



CROWN ESTATE PAVING COMMISSION

Park Square and Park Crescent Garden Management Vision

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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 the 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 Terrace Management Vision
- Tree Management Strategy
- York Terrace East and West Management Vision

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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



1.1 Regent's Park Vision

Nash's Design Principles for Regent's Park:

Left: Charles Mayhew's Plan for Regent Park, 1835.

1. Regent's Park is a designed landscape where all its aspects must be treated as a whole

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.

2. Each terrace is an individual architectural composition

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.

3. The landscape should create framed views of the terraces from the park

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.

4. The Outer Circle as a promenade

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 Park Square and Park Crescent History

Richard Morris, Panorama of Regent’s Park, Looking South from Regent’s Park to Park Square & Park Crescent, 1831/2 (CEPC Archives)



Park Square and Park Crescent were designed and laid out by John Nash as part of the redevelopment of Marylebone Park and the surrounding estate in the early nineteenth century. Known as Portland Place Circus until the early 1820s, the pair of squares was built on Dupper and Saltpetre Fields, which were at the time divided by the Islington Road – also known as the New Road and more recently Marylebone Road. These large garden squares and their encompassing houses were the subject of numerous redesigns, and were crucial to the layout and the success of Regent’s Park as they formed what was later described as a ‘sort of grand vestibule’ to the new royal park – the point at which one entered the extensive landscape to begin a circular tour of its highly picturesque interior. The ‘squares’ were, moreover, conceived as a magnificent terminus to the Prince Regent’s new mile-long street, and to the broad expanse of Portland Place in particular,¹ whence one gained a remarkable vista over the gardens to the gently rising terrain of the park and the lofty heights of Primrose Hill, Hampstead and Highgate in the distance.

According to John Nash’s report of 1812, Portland Place – then ‘the most magnificent street in London’ – was proposed to be one of two ‘principal entrances’ into Marylebone Park.² There were to be no other access points to the park from the south; and in order to:

disguise the appearance, and to prevent the impression of having crossed the New Road, it is proposed that the field immediately adjoining the end of Portland-place, together with the like quantity of the field beyond the New Road, shall be converted into a LARGE CIRCUS, the intervention of the Plantation in the Area within the railing of which Circus, and the continuation of the street all round, will effectually connect Portland-place with Mary-le-bone Park, without producing the least sensation of having crossed the New Road. This Circus will



enclose an area equal to that of Lincoln’s-inn-fields, and be in unison with the magnificent scale of Portland Place³

Nash also remarked that:

a SQUARE is also proposed to be built on the south side of the Park, immediately beyond the New Road, of the size of Russell-Square (the largest in London) with a street at each end, of the same breadth as Portland-place, leading to it. The houses on the north side of this square and street will enjoy the scenery of the Park, as will also the two great streets which surround the middle of the Park.⁴

The buildings in Park Crescent were the first to emerge with the building lease being taken up in 1812 by Charles Mayor, a business associate of Nash. The Crescent was later completed and let, but the northern half of the intended circus was abandoned in favour of a square, Park Square, with ranges of houses to east and west. James Elmes declared in *Metropolitan Improvements* (1827) that this change was a ‘manifest improvement of the entire design, and is productive of great benefit to the houses in the crescent and in Portland Place’⁶

From 1823 Nash embarked on the building of Park Square. It is unknown when its central garden was laid out and enclosed. It certainly predates the houses that framed it on its east and west sides, and can be seen in its rectangular form on a plan of 1820. Thomas Smith described the square in *A Topographical and Historical Account of the Parish of St Mary-le-bone* (1833) as consisting of ‘two rows of houses elongated upon the extremities of the crescent, and separated from the New Road, from the Park, and from each other, by a spacious quadrangular area, laid out with planted pleasure grounds, and enclosed by handsome iron railings’.⁷

1.2 Park Square and Park Crescent History

Fig 1. Thomas H Shepherd, East Side of Park Square, and Diorama, 1829 (British Museum)



Park Square West was built by W. M. Nurse between 1823 and 1825 and Park Square East by Jacob Smith in 1823.⁸ Although largely residential, three central plots on the east side were given over to the Diorama. This entertainment possessed two painted scenes, which were partially transparent and which, with the aid of moving lights, sound effects and projections could suggest realistic effects of storms, sunlight etc. The two scenes revolved on a mechanism designed by James Morgan, which was so finely balanced that the whole auditorium could be turned by one man. The façade was by Nash but the interior was designed by Augustus Pugin.⁹

Elmes found much to praise in the new square garden, and in particular its picturesque devices, including 'meandering walks', 'ambrosial shrubs', 'velvet turf', 'gay flowers' and 'serpentine walks'.¹⁰ It was, he remarked, important for an 'enclosed garden in the neighbourhood of buildings or other works of art' to possess 'neatness, symmetry and trimness, approaching to elegance . . . characters that should be sought after by the landscape or artist gardener. How refreshingly cool and soft the velvet turf of this smoothly shaven lawn is to the feet, after coming from the arid hardness of the gravelled road; and how delightful to the senses are the fragrantcy of those gay flowers, the symmetry of those beauteous dwarf shrubs, and the artfulness of those serpentine walks'.¹⁰

The central areas of the crescent and the square were laid out as private pleasure grounds in the manner of a conventional London square, where trees and shrubs were massed around the edges to provide privacy, and the large



Fig 2. Thomas H Shepherd, East Side of Park Crescent, 1827-30 (London Metropolitan Archive)

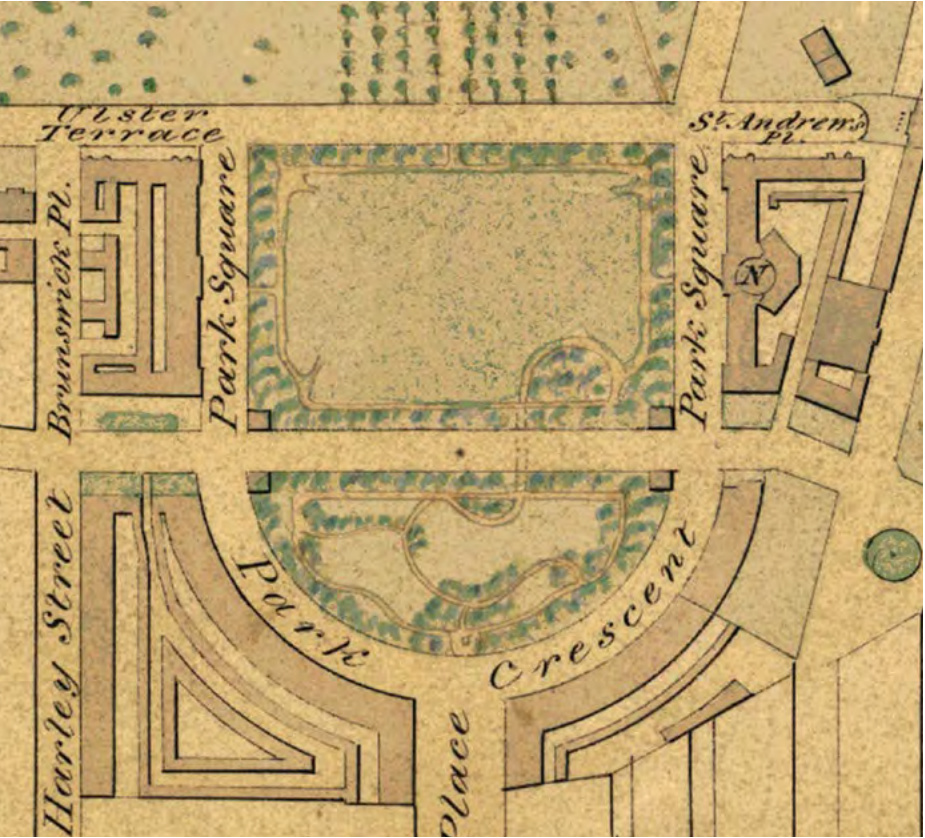
central areas were dotted with trees and shrubberies.¹¹ Although the gardens are portrayed in a variety of early plans these representations appear to be generalised.

Henry Mayhew's 'Plans of all the Ground, Houses and other Buildings within the Jurisdiction of the Commissioners for Paving the Regent's Park, Regent's Street, Whitehall, &c...from an actual survey made in the years 1834 and 1835' probably supplies the first reliable plans of the gardens. The plan shows with great accuracy the layout of the railings, the planting and the positioning of the various gates, garden eye-catchers, outbuildings and lodges in both squares. Surviving building accounts record that both gardens were surrounded by cast iron railings, designed by Nash and cast by John Peachey.¹³ The squares' ironwork was 'of the finest and best soft cast Iron, cleaned off and fitted together in the most perfect manner and painted 4 times in oil of a copper bronze colour'.¹⁴

There were also gates and railings at the Marylebone Road ends of Park Crescent and at Park Square East and Park Square West to control the flow of traffic (figs. 1 & 2). These required gate keepers and therefore four Greek style Doric lodges – described at the time as 'Pavilions' – were erected in the north-east and north-west corners of Park Crescent Gardens and in the south-east and south-west corners of Park Square Gardens (fig. 3). The buildings were built in brick and covered with 'Parkers cement coloured and jointed as Bath Stone'.¹⁵ Those in Park Crescent were built as residential accommodation for the gate

1.2 Park Square and Park Crescent History

Fig 3. Detail of Charles Mayhew, 'Plans of all the Ground, Houses and other Buildings within the Jurisdiction of the Commissioners for Paving the Regent's Park, Regent's Street, Whitehall, &c...from an actual survey made in the years 1834 and 1835' showing Park Crescent (CEPC Archives)



keepers, whilst those in Park Square served solely as lodges. The lodge in the north-east corner of Park Crescent appears to have had its own garden carved out of the square's boundary plantations. The plan also indicates the presence of a small rectangular building south of the lodge, which appears to be the first of a handful of garden outbuildings – including glasshouses - that were to be erected in this corner of the garden, and which are clearly shown on subsequent surveys. The lodges in Park Square also appear to have had small gardens attached to them. Park Crescent garden was accessed by a single cast-iron gate located at the southernmost end of the garden opening directly into the top of Portland Place, whilst Park Square had two gates – one set at the centre of both the east and west sides of the gardens (where they remain to this day).

Both squares possessed broad perimeter gravelled footpaths, which were screened from the surrounding streets by dense vegetation planted against the railings; and in both squares the northernmost footpaths were straight and

terminated in eye-catchers (two in the case of the walk in Park Square and one at the eastern end of the terrace walk in Park Crescent). The interiors of both squares were furthermore threaded with serpentine walks that snaked their way through plantations (presumably large flower and shrub beds).

Whilst the presence of gates in the New Road ensured that traffic in the square and crescent was controlled, there were no such impediments to the movement of vehicles in the New Road itself. The residents therefore petitioned in July 1821 for a tunnel or 'subterraneous Communication be made between the two Gardens so as to obviate the necessity of crossing the New Road, a matter of considerable danger at most times to Children, & of Inconvenience to Ladies who are desirous of going from the Garden to the other'.¹⁶ The 'arched Tunnel' is indicated on maps and surveys of the gardens from the 1820s onwards, and later became known as the Nursemaid's Tunnel on account of the women who used it to walk their charges around the gardens (fig. 8).

In 1823 the residents proposed a further improvement to the gardens: to erect a statue of Edward Augustus, Duke of Kent (1767-1820) by 'public subscription as a tribute to his public and his private virtues' at the southern end of Park Crescent.¹⁷ The Duke's friend Sir John Soane was consulted on the setting in November 1823, recommending that the 'Statue shall look to the South and be placed in a recess or semi-circle [...] the diameter of which will not be less than 40 and not more than 50 feet'. The existing railing in front of the statue was proposed to be taken down to follow the projected semi-circular alignment, and the area around the granite plinth of the statue was to be open to the street.¹⁸ This proposal does not appear to have been realised, although a gate was inserted in the perimeter railings on the south side of the statue, which opened directly into the top of Portland Place. The statue is clearly shown in Richard Morris's view of Portland Place of 1831; and Elmes reports in the same year that the 'bronze statue of heroic size of the late Duke of Kent, by [Sebastian] Gahagan' set amidst the plantations in Park Crescent complemented the 'splendid creations of picturesque art of the Regent's Park, on the north'.¹⁹

There are numerous descriptions of the square and crescent in the first half of the nineteenth century, but few are as descriptive as that published in the *Court Magazine* and *la Belle Assemblée* (1836), which described Regent's Park as:

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entered from the London side, by two rich iron gateways, joined together by a screen of similar iron-work, and flanked by two lines of spacious mansions, forming the east and west sides of PARK SQUARE; the north and south sides of the space being open to the park itself on the one hand, and to the splendid range of buildings called PARK CRESCENT, on the other. The mansions of which this square consists, unlike most others in the park, come flush to the pavement, and are reached, each, by a short flight of steps; and, moreover, they do not look directly upon the park itself, but upon the handsome gardens of which the space of ground lying between them consists; so that, until you have passed them, you do not feel yourself to be fairly in the park, to which they, and the pleasure-grounds and gardens belonging to them, seem to form a sort of grand vestibule.²⁰

After only a few decades of tranquillity, change came to Park Square and Park Crescent with the Metropolitan Railway - London's first underground line.²¹ Contractors were appointed to start building in 1859, with the section between King's Cross and Paddington, which included Park Square and Park Crescent, being awarded to the firm of Smith and Knight.²² Most of this section involved the construction of a covered cutting in the roadway that should have destroyed the pedestrian tunnel linking the two gardens but, remarkably, this was protected by the North Metropolitan Railway Act of 1854.²³ The north-east lodge of Park Crescent did not, however, fare so well: it was demolished, but later rebuilt.

Next to go were the square and crescent's iron gates at the junctions with Marylebone Road. In consequence of several carriages colliding with these gates in 1881, four pairs were removed from their hinges and taken away from Park Square and Park Crescent East. And although the Board of Works objected to the removal of the last pair of gates on the western side of Park Crescent, these too were banished in 1894 in the wake of the 'London Streets (Removal of Gates &c) Act' of 1893.²⁴ The removal of the gates had a great impact on the character of Park Square and Regent's Park in particular as it opened up the Outer Circle to unrestricted use by all forms of traffic.

The Ordnance Survey of 1870 supplies a good overview of the garden enclosures at Park Crescent and Park Square, and suggests that the layouts had not changed significantly since the early nineteenth century (fig. 4). It does, however, record the presence of new garden elements such as the so-called 'shed' in the south-east corner of Park Square garden. This is presumably the cast-iron and timber clad building that survives in the gardens to this day, or its predecessor. Also visible are the origins of what has become known as the gardeners' hut in the south-west corner of the same garden, as well as the

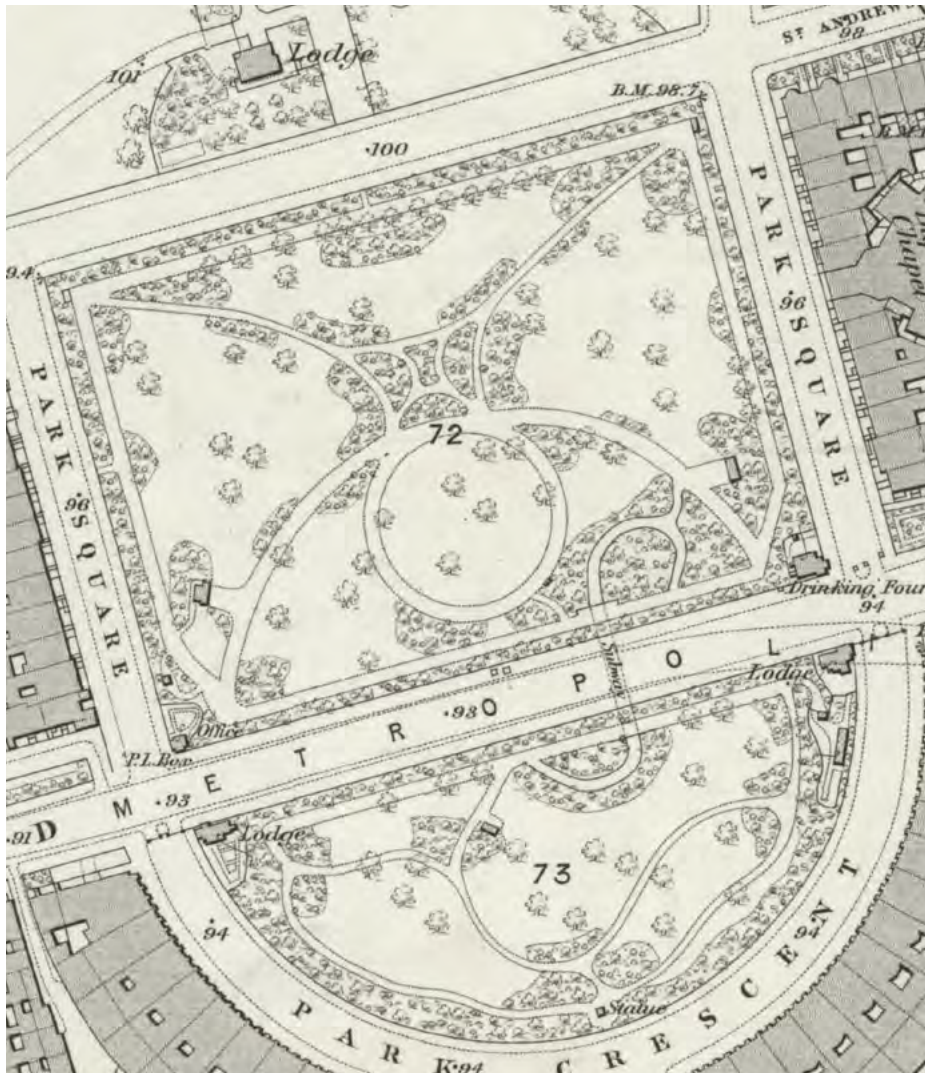


Fig.4 Ordnance Survey, 1870

glasshouses in the north-east corner of Park Crescent (now gone). The map also documents for the first time the random distribution of specimen trees on the open lawns of the gardens.

The early years of the twentieth century saw only minor changes in the Square and the Crescent. In 1907, a National Memorial to Shakespeare was proposed to be erected in Park Crescent Gardens. Consent was obtained from the King for the removal of Gahagan's statue of the Duke of Kent, which had stood in a recess in the railings on the south side of the Crescent since 1823;

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and the Paving Commissioners 'generously' gave permission for the erection of the memorial.²⁵ The scheme, which was envisaged to be completed by the tercentenary of the poet's death in 1916, never came to fruition.²⁶

Greater disruption, if not major changes, came with the building of the Bakerloo Line and the construction of Regent's Park Underground station, which necessitated the building of a ventilation shaft in the Crescent gardens.²⁷ Then in 1935 routine maintenance precipitated the removal of a row of twenty-seven elm trees on the north side of Park Square, which were found to be old, dangerous and decayed. In the same year, at the instigation of the Crown Estate Paving Commission (CEPC), the St Marylebone Borough Council replaced the dilapidated drinking fountain that stood in a recess in the railings of Park Square on the Marylebone Road side with a new one supplied by the Metropolitan Drinking Fountain and Cattle Trough Association.²⁸

The Ordnance Survey of 1940 shows the gardens before the advent of World War II, and for the first time labels some of its numerous outbuildings. Park Crescent is depicted as possessing a 'shelter' about 10m south of the present Regent's Park Underground entrance, as well as a pair of glasshouses adjacent to the north-east lodge.²⁹ The survey also documents the presence of a building at the centre of Park Square.

