

**16-26 PARK CRESCENT & 77-81 PORTLAND PLACE,
REGENT'S PARK, LONDON**

(NGR: (site centre) 528642 182052)

HISTORIC BUILDINGS RECORD



**Commissioned by
PCW Development Co.**

Report No. 2014290

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SUMMARY

In August 2014 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording of 16-26 Park Crescent & 77-81 Portland Place, Regent's Park, London (NGR: 528642 182052). The work was commissioned by PCW Development Co. in relation to the proposed redevelopment of the site.

Designed by John Nash and constructed from 1812 onwards, the buildings suffered bomb damage during the Second World War and were subsequently demolished and rebuilt. They are therefore largely of modern construction and aside from the façades, which are modern replicas, the character and layout of the interiors and rear elevations is wholly unrelated to Nash's original designs.

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1.0 INTRODUCTION

- 1.1 In August 2014 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording at 16-26 Park Crescent & 77-81 Portland Place, Regent's Park, London (NGR: 528642 182052; Fig. 1). The work was commissioned by PCW Development Co. in relation to the proposed redevelopment of the site.
- 1.2 Discussions with Diane Abrams of the Greater London Archaeological Advisory Service (GLAAS) established that the façade of the buildings were to be subject to a photographic record, and that any Georgian fabric that may have been retained within the rebuilt structures and any surviving features of interest within the interiors should be recorded prior to any demolition work, in accordance with the requirements of the Government's National Planning Policy Framework (2012). A watching brief will be maintained during demolition works in areas where the potential for additional historic fabric to survive has been identified during the initial recording work.

2.0 SCOPE & METHODOLOGY

- 2.1 The scope of work and methodology for the building recording is detailed in a Written Scheme of Investigation produced for the work by Archaeology South-East, dated August 2014. The work was also carried out in accordance with the relevant IfA standards and guidance and the Greater London Archaeology Advisory Service's Archaeological Guidance Papers Nos. 3-5.
- 2.2 As detailed in section 1.2, a photographic record of the façade was compiled, with further recording work being carried out to an appropriate standard as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006).
- 2.3 The site was visited by Katya Harrow, Amy Williamson and Hannah Green on the 19th August and 2nd September 2014 in order to carry out the recording work. This entailed the compilation of written notes, the verification of existing measured survey drawings, and the production of a photographic record.
- 2.4 The drawn record comprises floor plans of each building to illustrate its layout, together with external elevation drawings. These are based on existing measured drawings supplied by Paul Davis & Partners. The resulting scaled drawings are included within the report as Figs. 2-39.
- 2.5 The photographic record was made using high-quality digital photography. Within the report selected images have been reproduced as plates, together with a full index of the digital photography (Appendix 3) and location plots (Figs. 3-32). A full catalogue of all photographs is included in the archive.
- 2.0 The sub-basement and basement levels of 16-26 Park Crescent were not accessible due to contamination with asbestos. It was not possible to gain access to Flat 1B of 77-81 Portland Place at the time of the survey.

- 2.1 The site has been subject to a detailed Historic Buildings Report (Donald Insall Associates 2014a), which records the historic background of the site, and a Façade and Internal Wall Investigation (Donald Insall Associates 2014b), and it should be noted that the recording work seeks to complement, rather than replicate this work. All sources consulted are listed in Section 7.

3.0 SITE LOCATION

- 3.1 The site lies within the City of Westminster and comprises 16-26 Park Crescent, which forms the western portion of the crescent (Park Crescent West), and 77-81 Portland Place, forming the northern end of the terrace of buildings on the western side of Portland Place, attached to the eastern end of Park Crescent West. Park Crescent is located immediately south of Marylebone Road, which runs along the southern boundary of Regent's Park (centred on NGR: 528642 182052; Figs. 1 & 2).
- 3.2 16-26 Park Crescent are statutorily listed at Grade I (English Heritage, National Heritage List, ref. 1225959, Appendix 2) and lie within the Regent's Park Conservation Area, designated by Westminster City Council in 1969 (Westminster City Council). 77-81 Portland Place are listed at Grade II (English Heritage, National Heritage List, ref. 1227089, Appendix 3) and lie within the Harley Street Conservation Area, designated by Westminster City Council in 1968.

4.0 HISTORICAL BACKGROUND

- 4.1 A detailed report on the history of the buildings has previously been compiled by Donald Insall Associates (2014a), from which the following summary has been derived.
- 4.2 Park Crescent was formed by John Nash as the introduction to Regent's Park, with the original construction of the buildings taking place from 1812 onwards. The buildings at 77-81 Portland Place were also built by Nash c.1812, in a late 18th century style, to link Park Crescent West to Portland Place, a slightly earlier development by the Adam brothers (Donald Insall Associates 2014a, 4-5).
- 4.3 Both Park Crescent and Portland Place sustained extensive bomb damage during the Second World War: Nos. 18 and 19 Park Crescent were totally destroyed, Nos. 20-23 Park Crescent damaged beyond repair and No. 17 Park Crescent and 83 Portland Place suffered general blast damage (Donald Insall Associates 2014a, 10-11). Despite a government conclusion in 1947 that the terraces should be preserved as being of national interest and importance, by 1954 the sites of 18-20 and 21-24 Park Crescent had been cleared, and, in 1959, planning permission was granted for the redevelopment of 18-25 Park Crescent, with buildings of modern construction and plan form behind replica Regency façades. This was followed by the granting of planning permission in 1962 for the redevelopment of 83 Portland Place, 17 and 26-29

Park Crescent, permitting the reconstruction of all of the Park Crescent frontages, including the east return of the crescent at No. 83 Portland Place, to replicate the appearance of the original buildings. At this time, No. 83 Portland Place and 17 Park Crescent were renamed 16 Park Crescent. The final phase of redevelopment involved the rebuilding of 77-81 Portland Place, replicating their brick façades, with permission being granted in 1963 and construction work completed by 1968 (Donald Insall Associates 2014a, 11-12).

5.0 DESCRIPTION OF THE BUILDINGS (FIGS. 2-39)

Overview of the buildings

- 5.1 16-26 Park Crescent is a long, arcing terrace of modern construction, facing approximately north-east. The terrace would originally have comprised fourteen houses forming the western half of Park Crescent, which is bisected at its centre by Portland Place. Following its reconstruction, its internal layout effectively comprises three four-storey 'units' with basements and additional accommodation within the roof: Nos. 16-17, at the eastern end of the terrace; Nos. 18-25, which form a large, interlinked section at the centre of the terrace, and Nos. 26-29, at the western end. As such, whilst the façade replicates the general character of the original terrace, the interior plan form and rear elevation are entirely unrelated to the earlier buildings.
- 5.2 77-81 Portland Place is attached to the south of 16 Park Crescent (the eastern portion of which was originally known as 83 Portland Place), forming a return of three houses on western side of Portland Place. The façades are understood to be 20th century replicas of their historic counterparts, whilst the rear elevations and the interior plan form and detailing bear no relation to the original buildings.

16-26 Park Crescent: Principal elevation

- 5.3 The principal elevation of 16-26 Park Crescent forms a long 3:36:3 window façade, of four storeys above a basement (Plate 1). It terminates in projecting pavilions with pediments at both its east and west end, which serve to frame the terrace. The central section is surmounted by a parapet balustrade. At first floor level, a balcony with a balustrade matching that of the parapet runs the length of the terrace, supported by a colonnade of paired Ionic columns set on substantial square plinths. The terrace is faced with painted stucco, scored to imitate ashlar masonry at first, second and third floor level, and rusticated with wide channels at ground floor level. A projecting moulded string course runs the length of the terrace, between the second and third floors. Small areas of stucco have been removed at intervals at basement level of the façade, confirming that the underlying construction is of modern Fletton brickwork (Plate 2). The location of expansion joints indicative of modern methods of construction is indicated by a number of full-height breaks visible in the stucco finish (Plate 3). The presence of expansion joints has

been confirmed by subsequent investigation of the underlying fabric (Donald Insall Associates 2014b).

- 5.4 The windows are sliding sashes with slender glazing bars; all are modern replicas with chains rather than cords used in the sliding mechanism. Within the central section, the windows are arranged as six-panes-over-six at basement, ground and second floor level, and three-panes-over-three at third floor level, with full-length, round-arched windows set in wide, recessed surrounds opening onto the first floor balcony. The fenestration of the end pavilions is treated somewhat differently: the third floor windows are round-arched and the first and second floors are set in projecting moulded surrounds; the tall first floor windows, opening onto the balcony, are also surmounted by a projecting cornice.
- 5.5 The ground floor doorways are entered via bridges across the basement lightwell, approached by stone steps. Each doorway contains a narrow pair of timber doors, each leaf comprising three moulded panels, with a delicate, wrought iron overlight (Plate 4). The whole is set within a simple plain reveal, given emphasis by the rustication of the stucco to resemble a keystone above the head of each door; the ground floor window heads are treated in the same manner. The ground floor fenestration arrangement is incorrect in that there are only five front entrance doors, and their associated entrance bridges. The existing entrances occupy correct positions with the exception of the entrance to number 26. However, the original rhythm of the ground floor of the terrace has been lost in the reconstruction of the façade. Along the main part of the crescent, there would originally have been a door to each house, offset to the eastern side, with a consequent ground floor arrangement of two windows between each doorway along the length of the terrace. The arrangement of three ground floor windows to the pavilions at either end of the terrace is correct, as these houses were entered via doorways on Portland Place and Marylebone Road. Individual stairways and entrances to the lower ground floor have been omitted, with a single exterior staircase, west of the ground floor entrance to number 22, and a doorway below the entrance to number 20, providing the only external access. The inner (south) face of the basement lightwell is clad with modern white ceramic tiles (Plate 5).
- 5.6 The ground floor colonnade includes railings between the paired columns and to either side of the entrance bridges. The railings are cylindrical in section with spear-headed finials and are set in concrete; their crisp appearance suggests that they are modern replicas (Plate 6). Further investigation by Donald Insall Associates has concluded that the method of construction, material appearance and general workmanship suggests the metal is steel, either galvanised or coated with red oxide, which suggests the railings are of post-war construction (Donald Insall Associates 2014b).
- 5.7 Donald Insall Associates have also carried out further investigation of the construction of the columns, plinths and capitals of the colonnade, as well as the balustrade and coping to the colonnade and roof parapet, window mouldings, and pavilion roof portico terminals, to confirm whether any original components have been re-used (Donald Insall Associates 2014b). The

analysis found that the columns appear to be cement-based, and not of masonry or stucco, with a finish and core material indicative of a cement-casting process. The plinths are finished in slightly different cement, which is notably grainier and weaker than the material of the columns, possibly suggesting rendering of a masonry core. The balustrades are of similar construction to the columns, although the mouldings are described as less refined than those of the colonnade. Contractor investigations with a metal detector indicated metal within the balustrades. The window mouldings also appear to be cement-based, with a grainy, rough sandy finish, and are described as hollow-sounding and less refined than the mouldings of the colonnade. The pavilion roof portico terminals are finished with a cement-based render with a sandy finish; the exact details of the construction could not be fully resolved from the investigation. The analysis has concluded that the findings suggest the features examined are all of modern (post-war) construction, although it is known that cast products were used before this time to imitate stone.

- 5.8 The terrace includes two blue plaques, erected by Greater London Council to commemorate prominent former residents of the original buildings. The first is sited east of the entrance to 20 Park Crescent. The plaque is dedicated to Sir Charles Wheatstone, a scientist and inventor, who is recorded as living at 19 Park Crescent in 1871 (Donald Insall Associates 2014a). The second is located at 24 Park Crescent, immediately west of the entrance, and is dedicated to the actress Dame Marie Tempest, who lived there between 1899 and 1902.

16-26 Park Crescent: Marylebone Road elevation

- 5.9 The return elevation of what is now part of 26 Park Crescent, and would originally have been 29 Park Crescent, faces north onto Marylebone Road (Plate 7). It forms a four-storey, five-window range, matching the elevation of the end pavilion facing Park Crescent, but lacking a pediment, colonnade and first floor balcony. Instead, the roof is finished with a moulded parapet, and the tall, first floor windows open onto balconets with decorative iron balustrades. The ground floor windows are round-arched rather than square and a doorway is located centrally; it is contained within a recessed entrance porch approached via a set of steps. The door itself is a double door of the same style as those on Park Crescent, and is set in an elaborate surround with fluted pilasters supporting a semi-circular wrought iron fanlight (Plate 8). To the west, a smaller, two-window range of three storeys above a basement is set back from the main building line behind a short stretch of matching iron railings. The range is flat-roofed with its parapet being formed by a continuation of the projecting stringcourse above second floor level and its window configuration matches the main part of the Marylebone Road elevation.
- 5.10 Comparison with photographs taken in the 1960s (see Donald Insall Associates 2014a) demonstrates that this elevation has not been accurately reconstructed to match the original building. The photographs show that the building did not front directly onto the street, as existing, but was set behind a

rendered wall with a central gateway leading to the entrance doorway, which was flush with the exterior wall and contained a much more elaborate fanlight and a door with decorative panels. The main range was five windows wide at ground and first floor level, but only four windows wide at second and third floor level, creating a gap between it and the smaller range to the west. A decorative iron balcony ran the width of the three westernmost first floor windows. The smaller range was vastly different in character to the main range, with noticeably lower floor heights and what was possibly a shop front at ground floor level.

16-26 Park Crescent: Portland Place elevation (83 Portland Place)

- 5.11 The return elevation of what is now known as 16 Park Crescent faces east onto Portland Place, where it was originally No. 83 (Plate 9). It forms a five-window range of four storeys above a basement, which generally matches the main range of the Marylebone Place elevation; however, the colonnade and first floor balcony extend around from Park Crescent onto Portland Place to run the width of the elevation, and there is no entrance at ground floor level. The colonnade includes matching spear-headed railings, and the lower ground floor lightwell is accessed via a modern metal staircase; there is no exterior access to the building at this level. The inner (east and north) faces of the lightwell are again clad with modern white ceramic tiles.
- 5.12 This elevation has been fairly accurately reconstructed although a photograph from 1898 (see Donald Insall Associates 2014a) shows that the building was entered via a doorway which occupied the present location of the second window from the north.

16-26 Park Crescent: Rear elevation

- 5.13 The rear of the terrace forms a large, convex block with five projecting wings. The westernmost wing is formed by the smaller range of what was formerly 29 Park Crescent. A small portion, two-windows wide and facing Park Crescent Mews West, is of matching appearance to the Marylebone Road elevation (Plate 10). The remainder of the rear has an entirely modern, somewhat monumental appearance, comprising panels of London stock brickwork and rendered concrete, metal-framed ribbon windows and louvred panels (Plate 11). The easternmost three wings form large, eight-storey blocks of flats of matching appearance (Plate 12). The rear of the crescent is entirely unrelated to its original form.

16-26 Park Crescent: Interior

- 5.14 The interiors of 16-17 Park Crescent are entirely modern, with the exception of two possible chimney stack remnants now contained within Nos. 16 and 26.
- 5.15 The interior of Nos. 16-17 is arranged as offices and is generally modern in character. Exposed areas of the underlying construction confirm that it is built in modern Fletton brickwork, and projecting piers, supporting columns and ceiling downstands suggest the building has a steel or concrete framework

(Plate 13). Visible areas of the roof structure confirmed it is constructed in shuttered concrete. Most of the rooms are modern in character with plain plastered walls, suspended ceilings and flush hardwood doors (Plate 14). An exception to this is at first floor level, where two rooms are decorated in a Regency style. These interiors have round-arched window surrounds and niches, fielded timber panelling with full-height pilasters with foliate capitals, elaborate plaster friezes and cornices, and ceiling roses (Plate 15). A set of hardwood doors between the two rooms is decorated with elaborate roundels (Plate 16). Whilst the work is of high quality, the crispness of the detailing confirms it is a modern scheme.

- 5.16 A possible surviving remnant of an original building is a large, square structure, which runs full height from the lower ground floor on its west wall (Plate 17). It has a rather intrusive presence in some of the rooms and its purpose in the present structure is unknown. It is possible that the structure is a chimney stack: it is located on what would have been the party wall line and recesses created by concrete beams suggest that the building may have been framed around it. The structure was clad with modern finishes and its underlying construction could not be inspected. If this is a remnant of the earlier building, it may have survived due to the phased redevelopment of the terrace: historic photographs show that Nos. 16 and 17 (in which the structure is located) remained standing following the demolition of the buildings to the west, Nos. 18-25, which were the first to be rebuilt. Nos. 16 & 17 were demolished and rebuilt subsequently (Donald Insall Associates 2014a).
- 5.17 At ground floor level, a plaque in the entrance lobby confirms that the building was officially opened on 5th November 1964 by Her Majesty Queen Elizabeth the Queen Mother (Plate 18). It was formerly occupied by the Institute of Chartered Secretaries and Administrators.
- 5.18 Nos. 18-24 are wholly modern in their construction, with some attempt at sympathetic detailing with skirting, picture rails and cornices within number 18, but otherwise comprising projecting piers and ceiling downstands, modern walls, partitions and ceilings, and plain hardwood door sets. Staircases are generally constructed with simple metal balustrades. Number 22 includes a self-contained lobby at ground floor level, providing access to a further lobby/reception area at lower ground floor level, which in turn provides access to the flats contained in the wings to the rear of the terrace. These communal areas are of somewhat different character. The ground floor lobby is detailed with fluted pilasters and a heavy cornice and two sweeping, symmetrical flights of hardwood stairs with metal balustrades lead to the lower ground floor (Plate 19). The lower lobby/reception contains fluted columns and pilasters supporting the floor above (Plate 20). This detailing provides a high quality appearance but the construction is entirely modern.
- 5.19 Nos. 26-29 is again of modern construction and appearance throughout and contains some attractive mid-20th century features: the easternmost front first floor room has been lined with high quality hardwood panelling and the stair at the western end of the building is an attractive structure with hardwood handrail and decorative metal balustrade (Plate 21).

