

205 Albany Street
London NW1
Heritage Statement



This Heritage Statement has been prepared by heritage consultant Robert Bevan, Director of Authentic Futures. Robert has qualifications in architecture, planning and urban design and has worked as a heritage specialist in government and in private practice. He is the author of numerous articles, academic papers and books on these subjects and a member of the International Council of Monuments & Sites – the body that advises UNESCO on World Heritage Sites.

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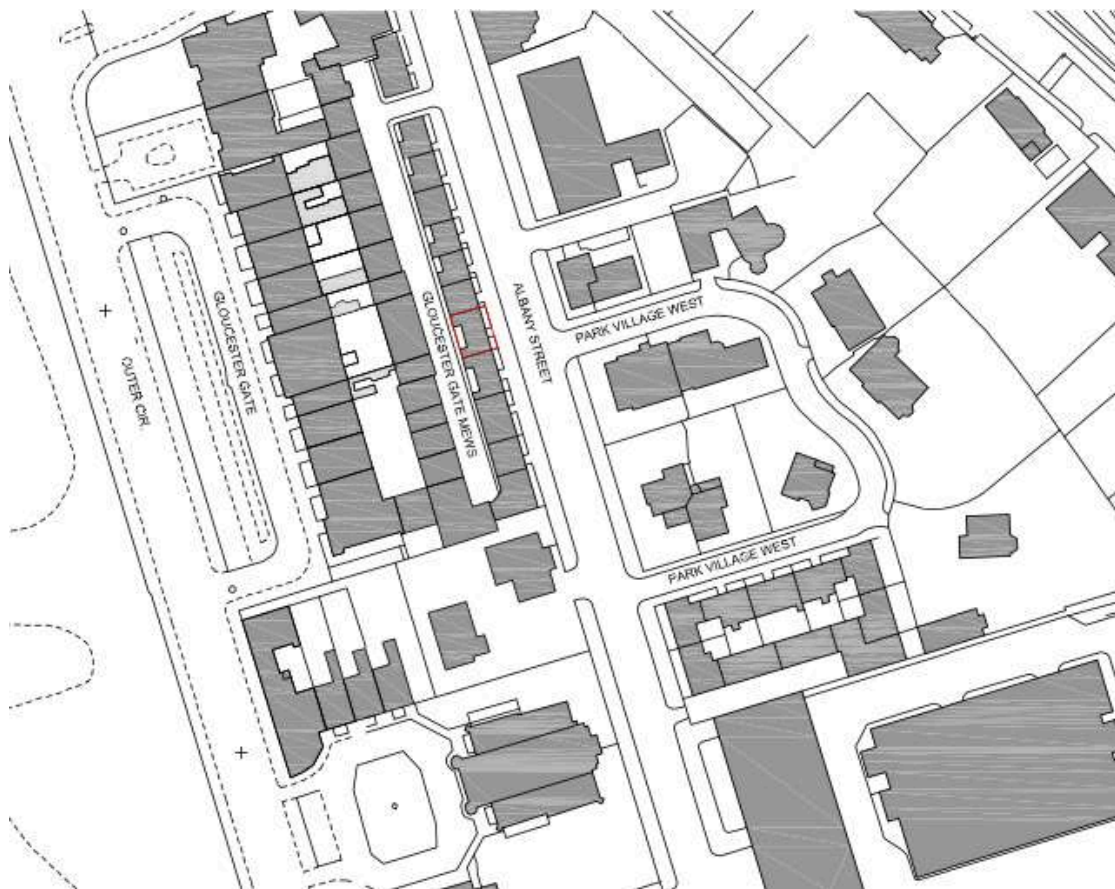
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Heritage Statement
April 2021

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Location plan

1.0 Introduction

This Heritage Statement accompanies applications for planning permission and listed building consent by Belsize Architects for works to 205 Albany Street, a grade II listed property (the Site) east of Regent's Park. It is part of a terrace dating from c.1830 -40.

The group listing includes Nos 197-211 (odd) Albany Street and the attached railings to these buildings. There are further listed properties nearby including Nos 213,215, and 217 adjoining to the north and detached Albany Lodge to the north again. To the rear is Gloucester Gate Mews (not separately listed but some properties may be curtilage buildings) which itself backs on to grade I listed Gloucester Gate (Nos 2-11) one of the grand, palace front terraces facing Regent's Park. The Site is within the Regent's Park Conservation Area designated by Camden in 1969. East of the Site is Park Village West with its grade II* villas. Regent's Park is a grade I Registered Park and Garden of Special Historic Interest.

The park and other assets such as the listed buildings on the opposite Albany Street and Park Village West have been scoped out of this assessment because of their distance, the presence of intervening structure, and the small scale of the proposals.

The main purpose of the works is to create improved accommodation within the family home. The Site and the terrace of which it forms a part are unusual in being extremely narrow and, essentially, single aspect with most rooms overlooking Albany Street. At 205 this means that there is one main room on each floor with a staircase and secondary spaces. The proposed works make small internal adjustments to use these spaces better and rearrange some accommodation to the rear at basement and ground (some of these areas are post-war rebuilds) together with a new rear window at first floor and rooflights in the modern mansard roof.

This report sets out the historical development of the Site and describes the relevant heritage assets. It evaluates the assets' significance, assesses the impact of the proposals on this significance and tests them against applicable heritage policies. It addresses built heritage matters only (not archaeology) and should be read in conjunction with the submitted drawings, the Design & Access Statement, and other relevant consultants' reports.

At the time of writing, all archives remain closed because of Covid-19 and the report has had to rely on physical inspection, the author's own material and online records. The Heritage Statement has been written by Robert Bevan (BA Hons) Architecture, Master of Civic Design (RTPI), Dip Urban Design, Director of Authentic Futures.

2.0 Understanding the Asset and its Significance

Regent's Park was developed on land to north of the expanding West End and south of what would later become Camden Town. Known initially as Marylebone Park, the area was part of the manor of Marylebone that was held by the nunnery at Barking until it became crown land and was enclosed as a deer park under Henry VIII until Oliver Cromwell's time. The area was subsequently farmland with fields and small settlements as depicted on Rocque's map of 1746. From c.1756, it was divided from central London by the New Road (now Marylebone Road) that was built as a Georgian by-pass and to open up areas nearby for development.



Rocque's 1746 survey of the area prior to Nash's development. It captures the farmland and isolated settlements that existed following an earlier incarnation as a hunting park. Green Lane was parallel to and just east of the later Albany Street

John Nash (1752 – 1835) was born in Lambeth and was apprenticed to the Palladian architect Sir Robert Taylor before setting up his own practice in 1777-78. His early works were straight-forwardly Georgian and he designed some of Bloomsbury's first stucco-fronted houses before moving to Wales following bankruptcy. Through his political connections and his association with Humphrey Repton, Nash had come to the attention of the Prince Regent (later King George IV). In 1806 Nash was appointed architect to the Surveyor General of Woods, Forests, Parks, and Chases and would work for the royal family for much of the

rest of his career. Since at least 1793, the Prince's had been drawing up proposals for the area and the opportunity to act would come after the Duke of Portland's lease on the land ended in 1811. An 1809 scheme by John Fordyce foundered but the following year Nash (with James Morgan) won a competition to find a suitable design. His initial concept was much denser and more formal than what later unfolded. Within the park were to be dozens of villas set around a double circus, a new royal palace and a lake, all framed by grand palace-front terraces. Nash's vision for the development went through a number of iterations, evolving even as parts of the development were underway, and with the latest phases emerging at the very end of his career. As well as architect, Nash had his own financial interest in related developments, a conflict that was to dog his public work.

2.2 Regent's Park

The private park and its surrounding buildings took seventeen years to construct with additional sections such as the Park Villages east of Albany Street continuing later). Work began in 1812 with Park Crescent, which due to financial problems, was not completed until 1822. Construction of Park Square followed between 1823 and 25. Development of the terraces began with Cornwall Terrace in 1821; Kent Terrace being the last in 1827.

Treasury interference, commercial considerations, and hostility to the development of what had been open land and the building of a substantial barracks close to a restive populous were among the reasons behind the changes. The dozens of villas within the park originally envisaged were reduced to eight by 1827, each to be located within landscaping that aimed for the illusion that each house was set within its own extensive parkland. The changes also included the removal of the formal lake, the central circus, and the Prince's Palace or "Guignette". The extensive and theatrical development, almost entirely stucco fronted, was created by issuing building leases to interested builders/developers. These included Nash himself when it came to the Park Villages. By 1824, the Inner Circle was let as a nursery and later leased by the Royal Botanic Society in 1839. St. Marylebone Parish Church (Thomas Hardwick) was built to the south of Marylebone Road between 1813-19. In 1826, a twenty-acre site on the north edge of the park was leased by the Zoological Society.

