

HERITAGE STATEMENT

TO SUPPORT THE PROPOSED TEMPORARY INSTALLATION OF SLEEPING AND DINING PODS AT

THE REGENTS PARK BARRACKS

Albany Street, London NW1 4AN

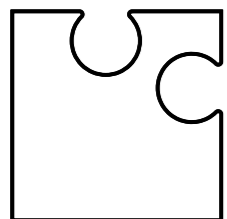
Prepared by

Core Compliance Ltd

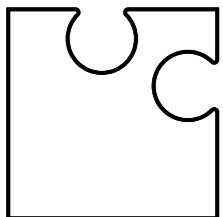
for

VINCI Facilities Defence

v1 Feb. 2026



0. CONTENTS
1. INTRODUCTION
2. LEGISLATIVE & POLICY CONTEXT
3. HERITAGE ASSET
4. PROPOSED DEVELOPMENT
5. IMPACT ASSESSMENT
6. LEVEL OF HARM
7. PUBLIC BENEFITS & OPERATIONAL JUSTIFICATION
8. CONCLUSION



1. INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for the temporary installation of fifteen (15) sleeping pods and two (2) dining pods within an existing car park area located inside a live Ministry of Defence (MOD) military base in Central London.

The accommodation is required for a temporary operational period commencing 27 April 2026 and remaining in place for approximately eight (8) weeks. At the end of this period, all structures and associated services will be removed and the car park fully reinstated to its existing condition.

The proposal is entirely temporary in nature and does not involve permanent development.

2. LEGISLATIVE AND POLICY CONTEXT

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, decision-makers must have special regard to the desirability of preserving a listed building and its setting.

The National Planning Policy Framework (NPPF) requires that:

- Great weight is given to the conservation of designated heritage assets.
- Harm to significance should be clearly and convincingly justified.
- Where less-than-substantial harm occurs, it should be weighed against public benefits.

3. HERITAGE ASSET

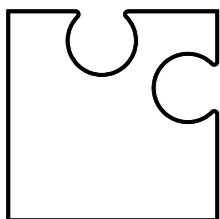
3.1 Description - Block K (The Officers' Mess) forms part of the Regent's Park Barracks complex and is listed at Grade II for its architectural and historic interest. LIST ENTRY NO 1378622

The building's significance derives from:

- Its architectural composition and detailing
- Its historic role within the barracks complex
- Its contribution to the military history of the area
- Its relationship with the wider planned barracks estate

3.2 Setting - The listed building sits within an operational military complex that has evolved over time. Elements of modern infrastructure, including hardstanding, parking areas, and security installations, form part of its contemporary setting.

The application site comprises a modern surfaced car park within this secure compound. The car park does not contain historic structures and does not contribute positively to the architectural significance of the Officers' Mess.



4. THE PROPOSED DEVELOPMENT

The proposal comprises:

- 15 modular sleeping pods
- 2 modular dining pods
- Maximum height: 2.6 metres
- Placement on existing hardstanding
- No foundations
- No excavation
- No permanent service connections
- Full removal after approximately 8 weeks
- The development is entirely temporary and reversible

Given their limited height and short duration, the visual presence of the pods will be minor within the wider built form of the military base.

5. IMPACT ASSESSMENT

5.1 Physical Impact - There will be:

No alteration to the listed building

No works to historic fabric

No structural connection

No ground disturbance

The proposal results in no physical harm to the heritage asset.

5.2 Impact on Setting - The pods will be:

Low in height & Functional in appearance

Located within an existing modern car park

Screened within a secure compound

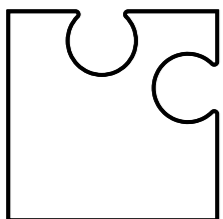
They will not obscure key elevations of the Officers' Mess nor disrupt important historic views or spatial relationships within the barracks complex.

Any change to setting is:

Temporary & Reversible

Operational in character & contained within an already functional service area

The character of the wider barracks complex as an active military site is maintained.



6. LEVEL OF HARM

The proposal results in:

- No harm to fabric
- No permanent harm to setting
- No long-term impact on significance

At most, there is a very limited and temporary change to part of the setting during the operational period.

This would amount to no harm, or in the alternative, negligible less-than-substantial harm at the lowest end of the spectrum, which must be afforded limited weight given its temporary and reversible nature.

7. PUBLIC BENEFITS & OPERATIONAL JUSTIFICATION

The temporary accommodation is operationally necessary to support military functions within the base.

The development:

- Supports national defence infrastructure
- Enables short-term operational resilience
- Avoids permanent development
- Avoids impact on historic fabric

Even if any limited temporary less-than-substantial harm were identified, it would be clearly outweighed by these operational public benefits.

8. CONCLUSION

The proposed temporary installation within the curtilage of Regent's Park Barracks, Block K (The Officers' Mess):

- Preserves the listed building
- Preserves its setting
- Introduces no permanent change
- Causes no physical harm
- Is fully reversible
- Is temporary

The proposal satisfies statutory duties and national heritage policy and is acceptable in heritage terms.

