westminster Workhouse (Industrial School), to his design. (MA 11 August 1858, p.1) In January 1859 he is advertising Her Majesty's Theatre, Haymarket – described as an opera house, for let, with all the scenery, machinery, fixtures and costumes. (Morning Post 'MP' 17 January 1859, p. 1) In this period, he receives a commission for St Luke's, Islington which was built 1859-60 (Listed Building ref: 1207525)

Little architectural work is noted for some years, but he appears to have prospered. In 1851 he is living at Golden Square, but by the 1861 census, he is living at 'Putney Hill House' Putney Hill, with his wife and three sons and a daughter. Charles William (20) and Sydney William (19) are noted as Architects (pupils). Soon after he takes his sons into the firm. In 1865 he receives a commission to build the East India Club, St James-Square. This opened in March 1866 (MP 5 March 1866, p.2) The London Illustrated News (21 April 1866, p. 29) carried an engraving of the building.

No other commissions have to date been located. In November 1875, The Building News published an engraving of a house in Putney designed by Lee Brothers and Pain, suggesting that Charles had left the partnership by this date.

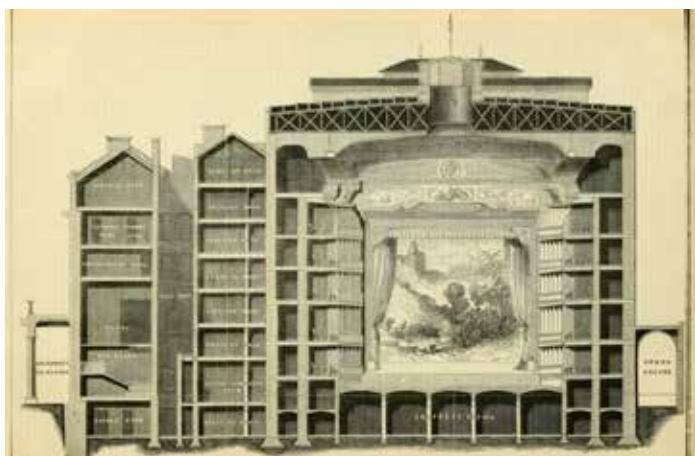
On 30 November 1880 Charles Lee, died leaving an estate under £120,000, (equivalent to £7.9 million in 2017) clearly suggesting a successful surveying and architectural business. Lee Brothers and Pain dissolved their partnership in March 1892.



Image of Industrial School for St James, Westminster 1850 and extended 1858



The London Illustrated News 21 April 1866, p. 29



Cross-section of the theatre published in Building News, 2 Parl 1869, page 294



Charles Lee undated image

APPENDIX 6: BAXENDALE, JOSEPH (1785–1872)

Baxendale, Joseph (1785–1872), transport entrepreneur, was born at Lancaster on 28 September 1785. His father carried on a prosperous practice in Lancaster for some forty years and was a leading citizen.

In 1816 he married Mary (1789–1862), the youngest daughter of Richard Birley (1743–1812) of Blackburn, a wealthy cotton mill owner and co-founder of the firm of Birley, Cardwell & Co., cotton spinners of Blackburn. In April 1817 Baxendale purchased a one-sixth share in the old established but ailing business of T. and M. Pickford & Co., carriers of Manchester. By 1824 he was appointed the salaried managing partner.

In 1823, Baxendale moved the headquarters of Pickford's from Manchester to London, and his own residence from Eccles to Woodside, a spacious Georgian villa at Whetstone, near Finchley, on the Great North Road. Another investment was a block of houses in Park Village West, Regent's Park, sub-leased from his friend the architect John Nash. Baxendale occupied no. 16 as his London residence from 1838.

By degrees he bought out the remaining interests of the Pickford family and of his two other partners, Langton and Inman, so that by 1847 ownership of the business was entirely in the hands of Baxendale and his three elder sons, Joseph Hornby, Lloyd, and Richard Birley, who had become partners in 1843.

Baxendale died at Woodside on 24 March 1872. By the time of Baxendale's death the firm of Pickford & Co., with its headquarters at 57 Gresham Street in the City of London, employed some 1800 horses and a huge staff of clerks, messengers, and porters.

Abridged from the entry in the Oxford Dictionary of National Biography written by T. D. Baxendale, published in print and online: 23 September 2004.

APPENDIX 7: OCCUPIERS PARK VILLAGE WEST 1851-1911

1841 This census does not identify the houses by numbers, and while a number of the residents is known through other records, Mr Johnson, Physician, no. 12 and Joseph Baxendale, Carrier, no. 16, the others are less certain. In terms of the other occupations listed, three are solicitors, four independent means, one a merchant, and an organ builder.

1851

NO	OCCUPIER	F	S	OCCUPATION IF STATED
1	Mary Ann Hiatt	2	1	Independent
2	Leopold Redpath	2	2	Fundholder
3	Francis Rosburgh	3	2	Barrister in Law
4	Elizabeth Ballinger		2	Family away
5	George B Allen	4	3	JP
6	Joseph Hayward	2	2	Commercial clerk Pickford Company
7	Jane Pratt	3	1	Wine Merchant
8	James Wyld	3	3	MP and Geographer to the Queen
9	No house			
10	Empty			
11	Anna M Richardson	1	2	Independent mortgaged property
12	William P Frith	6	4	Artist (painter)
13	Ann Hamblin		2	Family away
14	Charles Frith	2	3	Barrister
15				
16			2	Family from home
17	Emma Rebecca Langston	8		Mother superior Sisterhood for Mercy
18	Joseph Demattas	2	2	Merchant