Framing the park itself are the massive stucco terraces that vary in style but are each of grand scale, as is the totality. A number of architects were involved under Nash's supervision. The highly formal and uniform terraces, are of classical

design. Gloucester Gate(c.1827), to the rear of the Site is attributed to Nash himself and J J Scoles.

Nash prepared several schemes for the park over more than a decade and, as the amount of building reduced and parkland increase, the designs became less influenced by Napoleonic grandeur and increasingly picturesque with, for instance, the canal moving to the edge and the formal long water becoming a more Repton-like, serpentine lake. The terraces around the park, though palace-fronted (drawing on the Adam brothers and Bath etc) are set in gardens and geometry does not govern their placement in relation to each other. In a 2000 lecture, *London's Arcadia: John Nash and the Planning of Regent's Park*, J Mordaunt-Crook stated that Nash's Picturesque vision for Regent's Park was only fully realised (and in miniature) at the Park Villages and certainly, some elements struggle to meet that description including Albany Street.

Further to the south from the Site, between Gloucester Gate and Cumberland Terrace is the Grade II* St Katharine's Precinct, a chapel and former almshouses. The former St Katharine's Hospital settlement transferred here from St Katharine's Dock in the late 1820s. Like elements of Park Village West, their style is Gothic, here in grey brick by architect Ambrose Poynter. The chapel is now known as the Danish Church and its East end is a presence on Albany Street.

During the Victorian period, the character of Regent's Park changed from that of a private residential estate to its current role as a public park with incidental private dwellings. Later alterations to the park's immediate environs included the Royal Academy of Music (1910) and Harley House (1904) that occupy sites formerly taken up by two eighteenth century houses outside the Nash design. More recent additions to Regent's Park are the London Central Mosque by Sir Frederick Gibberd, Sir Denys Lasdun's Royal College of Physicians and three pastiche Classical villas within the park and facing the canal by Quinlan Terry.

2.3 The Marylebone Estate and Albany Street

To the east of this grand park ensemble, behind Chester Terrace, Cumberland Terrace, Gloucester Gate and their related mews, were built areas of very different character that Nash laid out on Crown land as a working-class service quarter, a middle-class enclave, and a barracks. Albany Street (originally Clarence Street) did not have the grandeur of the terraces surrounding the park and also served to divide the park proper from the more humble enclaves to the east. These were built towards the end of Nash's career and completed after his death.

The service quarter east of Albany Street was laid out with small houses and three squares. The northernmost square, Cumberland Market was connected to an arm of the Regent's Canal. The Haymarket was relocated here from near Piccadilly Circus in 1830. Adjacent to the north was built the Regent's Park barracks.

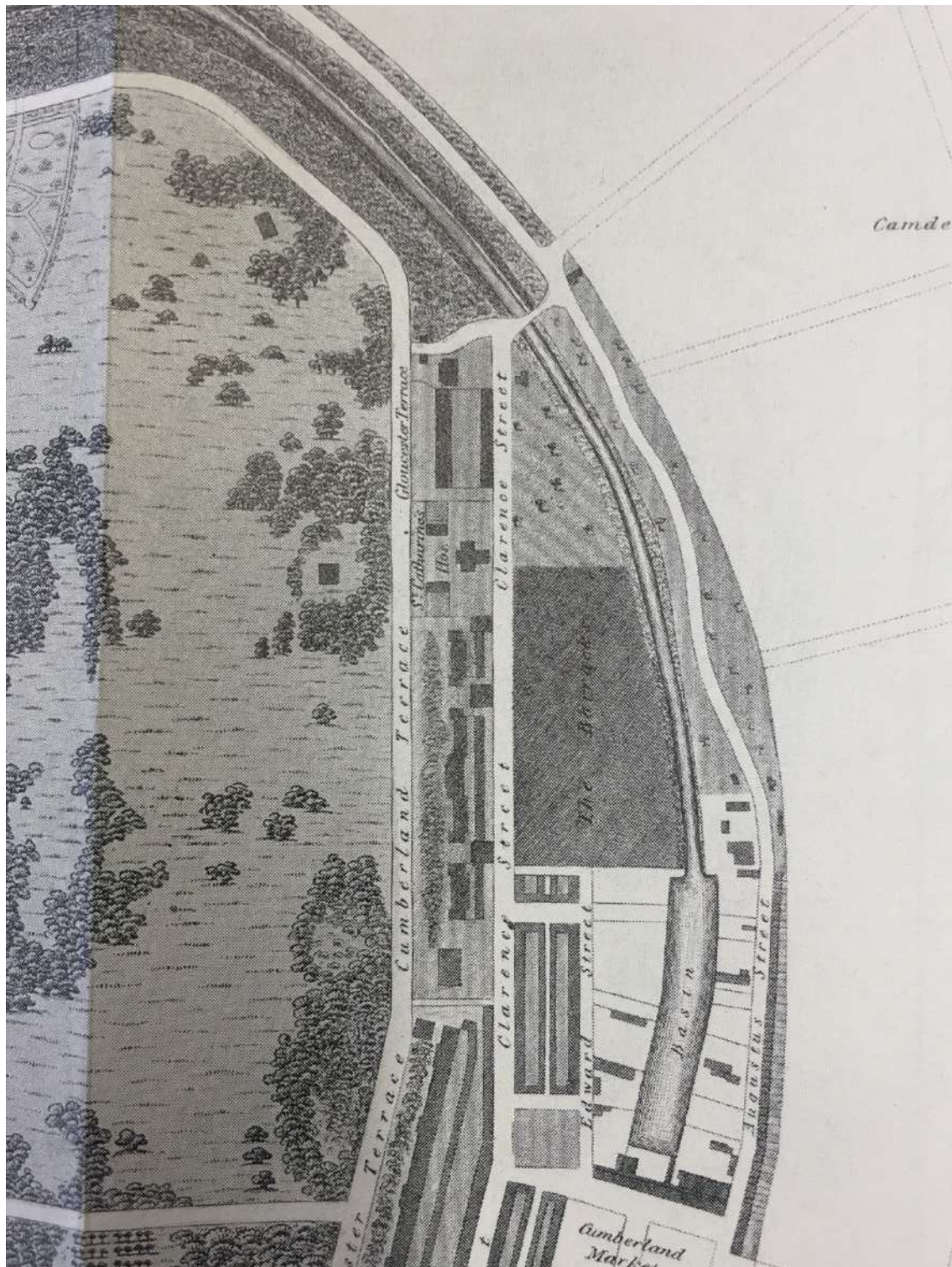
North again from here, on the east side of Albany Street and either side of the arm of the Regent's Canal are Park Village East and Park Village West. These estates of villas, some paired, and small terraces on small, winding streets, were aimed at the middle-classes, a picturesque but compressed version of villas within a landscape as originally envisaged for the park proper. Park Village West is laid out on a loop off the east side of Albany Street. Here the houses are mostly arranged individually without a strict building line. The Villages took 15 years to complete from 1825.

Albany Street itself was laid out by Nash c.1820 between Marylebone Road/Euston Road and the Gloucester Gate to Regent's Park. It was initially called Clarence Street with the northern part soon renamed Upper Albany Street in the mid-19th century before the entire street was renumbered again as Albany Street in 1864. As with the rest of Regent's Park, the freeholds are held by the Crown Estate. The changing name reinforces the fact that the building-out the street was a staged affair and the street has consequently always lacked some coherence. It remains very much an east-west division line between the grandeur of the park terraces and points east, as well as a heavily trafficked north-south connection between the West End and Camden Town.

There were various commercial and institutional premises built on and around Albany Street, especially towards the south end of the street including a number of pubs, a hospital and, from 1896, Friswells – an early motor garage. The army barracks, constructed in 1820-21 on the east side as cavalry barracks for the Lifeguards and Artillery regiments, was largely rebuilt in 1891-93. There were also a number of shops, some with bowed shopfronts. Also at the south end was the rear of the massive London Colosseum, built by Decimus Burton in 1827 to exhibit Thomas Hornor's "Panoramic View of London", the largest painting ever then created but demolished by 1874. This play between front and backs witnessed also at the Danish church and the sliver of land that the Site sits in between Gloucester Gate Mews and Albany Street is indicative of the extremely tight space planning between Albany Street and the park. The visual variety resulting extends to materials with fair-faced London stock brick used for frontages as well as stucco (although stucco predominates for frontages at the northern end).



Nash's more formal 1813 proposals for this part of the Regent's Park development featuring long, regular terraces facing the park and on Albany Street.



Extract from the 1828 Plan of Regent's Park showing buildings completed or under construction. This shows the entire terrace from 197 northwards on Clarence Street, however, we know that the southern section was actually completed in the second half of the 1830s (see below). At this stage not even the loop road of Park Village West is in place.

