

Heritage Assessment
2 Park Village East,
London, NW1 7PX

May 2022



Cambridge Heritage

Project Number: 0237A

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Figure 1: Photograph of 2 Park Village East (circa. 1980)

Note: signage to wall reads 'GARAGE ENTRANCE, PLEASE DO NOT OBSTRUCT'

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1.0 - INTRODUCTION

1. This Heritage Assessment has been prepared by Cambridge Heritage on behalf of the Applicants in relation to the submission of a Pre-Application proposal for a hard and soft landscaping scheme and the addition of a single-storey car port at 2 Park Village East, Regent's Park, London, NW1 7PX, (henceforth referred to as the "site").
2. 2 Park Village East is a Grade II* listed building in a street of 12 semi-detached and 4 detached villas constructed between 1825-36. The buildings were designed and laid out by John Nash and his assistants for the Commissioners of Woods, Forests and Land Revenues.
3. Park Village East and West were first sketched out by John Nash in 1823 as picturesque streets lined with small independent houses at the edge of Regent's Park. The buildings had a great influence on the subsequent development of the Victorian middle-class suburbs around London and elsewhere.
4. Both villages originally backed on to the Cumberland Basin arm of the Regent's Canal, constructed in 1813-16 to service Cumberland Market. This was filled in between 1942-3, leading to the modification of the garden spaces of many of the villas.
5. Nos. 2 and 4 Park Village East are four-storey (including attic) semi-detached stucco dwellings with slate roofs and dormers constructed in a Tudor-Gothic style. To the street, the two houses have a symmetrical facade of three windows flanked by projecting wings containing chimney breasts with polygonal stacks fronting the road and slit windows.
6. 2 Park Village East is located on a wedge-shaped plot in a prominent position on the corner of Park Village East and Gloucester Gate Bridge. The property is enclosed by the bridge and a combination of walls and wrought iron railings. There are several mature trees of varying age and condition within the plot and the garden is arranged over two principal levels with a large multi-phase brick retaining wall dividing the levels. The infilling of the Cumberland Basin arm of Regent's Canal between 1942-3 evidently led to change to the setting of the building. Today the

garden contains paved areas, a space for car parking laid with modern granite sets and some areas which are laid to lawn.

7. Vehicular access to the property is via a pair of timber gates that lead onto an area covered in modern granite sets. There is currently unsheltered parking for two vehicles where historically there was a garage structure. Beyond this parking area there is a shed and trees which lead down to the boundary of the site with Gloucester Gate Bridge where there is a recurrent problem with rubbish dumping and fly tipping into the plot.
8. The Pre-Application proposal is for a holistic garden scheme at 2 Park Village East which will include a sensitive hard and soft landscaping plan, boundary reinforcements in the form of planting, and the addition of a single-storey car port where there was historically a garage. The proposal has been developed following the undertaking of historical research into the building and the various elements within its curtilage. The determining authority for the full planning and Listed Building Consent (LBC) applications at the site is the London Borough of Camden (LBCC).



Figure 2: Historic England Asset Mapping

Designations

9. With regards to the relevant heritage designations, 2 Park Village East is in the Regents Park Conservation Area and is a Grade II* listed building. The building was first listed as part of Nos. 2-16, 22-34, 36A and 36B Park Village East and attached railings in May 1974. Grade II* listed buildings are of particular importance and are of more than special interest, accounting for approximately 6% of the listed building stock.
10. Given that the site is a Grade II* listed building, it is valued for its special historic and architectural interest and is under the statutory protection of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under the above Act any work to a listed building that involves demolition, alterations or extension in any manner that would affect the site's significance, character and/ or appearance would require Listed Building Consent (LBC).
11. **Figure 2** illustrates that there are a number of other listed buildings surrounding the site. Forming the western boundary of the site is Gloucester Gate Bridge (II). At the junction of Albany Street with Park Village East directly to the north of the site is the York and Albany Public House (II). Approximately 35m south of the site is Clarence Cottage (II). There is a statutory duty to preserve the respective settings of these listed buildings.
12. The proposal is therefore assessed as having the capacity to impact the setting and significance of several listed buildings, most notably the Grade II* listed 2 Park Village East (the site), in addition to Gloucester Gate Bridge (II), the York and Albany Public House (II) and Clarence Cottage (II).



Plate 1: Photograph of 2 Park Village East (January 2022)



Plate 2: Photograph of the garden plot of 2 Park Village East (January 2022)

Note: Grade II listed Gloucester Gate Bridge to the right of the picture and the black painted wrought iron railings of 2 Park Village East attached.

Planning History

13. The relevant planning history discoverable using the LPA's online planning search tool is outlined below:

- 2018/3312/L – Granted LBC application for the installation of temporary internal secondary glazing to fourteen windows to the front and side elevations for noise mitigation during construction of the HS2 railway.

- 2019/2289/L – Granted LBC application for the installation of temporary internal secondary glazing to one window on front elevation and one window on side elevation for noise mitigation works during construction of the HS2 railway.
 - 2021/0365/L – Granted LBC application for the replacement and repair where necessary of rotten and damaged timber pillars on first floor balcony of western elevation of the building.
 - 2021/4239/L – Granted LBC application for temporary internal secondary glazing to one window and three mechanical ventilation units, at first and second floor levels, for noise mitigation works during construction of the HS2 railway.
 - A planning application for a hard and soft landscaping scheme was withdrawn in January 2022 following discussing with Council Officers (2021/5053/INVALID).
14. The 2022 withdrawn scheme sought to construct a single-storey carport outbuilding, make alterations to the retaining wall and the existing gates, increase the amount of hard standing and paving in the garden space, create a pond, and remove a number of trees in the plot.
 15. Email correspondence with the Council established that many of the works proposed would require Listed Building Consent (LBC) and it was advised that the application should be withdrawn on the basis that further information was required to determine the applications.
 16. It was reiterated by Council Officers in the correspondence that the garden settings of the villas at Park Village East are identified as intrinsic to the character and appearance of the conservation area and that the LPA has a statutory obligation to preserve and enhance this character.
 17. Concerns were raised ‘that even if the carport/ outbuilding and boundary wall was removed from the proposal, currently the application would not be supported’. It was stressed that if any trees are to be removed as part of the proposals, this change would have to be thoroughly justified through an Arboricultural Impact Assessment.