- 5.20 At third floor level a structure projecting from the eastern wall of No. 26 has the appearance of being a possible chimney stack (Plate 22); however, this feature was not observed above or below this level. No. 26 has most recently been used as the Central London Civil Justice Centre.

Extent of survival of historic fabric: Park Crescent West

- 5.21 Exposed areas of underlying construction have confirmed that Park Crescent West is largely, if not wholly, of modern construction. A possible chimney stack in No. 16 appears to be the only fabric which may represent remnants of the original building; further investigation is required to confidently confirm or refute this. Whilst the terrace serves to recreate an impression of the original façade, there are notable inconsistencies in its appearance when compared with historic plans and photographs (see Donald Insall Associates 2014a). In particular, the original rhythm of the façade as a series of townhouses has been lost, and modern construction details are apparent.
- 5.22 The interior layout and rear elevation is wholly unrelated to those of the original building. The character of the interiors is largely modern in its appearance but includes some limited Regency-style design of 20th century date.

77-81 Portland Place: Exterior

- 5.23 Nos. 77-81 Portland Place form a terrace attached to the southern side of No.16 Park Crescent/83 Portland Place (Plate 23). Their principal façade accurately resembles three town houses; however, the buildings are in fact subdivided and interlinked to provide apartments and office space.
- 5.24 The principal façade faces east onto Portland Place and comprises four main storeys above a basement and with accommodation within a slate-covered mansard roof set behind a parapet. Each building is faced with yellow stock brick in Flemish bond; the ground floor and basement level are faced with stucco, scored to imitate ashlar masonry. A wide moulded cornice runs along the parapet. Each building is arranged with two windows and an off-centred door to the ground floor, with three windows to each floor above and to the basement, with the exception of No. 81, which has a doorway at basement level at the northern end. The principal entrances, on the ground floor, are accessed via entrance bridges over the basement lightwell, and comprise a wide door of six fielded panels, made to resemble a narrow pair. The doors are set in a glazed surround comprising narrow, plain sidelights and an elaborate semi-circular wrought iron fanlight (Plate 24). The windows are sliding sashes with slender glazing bars of six-panes-over-six at ground, first, second and fourth floor level; to the third floor and basement they are of three-panes-over-three. All windows are modern replicas with chains rather than cords used in the sliding mechanism. The upper floor window surrounds are detailed with paler gauged brick heads. The first floor windows open onto a shallow iron balcony running the width of each building, decorated with Gothic ogee arch and quatrefoil forms. The dormers are consistent along the roof of

all three buildings, all having a shallow pediment and clad with lead. Concrete-capped upstands surmounted with uniform stock brick chimney stacks are located on the line of the party walls.

- 5.25 The basement lightwells and entrance bridges are edged with iron railings with spiked railing heads and twisted standards with ball and spike finials, set in a concrete plinth. The inner faces of the lightwell are tiled with modern white tiles in the same manner as the lightwell to Park Crescent. Concrete steps provide access to the basement of No. 81.
- 5.26 The rear elevation of the terrace is entirely modern in its character. It is of five main storeys, plus basement and mansard roof, and is faced with yellow stock brick in Flemish bond (Plate 25). The basement, ground, first, second and attic floors are lit by uniform rows of metal-framed sash windows; the windows to the third and fourth floors are continuous metal-framed ribbon windows. A projecting fire escape stair at No. 79 is contained within a full-height concrete structure, entirely glazed to the west with metal-framed windows. The elevation contrasts sharply with the attractive Georgian rear elevation of No. 75 Portland Place (erroneously described as the rear elevation of No. 77 in the report by Donald Insall Associates (2014a)).

77-81 Portland Place: Interior

- 5.27 The interior of Nos. 77-81 is arranged as a combination of offices and residential accommodation. The lower ground, ground, first and second floors are occupied by the offices of the Royal Institute of British Architects (RIBA) and the three buildings are interlinked at these levels. The third floor is occupied by two flats: Flat 1A occupies No.81 and the northern two thirds of No. 79. Flat 1B occupies No. 77 and partially extends into No. 79 on the eastern side; the remainder of No. 79 is occupied by a communal entrance lobby, lift and fire escape access. Two maisonettes are located on the fourth and fifth floors which are divided in a similar manner: Flat 3 occupies No. 81 and the northern two thirds of No. 79 at both levels; Flat 2 occupies No. 77 and partially extends into the eastern side of No. 79. Again the remainder of No. 79 is occupied by a communal entrance lobby, lift and fire escape access. It should be noted that the rear half of the buildings have been constructed with an extra floor level, resulting in what is effectively the first floor at the front of the building occupying a mezzanine. This causes the floor level numbering to be at odds with the floor levels as viewed from the front of the building.
- 5.28 The lower ground floor contains the RIBA archive room, staff and meeting rooms and plant rooms and stores. The rooms are created by modern plasterboard and glazed partitions; and the downstands in the ceiling of the archive room suggests the floors are constructed in concrete or steel joists, boxed in with plasterboard. The ground floor contains the reception area, further meeting rooms and offices, and an entrance lobby with lift to the residential accommodation on the third floor and above. Again, the finishes and construction are modern; however, attempts have been made to recreate some historic character within Nos. 79 and 81. The entrance lobby in 79 is detailed with timber panelling, a high ceiling with a wide cyma-moulded

cornice and an applied faux-Georgian timber fire surround, and a pair of hollow columns supporting a lower section of ceiling adjacent to the lift (Plates 26 & 27). The fire surround is incorrectly positioned in relation to the chimney stacks visible externally. The remainder of the ground floor of 79 and 81 are interlinked and include moulded skirtings, dado rails and cornices: all are crisply detailed and of modern date (Plate 28). The entrance lobby of No. 81 contains a decorative roundel; whether this is of modern date or has been re-sited from an earlier building could not be determined (Plate 29). The first and second floors comprise modern open-plan and cellular office space formed by glazed partitions (Plate 30). A modern staircase with metal balusters links the office floors in the south-west corner of No. 77.

- 5.29 The third floor communal entrance lobby and flat 1A are detailed throughout with scallop-shell and dart mouldings to the architraves and cornice (Plate 31). Doors are modern with six fielded panels. A modern fire surround in the living room is incorrectly positioned in relation to the chimney stacks visible externally. Flat 1B was inaccessible at the time of the survey.
- 5.30 The fourth and fifth floor maisonettes are entirely modern in their interior finishes and construction. Flat 2 includes modern hardwood doors and skirting, suspended ceilings with cornice-like detail, and a curved staircase with metal balustrade, lit by a circular rooflight above (Plates 32 & 33). Flat 3 is finished with modern moulded architraves, skirting and cornices, and two-panelled doors, and a stair constructed in shuttered concrete and breezeblock with a simple timber handrail. The party wall to the north was observed in a cupboard beneath the stair and is constructed in Fletton brickwork. Fireplaces in both flats are incorrectly positioned in relation to the chimney stacks visible externally and have modern reproduction surrounds (Plates 34 & 35).

Extent of survival of historic fabric: 77-81 Portland Place

- 5.31 Nos. 77-81 Portland Place are understood to be of modern construction, planning permission for their rebuilding, with replica façades, having been granted in 1963. Several details of the principal façade and comparison with historic photographs and plans of the terrace (see Donald Insall Associates 2014a) appear to concur with this, although the terrace is convincing in its appearance. It has however been subtly modified, in terms of the positioning of window heads and cills, and balconies (Donald Insall Associates 2014a). Unlike Park Crescent West, no areas of the underlying fabric at ground and basement level were visible to confirm its construction beneath the exterior stucco.
- 5.32 Comparison with the adjacent house, No. 75 Portland Place, demonstrates that the construction is somewhat less refined in terms of details such as the gauged brickwork of the window heads. The crispness of the railings, which are set in concrete, in comparison to those of its neighbour, which are set in stone, indicates they are modern reproductions (Plate 36). Historic photos demonstrate that the railing panels to each house originally terminated in a rendered masonry pier. The existing first floor balcony balustrades appear to be accurate in their design compared with historic photos, suggesting they have

either been reused or are accurate copies of the originals. Nos. 79 & 81 historically lacked a mansard roof; at No. 77 a mansard with dormer windows with prominent segmental pediments, and a prominent bracketed parapet cornice, are thought to have been late 19th century additions (Donald Insall Associates 2014a). Historic photos appear to indicate a junction in the brickwork at the party wall line between Nos. 79 and 81, which is not visible in the current façade; however, this may simply indicate repointing, the mortar of the brickwork of No. 79 appearing a lighter colour in the photograph.

- 5.33 No historic fabric was observed within the interior and attempts at recreating the historic character of the interior use entirely modern components. Aside from the entrance lobbies, the interior layouts pay no regard to the original plan form of the buildings and indeed the new layouts cut across the historic locations of party walls and include fireplaces which are not on the line of the chimney stacks visible externally.
- 5.34 The presence of chimney stacks to the roof in the position of original party wall lines, with no related internal structures, is an unusual detail of the construction. It is possible that these were included to preserve the historic appearance of the rooflines; however, given that the rear elevation bears no resemblance to its historic predecessor the inclusion of chimneys to the rear is not fully understood and somewhat incongruous.

6.0 DISCUSSION

- 6.1 16-26 Park Crescent and 77-81 Portland Place are unusual examples of listed buildings which are predominantly, if not wholly, of modern construction. They represent a rare instance in the 1960s when a decision was taken to replicate the historic buildings rather than replace them with an entirely modern design. The buildings' façades have group value in the contribution they make to the general character of the Regent's Park area, although it has been demonstrated that they are not entirely accurate as replicas of the originals.
- 6.2 The rear elevations and the layout of the interiors are entirely a product of the mid-20th century reconstruction of the buildings, and were clearly designed to meet modern needs rather than attempting to reconstruct any aspect of the Regency layout, or indeed respect the individual townhouse plots.
- 6.3 There is the possibility that limited remnants of the original buildings were incorporated into the existing structures during their reconstruction. In the areas identified in Section 5.0 (namely, an anomalous structure which is a possible chimney stack in No. 16 Park Crescent and the balcony balustrades to 77-81 Portland Place), removal of later finishes may reveal details of the underlying construction that would confirm or refute this possibility. Investigation of the underlying construction beneath the stucco to the façade of Nos. 77-81 Portland Place at ground floor and basement levels would also offer the opportunity to confirm whether any historic fabric was incorporated in their reconstruction.

7.0 REFERENCES

English Heritage. 2006. *Understanding historic buildings: A guide to good recording practice*

Donald Insall Associates. 2014a. *16-26 Park Crescent and 77-81 Portland Place: Historic Buildings Report.*

Donald Insall Associates. 2014b. *Park Crescent West Investigation Report (Draft: Façade and Internal Wall Investigation.*

Williamson, A. 2014. *16-26 Park Crescent & 77-81 Portland Place, Regent's Park, London: Historic Building Recording Written Scheme of Investigation.*

Internet Sources

English Heritage, National Heritage List

<http://www.english-heritage.org.uk>

Accessed: 18th September 2014.

8.0 DEPOSITION OF THE ARCHIVE

A full archive intended for deposition with the London Archaeological Archive and Research Centre (LAARC) has been prepared. The archive has been assigned the site code PKT14. The full site archive will be prepared in accordance with the LAARC guidelines *General Standards for the Preparation of Archaeological Archives Deposited with the Museum of London* (Museum of London 1999). The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and drawings.

9.0 ACKNOWLEDGEMENTS

Archaeology South-East would like to thank Matthew Smith of CgMs Consulting, for commissioning this Historic Building Record on behalf of PCW Development Co.

PLATES



Plate 1: Principal elevation of 16-26 Park Crescent, looking west (73)



Plate 2: Removal of stucco revealing underlying Fletton brickwork at ground floor level (72)



Plate 3: Example of expansion joint visible in stucco finish (14)



Plate 4: Doorway to 16 Park Crescent (113)



Plate 5: Basement lightwell, showing modern tiling (111)



Plate 6: Railings outside 16 Park Crescent (66)



Plate 7: Marylebone Road elevation to 26 (originally 29) Park Crescent (26)



Plate 8: Doorway fronting Marylebone Road (117)



Plate 9: 16 Park Crescent/83 Portland Place (65)



Plate 10: Elevation facing Park Crescent Mews West (49)



Plate 11: Typical character of rear elevation of 16-26 Park Crescent (54)



Plate 12: Typical eight-storey wing at rear of 16-26 Park Crescent (53)



Plate 13: Exposed construction to west party wall of 17 Park Crescent at third floor level (3)



Plate 14: Typical character of interior, 16-17 Park Crescent (4)



Plate 15: First floor Regency-style room, 16-17 Park Crescent (6)



Plate 16: Doors between first floor rooms, 16-17 Park Crescent (7)



Plate 17: Possible surviving chimney stack, 16-17 Park Crescent, viewed at fourth floor level (1)



Plate 18: Commemorative plaque in entrance lobby, 16-17 Park Crescent (8)



Plate 19: Ground floor lobby, 22 Park Crescent (122)



Plate 20: Lower ground floor lobby, 22 Park Crescent (124)



Plate 21: Modern staircase, 26 Park Crescent (44)



Plate 22: Possible chimney stack remnant at third floor level, 26 Park Crescent (48)



Plate 23: Principal elevation, 77-81 Portland Place (61)



Plate 24: Door to 77 Portland Place (63)



Plate 25: Rear elevation, 77-81 Portland Place (55)



Plate 26: Lobby, 79 Portland Place (161)



Plate 27: Faux fireplace, 79 Portland Place (162)



Plate 28: Typical ground floor character, 77-81 Portland Place (181)



Plate 29: Plaster roundel in lobby, 81 Portland Place (180)



Plate 30: Typical character of upper floors, 77-81 Portland Place (173)



Plate 31: Typical character of flat 1A, third floor of 79-81 Portland Place (186)



Plate 32: Flat 2, 4th floor, 77-79 Portland Place (141)



Plate 33: Staircase between 4th & 5th floors in Flat 2, 77-79 Portland Place (139)



Plate 34: Flat 3, 4th floor, 79-81 Portland Place (145)



Plate 35: Flat 3, 5th floor, 79-81 Portland Place (151)



Plate 36: Historic railings (left) at No. 75 and modern railings (right) at No. 77 Portland Place (58)



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Report Ref: 2014290	Drawn by: JLR			

