WENDOVER
_STUDIO

052 Flat 1, 5 Cambridge Gate
11 April 2024

Design & Access Statement

Contents

1
Introduction

This document outlines the proposed development and alterations to Flat 1, 5 Cambridge Gate

It is to be read in conjunction with the drawings, Heritage and planning statement and other documentation submitted to Camden London Borough Council. The design proposals are developed by Wendover Studio. The Planning and Heritage Statement have been prepared by Turley.

The consultants engaged at this stage:

Savile Brown
Cost Consultant and Project Manager

Elliott Wood
Structural Engineers

SWP Ltd
Services engineer

Turley
Planning & Heritage Consultant

Practice profile: Wendover Studio

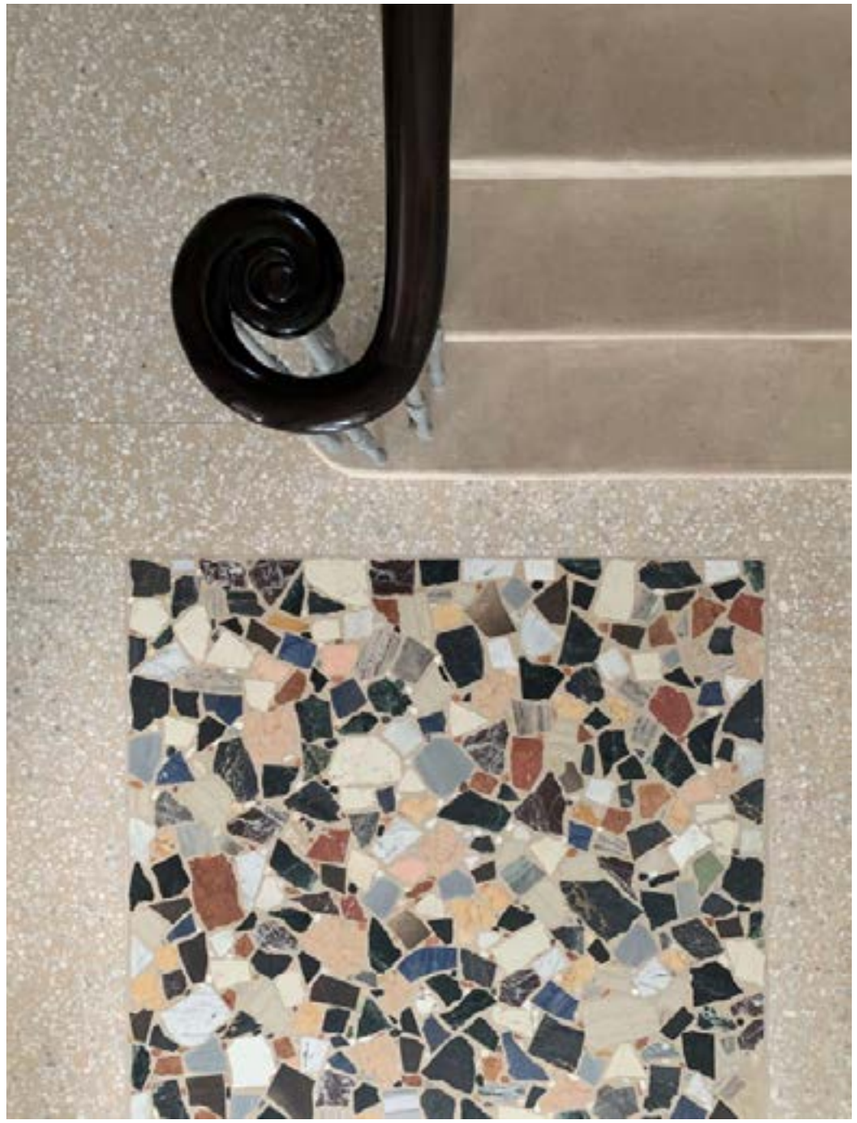
The proposals have been developed by Wendover Studio. The designers, in collaboration with Turley, are dedicated to the principles of sensitive restoration and reconstruction of historic buildings – as demonstrated by various other projects completed the UK as illustrated within this document.

Wendover Studio is a multi-disciplinary design & development practice, focused on encompassing the main skills and responsibilities that are required to deliver boutique design projects from start to finish.

With design inevitably being the most visible by-product of any finished project, our ultimate aim is to deliver striking and sustainable design-quality, whilst maintaining equal emphasis on the less-familiar aspects of planning, contracting and programme management.

This matrix of complementary skills allows us to take responsibility of a project beyond just that of the design process, in order to determine all aspects of the full delivery of any selected work project.

www.wendoverpartners.com

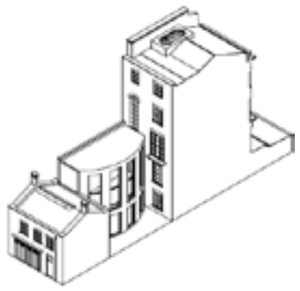


Previous experience with historic buildings

Gloucester Gate, London, UK 2016- 2020

Gloucester Gate is a Grade I listed terrace (group listing with Nos. 2-11) located at the North-East corner of Regent's Park, in the London Borough of Camden. Constructed in 1827, the house forms part of one of the terraces around the park, laid out in John Nash's original masterplan for the thoroughfare between two of the Royal Parks (St James' and Regent's.)The house was listed in 1974 and is located in the London Borough of Camden Regent's Park Conservation Area. The design brief for the project was to focus on the interconnecting spaces through the ground floor, and how this can be used to serve the owners' main living requirements. Related to the importance of the ground floor thoroughfare is how the ground floor is reconnected to the 'secondary' spaces, while retaining the importance and character of the original Nash building..

The concept plays to the strengths of the house and its corresponding spaces. In being constrained by the historical features of the main house, the aim has been to identify the ground floor as forming the main part of the house. It is intended to give the new annex functional importance by connecting spaces vertically as well as laterally. The annex façade serves as an improved interface between inside and outside, and the bowed shape, a Neoclassical reference to John Nash and his contemporaries, upgrades the space from a corridor into a central dining room. The proposal identifies three separate categories 1. refurbishment (original house) 2. new build (annex) and 3. overhaul (mews house) before bringing them back into one coherent concept.



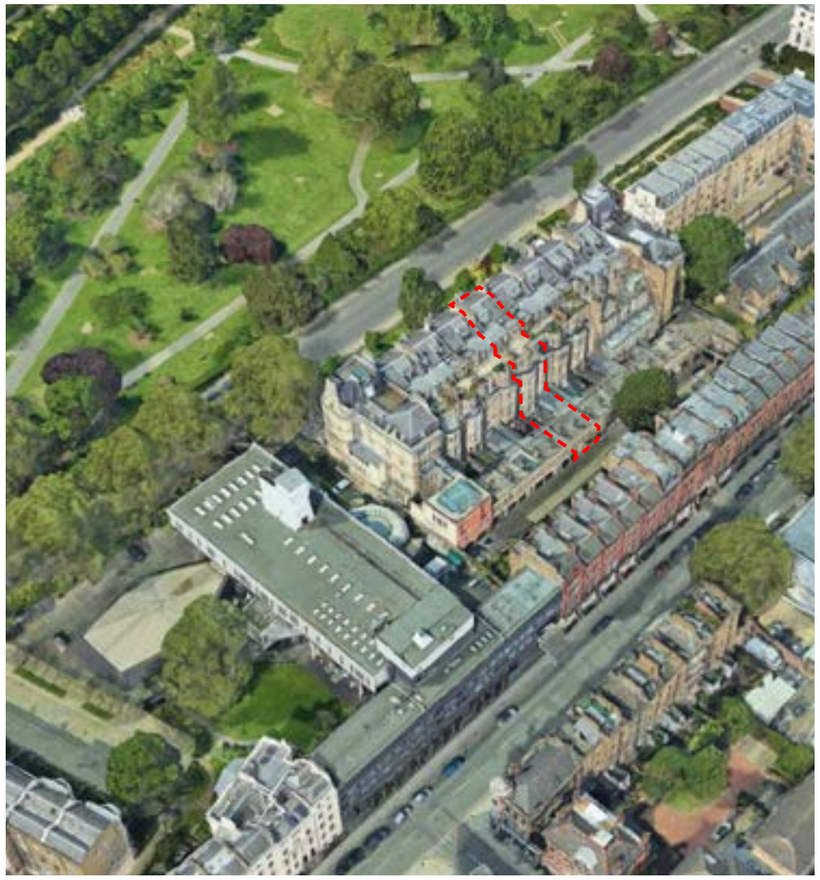
Previous experience with historic buildings

Eccleston Street, London, UK 2013-2015

A recently-completed modernisation of a Grade II Belgravia townhouse situated on the corner of the Belgravia thoroughfare of Eccleston Street and Chester Square; the aim was to retract the living areas towards the quieter parts of the property and reorganise into a functional five- bedroom family house, adapted for 21st-Century living. Realised by way of a back-end extension, double-height basement and protracted top floor, these modern interventions were considerately designed so as to complement the existing original Thomas Cubit-planned house. Elsewhere, the project focused on reconditioning the original fabrics, windows, flooring, staircase etc. in order to insert well-appointed and functional fixed furniture elements within.

2
Site and context

The Site is a ground and lower ground floor duplex flat, situated at No. 5 Cambridge Gate, which is part of a terraced building occupying Nos. 1-10. It also encompasses its connected mews building. The Site lies adjacent to Regents Park. The Site is served by excellent transport links, with a PTAL of 6a. The principal access to the property is from Cambridge Gate, a former carriageway set back from the Outer Circle. The site can also be accessed from the rear from Cambridge Gate Mews.



Aerial view of 5 Cambridge Gate, ringed in red

The site location as shown on OS MasterMap

Site and context
History

Nos. 1-10 Cambridge Gate were built between 1875 and 1877 to the designs of T Archer and A Green. The building is a good example of Victorian residential architecture in the unusual and highly ornate Second French Empire Style. The building also derives significance from its situation, within the wider Regents Park development, and by occupying the site of the demolished London Colosseum.

Richard Horwood's Map of London 1799, showing the site, as with much of Regents Park, as undeveloped farmland.