18. It was also noted that more information would be required on the works proposed, including the preparation of long sections of the site demonstrating any level changes, material examples, and historical investigations into the ages of each element to be removed or altered in the scheme.
19. This Heritage Assessment aims to provide information relevant to the proposal in the form of primary and secondary sources which illustrate the development of the site over the last two centuries.
20. **Chapter 3** of this report provides the cartographic regression in addition to further evidence on the development of the building's context in the form of aerial and street level photographs of the site.
21. These sources are intended to elucidate the changes that have occurred to the setting of the heritage asset over the years, in particular the alterations to the garden space resulting from the filling in of the canal, the loss of a garage structure where the existing shed is located, and the modifications to the boundary treatments which today combine a number of walls, gates and railings.
22. **Figure 3** below reproduces an aerial photograph of 2 Park Village East and its context at the end of the Second World War. A comparison with the same aerial view today (**Figure 4**) highlights that the garden of 2 Park Village East has remained relatively densely planted with mature trees.



Figure 3: Aerial photograph of 'A cityscape over Kentish Town, Camden Town, from the south-west, 1946' (Britain from Above; EAW00624)



Figure 4: Satellite image of the Site, 2022 (Google Earth)

Proposal

23. Following the withdrawal of the recent planning application on the advice of the LPA's planning Officers, Cambridge Heritage has been commissioned by the Applicants to undertake further research with the purpose of providing additional information on the evolution and historical development of the site and its surroundings.
24. This research has informed the revised proposals submitted for Pre-Application feedback from the LPA. In particular, the research carried out to date demonstrates the following important developments within the immediate setting of 2 Park Village East, providing the impetus for the planned future works to the garden and boundary of the property:
 - Changes to the garden arrangement, including levels. This is evidenced by the cartographic regression which shows the development of the garden plot and retaining walls in the 19th and 20th centuries.
 - The infilling of the canal in the mid-20th century which led to changes to the size and levels in the garden. The fact that the canal was infilled during WWII and the land was later divided between the properties along Park Village East and Albany Street resulted in change to the immediate setting

of 2 Park Village East. The cascading tiered garden arrangement following this change is illustrated in 1997 (Figure 5).

- Changes to the boundary treatment. The map regression in particular (Figures 8-11) highlights how the walls around the boundary and within the garden plot have developed evolved over the years. There are important differences evident on these maps which are discussed in Chapter 3 of this report.

25. Following the withdrawn application and subsequent research into the site the proposals submitted for Pre-Application discussion with the Council have omitted the previously proposed works to the boundary wall and reduced the number of proposed level changes across the site.

26. The Application proposal in its current iteration has been developed in accordance with the Council's Officers on the following primary alterations:

- a) Replacement of the surface of the parking area.
- b) Alterations to a modest section of retaining wall adjacent to the house.
- d) Removal of trees and general landscape works. The strategy for the preservation of the multi-phase brick retaining wall is to be informed by a detailed structural engineers report to be commissioned for the full applications.
- e) No changes are proposed to access; the existing hardwood gates are proposed to be replaced on a like-for-like basis.

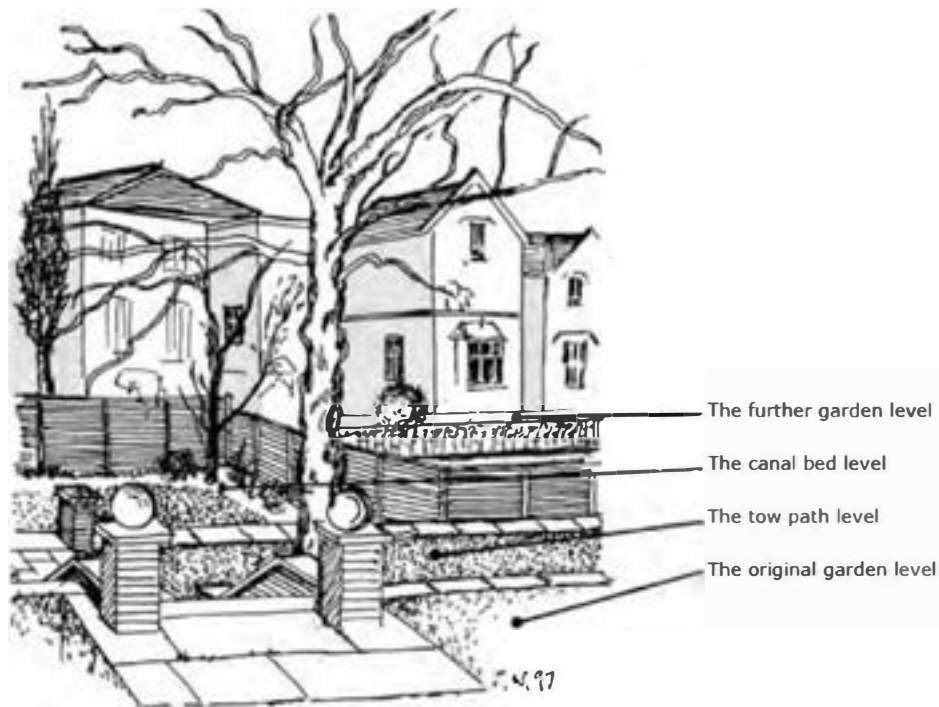


Figure 5: Illustration of the three-stepped garden space of 2 Park Village East (1997)

Purpose of this Report

27. The purpose of this Pre-Application Heritage Assessment is to assist the Local Planning Authority by providing an assessment of the historic and architectural significance of the historic environment, specifically the heritage value of the Grade II* listed 2 Park Village East and the contribution that its setting makes to its significance and the character and appearance of the Regent's Park Conservation Area.
28. The report goes on to inform the decision takers on the potential effects of the Pre-Application scheme, which includes hard and soft landscaping works and the addition of a single-storey car port - on the heritage significance of the Grade II* listed building, its setting and the character and appearance of the conservation area.
29. This assessment has been informed by several site visits undertaken in January-March 2022, in conjunction with desk-based historical research carried out into the relevant designated heritage assets. Further archival research is to be undertaken prior to the submission of the Listed Building Consent and planning applications. This report should be read in conjunction with the Application drawn submission and associated planning and landscaping documentation.



Plate 3: Photograph of the boundary wall from the garden. Note: the map regression provides evidence of alterations to the walls in the garden through the addition of a curved element which has since been partially demolished.



