

Heritage Statement
5 Regent's Park Terrace
London NW1 7EE



November 2020

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1.0 Introduction

This Heritage Statement for 5 Regent's Park Terrace in the London Borough of Camden was commissioned in October 2020 by Retrouvius Architects on behalf of clients. The report was prepared (under the restrictions imposed by the Covid 19 epidemic) by Neil Burton BA FSA IHBC, a director of The Architectural History Practice Ltd.

5 Regent's Park Terrace (National Grid Reference TQ 28628 83819) is a terrace house built in the 1840s. The whole terrace was listed grade II in September 1974. Regent's Park Terrace lies within the Primrose Hill Conservation Area.

2.0 Background Development History

Until the late eighteenth century Camden Town was a wayside hamlet at the fork where the roads northward to Hampstead and Highgate diverged. Some ribbon development had begun along what is now the High Street, which marked the boundary between the estate of Lord Southampton to the west and that of Earl Camden, to whom the whole area owes its name. The High Street became more built-up from about 1790 and the pace of development increased as the nineteenth century progressed. One of the drivers for development was the Regent's Park, laid out and surrounded by palatial residential terraces between 1820 and 1835. The Regent's Canal along the north and east sides of the Regent's Park development was opened to traffic in 1820. In 1837 the London & Birmingham Railway cut through the fields to the west of Camden Town *en route* to Euston, separating Camden Town, both physically and psychologically, from upper class Regent's Park, to which it had originally aspired to belong.

In 1840 most of the Southampton estate was sold off in lots for development. Regent's Park Terrace, and Gloucester Crescent immediately to the east, are both products of optimistic speculation, hoping to cash-in on the proximity of the grand Regent's Park terraces and attract wealthy tenants. Regent's Park Terrace was erected in the 1840s. The street is not shown on Davies's 1840 map of London (see fig.1), but the 1851 census shows all the houses as occupied.

The census returns between 1851 and 1911 show that the houses in the terrace attracted the middling sort of tenants. In 1851 number 5 was occupied by John Carne Pocock, a solicitor, his brother Nicholas who was a clergyman and Mrs Elizabeth Brookbank, a woman of independent means; in 1871 the chief tenant was Thomas Beverley, a wine shipper; in 1881 it was George Neville, a dramatic teacher; in 1891 it was Elizabeth Hopcraft, living on her own means with her three children; in 1901 it was Arthur Tarn, an insurance clerk, with his wife and one general servant and they were still resident in 1911. In more recent years both Regent's

Park Terrace and Gloucester Crescent have attracted several cultural figures; one recent resident of number 5 was the writer A N Wilson and his wife Ruth Guilding.

The history of ownership is not fully understood but it seems that for much of the first half of the twentieth century, and perhaps for some time before 1900, the five houses at the southern end of the terrace (numbers 1-5) and possibly some of the other houses were in single ownership. The drainage records show that between 1913 and 1958 numbers 1-5 were owned by the Trustees of the Oldfield Estate and were managed as a single entity. This probably explains why these houses all have flat roofs, unlike the original M-roofs surviving on most of the other houses. The flat roofs are almost certainly a twentieth century alteration. Common ownership may also explain why numbers 3,4 and also 6 Regents Park Terrace have identical large-windowed upper storeys added to the small rear wing. The date of these additions is unclear, but on stylistic grounds a late nineteenth century date seems likely.

It does not appear that number 5 has ever been subdivided into separate living units, as is often the fate of large terraced houses. The old drainage records show only that the system was overhauled in 1948 (together with those of numbers 1-4), the fittings in the basement room of the back extension were overhauled in 1956, with a new glazed sink and sanitary ware and the basement accommodation was overhauled and slightly altered in 1982 by the architects Carden & Godfrey. It may have been at this time that a new upper storey was placed on top of the two-storey back extension, providing a small study room with access off the half-landing of the main stair between ground and first floors.



Figure 1: A detail from Davies's map of London published in 1841, showing the approximate location of the unbuilt Regent's Park terrace