This brings our story to the eve of World War II and a time of upheaval and destruction for all the terraces surrounding Regent's Park. Whilst the gardens at Park Square and Park Crescent were not fitted with the conventional range of air raid protection measures, the Nursemaid's Tunnel was put into service as an air raid shelter. It was believed at the time that the tunnel should survive anything other than a direct hit with only minor shoring necessary and partial covering of the entrance ways, presumably with sandbags.³⁰

Whilst the tunnel survived intact, the terraces in Park Crescent and Park Square were less fortunate. Part of the western half of Park Crescent was destroyed by bombs and all the houses suffered from damage and neglect. The demands of war also saw the removal of the iron railings around Park Square gardens.³¹ This caused considerable controversy after the war when replacements had to be considered at a time when no funds were available to supply replica cast-iron designs. On the north side of Park Square the Crown Estate Commission installed close-paled park fencing, which obscured all view through. This was unpopular with the residents who favoured a more open style of wooden fencing.³²

Various post-war plans were considered for the future of the terraces, ranging from complete demolition and replacement with multi-storey flats, to restoration or rebuilding the façades in Portland stone. Ultimately, however, the fate of the squares was determined by the Gorell Committee, which was set up by the government in 1947. It recommended that the 'area enclosed by Park Square and Park Crescent should at once be substantially cleared of the mass of overgrown shrubs and trees which, even in winter, completely obscure the vista of Park Crescent leading down to Portland Place, which was one of the most attractive features of Nash's conception. This would also, in the other direction to the north, clear the view on the line of the Broad Walk towards Parliament Hill'.³³

Representatives of the RIBA also shared this view.³⁴ Gorell also reaffirmed the fact that the areas enclosed by Park Square and Park Crescent were to be considered as part of 'Regent's Park', and that they like the park should 'permanently remain an open space'.³⁵ The CEPC, however, as managers of the garden enclosures, took issue with some of the Committee's recommendations so it decided, on the advice of the Royal Horticultural Society, to obtain the expert opinion of the landscape architect Mr Edward White.³⁶ White prepared a short report in late April 1947, in which he remarked that if it was the aim of the Committee was to clear much of the vegetation from the squares it was presumably their intention to 'disclose a wide panorama of the Crescent buildings uninterrupted by planting', and that this 'operation must result in the practical elimination of the Gardens and the substitution of two open spaces divided by the Marylebone Road'. White argued that this approach was not consistent with Nash's original conception.³⁷ White furthermore contended that 'an important consequence of the clearance of the foliage screen would be the exposure of two hundred yards of traffic that streams along the Marylebone Road between the two gardens. An unending line of buses and other vehicles would obstruct the view of the Crescent from the North'. It would, moreover, 'spoil the view of the Park and Broad Walk from Portland Place'. He continued to remark that: 'the essential attraction of the Gardens lies in the arrangement of the planting which, among other mature specimens, includes some of the finest Plane Trees in London. The shrubberies have been neglected during the war, but with proper attention can be restored to condition. The groups of planting are arranged appropriately for Landscape effect in relation to the winding paths characteristic of their period. If these groups were removed, the paths would have no meaning and would have to be grassed over. The aesthetic advantages

1.2 Park Square and Park Crescent History

Fig. 5 East side of Park Crescent after WWII, Illustrated London News, 26 April 1947



of the alteration are matters about which opinions may differ. If, however, Nash's original intentions are considered all important it may be recalled that in his reports on the Regent's Park development, he stressed the desirability of extending the planting of the Park into the Crescent, in order to avoid a hard division between the two.'

White concluded his report remarking that his views were based on his own experience in 'planning City amenities in which the appropriate use of Trees and Shrubs in central positions is always gratefully appreciated. From a practical point of view it is certain that denuding the site of trees and shrubs would deprive pedestrians of comfortable shelter from cold winds and the protection from hot sun now afforded by the planting.'³⁸

It took many years for final plans to be agreed and for work to move forward in respect of the buildings surrounding the gardens, but finally in 1957 it was determined to preserve or where necessary to rebuild Park Square and Park Crescent, retaining the original façades but remodelling the accommodation behind to flats, small houses or offices more suited to modern living. Park Crescent was the first to be renewed but was so badly damaged

it was completely demolished section by section and rebuilt, following Nash's original design for the façade.³⁹ (fig. 5) Much of the rubble from the demolished terraces was dumped into the gardens of Park Square and Park Crescent.

In the early 1960s a scheme for widening the Marylebone Road - first put forward before the war - was resurrected, and led to great changes in the layouts of both Park Square and Park Crescent gardens. The road encroached significantly on the northern edge of Park Crescent and the southern side of Park Square: in both gardens the broad boundary plantations, which ran parallel to the Marylebone Road, and which protected the gardens from it, were taken into the carriageway and the public footpath. Several plans from the period show the area taken out of the gardens to enable the road widening, as well as marking the location of the tunnel under the road. When the scheme was being planned in 1938, the Council proposed as part of its responsibilities the 'alteration of the subway between Park Crescent Garden and Park Square Garden'. When the scheme was revived no further mention was made of this.⁴⁰ Although the roadworks do not appear to have necessitated changes to the entrances to the tunnel (then referred to as the 'subway'), the encroachment on Park Crescent garden may have resulted in some minor changes to the westernmost end of the ramp leading to the tunnel entrance.⁴¹

The road widening scheme also brought about the demolition of the garden lodges, which were rebuilt to more or less the same designs. A memorandum from c.1972 clearly sets out the status of the lodges at the time. The two residential lodges in the north-east and north-west corners of Park Square gardens, in 1965 referred to as 'two new bungalows', but now known as 12 Park Square East and 13 Park Square West respectively, were built on new sites as replacements for the old lodges that stood, before the road widening works, in the north-east and north-west corners of Park Crescent Gardens. The building of these two structures in 1963 necessitated the removal and repositioning of two early nineteenth-century summerhouses. The lodge in the south-west corner of Park Square garden (which was rebuilt after the road widening) was occupied by the offices of the CEPC. The three other lodges in the south-east corner of Park Square garden, and the north-east and north-west corners of Park Crescent were also non-residential. The lodges in the south-east corner of Park Square garden and in the north-east corner of Park Crescent were adapted as lavatories, and the lodge in the north-west corner of Park Crescent garden was used by the CEPC as a store.⁴² All of the new lodges in the Marylebone Road were rebuilt to their original design, before they had been extended by later additions.

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At the time of road widening, a new ventilation shaft building for the repositioned existing shaft in Park Crescent Gardens was proposed to incorporate a summer house and chair store. It was later determined that an additional shaft was needed for Regent’s Park Bakerloo Line station so two new pavilions were built and finished in painted stucco in keeping with the buildings of Park Crescent.⁴³ The existing shrubbery in this part of the garden was largely replanted and the footpaths altered with a view to preserving the informal appearance of the gardens and avoiding the buildings becoming too obtrusive. The chair store was omitted in the final buildings but seating was included in recesses around the sides.⁴⁴

The most recent phase of construction in these gardens came in the 1970s when it was proposed that Park Crescent Gardens would be used for driving the running tunnels for building the Jubilee Line. There were working shafts, plant and equipment, and a substantial proportion of the gardens to the south of Marylebone Road was occupied for as long as five years, after which the gardens had to be fully reinstated.⁴⁵ At the same time an octagonal ventilation shaft, masquerading as a summer house, was installed on the other side of the road in Park Square gardens.

The present planting of both Park Crescent and Park Square has evolved organically over the past century, and from the post-war period in particular. The perimeter planting against the railings is in many places uneven, and the interiors of the gardens are possibly more visible from the surrounding streets than they were originally conceived to be. The character and distribution of the planting material and the plant beds has also in many places changed, possibly on account of the emerging canopy. Park Crescent has several beech and London plane trees, and a catalpa and other trees of note include a maidenhair tree and a tulip tree. Both gardens have pendulous limes. The large London plane trees in Park Square and Crescent are reputed to have been planted in 1817 to commemorate the Duke of Wellington’s victory at the Battle of Waterloo two years earlier. It is, however, more likely that they were planted sometime after 1826 when the Portuguese diplomat Manuel Rodrigues Gameiro Pessoa, Baron and Viscount of Itabaiana – an admirer of the Duke of Wellington - took up residence in the square.

If the maturity of the tree cover in the square gardens has the desirable effect of enhancing the sylvan qualities of both enclosures, it has also had a detrimental effect on the appreciation of Nash’s original conception, as the trees now occlude the once open and celebrated view from Portland Place to the



Fig. 6 Bird’s-eye View of Park Crescent and Park Square c.2012

parkland of Regent’s Park and Primrose Hill. This has possibly galvanised two recent initiatives that are contrary to the spirit of Nash’s composition. From the late 1980s the open character of Portland Place has been significantly diminished by the planting of a line of London plane trees down the centre of the street;⁴⁶ and from 2000 onwards the architect Terry Farrell has been promoting the creation of a ‘grand pedestrian boulevard snaking through Central London from Regent’s Park to the Mall’, which proposes to bisect the gardens of Park Crescent and Park Square, and to further clutter up the open view from Portland Place to the park. Inspired by the Ramblas in Barcelona, Farrell’s scheme, which has been dubbed the ‘Nash Ramblas’, proposes to drive a broad public footpath through the centres of the gardens to form a direct visual and physical link between Portland Place and the Broad Walk in Regent’s Park.⁴⁷

1.2 Park Square and Park Crescent History

Park Square has suffered from the CEPC’s need to base its day-to-day operations within the gardens, being the only available working space available to it on the estate. This has inevitably had some adverse impact on the gardens since space formerly given over to planting/landscaping has been requisitioned for other uses at various times for glass houses, storage areas and new lodges. Attempts to negotiate other more satisfactory working spaces with the Ministry of Works or its successor, The Royal Parks, have not yet proved successful, somewhat to the detriment of these two important ornamental enclosures.

The development of the works yard in the south-west corner of Park Square garden has been unfortunate, as has been the creation of a composting area in the south east corner. The works yard and bin store – part of which is paved in concrete and asphalt, and concealed in part by a Leylandii hedge and close boarded fencing – is particularly unsightly. Two timber pergolas were erected after World War II at the centre of the garden and the foundations of two former glasshouses, also at the centre of the square, remain in situ where attractive garden space might otherwise predominate. The CEPC’s offices in the north-east corner of the square are divided from the central gardens by a low metal fence, as is the Inspector of Pavements’ residential lodge in the north-west corner.

A long section of the north-eastern side of the retaining wall of the ramped walk to the Nursemaid’s Tunnel has been removed and terraced beds with mixed shrub and herbaceous planting has been introduced in its place. The brick retaining walls that line the long ramp leading to the tunnel in Park Crescent survive but are in a decayed state and require extensive remedial works. The tunnel itself also requires regular monitoring of its structural integrity, pounded as it is by the Marylebone Road traffic above and the railway beneath. Its brickwork vaults and stucco facades need sympathetic conservation and redecoration in order to enhance the impact of this unusual garden feature.

The layout of the paths in Park Crescent remains more or less intact from the early nineteenth century. Notable changes include the loss of the long east-west path that formerly ran across the north end of the garden parallel and adjacent to the Marylebone Road, and a serpentine path that formerly snaked through the eastern side of gardens. Park Square has also lost its east-west footpath that ran parallel and adjacent to the Marylebone Road, and its counterpart on the northern boundary of the square has been truncated at both ends by the building of the ‘bungalows’ in 1963. It is not entirely clear whether the footpaths in Park Square follow their original alignment as the Mayhew plan

of 1834/5 does not delineate in full the garden plan. The 1870 OS plan is the first reliable record, and it does, however, show that the general layout is not dissimilar from the present one. Interestingly, the large semi-circular path echoes the alignment of the original ‘Circus’ of 1812, and the path layout proposed on Burton’s ‘Design for Planting the area of the two CRESCENTS’ of c.1819. The surfaces of the footpaths in both gardens are presently mostly laid to gravelled, and are edged in a variety of materials including timber, cobbles, rope edging tiles (some of which are presumably Victorian) and dwarf stone walls.

Among the most notable improvements to the gardens in recent years has been the reinstatement of missing railings and gates. Between 2000 and 2003 the Crown Estate and the CEPC collaborated to commission Caroe & Partners Architects to design and implement the replacement ironwork. Templates taken from original cast-iron railings in Park Crescent formed the basis for the new railings; these were cast at Ballantyne’s Foundry in Scotland, and later erected on Portland stone plinths. On the north side of the square, lanterns were replaced, with designs developed from nineteenth-century engravings. In Park Square East and West the Marylebone Road park gates were reconstructed, with lanterns surmounted by gilded crowns.⁴⁸

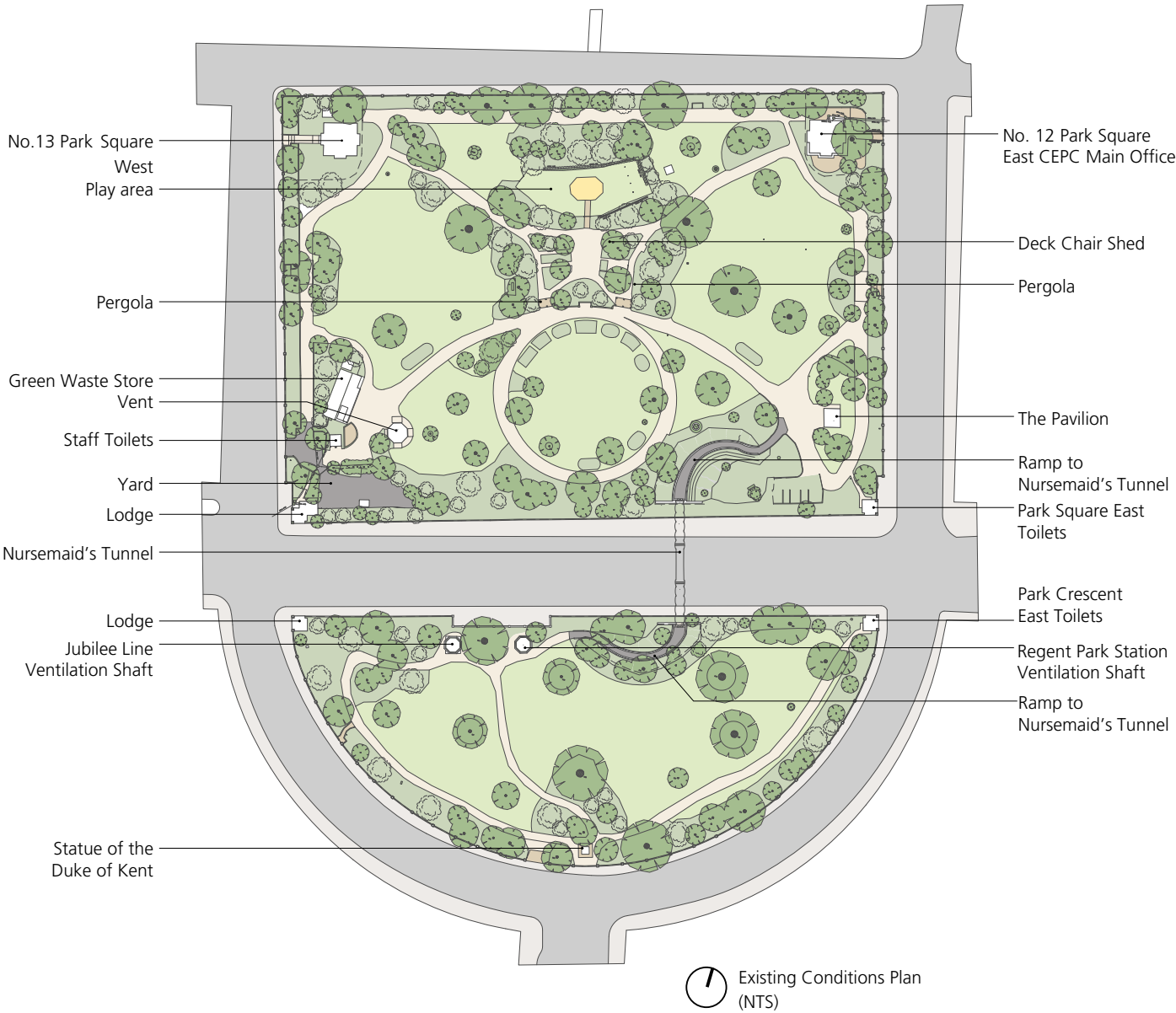
2.1 Historic Plan



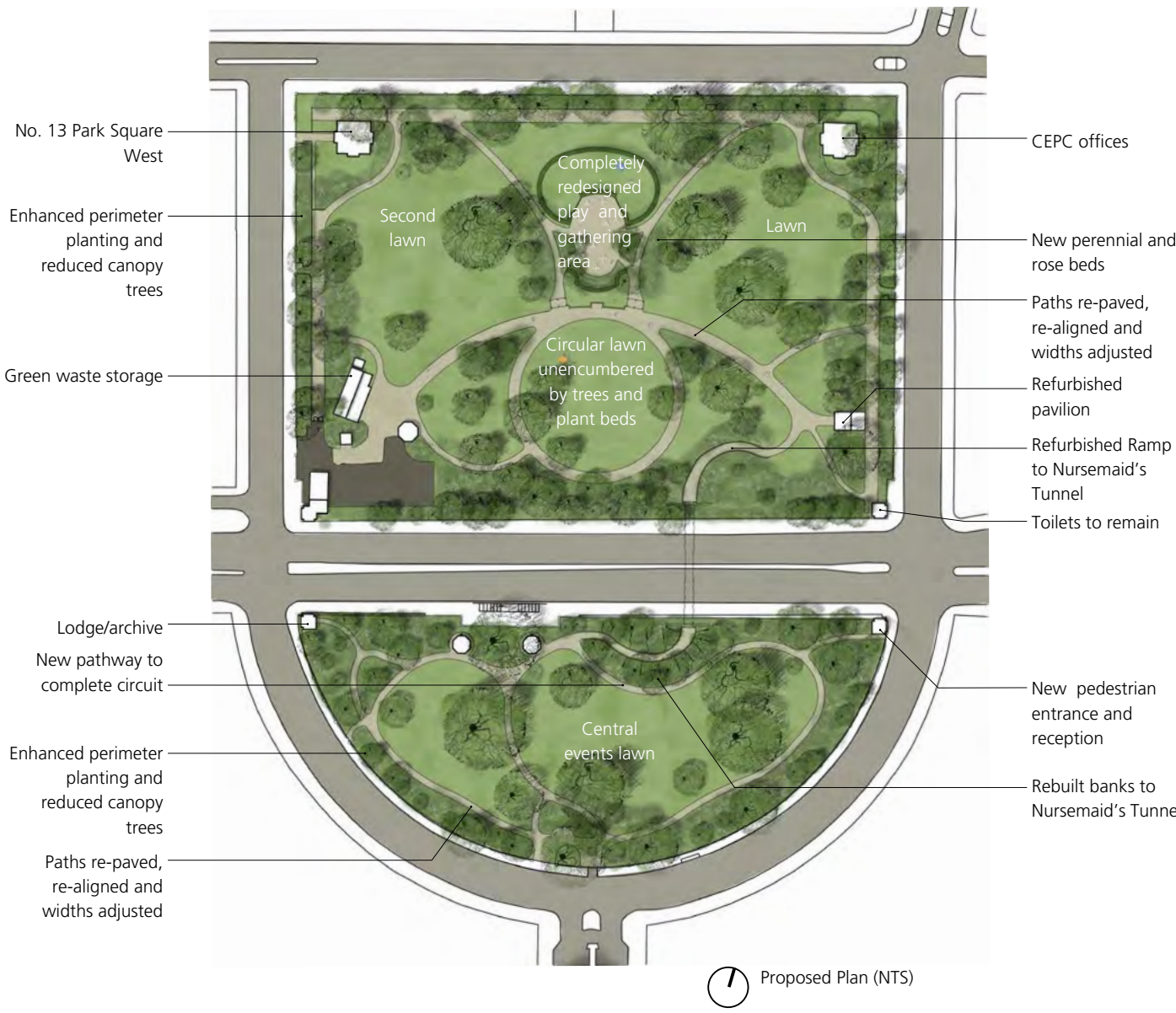
Summary of Proposals

1. Curate more favourable arrangement of internal and external views within both Park Square and Park Crescent, through considered pruning of trees and thickening of shrub and hedge planting
2. Reduce the canopy layer of the tree planting over time, in order to create more suitable ground-level conditions for ornamental planting
3. Raise the quality of the planting throughout the gardens, including trees, shrubs and herbaceous plants
4. Reinststate elements of the historically open condition of the gardens by consolidating planting and introducing meadow areas
5. Rationalise and improve the condition of the paths generally, including unifying their surface treatment, and creating a hierarchy to the path network
6. Redevelop the seating and play areas to improve their functionality and promote greater use
7. Undertake various repair works associated with the Nursemaid's Tunnel, to ensure it remains a feature worthy of its listed status

2.2 Existing Conditions



2.3 Proposed Plan



3.1 Views

Existing Conditions + Historic Precedent

Historic images of Park Square and Park Crescent show that the trees in the gardens remained relatively low, allowing views into the garden from the surrounding terraces above. The present canopy tree planting around the perimeter of the Square and Crescent blocks those views from the terraces as seen in the photograph above. Additionally, the shrub planting around the perimeter of the gardens has been shaded out by the large canopy trees, allowing the views and sounds of the roadway to impinge on the garden.



