

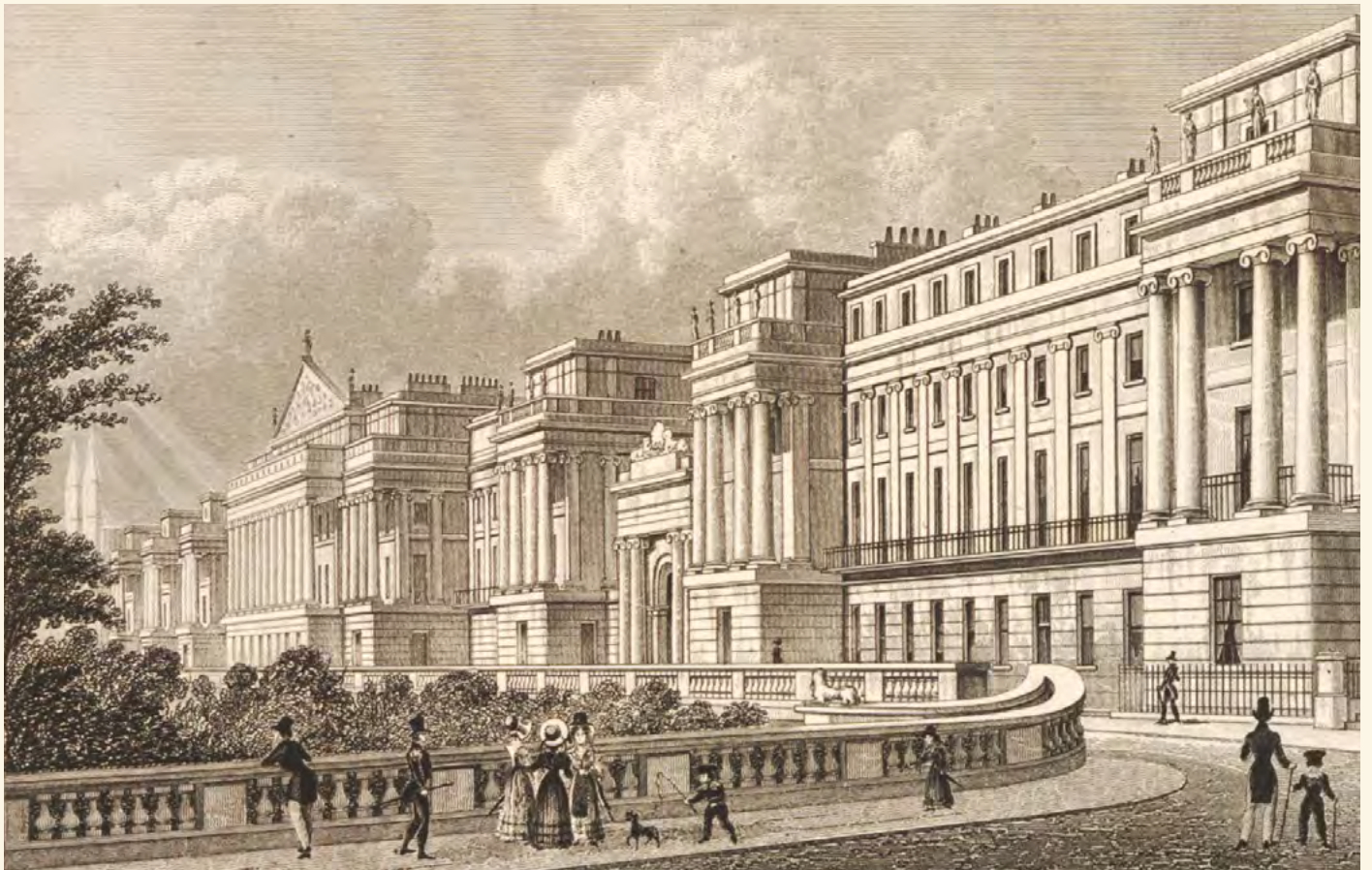


CROWN ESTATE PAVING COMMISSION

Cumberland Terrace Management Vision

August 2021

Todd Longstaffe-Gowan
Landscape Design



Contents

Aim of this garden management document

This is one of a set of garden management documents produced for the CEPC by Todd Longstaffe-Gowan Landscape Design Ltd to inform the strategic management of its estate. These documents are designed to promote a greater understanding of what makes Regent’s Park such a special place, to make clear the importance of John Nash’s original, unified scheme, and aim to put forward recommendations for each garden that will ensure the park as a whole retains its unique role as part of the metropolitan landscape.

Complete set of documents:

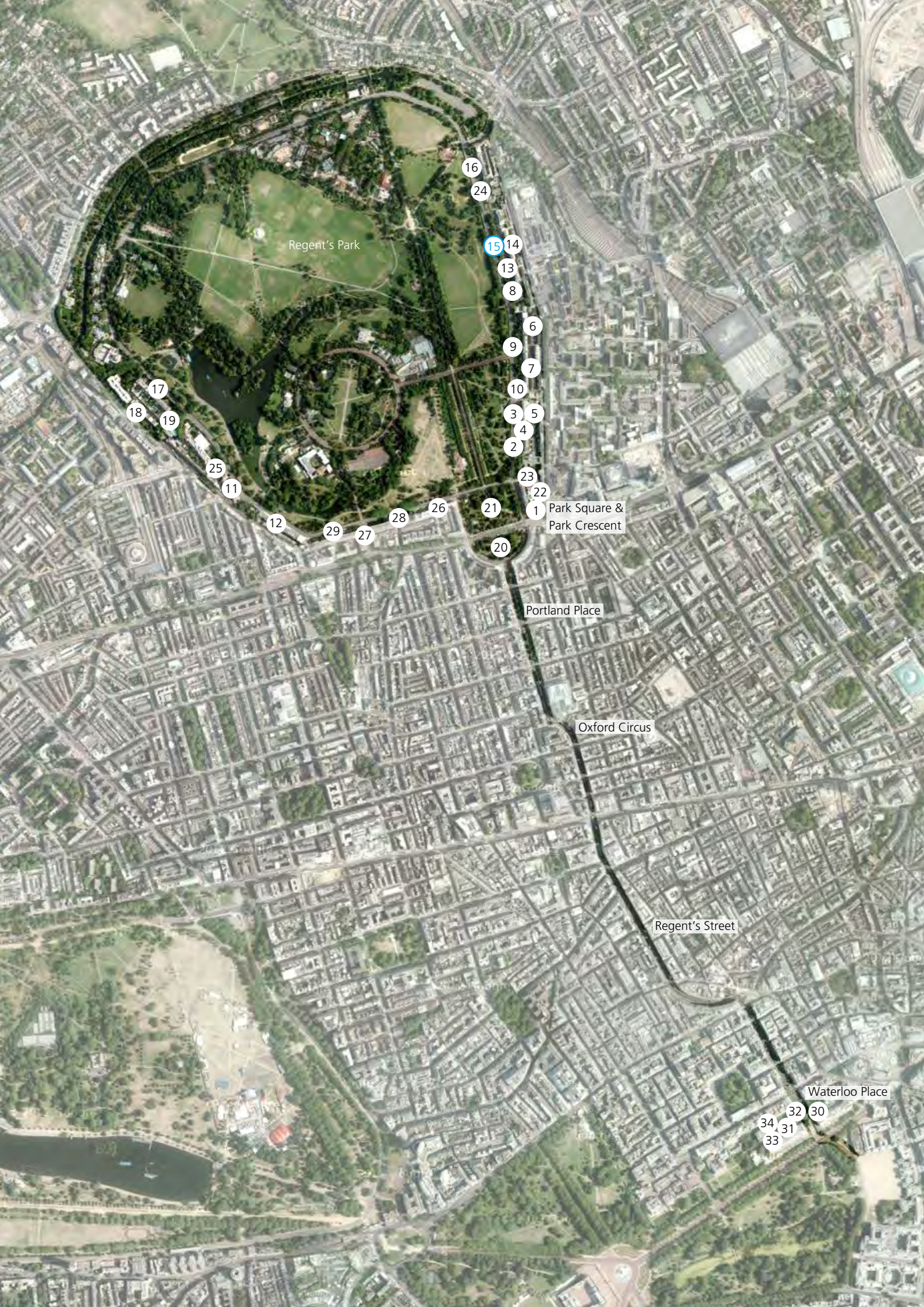
- ‘A Total Work of Architectural and Landscape Art’ A Vision for Regent’s Park
- Chester Terrace Management Vision
- Cumberland Terrace Management Vision
- Hanover Terrace Management Vision
- Park Square and Park Crescent Garden Management Vision
- Planting Principles and Design
- Sussex Place Management Vision
- Tree Management Strategy
- York Terrace East and West Management Vision

Cover Image: Engraving by James Tingle from an original study by Thomas Hosmer Shepherd. From Shepherd’s series “Improvements; or London in the Nineteenth Century” (London: 1827-1830).