Plate 4: Photograph of the existing modern timber garden shed. This structure is located in the general position where historically there was a single-storey garage structure. This is evidenced by a historic photograph of the site taken in 1979 held at the London Metropolitan Archives. It is evident that there have been many changes to the garden arrangement over the years with the appearance of various multi-phase features such as the brick steps shown here and sections of concrete to the ground.



Plate 5: Photograph of the brick retaining wall which divides the two principal levels within the garden. Note: this wall is evidently multi-phase and is made up of historic and more modern brickwork. This end of the wall was likely added when the late 19th century curved wall was partially demolished. Overall the retaining wall is in a relatively poor condition and is suffering from leaning and excessive cracking in places.



Plate 6: Photograph of the Grade II listed bridge forming the western boundary of the site from within the garden of 2 Park Village East. Note that this part of the garden suffers from recurrent fly tipping from the bridge and has led to the accumulation of rubbish.

2.0 - HERITAGE LEGISLATION AND POLICY

Legislative Background

1. The decision maker is required by Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building.
2. The Court of Appeal decision in the case of *Barnwell vs East Northamptonshire DC* 2014 made it clear that in enacting Section 66(1) of the Planning Act 1990, Parliament's intention was that 'decision makers should give "considerable important and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise.'
3. Section 72(1) of the Act further establishes a broadly similar duty in respect of the preservation of the character or appearance of conservation areas.
4. There is a strong presumption against the grant of permission for works or development that would harm the significance of a heritage asset, though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.

National Planning Policy Framework (2021)

5. The NPPF constitutes the Government's current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise. The document was updated in July 2021. Paragraphs 194 to 198 of the NPPF deal with proposals affecting heritage assets, with much emphasis placed on "significance", defined in Annex 2 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

6. Paragraph 194 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests. The setting of a heritage asset can also contribute to its significance.

7. Conservation (for heritage policy) is defined in Annex 2 of the NPPF as:

'The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'

8. The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. What sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.

9. Paragraph 197 of the NPPF states:

'In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.'

10. The NPPF requires the impact on the significance of a designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 199 to 202 of that document. There may also be no harm, or 'heritage benefits'. Harm is defined by Historic England as change which erodes the significance of a heritage asset.

11. National Planning Policy Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law has described substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.
12. Paragraph 202 of the NPPF deals with less than substantial harm to the significance of designated heritage assets, and states:

‘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.’

13. Paragraph 207 of the NPPF acknowledges that not all elements of a conservation area ‘will necessarily contribute to its significance.’ This is also true of listed buildings: modifications / alterations may have been carried out to the building or its setting which do not contribute to its heritage value or may in fact detract from how it is appreciated or experienced.

Local Planning Policy

Camden Local Plan

14. The Council has adopted a number of planning documents that together form the development plan for Camden. This is the starting point for planning decisions in the borough.
15. The Camden Local Plan is the key strategic document in Camden’s development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions and was adopted by the Council on 3 July 2017. It has replaced the Core Strategy and Camden Development Policies documents and now forms the basis for planning decisions and future development in Camden. Of principal relevance to this application are Policies D1 Design and D2 Heritage.
16. Policy D2 Heritage states that 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.
17. With regards to conservation area, Policy D2 states that 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:

- require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
 - resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
 - resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
 - 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.
18. With regards to listed buildings, Policy D2 states that to preserve or enhance the borough's listed buildings, the Council will resist the total or substantial demolition of listed buildings, 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 resist development that would cause harm to significance of a listed building through an effect on its setting.

National Planning Practice Guidance (NPPG)

19. The National Planning Practice Guidance (updated July 2019) provides advice on enhancing and conserving the historic environment in accordance with the NPPF. In relation to harm the guidance states:

'Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases.

For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'

20. Paragraph 020 of the document notes that public benefits can be heritage based, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.
21. The guidance goes on to note that examples of heritage based public benefits include:
- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
 - Reducing or removing risks to a heritage asset; and
 - Securing the optimum viable use of a heritage asset in support of its long-term conservation.

3.0 – HISTORICAL BACKGROUND

1. A brief description of the historical development of Park Village East is provided below. The heritage assessment to be submitted alongside the full planning and Listed Building Consent application will expand upon these descriptions to provide a full historical background of the property and the surroundings asset which is proportionate to the significance of the historic environment and the level of proposed alterations.

Park Village East and West

2. John Nash began preparing his designs for Park Village in 1823. The development comprised two main elements: Park Village East on the eastern side of the canal and Park Village West next to the Royal Cavalry Barracks on the western side of the canal.
3. Park Village East was constructed between 1824 and 1832 and Park Village West was developed following the completion of the eastern phase between 1832 and 1838.
4. The Village, as Nash referred to it, comprised of a series of detached and semi-detached cottages and houses of a similar scale to one and other in a range of styles which include Gothic, Tudor and Italianate buildings. These cottages and villas were to be set within planned landscapes of meandering carriageways with lawns and trees placed in groups, strong boundary walls and railings and gardens in Nash's established picturesque style.
5. This style had developed from Nash's work at Blaise Hamlet in Gloucestershire where he created a rural 'model village' comprised of cottages in Tudor styles with brick chimney stacks and thatched roofs: Park Village was to be the suburban equivalent of this developed picturesque style.
6. The first scheme prepared by Nash (**Figure 6**) indicated an intention to build 58 houses, with 37 in Park Village East and a further 21 in Park Village West. His drawings illustrate buildings of various sizes and designs, some of which are semi-detached and possibly terraced, meaning the number of actual dwellings is probably higher than indicated, possibly around 65 in total.

7. Comparison of Nash's plan for the Village (Figure 6) and the 19th and 20th century Ordinance Survey maps (Figures 8-11) indicate that the scheme was built generally in accordance with the masterplan in terms of layout and building number.