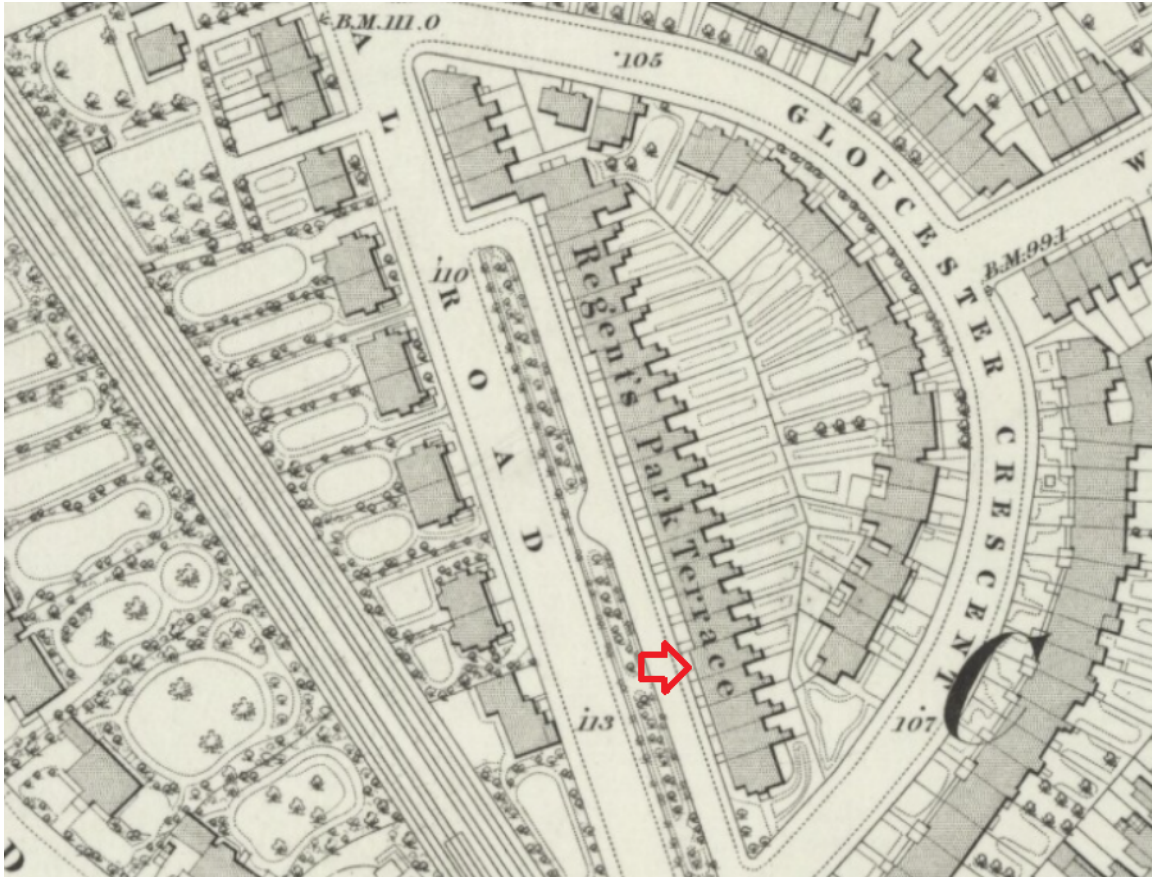


Figure 2: A detail from the 25" Ordnance Survey (London XVI) surveyed in 1870



Figure 3: A detail from the 5' Ordnance Survey (London VII.22) published in 1895

3.0 Brief Description & Analysis

Regent's Park Terrace consists of 22 houses, dating from c1840-50. Nos.1-21 Regent's Park Terrace form a rigidly designed symmetrical façade with the five houses at each end of the terrace set slightly forward to provide some movement. Each house is four storeys high, with basements, narrow lightwells and railings. The walls are of yellow London stock brick laid in Flemish bond, with decorative features including rusticated stucco facings at ground and basement levels, stucco surrounds and brackets to the windows, continuous first floor balconies with railings at first floor level, heavy string courses below the second and third floor windows and a continuous heavy modillion cornice. Numbers 1-5 have flat roofs, though this is not apparent from street level.

Internally, number 5 has the standard London terrace house plan with a front room and a rear room on each floor and a small rear wing, originally two storeys high. The front door is on the right hand (south) side and leads to the staircase in the rear part of the house.

At basement level there is an open area in front of the house with the original stone area steps and three brick arched vaults under the pavement, originally for coals and ashes and perhaps a privy. The basement front room has been opened into the stair passage and now extends the full width of the house. An opening has been made into the rear room. Both rooms have retained their chimneybreasts but have modern fittings and a modern parquet floor overlay. The passage around the stair has stone flags and the stair itself is original, with rough stone treads and a wrought-iron handrail. The small room in the back extension has been subdivided.

At ground floor level both front and rear rooms have retained their timber window shutters and have original simple plaster cornices, now clogged with paint, and ceiling roses with acanthus motifs which are also probably original. Both rooms also have plain marble chimneypieces of a typical 1840s type but with modern concrete hearth slabs. The main stair is of timber with splayed lower treads and a mahogany handrail swept over an elaborate cast iron bottom newel and with turned timber balusters. The stair down to the basement is enclosed by a modern glazed partition. The room in the rear wing has been subdivided.