Above: View of Park Crescent and the New Road from 1822 showing small trees around the perimeter of the garden and clear views into the garden from the upper levels of the surrounding terraces.

Right: Thin shrub planting exposes the garden to the roadway (photo of Park Crescent)

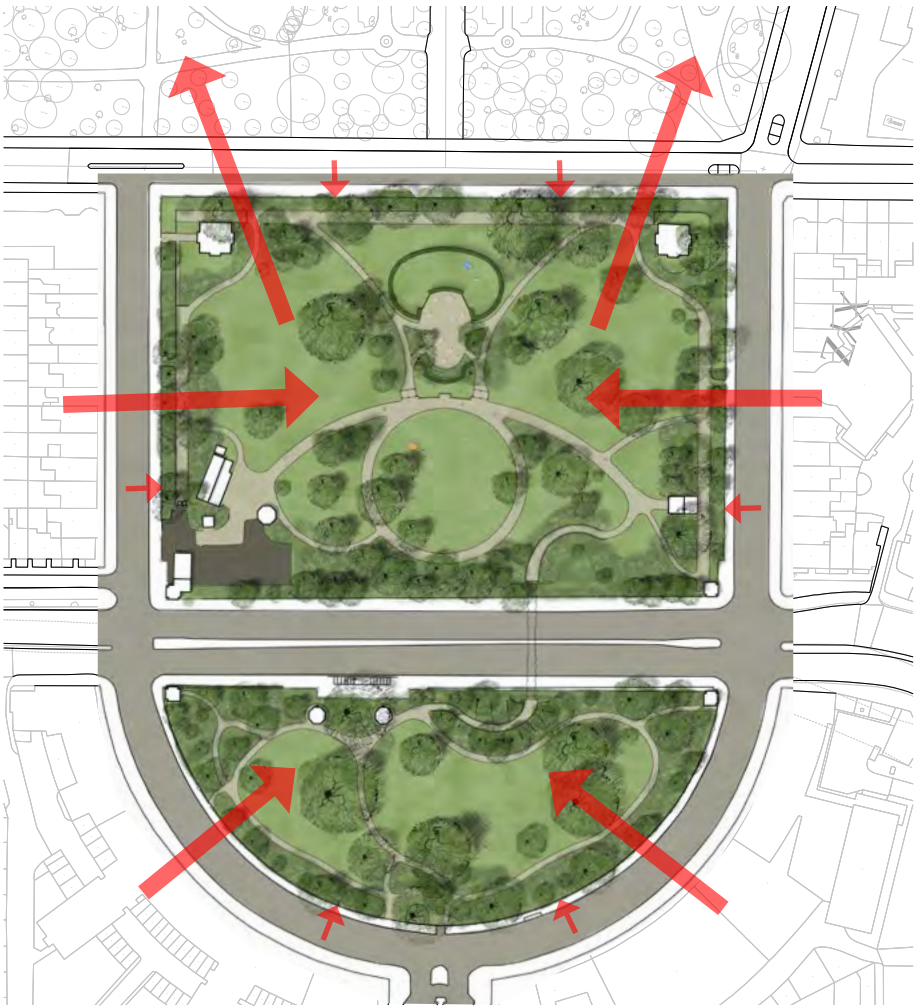
Far Right: Views from terraces into gardens are obscured by large perimeter trees (photo of Park Crescent)



Thomas Hosmer Shepherd's 1829 View of Park Square showing low planting along the northern edge of Park Square.

3.1 Views

Proposals



- Legend
- Long views into and out of the gardens at upper levels
 - Views at ground level into the garden blocked by screening

Proposed Views (NTS)

External Views

The proposed plan shows a significant reduction in the number of large trees around the perimeter of the gardens. This will:

1. Allow for views into the gardens from the upper floors of the surrounding terraces
2. Allow more sunlight to reach the deciduous and broadleaf evergreen shrubbery around the perimeter, thereby enhancing the perimeter screening at ground level.
3. Allow for long views northward out of Park Square to the tree tops of Regent's Park beyond.

In addition to the tree removals, the design proposes enhancing and thickening the shrub planting around the perimeters of the gardens to aid in screening of views in and out of the gardens at the ground level.

Proposed Key Actions

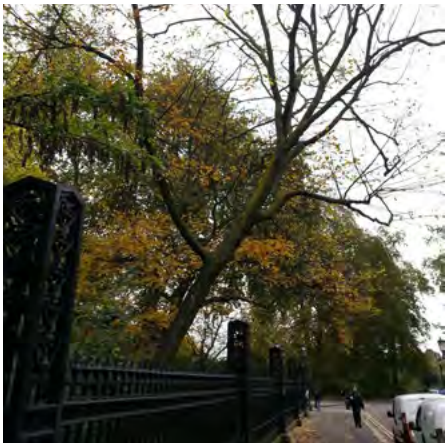
1. To reduce the density of the tree canopy and allow for long views north to Regent's Park
2. To thicken the shrub planting around the perimeters of the gardens in order to enhance screening at eye level
3. To reinstate eye-catchers at the east and west termini of the North Walk. These design of these structures, which will resemble screens with gates, will be based on the existing early c19th shed in the southeast corner of the gardens
4. To screen the northwest and northeast lodges in Park Square through new shrub planting so as to render them less visible from the central garden
5. To increase the visually permeability of shrubs planting around the Nursemaid's Tunnel to promote internal views to the feature from around the gardens

3.2 Planting: Trees

Existing Conditions + Historic Precedent

Right: Poor quality trees like this leaning hornbeam should be removed.

Far Right: Large trees around the perimeter interrupt view to the gardens from the terraces, and shade out the shrub hedge that would provide a buffer from the street.



Right: Some excellent specimen trees like the *Liriodendron tulipifera* should be protected and maintained in the new design.

Far Right: Several majestic Plane trees adorn the lawn in Park Crescent. Tree rings were installed around these trees in 2014 to protect their root areas from compaction.

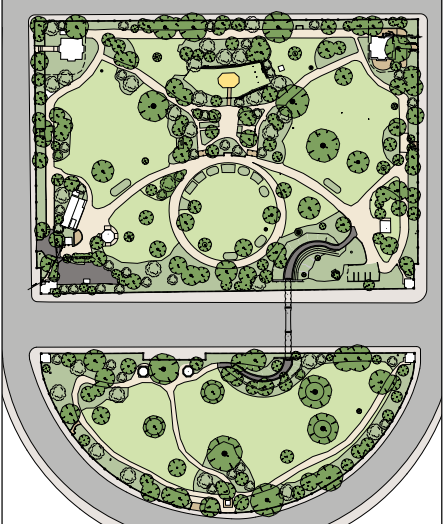


The condition of the trees in Park Square and Park Crescent was last assessed during a Tree Health and Safety survey undertaken in September 2022 by Tim Moya Associates. The quality of the trees throughout both gardens varies greatly, with the majority of trees being assessed as “fair” in terms of their physiological and structural condition. There are a handful of standout trees in both gardens, including the five plane trees in the centre of Park Crescent, and a number of the larger mature specimens in Park Square.

Recently, there have been a number of newly introduced threats to native trees in the UK, including ash dieback, Massaria disease of plane, oak processionary moth, and horse chestnut bleeding canker - all of which have been identified in Regent’s Park and therefore pose increased risk to the trees in the gardens.

Right: 1834 Mayhew Plan (NTS)

Far right: Existing Planting (NTS)



- Legend
- Existing trees
 - Existing shrubs
 - Existing lawn
 - Existing garden bed

The 1834 Mayhew plan shows the central lawns of Park Square and Park Crescent mostly free from large trees. The Mayhew plan shows small trees or shrubs around the perimeter of the gardens, which would serve to maintain the privacy of the gardens. In the gardens today, many large trees around the perimeter have shaded out shrubs that would help to screen the gardens from the surrounding roadways. The large trees at the perimeter also block views into the garden from the terrace houses, and the long view out to the treetops in Regent’s Park. The clear distinction in the Mayhew plan between the treatment of the interior and perimeter has been eroded.

3.2 Planting: Trees

Existing Conditions + Historic Precedent



Existing Tree Plan

The current survey shows the accumulation of trees that have been planted in the gardens over the years creating a large canopy throughout the gardens. There is a density of canopy trees around the perimeters of both Park Square and Park Crescent. The majority of these trees were likely planted as smaller specimens and shrubs, but have increased in height and spread with age. The largest canopy trees across both gardens are generally London planes, which are susceptible to Massaria disease.

Future tree planting should aim to diversify large tree species, to safeguard against loss from pests and diseases.

3.2 Planting: Trees

Proposals

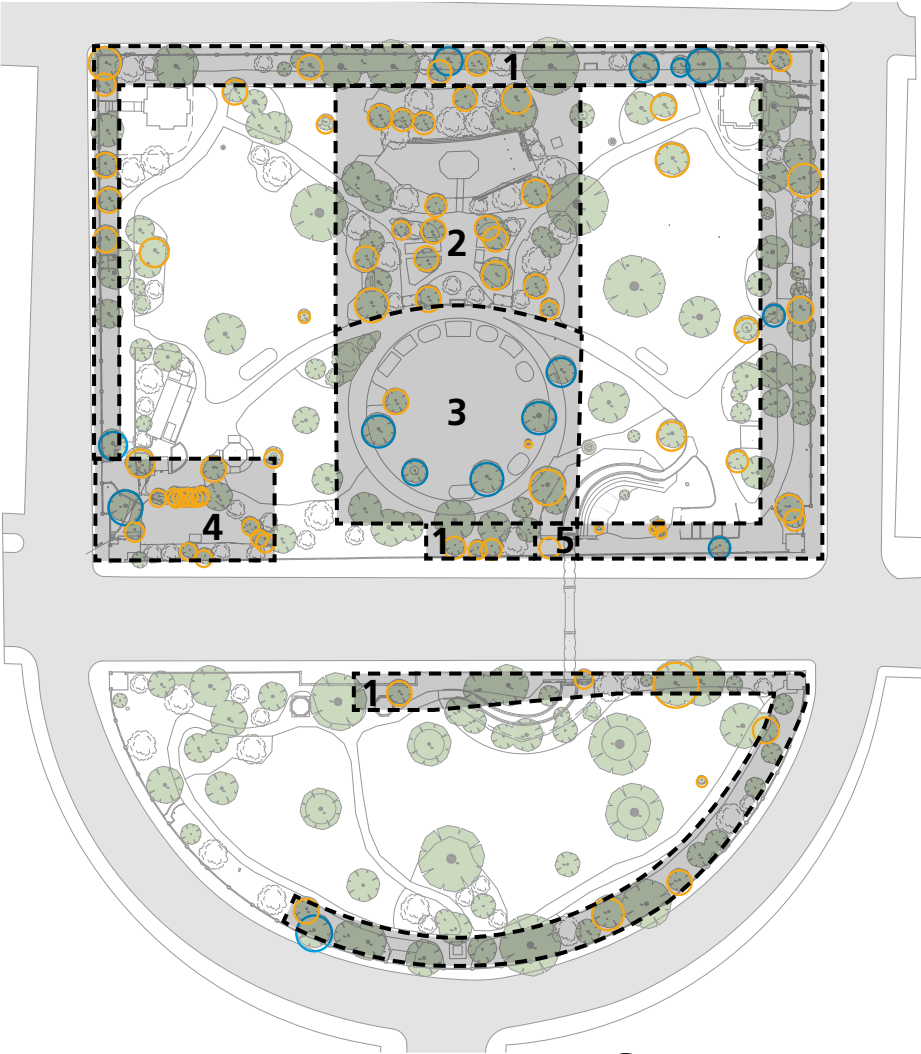


Proposed Plan showing Trees (NTS)

Making major improvements to the garden presents an opportunity to reassess the existing planting and cull trees that are low quality, shading out understory, shading gathering spaces, encumbering lawns, or interfering with improvements to the garden scheme. The proposed plan shows the trees that would remain when trees are thinned around the perimeter of the gardens and the trees are removed from the circular lawn in Park Square. For clarity, the plan does not show shrub planting, which would fill in around the perimeter of the gardens to aid in screening. Some trees that need to be removed for improvements would be replaced with higher quality specimens with a focus on creating greater diversity within the gardens.

3.2 Planting: Trees

Proposals



Legend

Orange circle

Grade C Trees to be removed

Blue circle

Grade B Trees to be removed

Circle with slash

Proposed Tree Removals (NTS)

The proposed tree removals fit into 6 main areas and reasons for removal:

- 1. Perimeter trees.** Canopy trees are shading out understory shrubbery and preventing views in from the surrounding terraces.
- 2. Play and gathering area.** Re-designed play and gathering area removes several trees to create a sunny space for sitting and playing.
- 3. Circular Lawn.** Removal of trees from the circle in Park Square which encumber the lawn.
- 4. Maintenance Yard.** The reorganization of the maintenance yard will require the removal of several low quality trees.
- 5. Nursemaid’s Tunnel (Park Square).** Removal of ash tree behind the north headwall as part of works to strengthen tunnel openings

The remaining trees to be removed outside of these areas are of low quality and detract from the majesty of the specimen trees in the gardens.

Right: 1. Perimeter trees on the east side of Park Square

Far Right: 2. Play and Gathering Area trees

Right: 3. Trees in Circular Lawn

Far Right: 4. The finest quality trees, such as this Catalpa in Park Crescent will be retained

Right: 5. The existing ash tree will be removed to facilitate reinforcement works to northern headwall to Nursemaid’s Tunnel

Far Right: 6. Aboricultural investigations have concluded that existing trees on the banks of the Nursemaid’s Tunnel approach can largely be retained.



3.2 Planting: Trees

Proposals

Proposed Key Actions

- 1. To reduce the number of canopy trees around the perimeter of the gardens that shade out the screening plants.
- 2. To reduce the number of canopy trees around the play and gathering areas to allow more sun into these areas.
- 3. To remove low quality trees in the area of the maintenance yard.
- 4. To remove trees from the circular lawn in Park Square to evoke its historic open condition.
- 5. To replace any trees removed for improvements to the Nursemaid’s Tunnel banks

These actions will require entering into a dialogue with the tree officer regarding all proposed tree removals.

3.2 Planting: Shrub, Perennials and Lawns

Existing Conditions + Historic Precedent

Right: Shrub planting is too thin in front of Tube station wall



Far right: Perennial and rose beds disrupt the integrity of circular lawn in Park Square



Right: Thin shrub planting around perimeter of Park Square and Park Crescent leaves garden users exposed to the passersby



Far Right: Perennial Beds in good condition north of the Circular lawn in Park Square



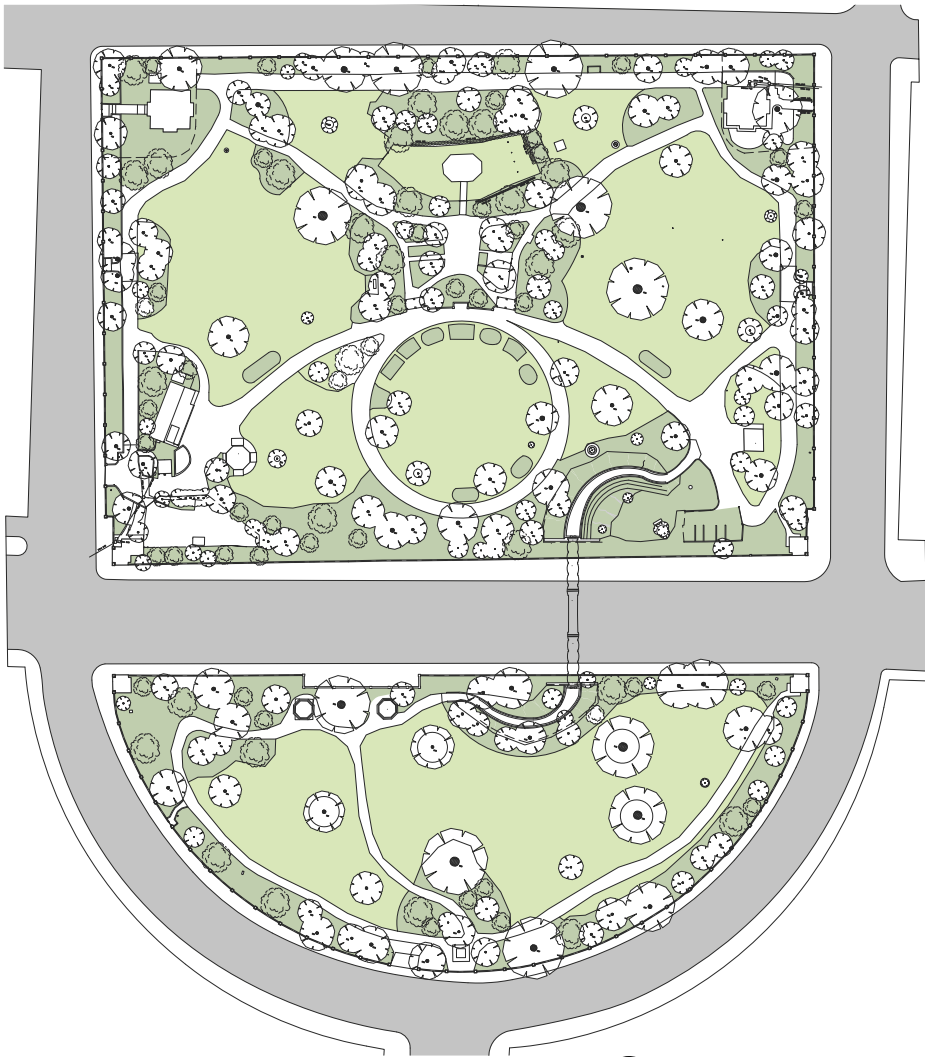
The existing lawns, perennials and shrub beds in Park Square and Park Crescent vary in quality depending on several factors. Lawns are generally in good condition, save for some areas where standing water waterlogs the soil during rainy periods. Perennial beds are generally in good condition, but some, like the rose beds in the circular lawn, encumber the open lawns of the gardens. Shrub beds, particularly around the perimeter of the gardens, have suffered from over-shading from canopy trees, and therefore fail to provide adequate screening from the streets beyond. In other places, as around the statue of the Duke of Kent, shrubbery requires pruning to keep it under control.