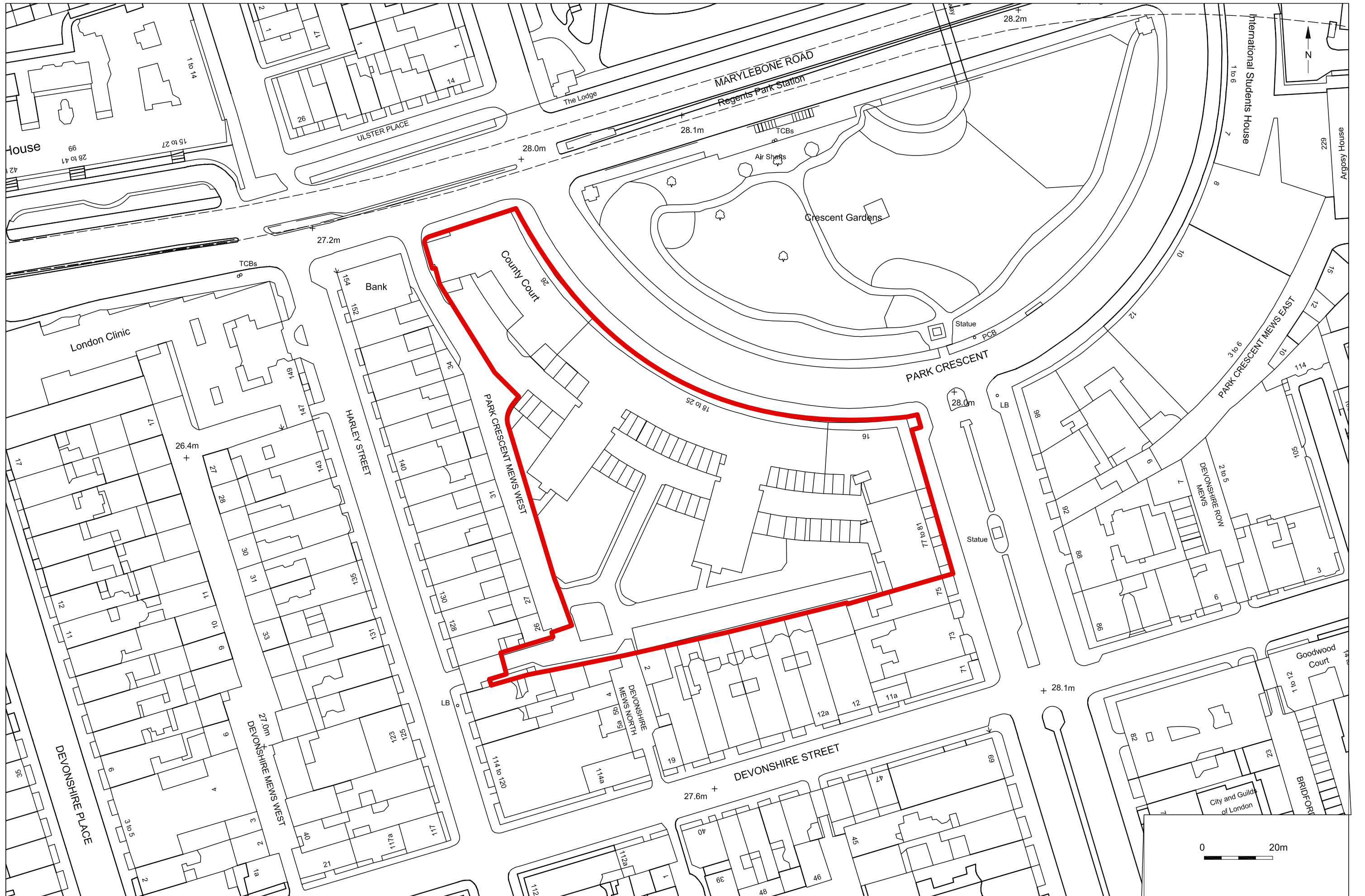
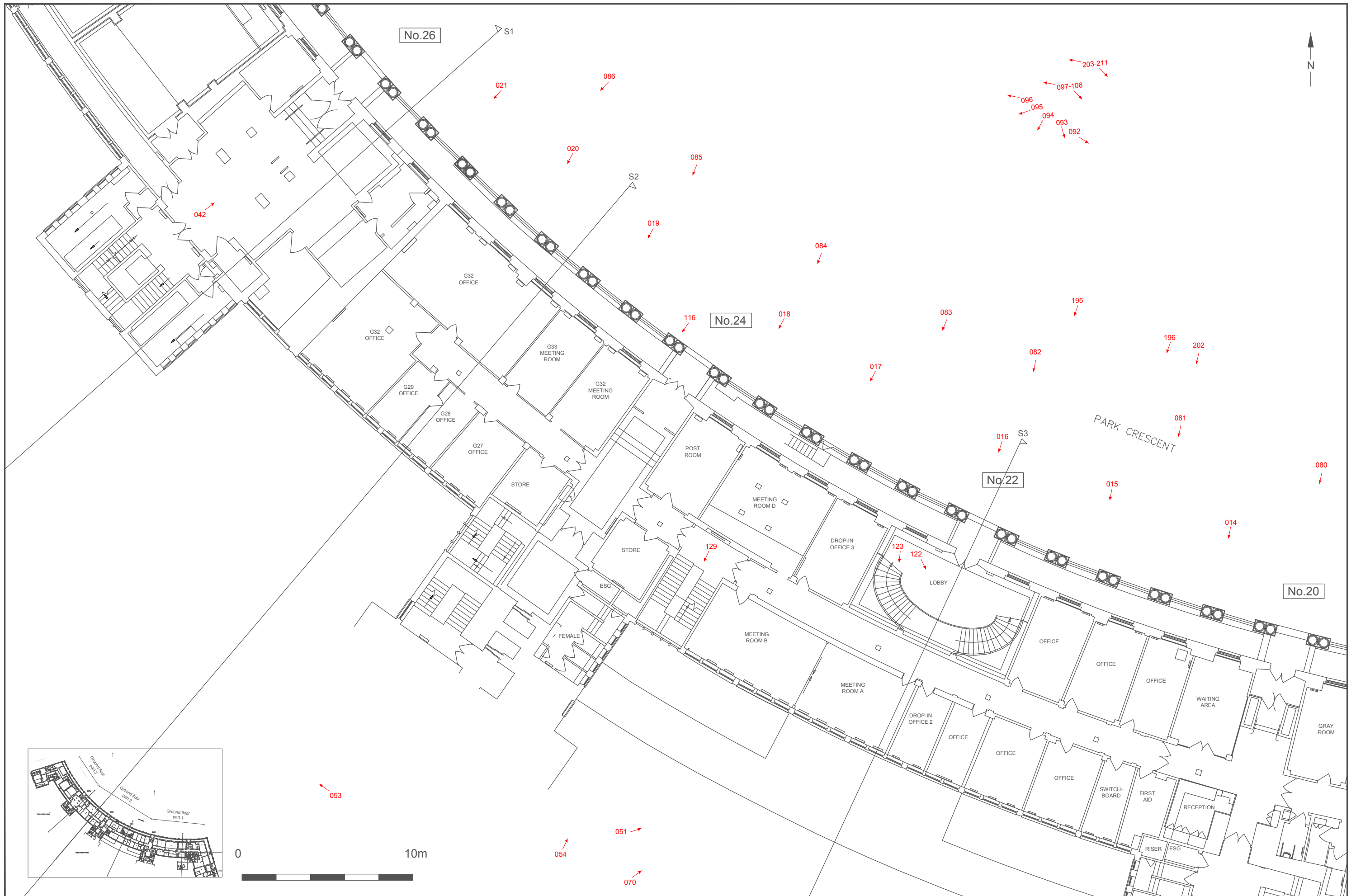




Fig.3



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Fig.4



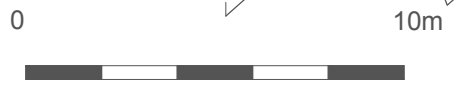
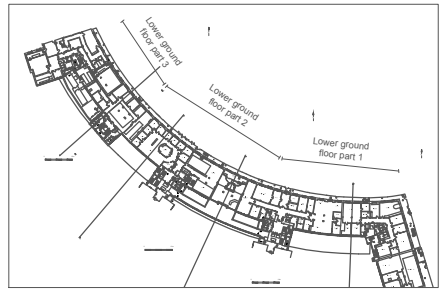
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Report Ref: 2014290	Drawn by: HG			



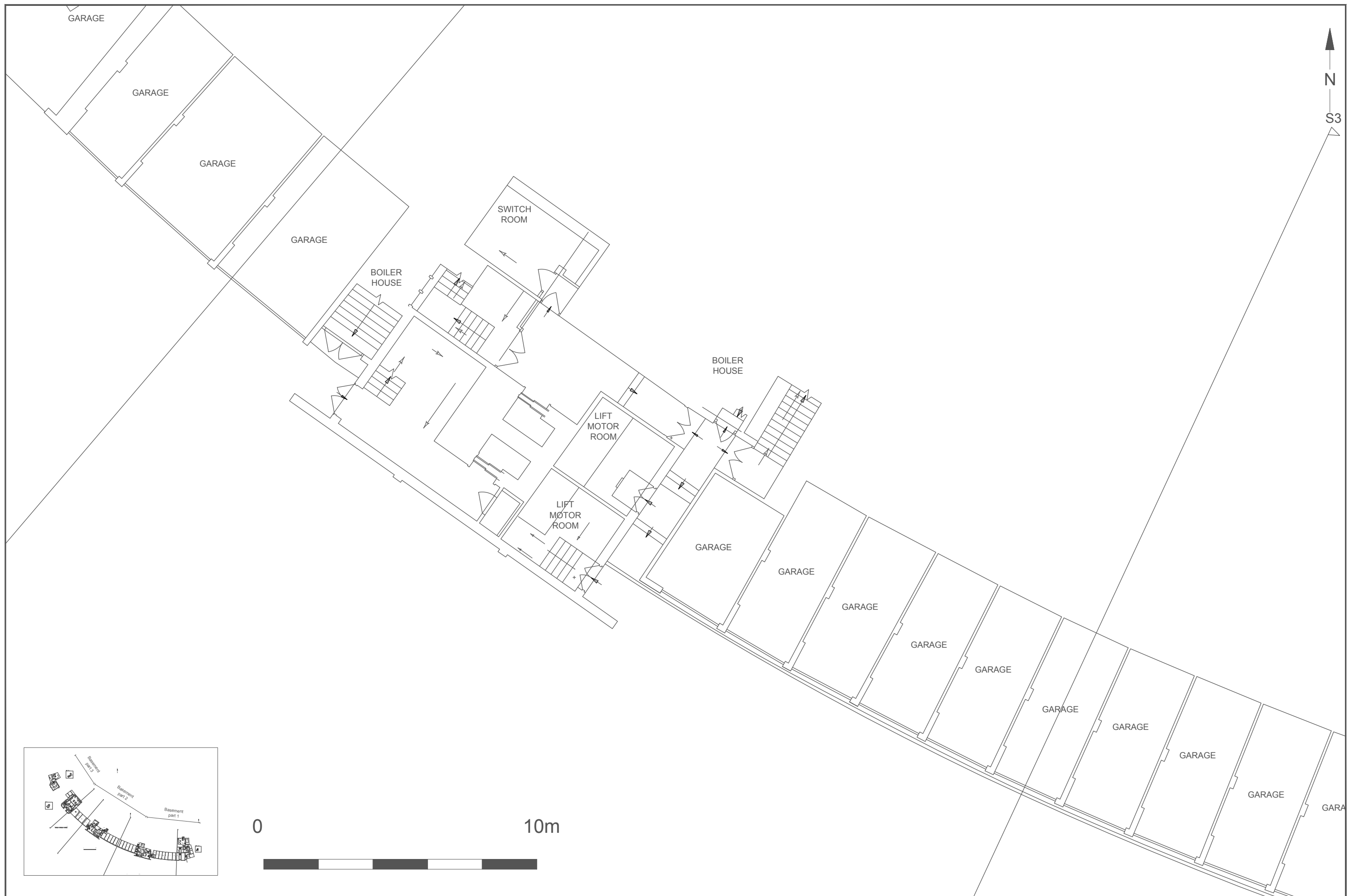
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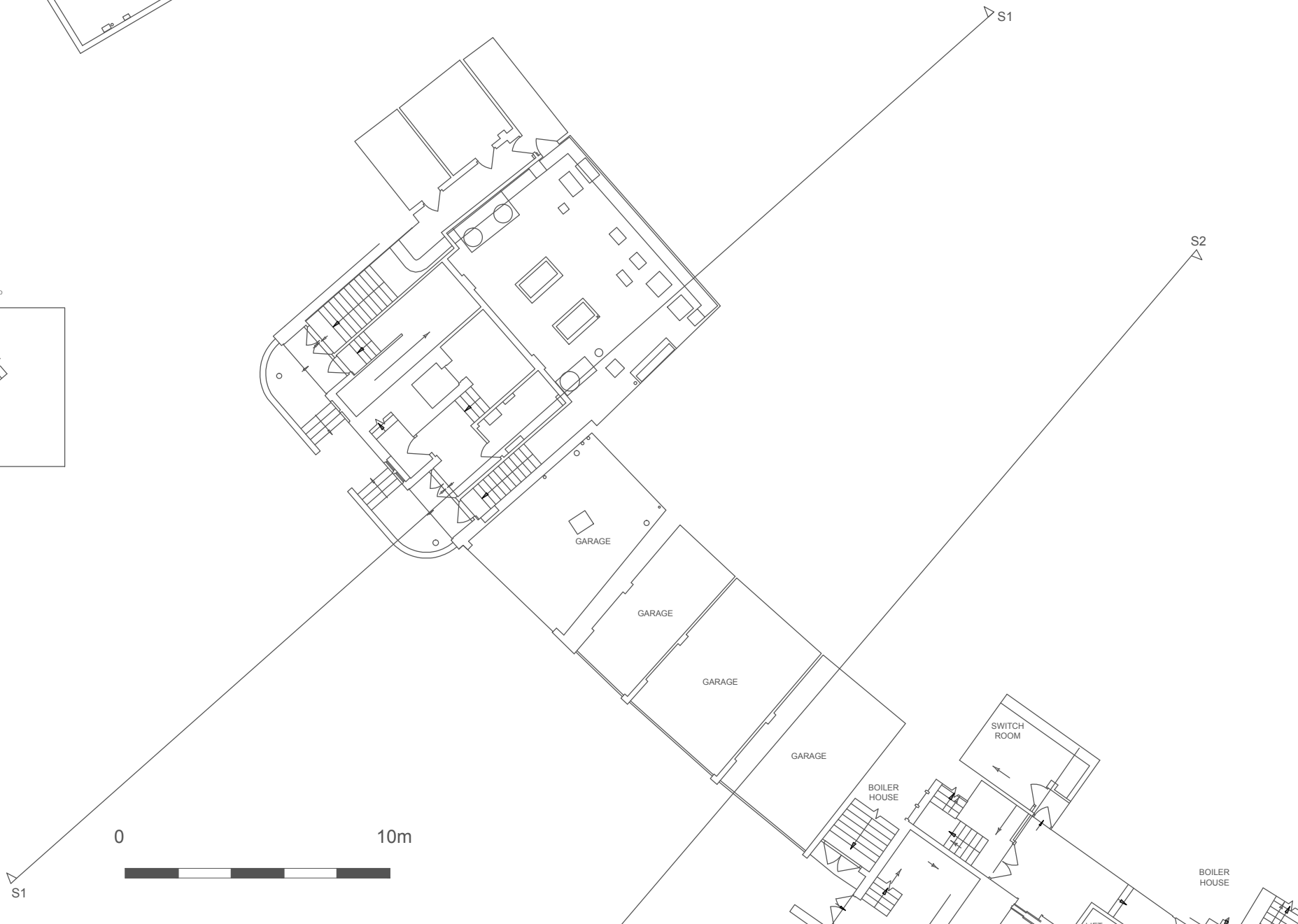
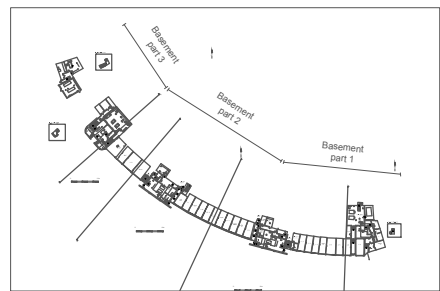
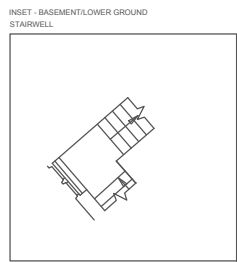
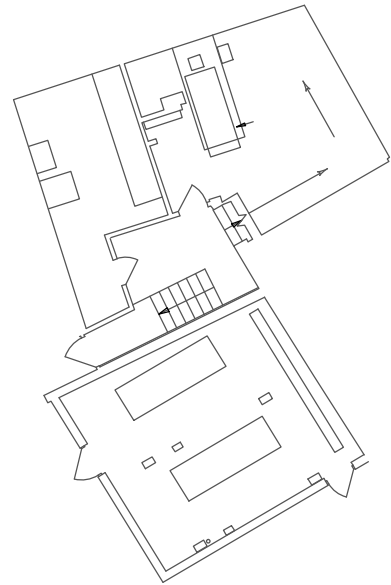
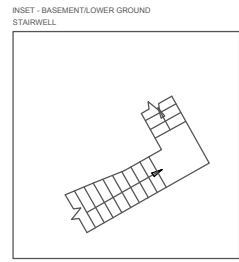
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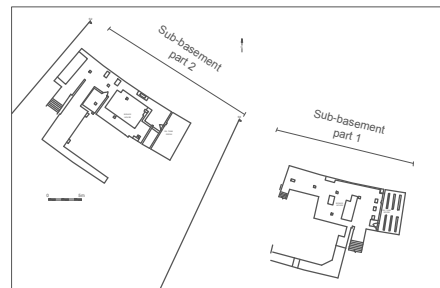
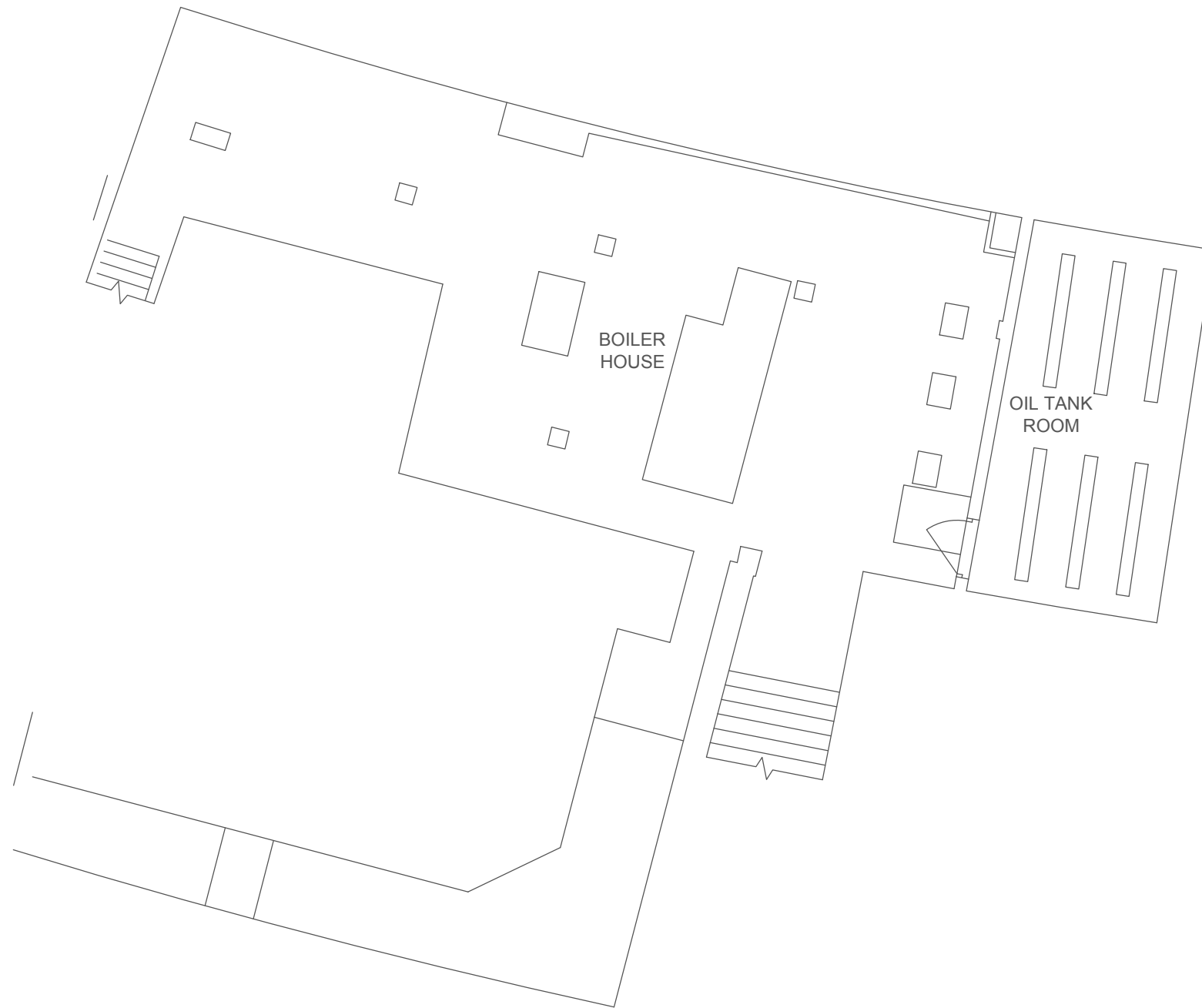
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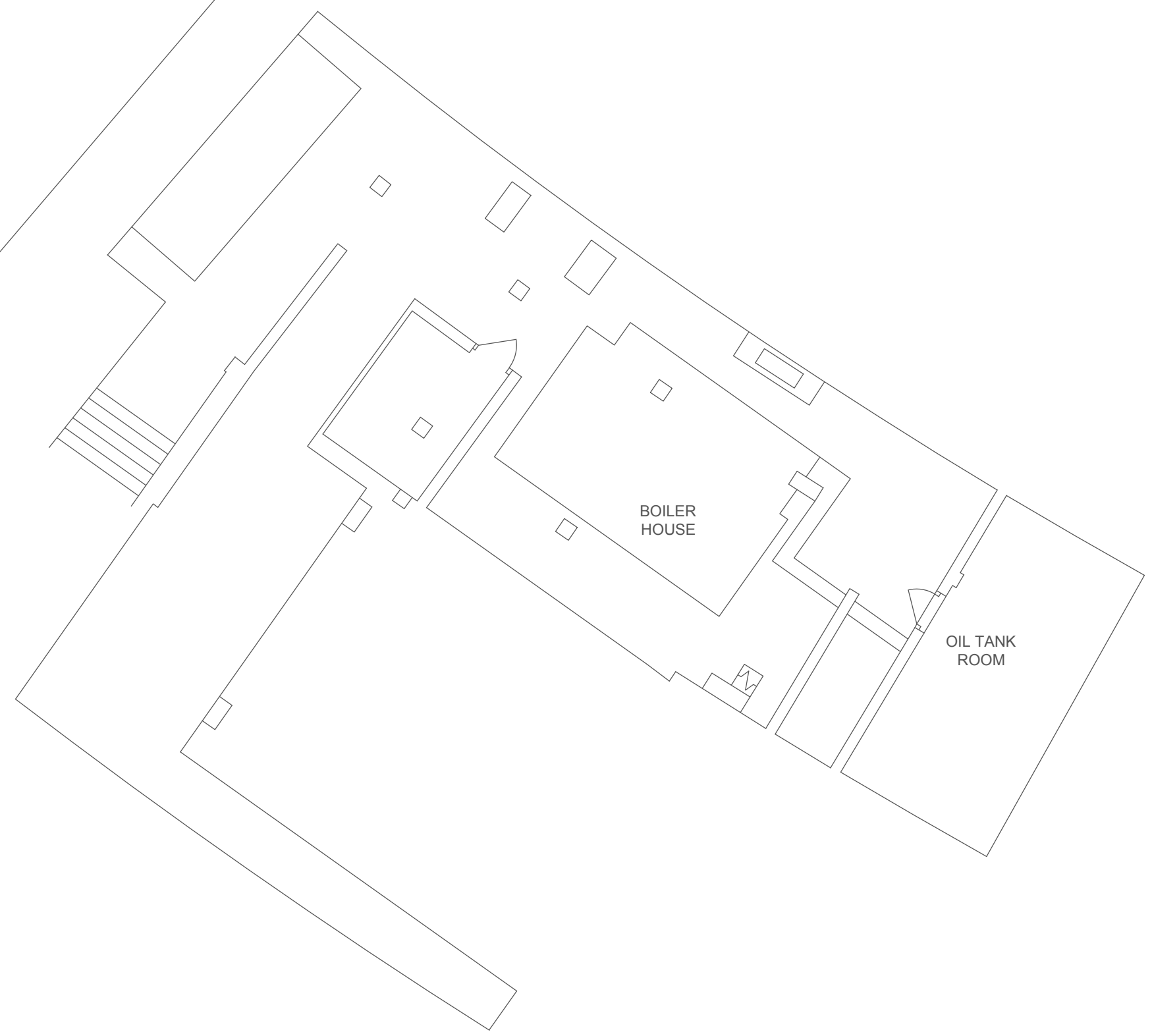
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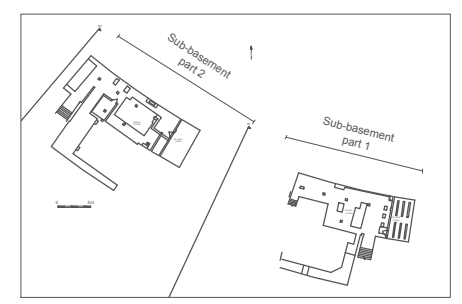
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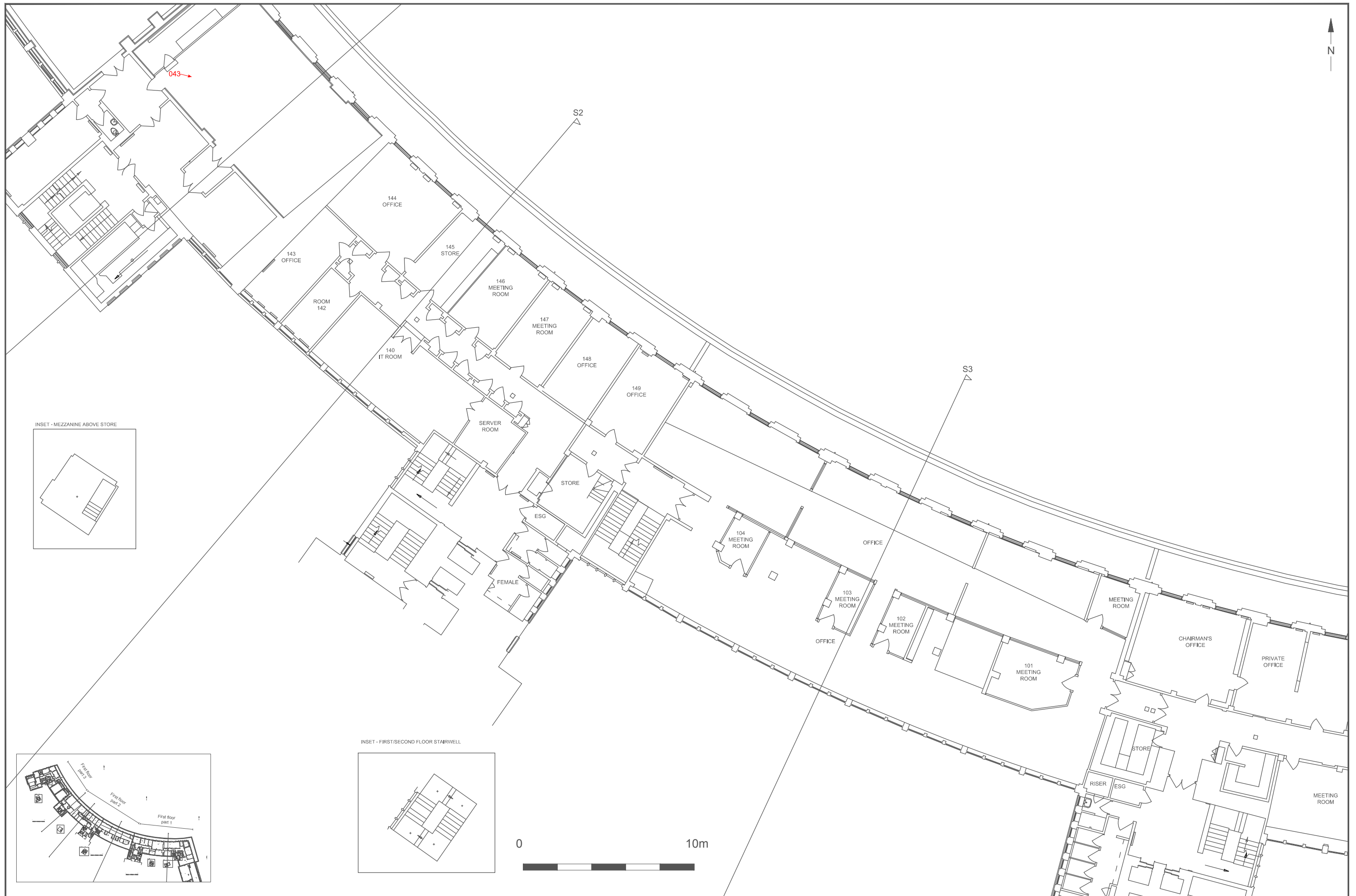
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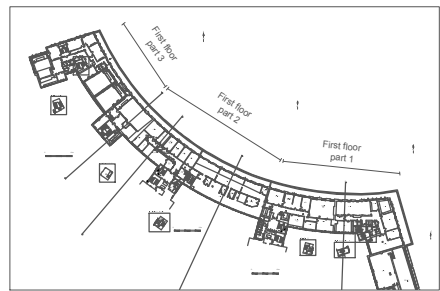
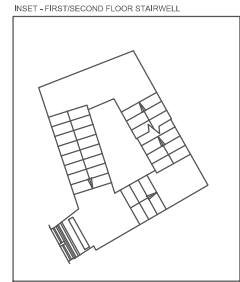