1. Context	
1.1. Regent’s Park Vision	4
1.2. Cumberland Terrace	8
2. Summary of Proposals	
2.1. Historic Plan	12
2.2. Existing Conditions	14
2.3. Proposed Plan	15
3. Garden Features	
3.1. Views	16
3.2. Planting	
Trees	20
Shrubs, Perennials and Lawns	26
3.3. Paths	
Layout and Materials	30
Path Edging	34
Access	36
Drainage	38

Context

1.1 Regent’s Park Vision

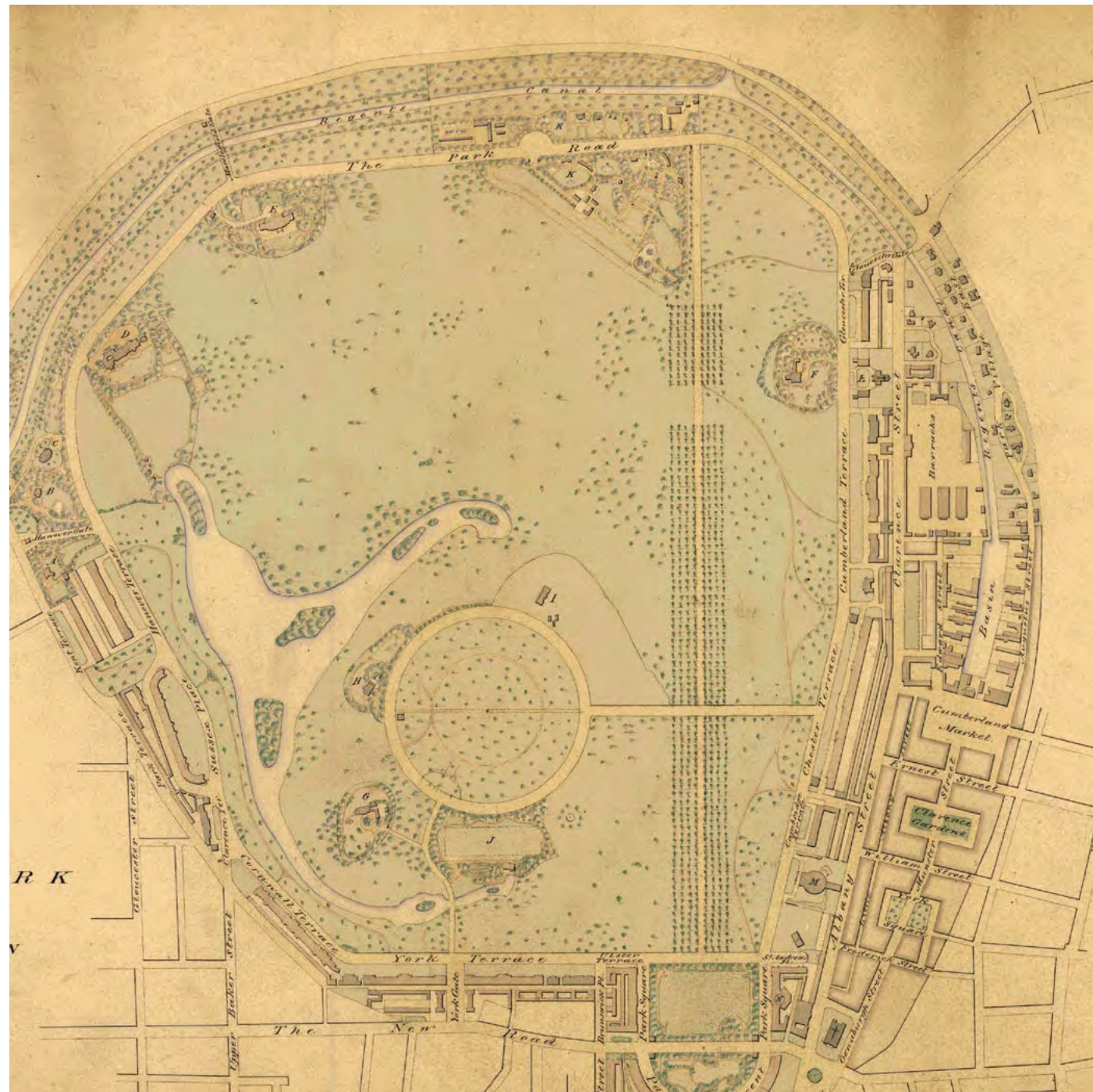


Regent’s Park is a special place, a planned urban enclave where buildings and landscape were conceived as a single entity, neither one before or without the other. The buildings were designed to benefit from their landscape setting, while the park was designed to benefit from the palace-like buildings around it. The park is, as the architectural historian Sir John Summerson remarks, ‘a total work of architectural and landscape art’.

John Nash’s plans for Regent’s Park embodied some simple design principles. Whereas in the early nineteenth century upmarket urban development generally focused on the tested formula of terraces and garden squares, Nash’s approach was pioneering in terms of town planning: his new metropolitan aesthetic was informed by the principles of ‘modern Decorative Landscape Gardening’, and very unusually for the time, assimilated domesticity and individual idiosyncrasy within a framework of public magnificence. As applied to this new urban estate, those principles can be summarised as follows: that, like a country house and its park, the interior parkland and the residential development were fundamentally related and connected; that the Outer Circle, a carriage drive, far from being a dividing line, served to link the interior parkland and the surrounding terraces and articulate their relationship; and that planting should frame a series of deliberately composed views from the road, from the buildings and from the parkland.

Opposite page:
Aerial view showing location of CEPC Gardens and illustrating the route of the Prince Regent’s New Road, starting in the south (bottom right) at Waterloo Place and terminating in the north at Regent’s Park.

- 1. Albany Terrace
- 2. Cambridge Gate
- 3. Cambridge Terrace
- 4. ‘Secret Garden’ south of Cambridge Terrace
- 5. Cambridge Terrace Mews
- 6. Chester Close North ‘Courtyards’
- 7. Chester Close South ‘Courtyards’
- 8. Chester Place
- 9. Chester Terrace
- 10. Chester Gate
- 11. Clarence Terrace
- 12. Cornwall Terrace Mews
- 13. Cumberland Place
- 14. Cumberland Terrace Mews
- 15. Cumberland Terrace
- 16. Gloucester Gate
- 17. Hanover Terrace
- 18. Kent Terrace
- 19. Kent Passage
- 20. Park Crescent
- 21. Park Square
- 22. Peto Place
- 23. St Andrew’s Place
- 24. St Katherine’s Precinct
- 25. Sussex Place
- 26. Ulster Place
- 27. York Gate
- 28. York Terrace East
- 29. York Terrace West
- 30. Waterloo East Gardens
- 31. Waterloo West Gardens
- 32. Podium
- 33. Border - Foreign Secretaries’ residence
- 34. Woolhouse Garden



Nash's Design Principles for Regent's Park:

What is important to Nash's master plan at Regent's Park is the visual relationship between the architecture and the landscape. All the elements within the park are equally significant – the central open space, the Outer Circle and the terraces. Nash never referred to them as anything other than a single entity. The road and the terraces are part of the park, and the combined whole is a designed urban landscape on an unprecedented scale. His achievement remains unique in London.

Nash insisted that the land between the terraces and the Outer Circle should be earmarked for planting. The planting in these communal gardens was intended to supply privacy to the residents and to give the impression that the terraces are single buildings. His aim was that they should resemble spacious palaces set in gardens and parkland, rather than conventional rows of London houses sitting next to the street.

Nash wanted the park's plantings to provide views of the terraces in such a way that no two masses of building can be seen from any one point at the same time. From within the park the visitor should see a succession of views that are distinct from each other, accentuating the illusion of a sequence of individual palaces, each within its own landscape setting.

Nash designed the Outer Circle as a viewing circuit within the park – not as a roadway around its perimeter. Trees in the park were planted to frame the views from the road. The communal gardens were created to form a setting for each palatial terrace when viewed from the Outer Circle. As a circuit, the Outer Circle should take the visitor around a sequence of carefully constructed landscape pictures on both sides of its promenade.

1.2 Cumberland Terrace

Panoramic view of Cumberland Terrace from Regent's Park c.1828.



Cumberland Terrace was built in 1826 by the builder William Mounford Nurse to the designs of the (executant) architect James Thomson. Named in honour of the Duke and Duchess of Cumberland, the terrace was described soon after its building by John Timbs writing in the *Mirror of Literature* (1829) as 'the most magnificent terrace in the [Regent's Park] circuit. It stands considerably above the road, and is approached by a fine carriage sweep, with handsome balustrades; below which, and level with the road, is the garden, or promenade for the residents of the terrace... From the sweep of this terrace may be enjoyed a highly picturesque view of the park, with the crown of Primrose Hill in the distance'.¹ Another anonymous contemporary shared this enthusiasm for the terrace and its setting, remarking in the same year 'the effect of this terrace on the spectator, is what the French would call magnifique! Superbe!'²

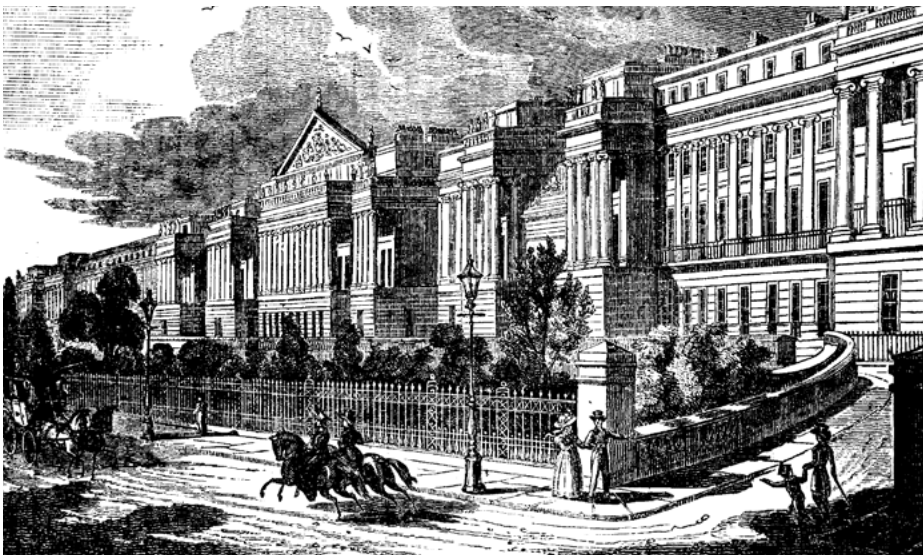
Thomas Allen, writing in *The History and Antiquities of London* (1837), observed that the terrace had 'greater pretensions to architectural beauty than any other in its neighbourhood. The prevailing character of Cumberland Terrace is grandeur, arising from a majestic simplicity of large parts. It consists of a lofty rusticated ground story, above which is an elevation of two stories, embellished with columns and pilasters of the Ionic order. Its situation for a metropolis is unrivaled and the plantations are judiciously employed to set off the architectural and sculptural decorations of the building'.³