3.2 Planting: Shrub, Perennials and Lawns

Existing Conditions + Historic Precedent

Right: Statue of Duke of Kent and perimeter of Park Crescent in 1947.

Below Right: Duke of Kent Statue encumbered by overgrown planting.



Legend

Lawn

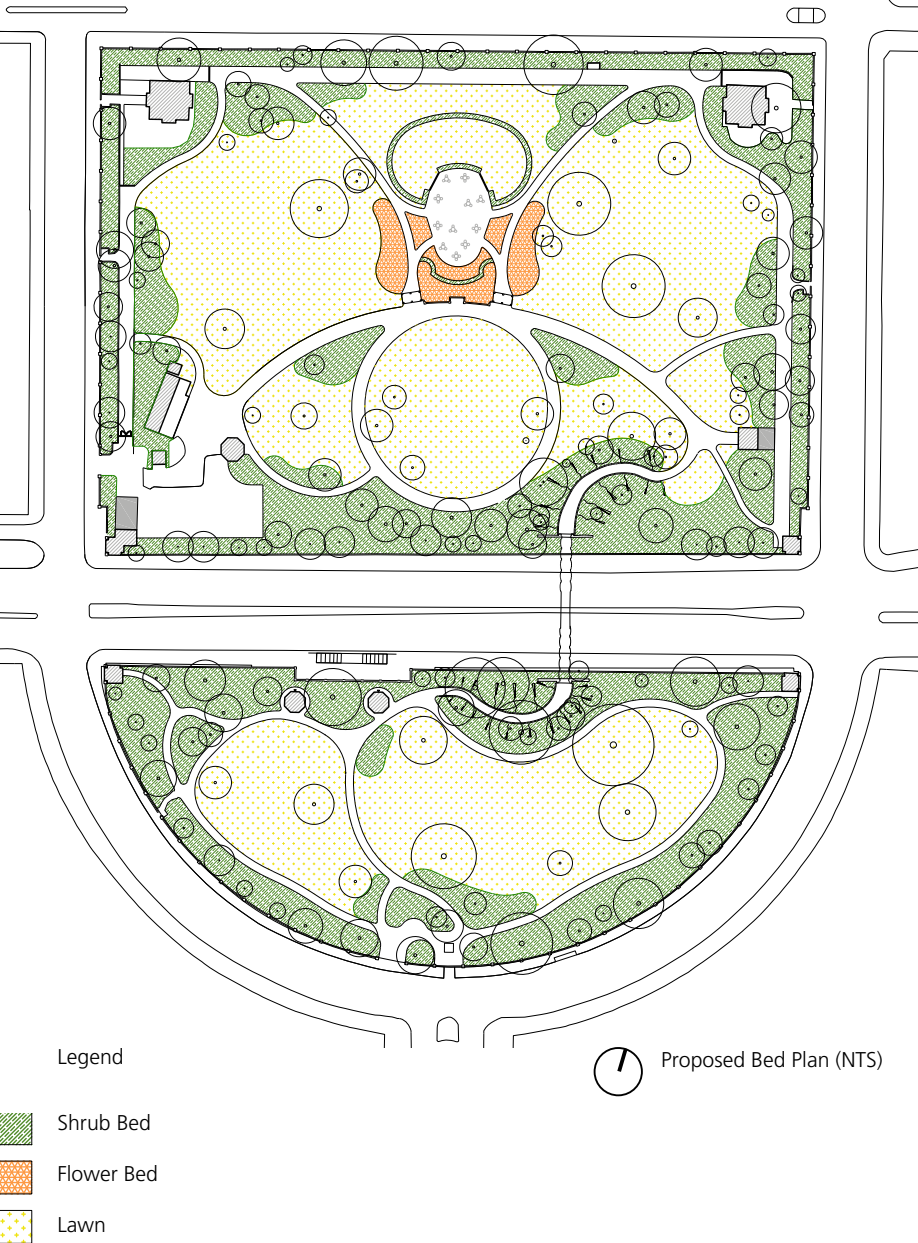
Shrub

Shrub or Perennial Bed

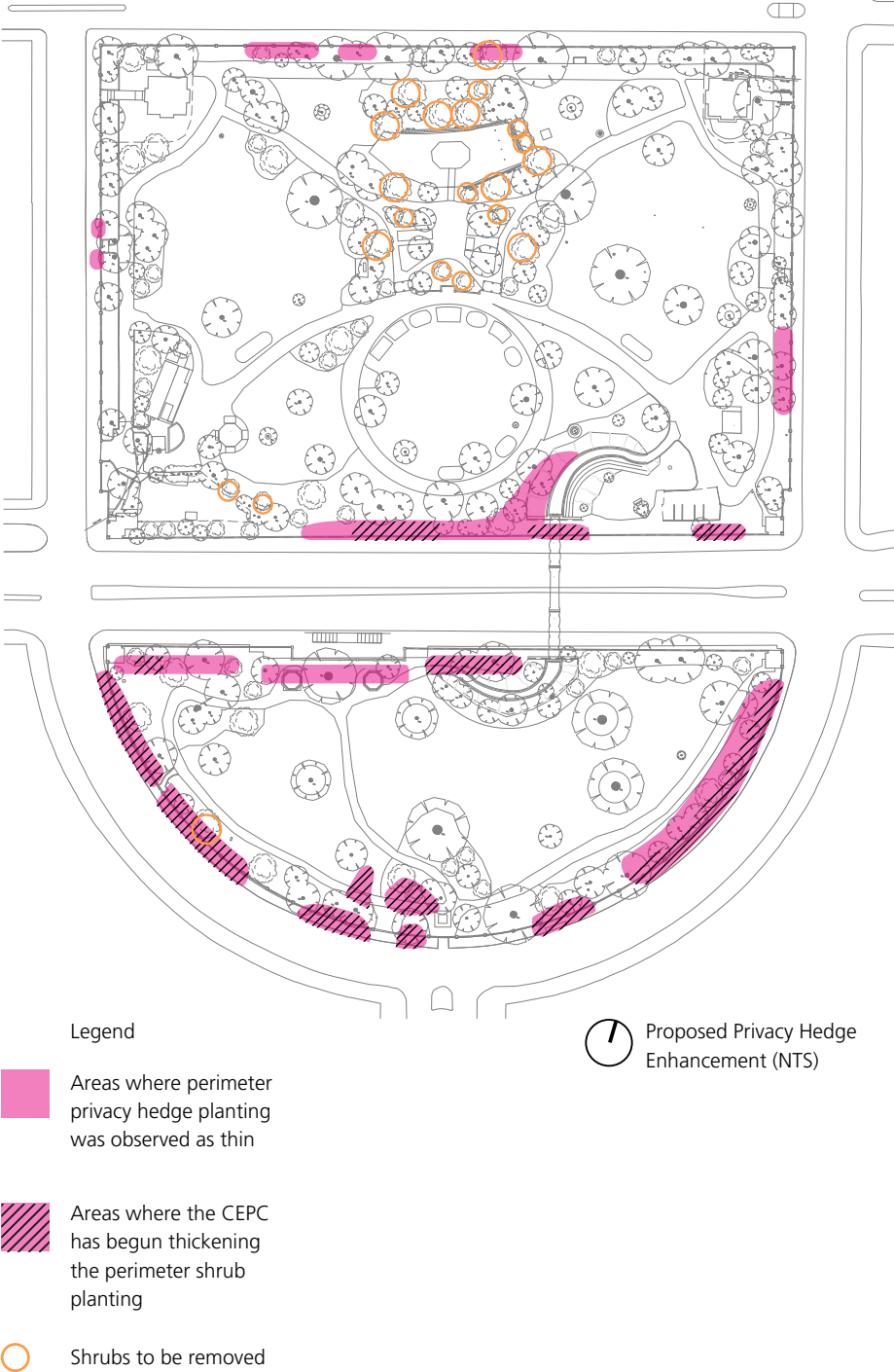
Existing Shrubs, Perennials, and Lawn (NTS)

3.2 Planting: Shrub, Perennials and Lawns

Proposals



The proposed planting plan removes the rose beds from the circular lawn in Park Square, relocating perennial and rose beds to the central gathering space of the gardens. Shrub beds should be made denser and wider around the entire perimeters of the gardens, while shrub beds within the interiors should generally be reduced. A new hedge planting surrounds the newly designed play area and gathering space.



As shown in the existing photos, the perimeter hedge is too thin to provide privacy to the users of the garden, especially considering the amount of pedestrian and vehicular traffic around Park Square and Park Crescent. The above plan highlights areas where the planting has become especially thin. The CEPC have already begun implementing recommendations by TLG to enhance the shrub planting in those highlighted areas, shown with a hatch. The gardeners have selected mixed broadleaf evergreen hedges appropriate to the existing growing conditions.

3.2 Planting: Shrub, Perennials and Lawns

Proposals

Proposed Key Actions

- 1. To continue to thicken the perimeter hedge/screen as soon as possible; this hedge to be broadleaf evergreen and flowering deciduous or other suitable species (existing runs of evergreen hedging/shrub cover can be retained and incorporated into the new perimeter screen).
- 2. To reduce significantly the dense/overgrown planting on the North Walk
- 3. Areas of long grass or meadow could be flexibly applied to meet the needs of a new layout.
- 4. To reduce the number of flower beds – and those in the great circular grass panel in particular – consolidating the flowers in fewer larger beds
- 5. To continue to enhance the density of the planting along the southern boundary of the square so as to reduce as much as possible the impact of the traffic in the Euston Road
- 6. To introduce new shrubs beds in Park Crescent, their positions to be determined by the alignments of the restored (now suppressed) paths

3.3 Paths: Materials and Layout

Existing Conditions + Historic Precedent

Right: Many paths have gradually become unnecessarily wide



Far Right: Muddy paths likely caused by compaction of sub-base and subsequent lack of drainage



Right: A section of refurbished path, showing ulticolour path surface



The existing gravel paths show a good deal of wear and have gradually widened over the years. These paths would have originally been surfaced in self-binding gravel, but they have been topped up with a shingle or pea gravel in recent years to alleviate surface water accumulation and muddy areas - these issues would have been exacerbated by compaction of the path surface over time. Metal edging is now being installed in Park Square and Crescent, this will retain the pea shingle from the paths and ensure that the width of the footpaths remains consistent moving forward.

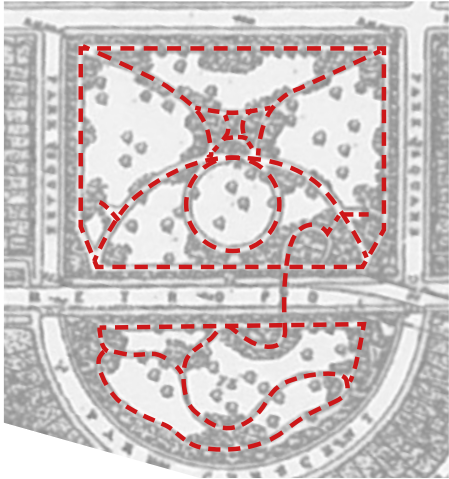
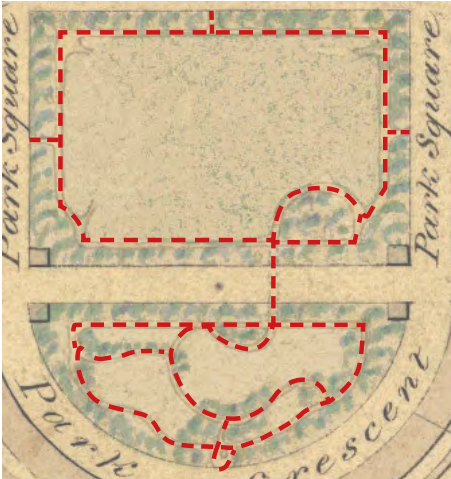
In spring 2019, the entire length of the Park Square north path was resurfaced with a coloured stone mastic asphalt surface, sympathetic to the buff colour of the existing gravel.

3.3 Paths: Materials and Layout

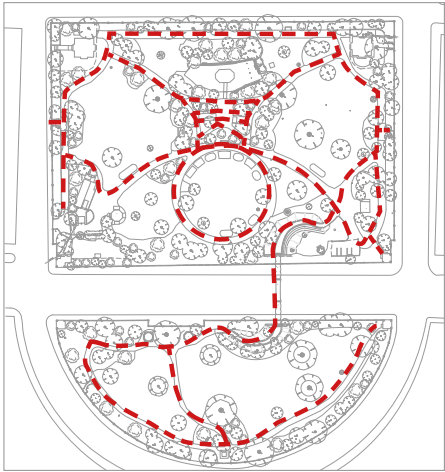
Existing Conditions + Historic Precedent

Right: 1834 Mayhew Plan (NTS)

Far right: 1870 Ordnance Survey (NTS)



Right: Existing Paths (NTS)



The Mayhew Plan from 1834 shows a continuous perimeter path around the outside of both Park Square and Park Crescent, and the centre of Park Square free of paths. By 1870, a layout similar to the current path layout was in place in the centre of Park Square and the perimeter paths remained. A noted difference between the historic plans and the existing layout is that today the perimeter paths are interrupted in both Park Square and Park Crescent.



Archaeological Investigation of Park Square Paths

In March 2015, Archaeological Consultant Brian Dix, and Head Gardener Kevin Powell completed an archaeological investigation of the circular path in Park Square in order to uncover the nuances of the original design, like alignment, materials, construction method, and path width. A complete account of the investigation was recorded in the document *Park Square Garden Renovation: Archaeological Survey of the Central Lawn Path*.

In summary, the investigation uncovered distinct horizons of imported material that made up the central pathway profile, edged on either side by a three-course brick retaining structure, which may not have protuded above the path level, but may have been used to retain the base materials. The path had a central camber to drain to either side. Additionally, it revealed that the original path width was around 3.15m, considerably narrower than the current configuration. The layout of the circular path seems to have shifted somewhat from the original layout.

Some test pits did not uncover the brick edging where it was expected to be, however, this could be due to its being displaced by installation of 20th century rope edging, new paving, or planting beds.

Investigations into the layout of the path and planting beds where the circular path meets the crescent path revealed the familiar brick edging, but the junction came to a more distinct point, whereas the current configuration has rounded off the point of the bed.



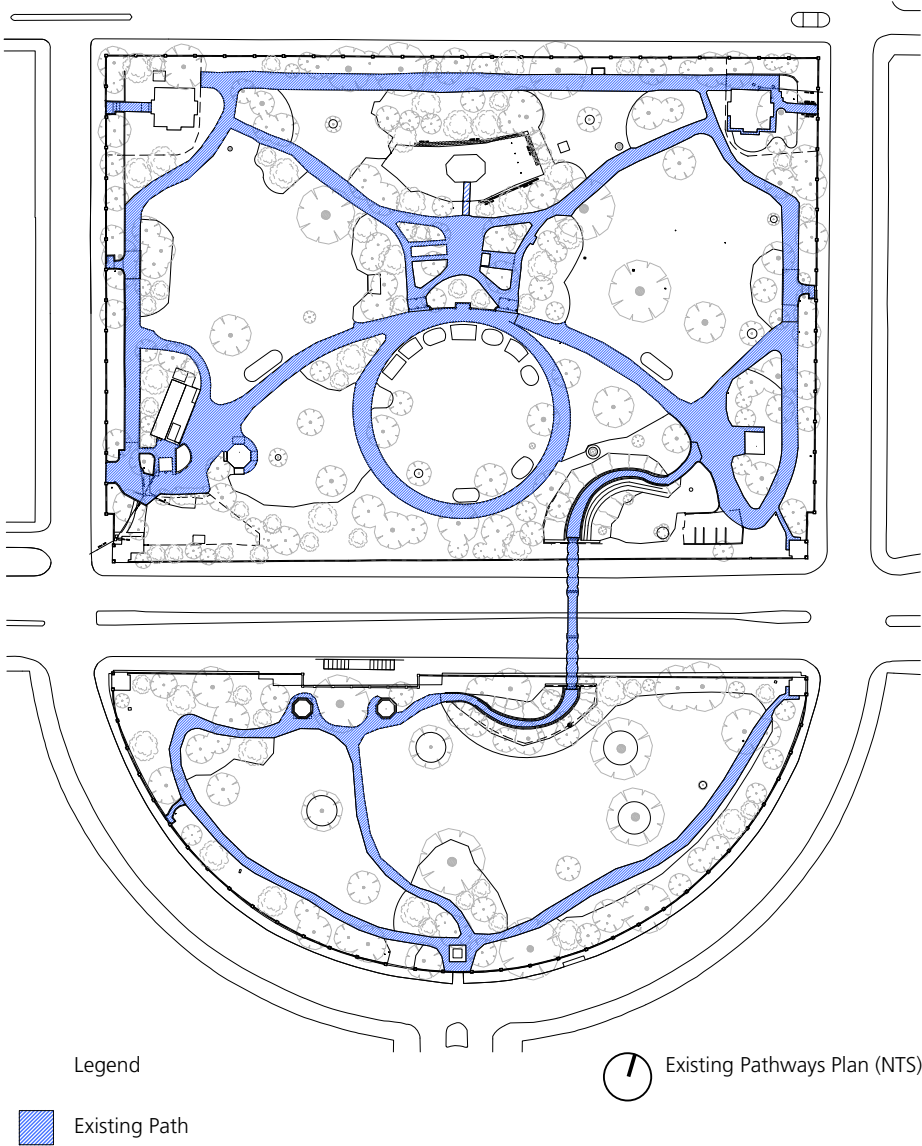
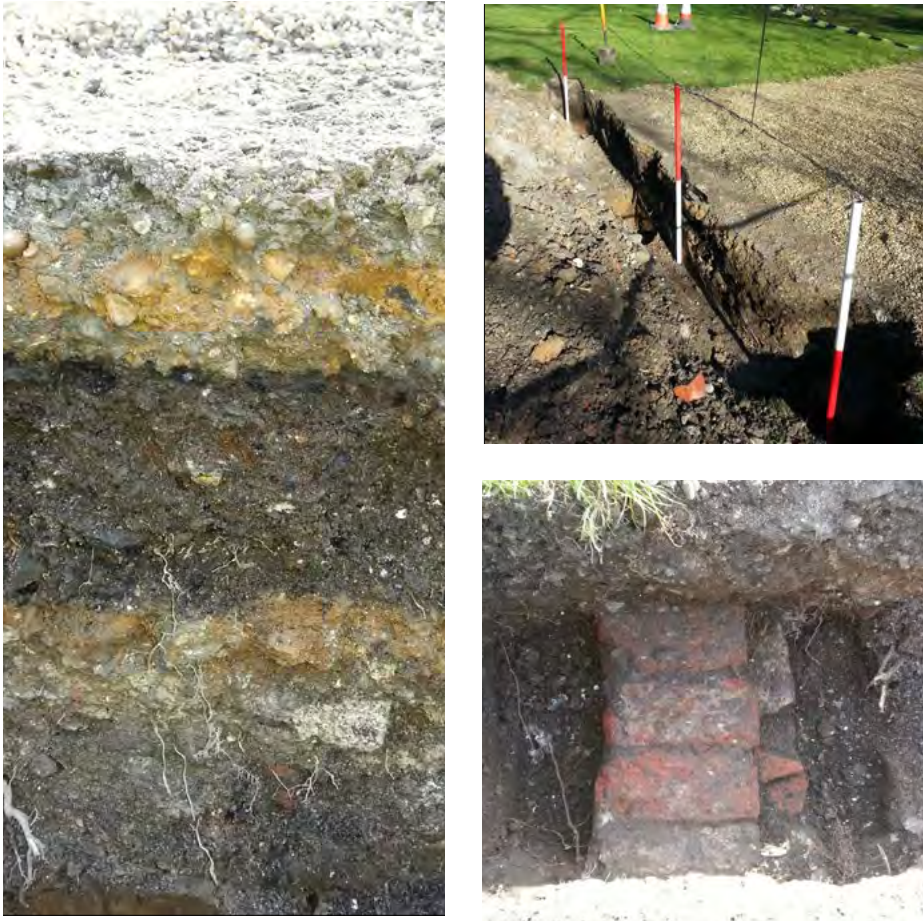
Top: Existing rounded junction between crescent and circular paths