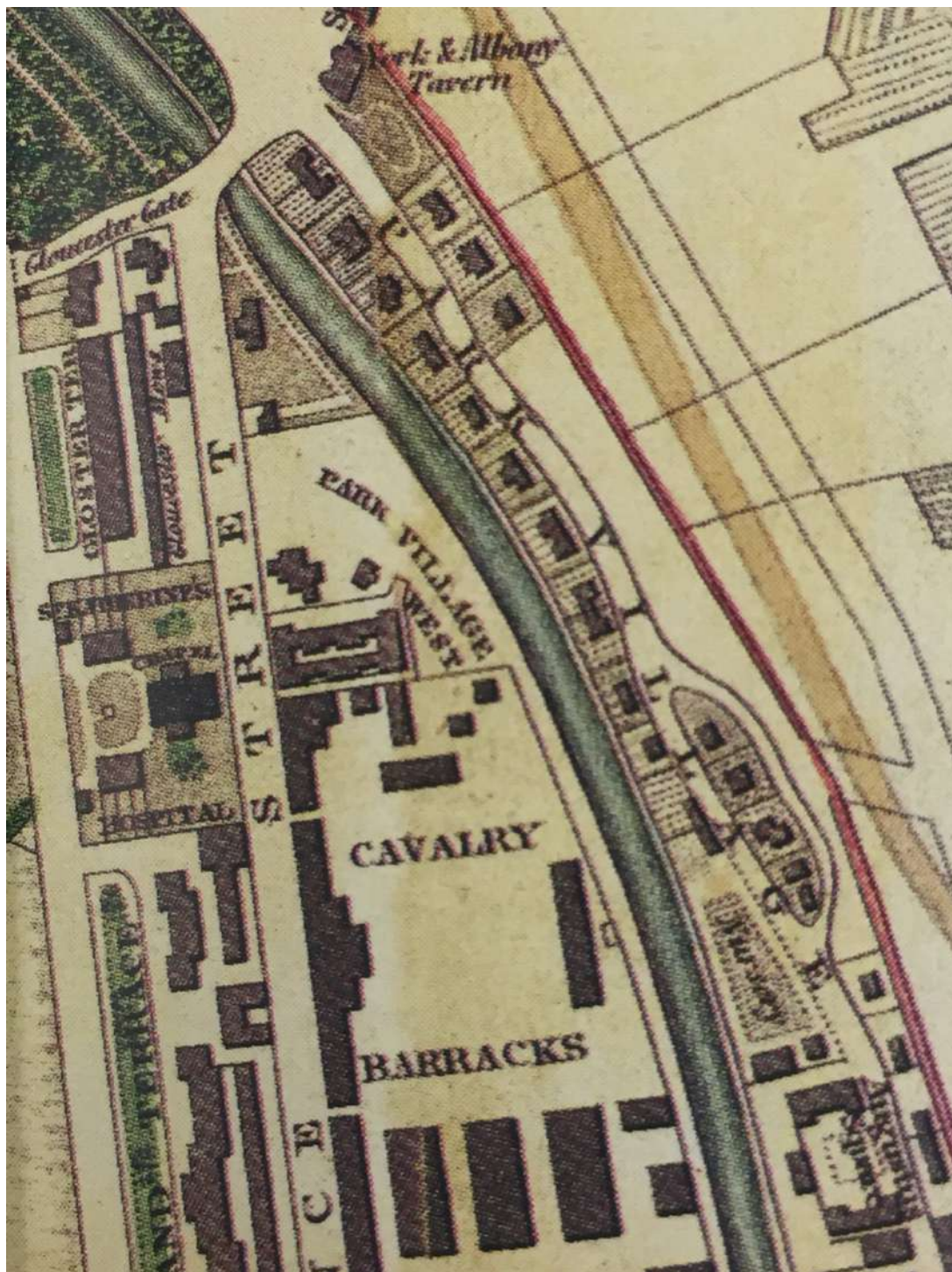
At the north end of Albany Street around the site, the high caché of the stuccoed palace front terraces facing the park gives way to far more quotidian, smaller-scale housing immediately east of the mews. What was proposed for the north east end of Clarence/Albany Street had evolved with the changing park environs. A plan of 1813 shows long continuous terraces for what became the Outer Circle and Clarence Street but as the proposals became more informal and more picturesque, the terraces shortened and the building lines became more varied. A plan of 1828, supposedly of the constructed parts of the Regent's Park development, shows Gloucester Terrace facing the park and a matching terrace facing Clarence Street behind it. However, we know that wasn't what emerged.

2.4 The Site Terrace and Adjacent Terraces

Benjamin Davies more detailed map of 1834 (below) appears to give a more accurate picture of what was developed. This shows the small terrace of 213-217 (odd) in place but not the terrace containing the Site that adjoins to the south which could suggest a date for the Site property in the second half of the 1830s just as Victoria came to the throne. The mews is also in place at this date as is Albany Lodge immediately north of the mews entrance. Park Village West is still under construction. There is also some continuity in materials with stucco frontages to many buildings and stock brick rear elevations to some.

From the front, the terrace of which the Site forms a part, appears far more conventional – exactly what would have been expected from a late 18th century to early Victorian townhouse set behind railings and a front area well. The terrace of three stucco-fronted houses to the north of the Site did not have mansards but, unusually, have canted bays at ground floor. A house on the opposite side also features bays, demonstrating a departure from Georgian regularity. The incised Greek pattern on the pilasters separating the two window-wide houses is also an unusual feature. The architect is unknown.

Despite the prosperous initial residents, the whole area east of Albany Street had declined by the 1860s to the point where newspaper editorials were decrying its red-light character. At least one house in the Villages was a likely brothel in the early 1900s. Second World War bombing caused extensive damage in the vicinity of the Site.



Benjamin Davies' Topographical Survey of 1834 showing 213 – 217 in place. 197-211 have yet to be completed but the mews to the rear of Gloucester Terrace are in place.

The trio of houses to the north were listed Grade II in 1974 with the following description:

Terrace of 3 houses. c1830-40. Stucco. 3 storeys and basements. 2 windows each. Square-headed doorways flanked by pilasters supporting a continuous entablature across the terrace at 1st floor level. Rectangular fanlights having margin glazing; panelled doors. Each house with 2 canted bay windows at ground floor level, separated by bays with recessed panels. Upper floors with architraved sashes (2nd floor with lugs under sills), separated by pilasters with Greek fret decoration rising from 1st floor to support cornice and blocking course which break forward over the pilasters. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas with spearhead finials.

The adjoining terrace to the south containing the Site was made up of eight-houses and constructed in the years following. This terrace was also statutorily listed at grade II in 1974. The description is as follows:

Terrace of 8 houses. c1830-40. Stucco, No.197 with rusticated ground floor. Nos 199, 203 & 205 with later slate mansard roofs and attic dormers. 3 storeys and basements; No.197 slightly higher. 2 windows each except Nos 199, 203 & 205 with 3 and No.201 with 4. No.197 with 2 window le! return. Square-headed doorways with patterned fanlights and panelled doors. Plain 1st floor sill band. Recessed sashes, upper floors architraved; 1st floor with cast-iron balconies and 2nd floor with lugs under the sills. Cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.

No 197 at the south end of this terrace is slightly taller and with rustications is a definite full stop to the group. It was the home of composer Constant Lambert who lived there until his death in 1951. An English Heritage blue plaque marks his occupation.

Some of the houses have had mansard roofs added (and these do not entirely align) while others have unaltered roofs. Some of the houses are single-fronted and two windows wide while others are asymmetrically and three windows wide (including the Site property) which makes for a somewhat strange rhythm along the terrace as a whole.

Like those of the terrace to the north, the houses here are without rear gardens and give on to the mews. Most of the houses still have small rear projections rising through a number of stories. The two single fronted houses to the north of the Site (207,209) have their staircase contained within these projecting rear wings – a rare arrangement. Most had small yards but this pattern was varied rather than regular depending on whether single or double fronted and where the outriggers were. It changed again as various extensions were built and

rebuilt within the yards. Ordnance Survey maps show the infilling of yards to the subject terrace. That of 1870 shows small yards to the central group of houses with those at either end having no yard at all and giving directly onto the mews. The 1913 OS map shows only three yards present.

South from this group is 197b. (This is a 21st century infill created in St Katharine's Precinct's backlands and accessed from Albany Street.) South again is the Danish Church. This is followed by a mixture of property frontages and varied rears including more terraced housing, the rear façade of houses facing the park, a mews set back with a wall to Albany Street and the former Prince George of Cumberland public house (now residential).