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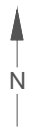


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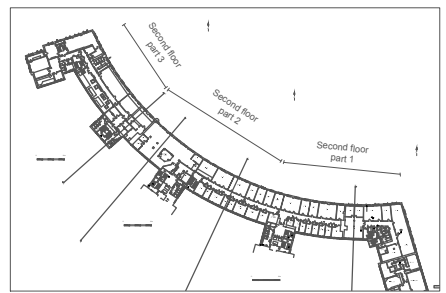
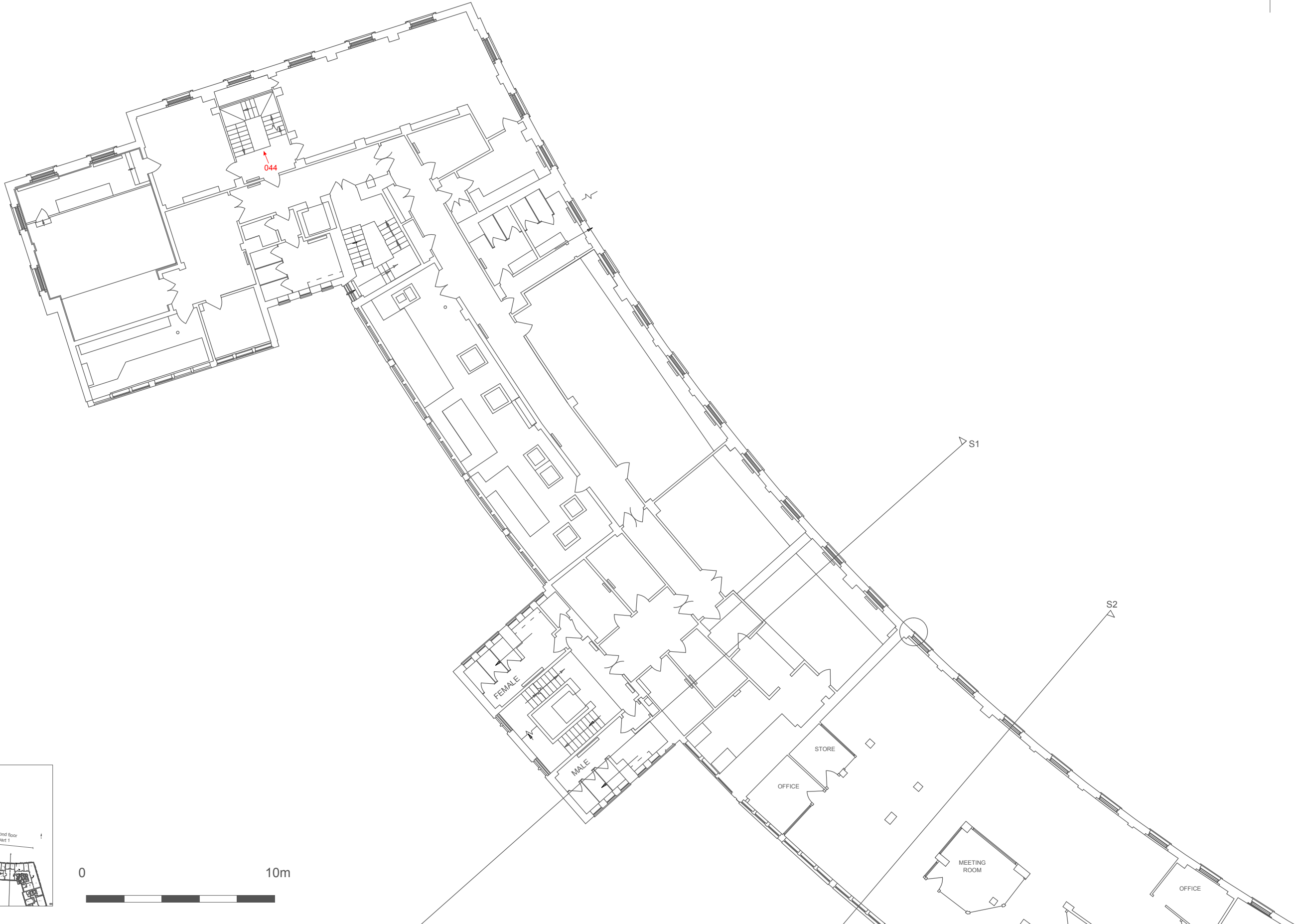
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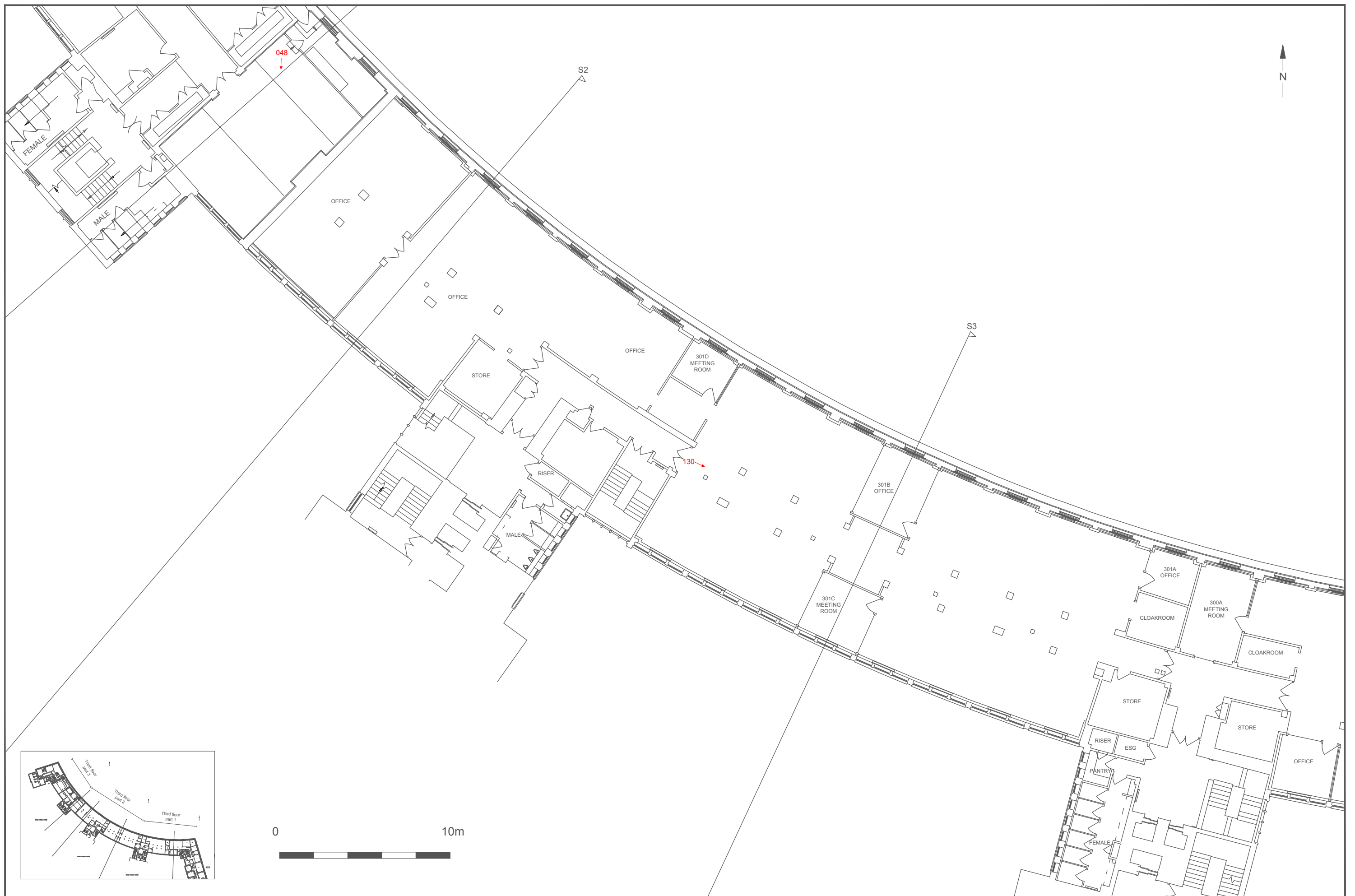