Bottom: Excavation revealing original pointed junction between crescent and circular paths

3.3 Paths: Materials and Layout

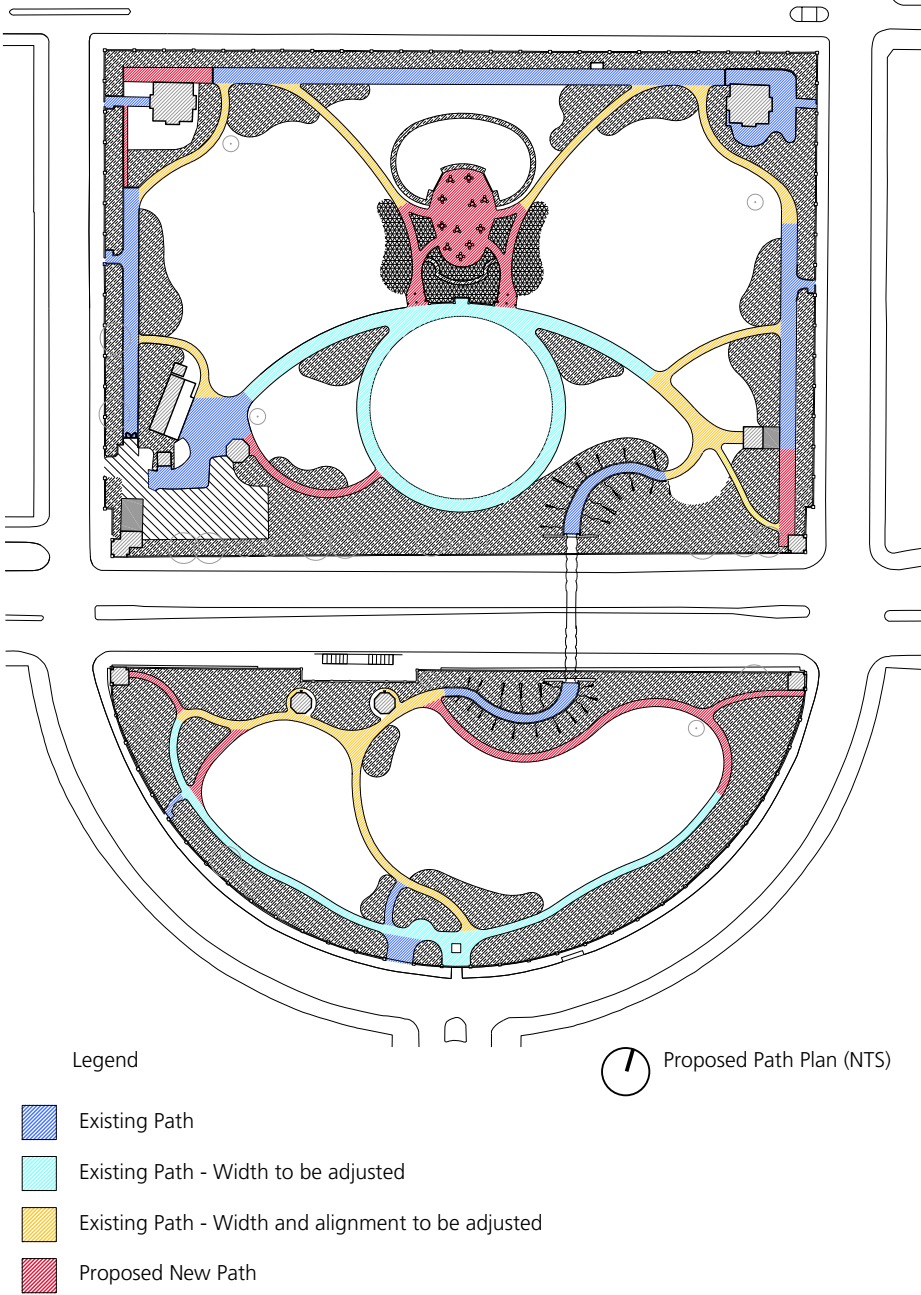
Existing Conditions + Historic Precedent

Right: Distinct horizons of the circular path
Top Right: Trench across circular path
Bottom Right: Brick course revealed along circular path

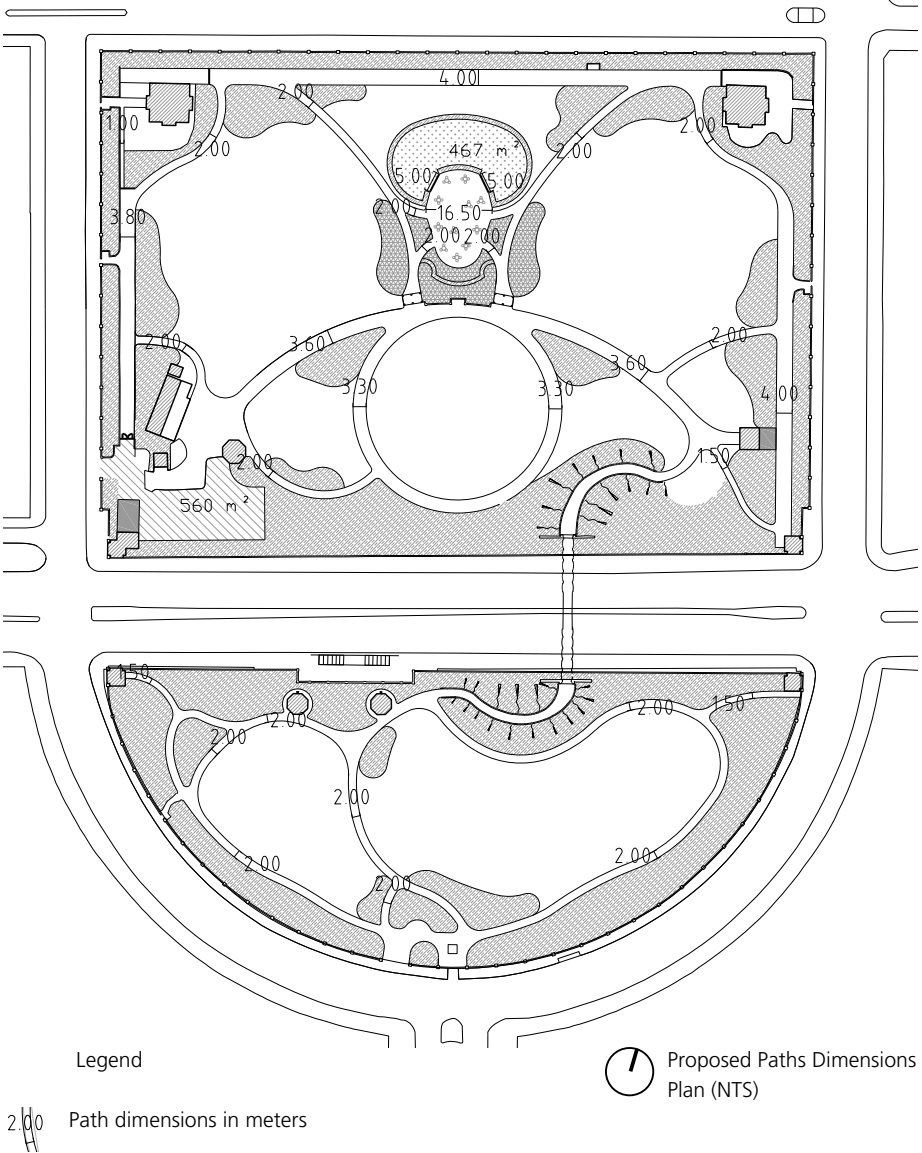


The existing path widths have ballooned and become irregular throughout the gardens, which has contributed to a loss of hierarchy. The circular path and crescent paths in Park Square in particular are wider than necessary. The alignment of the paths has been subtly eroded over the years as well, so that some curves have lost their sweeping elegance.

3.3 Paths: Materials and Layout Proposals



The proposed plan makes new connections to reinstate perimeter footpaths in both Park Square and Park Crescent. In Park Square, the proposal includes adding a new path connection from the central circle to the western end of the crescent path. Additionally the two paths arcing out from central gathering space have been re-aligned towards the eye catchers at the northeast and northwest corners. In Park Crescent, a path has been added to the northeast end of the garden, reconnecting the perimeter pathway and overlooking the Nursemaid's Tunnel Ramp.



Path Dimensions and Areas

Total Proposed Path Area	
Park Square:	4,050 square metres
Park Crescent:	1,230 square metres
TOTAL:	5,280 square metres

Total Existing Path Area	
Park Square:	4,264 square metres
Park Crescent:	1,021 square metres
TOTAL:	5,285 square metres

3.3 Paths: Materials and Layout

Proposals

Material Options

The below lists several options for path materials, with their pros and cons.

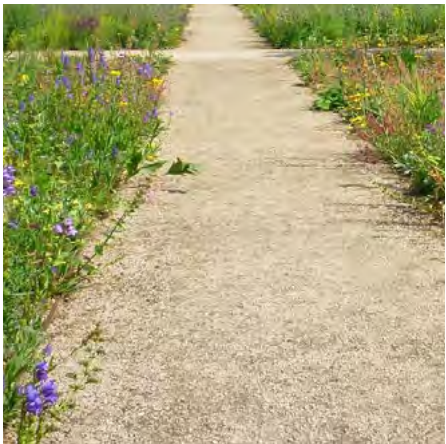
Self-binding Gravel - Breedon Golden Amber Gravel

Loose, finely graded gravel which becomes compacted during installation and with continued use.

- Pros**

 - Informal appearance for small scale garden
 - Fairly easy to maintain - can be swept, raked, blown
 - Easy to repair without visible seams
 - Easy to resurface: scarify top 2.5 cm and discard loose material; re-lay and re-roll gravel as directed
 - Edging not compulsory
- Cons**

 - High marl content makes this material become impermeable over time. (Other types of self-binding gravel have less clay content and remain more porous)
 - Shaded or lightly used surfaces are susceptible to moss growth
 - Heavy vehicular traffic can displace material when turning their wheels. Limit vehicular traffic to 10mph.
 - Material can stick to shoes and be tracked into other garden spaces



Resin-Bound Gravel

Gravel mixed with a binding resin and installed on tarmac, concrete or macadam base

- Pros**

 - Semi-permeable surface (resin bound gravel itself is permeable, but base must be tarmac, macadam or concrete; an open graded macadam could be used as base to make entire surface permeable).
 - Very durable, drivable surface
- Cons**

 - Requires Edging
 - Cannot be laid in rainy or when damp
 - Repairs cannot be done invisibly
 - Requires occasional pressure washing to maintain permeability
 - Should be swept regularly to keep organic matter from permeating the surface and to prevent moss growth
 - Light coloured blends may show tire marks.



Resin-Bonded Gravel

Gravel embedded into a resin surface that has been applied atop tarmac sub-base

- Pros**

 - Does not require edging
 - Durable, driveable surface
 - Very little day to day upkeep
 - Anti-slip surface
- Cons**

 - Surface is not permeable - must be laid on top of tarmac sub-base
 - Repairs cannot be done invisibly and should be performed by contractor who installed.
 - Must be laid by experienced contractor



Gravel with Gravel Pave

Loose gravel laid into and on top of gravel pave material, which holds gravel in place. Geofiber attached beneath the gravel pave keeps gravel from embedding into sub-base.

- Pros**

 - Gravel pave keeps loose gravel in place and prevents it from being swallowed into the sub-base over time
 - Driveable surface
 - Very little day to day upkeep
 - Less gravel is required than in typical gravel path or drive
- Cons**

 - Over time, gravel pave may be exposed and may require occasional addition of top layer of gravel
 - Edging is not required, but best to keep in gravel in place.

3.3 Paths: Materials and Layout

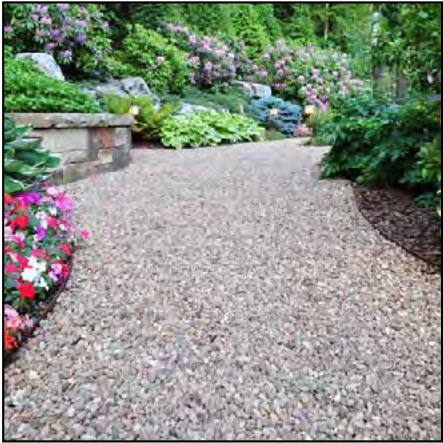
Proposals

Pea Shingle
Loose-laid gravel over compacted sub-base and geotextile.

- Pros**

 - Informal appearance for small scale garden
 - Very little day to day upkeep
 - Permeable surface which prevents surface water build-up
 - Simple and cost-effective
 - Suitable for use in tree root-zones
- Cons**

 - Build-up requires adaptation for vehicles (greater sub-base depth and ideally a paving-grid)
 - Requires edge restraint to prevent gravel escape
 - Will require topping-up over time



Tarmac SMA 10mm Ulticolour - Natural Colchester Gravel
Coloured stone mastic asphalt over a binder course, with the ability to reuse existing path sub-base.

- Pros**

 - Can be a permeable surface if permeable binder course is used
 - High quality, durable, drivable surface
 - Retains colour over a long period
 - Trials of this surface within Park Square have been successful
- Cons**

 - Requires edging
 - Must be laid by experienced contractor
 - Repairs cannot be done invisibly
 - Should be swept regularly to keep organic matter from permeating the surface and to prevent moss growth



3.3 Paths: Edging

Existing Conditions + Historic Precedent

Right: Wood Edging



Right: Rope Edging



Right: Stone Edging meeting Rope Edging



3.3 Paths: Edging

Existing Conditions and Historic Precedent

Right: Granite Edging



Right: Yorkstone Edging



Right: New Steel Edging



The use of a wide array of edging materials throughout Park Square and Park Crescent lacks clear intention. Historically, ad-hoc repairs to the paths will have been carried out by the gardeners, who would have used any spare materials to hand - including old paving materials and kerbstones. This has resulted in a confused assortment of edging as one moves through the gardens, as well as unattractive junctions where two materials abut one another.

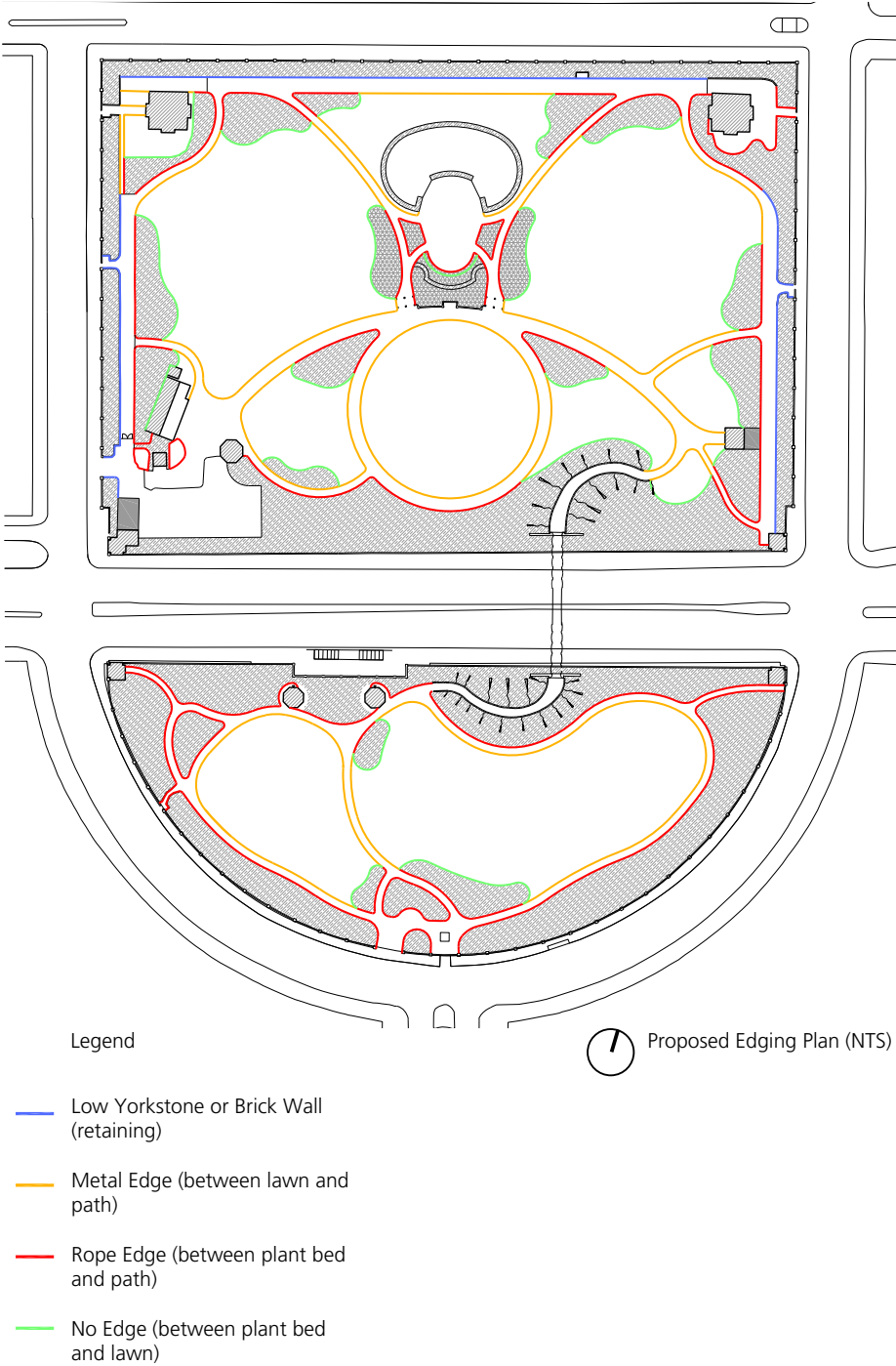
Currently, edging treatments include: wooden edging, Victorian rope edging, yorkstone edging, flush granite kerbs and raised yorkstone retaining walls, in addition to the recent metal edging. It should be noted that while the existing array is muddled and seemingly random, a mixture of materials throughout the garden can be seen as a desirable feature, giving hierarchy to interfaces though the considered choice of materials.