That Cumberland Terrace was raised on an elevated platform suggests that it was conceived by John Nash – who was the master planner of the park – to take advantage of views over the park and to the north-west to Primrose Hill. The palatial edifice was contrived moreover to form a conspicuous and magnificent ornament to the park. Early plans corroborate these aims – and Charles Mayhew's 'Plans of all the Ground, Houses and Other Buildings... [in] Regent's Park' (1834-1835) in particular. This plan shows the new plantations within the park (and adjoining the Outer Circle) as framing a panorama over the park. This broad and extensive view from the terrace was later described in the *Illustrated London News* (1946) as 'easily the most breath-taking panorama in London'.⁴ The ensemble has more recently been praised as a 'virtuoso performance in scenographic imagery'.⁵

The terrace and its gardens remained a popular place of residence throughout the nineteenth century. Contemporary plans, and the *Ordnance Survey* in particular, suggest the garden layout and the views to and from the terrace and the park remained reasonably intact. In 1890 it was, for instance, reported in the *Illustrated London News* that the 'general stateliness of the "terraces" or rows of mansions overlooking the park on its south, west, and east sides, excludes incongruous features in the view'.⁶

1.2 Cumberland Terrace

Sketch of Cumberland Terrace, artist unknown.



Early in 1946 the Prime Minister appointed a committee, with Lord Gorell as chairman, ‘to consider the future of the terraces adjoining Regent’s Park from all aspects, architectural, town planning and financial, and to make recommendations as to their future adaptation or replacement to meet modern requirements’. The committee’s findings were published in a White Paper of 10 April 1947, recommending that Cumberland Terrace – and its neighbouring Regency terraces – ‘must be restored and preserved at all costs’.⁷ The terrace was reprieved from demolition and was scheduled to become ‘in part and for some years at least a new Whitehall’.⁸ In the event, however, this scheme was abandoned and the terrace reverted to residential use; the formerly large houses were, however, largely converted into flats.⁹ By October 1952 the *Illustrated London News* could report that ‘London’s most breath-taking panorama’ had regained its ‘pristine splendour’, and the restoration of the terrace and the ‘Nash Terraces’ round Regent’s Park had been ‘proceeding steadily since the war’.¹⁰

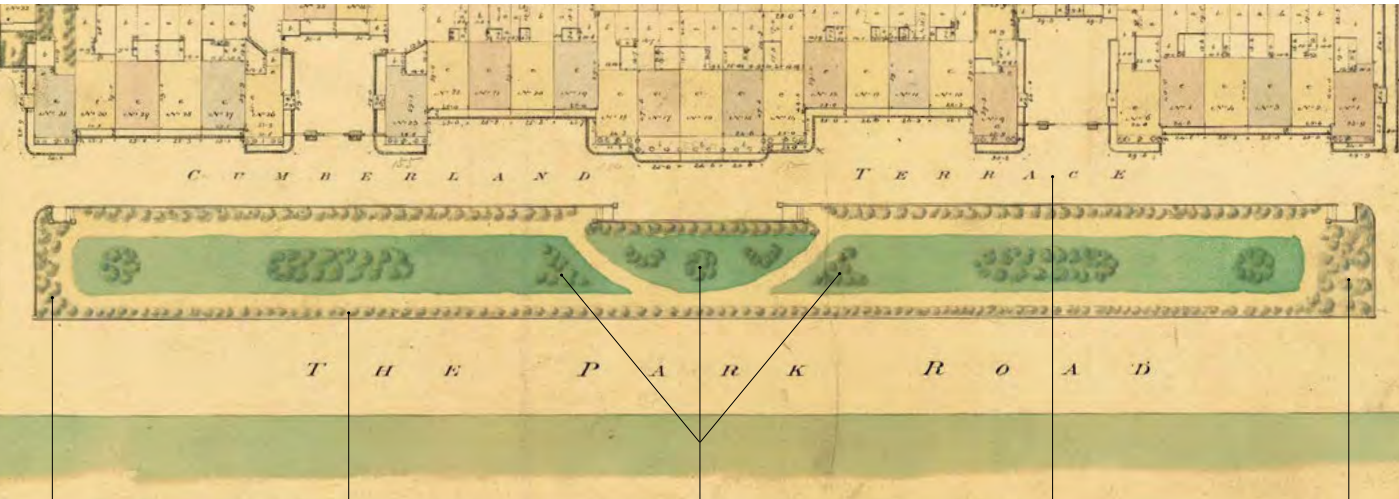


Aerial photograph showing Cumberland Terrace facing Regent’s Park.

Since the mid-twentieth century most of the changes which have been made to the gardens have been carried out without a view to the impact they have on the setting of the terrace and its relationship with the neighbouring park. For instance, tree and shrub planting have compromised and in places occluded what were once open views over the park, as well as views from the park looking back to the terrace. The path layout has also been significantly altered and simplified.

The gardens are designated ‘Private Open Space’ in Camden Council’s Local Development Framework as published in its ‘Regent’s Park Conservation Area Appraisal and Management Strategy’ (adopted 11 July 2011).¹¹ The report states that Cumberland Terrace is the ‘grandest of the eleven terraces in Regent’s Park, Cumberland Terrace (244m/800ft long) [and] embodies the idea of a palace confronting a “natural landscape” within the city’.¹²

2.1 Historic Plan



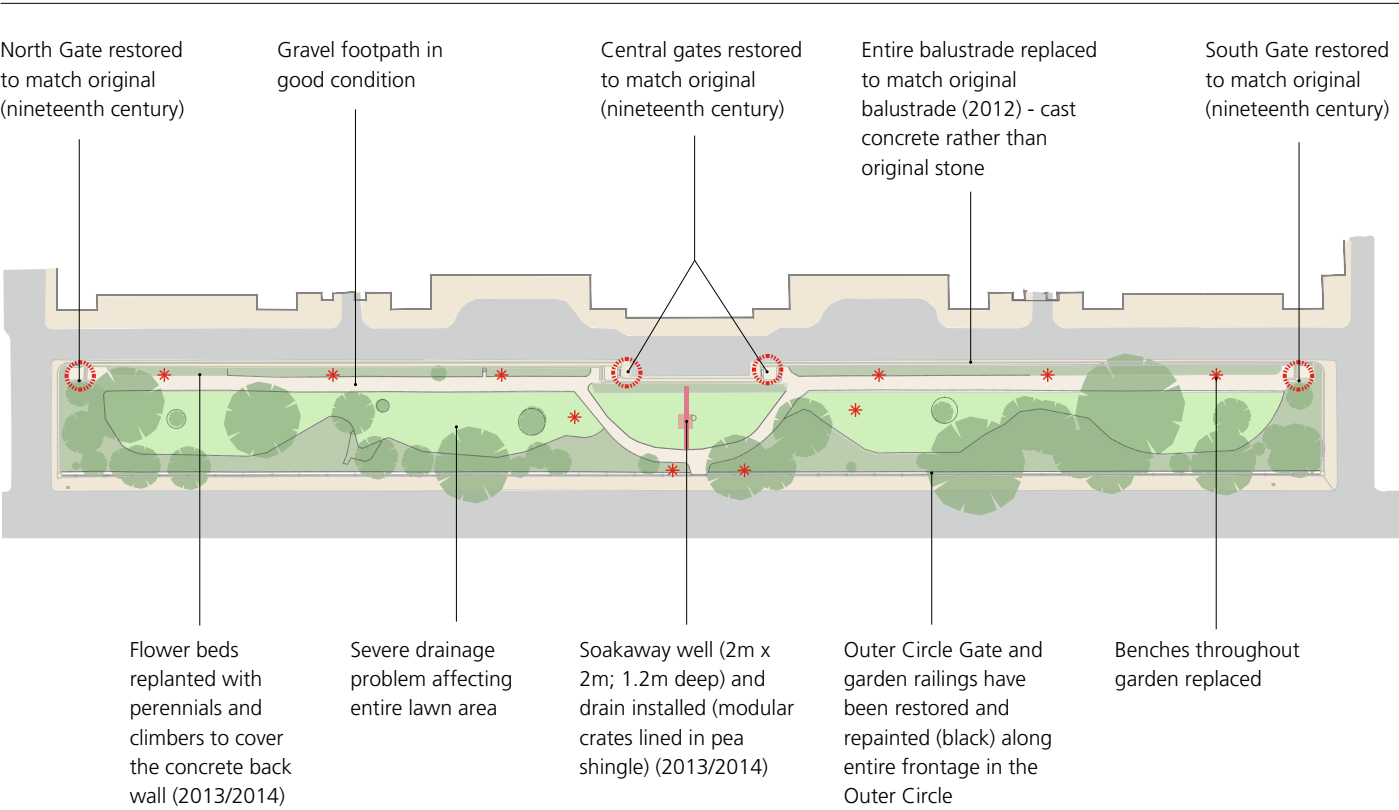
Northern shrub bed to frame terrace
Original border hedge and planting bed
Planted island beds within the lawn
Elevated carriageway providing access to building and garden
Southern shrub bed to frame terrace

