

Design and access, Heritage statement

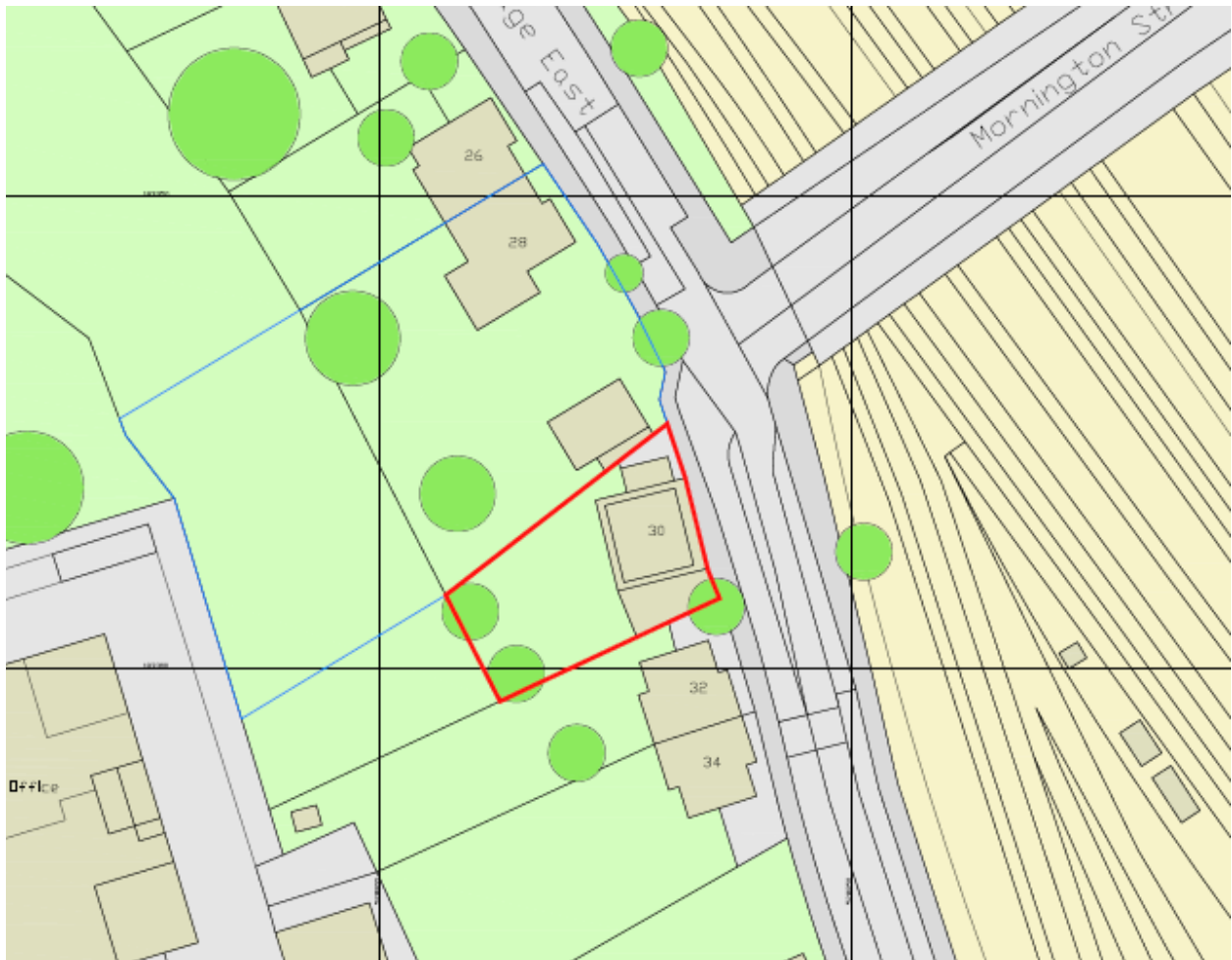
30 Park Village East London NW1 7PZ

W1, W2- New windows with single glazed - FINEO 7.7mm thick Glazing , timber sash windows , painted white.

W3, W4 - New windows with single glazed - FINEO 7.7mm thick Glazing , timber casement windows , painted white.

No changes to structural opening

Location: Houses in Park Village East, Regents Park, London and specifically 30 Park Village East.