The newly refurbished sections of path include high-quality steel edging on key routes, which is both durable and attractive. These recent interventions should be seen as a precedent for more holistic improvements to the paths in future proposals.

3.3 Paths: Edging

Proposals



The proposed edging plan gives intention to the use of different materials. A more substantial edge is appropriate along the edge of a planting bed, and we have designated those areas to be edged with the rope edging. Between the pathways and lawn, the proposal shows the simple steel edging to prevent the path edges from straying. Along the northern end of Park Square, where there are significant but inconsistent level changes from street to garden level, the plan shows the Yorkstone edging, which can be used to retain soil where necessary.

Material Options

Rope Edging

Pros

- Durable
- Easily replaced
- Much of the existing edging could be re-used
- Appears decorative but robust



Wood Edging

Pros

- Inexpensive

Cons

- Can warp or rot
- Not extremely durable
- Appears temporary and insignificant
- Shows dirt and wear



Metal Edging

Pros

- Durable
- Appears simple and elegant



3.3 Paths: Edging

Proposals

Low Yorkstone Wall

Pros

- Can be used to retain some soil where necessary
- Can be built to whatever height is necessary to retain soil.



Low Brick Wall

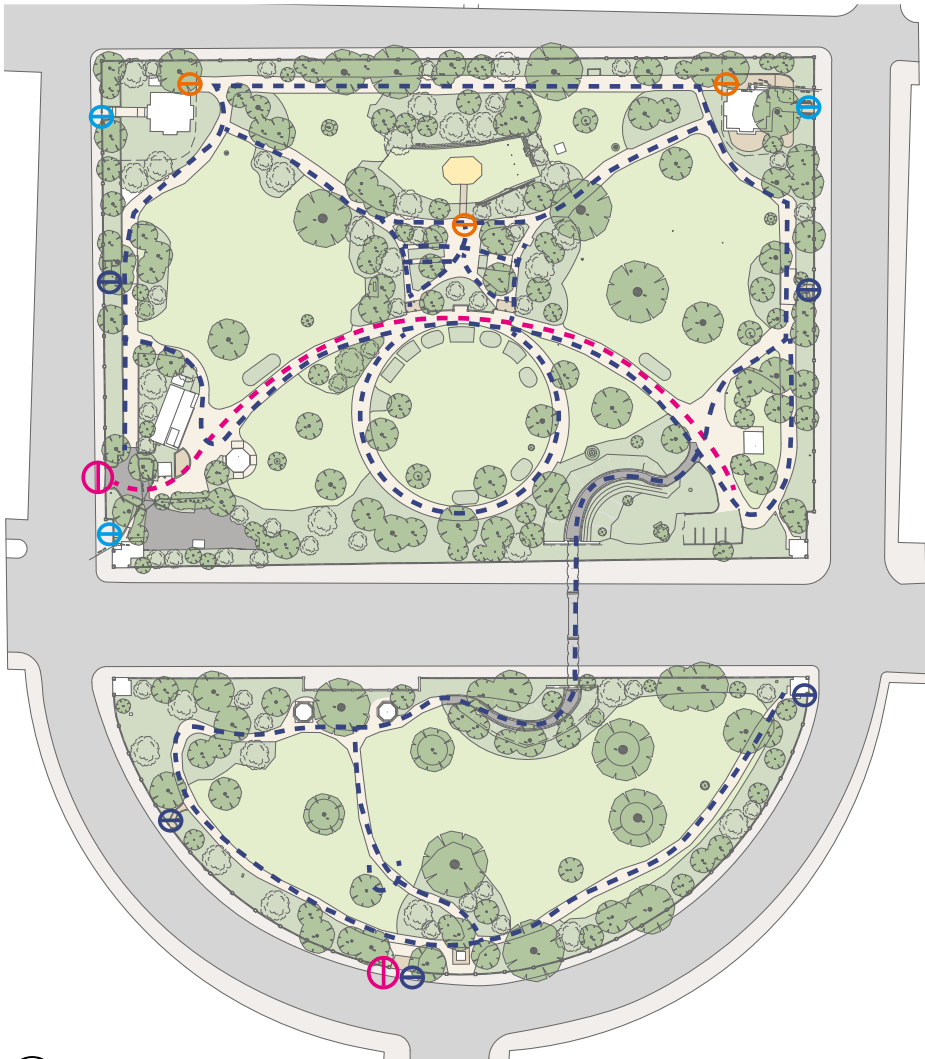
Pros

- Durable
- Can be used to retain some soil where necessary
- Can be built with as many courses as necessary to retain soil.
- Can be built to match existing bond and brick type of Nursemaid's Tunnel Walls



3.3 Paths: Access

Existing Conditions + Historic Precedent



Pedestrian access to the gardens is well located around the garden. All gates provide level access for disabled users. The gate at the southern end of Park Crescent is predominantly pedestrian, but can be opened up to accommodate vehicles for event set-up or maintenance. There are three gates that are either used mainly by CEPC staff or by the private resident at No. 13 Park Square West. The only vehicles used in the gardens are for maintenance by the CEPC staff, and the route that is mainly used for access is the crescent pathway in Park Square.

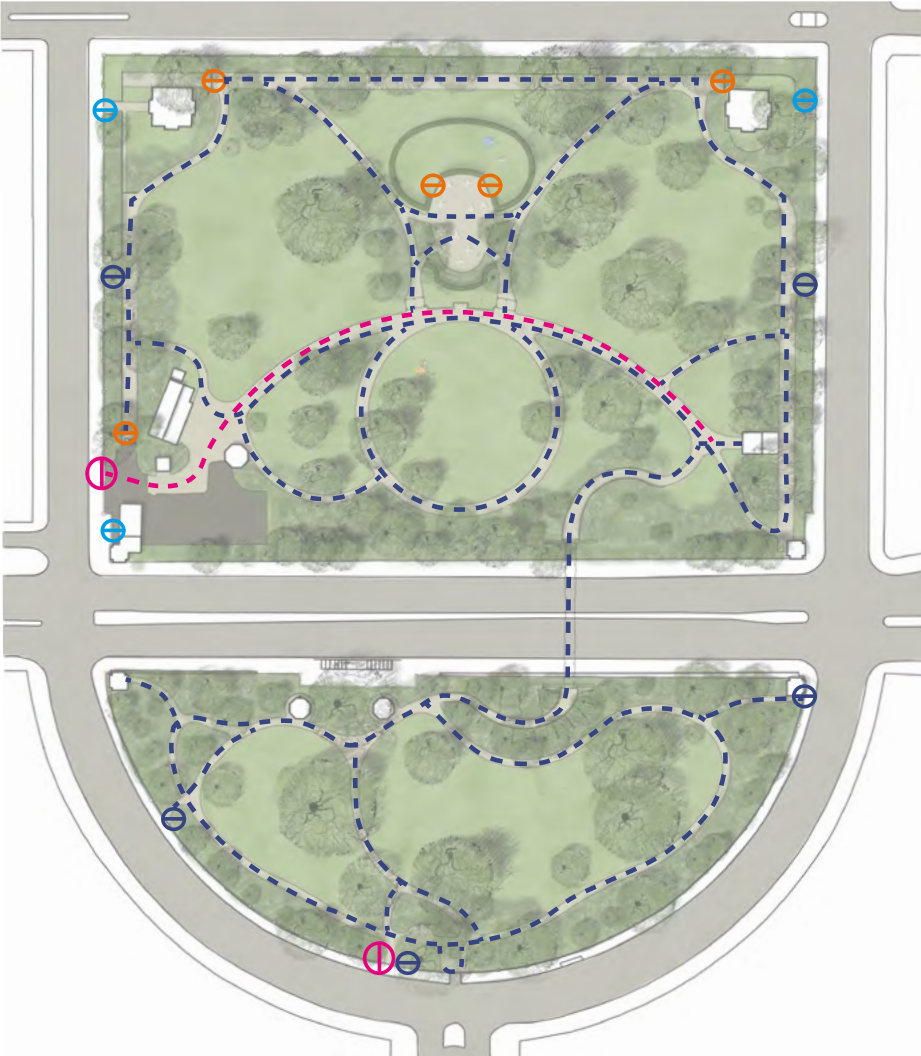
Existing Access Plan (NTS)

Legend

- Vehicular gate
- Pedestrian gate
- Private or limited access Pedestrian gate
- Internal gate
- Vehicular circulation
- Pedestrian circulation

3.3 Paths: Access

Proposals



Proposed Access Plan (NTS)

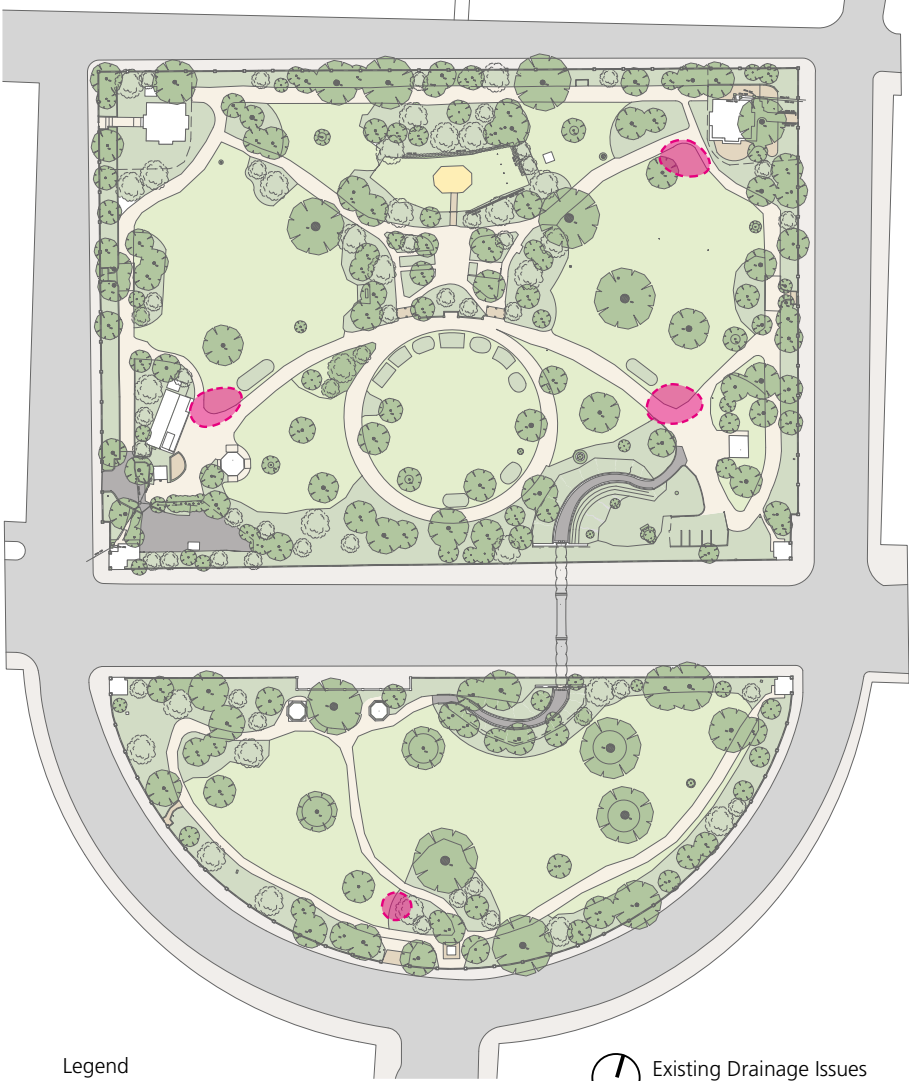
Legend

- Vehicular gate
- Pedestrian gate
- Private or limited access Pedestrian gate
- Internal gate
- Vehicular circulation
- Pedestrian circulation

There is an opportunity to install an additional pedestrian gate at the northeast corner of Park Crescent where the existing (but non-functional) toilets are located. This would connect to the proposed footpath extension at the north east corner of the garden. The reorganized footpath system and internal gate arrangement and design (see Section 3.1 Views - Hedge/Gate Proposals) clarifies the boundary between private and public space in the gardens.

3.3 Paths: Drainage

Existing Conditions + Historic Precedent



Legend

- Location of periodic/seasonal flooding due to poor drainage

Existing Drainage Issues Plan (NTS)

Muddy paths and flooded path edges are the main symptoms of poor drainage in Park Square and Park Crescent. Flooding is likely due to a combination of factors, including compacted sub-bases (owing to the high-marl content of the original self-binding paths) and a blocked drainage system. Any new paving for the paths will require accompanying drainage to alleviate these issues. In areas near the Nursemaid's Tunnel, runoff can be directed towards the ramps, to be conveyed to gullies at either end of the tunnel.

3.3 Paths: Drainage

Existing Conditions + Historic Precedent

Right: Muddy paths around the southern entrance to Park Crescent



Right: Flooding along the edges of paths in Park Square



All runoff in Park Square and Park Crescent must remain and be dealt with on site. For this reason, on-site underground water storage should be considered in addition to proposals for increasing permeability on site. There is potential for this stored water to be used for irrigation within the gardens.

Proposed Key Actions

1. To simplify and improve the edge treatment to the plant flower beds and grass panels throughout the square: grass panels will be edged in galvanised steel edging and plant flower beds will be edged in rope edging similar to that now found in the gardens. Areas where soil requires retaining will be edged in a very low Yorkstone or brick wall.
2. To re-edge the Northern Walk in Park Square with Yorkstone or brick edging.
3. To replace existing path surfaces over time, to create a more uniform and rational material palette.
4. To reduce the width of several garden paths to reflect the original path widths as determined by archaeology and early surveys.
5. To realign the pair of paths that lead from the centre of the garden to the northeast and northwest corners; the new paths to lead to the new eye-catchers at the east and west ends of the North Path
6. To reinstate a section of the South Walk – connecting the new store yard to the south east lodge. This walk will traverse the top of the Nursemaid’s Tunnel, at which point it will supply views over the ramp and its surrounding planting. A railing – based on historic railings within the square – will be erected on the existing parapet atop the tunnel. The walk will be separated from the perimeter railing by a broadleaf evergreen hedge.

3.4 Buildings

Existing Conditions + Historic Precedent



West Lodge in the Corner of Crescent Gardens, Park Crescent W1

Historic England List No: 1225960

West Lodge in corner of Crescent Gardens. G.V. II Lodge. 1812 by John Nash as part of his Regent’s Park development. Stucco; lead roof. 4-square Greek Doric pavilion balancing its twin to the east, set in corner of crescent gardens at junction with Marylebone Road. Single storey. One window or doorway to each face. Recessed glazing bar sashes and doorway framed by Greek Doric columns in antis. Continuous entablature with shallow pediments set against blocking course over each aediculed face. Identical to Park Square lodges q.v.



East Lodge in the Corner of Crescent Gardens, Park Crescent W1

Historic England List No: 1225957

East Lodge in corner of Crescent Gardens G.V. II Lodge. 1812 by John Nash as part of his Regent’s Park development. Stucco; lead roof. 4-square Greek Doric pavilion balancing its twin to the west, set in corner of crescent gardens at junction with Marylebone Road. Single storey. One window or doorway to each face. Recessed glazing bar sashes and doorway framed by Greek Doric columns in antis. Continuous entablature with shallow pediments set against blocking course over each aediculed face. Identical to Park Square lodges q.v.

South West Lodge in Park Square, Park Square NW1

Historic England List No: 1226151

South West Lodge G.V. II Lodge. 1812-25 by John Nash as part of his Regent’s Park Crown Estate development (repositioned in 1961). Stucco; lead roof. 4-square Greek Doric pavilion (with small north east wing added), balancing its twin south east lodge, set in the corner of the square garden at the junction with Marylebone Road. Single storey. One window to each face. Recessed glazing bar sashes framed by Greek Doric columns in antis. Continuous entablature with shallow pediments against blocking course over each aediculed face. Identical to Park Crescent lodges q.v.



South East Lodge in Park Square, Park Square NW1

Historic England List No: 1265994

South East Lodge G.V. II Lodge. 1812-25 by John Nash as part of his Regent’s Park Crown Estate development (repositioned in 1961). Stucco; lead roof. 4-square Greek Doric pavilion balancing its twin south west lodge, set in the corner of the square garden at junction with Marylebone Road. Single storey. One window or doorway to each face. Recessed glazing bar sashes and doorway framed by Greek Doric columns in antis. Continuous entablature with shallow pediments against blocking course over each aediculed face. Identical to Park Crescent lodges q.v.



3.4 Buildings

Existing Conditions + Historic Precedent

Right: 13 Park Square West



Right: 12 Park Square East



No. 13 Park Square East and No. 12 Park Square West

Constructed in 1963, these two residential buildings were built to replace two older lodges lost as a result of widening Marylebone Road. The removed buildings including the former CEPC offices in the south-west corner of Park Square.

Following completion of Park Square East and West, The CEPC relocated to no. 12, with no. 13 historically the home of the Inspector of Pavements.

Neither Park Square East or West are listed by Historic England.

Park Crescent Air Vents

These twin octagonal pavilions, constructed in 1967, were designed to replace an existing vent shaft in Park Crescent. Following the widening of Marylebone Road, and subsequent repositioning of the original vent, it was determined that a single shaft would be insufficient. As a result, the footpaths and shrubbery were redesigned to accommodate the two identical stuccoed structures, whilst minimising the obstruction to the historic layout.

The Park Crescent air vent is not listed by Historic England.



Park Square Air Vent

Constructed around 1975, the air vent in Park Square was required for ventilating the newly built Jubilee Line. The building features a conical roof structure and built in bench, and is designed to look like a summerhouse set within the garden.