C. and J. Greenwood's Map of London 1828, showing the site when it was occupied by the London Colosseum.

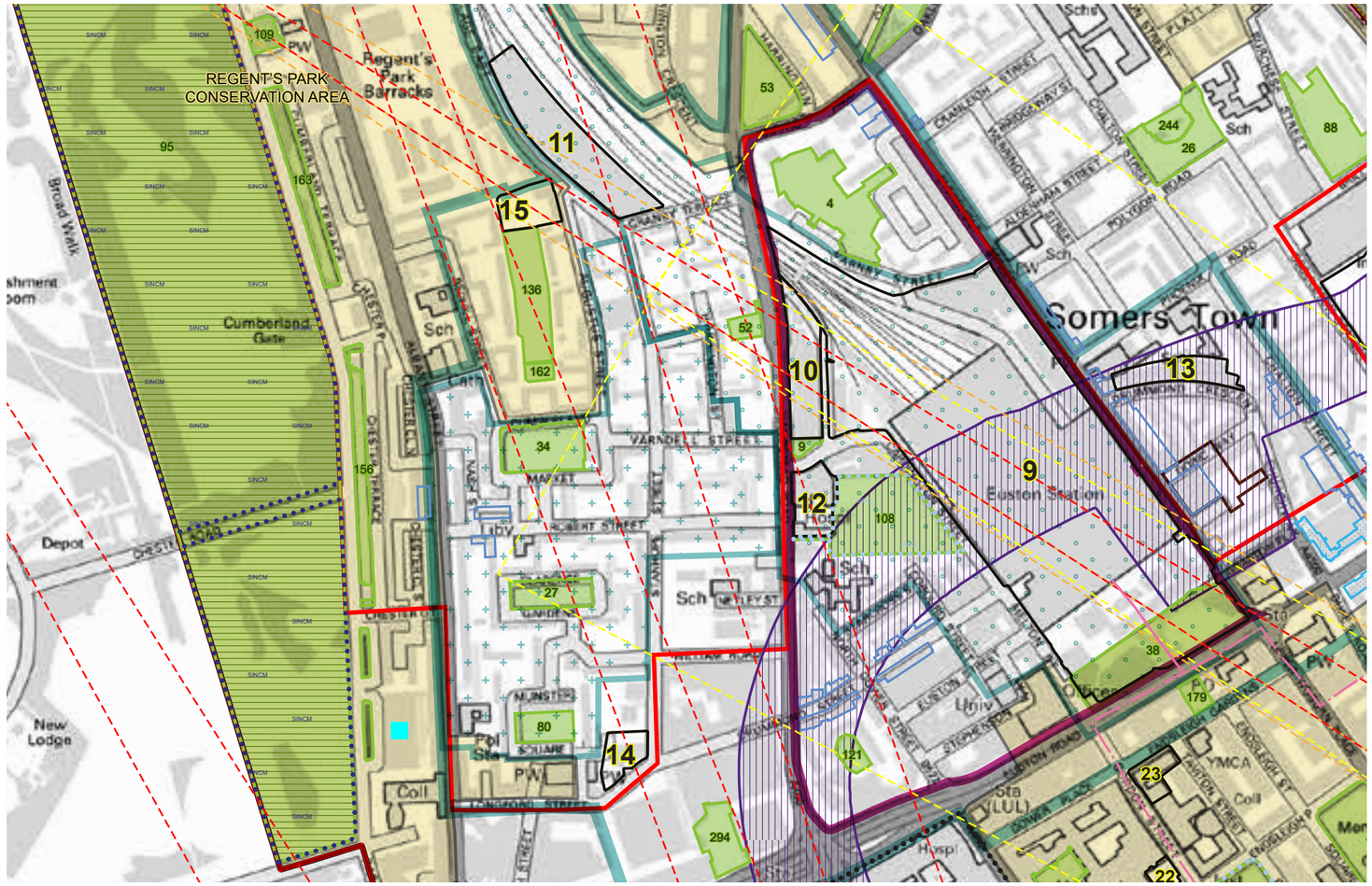
OS Map 1896, showing the site redeveloped as 1-10 Cambridge Gate following the demolition of the London Colosseum.

London Bomb Damage Map 1946, with the pink indicating slight damage, arising from a bomb dropped to the south of Cambridge Gate.

Site and context
Policy

- Site
- Ward Boundary
- Open Space (SSSI & MOL)
- Conservation Area
- Central London Area
- Euston Area Plan

The Site is Grade II listed, as with all the properties Nos. 1-10 Cambridge Gate. The Site also falls within the Regents Park Conservation Area. The Site is situated close to the western edge of the borough of Camden, and serves as an important frontage onto the designated open space of Regents Park. The Site falls just outside the specific Euston Area plan. However it falls inside the Central London Area.



Camden Policies Map

Site and context
Current state

In overall terms, Flat 1, 5 Cambridge Gate has, as noted in the supporting Heritage Statement, suffered adverse impact on its historic character and appearance on account of its conversion of the property from single dwellinghouses to flats, and associated works of subdivision and alteration.

The property was again altered in the 1990s, with further internal reconfiguration and the addition of a modern link building between the main house and the mews. Since that date, the decorative scheme for the flat has been updated in some areas.

Some of this decor is sympathetic to the significance of the building, but does not contribute to it. Other areas are unsympathetic. Externally, the principal elevation of Nos. 1-10 Cambridge Gate is well preserved.

The mews elevation is also of interest, with a high degree of consistency along the rear elevations. The photos here, also featured in the Heritage Statement, given an indicative overview of the historic character and appearance, and subsequent alterations.

Staircase, 1990s

Link building, 1990s

GF kitchen, contemporary

-1F hallway, unsympathetic lighting and decor

GF rear room, original features or faithful reproductions

Mews, concealed garage door

GF hall way, non-original fireplace

Principal elevation, well preserved

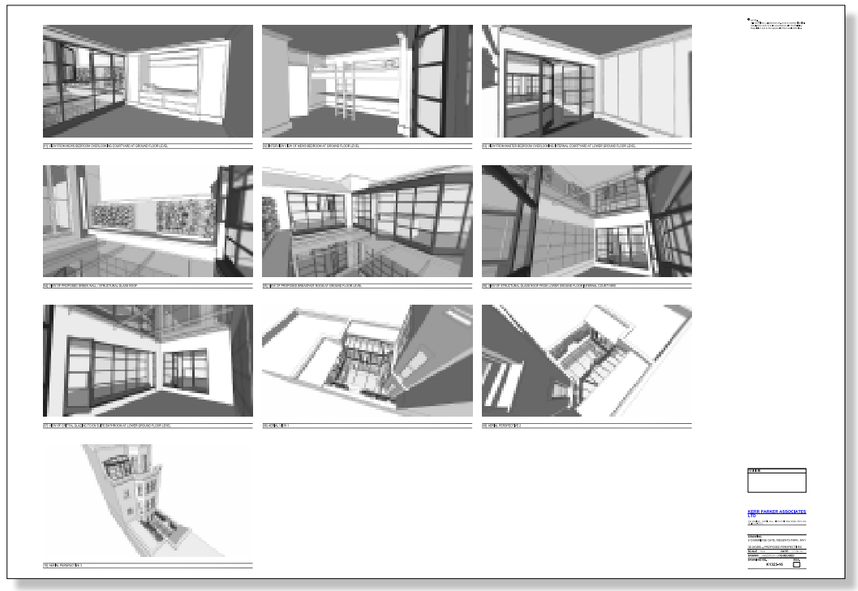
Mews elevation, consistent townscape

Site and context
Planning history

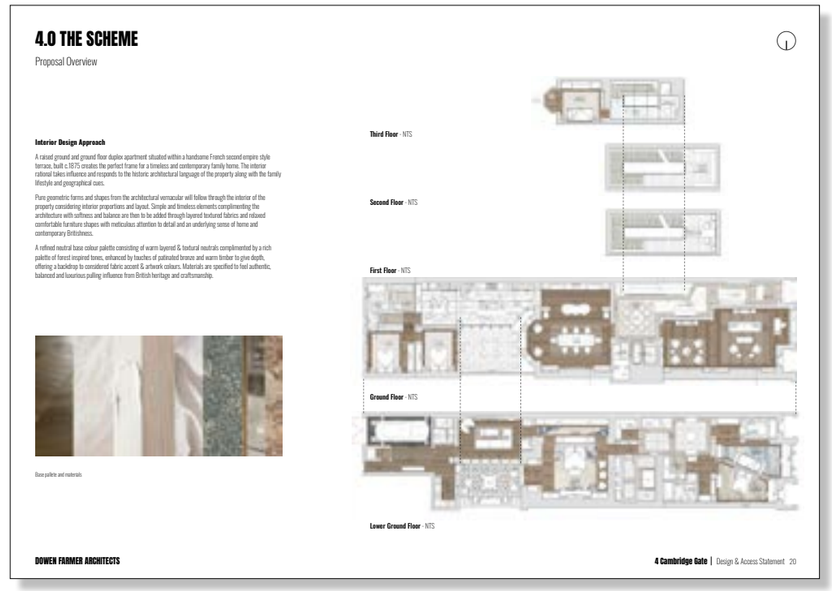
Besides the construction of the link building in the 1990s, the recent planning history of the property have large been made up of minor alterations with insensitive alterations to the original fabric of the building.

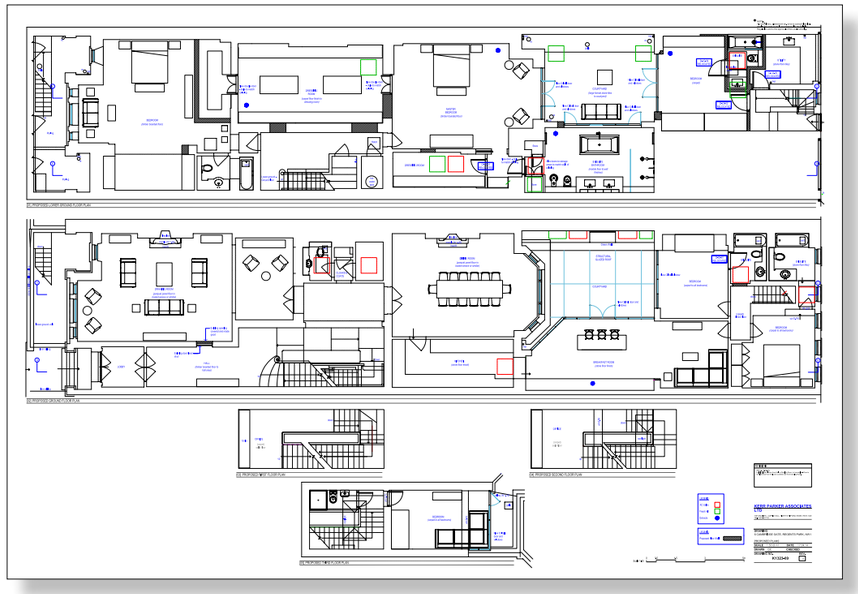
Recently on Cambridge Gate there has been a precedent of two other similar ground and lower-ground floor properties updating the link buildings. Notably was the application for no. 4 Cambridge Gate granted in 2022. In the decision notice it was commented upon that:

> "The extension would appear as a subordinate addition to the host property... the space available within the courtyard at the lower ground floor will remain unaltered.
>
> Views of the development would be limited from the street and, given that there is only a modest increase of the link extension within the central courtyard towards the rear and that it retains the existing separation distance between the rear bay, it is not considered that it would result in an increased enclosure, or have a negative impact on the setting of the listed building unlike the previously refused scheme.
>
> Therefore, the ability to appreciate the exterior appearance of the historic building would be maintained and it would not result in the loss of the relationship between the main house, mews house and their central courtyard."