Regents Park Conservation Area

Designated in 1969, Regents Park Conservation Area covers the eastern segment of John Nash's early 19th century Regent's Park development. Its significance is of national and international importance. The west of the Park was designated by Westminster Council, and the east side by the London Borough of Camden. In 1971, the area was extended to the north from the York and Albany Public House up to the Delancey Street junction. In 1985, two further areas were designated, to the east of Albany Street, around Redhill Street, St George's Cathedral and Christchurch School; the other around Longford Street including the church and presbytery of St Mary Magdalene

Description of listed property

TQ2883SE PARK VILLAGE EAST 798-1/82/1281 (West side) 14/05/74 Nos.2-16, 22-34, 36A & B (Even) and attached railings

GV II*

Street of 12 semi-detached and 4 detached, related villas. 1825-36. Designed and laid out by John Nash and his assistants. For the Commissioners of Woods, Forests and Land Revenues. Picturesque series of 2 and 3 storey stucco detached villas of varying styles. EXTERIOR: Nos 2 & 4: stucco with slate roofs and dormers. Pair in Tudor-Gothic style. 2 storeys and attics. Symmetrical facade of 3 windows flanked by projecting wings containing chimney breasts with polygonal stacks fronting the road and slit windows. No.2, stucco porch with trellis and pointed window with stained glass; No.4, trellis porch to part-glazed door. Square-headed windows with 2 pointed lights (No.2 with much stained glass) and hood moulds. Deeply projecting eaves. Gables with half-hipped roofs and finials. Right-hand return to No.2 with bay window rising through ground and 1st floor and to right a large bowed bay with cast-iron veranda and 3 square-headed windows with pointed lights to ground and 1st floor. Conical roof with dormer. No.4 garden front with octagonal tower having crenellated parapet and lead ogee roof with ball finial. SUBSIDIARY FEATURES: attached cast-iron railings, No.2 with wrought-iron candelabra lamp supported by 4 griffin type creatures at entrance. Nos 6 & 8: stucco with plain stucco bands at floor levels and central bays with stucco quoins. Transverse pitched and slated roofs with deep eaves and enriched slab chimney-stacks. Symmetrical pair in Italianate or Swiss style. 3 storeys 3 windows centre and 2 storey 1 window entrance wings, slightly recessed. Entrances on returns in wooden trellis porches. Square-headed casements; ground floor with cast-iron balconies, central 1st floor window blind. 2nd floor with blind arcade of 5 arches, the 2 outer ones pierced for windows. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials. Nos 10 & 12: stucco with low pitched hipped and slated roofs with bracketed eaves and eaves valances. Enriched chimney-stacks. Symmetrical pair in Regency style. 2 storeys and semi-basement, 2 windows centre and 1 window recessed entrance wings. Wooden trellis porches to panelled doors with sidelights and overlights. Tripartite sashes over. Central

block with tripartite sashes; 1st floor with lugs to sills. SUBSIDIARY FEATURES: attached cast-iron railings to areas. No.14: detached villa. Stucco with slated pitched roof and deeply projecting, bracketed eaves. Tall rectangular chimney-stacks, set diagonally, on end walls. 2 storeys 3 windows with 2 storey 1 window extension to north and single storey 1 window gabled extension to south. Central stucco entrance portico with panelled double wooden doors, segmental-headed fanlight, entablature and blocking course. 4 centred arched casements to ground and upper floors. Single-storey later extension on left, two-storey extension on right. No.16: detached villa. Stucco with slated pitched roof having boxed out eaves. 2 storeys 3 window centre with 1 window recessed wing to north and single storey porch extension to south. Square-headed, architraved doorway with wooden panelled door, overlight and bracketed cornice over. Cornice and blocking course to extension. Central block with plain stucco 1st floor sill band. Architraved sashes to all floors. SUBSIDIARY FEATURES: attached cast-iron railings on low brick wall. Nos 22 & 24 (Sussex Cottage and Albany Cottage): pair of villas. Rusticated stucco with plain stucco 1st floor band and 1st floor window bays. Low pitched slated roof with deeply projecting bracketed eaves; gables on front and south elevations forming pediments. Centrally positioned large slab chimney-stack. 2 storeys 4 windows. No.22, side entrance in porch; No.24, front porch, both with panelled wooden doors and fanlights. Tripartite ground floor sashes. Names of cottages inscribed on 1st floor band. Architraved sashes to 1st floor. Front pediment with blind oculus in tympanum. Left-hand return with blind lunette in tympanum and tripartite 1st floor window. Nos 26 & 28 (Piercefield Cottage and Wyndcliff Cottage): stucco with low pitched, slated roof with deeply projecting bracketed eaves. Centrally positioned large slab chimney-stack, either side of which are flat roofed, slated penthouse additions. Pair in classic style. 2 storeys and attics. 2 window centre and single window projecting staircase wings. Entrances in pedimented porches on returns; panelled wooden doors and fanlights. Wings with round-headed, architraved windows (margin glazing) in shallow, round-arched architraved recesses (inscribed with names of cottages) with balustraded projections. Entablature at impost level continuing across the recessed front to form a shallow loggia with trellis piers. Tripartite sashes to ground and 1st floors. No.30: detached villa. Stucco. 2 storeys 3 windows.