The Park Square air vent is not listed by Historic England



3.4 Buildings

Existing Conditions + Historic Precedent

Right: The ironwork pavilion in Park Square has been boarded and is currently used as a storage shed



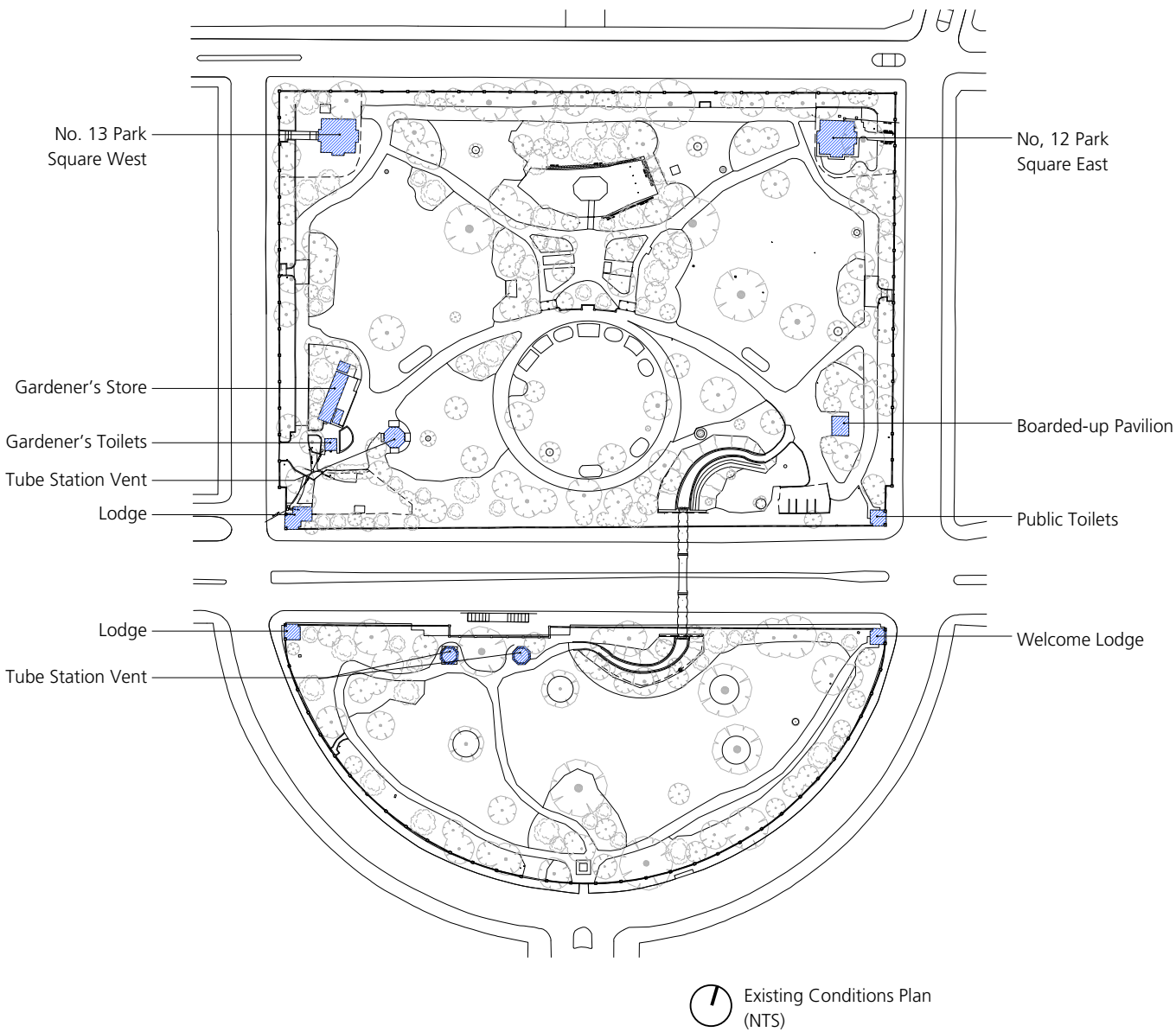
Right: Cast iron detailing visible on the west gable from inside the pavilion



The Cast Iron Pavilion (Storage Shed), Park Square

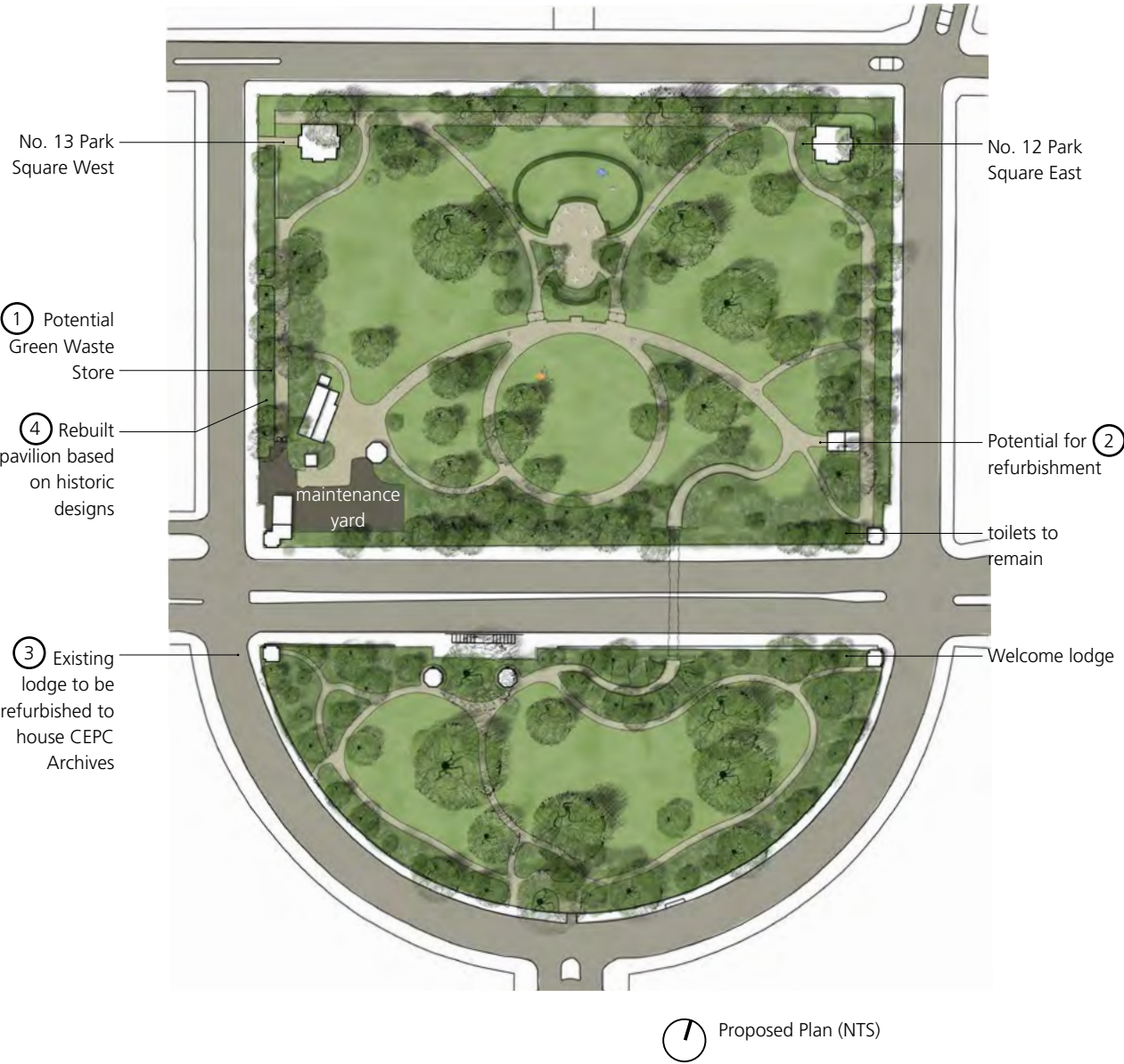
First recorded on the 1870 Ordnance Survey, the Cast Iron Pavilion in Park Square is currently used as a storage shed (its open sides having been enclosed in timber cladding).

There is an intention to refurbish the pavilion to bring it back to its former glory, which will require sensitive restoration from skilled metalworkers.



3.4 Buildings

Proposals



Proposed Key Actions

1. Explore potential for new green waste facility behind Gardener's Store
2. To review the structure of the early c19th cast-iron shed in the southeast corner of the garden. Once a better understanding of the building is available, to make recommendations about its refurbishment/conservation, or conversion into a new facility.
3. To refurbish the redundant toilet block at the northeast corner of Park Crescent as a welcome lodge to complement the proposed new garden entrance in that location.

3.5 Railings

Existing Conditions + Historic Precedent

Right: Existing railings along Park Square East



Right: Existing railings along Park Square West. The perimeter railings across Park Square and Park Crescent use the same Nash design featuring cast iron Grecian spear head railings between openwork obelisk standards. Only the sections adjacent to the main roads are distinct, as they feature lanterns placed atop the obelisks.



The cast iron Grecian spear head railings around Park Square and Park Crescent are Grade II listed (1225961). Originally constructed in 1812, to John Nash’s design, much of the historic metalwork was removed during the 2nd World War. The CEPC were eventually able to reinstate the missing railings using templates taken from original panels. All perimeter gates and railings are in good condition, having last been restored between 2000-2003.

Regular upkeep and painting of the railings is required to maintain their condition, as well as inspection of the Portland stone plinth at their base. Tree root growth can cause displacement of the plinth over time, and therefore trees positioned near the perimeter should be checked on a regular basis.

Right: Perimeter railings following their refurbishment in 2003. Along the Outer Circle, the railings feature lanterns taken from C19th engravings.



3.6 Nursemaid’s Tunnel

Existing Conditions + Historic Precedent

Right: Deteriorating historic brick wall and soils eroding over the top of wall along the ramp leading to Nursemaid’s Tunnel in Park Crescent.



Right: The north headwall requiring concrete strengthening



The walls to the Nursemaid’s tunnel require repair and restoration, having suffered from eroding banks, age-related decay, and modern interventions. The brickwork on the walls shows some decay, with loose mortar and bricks that are beginning to dislodge. Cracking and structural movement is evident and the walls are considered unsuitable as retaining structures.

Both north and south headwalls are in need of crack repairs and redecoration, whilst the north side wall also requires concrete strengthening.

Right: View within the tunnel showing damaged lime wash, poor 20th century lighting and crack paving



Right: Terraced garden which replaced the historic brick wall along the ramp in Park Square

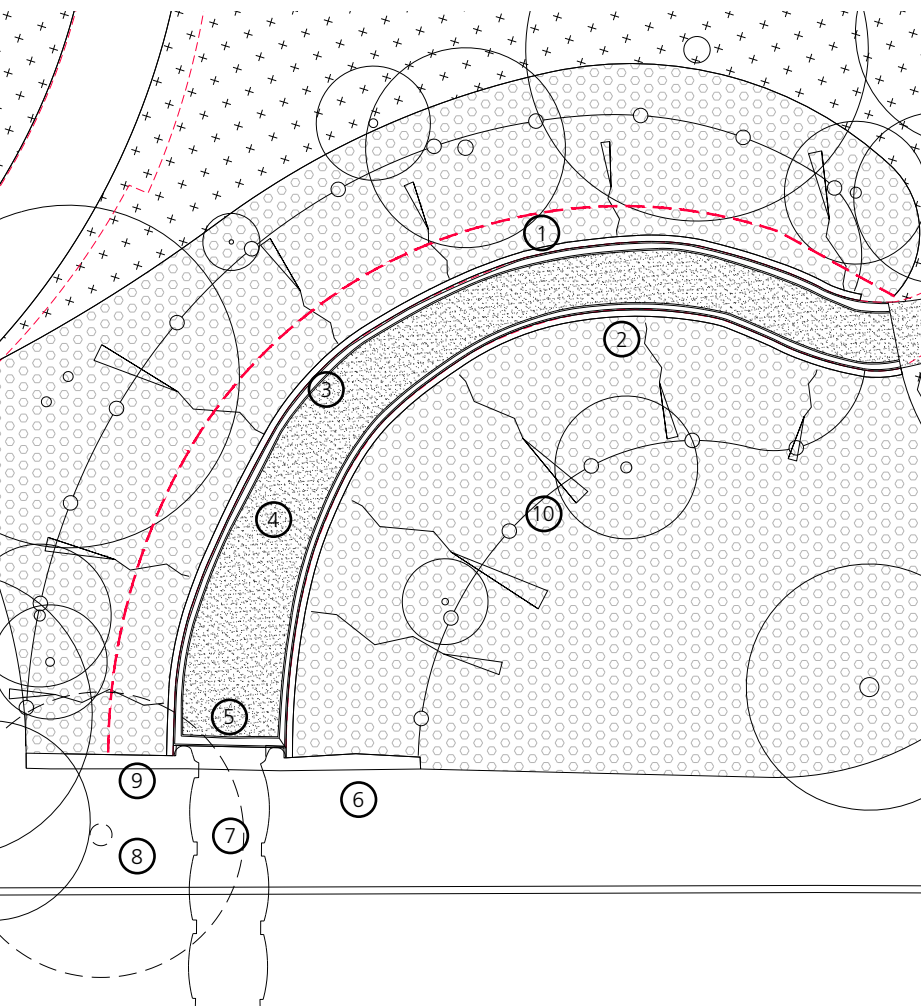


The lime wash coating to the tunnel interiors is in poor condition due to moisture damage. 20th Century surface-run fluorescent lighting is unsightly and out of keeping with the site’s history. The existing yorkstone paving is cracked and uneven and presents an unnecessary trip hazard.

The bank above the southern wall on the ramp to the tunnel in Park Crescent has eroded significantly so that soil is coming over the top of the wall. The southern wall along the ramp to the tunnel in Park Square was replaced by a terraced garden in 2002 and requires refurbishment.

3.6 Nursemaid's Tunnel

Proposals



Park Square Walls and Path

- 1. Northwest Wall** - rebuilt to match existing. All to match the existing wave-form profile
- 2. Northeast Wall** - repairs where necessary, including re-pointing with lime mortar and localised brick replacement
- 3. Drainage Channel** - gully stones to be removed and relaid
- 4. Path** - re-surfaced with bound Tarmac SMA 10mm Natural Colchester Gravel Ulticolour
- 5. Gully** - proposed cast metal drainage channel/grill
- 6. North Headwall** - concrete reinforcement works to north headwall
- 7. Tunnel Floor** - repaired/refurbished Yorkstone tunnel paving, with the central section laid with the flexible asphalt material
- 8. Removal of existing ash tree**
- 9. Headwall Railings** - to be removed, refurbished and reinstated
- 10. Retain existing chestnut pale fencing**



Above: Todd Longstaffe-Gowan sketch view looking south, showing refurbished headwall, resurfaced path and new bank planting

3.6 Nursemaid’s Tunnel

Proposals

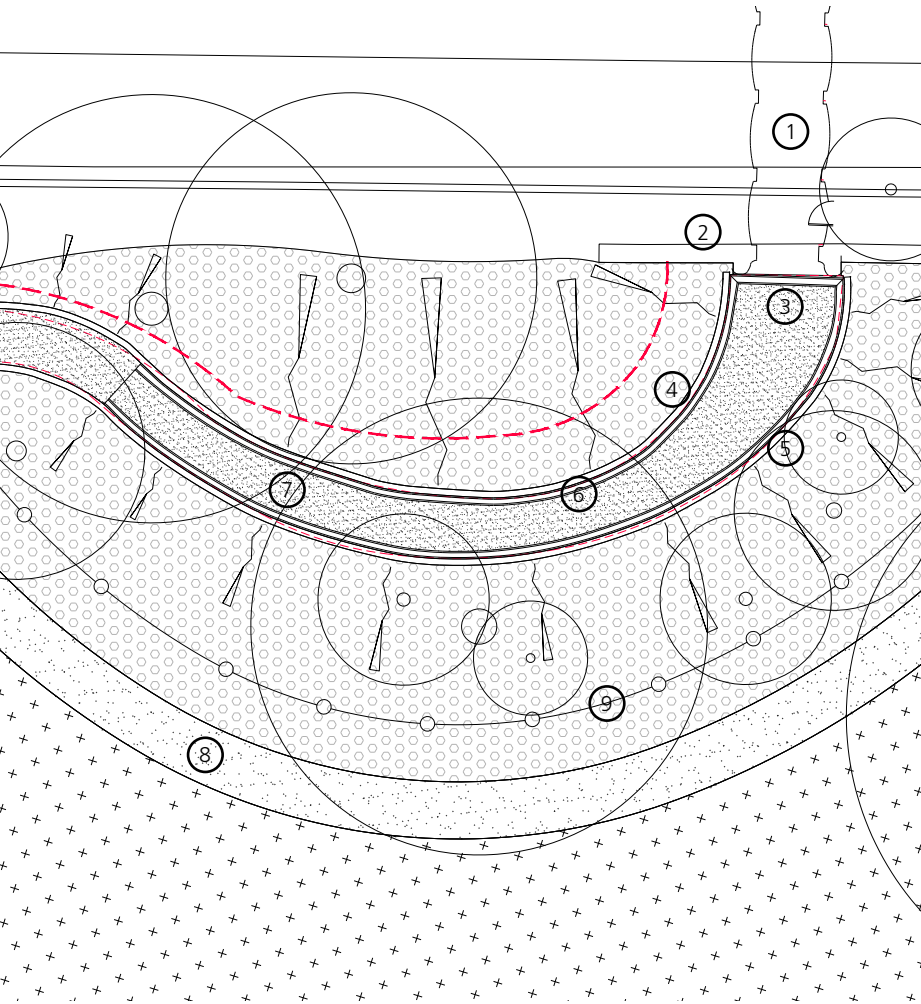
Park Square Indicative Planting Palette
(left to right, top to bottom):

- Aster x frikartii ‘Mönch’
- Ceratostigma willmottianum
- Cornus sanguinea
- Cotinus coggygria ‘Royal Purple’
- Deutzia gracilis ‘Nikko’
- Euphorbia x pasteurii
- Geranium ‘Tanya Rendall’
- Lunaria rediviva
- Mahonia ‘Soft Caress’
- Paeonia mlokosewitschii
- Pittosporum tenuifolium
- Sambucus nigra ‘Black Lace’
- Sarcococca hookeriana var. humilis
- Viburnum davidii
- Cleome hassleriana ‘Violet Queen’
- Nicotiana sylvestris



3.6 Nursemaid’s Tunnel

Proposals



Park Crescent Walls and Path

- 1. Tunnel Floor** - repaired/refurbished Yorkstone tunnel paving, with the central section laid with the flexible asphalt material
- 2. Headwall Railings** - to be removed, refurbished and reinstated
- 3. Gully** - proposed cast metal drainage channel/grill
- 4. Southwest Wall** - rebuilt to match existing. All to match the existing wave-form profile
- 5. Southeast Wall** - repairs where necessary, including re-pointing with lime mortar and localised brick replacement
- 6. Drainage Channel** - gully stones to be removed and relaid. Additional drainage features to be added
- 7. Path** - re-surfaced with bound Tarmac SMA 10mm Natural Colchester Gravel Ulticolour
- 8. New path** - loose gravel with steel edging. To connect tunnel to northeast gate and perimeter circuit
- 9. Retain existing chestnut pale fencing**



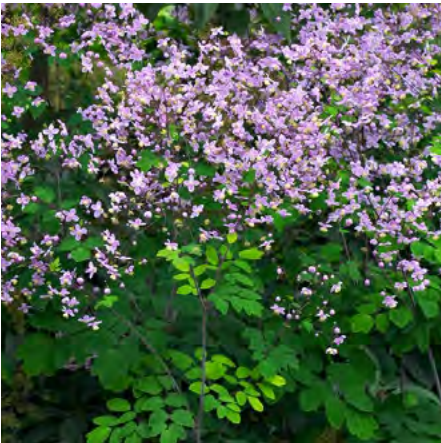
Above: Todd Longstaffe-Gowan sketch view looking east, showing newly installed shade-tolerant planting and resurfaced path

3.6 Nursemaid’s Tunnel

Proposals

Park Crescent Indicative Planting Palette
(left to right, top to bottom):

- Adiantum venustum
- Anemone x hybrida ‘Honorine Jobert’
- Osmanthus x burkwoodii
- Dryopteris affinis ‘Cristata’
- Geranium macrorrhizum
- Geranium phaeum
- Helleborus ‘Harvington hybrids’
- Hebe parviflora var. angustifolia
- Hydrangea aspera Villosa Group
- Hydrangea quercifolia
- Lamprocapnos spectabilis
- Polystichum aculeatum
- Ruscus aculeatus
- Sarcococca confusa
- Skimmia japonica ‘Kew White’
- Thalictrum aquilegifolium ‘Thundercloud’



3.6 Nursemaid’s Tunnel

Proposals

Proposed Key Actions

- 1. Carry out structural repairs to north headwall and refurbish headwall railings above north and south headwalls.
- 2. Rebuild/repair walls to the tunnel approach as needed, reusing existing brick where possible and re-point with lime mortar.
- 3. Repair drainage gullies and install new cast metal drainage channel and grills to the bottom of each tunnel.
- 4. Install new active drainage along the approach slopes
- 5. Resurface approach paths with bound Tarmac Ulticolour paving, to match finish and specification of Park Square north path.
- 6. Replant existing banks with newly designed holistic planting scheme
- 7. Carry out restoration works to the tunnel interior, including re-laying the Yorkstone paving, refurbishing internal walls, and installation of historically sympathetic lighting scheme.