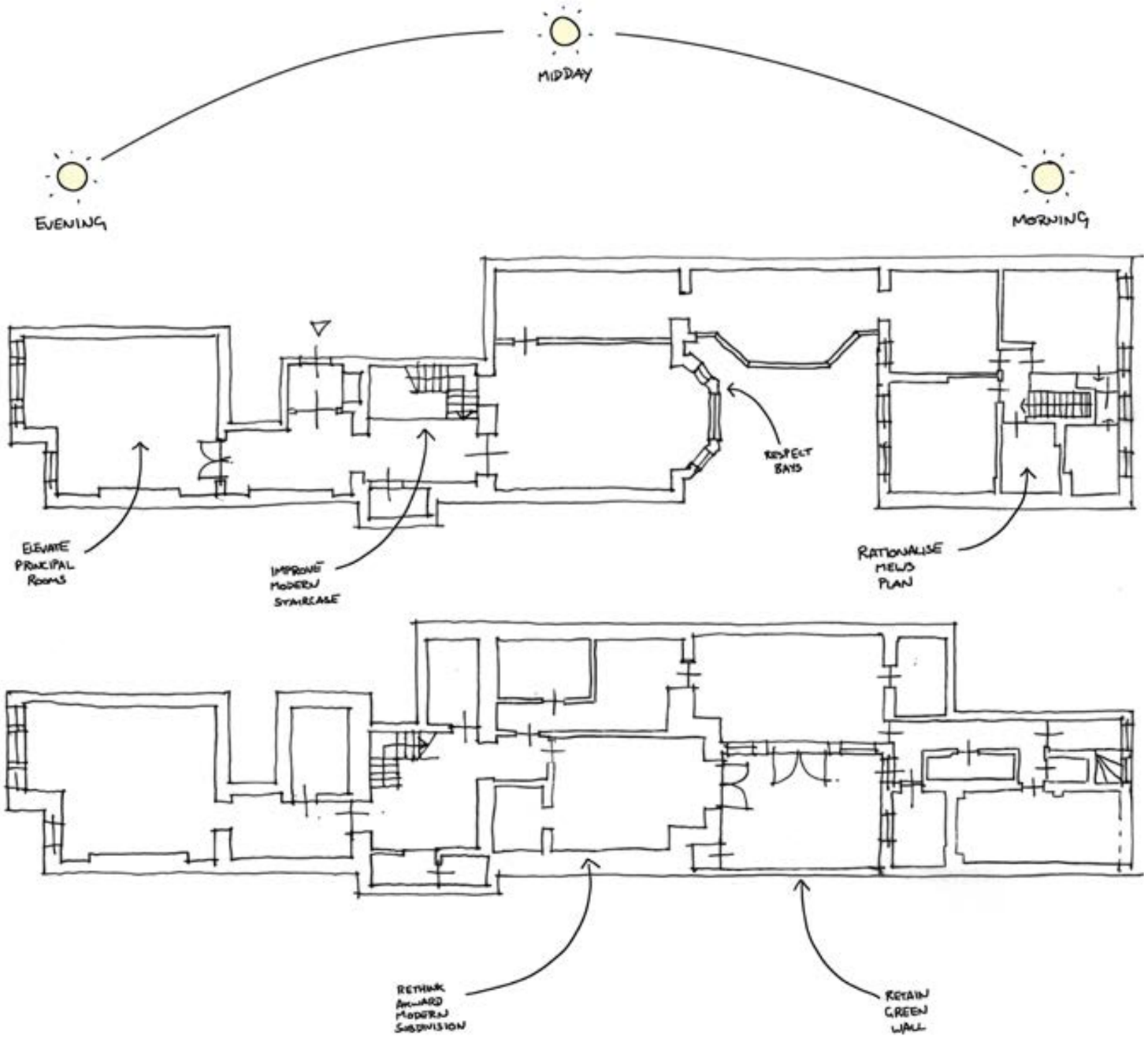
Planning application for no. 6 Cambridge Gate, May 2014





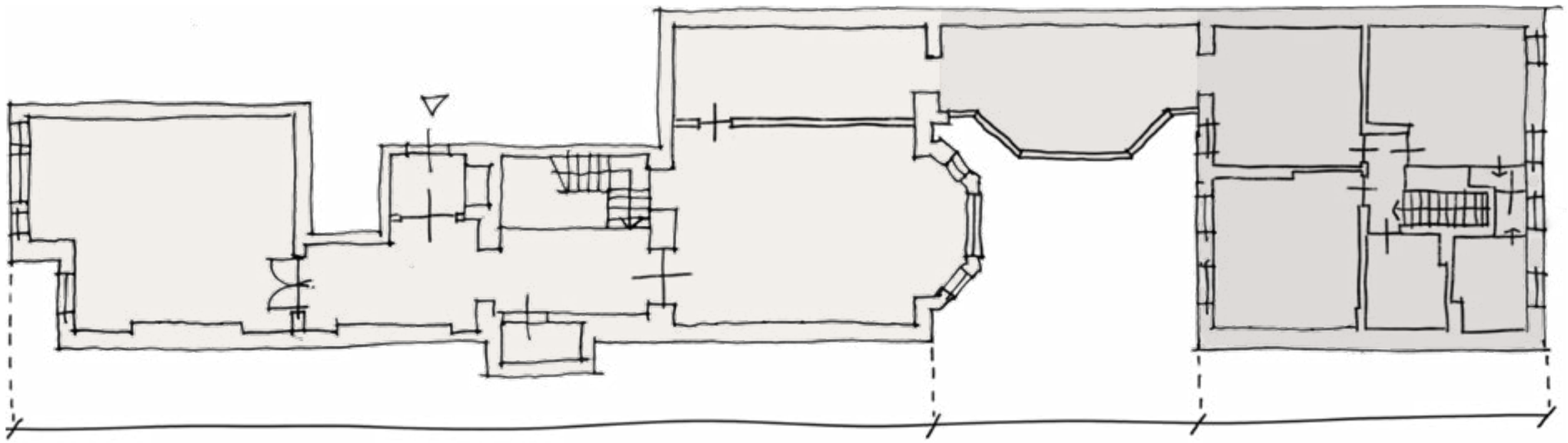
Planning application for no. 6 Cambridge Gate, May 2014

Planning application for no. 4 Cambridge Gate, September 2022



Our intention is to reinstate the grandeur and essence of the original property, through sensitive interventions. At the same time we recognise the need to make the property fit for 21 century life and the practicalities of current ways of living.

Where modern interventions are found, such as the link building and main staircase, we look to treat these with modern interventions that pay homage to the original, whilst remaining subservient to the original fabric.



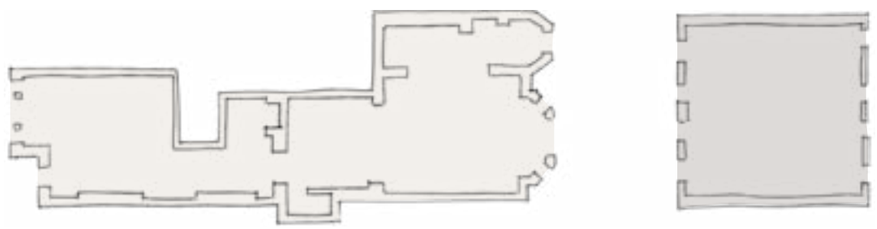
Main House - 1875

Link Building - 1990s

Mews - 1875 (rebuilt in 1990s)

The site constitutes three distinct zones, the main house, subdivided from the original townhouse, a later link building, and a mews - which whilst originally built at the same time as the mews, was largely rebuilt in the 1990s.

Before the 1990s link building the main house and mews were separate buildings, as can be seen in the James and Partners surveyed plan, featured in the Heritage Report, and diagrammatically reproduced (right).



Historically, the main house and mews were legible as separate buildings.

Site and context
Conservation principles

Link building approach

The design aim of the link building has been to maintain its subservience to the main historic host building, and the secondary mews building. This has been achieved by not exceeding the heights of the mews, and keeping to the original building outline of the existing link building.

This is also reflecting the previous approved planning applications that have updated other link buildings on the same terrace.

It is also in line with Camden's supplementary planning guidance CPG Home Improvements, stating that extensions should;

- be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;

Sketch analysis of the link building in relation to the main building and mews building