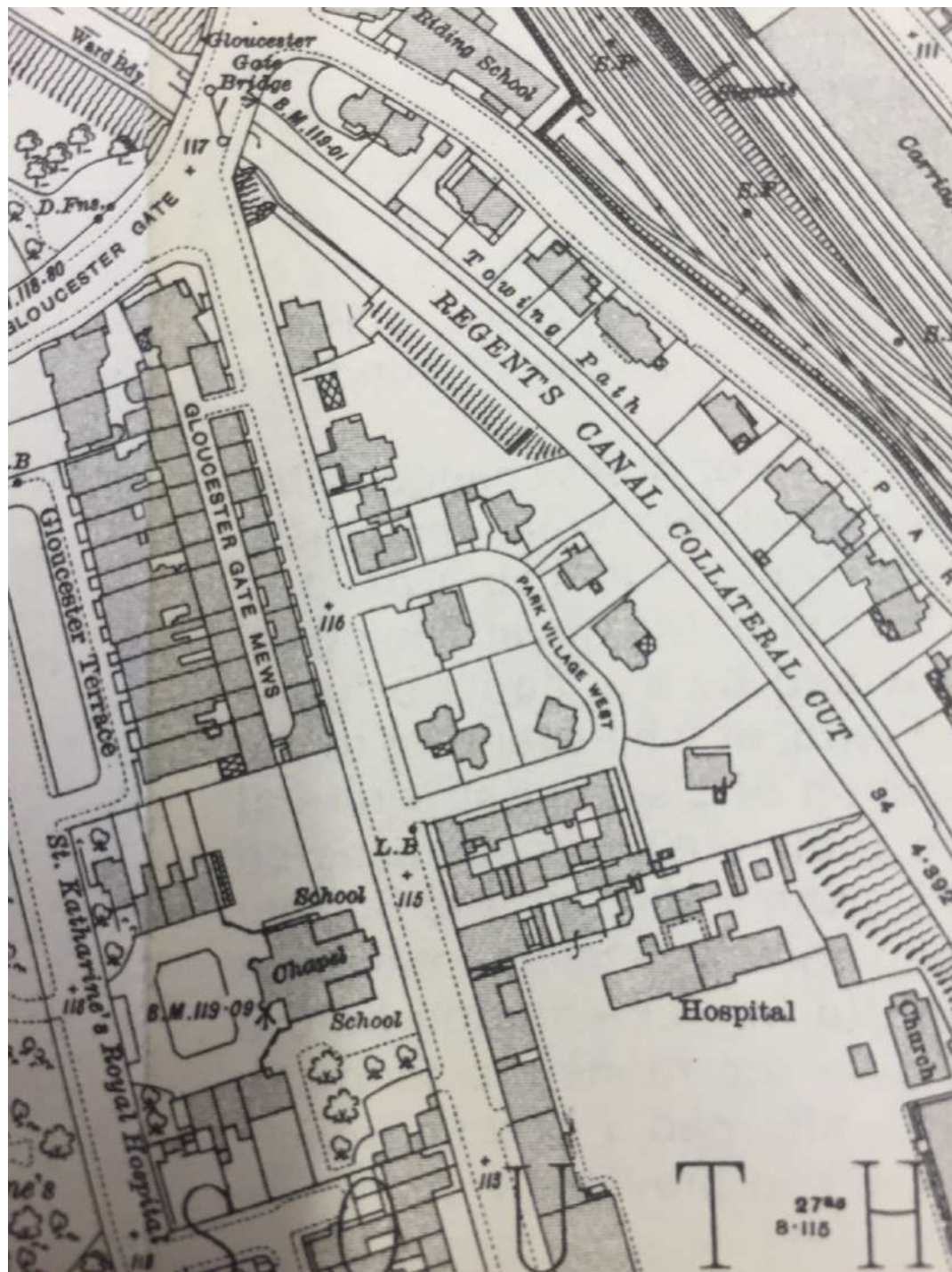
Without access to archive holdings, further information on the evolution of the houses prior to the Second World War is scant. However, enemy action during the war appears to have brought considerable change: Two houses on Park Village West opposite were completely destroyed by bombing in 1940–41 as was St Katharine's Lodge, a substantial building opposite St Katharine's Precinct within the park itself. The north and south ends of Gloucester Terrace were also severely damaged as was St Katharine's Chapel and the barracks on Albany Street just south east of the Site. The London County Council bomb damage maps record that many of the surrounding houses suffered blast damage including those immediately south of the Site.



1862 Stanford's map is the first to show the completed development.



Ordnance Survey map of 1870 showing the pattern of rear yards including the Site and the remainder of the terrace.



1913 Ordnance Survey: By this date most of the rear yards are at least partially infilled.



Bomb damage maps showing complete destruction (black), severe damage (red/orange) and blast damage (yellow).

2.5 Post-War Changes

The area continued to decline in the post-war period. The Cumberland Basin and canal arm had been infilled during the war – according to some sources to prevent the moonlit water guiding enemy bombers. This market area had, in any case, never taken off commercially.

The poor condition of the Crown's Regent's Park holdings became an issue of national concern with questions asked in Parliament. As well as bomb damage there was also long-term neglect and the issue of many properties being requisitioned for institutional uses. Some commentators such as the leading Modernist architect Maxwell Fry were calling for the wholesale demolition of the Nash terraces which were seen as outmoded, badly built and in some way suspect for their stuccoed theatricality rather than use of genuine stone. Two thirds of the unfashionable houses had become uninhabitable.

However, the 1947 Gorrell Report commissioned by Parliament said that "nothing less than the restoration of the buildings to their former state can be contemplated." But that did not secure the future of the entire area, some terraces were earmarked for demolition and the debate continued in the following decades. The report concluded that: "the Nash Terraces were of national interest and importance and should be preserved as far as that was practicable, and without strict regard to the economics of prudent estate management."

In March 1959, a symposium was held at the Royal Society of Arts to discuss the future of the Nash Terraces chaired by Sir Thomas Bennett. In his introduction, Sir Thomas set out what might have been a typical view of the time of the area beyond the grand, park-facing terraces:

"There are some streets like Albany Street which are mean streets. If you were to drive holes through the terraces as a way of dividing the buildings and making open spaces, the result would be wonderful views of Regent's Park at various points in Albany Street."



The area in the 1950s showing the ruined St Katharine's Lodge and the empty bomb site on Park Village West. The damaged houses of Gloucester Gate are extant.

The Crown Estate qualified what it meant by “preservation” in its publication *The Future of The Regent's Park Terraces - Third Statement by The Crown Estate Commissioners* June 1962. Under Clause 25(ii) it stated, in respect of the rear of the grand frontage terraces.

“Most of the back walls have no architectural merit. Many will, however, be kept and strengthened where this course is proper for the design of the interior. It must be emphasised that all Terraces were designed to be used as a series of single houses. Sometimes the shape, depth and size do not readily convert to flats. In Cumberland Terrace conversions extending over one, two or three houses have been very practical. But this will not be so in all Terraces. We shall insist on a proper treatment of all back elevations but shall not prevent demolition”.

and under Clause 25(iii) that:-

“We shall not insist on the preservation of party walls where conversions into flats are to be carried out. They have never had any significance in the Nash design and in some Terraces their retention would seriously hinder proper conversions.”

The report stated that Gloucester Gate to the west of the Site had been affected by subsidence. However, with the exception of two or three houses, the Crown hoped to avoid total demolition and renewal. The mews houses fronting onto Gloucester Gate Mews were reconstructed in part in the 1960's with further work being undertaken in the 1970's. It is possible that the rebuilding of the outriggers on the Site and elsewhere on its terrace were also a consequence of subsidence.

As noted above, the decline of the Cumberland Market quarter had begun pre-war and Neo-Georgian housing was already being built in the area in the 1920s and 30s including the splendid Cumberland Market Estate. The push for further redevelopment post-war led to the building of the Regent's Park Estate championed by St Pancras Labour councillor Eric Cook. He thought Nash's architecture “jerry built” and beyond repair. East of Albany Street, this was pursued successfully in the face of Crown Estate plans for luxury flats around the park and Munster Square and Clarence Gardens next to Cumberland Market were among the Nash housing demolished. Zone A of the Estate by Frederick Gibberd had already begun in 1951.

2.6 Changes to No 205 Albany Street

The house dates from the second half of the 1830s and is thus not strictly Regency although the flat-fronted building displays a number of typical features of the Regency period. At some point it was given a mansard roof. On initial evidence this roof form appears to have been built following planning permission and listed building consent in 1987 (references 8770231205 and 8701424205) which included “erection of rear and roof extensions”. This may be the rebuilding of a prior roof addition. The drawings associated with these applications are not available online and an available photograph from 1981 does not appear to show a mansard.