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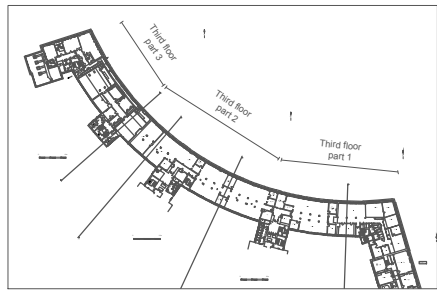
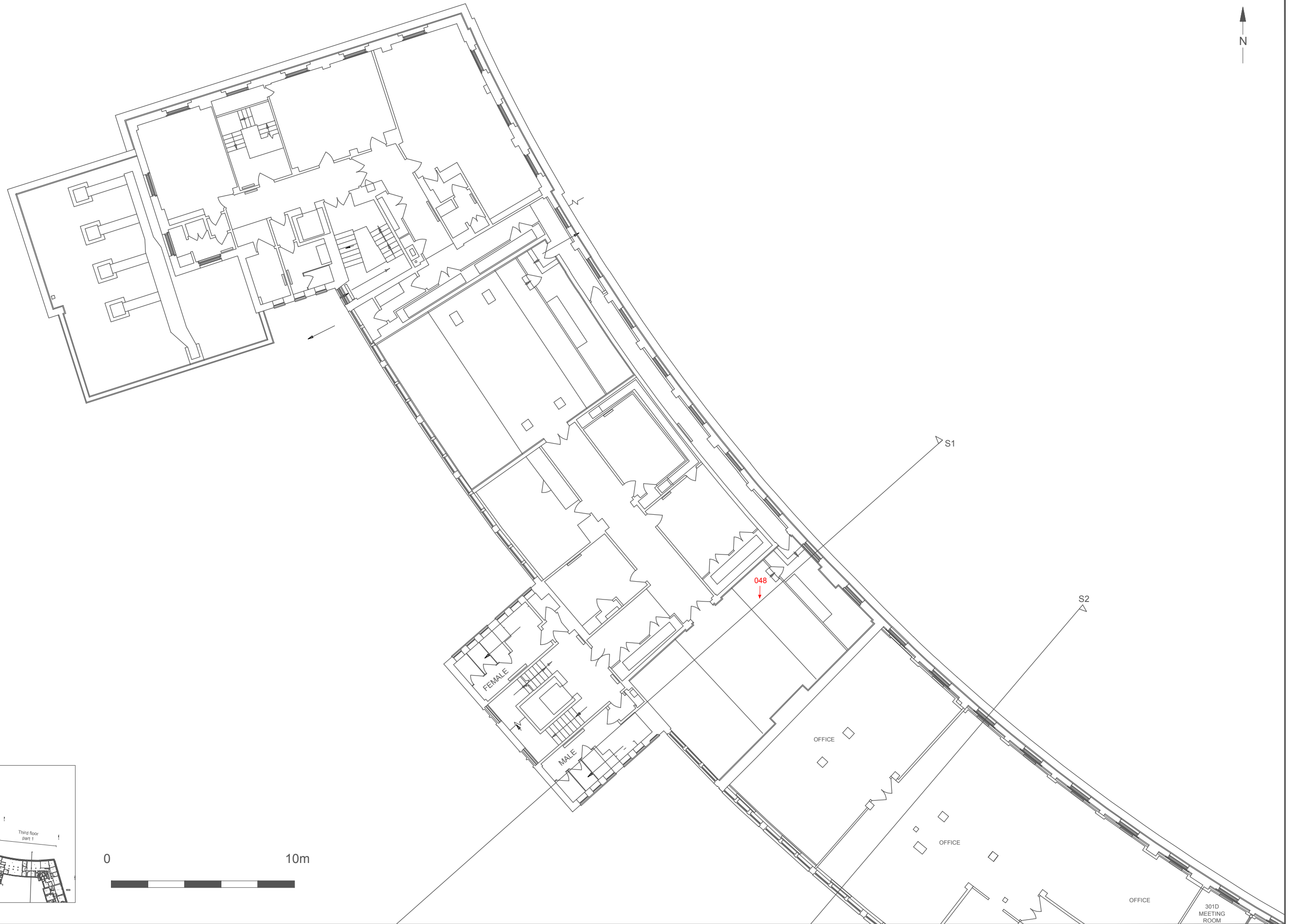


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Fig.20



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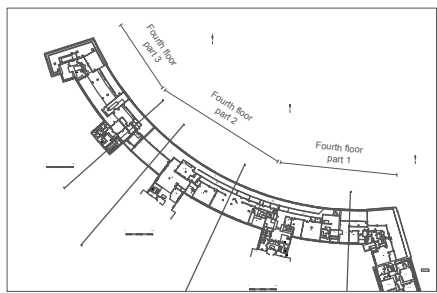
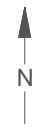
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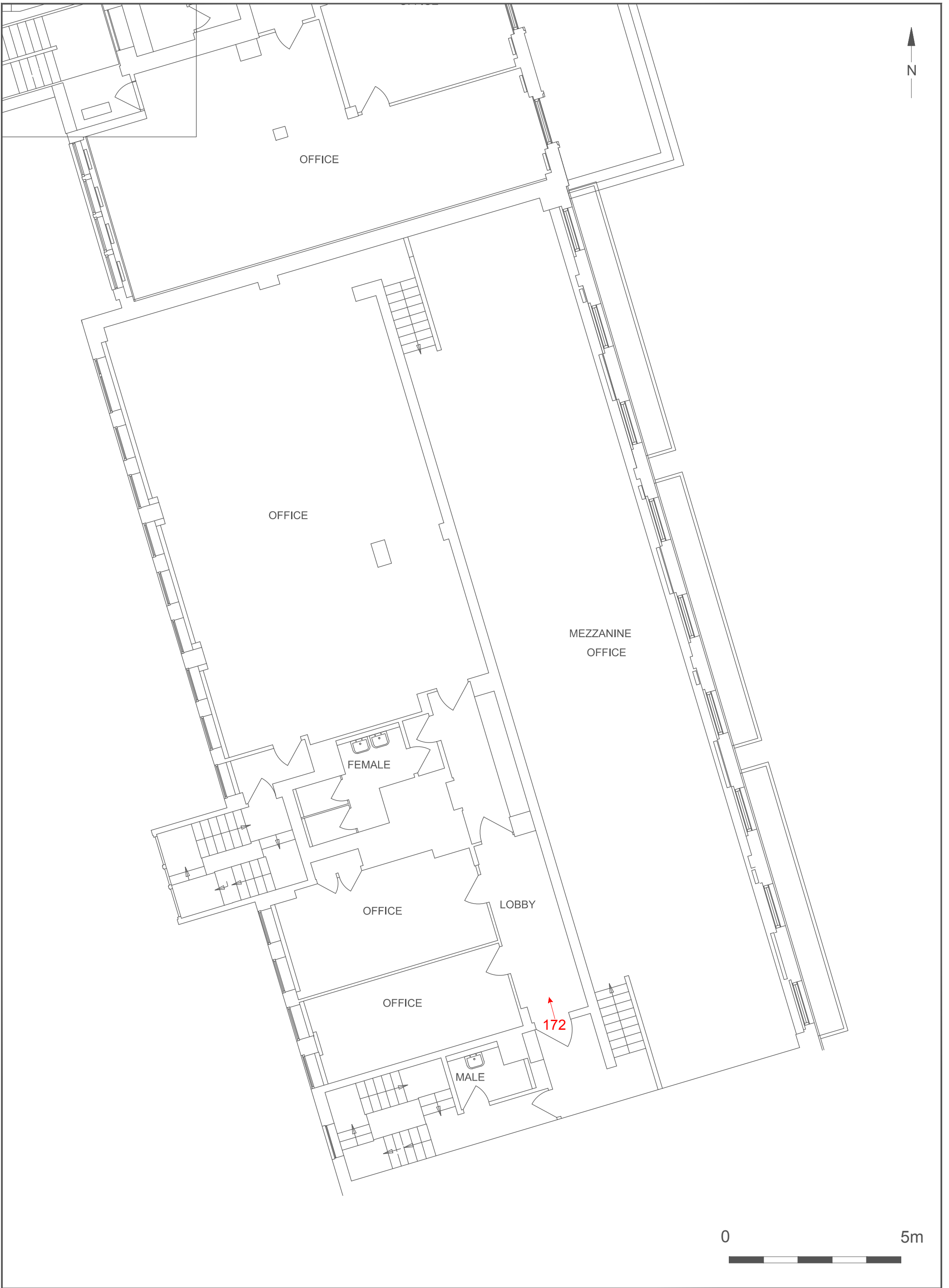