Detail photos from the courtyard

3
Strategy

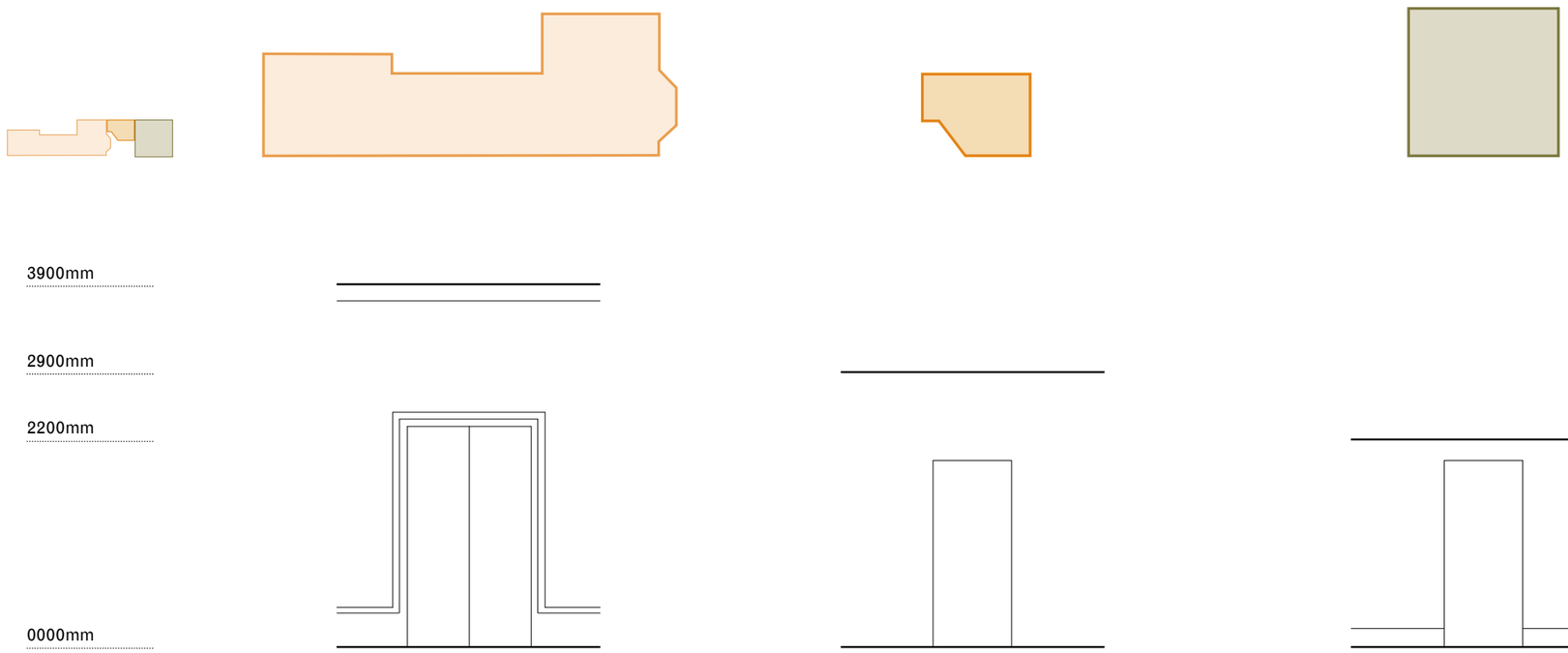
The analysis also leads to a hierarchy, where the link building is subservient to the main house and the mews as a later addition which does not share in its historical interest. The mews is also treated as subservient to the main house in line with its historical role as service quarters to the primary residence.

The analysis of the three zones leads to a strategic attitude to period, where the design moves highlight the different ages of the architecture.

Strategy
Skirtings and mouldings

The analysis of the differing hierarchy between main house, link building and the mews has informed the general strategy for the interior skirtings and mouldings.

In the main building, skirtings and mouldings will be used to reflect the grander floor to ceiling heights. In the link and mews building, these will be reduced in detail and more subservient to the host main building.



As the principal architectural zone, skirtings and mouldings in this area will elevate the spaces, with generous proportions, refined detail and respect for traditional proportions.

As a subservient architecture, the new link building will be understated compared to the heritage spaces. Doors, ceiling and floors won't be embellished but simply delineated with shadow gaps in a contemporary style.

The mews, like the main house, will draw cues from Victorian proportions and approach to detailing. However the scheme will be less ornate, reflecting the building's status as service space.

Strategy
Window treatments

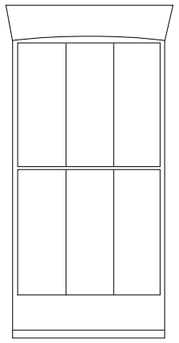
The strategy for the window treatments is to protect the historic nature of the terraces facades. Where there are non-original PVC windows and doors, these are to be replaced with more historically accurate reproductions. Where possible it is also the intention to greater improved the energy efficiency of existing windows and glazing.

3900mm

2900mm

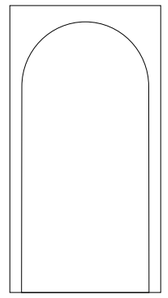
2200mm

0000mm



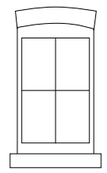
Main house
Heritage / principal

In keeping with sash windows throughout the main house will be refurbished.



Link building
Contemporary / subservient

The proposed link building's designation as a contemporary architecture will be highlighted by the use of pared back geometry, with arched windows. Minimising detail and ornament, with single pane glazing, will ensure these units remain subservient to the Victorian sashes.



Mews
Heritage / subservient

In the mews building, the sensitive 20th century windows will be retained. However, on the courtyard elevation they will be left unpainted to demarcate them as subservient to the windows of the main house opposite.

Strategy
Enhancing a heritage asset

The aim of the project is to approach the design synthesis in a sensitive and respectful manner, focusing on enhancing the original historic fabric.

Where the building has been altered and changed in recent years, the design proposes bringing the house back to more historic references, using the buildings rich architectural and cultural history to inform the design.

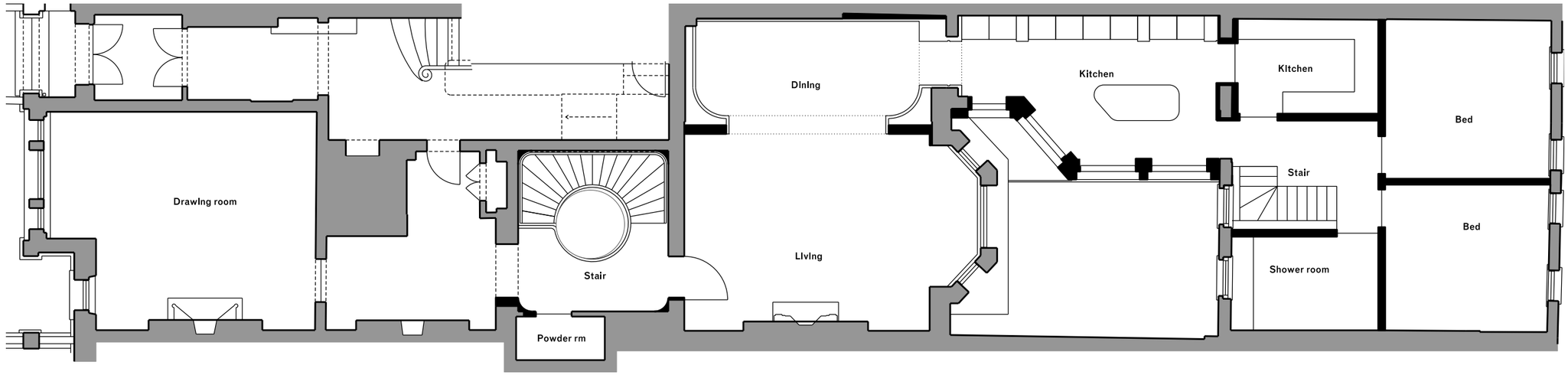
1. Bath stone doric columns on front facade
2. Detail of brick ground floor of mews
3. Archive material of original fireplace surround
4. Existing architrave detailing
5. Rear view from courtyard of no. 5

4
Scheme
Ground floor proposed

Ground floor plan

Existing

New

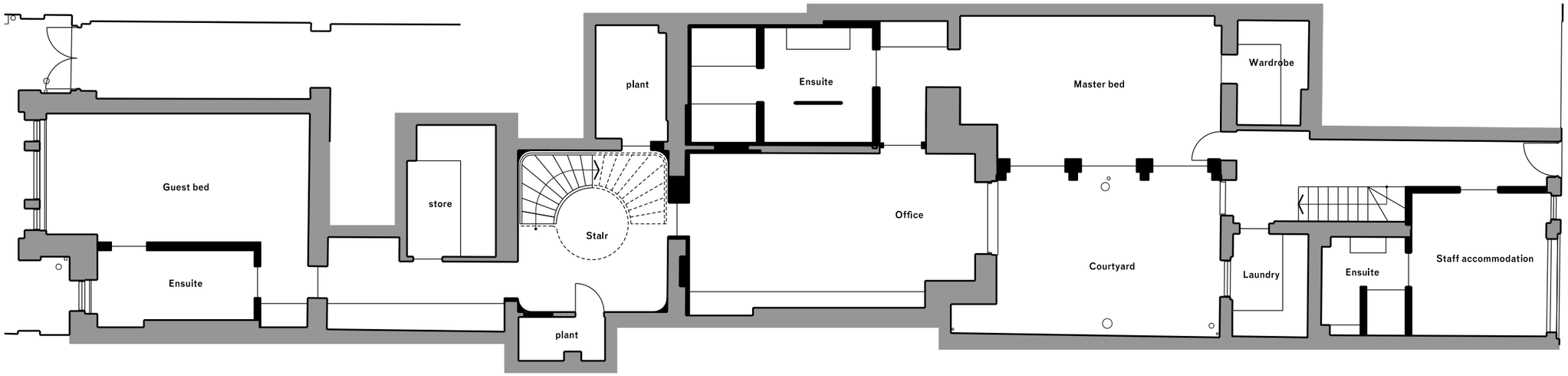


Scheme
Lower ground floor proposed

Lower ground floor plan

Existing

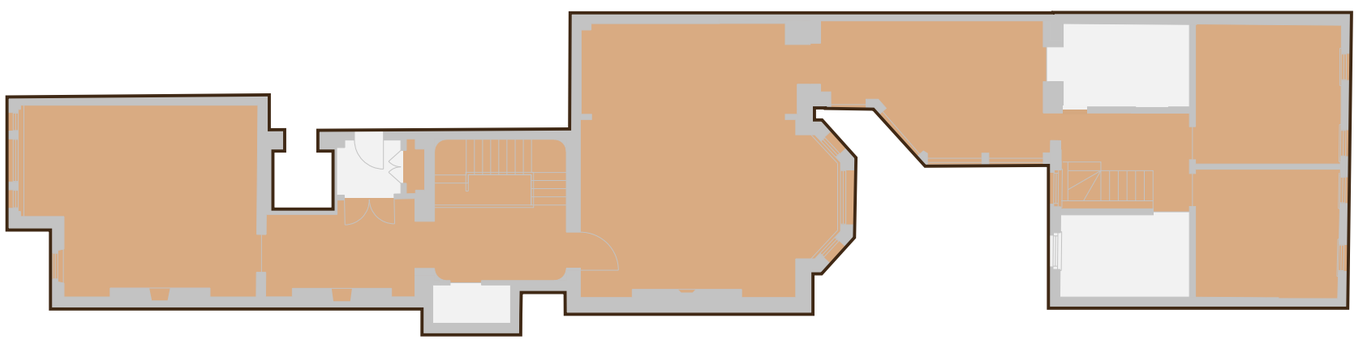
New

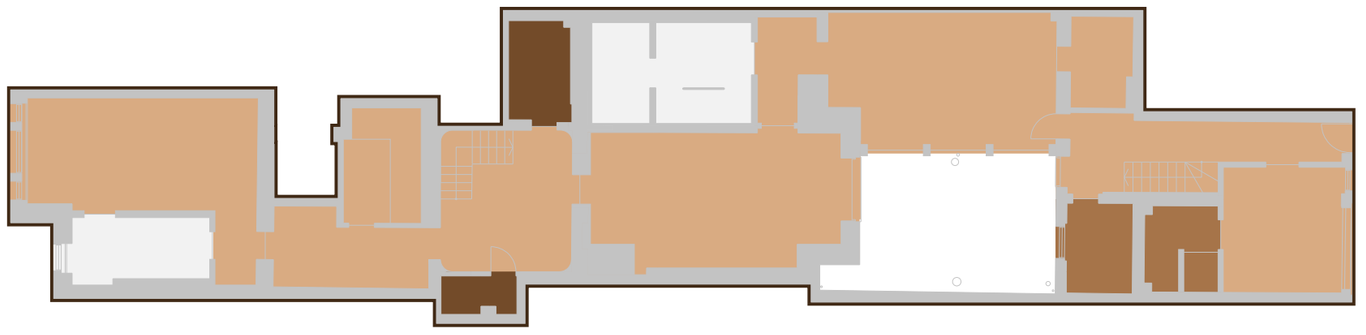


Scheme
Floor finishes

The material palette is intended to draw on the flamboyant, second empire architecture of Cambridge Gate, introducing a Victorian heritage aesthetic, with traditional parquet and heritage paint colours, while also celebrating the luxury and style of this unique contribution to the architecture of Regents Park and London: printed papers, bespoke chandeliers, carefully selected marbles and softwood joinery all elevate the property and identify it as an asset with historic significance.