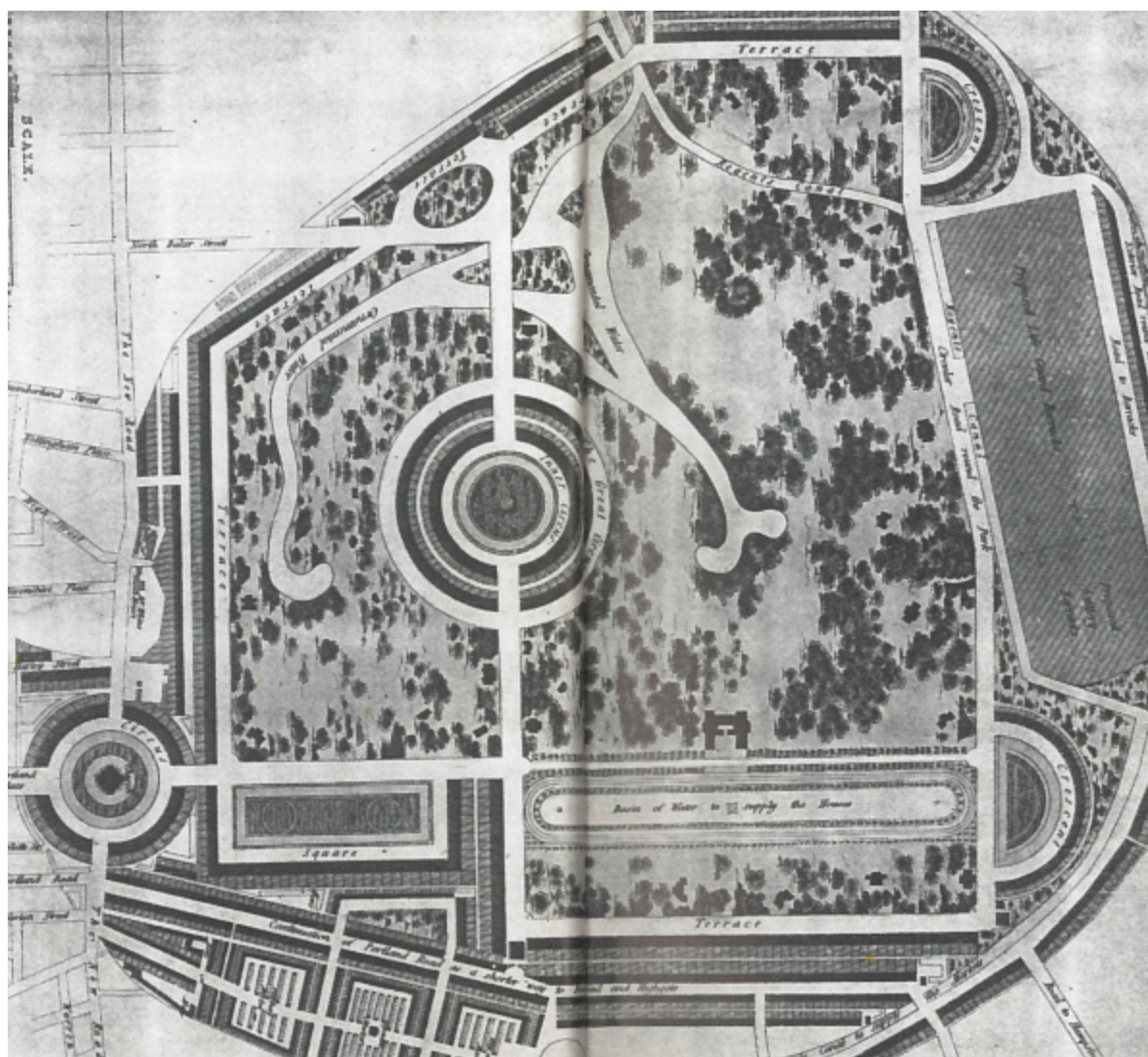
Architraved, round-arched ground floor openings linked by moulded bands at impost level. Central doorway with wooden panelled door and radial fanlight. Sashes with margin glazing. 1st floor, architraved sashes. Cornice and blocking course. Prominent chimney-stacks on end walls. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials. Nos 32 & 34: stucco with pitched slated roofs with projecting eaves. Centrally positioned slab chimney-stack. Double fronted pair with gabled 4 window centre and recessed 1 window wings with entrances. 3 storey centre. Architraved doorways with bracketed cornices; fanlights and wooden panelled doors. Plain stucco 1st floor sill band. Architraved casements; 2nd floor, round-arched. Nos 36A & 36B: detached villa. Stucco with slated pitched roof and gables over 3 1st floor windows and 1st floor windows on right hand return. 2 storeys 4 windows. Octagonal, 3 storey wing overlooking garden. Asymmetrically placed entrance of panelled door with overlight. Ground floor windows, square-headed 4-pane sashes (left hand blind). To right, a chimney