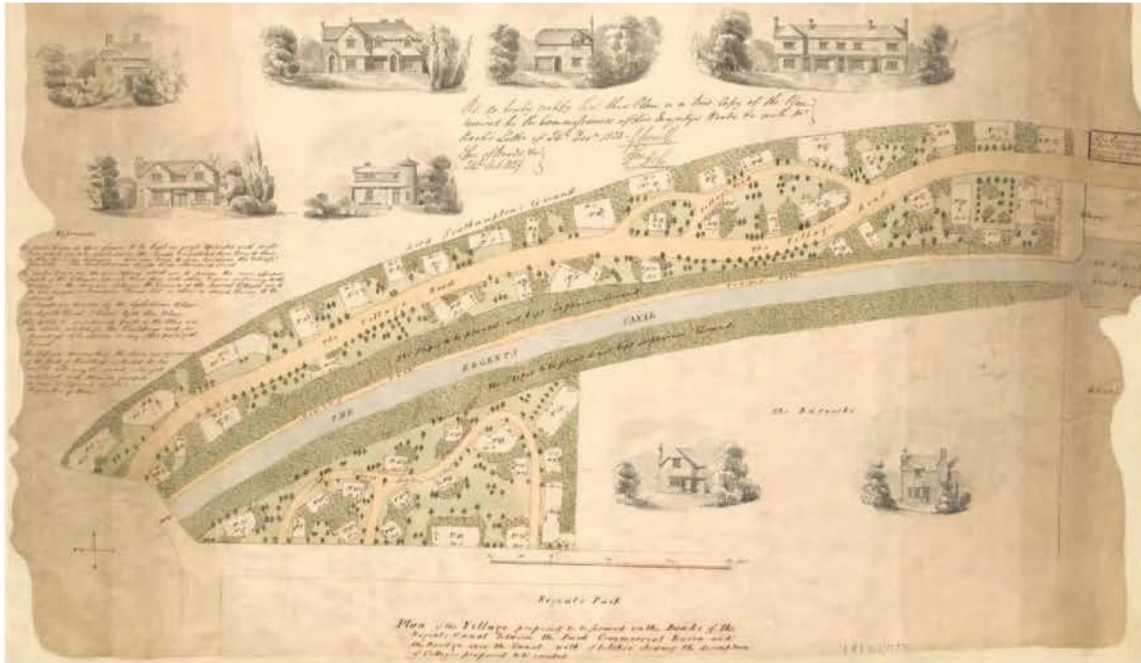


Figure 6: John Nash's scheme for the Park Village produced in 1823. (National Archives ref: MPE 1/911)

8. Nos. 6 and 8 Park Village East were built in 1824, while Nos. 2 and 4, which had been planned and leased at the same date, were not built until the 1830s. Thus the latter are probably not the work of Nash, but of Pennethorne.
9. Originally each house had only a narrow garden, with the towpath and canal below. When the first tenants moved into the houses they likely moved their possessions into the houses by canal.
10. The York and Albany public house, named after the dukedoms of George III's second son, Frederick Augustus, was built between 1824 and 1826, but when the railway came in the 1830s, it ceased to be a Picturesque country pub on the edge of the country. Later it was extended and then completely destroyed in 1878.
11. When the Gloucester Road Bridge was rebuilt on a northern alignment, to straighten out the connection with Parkway, a new York and Albany Public House was built in glazed Doulton Ware. About the year 1900 a Riding Academy was built at the rear of the pub. This was later taken over by the London Zoo as a quarantine building.

12. The picturesque effect of Park Village East was partly destroyed when the four-track line of the London and North-Western Railway was widened between 1900 and 1906. One side of Park Village East was demolished and a huge retaining wall built.
13. Examination of Nos 2 and 4 Park Village show that parts of the houses had not been originally built to the highest architectural standard. John Nash was often criticised for his workmanship, but it was always pressure on price that really drove the industry. For economy reasons, brick-layers were not allowed to throw away any bricks, or pieces of brick, so some walls were made up of half-bricks and odd ends, with no bonding between them. Only the mortar was holding up parts of these buildings.
14. When the houses were restored in 1995, the builders had to be particularly careful with the walls holding the conical spire. When removing the outside rendering, half bricks began to fall out and the situation became extremely dangerous. At one time the Clerk of Works had eleven steel pins inserted through the walls below the spire and did not leave the room during working hours for three weeks.
15. Instead of removing the rendering in the modern manner, with pneumatic hammers, all the work had to be done by hand, exposing a small part without juddering the building, replacing with new bricks properly bonded, waiting for the mortar to set, and only then moving on to another small area.
16. Less than half of the original planned Park Village East now survives. Many houses along the east side of Park Village East were demolished to make way for the widening of the rail cutting in 1883 and 1900-1905. In 1884 demolition appears to be limited to a small terraced building, potentially not part of Nash's work, at the south-western end of Park Village East.
17. In 1900-1905 all buildings on the eastern side of the roadway in Park Village East were demolished to make way for the substantial widening of the railway cutting from Granby Street to the indoor riding school at the northern end of Park Village East.
18. A semi-detached pair of houses, 18 and 20 Park Village East, were lost due to bombing during World War Two. A detached house in the western development was also demolished following war damage.

19. During the Second World War the Navigable Cut was filled in with bomb debris, so that the Cut and the Cumberland Basin ceased to function. After the War, the Crown gave the pieces of canal bed and tow path behind the different houses to the house-holders.
20. Thus, their rear gardens took on a three-stepped form - garden, tow-path and canal bed. Over half a century these unusual gardens have matured and trees planted immediately after 1945 are now well grown. The rear and side plots of the houses continue to be 'picturesque' in the fashion of the late eighteenth and early 19th centuries.
21. Today, Park Village East retains much of its original appearance and the ideals of the Picturesque style conceived by Nash and executed by Pennethorne. This is even though there has been significant physical loss and change to the setting of the area as a result of the railway works in 1900-1905 and later modernisation of the roads and pavements.

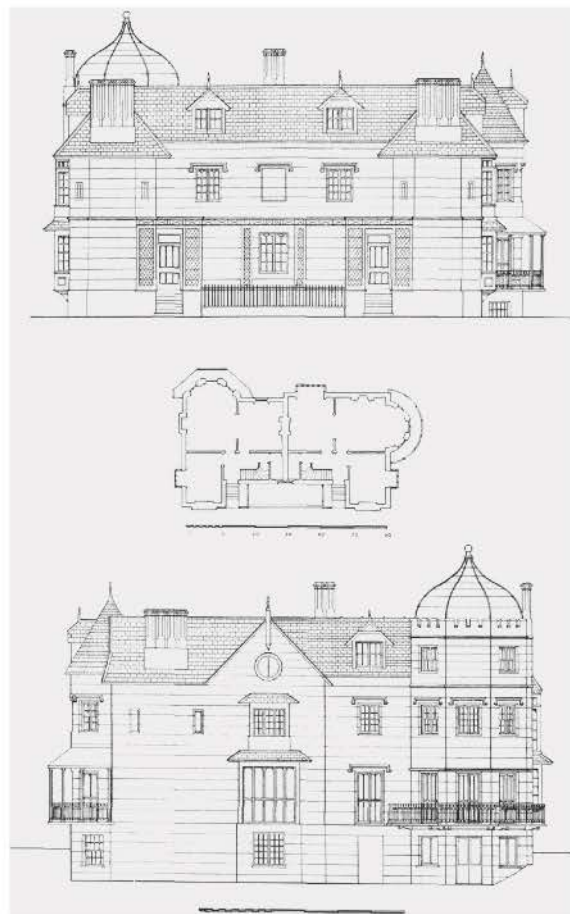


Figure 7: 'Park Village East, Nos. 2 and 4. Plan and elevations', in *Survey of London: Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood*, ed. J R Howard

Roberts and Walter H Godfrey (London, 1949), p. 91. British History Online
<http://www.british-history.ac.uk/survey-london/vol21/pt3/plate-91> [accessed 7 March 2022].