Albany Street west side in 1981 (London Metropolitan Archive)

The rear extension referred to in these same permissions may also refer to rebuilding rather than building entirely from scratch. The full height outriggers that punctuate the rear elevations of these terraces appears in the case of No 205 to have been rebuilt above ground floor judging from the change in brickwork to the south side of the yard. There is also the single-storey extension at ground floor at the north end of the yard of indeterminate date. That these changes pre-dated the 1987 permission is confirmed by archive photographs of the rear dating from 1981 that shows a truncated outrigger (ground and first only) on the south side of the yard. Whether this truncation was the result of blast damage or neglect, or subsidence, or a combination thereof is unknown.

The front elevation below roof level has its original appearance although the windows are high quality reproductions rather than originals.



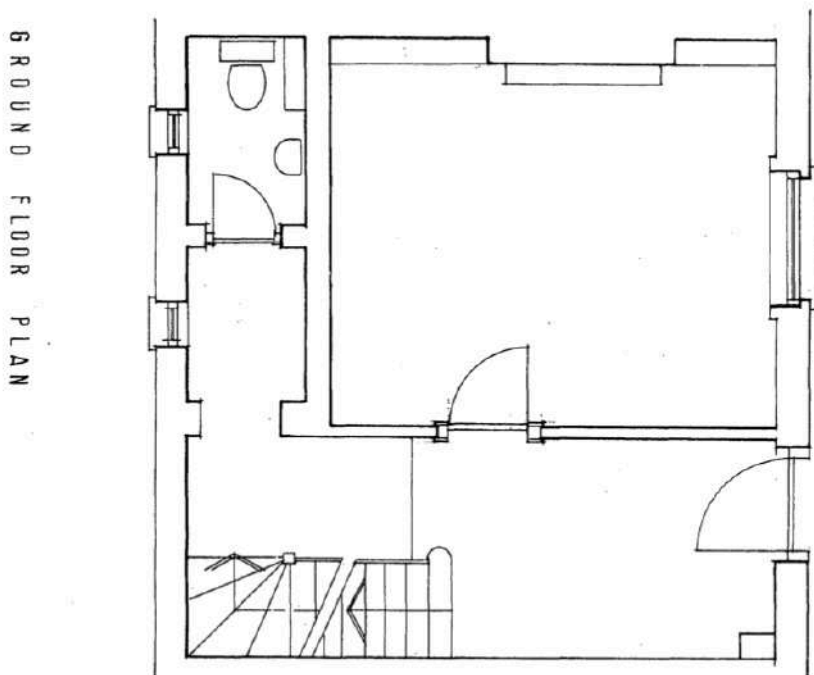
Gloucester Gate Mews in 1981 looking north and south. Note (above) the truncated outrigger at No 205 only survives to first floor half landing level. The single storey extension is also in place and has a traditional rainwater hopper. Looking south (below) shows the rhythm of outriggers with sashes in the flank of the more northerly outriggers.



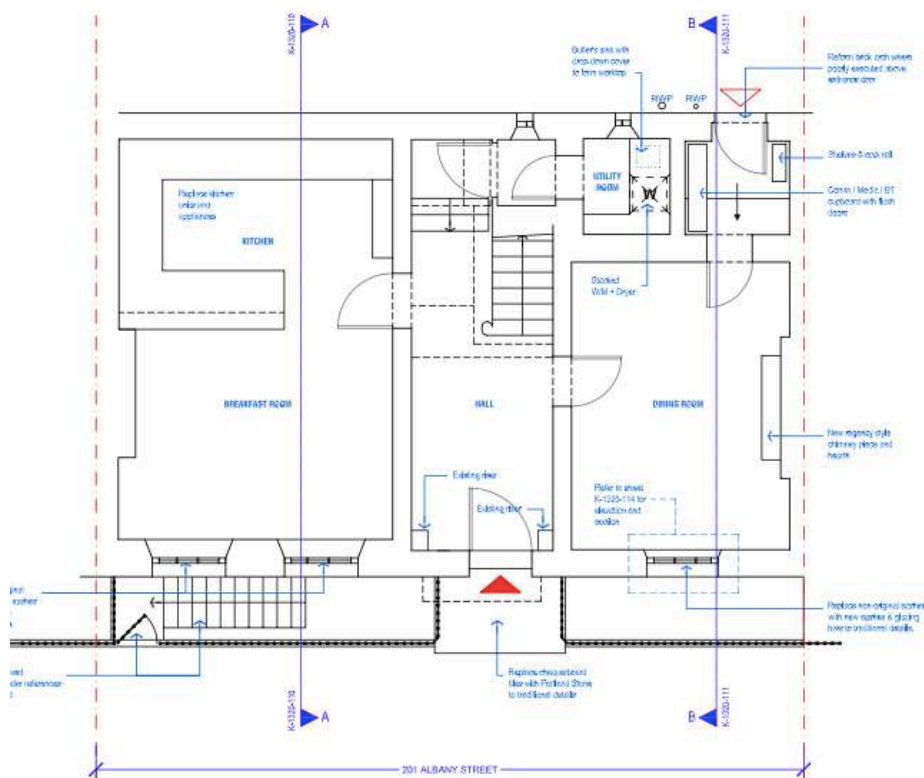
Internally, there have been extensive changes to the detailing of the house through time but the plan form at ground, first and second floors appears to remain intact in large part (except for the outrigger).

The sharp detailing of many elements including window astragals and door architraves, however, suggests that many of these features might be relatively recent, high-quality replacements with perhaps much work stemming from the 1987 consent. Likewise, the internal doors appear old and are appropriate for the age and scale of house but again many appear unduly fresh in their detailing. Some may be reproductions or have been acid stripped and heavily restored. Many areas of smooth flat plaster also appear relatively new. Other elements such as internal shutters are definitely early and of significance.

The staircase with its mended balustrade appears to be in its original location. It is possible that it has been reordered and was once located in the outrigger like the two neighbouring houses to the north but these latter are double fronted and it is much more likely that the staircase at 205 is in its original position. Access to archives post-Covid might bring further clarity to these questions but the proposals, in any case, avoid disturbing features of significance. The National Archives holds the Crown Estate's records on the street including a photographic album of No 209 that might include images of similar internal details. Again, this is inaccessible at present.



Ground floor plan of 207 in 1997 showing staircase in the outrigger of the single-fronted house.



Ground floor plan of 201 in 2015. This is also a double-fronted property but wider than 205 with more generous rooms and centrally placed staircase.

Ground Floor of 205

To the left of an entrance is a small room/study with boxed in pipework. A modern reeded cornice runs around the boxing in – it is period appropriate. The window shutters and architrave appear original as does the fire surround and at least part of the skirting. The timber floor is modern.

To the right is the principal room at this level. This has original shutters and architraves. The fireplace appears original or is introduced (but period appropriate) as does the skirting. The elaborate and deeply modelled cornice appears original or at least early. The flooring is modern. Leading off this room is a small storage room housed in the single-storey extension in the rear yard. No visible historic elements survive internally in this storage area.

The staircase compartment has a modern flooring and a mix of skirting types. The doorway to the yard may be original but adjacent properties have their rear doors in the flank of their outriggers so that at 205 may be a relocation.

The reconstructed outrigger is fitted out as a cloakroom with no visible historic elements surviving.



The small room to the left of the entrance at ground floor.



View towards the hall and door to main room opposite.



Detail of the main room at ground level: the shutters and window architrave appear original. The sashes are more recent and possibly the skirting.



Marble mantle in the main room at ground floor. Much of the flat plaster appears to be modern.



Later doorway from main room into the single-storey rear extension.



Staircase newel with cloakroom on half landing below.



Back door to the rear yard. It is possible that this has been relocated from the outrigger flank (an arrangement on neighbouring properties) but the skirting arrangement appears original.

First Floor

Main room with original architrave and shutters. The elaborate and deeply modelled cornice appears to be early Victorian. Radiator boxes and floor finishes are modern.



First floor sitting room with elaborate cornice and windows only to Albany Street.



The attractive, heavily modelled cornice in the first floor main room (unaffected by the proposals).



Small front room panelled reveals.



Boxing in for pipework adjacent to the fireplace in the first floor small front room.



Ovolo cornice run around boxed in pipework in small first floor front room.



Modern first floor bathroom in rebuilt outrigger.

Second Floor



Original/early apron panelling below first floor landing window.



Second floor main bedroom.



Later doorway from main bedroom to en-suite. The doorway from the latter smaller room to the landing has been stopped up.



Modern en-suite off main bedroom.

Attic Level



Dimly lit staircase to accommodation in the later mansard.



Typical accommodation within the mansard.

Basement



View from kitchen in basement main room looking towards staircase up to the ground floor. Below the stairs is windowless storage.



Front vaults. These have been heavily restored in the recent past.

Rear Yard



Rear yard looking to single-storey extension with modern boundary wall. It once contained a window between a brick arch and may once have contained a privy. The red brick upper part is 20th century work.



Stone flag floor to the rear yard has been laid around the modern drain cover.



Modern sash window on the flank of the reconstructed outrigger.