1834 Mayhew Plan (NTS)
(Annotations by author)

Summary of Proposals

- Protect and enhance the existing boundary shrub planting including high-value mature trees;
- Reduce the overhang of trees to allow shrub undergrowth to flourish in the areas most affected by traffic pollution;
- Reinstate the western boundary path, and take professional advice on incorporating land drainage beneath the path surface;
- Expand the existing eastern border planting to a scale appropriate to the garden;
- Reintroduce island planting beds to give more depth and layering to the foreground of the building;
- Protect and enhance high-quality mature planting;
- Restore the shrub beds to a more appropriate scale and layout;
- Create more diversity within the shrub beds with variation in both height and texture;
- Unify the path widths throughout the terrace to evoke their historical character;
- Rationalise the edge treatment to paths and planting beds;
- Provide a long-term strategy for tree management within the terrace;
- Reinforce the importance of privacy (as envisioned by Nash);
- Introduce a new drainage system to alleviate the existing tendency to winter waterlogging;
- Gradually reintroduce and protect the key views to Cumberland Terrace from Regent's Park.

2.2 Existing Conditions

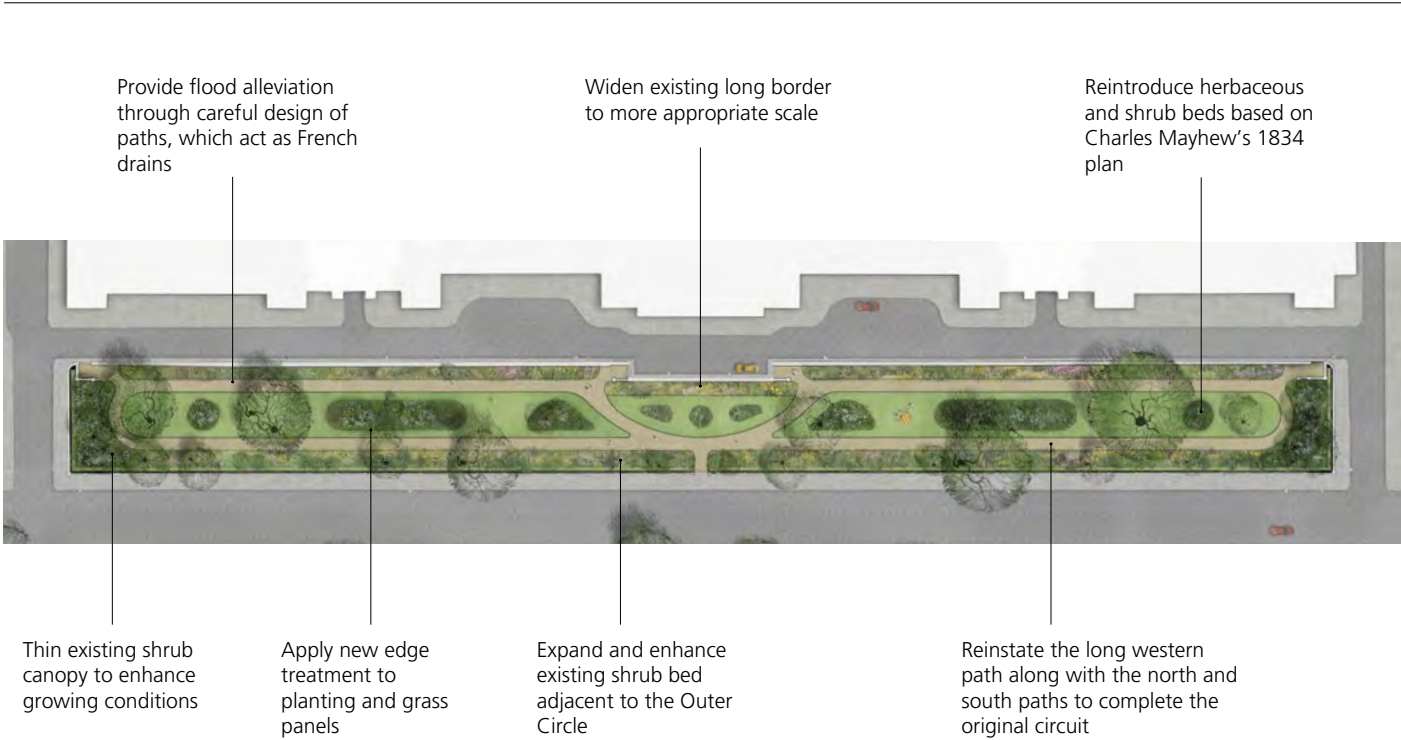


Legend

- * Bench seating
- Stairs

Existing Conditions Plan (NTS)

2.3 Proposed Plan



Proposed Plan (NTS)

3.1 Views

Existing Conditions + Historic Precedent



Historic views to and from Regent's Park (superimposed on Mayhew's Plan of 1834-1835). Note the long view looking north-west from Cumberland Terrace to Primrose Hill.



Far left: Large trees both in the central zone of the terrace garden and Regent's Park interrupt views to Cumberland Terrace from the Park and the Outer Circle.
Left: Important historic views from Cumberland Terrace into Regent's Park are presently encumbered by large trees.

The Outer Circle was originally flanked on either side by a broad footway lit with gas-lamps, and planted with trees, which complemented and distinguished the palatial terraces and framed views to and from the interior of the park. As Nash remarked in 1832, his aim was to create 'so many distinct pictures' so that perambulators 'will see a succession of views distinct from each other'.

The layout of the Outer Circle was calculated to satisfy the residents' wish for privacy and the public's desire for public amenity: resident leaseholders enjoyed the benefits of private communal gardens and aerial views from the upper windows of their houses; the visiting public were restricted to street-level views from the public rights of way, but these were nevertheless carefully designed so that a walk or drive took visitors through a series of framed views or living pictures.



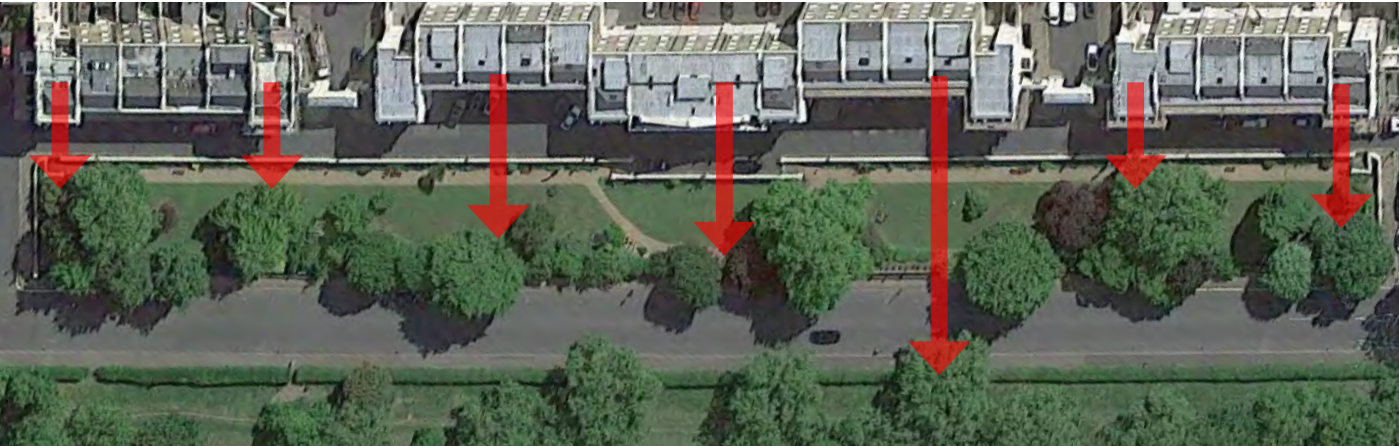
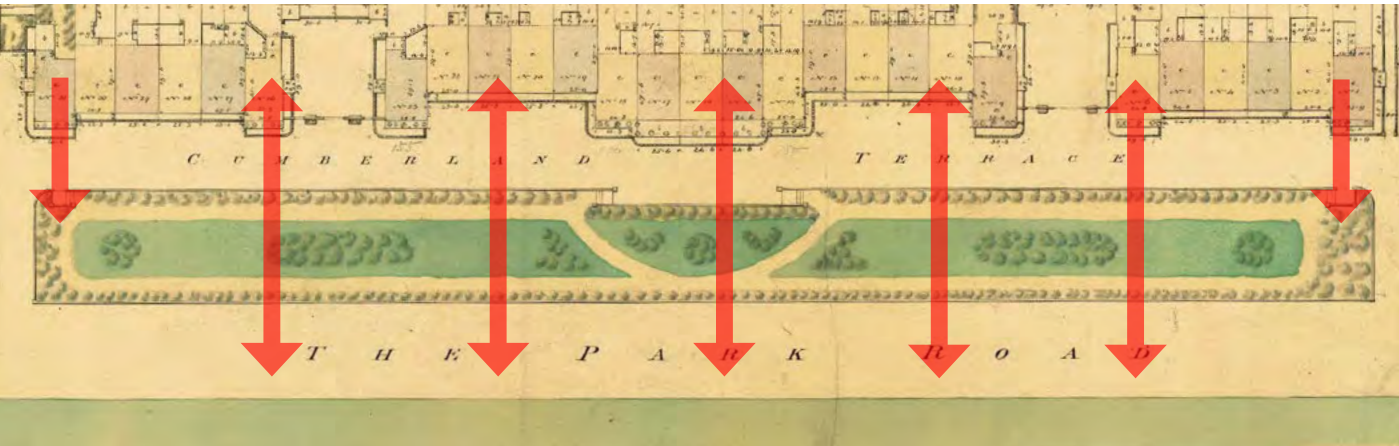
Engraving showing the relationship between Cumberland Terrace and the broad gas-lit footway before it (1837).