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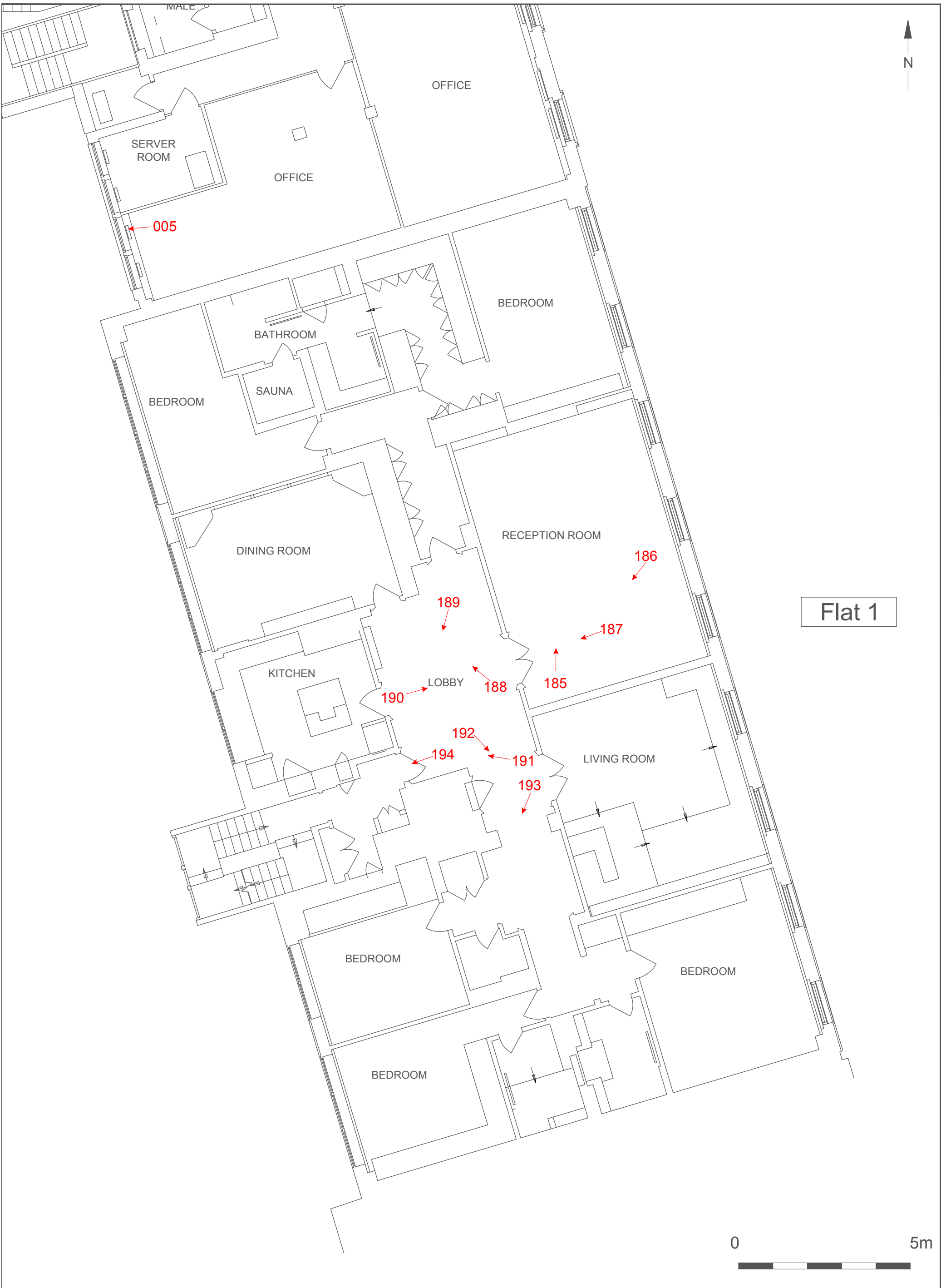
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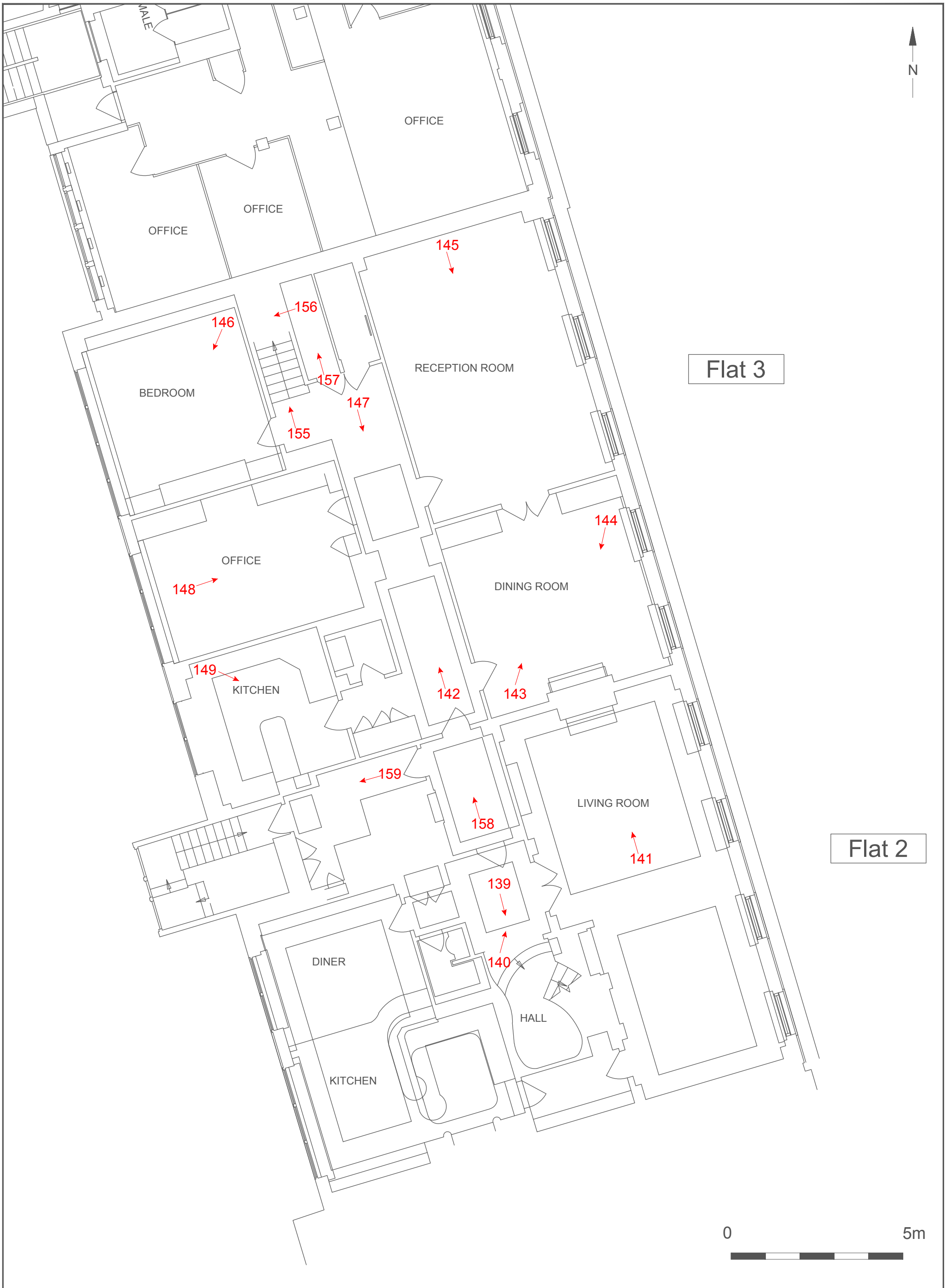
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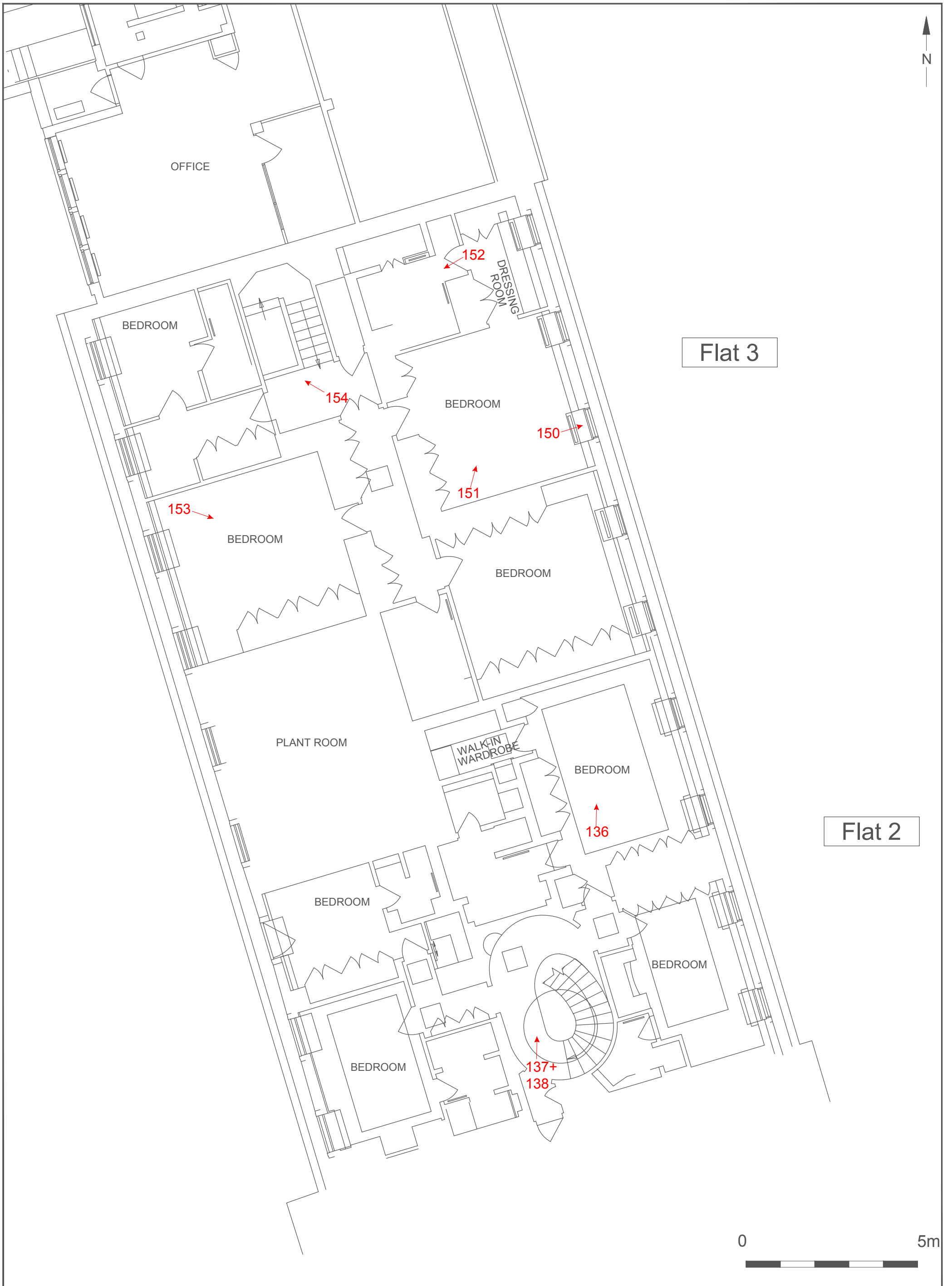
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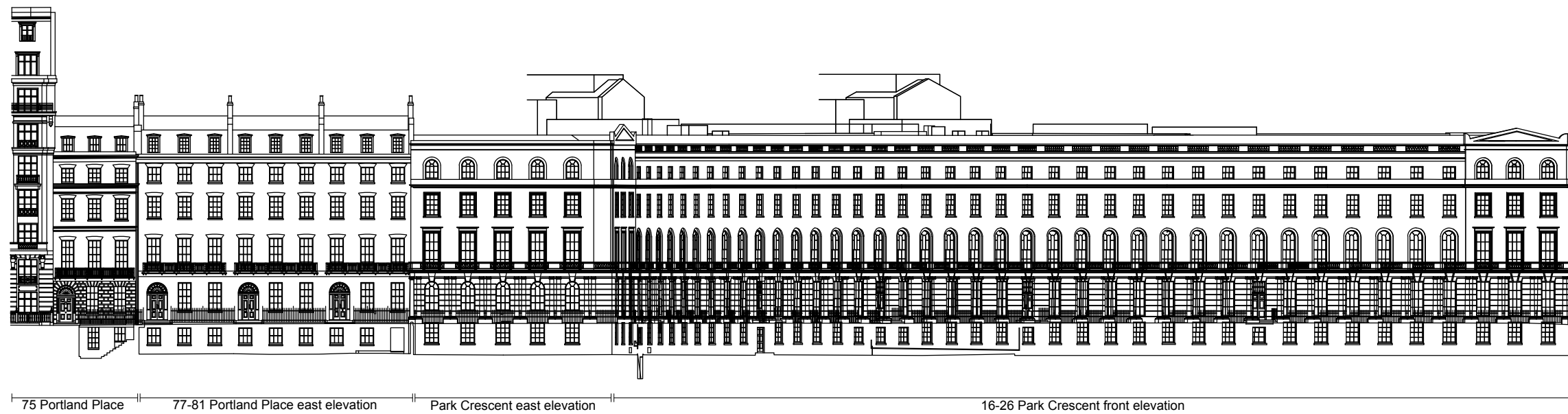
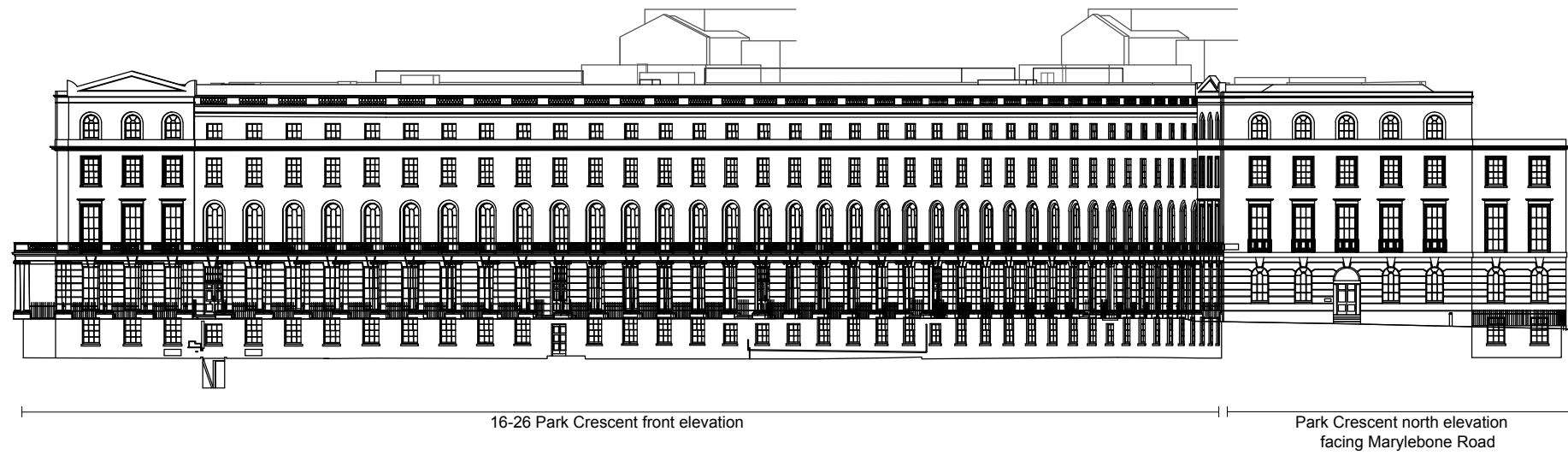
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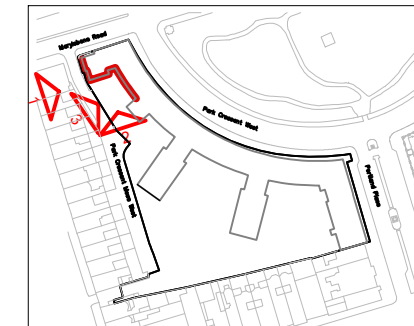
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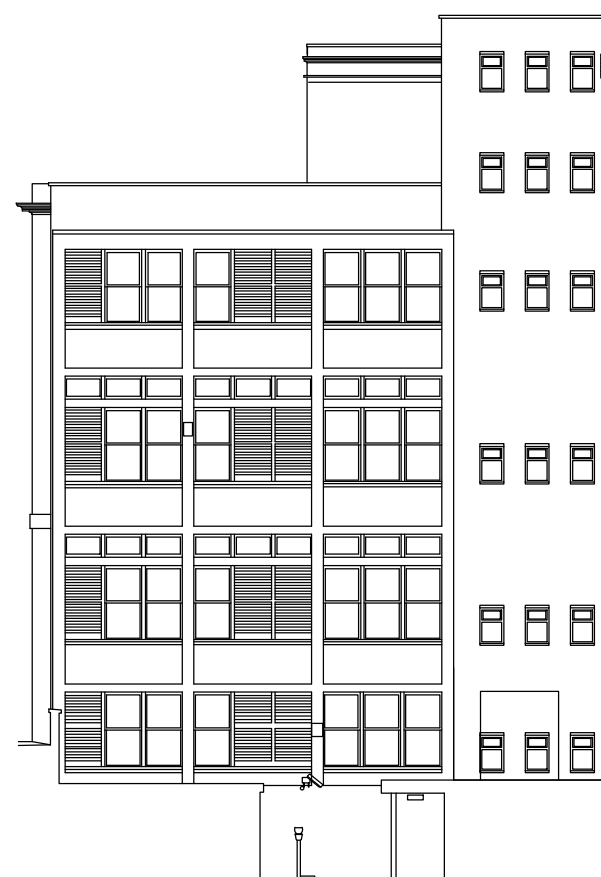
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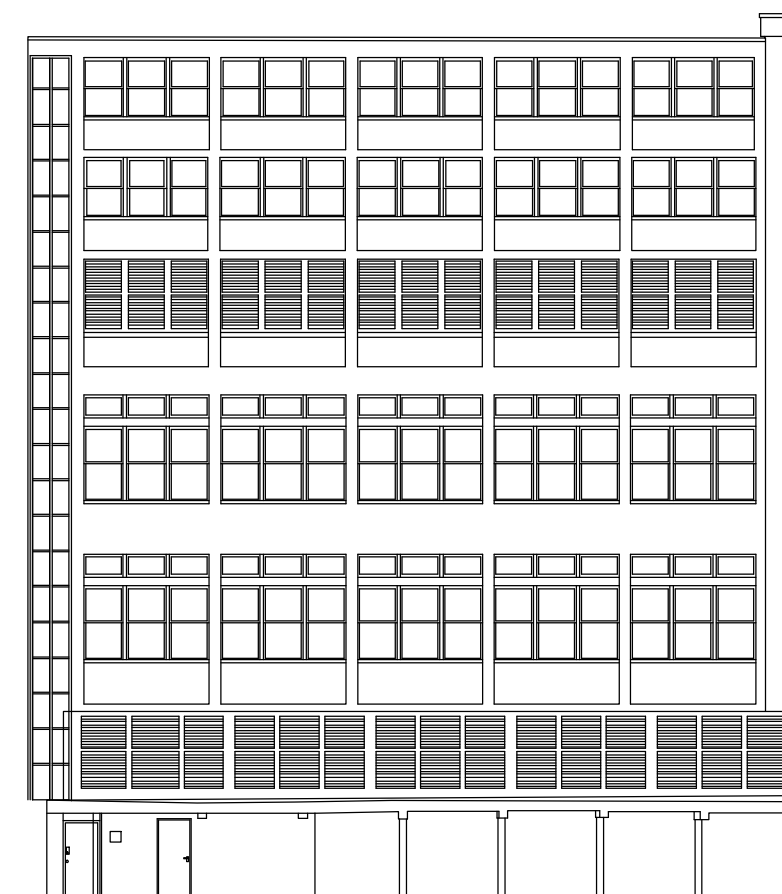
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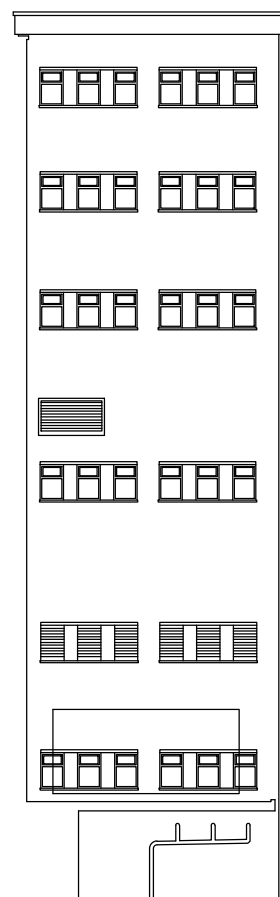
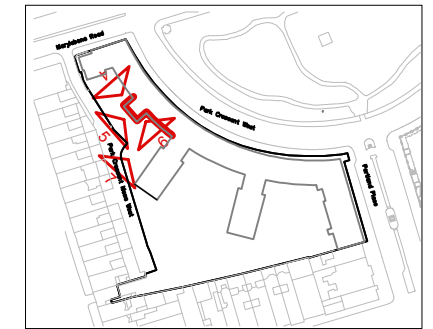


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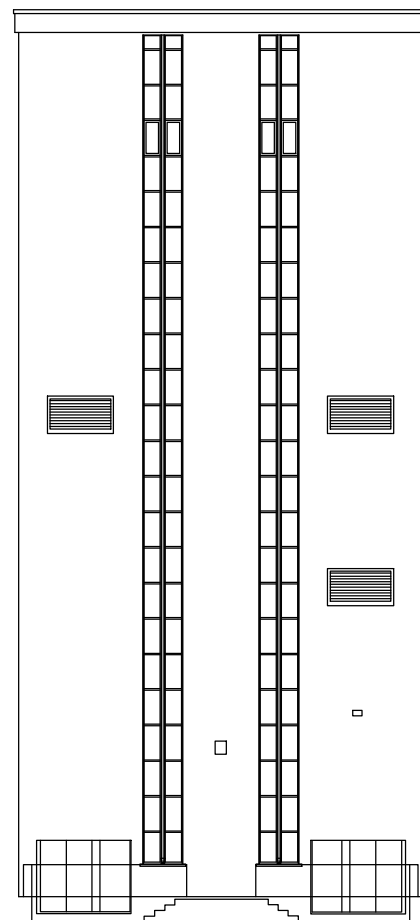


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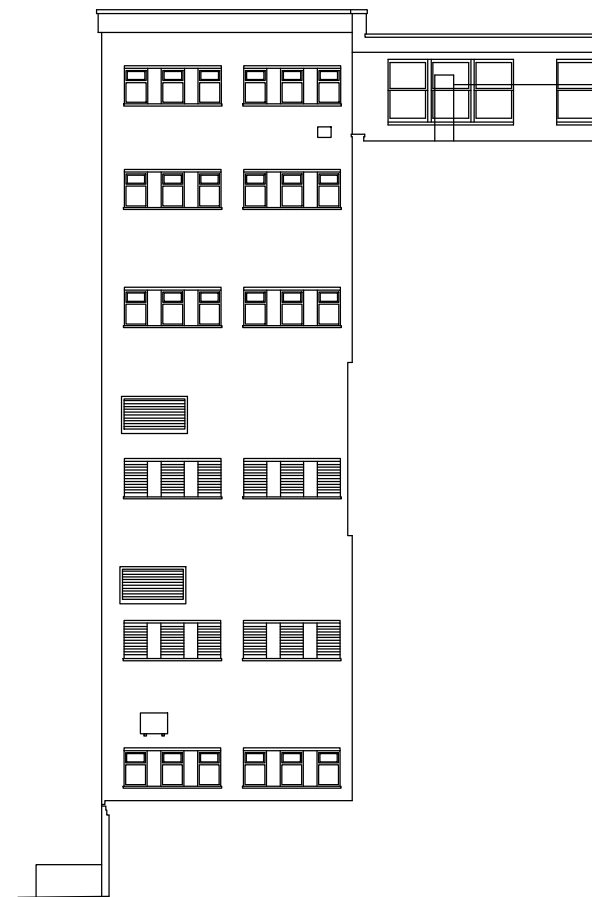