breast rising from ground floor. Plain stucco band at 1st floor level. 3 pointed arch 4-pane sashes under gables with scalloped wooden bargeboards and pointed finials. INTERIORS: not inspected. HISTORICAL NOTE: Park Village East and West (qv) were first sketched out by John Nash in 1823 as developments of small independent houses at the edge of Regent's Park. They had great influence on the development of the Victorian middle-class suburb. Both villages originally backed on to the Cumberland Basin arm of the Regent's Canal, constructed 1813-16 to service Cumberland Market; filled in 1942-3. East side of street demolished when the railway cutting was widened c1900-6. The original Nos 18 & 20 were demolished following damage in World War II. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: -1949: 156-8; Saunders A: Regent's Park: -1969; Tyack G: Sir James Pennethorne: -1993: 24-27).

Historical Background

The Regent's Park Master Plan:

The estate of Marylebone Park was a royal hunting ground till the English Commonwealth (1649-1660). It was an irregular tract of meadow land, extending northwards on the edge of London from the present Marylebone Road to the foot of Primrose Hill. To the east and west the adjacent land was owned by Lord Southampton. The Park itself consisted of fields with three farms, two inns and some cottages. 2.1.2 It was John Fordyce's reports to the treasury of 1793 and 1809 which mapped out the parameters that Nash followed for the development of Marylebone Park with housing, sewerage, lighting, roads, canals, markets, hostelrys, churches, shops and monuments, linked to London's centres of power and fashion in Mayfair and Charing Cross by a network of a new thoroughfares. 2.1.3 In March 1811 Nash prepared his first plan for Marylebone Park which contained a double circus with squares, avenues and crescents of housing, with a canal and lake fed by the Grand Junction Canal, barracks and markets. Nash's design contained a scattering of villas within a landscaped vista to give an illusion of the rural idea. This plan was rejected by the government since they believed it has too much housing and requested "fewer buildings and a greater extend of open ground... [since the Treasury] cannot approve of appropriating as much [land] to building





Proposal: W1, W2- new windows with FINEO 7.7mm thick Glazing , timber sash windows , painted white. W3, W4 - new windows with FINEO 7.7mm thick Glazing , timber casement windows , painted white. No changes to structural opening



Photo of front elevation:



Reason for changing the window:

The property is a Grade II* Listed Building which faces on to the train tracks on the route out of Euston Station. As Euston Station is going to be expanded with HS2, the property is going to experience even more issues with noise. So the proposed windows would Mitigate the additional noise due to HS2 expansion .

Conclusion:

The proposals are carefully considered and will not impact the heritage associated with this listed building.