Existing view from the opposite site of the Outer Circle. Tall shrub planting acts as a screen to the terrace beyond.

3.1 Views

Existing Conditions + Historic Precedent



Legend

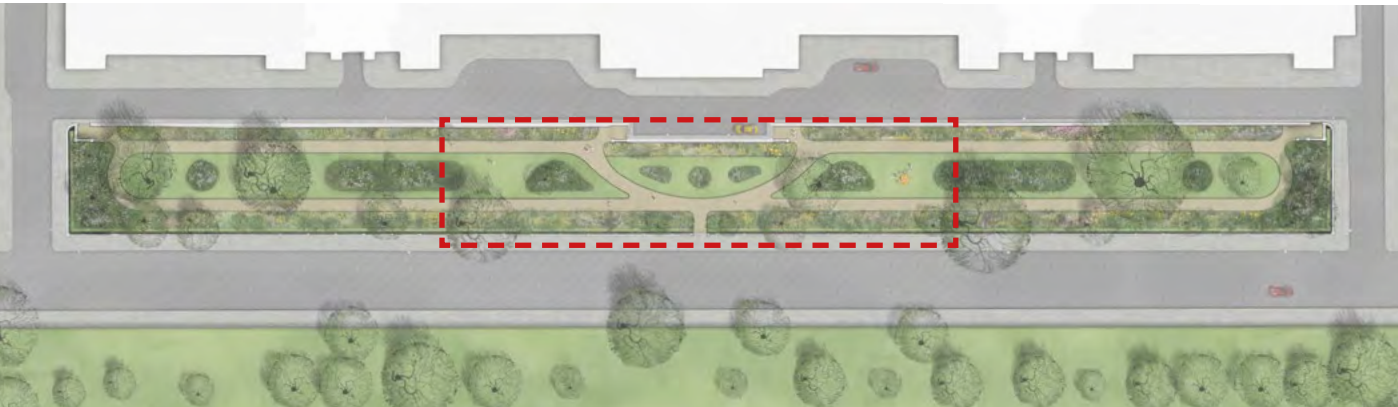
➡ Long views into and out of the gardens at upper levels

⌚ Historic and Existing Views (NTS)

3.1 Views

Proposals

Historic views to and from Cumberland Terrace were examined by Todd Longstaffe-Gowan Landscape Design in 2013. These results were incorporated into the Royal Parks' report, 'The Regent's Park and Primrose Hill Tree and View Management Strategy' (July 2013) prepared by Burns + Nice, Sarah Couch Landscape and Land Management Services. The views to and from the terrace are described in this report as 'largely screened by boundary trees, except at park entrances', and the consultants recommend 'co-ordinated management of boundary trees with the CEPC to identify opportunities to maintain...historic views and vistas to and from Cumberland Terrace'.



⌚ Proposed Plan (NTS)

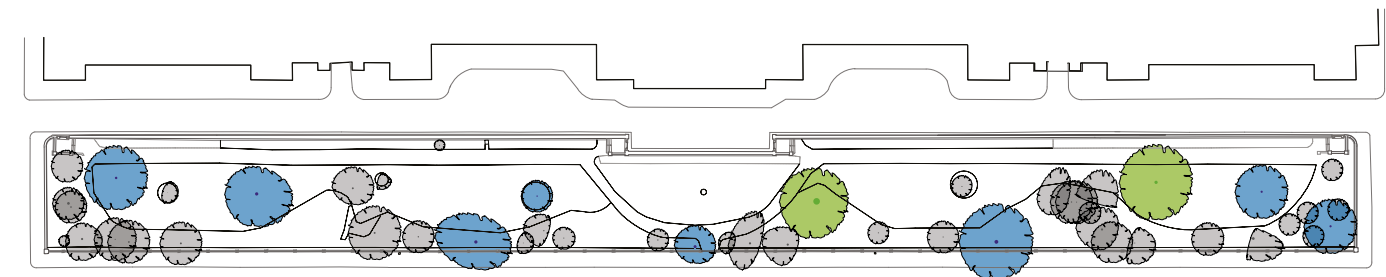
Opposite top: Mayhew's plan showing long views across the length of the garden (annotation by author).

Opposite bottom: Existing aerial photograph showing impeded views caused by well-established tree planting throughout the garden.

Above: The proposed plan following initial tree removals. While in the near future the large *Platanus x hispanica* in the center zone of the garden will remain, the proposed strategy would see large trees in this zone replaced with smaller trees on their demise.

3.2 Planting: Trees

Existing Conditions + Historic Precedent



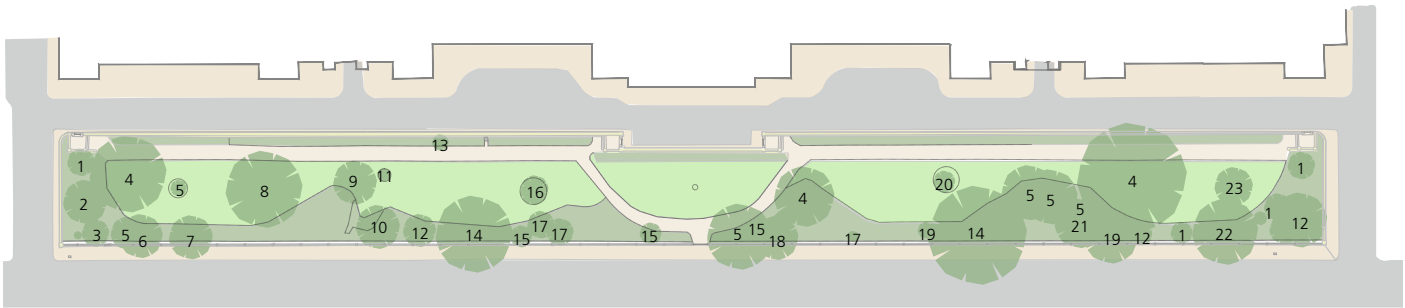
Legend

- 

A Grade Trees – of high quality, with an estimated remaining life expectancy of at least 40 years. Such trees are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).
- 

B Grade Trees – of moderate quality, with an estimated remaining life expectancy of at least 20 years. Such trees might be included in category A, but are downgraded because of an impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.
- 

C Grade Trees – of low quality, with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. Such trees are unremarkable and of very limited merit or of such impaired condition that they do not qualify for higher categories.



- | | | |
|--|--|--|
| 1. <i>Viburnum rhytidophyllum</i> , leatherleaf viburnum | 9. <i>Tilia x europaea</i> , common lime | 20. <i>Prunus Kiku-shidare-zakura</i> , cherry 'Kiku-shidare-zakura' |
| 2. <i>Laurus nobilis</i> , bay tree | 10. <i>Carpinus betulus</i> , hornbeam | 21. <i>Robinia pseudoacacia</i> , false acacia |
| 3. <i>Tilia x europaea</i> , common lime | 11. <i>Prunus spp.</i> , cherry | 22. <i>Sorbus aria</i> , whitebeam |
| 4. <i>Platanus x hispanica</i> , London plane | 12. <i>Acer platanoides</i> , sycamore | 23. <i>Tilia petiolaris</i> , weeping lime |
| 5. <i>Prunus cerasifera</i> 'Pissardii', cherry plum | 13. <i>Cordyline australis</i> , cabbage palm | |
| 6. <i>Quercus cerris</i> , Turkey oak | 14. <i>Aesculus hippocastanum</i> , horse-chestnut | |
| 7. <i>Fraxinus angustifolia</i> , narrow-leaved ash | 15. <i>Ilex aquifolium</i> , holly | |
| 8. <i>Salix</i> 'Chrysocoma', golden weeping willow | 16. <i>Betula pendula</i> , silver birch | |
| | 17. <i>Malus spp.</i> , apple | |
| | 18. <i>Fagus sylvatica</i> , common beech | |
| | 19. <i>Quercus ilex</i> , holm oak | |

In January 2015, Mayhew Consultancy Ltd performed a comprehensive assessment of the conditions of the trees in Cumberland Terrace. 75% of the trees in the terrace were found to be C grade trees – unremarkable or impaired. 20% were considered B grade, while only two trees were considered of the highest quality.