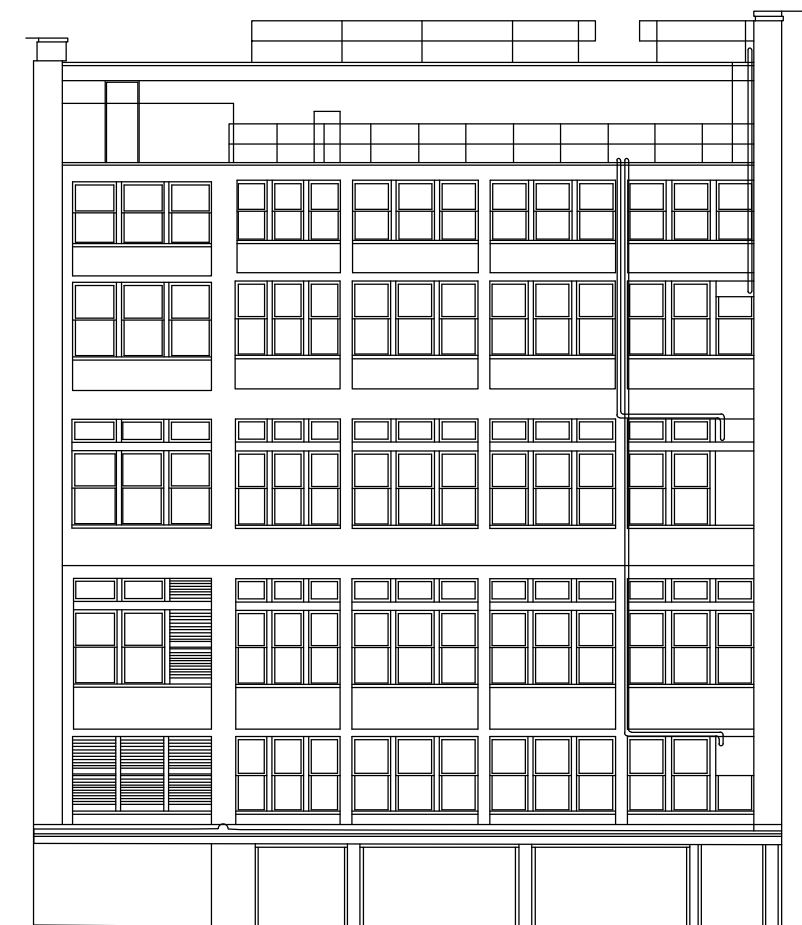
ELEVATION 4



ELEVATION 5

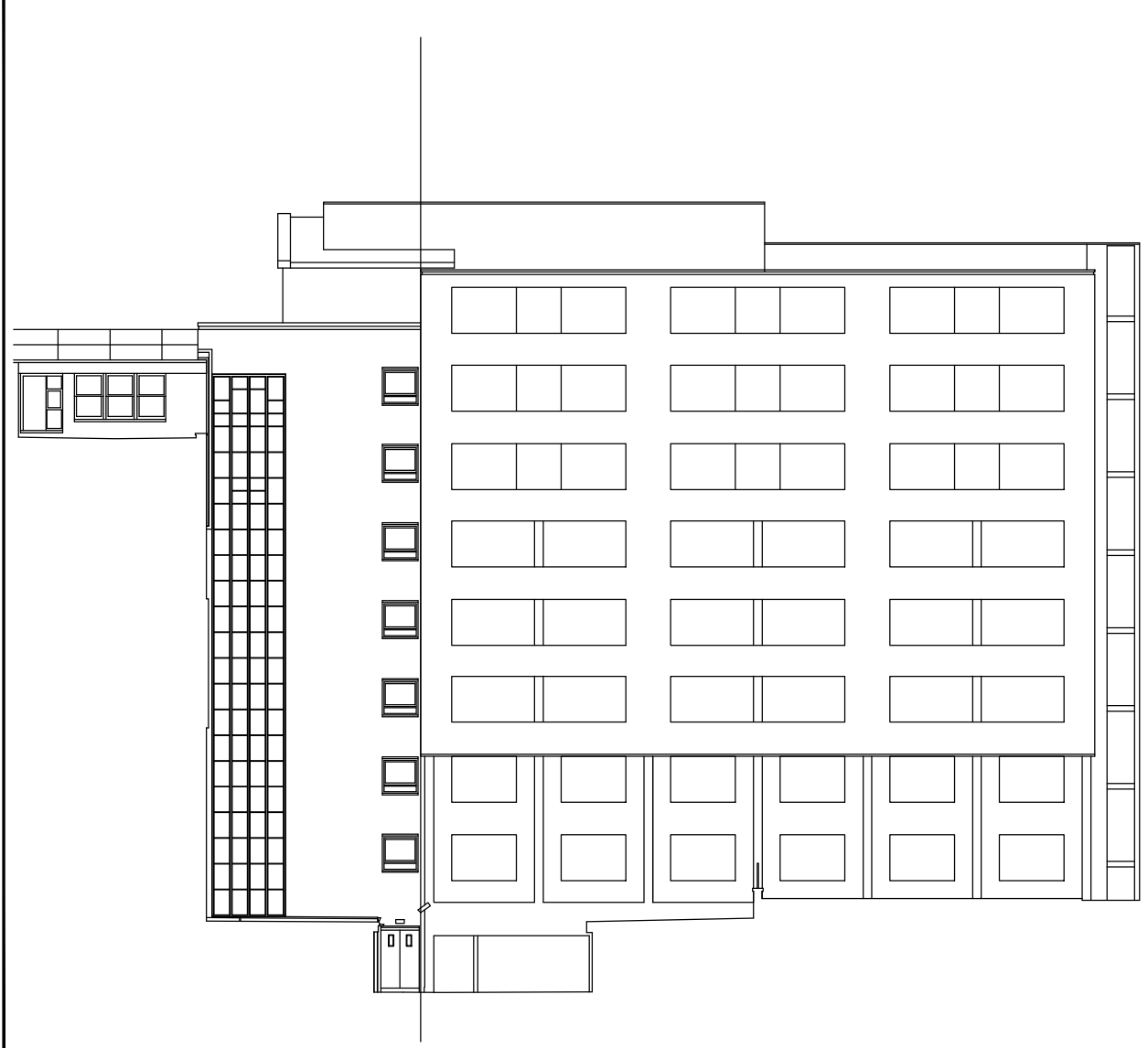
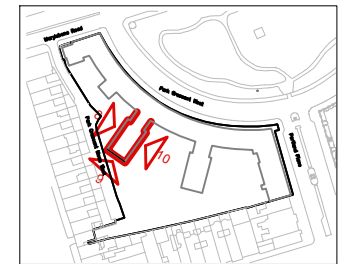


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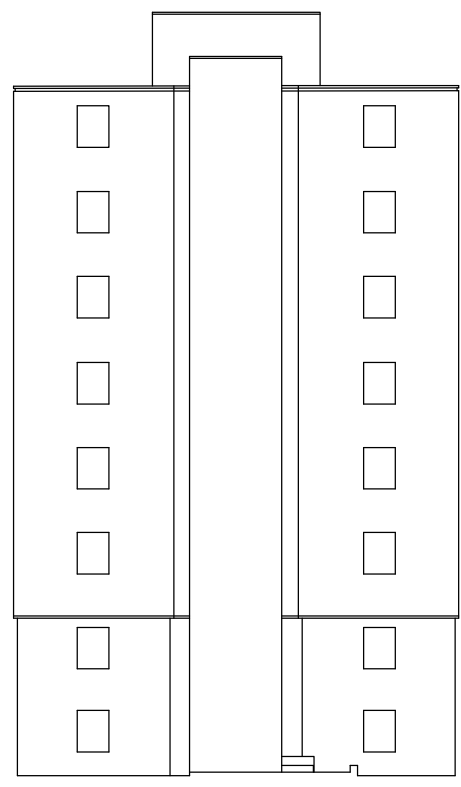


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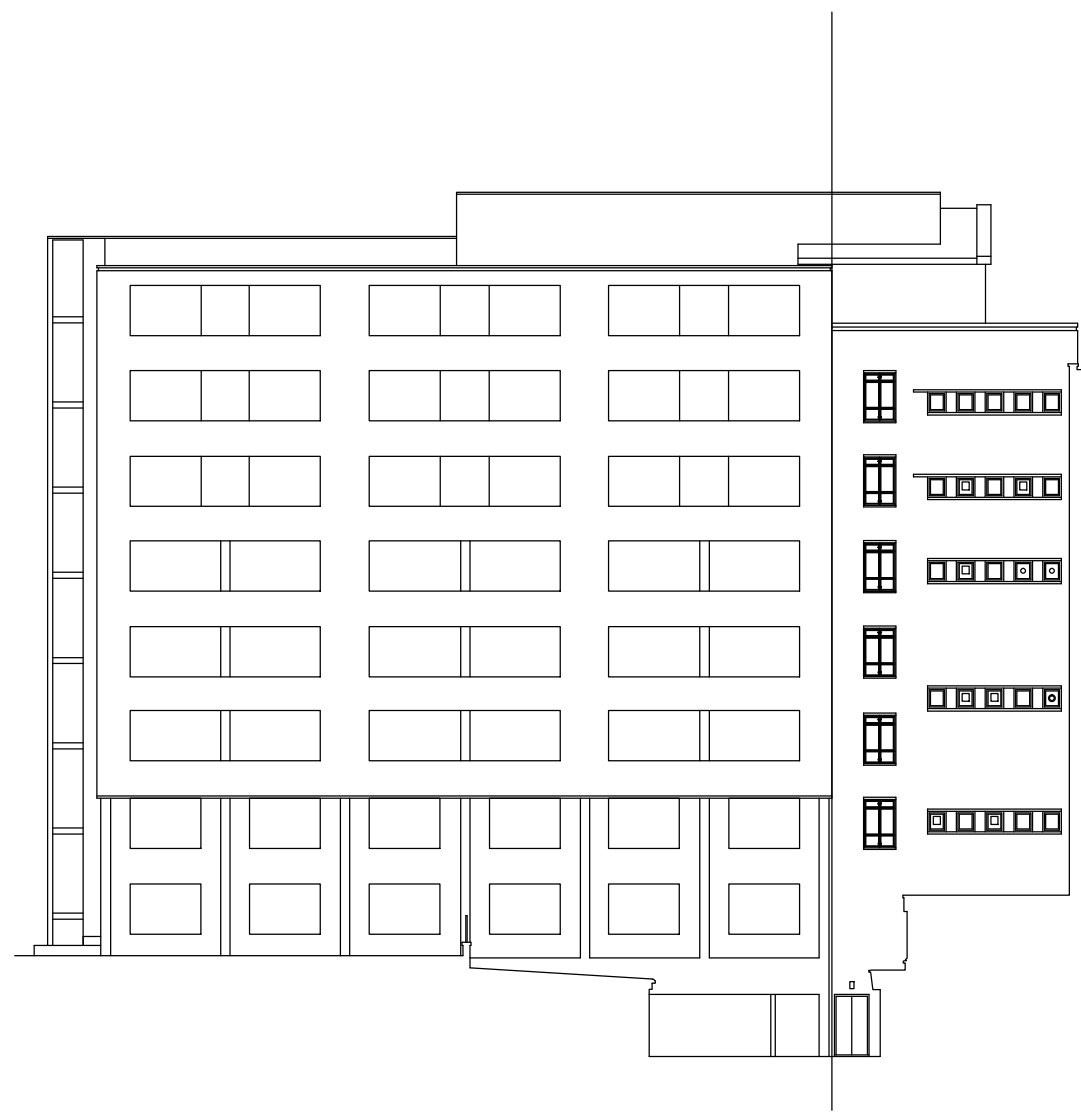




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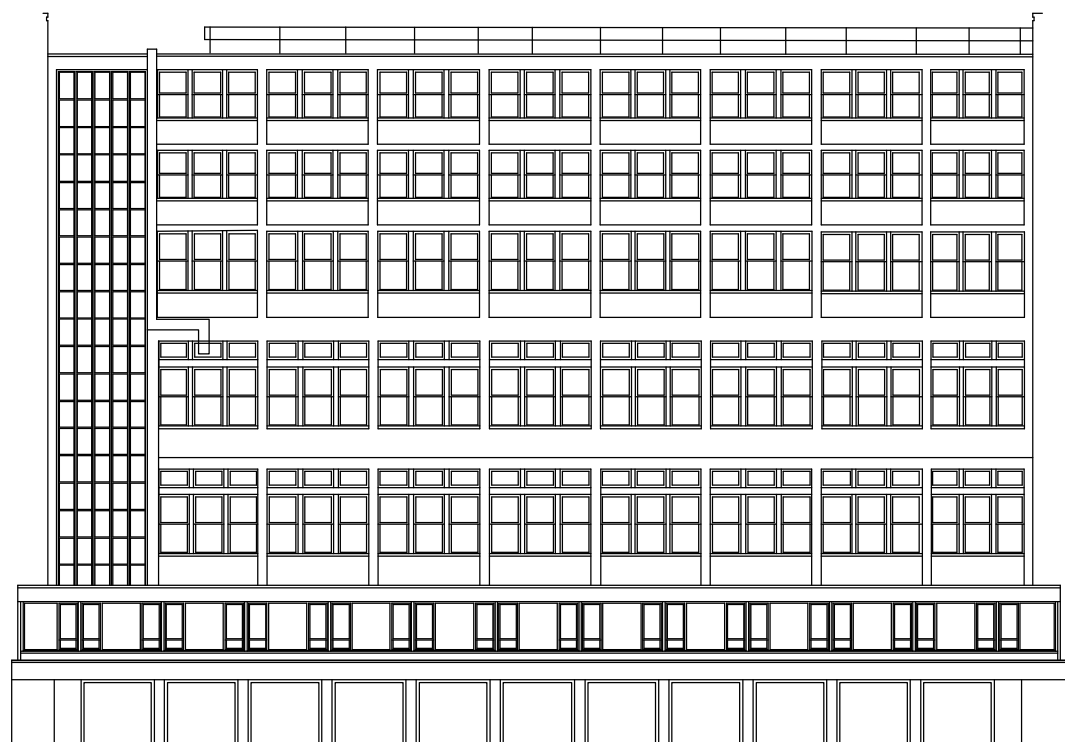
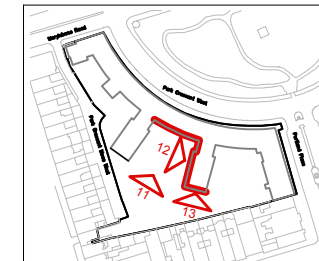


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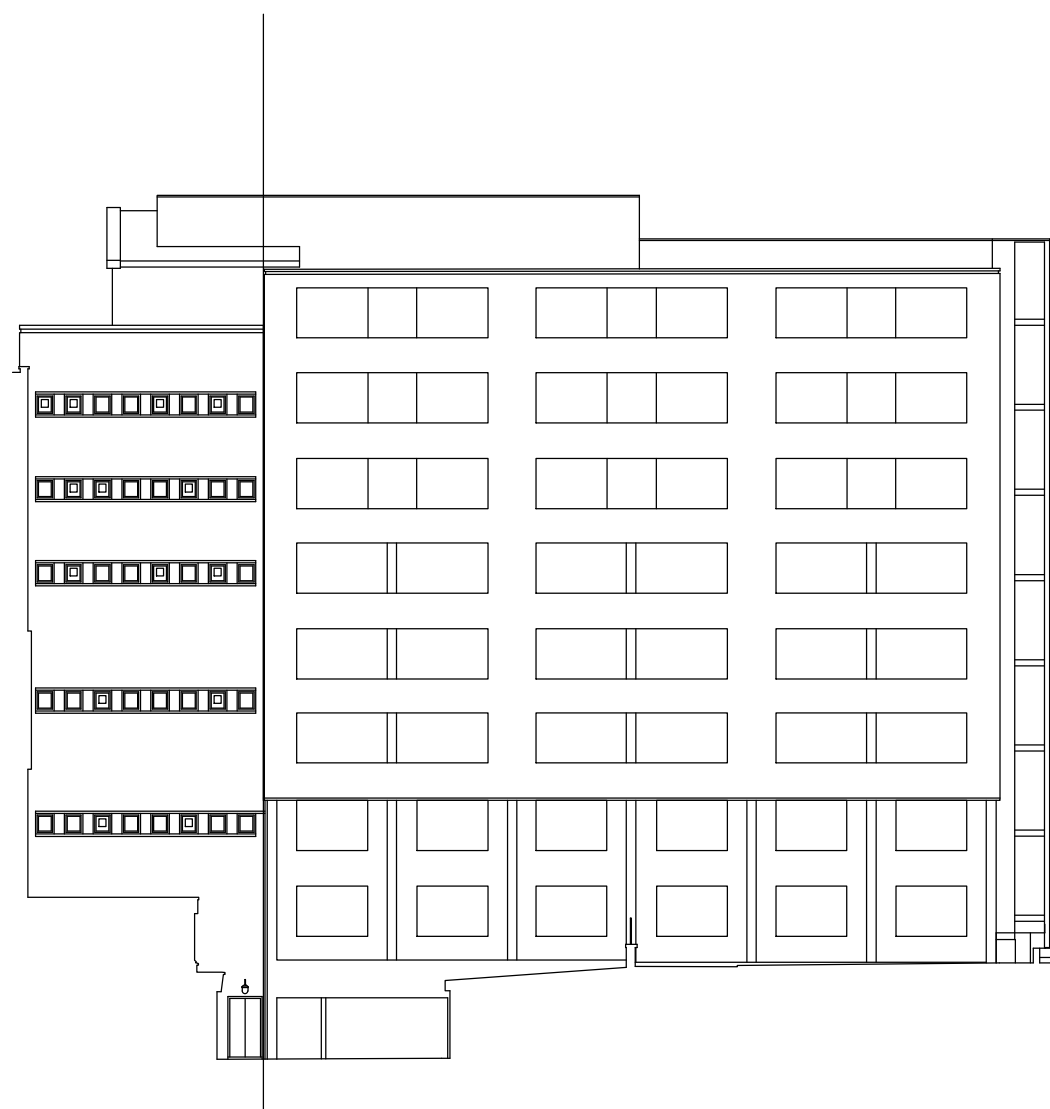


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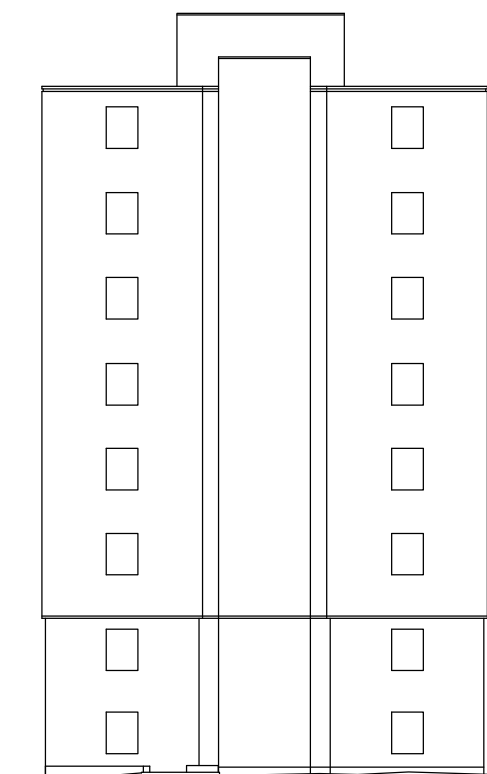




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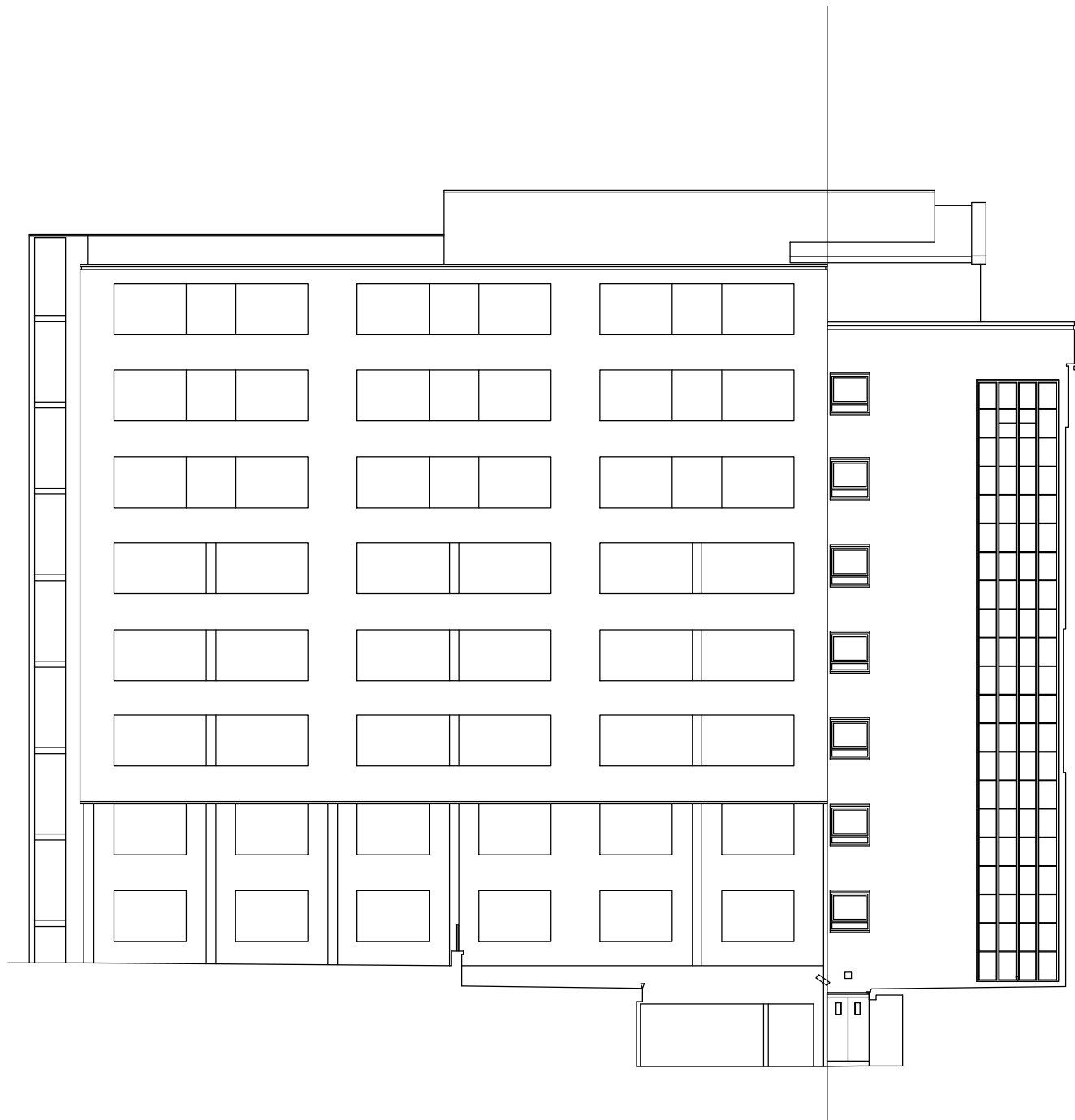
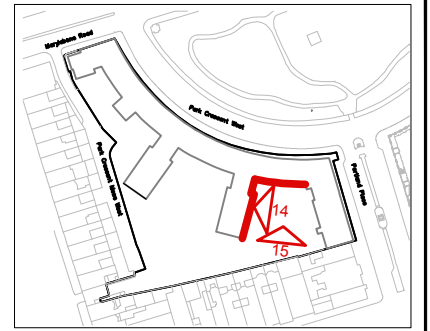