The intention with the floor finishes is to follow widely used conventions from Victorian properties, drawing on the history of 5 Cambridge Gate. This has informed the decision to use stone, traditionally employed for areas of arrival and high wear, and traditional parquet for the principle reception rooms.





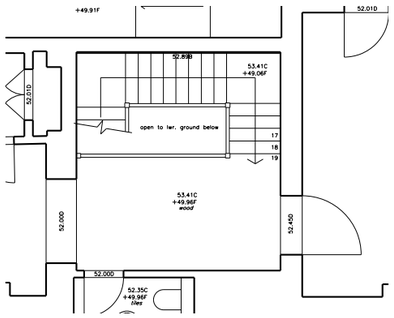
Scheme
Main building - existing staircase condition

The current staircase is non-original, having been built in the 1990s. Similarly, the surrounding floor area has also undergone material and detailing alterations, meaning the floor build up has already been largely compromised.

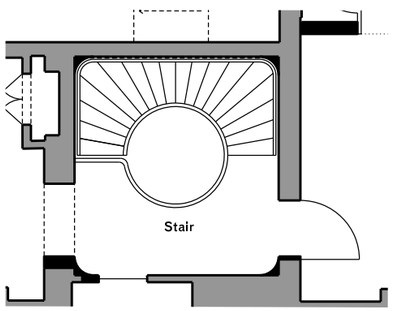
The proposal is to improve this staircase, and better accurately reflect the architectural styling of the original architects of Cambridge Gate Thomas Archer and Arthur Green.

In response to the pre-app feedback for No. 3 Cambridge Gate; the design of the stair has been further paired back to allow for greater differentiation between the hierarchy of the shared entrance lobby staircase.

This has been achieved by changing the material from stone to a more sensitive timber.



Existing non-original staircase



Proposed design

Existing unoriginal staircase from the 1990s, with overly stylised ball-cap newels interrupting the banisters

Scheme
Main building - proposed staircase

Architects Archer and Green's spiral staircase at Whitehall Court

Shared lobby staircase of no. 3 Cambridge Gate

Sketch showing proposed stair, constructed out of timber

The proposed staircase tries to go back to the original architects Thomas Archer and Arthur Green's architectural style, by drawing on Archer and Green's designs for Cambridge Gate and Whitehall Court in London.

The replacement substitutes a conventional straight run for a sweeping timber staircase. The 1990s ball-cap newel posts are also removed to create a cleaner uninterrupted balustrade.

Simplifying the ornate bannisters also reduces the hierarchical importance of this secondary staircase. By pairing back the design from the highly detailed current 1990s stylised design, the proposed alteration maintains its subservience to the original shared lobby entrance.

This would be in line with how a service stair would have simplified banister spindles compared to the grander main lobby entrance stair.

Scheme
Outlook and daylight

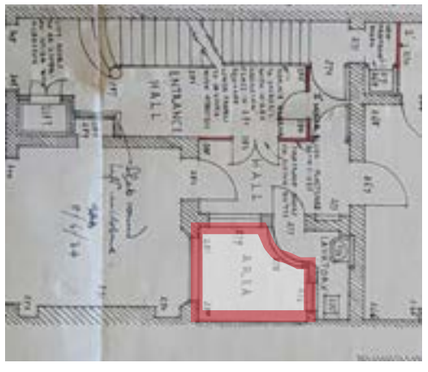
Maximising the use of daylight within the apartment is particularly important in the case of this property, due to the nature of the property being a ground and lower ground floor duplex apartment, with a deep floorplan and no lateral access to light.

Whilst the front and rear rooms are well lit, direct and indirect daylight is obstructed from passing into the corridor and hallways due to particularly low downstands relative to the size of the ceiling heights. This issue is demonstrated through the photos below.

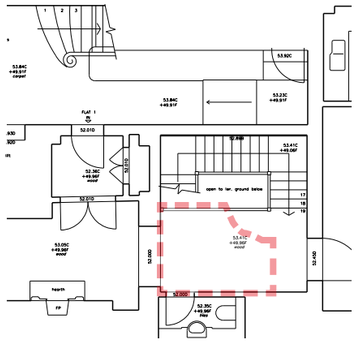
This lack of natural light is proposed to be addressed in the design by increasing the doorway heights and widths, allowing for much greater penetration of natural light.

Naturally lit front living room

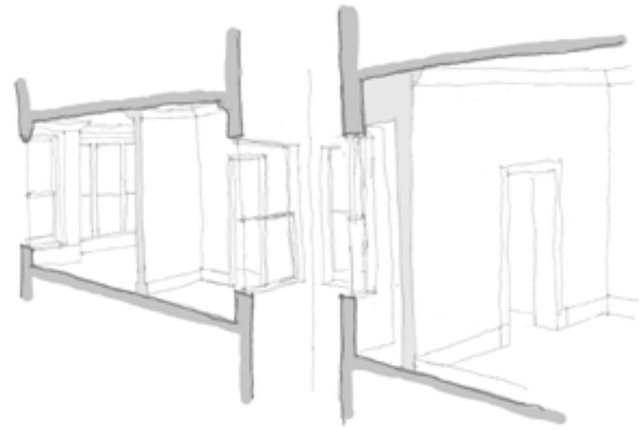
Darker artificially lit corridor space



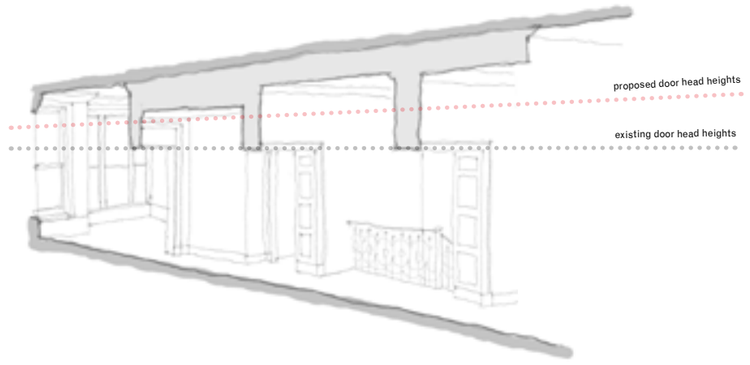
Historic plan showing lightwell



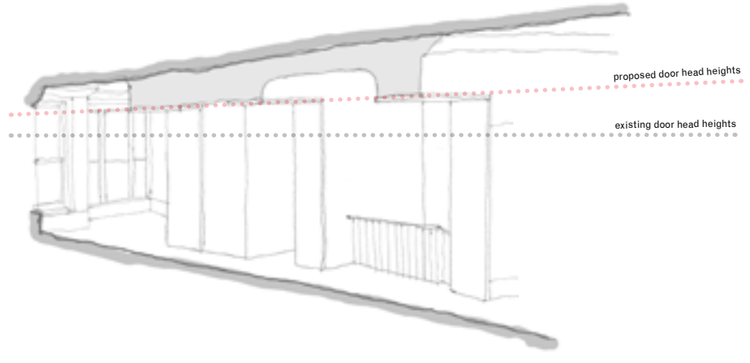
Existing plan



Historical lightwell allowing for indirect light in deeper internal spaces



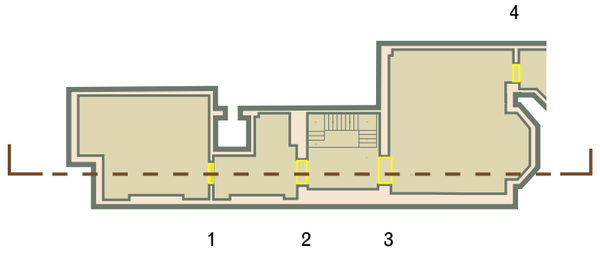
Existing section showing large downstands obstructing natural indirect light from passing deep into apartment