22. The cartographic evidence reproduced below illustrates the development of the area over the 19th and 20th centuries. **Figure 8** highlights that the plot of land where 2-4 Park Village East is located was not developed in 1928, while other buildings along Park Village East had by that point in time been laid out.
23. **Figure 9** illustrates that previously there was a porch or extension on the southern elevation of 2 Park Village East and that the garden space was likely arranged over two principal levels. Directly to the west of the house there was an area of lawn which was surrounded by trees around the boundary of the plot with the bridge. Directly to the south of the house there was another lower level with a further lawn and trees. In the middle of the garden and along the garden boundary with No. 4 Park Village East there appear to be two small garden structures which are not shaded on the map.
24. **Figure 10** shows 2 Park Village East at the start of the First World War. While this map appears to provide a lesser level of detail than the 1870 OS (**Figure 9**), it does highlight that the retaining wall in the centre of the garden running west-east had been connected to the northern boundary wall via a curved element. The addition on the southern elevation of the building itself is also drawn; this had evidently been largely removed by the middle of the 20th century (**Figure 11**), although the remnants of the wall are pictured in **Plate 3**.
25. By 1951 the retaining wall dividing the two levels in the garden appears to have been modified once again and strangely the long multi-phase brick retaining wall pictured in **Plates 5, 7 and 9** is not drawn.
26. There are a number of historic photographs of 2 Park Village East and its garden and boundary walls/ railings held at the London Metropolitan Archives. These images have been viewed online and the intention is that the archives will be visited prior to the submission of the formal applications so that the photographs can be reproduced within the accompanying heritage statement.
27. The earliest photograph held at the LMA shows the north elevations of Nos. 2-4 Park Village East in 1941, while photographs from 1974 and 1979 depict the villas

and their boundary treatments in greater detail. The photograph from 1979 shows that there was at this point in time a single-storey garage structure located in the parking forecourt which is now laid with modern granite sets. A photograph of the gateway to the property (**Figure 1**) shows signage on the front wall which reads: 'Garage Entrance: Please do not obstruct'.



Figure 8: Greenwood Map of London 1828, prior to the construction of 2-4 Park Village East