3.7 Amenity Areas

Existing Conditions + Historic Precedent

Right: Play space has limited play value and inadequate surveillance for parents



Right: Spaces for socialising are disorganised and lack cohesion



Park Square features a children’s play area with sand pit and swings in the north-central part of the garden. The play area has little play value and cannot be easily surveilled by parents from outside the play area.

The garden area south of the play space houses deck chairs and picnic tables, making it the most natural spot for informal gathering in the garden. Noise and disturbance from the roadways is minimal due to this space’s location in the centre of Park Square. Shrub and perennial beds also provide some privacy from the rest of the garden. However, the space lacks organization, with furnishings distributed randomly, an unsightly deck chair storage shed, confusing circulation, and some low quality furnishing materials.

3.7 Amenity Areas

Existing Conditions + Historic Precedent

Right: Tropical Bed



Right: Capol Manor Bed



The gardens currently play host to feature planting areas, including the Tropical and Capel Manor beds. Centered either side of the pergola is the Tropical Bed. This border gives the garden dramatic impact and colour throughout the summer. Evergreen plants such as the *Euphorbia × pasteurii* ‘John Phillips’ and *Tetrapanax papyrifer* ‘Rex’ provide winter structure, whilst colourful tender plants with lush foliage enhance the tropical feel. Annual climbers like *Thunbergia alata* ‘African Sunset’ and *Ecchremocarpus scaber* establish quickly and add to the exotic character.

The Capel Manor bed is replanted annually by students from the Capel Manor Horticultural College, providing a testing ground for new ideas and planting principles.

Right: ‘Balmoral’ Bench by Lindsey Teak is the CEPC standard used throughout the gardens



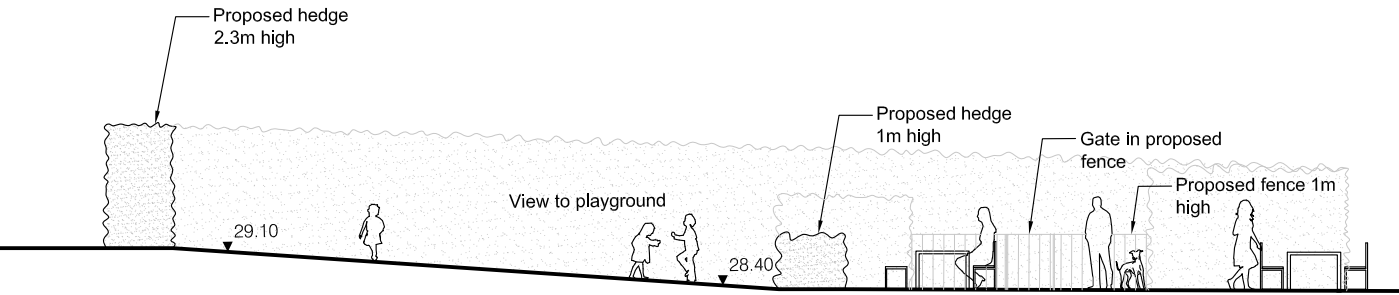
Right: ‘Winer Diner’ is The CEPC standard picnic table used throughout the gardens.



3.7 Amenity Areas

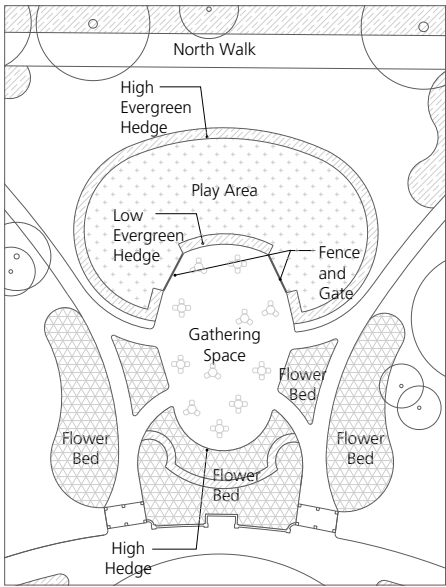
Proposals

Section A - A'

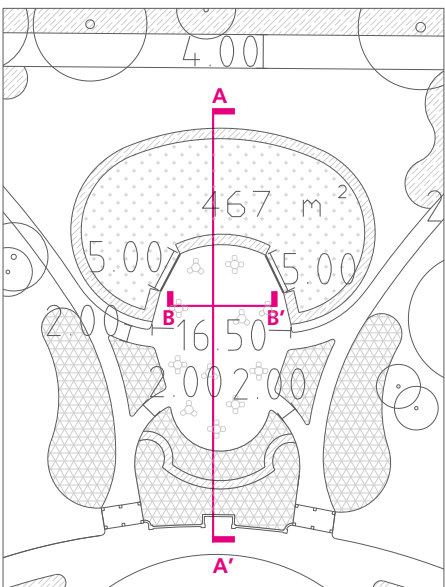


To remedy the issues presented by the existing play space and social gathering area, a redesign of the space is required. The re-designed space maintains the programmatic elements of the existing site, but gives them a clarity that it currently lacks. The design proposes to:

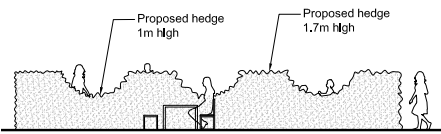
- **Bring a sense of cohesion to the space**, by surrounding the play space with a consistent hedge, and the social space with flower and perennial beds (relocated from the circular lawn)
- **Allow views into the play space**, from the gathering space while still maintaining separation between the two
- **Provide a sense of privacy** to the social space with a high hedge at the southern end
- **Attract diverse garden users**, by providing flowering planting not found elsewhere in the garden, places to sit and meet, read, drink coffee, watch their children play.



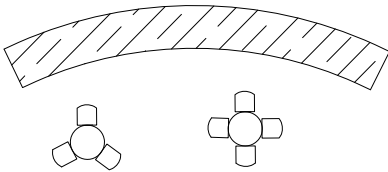
Description of Spaces NTS



Dimensions of Spaces NTS



Elevation B-B'



Plan and Elevation of Low Hedge at Children's Play Space NTS

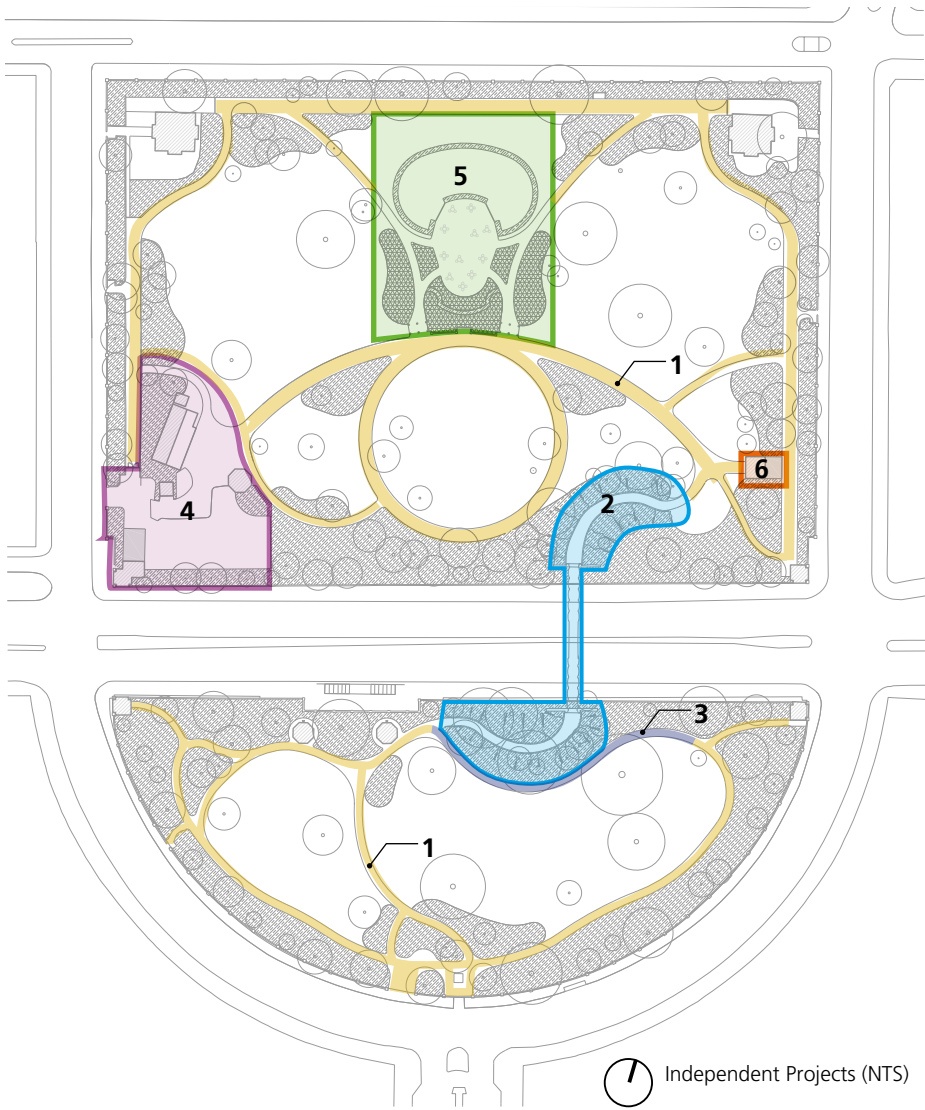
3.7 Amenity Areas

Proposals

Proposed Key Actions

- 1. To re-present the children’s play area by restructuring it into a new elliptical form and surrounding it with an evergreen hedge (2.3m high).
- 2. To make proposals for alternative play facilities in the play area with a particular emphasis on the needs of very young children. Expert input on the design should be sought.
- 3. To rearrange the centre of the garden south of the children’s play space to provide a comfortable and private gathering space from which the children’s play area can be easily surveilled.
- 4. Feature beds should be enhanced and preserved, with opportunities for further thematic planting beds explored.

4.0 Priorities and Phasing



The highlighted areas can be considered as independent projects and can be phased separately from the rest of the gardens:

- 1. Paths
- 2. Nursemaid’s Tunnel and Ramps
- 3. Link path in Park Crescent
- 4. Yard Green Waste Area
- 5. Playground
- 6. Pavilion on the east side

References

1. Portland Place was regarded at the time as ‘the most magnificent street in London’. ‘Approved Report of Mr John Nash relative to Improvements in Mary-le-Bone Park, and to the Grand New Street from thence to Charing Cross’ [1812], published in *The Monthly Magazine*, 1 August 1813, vol.36, p.26.
2. The other entrance was to be in Baker Street.
3. ‘Approved Report of Mr John Nash’, op.cit., p.27.
4. ibid.
5. Ann Saunders, *Regent’s Park: A Study of the Development of the Area from 1086 to the Present Day* (1969), p.95.
6. Thomas H. Shepherd & James Elmes, *Metropolitan Improvements: Or, London in the Nineteenth Century : Displayed in a Series of Engravings of the New Buildings, Improvements, &c., by the Most Eminent Artists, from Original Drawings, Taken from the Objects Themselves Expressly for this Work* (1827), p.88.
7. Thomas Smith, *A Topographical and Historical Account of the Parish of St Mary-le-bone* (1833), p.249.
8. John Summerson, *The Life and Works of John Nash, Architect* (1980), p.121.
9. Saunders, *op.cit.*, p.130. Terence Davis, *John Nash: The Prince Regent’s Architect* (1966), p.67.
10. Shepherd and Elmes, *op.cit.*, *Metropolitan Improvements*, pp.88–9.
11. The layout was similar to Repton’s for the statue of the Duke of Bedford in Russell Square (preliminary design dates from 1804), and Sir Richard Westmacott’s statue to Charles James Fox in Bloomsbury Square (1816).
12. The developer Decimus Burton proposed a layout of the gardens in c.1819 that was rejected by John Nash. Saunders, *op.cit.*, p.110. Davis, *op.cit.*, p.67. A record of the detailed improvements is supplied in ‘Particulars for Iron Railing, Paving, Roads, Pavilions and forming the surface of the areas’ [u.d.]: this specification also provides accounts of treatment of the squares’ kerbs, lamps, lamp irons and footpaths (NA, CRES 35 3520).
13. TNA, CRES 35 3520.
14. TNA, CRES 35 3520.
15. TNA CRES 35 3520. E.B. Wilbraham, ‘Proposing the formation of a Tunnel under the New Road to communicate with the two Gardens in the Portland-place Circus’, 28 June 1821.
16. TNA, CRES 35/3520; Samuel Leigh, *Leigh’s new picture of London; or, A view of the ...British metropolis* (1825), p.289. The desire to erect an eye-catching monument may have been galvanised by the visionary painter Thomas Martin proposal of 1820 to erect a ‘national monument’ to commemorate the Battle of Waterloo in the

crescent garden. Martin’s proposal was exhibited at the Royal Academy in 1820 (exhibit no. 925).

17. TNA, CRES 35/3520. Letter from Joseph Hume, 14 November 1823. We are grateful to Sue Palmer at Sir John Soane’s Museum for her insights into Soane’s involvement.
18. Elmes, *Metropolitan Improvements*, p.16. Lord Ravensworth in a speech in the House of Lords in 1856 noted the ‘disproportion of the statue and its setting. ‘Portland Place was the widest street in London, and by way of terminating the vista, there was placed, in the distance, what appeared to be a small black man hiding himself among the trees’. He suggested that, as a compliment to Queen Victoria, her father’s statue should be placed in the small court forming the entrance to Buckingham Palace on the Pimlico side. Philip Ward-Jackson, *Public Sculpture of Historic Westminster*, vol. 1 (2011), p.181.
19. ‘London Letters to a Country Cousin: The Regent’s Park and its Appendages’, *The Court Magazine and la Belle Assemblée*, vol. 7 (1836), pp.116-17.
20. Opened 9 January 1863.
21. T C Barker and Michael Robbins, *History of London Transport: The Nineteenth Century*, volume 1, p.113 (1976)
22. North Metropolitan Railway Act, 1854, Cap. 221, clause 172.
23. TNA, WORK 16/20; CRES 35/3515. From 1851, the gates, gatekeepers and the lodges at Park Crescent were run and maintained by the Board of Works.
24. ‘The Shakespeare Memorial: why the Portland Place Site is Best’, opinions of Prof. Gollancz and Mr Sidney Lee, *The Observer*, 8 March 1908, p.9.
25. TNA, CRES 35/3520.
26. TNA, CRES 35/4740. The line was opened in 1906.
27. TNA, CRES 35/3520.
28. The Ordnance Survey plan of 1912 shows a large clearing where the buildings were erected.
29. TNA, CRES 35/3520.
30. The railings in Park Square are presumed to have remained intact. Curiously, however, the railings along the northern side of the garden are different from those which trace the semi-circular outline of the garden. It may be that the former were replaced at some point after the war or the widening of the Marylebone Road.
31. TNA, CRES 35/3520.
32. TNA, CRES 35/3520. Ronald Gorell Barnes, Report of the Committee on the Regent’s Park Terraces (HMSO, April 1947). Interestingly, in February 1832 John Nash proposed to ‘remove a few Shrubs...from the Center of the Garden in Park Square so as to bring the Statue of the Duke of Kent at the End of Portland Place into view’.

This would, he argued, create a ‘straight vista’ from Portland Place in the south to the Zoological Garden in the north, ‘being a length of more than a mile, three quarters of which being within the Park and the Avenues consisting of seven walks will afford parades for the Public...’ (NA, CRES 2 742).

33. ‘Park Square had been allowed to become overgrown with trees and shrubs, totally obscuring the vista down Park Crescent and Portland Place’. Gorell Report, p.18. The London Society proposed that a new ‘Music Centre’ for London should be erected ‘on the Centre of Park Square’. Gorell Report, p.19.

34. Gorell Report, p.23.

35. White was the past President of the Landscape Institute (1930-32). TNA, CRES 35/3515.

36. To prove his point he referred to the Revised Report of 6 May 1826 in which Nash’s plan indicated ‘a quantity of massed planting’ in the gardens. Edward White comments on the Report of the Committee on the Regent’s Park Terraces, 23 April 1947, p.2 (TNA, CRES 35 3520).

37. Edward White comments on the Report of the Committee on the Regent’s Park Terraces, 23 April 1947, p.3 (TNA, CRES 35 3520).

38. Saunders, op.cit., pp.165-73.

39. TNA, CRES 35/3142. In negotiating the conveyance of land the Commissioners of the Crown Estate reserved to themselves: ‘all those parts of the tunnel or subway now existing ... situate in those parts of the property known as Park Square Gardens and Park Crescent Gardens’. CRES 59/228.

40. A plan of the early 1960s suggests that cheeks of the ramps to the tunnel entrances in both gardens were lined with bricks – as they are in Park Crescent today, and along the western flank of the ramp in Park Square as well.

41. ‘Marylebone Road Widening, C.E.P.C. Lodges in Park Square and Park Crescent’ [u.d.]. CEPC Archives. TNA, CRES 57/316. The CEPC initially had little interest in the replica lodges or ‘box lodges’ as they became known but ultimately agreed to take on their maintenance when it was suggested that those at Park Crescent could be converted to public conveniences for those using the gardens.

42. TNA, CRES 35/4740.

43. TNA, CRES 35/4740.

44. TNA, FD 11/51.

45. N. Pevsner, *The Buildings of England: London 3, North West* (London, 1991), p.618.

46. The authors of *Trees in the Public Realm*, a Draft Supplementary Planning Document report produced for Westminster City Council in 2009 (Appendix, p.B-30), remark that ‘although never intended to become boulevards, Portland Place, Gloucester Place, Devonshire Place, Great Cumberland Place are able to satisfactorily

accommodate planting and now have an important greening function in this dense urban area’; and that ‘there is no in principle objection to planting in broader streets such as Portland Place and Baker Street and as part of a comprehensive scheme’.

The authors appear to have little interest in the historical development of some of London’s most important residential streets.

47. <http://www.terryfarrell.co.uk/projects/nash-ramblas/>.

48. Andrew Saint, General Editor, the Survey of London, provided input on histories of Park Square and Crescent.