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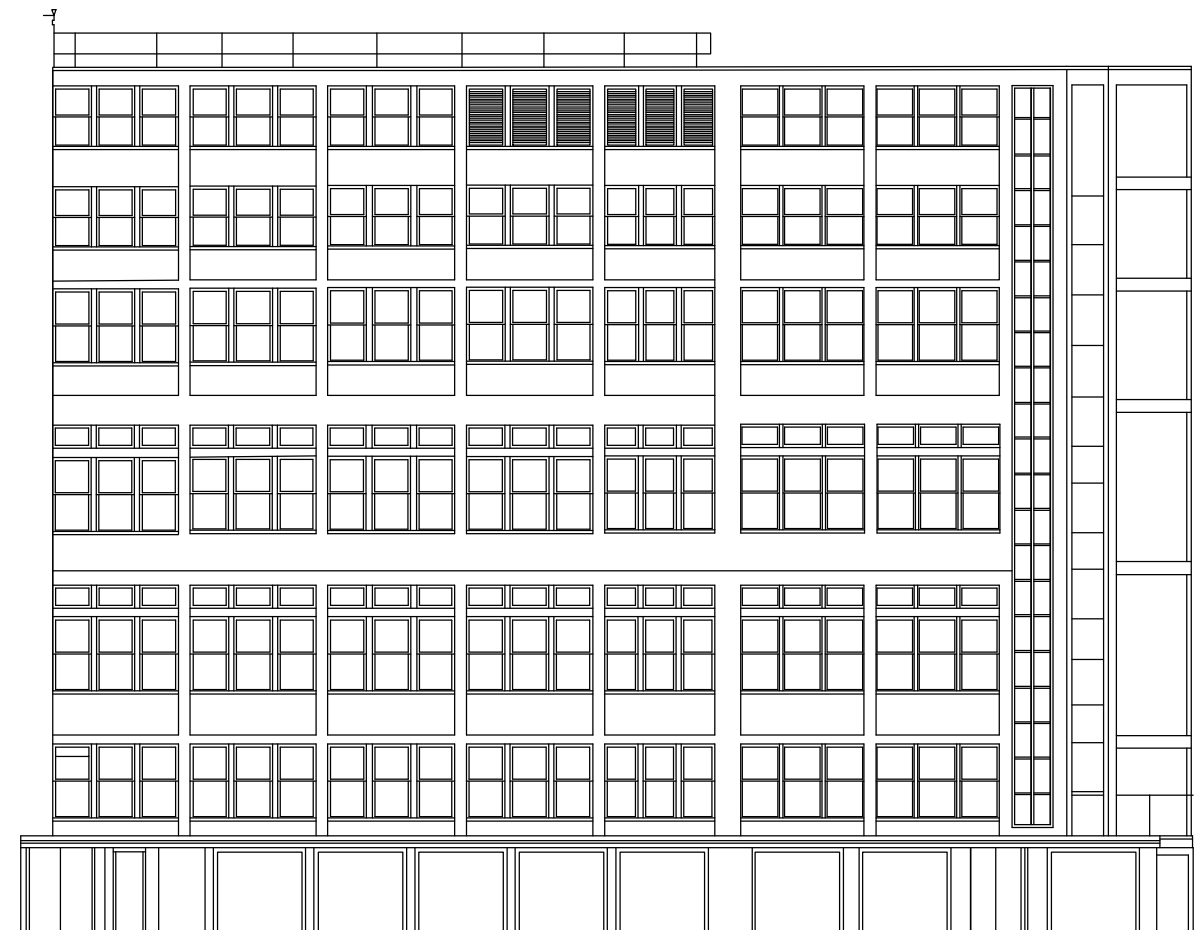


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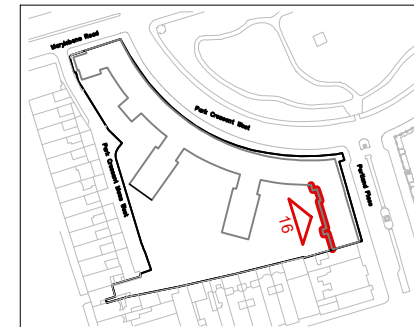


ELEVATION 14



ELEVATION 15





ELEVATION 16



© Archaeology South-East		77-81 Portland Place, Regent's Park, London	Fig. 39
Project Ref: 6954	Sep 2014	Rear Elevation 16	
Report Ref: 2014290	Drawn by: HG		

Appendix 1 OASIS Data Collection Form

OASIS ID: archaeol6-190377

Project details

Project name	16-26 Park Crescent and 77-81 Portland Place, Regent's Park, London
Short description of the project	In August 2014 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording at 16-26 Park Crescent and 77-81 Portland Place, Regent's Park, London (NGR: 528642 182052). The work was commissioned by PCW Development Co. in relation to the proposed redevelopment of the site. Discussions with Diane Abrams of the Greater London Archaeological Advisory Service (GLAAS) established that the façade of the buildings be subject to a photographic record prior to any demolition works, and that any Georgian fabric that may have been retained within the rebuilt structures and any surviving features of interest within the interiors should be recorded prior to any demolition work, in accordance with the requirements of the Government's National Planning Policy Framework (2012).
Project dates	Start: 19-08-2014 End: 02-09-2014
Previous/future work	Yes / Yes
Any associated project reference codes	6954 - Contracting Unit No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	COMMERCIAL OFFICE Modern
Significant Finds	NONE None
Methods & techniques	"Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER CITY OF WESTMINSTER 16-26 Park Crescent and 77-81 Portland Place, Regent's Park, London
Postcode	W1B 1AH
Study area	9941.00 Square metres
Site coordinates	TQ 528642 182052 50.9424208334 0.176122273341 50 56 32 N 000 10 34 E Point

Project creators

Name of Organisation	Archaeology South-East
Project brief originator	CgMs Consulting
Project design originator	ASE
Project director/manager	Ron Humphrey/Amy Williamson

Project supervisor Katya Harrow

Type of sponsor/funding body private client

Project archives

Physical Archive Exists? No

Digital Archive recipient LAARC

Digital Archive ID PKT14

Digital Contents "none"

Digital Media available "Images raster / digital photography","Text"

Paper Archive recipient LAARC

Paper Archive ID PKT14

Paper Contents "none"

Paper Media available "Notebook - Excavation',' Research',' General Notes","Photograph","Plan","Report"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title 16-26 Park Crescent and 77-81 Portland Place, Regent's Park, London, Historic Building Record

Author(s)/Editor(s) Harrow, K.

Other bibliographic details 2014290

Date 2014

Issuer or publisher Archaeology South-East

Place of issue or publication Archaeology South-East

Entered by Katya Harrow (k.harrow@ucl.ac.uk)

Entered on 1 October 2014

Appendix 2 Building List Descriptions

List Entry Summary-Park Crescent

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Numbers 18 to 26 (including the former number 27)

List entry Number: 1225959

Location: 16 Park Crescent W1,
83 Portland Place W1
Numbers 18 to 26 (including former number 27)
18-26 Park Crescent W1

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

County:	District:	District Type:
Greater London Authority	City of Westminster	London Borough

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 10-Sep-1954

Date of most recent amendment: 05-Feb-1970

Legacy System: LBS

UID: 423001

List entry Description

Summary of Building

Reasons for Designation

History

Details

TQ 2882 SE CITY OF WESTMINSTER PARK CRESCENT, WI

36/27 (west side) 5.2.70 and 10.9.54 No.16 and Nos. 18 to 26 (consec) (including the former No 27) Includes No 83 Portland Place G.V. I Quadrant of town houses forming western half of crescent. 1812 (restored and rebuilt behind facades) by John Nash and the earliest feature of his Regent's Park development. Stucco faced slate roofs. Simple spacious Grecian detailing distinguished by the unifying sweep of the ground floor colonnade. 4 storeys (including attic storey) and basement. 3-window wide fronts; the end houses have very slightly advanced fronts as terminal pavilions with returns to Marylebone Road and Portland Place, the latter with colonnade returned as well. The colonnade of coupled Ionic columns on square plinths uniformly screens the basement areas and ground floors with balustraded parapet to terrace over dentil corniced entablature; the channelled ground floor has square headed doorways (some altered to windows) and recessed glazing bar sashes. Between the end pavilions the 1st floor glazing bar sashes are semi-circular arched and recessed for 2 orders; square headed recessed glazing bar sashes to 2nd floor and attic storey. The end pavilion houses have square headed windows in shallow architraves, with cornices over on 1st floor, and semi-circular arched attic storey windows; similar fenestration to their returns but the ground floor windows to Marylebone Road also semi-circular headed. Cornice and blocking course over 2nd floor; attic cornice and

balustraded parapet over the intervening houses and shallow block pediments with acroteria to terminal pavilions. Cast iron spear head area railings in the intercolumniations. Park Crescent is Nash's sweeping introduction to Regent's Park, via Park Square q.v., from the axis of Portland Place and is the southern half of the vast projected circus in his 1811-12 scheme. John Nash; John Summerson. History of the King's Works; VI.

Listing NGR: TQ 28627 82061

List entry Summary-Portland Place

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List entry Number: 1227089

Location: 77-81 Portland Place W1

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

County:	District:	District Type:
Greater London Authority	City of Westminster	London Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 05-Feb-1970

Date of most recent amendment: Not applicable to this List entry.

Legacy System: LBS

UID: 424705

List entry Description

Summary of Building

Reasons for Designation

History

Details

TQ 2882 SE CITY OF WESTMINSTER PORTLAND PLACE, WI

36/29 (West side) 5.2.70 Nos. 77 to 81 (odd) G.V. II Terraced large 1st rate houses, c1780 by James Adam as a speculative Portland Estate development with his brothers. Stock brick with channelled stucco ground floors; slate roofs. Plain astylar elevations, a simplified version of No. 75 q.v. (and the other terrace blocks) and slightly recessed from the latter, matching Nos. 92 to 96 (even) q.v. 4 storeys and basement with dormered mansards. 3-window wide fronts. Semi-circular arched doorways to left; double panelled doors, side lights and cornice-doorheads below fanlights. Recessed sashes, under flat gauged arches to upper floors. Plat band over ground floor stuccowork. Crowning stucco cornice and blocking course. Cast iron Gothick patterned balconies across 1st floor. Cast iron plumbed spike area railings. Interiors not inspected.

Listing NGR: TQ 28701 81981

National Grid Reference: TQ 28694 82022

Appendix 3 Index of Digital Photographs



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6954 (3)



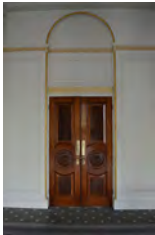
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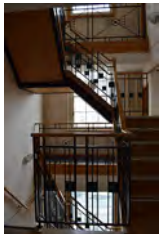
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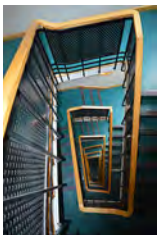
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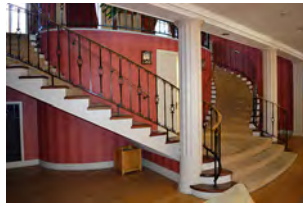
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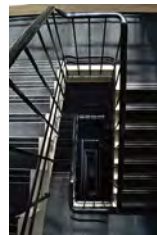
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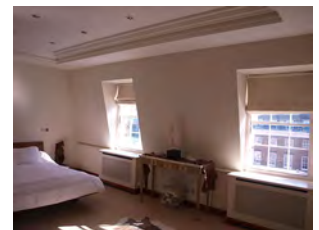
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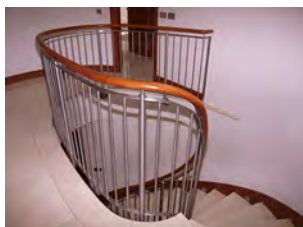
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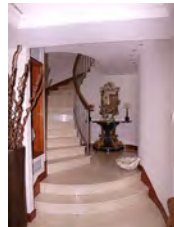
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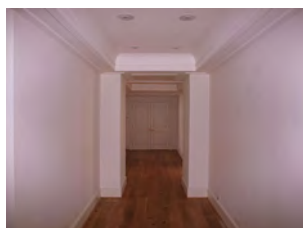
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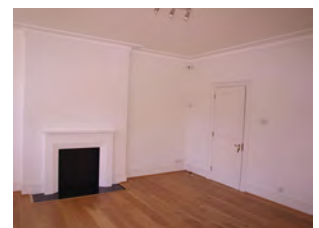
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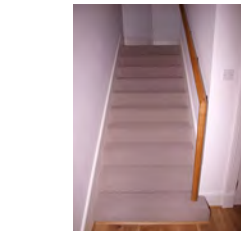
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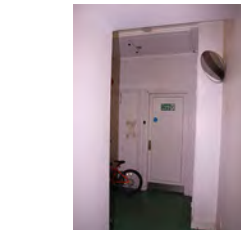
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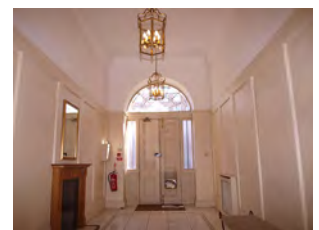
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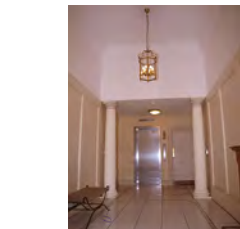
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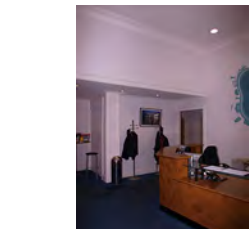
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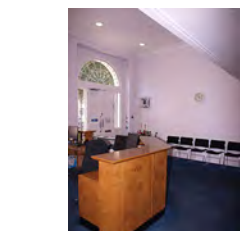
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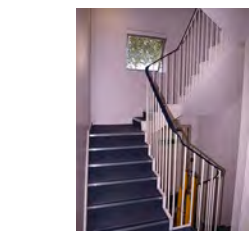
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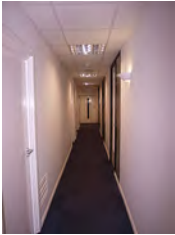


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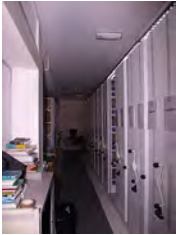
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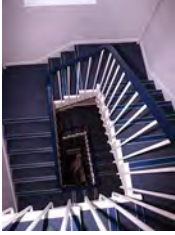
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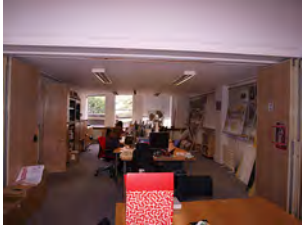
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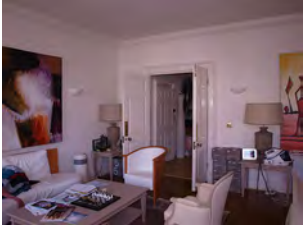
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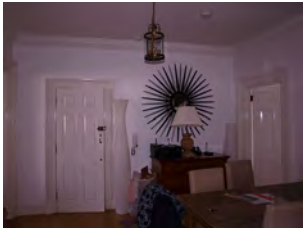
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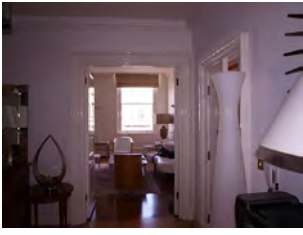
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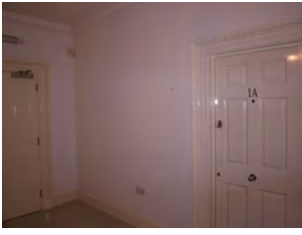
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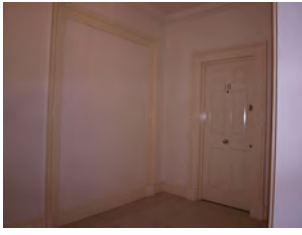
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