1861

NO	OCCUPIER	F	S	OCCUPATION IF STATED
1	William M Wyatt	1	1	Superannuated Civil Servant
2	Robert Offord Junior	2	1	Master Coach Maker
3	Mark Taylor	4	1	Proprietor of Houses
4	Henry D Fanshawe	5	4	Lieutenant Col Army
5	Mary A Macirone	3	2	Fundholder
6	Emma Golding		2	Family away
7	Mary Draper	3	2	Fundholder
8	F Ernest A Boyd	4	3	Australian merchant
9				
10	Edmond K Turner	4	5	Barrister in Law
11	Anne Maria Richardson	1	2	Fundholder
12	Thomas D Hardy	2	2	Assistant Keeper of the Public
13	Elizabeth Beaumont	3	1	House Proprietor
14	James R R Askey	2	1	
15				
16	Mary Eversden		2	Family away
17	Unoccupied			
18	Joseph T De Mattos	2	3	Merchant
19	Fanny Garrard	2	3	Independent – Park Lodge

1871

NO	OCCUPIER	F	S	OCCUPATION IF STATED
1	William Wratt	1	2	Retired Government clerk
2	Mr E Sampson	2	2	
3	Mr Saunders	1	2	Retired merchant
4	Edward Hilleche	2	1	Merchant
5	Clara A Maccrone	2	1	Maker of music
6	Ellen Stamworth	5	1	Wife of Officer
7	James Hanton	3	1	Book seller
8	John Beit	8	2	Wine merchant
9				
10	Henry Fern	7	2	Wine Merchant
11			1	Family away
12	William Newland	3	2	Architect
12A	Samuel Malden	1		Chemist & Druggist

1871 CONT.

NO	OCCUPIER	F	S	OCCUPATION IF STATED
13	Patrick Ferm	5	1	Coal Merchant
14	Louisa Corke	2	2	
15				
16			2	Family away
17	Samuel Fall	3	2	
18	Joseph Baker	5	2	Secretary to
19	John J Howarth	6	2	Retired master mariner

1881

NO	OCCUPIER	F	S	OCCUPATION IF STATED
1	George W Ryder	5	2	Jewellers assistant
2	Arthur Birch	3	2	Income from Dividends
3	John T Homer	2	2	
4	unoccupied			
5	Clara A Maccrone	3	1	Professor of Music
	Emily Maccrone			Painter of watercolours
6	George F Lloyd	7	2	Dentist
7	James Hunton	4	1	Book seller (3 lodgers)
8	Sophia Tatler	1	2	
9				
10			2	Family away
11	Henry Godfrei	2	2	Barrister at Law
12			3	Family away
13	Mary A Langmead	2	2	Independent means in property
	William			Lithographic artist
14	James T Vokins	5	3	Dealer in works of art
15				
16			2	Family away
17	Samuel Gale	2	2	Pharmaceutical chemist
18	Walter Hillis	4	2	Pharmaceutical chemist
19	Unoccupied			

1891

NO	OCCUPIER	F	S	OCCUPATION IF STATED
1	Elizabeth Riodon	2	1	Living on own means
2	Horace S Brown			
3	Laurence Buist	6	2	Woollen Agent
4	William E H Cotes	3	2	Clerk in Holy Orders
5	Clara A Macirone	1	2	Professor of Music
6	Alice M White	2	1	Living on husband's allowance
7			1	
8	Florence Walker	3	2	Living on own means
9				
10	Alexander Cartwright	2	3	Dental surgeon
11	Sidney Allingham	2	2	Engineer
12	Donald Stuart	2	1	Living on own means
12A	unoccupied			
13	Albert E Biggs	2	1	Silk merchant
14	Arthur Howard	2	1	Police Sargent
15				
16	Elizabeth Daly		2	Family away
17	Samuel Gale	3	2	Pharmaceutical chemist
18	unoccupied			
19	Arthur Gold	4	3	Wine merchant

1901

NO	OCCUPIER	F	S	OCCUPATION IF STATED
1	Dorothy George	1	1	Living on own means
2	unoccupied			
3	Urban M Nosedd	3	2	Print seller own account
4	Julia Melville	4	2	Living on own means
5	unoccupied			
6	Thomas B Davis	2	1	Theatrical manager
7	Alfred A Ellis	4	2	Engineer
8	Lawrence R Ryland	2	2	Barrister in Law
9	No such number			
10			2	Family away
11	Arthur Bruce	2	1	Living on own means
12	Howard D Cleaver	5	3	Joinery manufacturer
13	Loftus Cainton	3	1	Dental Surgeon
14	Charles W Moule	4	2	Tailor employer
15	No such number			
16			3	Family away
17	William I Adams	2	2	Dealer in securities
18	George Haller	6	2	Chemical merchant
19	Annie Freed	2	1	Living on own means

1911

NO	OCCUPIER	F	S	OCCUPATION IF STATED
1	Samuel Laurence	6	2	Clothier
2	Gustav Stern	3	2	Material merchant
3	Ernest Arthur Gardner	2	2	Bank Clerk Bank of England
4	Henry G W Phillips	6	2	Draper manager
5	Charles H Clarke	2	1	Accountant
6	Winfred Vidler		1	Family away
7	Alfred Arthur Ellis	4		Print seller
8	Lucinda Shaw	2	2	Private Means
10	Christopher John Thomas		1	Family away
11	Albert Amor	4	1	Fine Art Dealer
12	Auguste Mitchellotti		1	Family away
13	Mr Maloney	2	1	
14	Charles Weaklin Moule	3	1	Retired tailor
16	Constance M Bagge	2	8	
17	Alex McNeil Turner	2	1	Manager of Company
	Maudie Turner			Actress
18	John George Haller	5	1	Chemical merchant
19	Richard Whieldon Barnett	4	2	Barrister