Opening off the half landing on the stair between ground and first floors is a modern room formed over the back extension, with modern glazing at the south east angle. Both the first floor rooms have retained their timber shutters and have moulded timber skirtings, decorative cast plaster cornices and ceiling roses like those on the floor below. Both rooms also have white marble chimneypieces with modern concrete hearth slabs. The double door-opening between the rooms is probably a twentieth century alteration.

The main stair rises only to the second floor, from where a steeper stair serves the third floor. This stair is set against the south party wall and has winders and stick balusters. The front room on this floor has a simple plank skirting, a thin moulded cornice, window shutters and a simple painted stone chimneypiece. The smaller rear room has similar details, but with a corner fireplace in the north-east angle, with a small stone chimneypiece.

The third floor rooms have low ceiling heights. The front room has plank skirtings, no cornice, folding shutters to small square windows. Plain stone chimneypiece. Rear room is a bathroom with modern fittings, corner chimneypiece in north east angle. This floor has an additional rectangular rear room over the main staircase.

Overall, the interior of the house is well-preserved. The basement has probably seen the greatest amount of alteration, as one would expect with what was originally servants' accommodation. Most rooms on the upper floors have what are probably the original timber floors, original window shutters, original plaster cornices (on the ground and first floor) and original chimneypieces.



Figure 4 (left): the main elevation. Figure 5 (right): the rear elevation, showing the modern room on top of the back addition

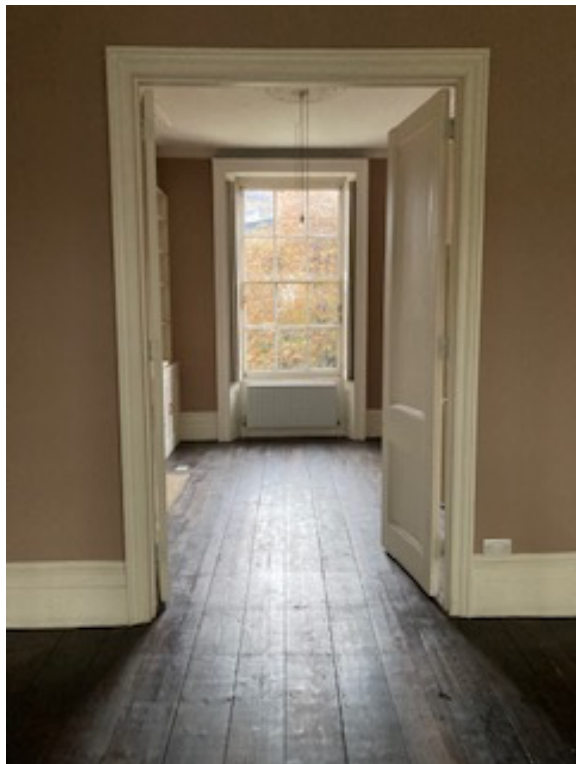


Figure 6 (left): The first floor front room. Figure 7 (right): The opening between front and rear first floor rooms.

4.0 Assessment of Significance

The assessment of the significance of historic buildings and their settings is not an exact science. The assessment of the significance of buildings is based on detailed knowledge of the building type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people.

Statutory designations provide some guide to the importance of historic buildings. Numbers 1-22 Regent's Park Terrace were all listed at Grade II in 1974. Historic England guidance is that Grade II buildings are of special interest, warranting every effort to preserve them. The list description is included at Appendix 1.

In 2008 English Heritage published *Conservation Principles*, which identified four principal heritage values which might be taken into account when assessing significance and which can be used to amplify the assessments in the statutory lists. These values are *Evidential*, deriving from the potential of a place to yield (mainly archaeological) evidence about past human activity; *Historical*, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present; *Aesthetic*, deriving from the ways in which people draw sensory and intellectual stimulation from a place; *Communal*, deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

In 2012 the Department of Communities and Local Government issued the National Policy Planning Framework (slightly revised and updated in 2019) which suggests that for planning purposes, the significance of historic buildings should be assessed under the headings of *archaeological, architectural, artistic or historic* (which are closely related to the English Heritage values) and points out that significance derives not only from a heritage asset's physical presence but also from its setting. Heritage Significance is essentially a hierarchical concept, using descending levels of value. These follow guidelines established by James Semple Kerr, which have been adopted by the Heritage Lottery Fund, Historic England and others. The levels of significance are:

- *Exceptional* - important at national to international levels
- *Considerable* - important at regional level or sometimes higher
- *Some* - usually of local value only but possibly of regional significance for group or other value
- *Little* - of limited heritage or other value
- *Neutral* - features which neither enhance nor detract from the value of the site
- *Negative/intrusive* - features which detract from the value of the site

Evidential value/ Archaeological Significance

The house was constructed on a greenfield site, and there is probably little below-ground archaeology of any value. The internal arrangements and fittings of the house appear to have suffered relatively little alteration. Overall the building is of ***Some Evidential Value***.