3.2 Planting: Trees

Existing Conditions + Historic Precedent

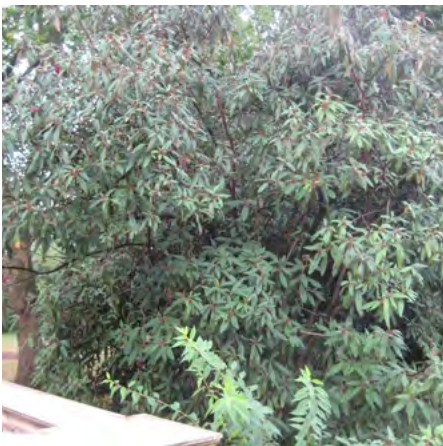
Right: Recent tree planting within lawn doesn't reflect the original nineteenth century design and encumbers the central lawn. Furthermore, overcrowding at canopy level impacts on these smaller trees.

Far right: Several trees are suffering from the existing drainage situation.



Right: The crown of this hornbeam is repressed on the south side by a self-seeded sycamore, which should be removed.

Far right: Grade C trees, such as this wrinkled viburnum, are in poor condition and should be removed.



Generally, the trees growing within Cumberland Terrace are of poor condition. Many are in ill-health, often caused or exacerbated by drainage problems on site, which create less-than-optimal growing conditions that encourage disease.

Many of the naturally large shrubs have not been appropriately pruned, resulting in overgrowth, which has hindered views in and out of the site and shaded out lower planting beneath.



Currently, from the interior of Regent's Park, Cumberland Terrace is virtually invisible in summer.



Long-term coordination with The Royal Parks will be required to open up views beyond Cumberland Terrace. If the existing boundary *Platanus x hispanica* trees in Regent's Park are not replaced on their demise, the view to the terrace will be much more expansive.

3.2 Planting: Trees

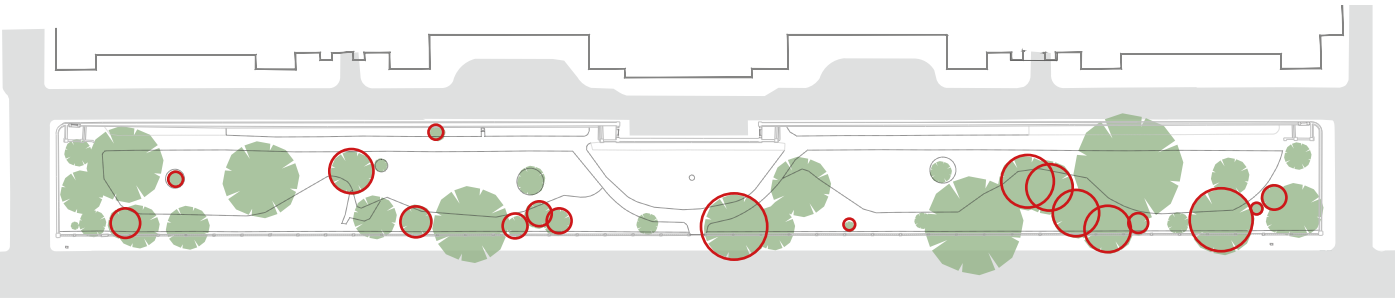
Proposals

Initial Tree Management

As part of the wider management strategy to evoke some of John Nash’s original design principles across Regent’s Park and the surrounding terraces, the proposal for Cumberland Terrace could see some C grade trees of low quality (or in poor health) removed at the end of their natural life and may not be replaced.

The long-term aim of the proposals is to open up views to the central block of the building, and frame views along the terrace with appropriate scale planting. Removal of these trees could ensure permeability to the facade and increase light levels to new ground level planting.

All A and B grade trees would remain.



Legend

Proposed tree removals

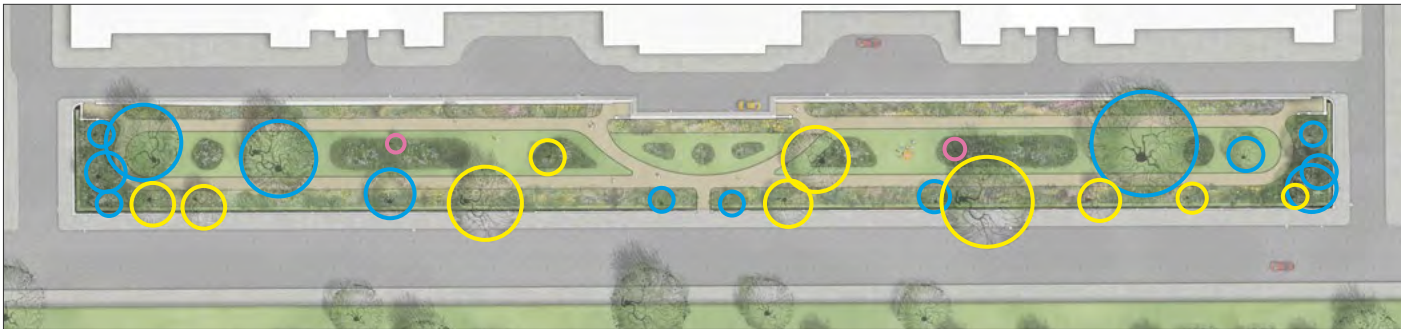
Initial Tree Management Plan (NTS)

Future Tree Management

In order to ensure the future visual connection between the building and Regent’s Park is enhanced, three principles of replacement will be used to regulate the height of the terrace planting.

On their demise, large trees obstructing the central block will be replaced with small or medium-sized specimens. Similarly, large trees at the roadside will also be replaced with smaller trees in order to reduce shading to planting beds.

The size of trees in the north and south borders will be maintained in accordance with Nash’s original vision for the site, ensuring Cumberland Terrace is framed by larger planting when viewed from Regent’s Park.



Legend

Retained tree – may not be replaced on demise, particularly if impeding the growth of another tree in the locality

Retained tree – to be replaced by small/medium-sized specimens on demise

Retained tree – to be replaced with similar species on demise

Future Tree Management Plan (NTS)

NB The proposed garden layout should be accommodated when replanting trees and allowance for repositioning to an adjacent planting area should be expected in some cases.

3.2 Planting: Shrubs, Perennials and Lawns

Existing Conditions + Historic Precedent

Right: Bald and muddy patches in lawns caused by poor drainage.



Far right: Poor drainage has also caused difficulty in establishing planting.



Right: Due to box tree caterpillars' presence within the terrace, future planting schemes should use alternatives to *Buxus*, such as *Osmanthus burkwoodii* or *Ilex crenata*.



Far right: Existing beds on the eastern side of the garden are in fairly good condition.



Cumberland Terrace garden suffers tremendously from an existing drainage problem that results in puddling across the site, especially during wet winters. Poor and waterlogged conditions cause plant beds to underperform and slow the establishment of new planting. In areas of lawn, the drainage problems cause muddy patches and balding. These drainage problems have likely arisen over time with the increase in hard surfaces surrounding the terrace, coupled with ground compaction within the garden.

Current planting areas are of mixed quality, with many of the original shrub and planting beds now lost. Overgrowth of shrubs has led to a dense canopy of medium-height foliage that shades out lower planting and hinders herbaceous growth.



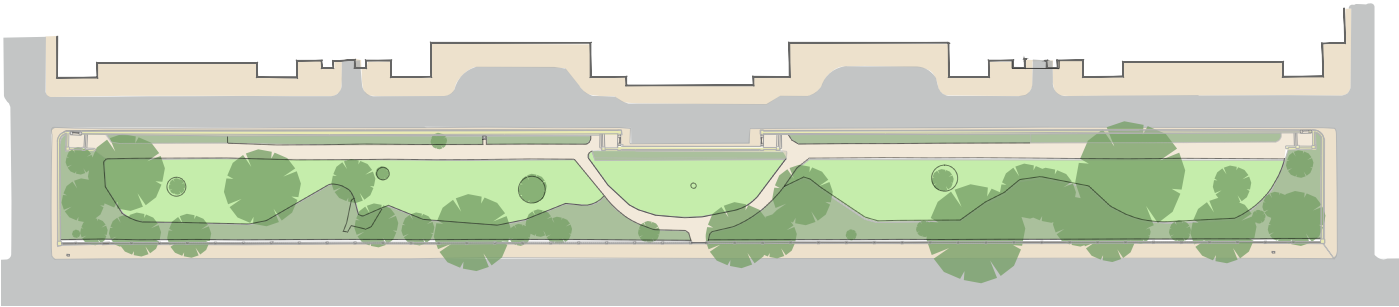
Cumberland Terrace engraving by William Wallis (1827). Note the well-defined herbaceous and shrub beds present in the garden.

3.2 Planting: Shrubs, Perennials and Lawns

Existing Conditions + Historic Precedent

In their existing condition, planting beds are a far cry from the well-defined planting areas seen in Mayhew’s 1834 plans. Over time, shrub and herbaceous plants have migrated outwards, which has likely contributed to the loss of the western footpath, resulting in the front of the garden becoming one large shrub bed.

The long borders adjacent to the rear retaining wall span the length of the terrace and provide an opportunity for improvement. With a depth of only 1.6m, the beds allow very little room for a layered and satisfying planting scheme, whilst the broad adjacent path only serves to emphasise its poor proportions.