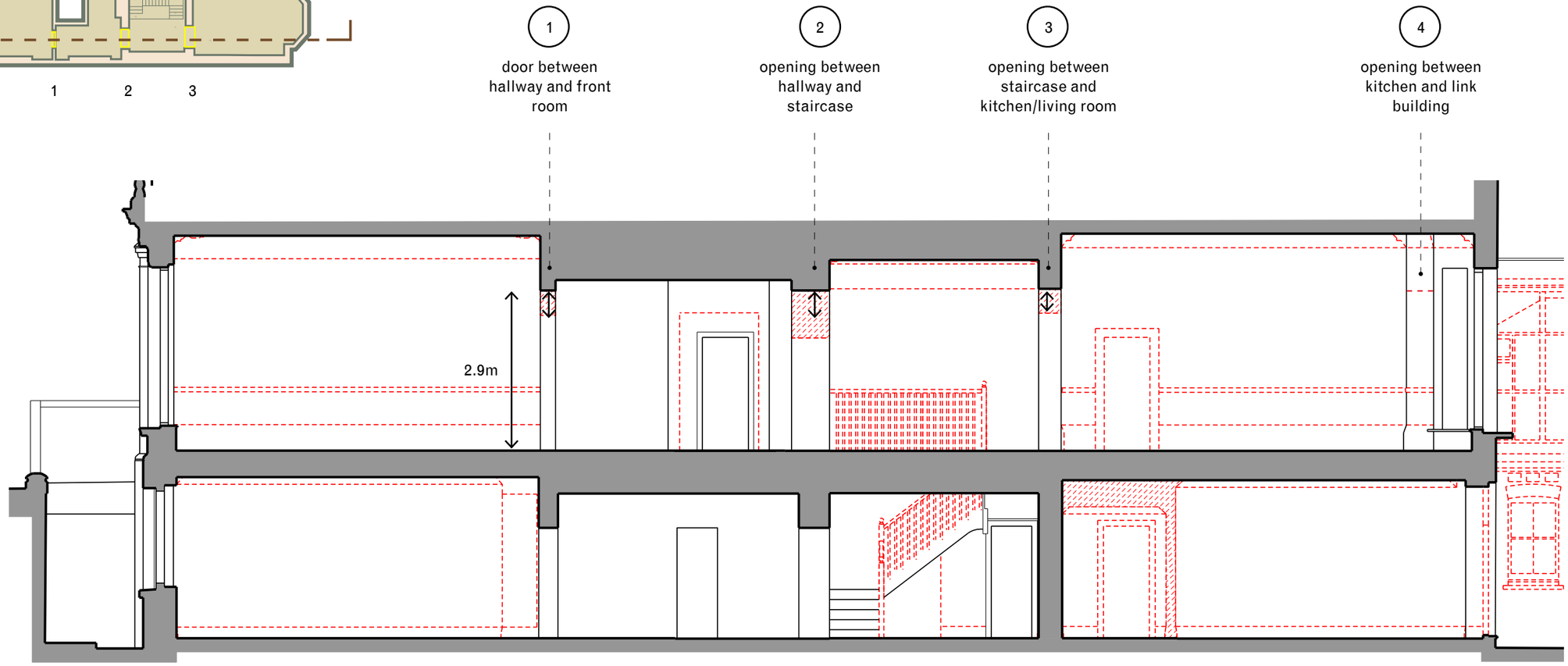


Proposed section, showing finished proposed doorway heights, allowing for much greater natural light deepr into the apartment

Scheme
Outlook and daylight - proposed section

To improve the lack of natural light within the internal areas the doorways and openings of 4 specific areas are proposed to be made larger to the height of 2.9m. The new door openings proposed are still in proportion to the large floor to ceiling heights in the main building which go up to 3.93m. This allows for a large opening, but retains a more than generous downstand and uninterrupted cornicing.





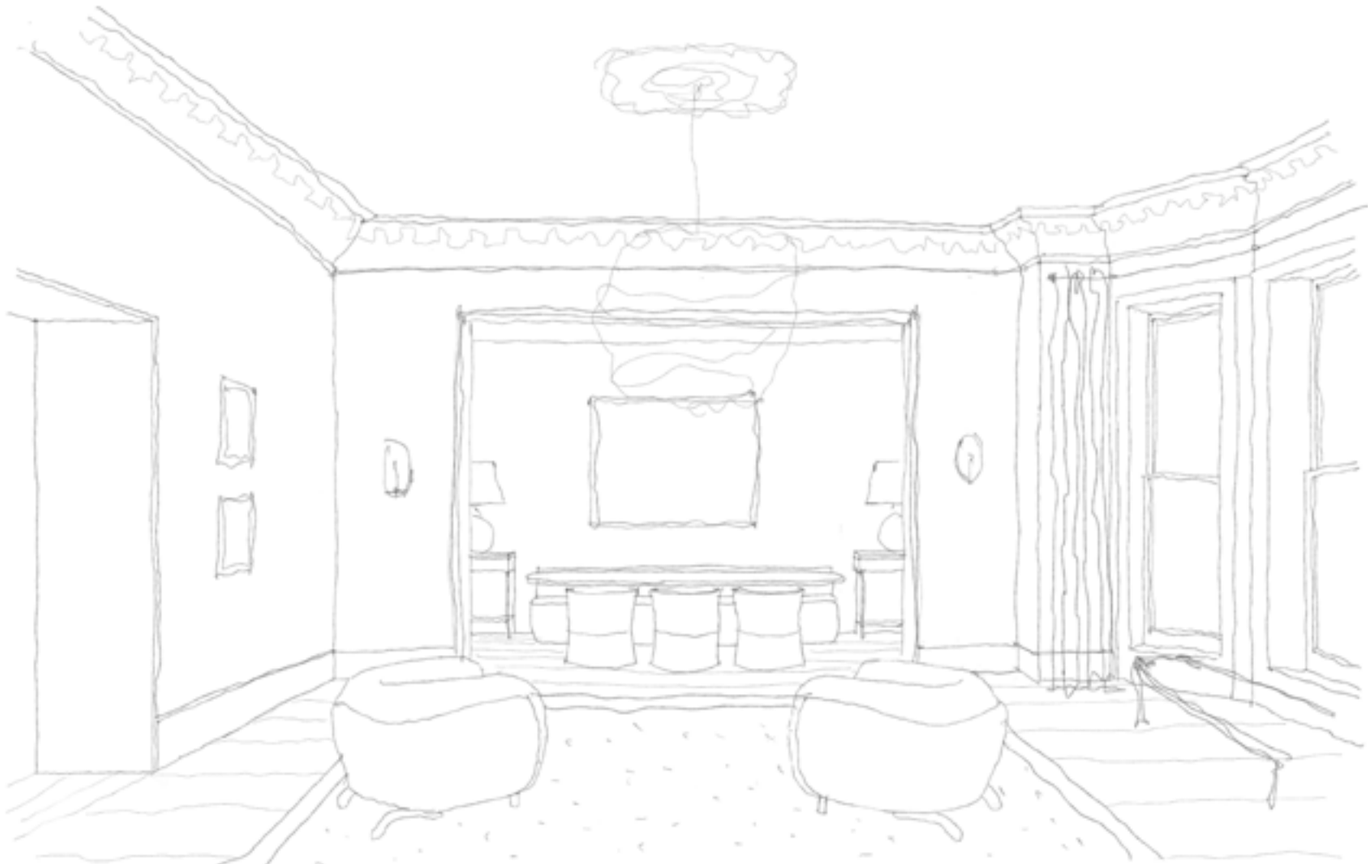
Scheme
Main building - ground floor living room

The final proposal responds to the pre-app meeting and advice in December 2023 with the proposed designs for the identical apartment for Flat 1, 3 Cambridge Gate. As requested, the proposed design (shown in the illustration below), now better reflects the historic plan form of the main building.

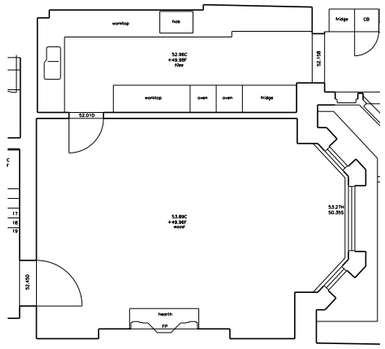
Previously, the initial sketch designs tried to open up the living and dining as one unified space, where the cornice detail ran through and was uninterupted.

The final proposal fully responds to the pre-application advice and maintains the division with the use of a proscenium opening with a downstand and nibs on either side between the two spaces. This also uses the cornicing to delineate the two spaces. Different floor materials and floor treatments could also be used to separate the spaces.

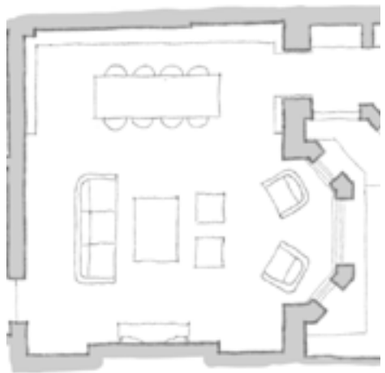
The design intent has been to create symmetrical uniformity within the living room area, that better responds to the historic importance and grandeur of the high ceiling main building.



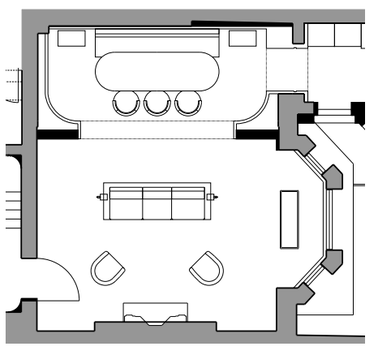
Sketch perspective of the adjusted proposed living room



Existing layout of kitchen



Early ground floor sketch proposal with living and dining as one space



Final adjusted proposal for submission showing full division between living and dining

Scheme
Main building - design development

Iterative models and sketches have been used along the process, along with discussions at pre-app stage to try and sensitively address the historic qualities of the building, whilst providing a functional and living environment that is suitable to the buildings current needs.

The use of a physical model also presents the need for accessing light into the dining area. Using the downstands and nibs creates the sense of divided space that reflects the historic plan, but creates opportunity for natural light within the dining area.

Design development models throughout the process presenting differing options of dividing the space

Plan view showing the dining area presented as a separate room

View of the proscenium opening between the living and the dining area

Scheme
Main building - lower ground floor rooms

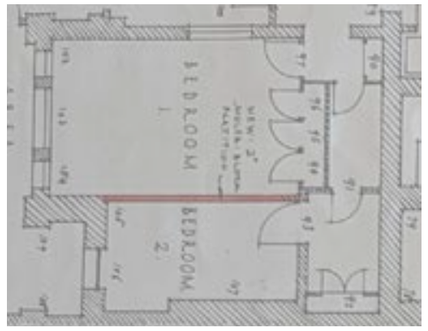
Pre-app advice has suggested that adding a partition to the guest bedroom would be detrimental. Following a Camden archive search evidence was found supporting a subdivided space, including a plan from 1934 (right image).

Additionally, there have been previously approved planning applications on Cambridge Gate that have utilised this part of the floorplan in similar ways, for example on No. 4 Cambridge Gate which was granted in February 2022 (2022/3835/P), (right top image).

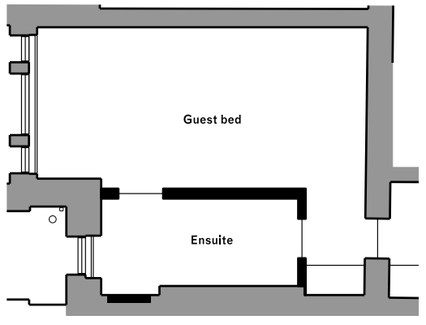
The design for this bedroom incorporates an en-suite as an inserted element, creating a more sensitive approach to a subdivision, that better reflects the 1934 division.