Historical Value and Significance

The house is of some historic interest as a component part of the general development of this part of the parish of St Pancras in 1840s following the break-up of the Southampton estate. The detailed history of occupation is not known but it does not appear that the house is associated with any particular figures of historical importance. Overall the house is of ***Some Historical Value and Significance***

Aesthetic value/ Architectural Significance

5 Regent's Park Terrace is a typical example of an early-Victorian London terraced house of the second rate, with external walls of London stock brick and an internal structure built principally of timber. On plan, the house has two main rooms on each floor linked by a single main stair with a small rear addition. Such houses were erected in their thousands by builders without benefit of an architect, though in this case the terrace as a whole is a symmetrical composition, which suggests some architectural oversight. The internal fittings such as decorative plaster cornices, moulded timber architraves and stone or marble chimneypieces are not elaborate. By this date these features were mostly mass-produced and not individually designed but those original fittings which survive are typical of their date. Overall the house is of ***Some Aesthetic Value and Architectural Significance***

Communal Value

5 Regent's Park Terrace has always been a private residence and has ***Little Communal Value***, except as a part of the street scene and an important element in the conservation area.

5.0 The Proposed Works and their Impact on the Built Heritage

The current proposals are detailed in the drawings and statements prepared by Retrouvius and have been revised in the light of pre-application comments from Camden Council officers.

Front elevation:

No works are proposed

Rear elevation:

It is proposed to form a two-storey glazed infill extension at basement and ground floor levels between the existing back extension and the northern party wall. Similar extensions have recently been made to numbers 6 and 7 Regent's Park Terrace with double height addition. It is also proposed to add small utility room on top of existing three storey back extension, and to replace part of the wrap-round glazing of the existing top storey with brickwork to provide a more satisfactory structural and visual arrangement. Both these proposals have received pre-application approval in principle.

Basement

A doorway will be created within the existing window opening in the rear room to provide access to the proposed extension. It is also proposed to combine the existing door and window openings on the north side into a single larger opening into the proposed extension. A drainage plan of 1956 shows that there were originally two doors and one window opening here.

Ground Floor

On the ground floor it is proposed to convert the rear window opening to a door opening to the new extension, retaining all the timber architectural elements and replacing the low level brickwork beneath the window with a removeable timber panel. It is also proposed to convert the inner window opening in the existing back extension to a door opening to the new extension.

First Floor

A new brick stub wall will be formed on the south side of the room in the rear extension in place of part of the existing large window.

Second Floor

Below the window on the stairs between second and third floors an opening a door opening will be formed into the new utility room in the back extension

Roof

It is proposed to update the existing roof hatch to allow for safer access. The fabric of the existing roof structure appears to date entirely from the twentieth century.

5.3 NPPF Advice

The National Planning Policy Framework (Section 16) advises local planning authorities on decision-making in relation to the historic environment. They are advised to take account of ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’ (para.192). A key principle enshrined in the NPPF is the conservation of heritage assets and the presumption against harm to an asset’s significance (paras 193 & 194) and significance must be taken into account in assessing the impact of a proposal. Where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities are instructed to refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (Section 196). In this case, there will be some alteration, so Section 196 of the NPPF applies instead as alteration can amount to ‘less than substantial harm’.

5.4 Conclusion

In this case, the minor external works at the rear of the property have been approved in principle by officers of Camden Council in a pre-application consultation. The works will encourage the continued conservation of a heritage asset which is a clear public benefit.

Appendix : List description

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number:1330368

Date first listed: 14-May-1974

Statutory Address: NUMBERS 1-22 AND ATTACHED RAILINGS, 1-22, REGENTS PARK TERRACE

Location

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 28628 83819

Details

CAMDEN

TQ2883NE REGENT'S PARK TERRACE 798-1/76/1385 Nos.1-22 (Consecutive) 14/05/74 and attached railings

GV II

Terrace of 22 houses. c1840-50. Yellow stock brick with rusticated stucco ground floors. Nos 1-21 form a symmetrical facade with slightly projecting end houses. 4 storeys and basements. 2 windows each. Square-headed doorways with cornice-heads, fanlights and panelled doors. Entrance to No.1 on right hand return with stucco portico having pilasters, cornice and parapet; round-arched door way. Architraved sashes; 1st floor with cornices and continuous cast-iron balconies, 2nd floor with cornices. Plain stucco sill bands to 2nd and 3rd floors. Stucco modillion cornice and blocking course. No.22: rusticated stucco. 2 storeys and basement. 1 window. Projecting stucco portico with balustraded parapet. Cornice with balustraded parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

Listing NGR: TQ2862883819



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