Legend

Lawn

Shrub/perennial bed

Existing Shrubs, Perennials, and Lawn (NTS)

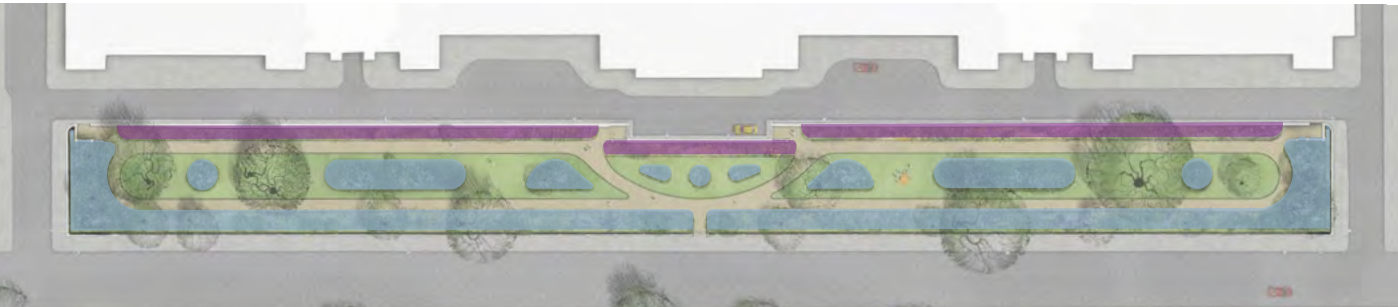
3.2 Planting: Shrubs, Perennials and Lawns

Proposals

The proposed scheme aims to enhance the current garden at Cumberland Terrace by reintroducing diverse shrub beds in line with Mayhew’s early plans. These new planting areas provide a fresh opportunity to create a series of experiences along the reinstated path circuit through layered planting with both shrub and herbaceous plants.

The long eastern borders will be increased in depth to a more appropriate scale, which will allow for a more nuanced and undulating planting structure.

By lowering the overall height of the planting across the site, not only are views preserved in line with historic precedents, but conditions are improved generally at ground level through increased light levels.



Legend

Flower bed

Shrub/flower bed

Lawn

Proposed Bed Plan (NTS)

3.3 Paths: Layout and Materials

Existing Conditions + Historic Precedent



Far left: Frequently flooded pathways discourage use.

Left: Some garden pathways have become unnecessarily wide.

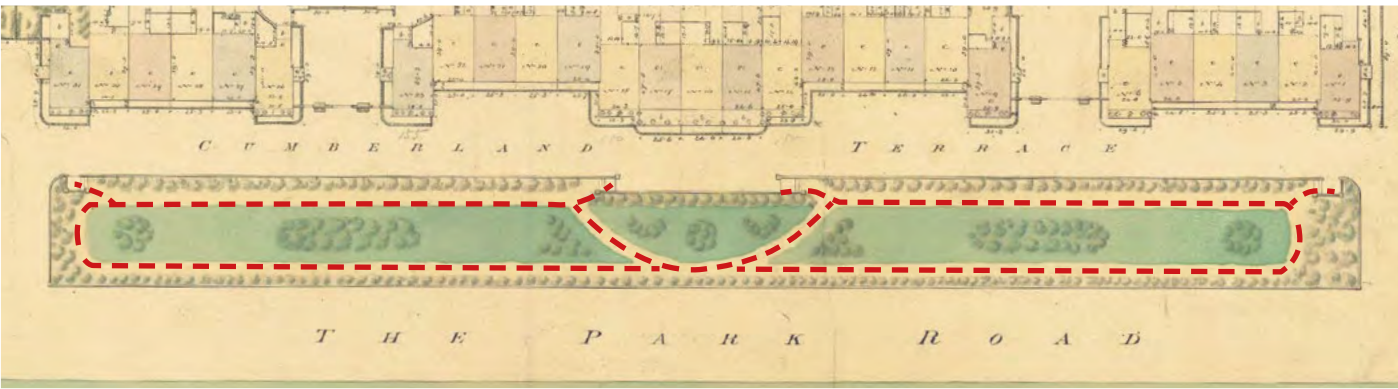
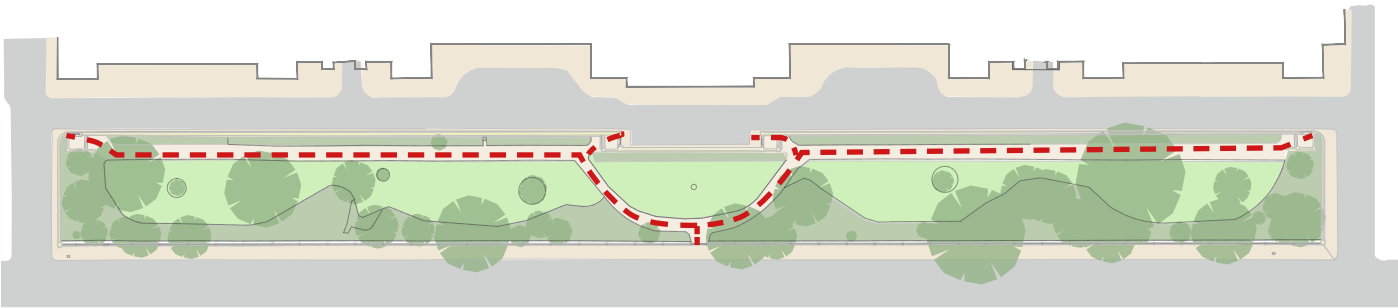
Right: Existing paths (NTS).



Left: Drainage issues affect the paths, likely caused by malfunctioning drainage system and compaction of path sub-base.

Right: Mayhew's plan, 1834.

The existing gravel paths are generally in fairly good condition. Mayhew's 1834 plan shows the perimeter pathway around the entirety of the garden. The existing path layout doesn't lend itself to strolling, as the path only runs along the eastern edge of the garden, except where the crescent interrupts it. The experience of the garden on the existing path is quite singular.

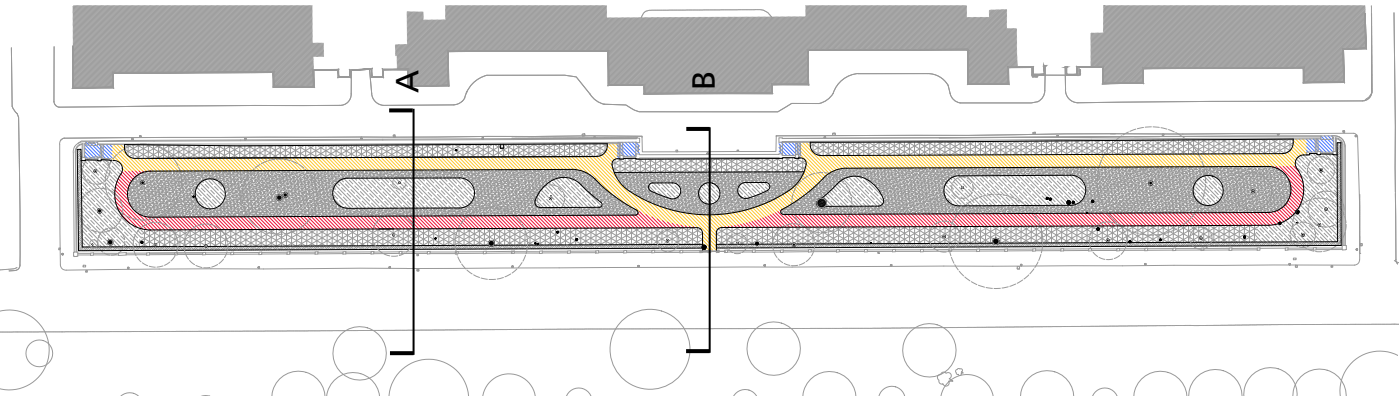


3.3 Paths: Layout and Materials

Proposed

The proposed plan restores the integrity of the original early nineteenth century landscape plan by reinstating the perimeter path on the western edge of the garden, allowing for a full circuit. Widths for the new and adjusted paths are to be based on archaeological exploration of historic path widths. The east and west paths would act as French drains within a new drainage system that will be required to alleviate the existing drainage issues. For this reason, the proposed material of this and other pathways is a self-binding gravel to allow for infiltration.

In tandem with the reintroduction of historic island plant beds across the terrace, the new path layout will ensure a more varied and interesting experience for people traversing the garden.



- Legend
- Existing path
 - Existing path — adjusted width/alignment
 - Proposed path

Proposed Path Plan (NTS)

3.3 Paths: Path Edging

Existing Condition



Rope edging is a common feature in most of the terraces and, when installed correctly, provides an attractive and practical barrier for vegetation and gravel.



Without edge restraint, vigorous plants can migrate into lawns, which increases maintenance requirements and looks unsightly.

The use of edge restraint for pathways and planting areas has many benefits. Raised edging can help prevent loose surfaces such as gravel from migrating onto lawns and plant beds. Edging to lawns will help to discourage turf from spreading and reduces their maintenance requirement.

The edges of the lawns and shrub beds at Cumberland Terrace are largely delineated by spade-cut edges, which require frequent re-cutting to remain clean. The long border is currently restrained by decorative rope edging, which ensures the planting bed remains neat and free of gravel from pathways.