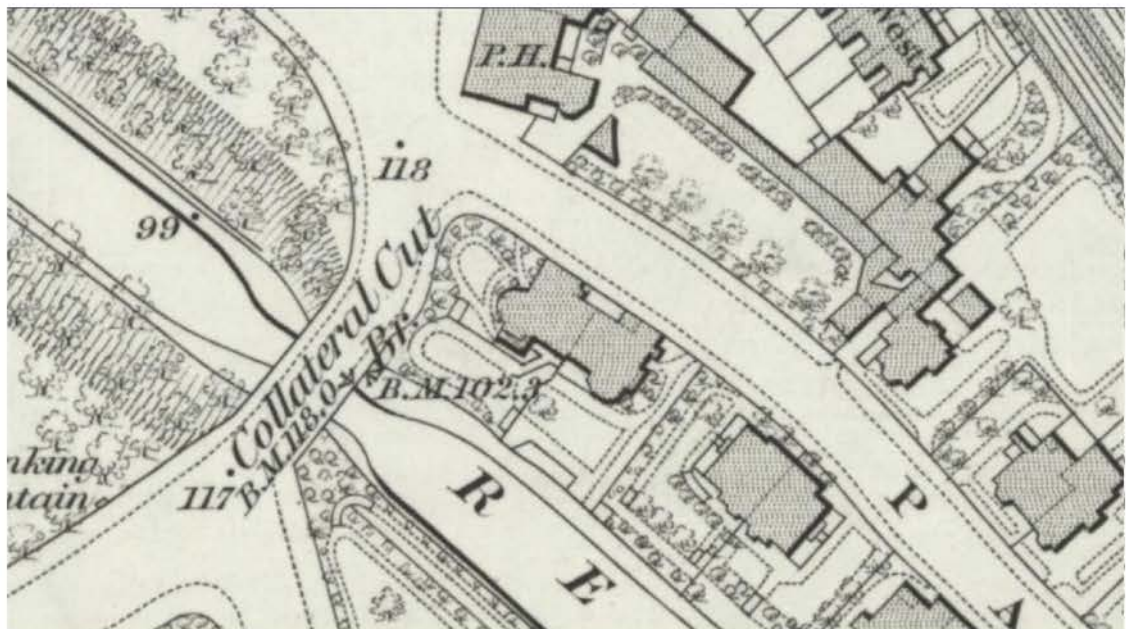


Figure 9: London XXV OS map; surveyed 1870; published 1876

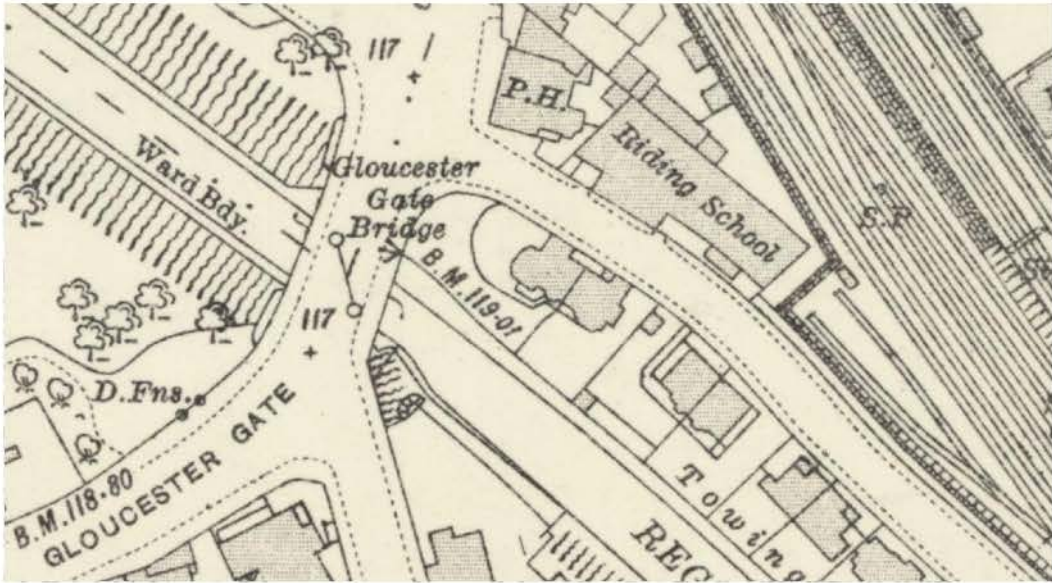


Figure 10: London V.5 OS map; revised 1914; published 1916

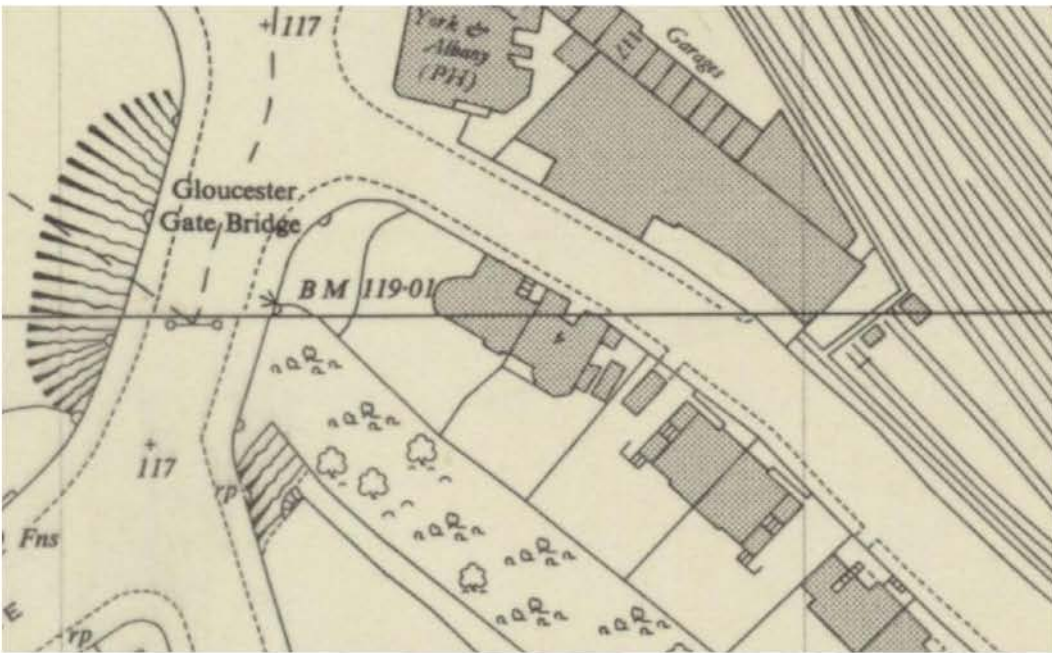


Figure 11: TQ2883A OS map; surveyed 1952; published 1954

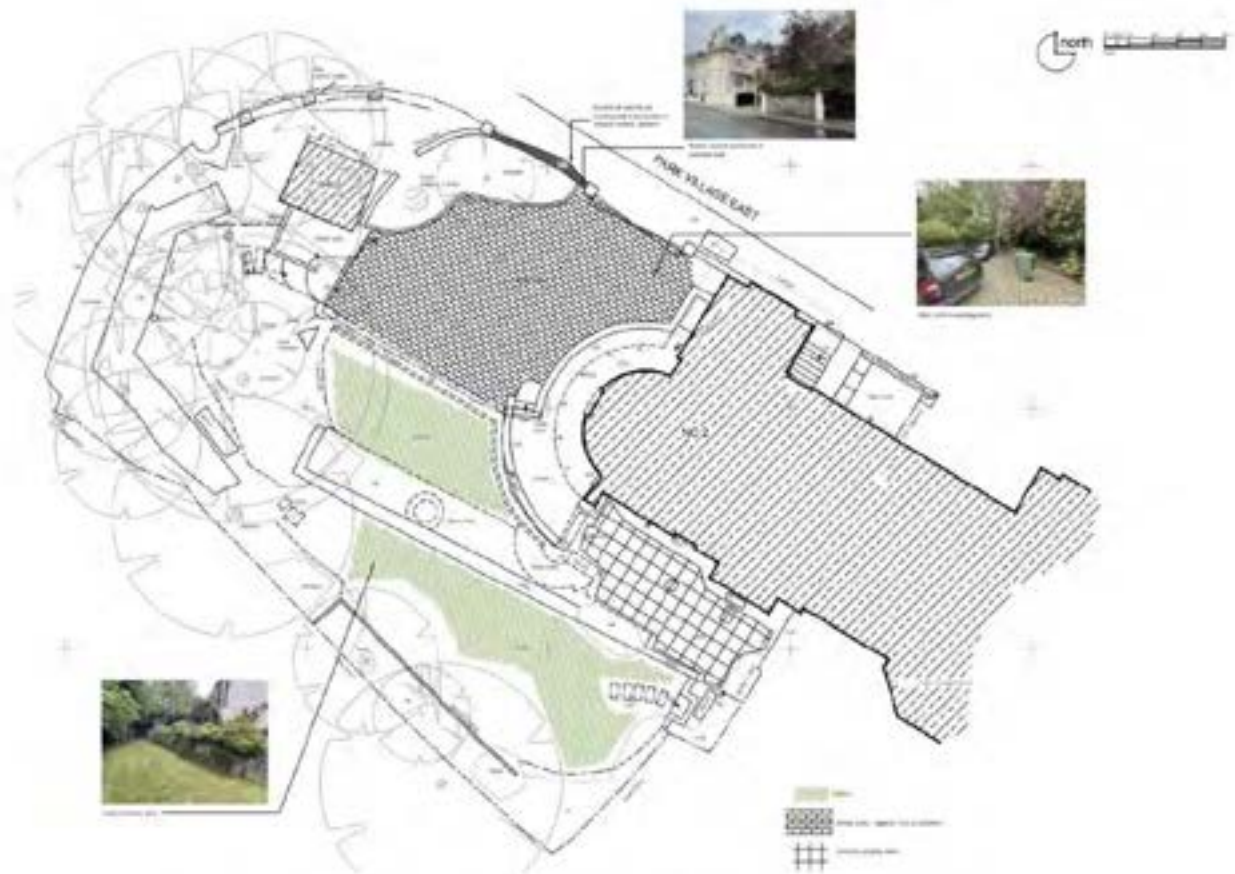


Figure 12: Existing Site Plan (Haddingham Kirk Gardens)



Plate 7: Photograph of the multi-phase retaining brick wall dividing the two principal levels in the garden. Note: the end section of this wall is evidently more modern than the central moss covered section and was likely added when the curved connecting wall was partially demolished.