Sketch of guest room

Previously approved subdivision of room on No. 4 (2022/3835/P)



1934 plan illustrating subdivision from single dwelling to multiple occupancy (no 5)



Proposed guest room layout

Scheme
Link building design

The link building is conceived as lightweight and discrete addition to the architectural ensemble. Bath stone was chosen for the column and beam cladding. The principle facade of 1-10 Cambridge Gate is Bath Stone, and the link building will therefore defer to its wider context as a subservient intervention.

The elevation sketch shows this historically sensitive architecture, with Bath stone columns, and timber inserted window panels. This visual lightness ensures this contemporary addition remains subservient to the listed historical fabric.

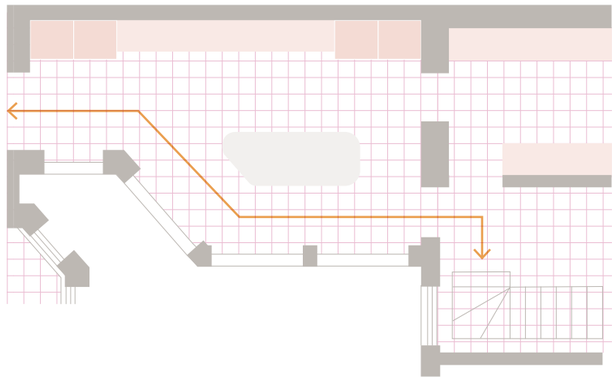
1. Set back further separating form as subservient to host building

2. Level of link building is lower and subservient to mews building (refer to drawings in appendix for measurements

3. Simple material palette of stone and unadorned timber window inserts, marking an obvious but sensitive difference to the historic brick

For the embodied carbon and energy performance in the design of the link building, see pg. 36

Concept model showing how the integrity and legibility of main house and mews building is achieved by separating them with a subservient, contemporary element



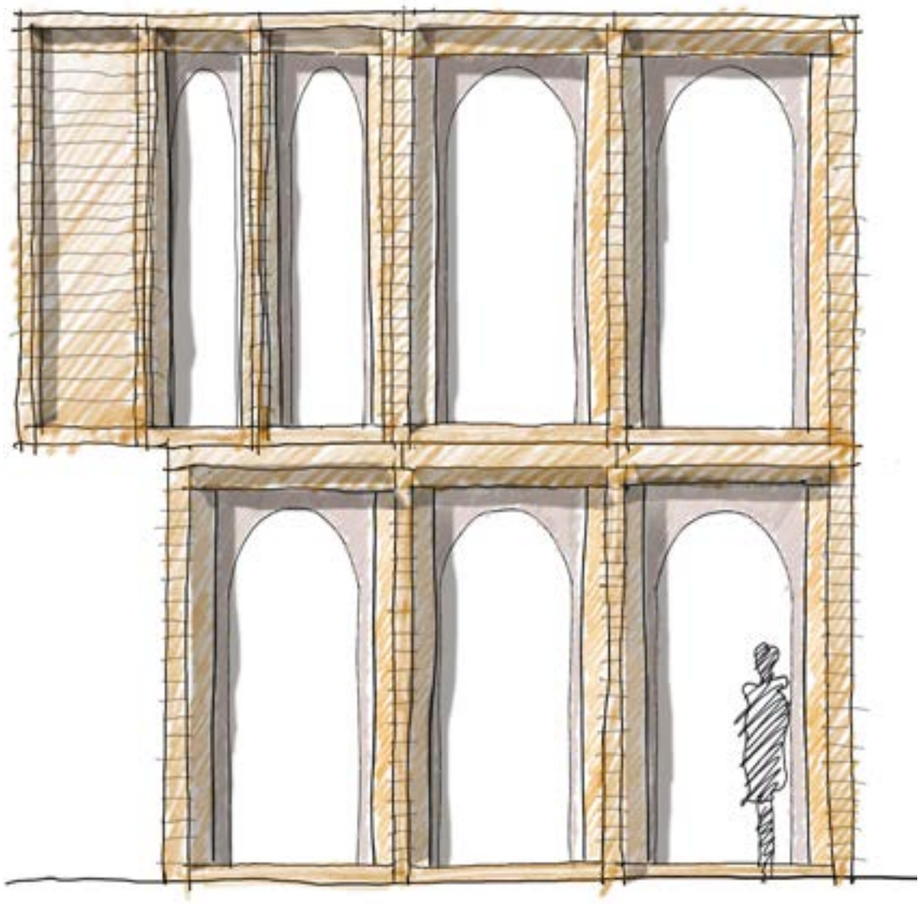
Proposed plan showing the improved use of space as both circulation and living

Elevation showing altered door alignment of mews house courtyard entrance

Scheme
Link building proportions

Elevation sketch showing the link buildings proportions, and how their design is in reference to the historic facade of Cambridge Gate.

The proposed link building also tries to incorporate the material palette of the natural stone and timber relating to the historic facade, but also to achieve a lower embodied energy used in the materials used for its construction.



Scheme
Mews building - historic vs. present day use

We seek to address the internal circulation by studying the Mews staircase location.

The current configuration sees the Mews staircase situated for convenience by the Mews entrance. The Mews building has undergone significant alterations since its inception. Whilst we acknowledge the staircase location is in its original location (albeit not the exact location), the circulation through the house and the need for the Mews entrance has become redundant in the current configuration.

The proposed remediations try to make better use of the Mews building and truncate the internal circulation.

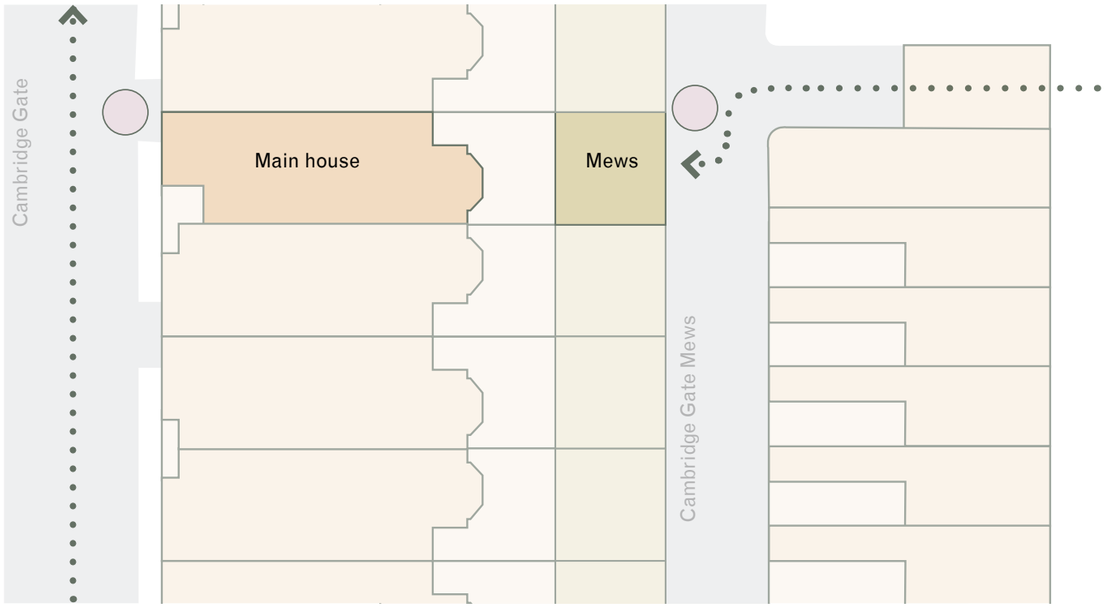


Diagram 01 - Historic building use

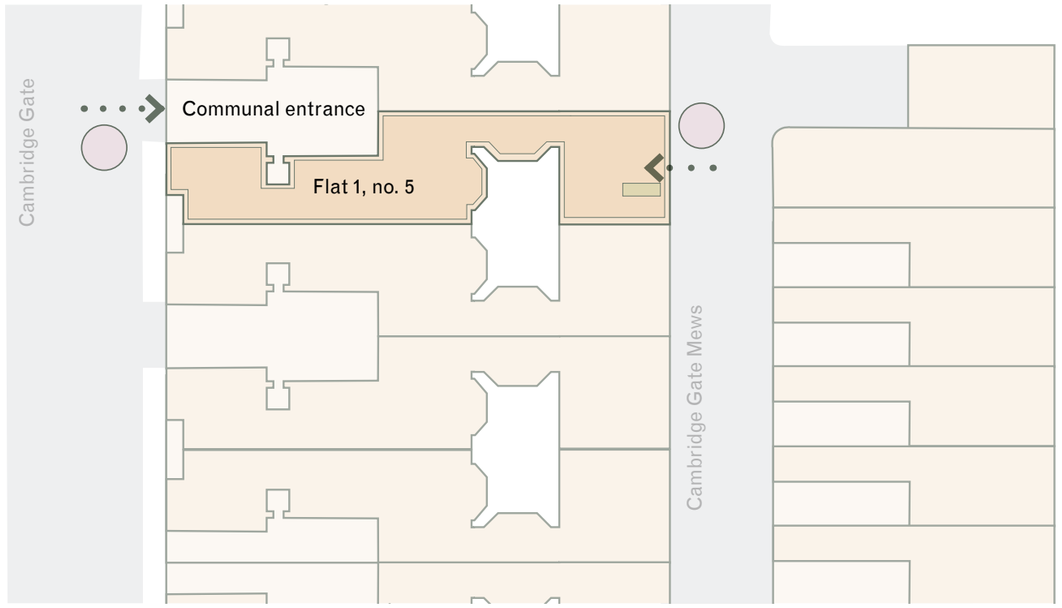


Diagram 02 - Current building use

1. Historic carriage route - resident drop off
2. Historic carriage route - horse and cart drop off
3. Current residents' access
4. Courtyard maintenence / food delivery

Scheme
Mews building - existing staircase condition

The existing mews building staircase is non-original and was added to the building in the 1990s. This, along with numerous alterations to the structure and layout to convert the garage space to residential use has compromised the historic value of the floor layout.