Rear of 205 with extensively reconstructed outrigger with modern sash and yard wall. The parapet below the mansard also appears to have been rebuilt. The yard wall is also modern (possible since the 1987 permission). The single storey extension is a patchwork of yellow stock brick, red brick and painted brick.



The reconstructed outrigger at 205 (at left) and adjacent, a new sash window to the ground floor of No 203.



The rear of 217 with a different yard arrangement again – perhaps the original arrangement – but with sash windows at upper level as well as ground.



Another variation on the rear of the terrace – a fully enclosed yard and upper rear windows.

2.7 Nearby Heritage Assets

The heritage assets beyond the Site that have been scoped into this Heritage Statement are few because the proposals are largely internal or are contained within the rear yard of 205.

Those included are the grade II group of two terraces of which the Site forms a part (197 to 217) and the mews to the rear. The grade I listed Gloucester Gate is included here and the associated mews opposite the rear of the property. Much of the mews frontages have been heavily restored/reconstructed in recent years but the southern element closest to the Site is a new build pastiche in darker brick incorporating a carriage arch.



Gloucester Gate Mews with restored mews properties in the foreground and rebuilt section in the distance adjacent to the Site. The mews retains its original street materials and lanterns.



Gloucester Gate Mews looking north with pastiche section of mews to left. The Site is beyond the red van.

The impact of the changes on this part of the Regent's Park Conservation Area will also be assessed. All of this northern section of Albany Street is within the conservation area. There is no impact on Regent's Park as a Grade I Registered Historic Park and Garden and this has been scoped out as an asset. Archaeological impacts have not been considered as part of this assessment.



View to 205 Albany Street from Park Village West. Not the brick upper rear elevation of Gloucester Gate on the skyline.

3.0 Significance

3.1 Assessing significance

Assessing 'significance' is the means by which the cultural importance of a place and its component parts is identified and compared, both absolutely and relatively. The identification of areas and aspects of higher and lower significance, based on a thorough understanding of the site, enables proposals to be developed which safeguard and, where possible, enhance the character and cultural values of a place. The assessment is an essential step towards the identification of areas of a site and its setting where greater or lesser amounts of change could be considered, as well as locations where change might enhance our understanding and appreciation of the site's significance.

The significance of a 'heritage asset' is defined in Annex 2 of the National Planning Policy Framework (Feb 2019) as:

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

These interests can be described as:

Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Architectural and Artistic Interest: These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the

primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic England's Conservation Principles (2008) includes a methodology for assessing significance by considering 'heritage values' which broadly align with the 'interests' of the NPPF. These are arranged in four categories:

Evidential (or archaeological) value: the physical aspects of a building that yield evidence about its past.

Historical value: the extent to which the building is associated with or illustrative of historic events or people.

Aesthetic (architectural/artistic) value: includes the importance of buildings or places for their design, visual, landscape and architectural qualities.

Communal value: includes the importance of buildings or places to societies and communities, including for local identity.

The assessment below has taken these documents into account as well as other best practice guidance. It begins by looking at the significance of No 11 and the relative significance of its constituent elements then looks at its setting's contribution to significance and then the significance of other identified heritage assets scoped in.

3.1 Significance of No 205

As a statutorily listed building, No 205 is a nationally important building and is of high significance. However, this designation reflects only the statutory importance of the building; it does not set out what features are important, or to what degree; nor does it describe what elements play a neutral role, or detract from significance. Understanding these aspects is essential in enabling informed decisions to be taken when proposing alterations to the site, so that its special interest can be conserved wherever possible. The purpose of this section is to provide an assessment of significance, so that the effects of any proposed changes upon the listed building can be fully evaluated.

The Site and the terrace's primary value/interest is architectural/aesthetic as a typical late Regency/early Victorian stucco house that slots into the scale hierarchy of Nash's Regent's Park and evidences the transition between park-facing grandeur and the more utilitarian Albany Street.

The front elevation, despite later changes including the mansard roof and more modern, if entirely appropriate, windows is of high significance. No change is proposed here except in the front area vaults and below the entrance steps. The rear is of lesser significance given the considerable rebuilding but is still of some significance. Overall, and in relative terms to the whole, the heavily restored interiors are of significance rather than high significance but surviving original elements such as joinery and decorative cornices are of high significance as is the plan form at ground and first. The altered basement is of some significance (for its plan form) and the second floor is of some significance. The interior volumes in the outrigger and single storey rear extension are of neutral significance as are those within the mansard.

Regent's Park Conservation Area (Camden)

As designated heritage assets, conservation areas are usually regarded as having low or low-to-medium heritage significance. Regent's Park, because of its influence on city planning nationally and internationally and its role as an exemplar of the urban Picturesque is firmly at the upper end of this spectrum. Not all parts of the Conservation Area are of equal significance, however. This is in part because of the varying degrees of preservation and redevelopment and that areas such as Albany Street are not as innovative.

The Conservation Area was designated in 1969 (and the west side in parallel by the City of Westminster) and it has been extended since, most recently in July 2011 to include the Regent's Park Barracks on Albany Street and the Cumberland Estate to its south. *Camden's Regent's Park Conservation Area Appraisal and Management Guidelines* were adopted in July 2011. The document describes aspects of its special interest and this is set out in the Policy section below. The scoped-in Statutorily Listed buildings are discussed below (all are within the Conservation Area).

Within the context of the conservation overall, Albany Street itself is much altered and is of low significance and is a location where Nash's exercise in the Picturesque is least expressed.

Other Statutorily Listed Buildings and Structures

There are many listed buildings within the vicinity of the Site, including along Albany Street but given no works are proposed that would affect the character and appearance of the Site's frontage, these have been scoped-out of this assessment. The relationship of the Site to the adjacent listed properties of the terrace is considered below as is any impact on the Grade I listed Gloucester Gate to the west beyond the mews properties.

The Conservation Area appraisal states that the mews are including in Gloucester Gate's statutory listing by virtue of curtilage or attachment. This would make these mews of high significance. However, this may well not be the case in all instances, where there is no attachment and the use and ownership of the mews building was separated from the frontage terrace prior to the listing date. Nor would this include the entirely reconstructed southern section of the mews opposite the Site. Where not statutorily listed the northern mews are unlisted buildings of merit that contribute positively to the character and appearance of the Conservation Area and are of significance. The pastiche mews frontage opposite the Site, however, is of neutral significance.

The singular relationship of the mews to the rear of the properties fronting Albany Street (including the Site) is of significance despite some rebuilding of the mews properties and the many alterations to the rear of the terraces of which the Site forms a part. These changes to the rear include the infilling (partial or whole) of the original rear yards to the terrace and the insertion of additional windows at various levels along the rear of the terrace including, recently at No 203.

Camden's Local List

Camden's local list was adopted on 21st January 2015. As well as buildings it includes some 'Natural Features or Landscape' among its assets. In the vicinity of the Site, there are no locally listed assets except for the 'Canal cutting in gardens of Park Village East' which is regarded as having "Historical and Townscape Significance" -- ie historical and architectural value/interest. As a locally listed asset, it is of low significance. There will be no conceivable impact on this asset and it has been scoped out.

4.0 Policies and Guidance

4.1 Introduction

This section sets out policies in respect of the preservation and enhancement of heritage assets and their setting including those related to listed buildings and conservation areas within the National Planning Policy Framework and the London Plan. It also sets out Westminster City Council's emerging planning policies in respect of the need to safeguard and enhance heritage assets in line with national policy and guidance.

4.2 Statutory Controls

Listed buildings and conservation areas are subject to the Planning (Listed Buildings and Conservation Areas) Act 1990, together with parts of the Enterprise and Regulatory Reform Act 2013. Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that listed building consent is required for:

any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...

Section 16(2) of the Act states that:

In considering whether to grant listed building consent for any works the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

With regard to applications for planning permission affecting the setting of listed buildings, Section 66 of the Act requires that:

...in considering whether to grant planning permission for development that affects a listed building or its setting or whether to grant listed building consent, the local authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Conservation Areas

The Planning (Listed Buildings and Conservation Areas) Act (1990) sets out regarding applications for planning permission within conservation areas that:

s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

There is no corresponding statutory duty to have special regard to the desirability of preserving the setting of conservation areas.

Case Law

Recent case law has added clarification to the interpretation of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

It has been held that in enacting Section 66(1) of the Listed Buildings Act 1990, Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm. It should be given 'considerable importance and weight' when the decision-maker carried out the balancing exercise.

Historic Buildings and Ancient Monuments Act 1953

This makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

4.3 National Planning Policy and Guidance

The National Planning Policy Framework

The National Planning Policy Framework introduced in March 2012 replaced previous Planning Policy Statements (PPSs) and sets out the Government's planning policies for England on the delivery of sustainable development through the planning system. The Latest version dates from February 2019.