4.0 – STATEMENT OF HERITAGE SIGNIFICANCE

28. In conservation, heritage ‘significance’ encompasses a broad range of considerations about what may constitute the special value or ‘interest’ of a building, structure or place. These are referred to as the ‘heritage asset’.
29. Commonly, a mix of factors may contribute to this special value, such as a building’s architectural quality, or its association with important people or cultural events in British history. Sometimes, these factors may not be immediately apparent, such as the use of pioneering construction technology and/ or fine craftsmanship which may be hidden from view or the social or economic role of a building or the place has in a community.
30. It is to be recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government’s objective, which includes the conservation of designated heritage assets and which seeks to ensure that decisions are based on the nature, extent and level of significance of assets.
31. Change is only considered to be harmful if it erodes the significance of a heritage asset. Understanding the significance of any heritage asset affected (paragraph 194 of the NPPF) is therefore fundamental to understanding the scope for and acceptability of change.
32. A statement of significance provides a concise account of the reasons why heritage assets are valued and why they should be preserved and protected in line with national heritage-related planning policy. The statement intends to provide a more thorough appraisal of the heritage value of the site than the listing description alone, with the aim of elucidated the elements of the site which have heritage value and those which have little or no value, or which actively detract from the heritage significance of the site.
33. In assessing the heritage value of the site, the following provides a guide to the comparative levels of significance:
- **Exceptionally significant:** Nationally and/or internationally significance; aesthetic, cultural, evidential or communal significance; exceptional, unique and intact features of highest quality; national and/or

internationally important associated with people or events; the setting of the heritage asset is an intrinsic part of the overall significance and is largely intact and or well preserved; unquestionable group value.

- **Highly significant:** Important historic or architectural features; high quality of workmanship; potential for nationally important archaeology; largely intact and/or rare examples of a building type or technique; the setting of the heritage asset makes an important contribution to the significance, values, and legibility of the asset – change and alterations to the setting may be present, but evidential, historic, aesthetic and/ or communal values remain; important group value.
- **Significant:** Formal or aesthetic significance, architectural character or notable features, including areas with potential for significance enhancement; setting contributes to the heritage asset’s legibility, form and/ or scale, but includes extant alterations which have altered or diminished the special interest; some positive group value.
- **Low significance:** Little or no architectural or heritage significance or area of lost significance; the setting of the heritage asset has been extensively altered to the point where it has a very low value and further change to the setting.
- **Not significant:** Of no heritage interest.

34. An preliminary assessment of the special heritage interest of 2 Park Village East (II*) is provided below. The description is proportionate to significance of the asset and are sufficient to understand the nature that the change would have on its heritage value.

2 Park Village East (II*)

35. 2 Park Village East is assessed as being a **highly significant** building. It is an original building surviving from John Nash’s ‘Village’ development adjacent to Regent’s Park, likely executed by Pennethorne. Nash is recognised as a key exponent of the Picturesque style of architecture and is a highly important architect in the context of British architectural history in the the early 19th centuries.

36. The building provides significant evidential value of the size, format, style and construction of this type of early 19th century building and the composition survives almost unaltered from its original appearance. The façade of the house is largely unaltered with many historic features and has almost completely intact stucco. The windows are original with cylinder glass surviving in several places.
37. Internally, 2 Park Village East contains a high level of original fabric, with the rooms being decorated in traditional styles to a high standard. Both the internal arrangement, fabric, features and detailing and the external façade of the building contributes to its heritage significance.
38. The heritage value of 2 Park Village East is discussed below with reference to the four key components of significance as set out within the National Planning Policy Framework (NPPF):

- **Architectural interest:** The site has a high degree of architectural value deriving principally from its form, scale, and design, in addition to its association with Nash and Pennethorne. The semi-detached villa is relatively simple in design with neogothic architectural enrichment creating an elegant composition which is picturesque. Its façade is rendered to simulate lined ashlar with mouldings and cill courses. The render appears to be largely original, as does the fenestration arrangement. Architectural interest is derived from the use of historic render, with stucco buildings of the period being a valuable source of evidence for the development of render materials at the time when many inventors were creating cheap alternatives to natural stone. Stucco became hugely popular with architects of the period because of its low cost and the quicker construction times in the period that London was in the process of being transformed by speculative developments across the city.

2 Park Village East is of architectural significance as an original example of Nash's use of neo-gothic design to create a 'cottage' environment, albeit through a relatively large house within a designed landscape. Although relatively plain in appearance, the building is of high architectural interest partly for its simplicity in contrast to other extant architectural styles used along Park Village East. It is also a good example of Nash's idea of a

gentleman's cottage which in contemporary terms would be considered a large house, or today as a 'villa'.

The building also retains significant amounts of original design detail and materials and provides evidence of important developments in construction technology during the early part of the 19th century. 2 Park Village East has a high degree of architectural group value with the wider 'Village' development of Park Village East and Park Village West, and to a lesser extent with the wider context to Regent's Park.

- **Historical interest:** 2 Park Village East is of high historical interest as a physical reminder of the past, providing a key insight into building practices and architectural fashions in the early 19th century. The association of the building with Nash is of high historical interest, with the building forming an integral part of the Park Village development which is important in the context of the development of the urban picturesque style in this period. 2 Park Village East also has a high degree of group value with the other Victorian properties in the area, in particular the other Nash buildings along Park Village East, as well as the Duke and Albany Public House and the bridge forming the western boundary of the site.
- **Artistic interest:** There is no known artistic value associated to the listed building asides from the craftsmanship and artistic merit of those who contributed to its design and construction. The Village has been the subject of studies and paintings by famous artists: Park Village East is the subject of a number of drawings and paintings by Frank Auerbach.
- **Archaeological interest:** An assessment of the archaeological value of the site is beyond the scope of this assessment.