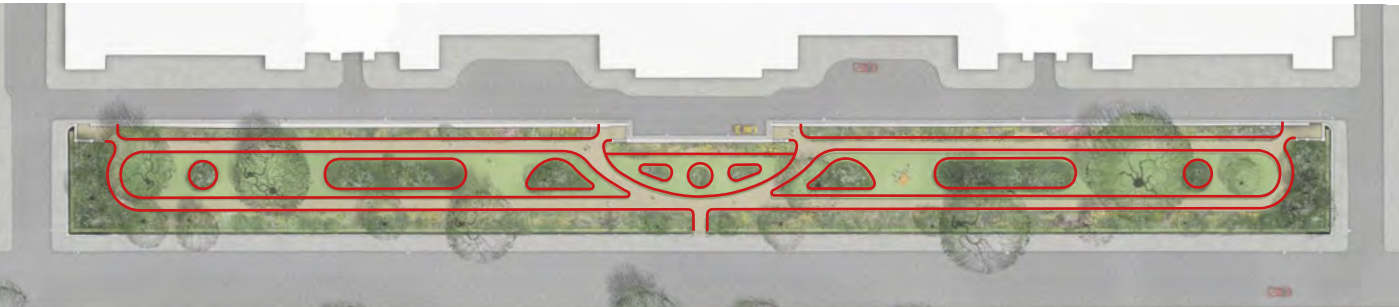
3.3 Paths: Path Edging

Proposals

The new planting bed and path arrangements for Cumberland Terrace would benefit from a rationalised approach to edge restraint that is common to all terraces.

Rope top edging has proved a long-lasting and attractive method of retaining the gravel paths and should be considered going forward.

Lawn panels and plant beds would benefit from steel edging, which offers the greatest longevity of the edging options.



Legend

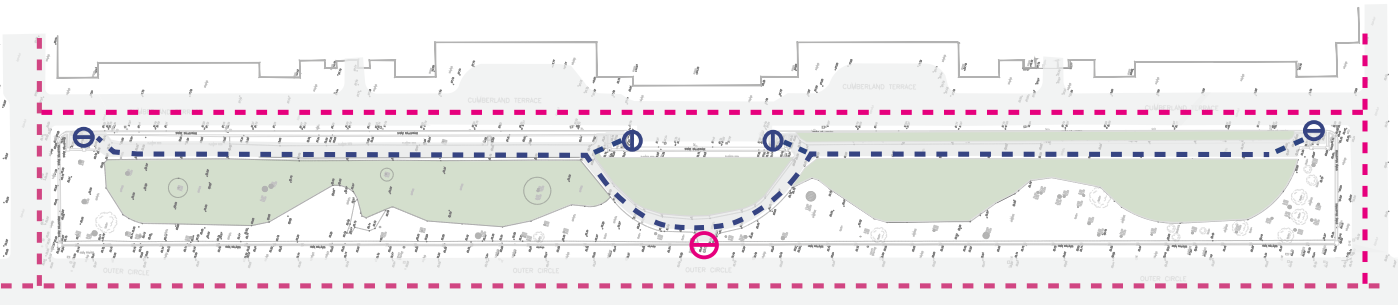
Proposed edge restraint

Proposed Edges' Plan (NTS)

3.3 Paths: Access

Existing Conditions + Historic Precedent

Pedestrian access to the garden is well located on the eastern side of the garden, where most users would be coming from. However, since the garden is several feet below the ground floor of the terrace, all of the pedestrian entrances have stairs with no provision for disabled access. There is vehicular circulation around the entirety of the garden, and a gate located in the Outer Circle fence for maintenance access.



Legend

Vehicular gate

Pedestrian gate

Private or limited access

Internal gate

Vehicular circulation

Pedestrian circulation

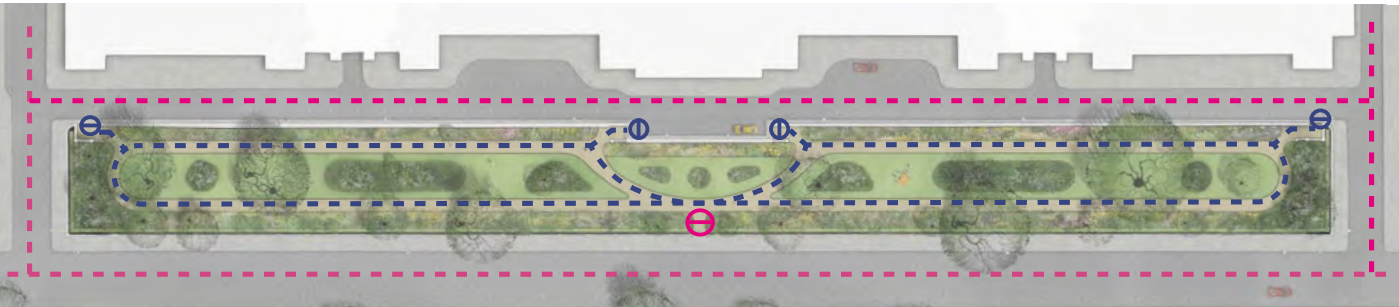
Existing Access Plan (NTS)

3.3 Paths: Access

Proposals

The existing service gate will be refurbished and the position slightly adjusted to bring it on axis with the centre of the terrace. The threshold to the gate will be lowered to provide level access to the garden and a slope of no more than 1:21 will ensure that the path allows appropriate access for disabled users.

Adjustments to the gate provide the opportunity to expand the width of the opening to allow for occasional maintenance vehicle access.



Legend

Vehicular gate

Pedestrian gate

Private or limited access Pedestrian gate

Internal gate

Vehicular circulation

Pedestrian circulation

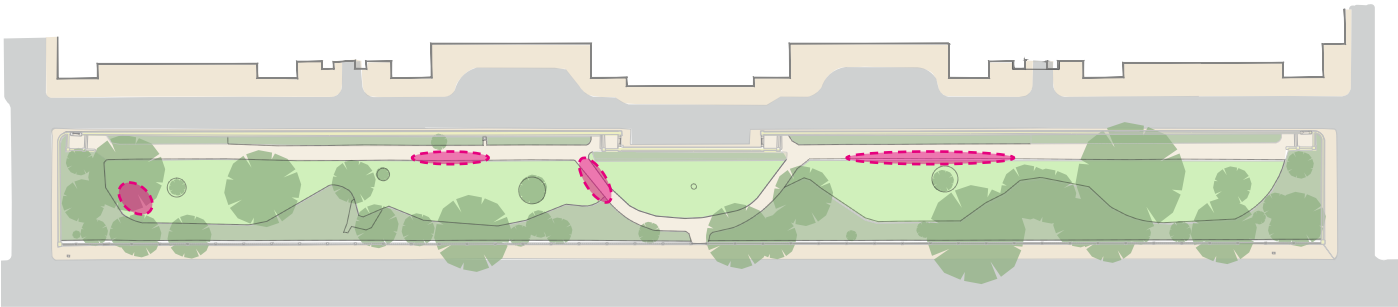
 Proposed Access Plan (NTS)

3.3 Paths: Drainage

Existing Conditions + Historic Precedent

Localised flooding occurs during the winter months across Cumberland Terrace. The drainage issues are most notable on the edges of gravel paths due to their cambered surface. The underlying cause of the flooding is likely due to compaction of the path sub-base preventing water from percolating into the ground.

Waterlogging in the lawn is most noticeable at low points, where the grass ceases to grow and the surface becomes muddy. The damp conditions also result in moss growth throughout the grass.



Legend

Location of periodic/seasonal flooding due to poor drainage

 Existing Drainage Plan (NTS)

3.3 Paths: Drainage

Proposals

All proposed paths will be permeable, allowing water to percolate away from the surface. By installing French drains beneath the paths, infiltrating water can be conveyed quickly to soakaways or attenuation tanks underground that can store water and discharge it slowly into the ground. Permeable pipes can also aid in draining soft surfaces more quickly.

All subterranean drainage will have to be installed around existing trees to prevent encroachment into root protection areas.

The drainage will be improved in order to add to the utility of the garden for residents and the length of the season during which it can be used in its entirety.

NB Drainage specification to be reviewed by a qualified drainage engineer.



Legend

French drain

Indicative permeable pipe

Indicative attenuation tank/soakaway location

 Proposed Drainage Plan (NTS)

References

1. John Timbs, The Mirror of Literature, Amusement and Instruction, vol. 13 (1829), p. 402.
2. A Picturesque Guide to The Regent’s Park; with accurate descriptions of the Colosseum, the Diorama, and the Zoological Gardens (1829), p.23.
3. Thomas Allen, The History and Antiquities of London, Westminster, Southwark, and Adjacent Parts, vol. 5 (1837), p.339.
4. ‘Nash’s Terraces—’The Most Breath-Taking Architectural Panorama in London’—Saved from the House-Breaker’, Illustrated London News, 13 Apr. 1946.
5. Joe Mordant Crook, ‘John Nash and the genesis of Regent’s Park’ in Geoffrey Tyack, ed., John Nash: Architect of the Picturesque (2013), p.86.
6. ‘Regent’s Park and Primrose Hill’, Illustrated London News, 13 Sept. 1890, p.335.
7. ‘Nash Houses Turned down as a New ‘Whitehall.’ Regent’s Park Terraces to Be Restored as Homes’, Illustrated London News, 26 April 1947, p. 423. The other terraces to be restored and preserved included Hanover Terrace, Sussex Place, Cornwall Terrace, York Gate, Park Crescent, Chester Terrace, and York Terrace.
8. ‘Nash’s Terraces—’The Most Breath-taking Architectural Panorama in London’—Saved from the House-Breaker’, Illustrated London News, 13 Apr. 1946.
9. ‘The Future of the Nash Terraces’, Journal of the Royal Society of Arts, vol. 17, no. 5034 (May 1959), pp. 387-405.
10. ‘The Commando Memorial Unveiled, and Topical News in Photographs’, Illustrated London News, 4 Oct. 1952, p.536.
11. ‘Regent’s Park Conservation Area Appraisal and Management Strategy’, pp. 8, 27, 89.
12. ‘Regent’s Park Conservation Area Appraisal’, p.27.