NPPF identifies the economic, environmental and social dimensions of sustainable development and places emphasis on the role of planning in creating strong,

vibrant and healthy sustainable communities, strong and competitive economies and protecting and enhancing our natural, built and historic environments.

It identifies a presumption in favour of sustainable development and entails seeking positive improvements in the quality of the built, natural and historic environment.

Paragraph 195 of the NPPF (February 2019) requires applicants to:

...describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...

This report meets these requirements at an appropriate level of detail.

National heritage policy governing the application of the primary legislation is contained within section 16 of the latest NPPF.

Pertinent paragraphs to this Site and proposals are:

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should 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, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. 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.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In respect of Conservation Areas:

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under

paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF is accompanied by the online Planning Practice Guidance (PPG). The section on the historic environment can be found at: <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/overview/>

PPS5: Planning for the Historic Environment: Practice Guide (2010) that pre-dated the NPPF has been replaced by Good Practice Advice notes including, to date:

Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment

Good Practice Advice Note 3: The Setting of Heritage Assets

This supercedes now withdrawn guidance on the subject (2011).

These documents amplify and explain concepts contained within the NPPF and PPG with the need to assess the impact on the significance of an asset and its setting continuing to be at the heart of the process.

Historic England Advice Notes have also been issued that include detailed, practical advice on how to implement national planning policy and guidance. Among the relevant advice notes published to date are:

Historic England Advice Note 1 - Conservation Areas

Historic England Advice Note 2 - Making Changes to Heritage Assets

Conservation Principles

Conservation Principles was published by English Heritage (now Historic England) in 2008. It provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation' is defined as "the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations".

The guidance also provides a set of four heritage values, which are used to assess significance. The values are evidential, historical, aesthetic and communal and are discussed in Section 4 of this report.

4.4 Regional Planning Policy

The London Plan Spatial Development Strategy for Greater London (2016) consolidates alterations to the Plan since 2011. It is the overall strategic plan for Greater London. It sets out an integrated economic, environmental, social and transport framework for the development of London over the next 20-25 years.

It maintains that development should have regard to the physical character of a place through providing high quality design response to the form, function, structure, scale, mass and orientation of surrounding buildings.

Policy 7.8 relates to heritage assets specifically. Relevant elements include the following:

London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefield, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account...

...Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology...

Planning decisions

Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate...

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

4.5 Local Planning Policy

Camden's Local Plan, adopted in 2017, sets out the Council's planning policies, providing a robust and effective framework within which development can take place.

The principal policy of relevance to this assessment is D2 – Heritage, which is reproduced below:

Policy D2 Heritage

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

Designated Heritage Assets

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

- a the nature of the heritage asset prevents all reasonable uses of the site;
- b no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d the harm or loss is outweighed by the benefit of bringing the site back into use.

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

Conservation Areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- a require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- b resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- c resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- d preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's Architectural Heritage

Listed Buildings

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

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

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Supplementary Planning Guidance

Camden Planning Guidance provides advice and information on the implementation of planning policies. Adopted CPG documents can be 'material considerations' in planning decisions, although they have less weight than the Local Plan or other development plan documents. Among the CPGs adopted are:

Altering and extending your home CPG - March 2019

Amenity CPG - March 2018

Design CPG - March 2019

Regent's Park Conservation Area Appraisal and Management Guidelines

This document, adopted in 2011 describes aspect of the area's character and appearance that have special importance and that may contribute positively to the asset's significance.

Under character and plan form it notes that:

The conservation area is oriented north-south and is made up of successive linear tracts of development which change in character as one moves from the Park edge to the eastern edge of the Conservation Area.

Development closest to the Park – and facing onto it – is of the highest architectural hierarchy. Tall stuccoed facades face the park, creating a grand linear composition and giving enclosure to the open space.

To their rear are low, stock brick mews developments reflecting the linear plan.

To their rear, and facing Albany Street, are buildings of a variety of ages and appearances, but generally of terraced house form, and united by their similar response to the linear nature of the street. Redhill and Longford Streets contain churches, housing and a public house, and sit between (in terms of architectural hierarchy and physical layout) the park and grand terraces to the west and the service area to the east.

Under section 4.5 (Spatial Analysis) it notes:

The spatial elements are made up of:

the open space of the Park, which gives a sense of being in the country. The space is encircled by the palace-fronted terraces and punctuated by spires

the areas enclosed by classical elevations, for example the forecourts of Cumberland Place, the arched entrances to Chester Terrace and the less formal spaces of Chester Place

the mews under the cliff faces of the rear of the terraces with narrow forecourts

Albany Street, a service street with typically a hard edged austerity

Among the key views in Section 4.6 is noted:

Views in the original mews, contained by walls, particularly Gloucester Gate Mews

Albany Street is included in Character Zone 1 which includes The Regent's Park and Terraces fronting the park, and their mews:

On Albany Street are access ways to the mews behind the terraces on its west side, and routes to the former markets and smaller scale working area planned by Nash on its east side. The eastern side has been much redeveloped over the twentieth century by the Crown and by St Pancras to provide high density housing.

Albany Street is now in part a dividing line between the Nash Terraces and mews and the Regent's Park Estate. But elements of Nash's original built scheme survive in significant parts. From the north, on the west side of Albany Street, the stucco houses at Gloucester Gate are followed by plainer terraced houses on Albany Street, with, behind them, Gloucester Gate Mews, which is substantially intact, followed by the important rear elevations of St Katherine's church and the significant survivals of Cumberland Terrace Mews.

In terms of the quality of the buildings and their contribution to the area, it notes:

There is a very clear hierarchy of building types in this conservation area that conforms to Nash's grand masterplan. Each has a particular contribution to make. The Audit of Heritage Assets, below, and the townscape map set out the assessment of the contribution of buildings within the conservation area.

Gloucester Gate and Gloucester Lodge

Gloucester Gate is the most northerly terrace by John Nash on the east side of the Outer Circle. It was built in 1827, with later additions by J.J.

Scoles. The terrace rises behind densely planted sloping gardens. The stuccoed façade is modulated by giant Ionic pilasters, with attached columns to the three projecting bays.

Mews

The mews were originally the service areas for the grand terraces, providing stabling and coach houses. Whilst this was their architectural role, today many are dwellings in their own right. The original mews are protected by the listing of the frontage buildings by virtue of attachment or by being curtilage structures.

Gloucester Gate Mews

Accessed from Albany Street, these original mews buildings are dwarfed by the rear elevation of Gloucester Gate. These stock brick buildings are the most intact of the Nash mews, and retain a real sense of their past function. There has been little apparent alteration to the elevations, or the granite setts in the roadway. The elevations of the mews houses facing the rear of the main houses have survivals of blind arcading, which suggest another element in the integrated design of the Park, where the rear of the mews houses were designed to be seen from the main houses. They have accommodation which is located over the former coach houses.

Post-war development – effect on the Nash plan

Albany Street was much altered with post-war reconstruction of mews and modest terraced housing, and the building of new houses and flats. The Nash scheme is very fragmentary in this area.

Many of the Nash frontages on Albany Street were rebuilt after the war, on the west side by the Louis de Soissons Partnership, for the Crown Commissioners. (Those on the east side, outside the conservation area, were mostly built by St Pancras Borough Council.) The Louis de Soissons work is restrained and of its time, with patterned balconies and decorative tile- hanging. The three-storey terraces in Chester Close are good examples.

5.0 The Proposals

5.1 Introduction

The unusually narrow and largely single-aspect of the houses makes some aspects of the Site's accommodation cramped, a situation intensified by the falmost immediate relationship between the rear and the mews. The proposals make contemporary and sensitive interventions that are largely confined to improving internal light levels and making some spaces more useable. All this has been achieved while seeking to minimise the effect on original elements, plan form, the setting of the asset or nearby assets and their significance.

5.2 Design Development

Earlier iterations of the scheme proposed much more extensive changes to internal doorways and proposed a roof terrace with a glass balustrade above the single-storey rear extension. These have been removed from the proposal because of their potential impact on significance and contain the changes within the yard wall.

5.3 The Proposed Scheme

Essentially, the proposals to which this Heritage Statement relates are:

1. To enlarge the single-storey rear extension, increasing its length within the year yard and to create an opening between this extension and the main room at ground floor. This involves partially increasing the height of the rear yard wall then stepping it down to the existing height.
2. A new rear sash at first floor rear similar to that recently consented at 201 Albany Terrace (7 October 2015).
3. Adjustments of the doorway between the main bedroom and en-suite (this doorway is a more recent addition)
4. Roof lights and some partitions changes within the later mansard where the rooms, and especially the landing and stairs are especially poorly lit.
5. At basement level; internal connections between the front vaults to make the space more useable; infilling of the space below the front steps, a lowering of the floor throughout and further lowering beneath the staircase to c.760 mm below present level to allow the creation of a bathroom below the outrigger; new doors to a lightwell below the rear yard with a glazed, traversable roof forming the yard floor.