Figure 13: Sketch of Park Village East from Bridge, by Frank Auerbach (2003)

Contribution of Setting to Significance

39. The Park Village East landscape and the setting of the listed building has evidently been altered to a high degree since it was laid out in the early 19th century, with the loss of the buildings on the east side of the street and with the expansion of the railway, the widening of the rail cutting between 1900 and 1905, and the infilling of the canal during WWII.
40. Despite the loss of some of the original buildings and other changes to the canal and road network, a substantial part of the original development remains on the western side of the street and the historic landscape and relationship between the surviving buildings is intact to some degree.
41. The irregular spacing between these properties survives and the fact that they are positioned on the meandering street within a setting of mature trees, hedges boundary walls and railings means they are experienced from many positions within the area as originally planned and intended.

42. Views of how the building and landscape appear along a range of vistas is also of high importance when considering the contribution of setting to significance. In this instance, building in Park Village East can be seen in relatively short views due to the meandering shape of the road and the presence of the rail cutting and the boundary wall to the railway.
43. These features create an intimacy to the development which is an essential component of John Nash's vision for the urban picturesque. The refined elegance of the building within a managed urban landscape is also a key component value of the setting of the listed building.
44. The setting within close proximity to Nos. 2-4 Park Village East has evidently incurred lesser alteration in comparison with the main body of the development in Park Village East. However, the immediate garden setting of the listed building has evidently undergone change. As discussed in **Chapter 3**, modifications to the layout of the garden space, retaining walls and the infilling of the canal immediately adjacent to the plot were some of the factors which have altered the immediate setting of 2 Park Village East.



Plate 8: Photograph of the garden space to the south of the house from the upper floor window



Plate 9: Photograph of the multi-phase brick retaining wall dividing the two principal levels of the garden; the form and style of the brickwork to the right hand side appears to date from 1960-1970



Plate 10: Photograph of the modern granite sets to the parking area directly west of the house

Regent's Park Conservation Area

45. The Regent's Park Conservation Area covers the eastern segment of John Nash's early 19th century Regent's Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster and comprises a unique planned composition of landscape and buildings, at once classical and picturesque.
46. The significance of the Regent's Park area is of national and international importance. The comprehensive master planning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here.
47. On approaching the conservation area from the Park the terraces emerge over the trees; here is the city in the country. On approaching from the south Regent's Park is the culmination of Regent's Street, Portland Place and the wineglass shape of Park Square; here is the country in the city.
48. Park Village East and Park Village West are picturesque precedents for the small suburban villa, closely set in a variety of styles that were to become so popular with the Victorians. The service area, whilst largely redeveloped in the 20th century, is preserved in the layout of later development, and the physical remains of the canal and basin to the east of Albany Street.
49. The Regent's Park Conservation Area Appraisal and Management Strategy was formally adopted in July 2011 and provides information on the heritage value of the conservation area.

5.0 – APPLICATION PROPOSAL

1. This section of the report sets out the proposal submitted a rationale behind the works proposed at this stage. It seeks to support the Local Planning Authority and provide information as to the potential for the proposal to preserve and enhance the significance of the heritage assets affected.

2. The garden and landscaping scheme submitted for the following work/ alterations:
 - a) The existing parking surface is finished in granite setts which are not original and become slippery and dangerous on wet or icy days. It is therefore proposed to remove the setts and lay a gravel filled geo-grid which will be free draining. To reduce the risk of gravel migrating onto the footpath a modest rumble strip will be installed on the inside of the entrance gates.
 - b) As part of the proposed landscaping for the property it is planned to modify a small section of retaining wall that lies between the house and the parking area. This section of wall is clearly illustrated on the accompanying visualisations. The finish of the modified section of wall is to be painted render with a high-quality stone coping. The York-stone paving adjacent to the house will be unaffected.

d) Removal of trees and general landscape works. The site contains several mature trees of varying quality. Some of the less healthy trees will be removed as detailed in the accompany arboricultural report. When selecting which trees will be removed, their health as well as the contribution that they have to the wider Conservation Area was considered. In addition to thinning out some of the trees a number of new trees will be planted and a hedgerow is planned for the boundary of the site with the roads. It is evident from the site visit that 2 Park Village East is one of the few properties in the road that has not benefited from a new landscape design in recent years. The existing garden layout is not befitting of the property and the Applicants are keen to rectify this in a sympathetic and environmentally sustainable manner. A new scheme of both hard and soft landscaping using native species is proposed. A strategy for the preservation of the existing multi-phase brick retaining wall in the garden will be informed by a structural engineer's detailed design.

3. It is worthy of note that the proposals submitted are greatly reduced from those which were submitted for the withdrawn application. Furthermore, the updated scheme has been informed by historical research which has uncovered more information as to the changes to the walls in the garden and the fact that previously there was a garage structure within the plot.
4. In addition, the more contentious works proposed as part of the previous scheme have now been removed from the scope of works, such as the works to the boundary walls, the addition of a shed to the rear of the car port and the introduction of a pond.
5. The revised proposal submitted for Pre-Application feedback also seeks to retain the existing sense of levels to the garden space with the amount of structural landscaping having been greatly reduced from that which was previously proposed. While the structural works to the long retaining brick wall in particular are to be kept to a minimum and are to be informed by a detailed structural report prepared by a qualified engineer, the extent of native planting proposed has been greatly increased to encourage biodiversity.

6.0 - SUMMARY AND CONCLUSION

1. This Heritage Assessment has been prepared with the purpose of assisting the Local Planning Authority by providing them with information on the historical development of 2 Park Village East and its setting.
2. Information on the evolution of the property has been provided in the form of the cartographic regression and aerial and street level photographs of the site which elucidate the development of certain elements and features in the garden of 2 Park Village East.
3. The proposal submitted takes on board the comments raised during discussions with the Council in relation to the withdrawn application and presents a greatly reduced scheme which is sympathetic to the heritage value of the historic environment. The more contentious works proposed as part of the previous scheme have now been removed and there are no longer changes proposed to the boundary walls.
4. The revised proposal seeks to retain the existing sense of levels to the garden space with the amount of structural landscaping having been greatly reduced from that which was previously proposed. The existing retaining wall is to be preserved in line with the recommendations of a structural engineer.