The new rear openings allow light in and more natural ventilation away from noisy and polluted Albany Street. Using the windows on the front elevation is problematic for these reasons.

The consent at 201 for two new sash windows on the rear elevation (at ground and second half landings) carried an informative noting that:

The two proposed new windows will preserve the building's character and special interest; the detailed design, proportions, position and materials are considered to be appropriate to the host building and wider listed terrace within which it sits. The works will not involve the loss of any significant or historic fabric, and will therefore preserve the building's character, appearance and special architectural and historic interest. The site's planning history was taken into account when coming to this decision.

6.0 Impact Assessment

6.1 Their Impact on the Significance of No 205

Internal Changes

At ground floor the only change is the removal of the later doorway and the creation of a larger opening between the main room (a dining room) and the new kitchen within the enlarged rear extension. The extension and doorway into it are not original and are of neutral significance and the internal changes to these elements have no impact on this significance.

The creation of the opening – between nibs and below a downstand involves the removal of some limited linear metres of what was the original rear wall (long enclosed). The cornice above will remain in situ. The limited loss of this original material is not sufficient in itself to cause harm when considering the house overall.

The plan form of the existing remains entirely readable while allowing the internal spaces far more usable. Such changes have occurred at various points along the terrace to create useable internal spaces. The kitchen will be lit from a concealed roof above. Services for this new kitchen can be run through the later rear extension and will not interfere with the historic fabric and will have a neutral effect on significance.

At first floor, the only change is the creation of a new but traditionally detailed sash on the rear elevation similar to those existing and/or recently consented elsewhere on the terrace (including at 201 and 213 Albany Street). This results in a ventilating window away from the traffic noise and pollution of Albany Street. Internally, the window is centrally placed on the rear wall. There would be a very limited loss of original external wall fabric in its creation which is minimal enough to cause no harm. This window will bring extra light and make the very narrow room feel more spacious – a change which will have a minor beneficial impact in general terms but, on balance, a neutral impact on heritage significance. Overall this is an enhancement rather than a cause of harm.

At second floor the only change is a small adjustment in the position between the door and the en-suite. This is a relatively recent opening and there will be no impact on significance and no harm caused. Within the later mansard, internal partitions with no heritage significance will be relocated to create a more

useable bedroom and ensuite and skylights inserted in the modern structure. These changes will have no effect on significance and cause no harm.

At basement level, the below-ground retaining wall to the rear yard will be reconstructed. This allows the creation of a bathroom in a new area of basement below the outrigger accessed from the storage area below the internal basement staircase. To allow this, the floor level below the stairs and outrigger will be excavated further so that the new floor level here is c.760mm below the current basement floor level. When in place, this section will be 380mm below the general new floor level of the basement but is to be contained below the stairwell structure. This is an area of low significance and the change will not cause notable change to this significance. (see below re structural engineer's report and basement impact assessment). The panelled doors, architraves and skirtings at this level appear to be modern reproductions without heritage significance and will be removed and replicated at the new basement floor level.

Beneath the rear yard, a small basement level lightwell with a glazed roof at ground level will be created to bring light into to what at present dark and unpleasant area. This change increases light levels without unduly affecting the original character of the basement corridor while improving amenity. Considering the house overall, this will have a neutral impact on significance. Extending the basement by some few square metres under the yard will also have a limited impact with the majority of the rear wall to the main house remaining in situ. An additional door will be created off the former kitchen (now a bedroom) to form an en-suite below the later single-storey extension at ground floor. The floor plan is added to rather than reconfigured and this will improve the accommodation without impacting notably on plan form. This will have a neutral effect on significance and cause no harm.

Apart from the area under the staircase, the basement floor level will otherwise be lowered by 380mm to create more readily useable rooms. While it is recognised that a hierarchy of ceiling heights is part of the character of the house, there will still be a considerable difference in ceiling heights between the basement more widely and those at ground floor level for this established hierarchy to be maintained. The deeper excavation below the staircase is contained and hidden below the staircase and outrigger structure and the additional floor to ceiling height here is also over a limited floor area. Consequently, the degree of change flowing from the change levels is not considered radical enough to cause harm. A Basement Impact Assessment has been conducted and considers that a worse-case scenario is that damage

would be 'very slight' with 'cracks filled as normal decoration'. Estimated damage is negligible.

External Changes

Front

In the front well, the vaults will be retained but internal connections formed between them and the floor level lowered. The BIA includes a method statement for achieving this including an underpinning sequence. These vaults are of some significance but have been altered in the past and the change is considered to have a marginal impact on this low significance and is not sufficient to cause harm.

The area under the front steps will also be enclosed as a link to the house. This change has been carried out at various houses of the group including 209, 211, 215 and 217 Albany Street. The change will be discreet with the doors on either side of this link inset from the edge of the steps above by 230mm. There are no other visible external changes to the front elevation.

Rear

At the rear, in addition to the changes described above, are further changes. The single-storey rear extension described above will be increased in length from 2421mm to 4038mm. This will, in any case, be contained within a raised rear wall to the yard that will be at the same height as the existing extension before stepping down to existing yard wall height. The yard wall itself is modern and has no material historical significance and the rear extension as it exists is a patchwork of materials and is also much altered in a manner that detracts from the significance of the house. It is considered then, that although the proposed extension is larger than at present, it is still an acceptable scale and, together with the reconfigured yard wall, provides a more coherent appearance that aligns with 203 to the south. It is noted too that there is no consistent rhythm of extensions and yards to be adhered to because these already vary considerably along the rear of the terraces with treatments ranging from perimeter railings at the north end to fully enclosed yards or newer, higher yard walls. There is then, scope for variation and change and the proposals will also improve the materiality and appearance of the rear extension and wall. Overall these changes are considered to be enhancements rather than having negative impact on areas that, in any case, much altered and of relatively low significance.

The concealed glazed roofing to the extension and the partially glazed floor of the yard will be concealed behind the parapet of the rear yard wall. Apart from the first-floor window, these changes will not be visible beyond the Site and within the Site will only be apparent from within the rear yard and the area beneath it. They are a contemporary foil to the historic fabric and related in the least significant parts of the house.

It is noted that contemporary glazed additions have been given consent nearby at Nos 2, 6, 7 and 8 St Katherine's Precinct. These are at ground level and considerably more visible than what is now proposed at the Site. Some of these properties have also had similar works carried out to their basements.

The first-floor window, if detailed correctly is enhancement to No 205 and is similar to those recently consented elsewhere on the rear of the terrace including at No 201. Externally, it will have no appreciable effect on significance and will cause no harm.

6.2 Impact on the Setting of 205 and on other nearby Heritage Assets

The only visible change will be the new first floor rear window which will have a neutral impact on the setting of No 205. As set out above, the main rear walls of the terrace are varied in their appearance and set back between the outriggers so the window will have a neutral impact on the character and appearance of the mews, the setting of the mews properties or Gloucester Gate. No harm is caused. Flowing from this, the proposed works will no impact on the significance of the conservation area or its character and appearance.

7.0 Conclusions

Taken together, the effect of the proposals on the significance of 205, on nearby heritage assets, and on this part of the Regent's Park Conservation Area will be neutral. The proposals, therefore, do not cause any harm.

In reaching these conclusions, great weight has been given to the assets' conservation and to preserving/conserving the special interest of the listed building and preserving and enhancing the character and appearance of the conservation area. The proposals accord, therefore, with national, regional and local planning policies and guidance.

There are no heritage grounds on which to refuse planning permission or listed building consent for the proposals and support for the applications is requested.

8.0 Appendix: List Entry Extract

Location

Statutory Address:

NUMBERS 197-211 AND ATTACHED RAILINGS, 197-211, ALBANY STREET

The building or site itself may lie within the boundary of more than one authority.

National Grid Reference:

TQ 28636 83368

Details

CAMDEN

TQ2883SE ALBANY STREET 798-1/82/25 (West side) 14/05/74 Nos.197-211 (Odd) and attached railings (Formerly Listed as: ALBANY STREET Nos.197-217 (Odd))

GV II

Terrace of 8 houses. c1830-40. Stucco, No.197 with rusticated ground floor. Nos 199, 203 & 205 with later slate mansard roofs and attic dormers. 3 storeys and basements; No.197 slightly higher. 2 windows each except Nos 199, 203 & 205 with 3 and No.201 with 4. No.197 with 2 window le! return. Square-headed doorways with patterned fanlights and panelled doors. Plain 1st floor sill band. Recessed sashes, upper floors architraved; 1st floor with cast-iron balconies and 2nd floor with lugs under the sills. Cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.

Listing NGR: TQ2863283380

Robert Bevan, Director

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