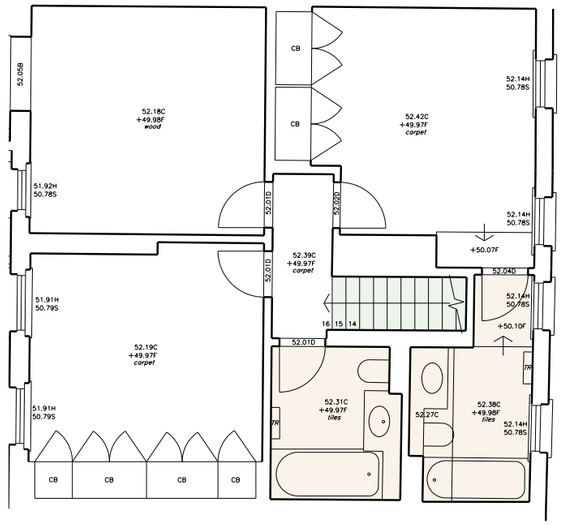
Looking into Camden's archive there was a proposed scheme from 1989 drawn up for the Crown Estate Commissioners by Hunter and Partners. This scheme utilised a similar proposal for the staircase, as the proposed alterations in this Design & Access Statement.

Whilst we respect the initial comments on retaining the current planform and staircase location, we feel that the benefits of moving the staircase to the proposed location in terms of better livable spaces and reduced circulation will result in a much better living experience.

The proposed alterations provide improvements to the circulation, accesibility and also improve the means of escape.

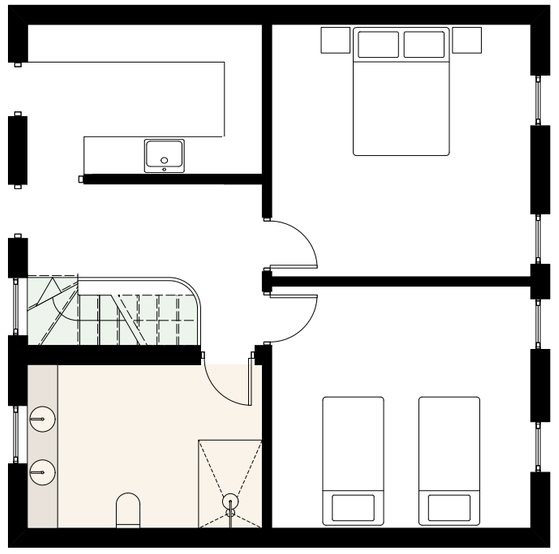
Bathroom 1 - below minimum standard toilet to wall and sink distances in shared bathroom

Bathroom 2 - small bathroom, with wasted and inefficient corridor space within en-suite



Existing

Existing condition of mews house, whereby the position of the staircase and walls constrict the floorplan, making for two unnecessarily small bathrooms.



Proposed

Proposed rearrangement consolidating the staircase, allowing for a cleaner use of the floorplan

Rather than two awkward and inefficient bathrooms, they have been consolidated into one

Scheme
Mews building - improved circulation

The design motivation for the mews building is to try to consolidate a already compromised and previously altered floorplan and entrance route into the building.

The mews building has undergone significant alterations, and site investigations show the use of non-original RSJ beams taking the place of the previously removed structural chimney stack. The proposed remediations try to make better use of the mews building. Currently, a large area is giving over to circulation, and a more efficient plan is made possible by altering the location of the non-original staircase.

The improved circulation not only has a benefit in the arrangement of the layout and the entrance into the mews, but has improvements on the means of escape, explained on the following page.

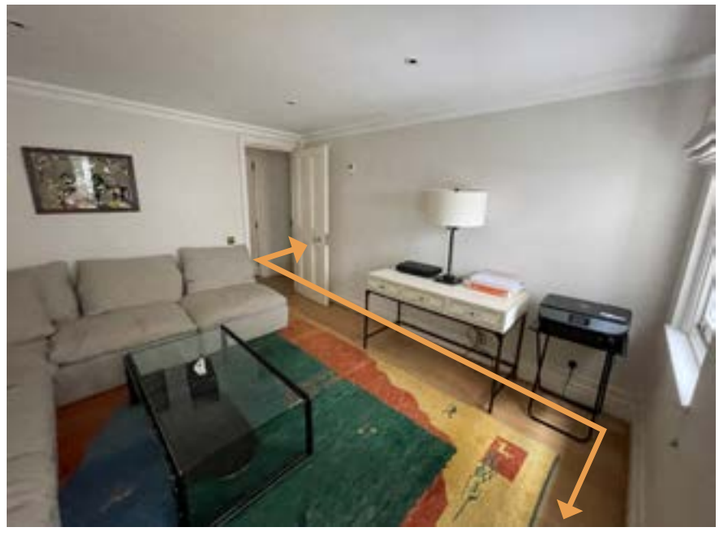
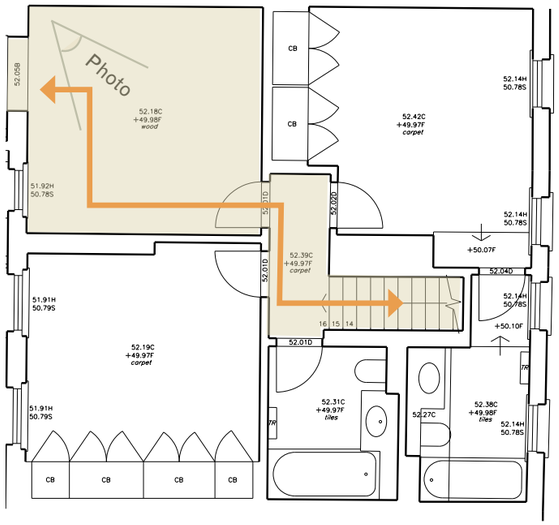
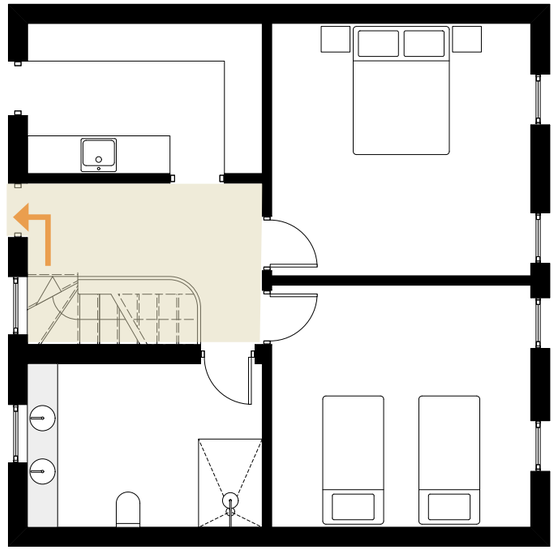


Photo showing inffiecient and awkward circulation space passing through living room



Existing condition

Circulation is inefficient, making for a confused and incoherent plan



Proposed

Circulation is consolidated to a simplified arrangement, making better use of the mews house

Scheme
Mews building - means of escape and accessibility

Means of escape

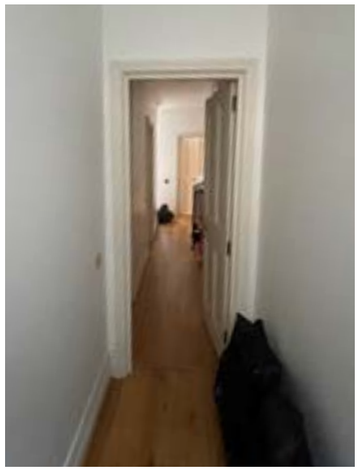
The current escape circulation is via an inner rooms, highlighted on the plan to the right. The proposed alterations would create a safer route through a better protected stairwell with a shorter escape distance without having to pass through multiple rooms in order to leave the building.

Accessibility

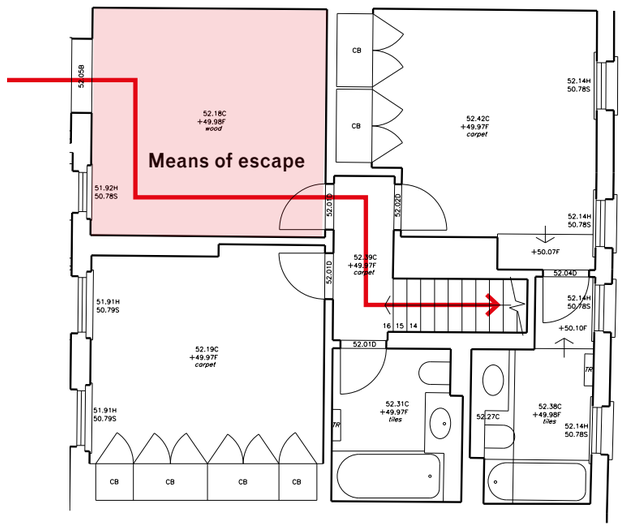
The current mews is convoluted with constricted doorways and corridors. The corridors and doors in the existing LG floor are as little as 722mm at one point. The proposed plans would clean up access, and where possible meet Part M4(2) guidelines for accessible and adaptable dwellings.

The existing floorplan in the mews also contains constricted bathrooms, both on the LG and G floor, with below minimum space requirements for fittings such as toilets and showers. The proposed improvements would replace these existing non-compliant and constricted bathrooms with more accessible facilities, safekeeping the flat for use and occupation people of differing abilities.

One of the constricted and badly arranged lower ground floor bathrooms

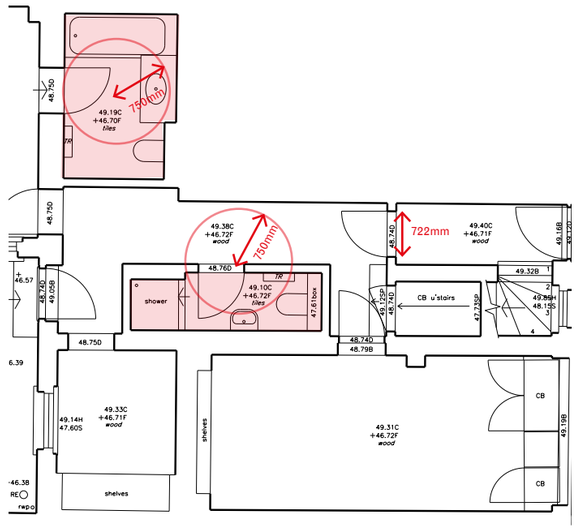


View through the unnecessarily constricted corridor and tight doorways



Ground floor

Means of escape passes a inner room, prior to staircase



Lower Ground floor

Both access and bathrooms are constricted

Scheme
Lighting

The interior lighting strategy of the proposal reflects the history of the property and is specific to the three different parts of the property, the main building, link and mews building.

In the main house where the floor to ceiling heights are greater, the use of pendant hanging lights and low level lighting is to be used. This is to reflect the historical use of pendant chandeliers and low level candles lighting - (similar to image on right). In these spaces contemporary recessed downlights will be avoided. This is also to emphasise and maintain the moulding detail and the ceiling in its clean and original intention, without being interrupted by modern recessed lighting.

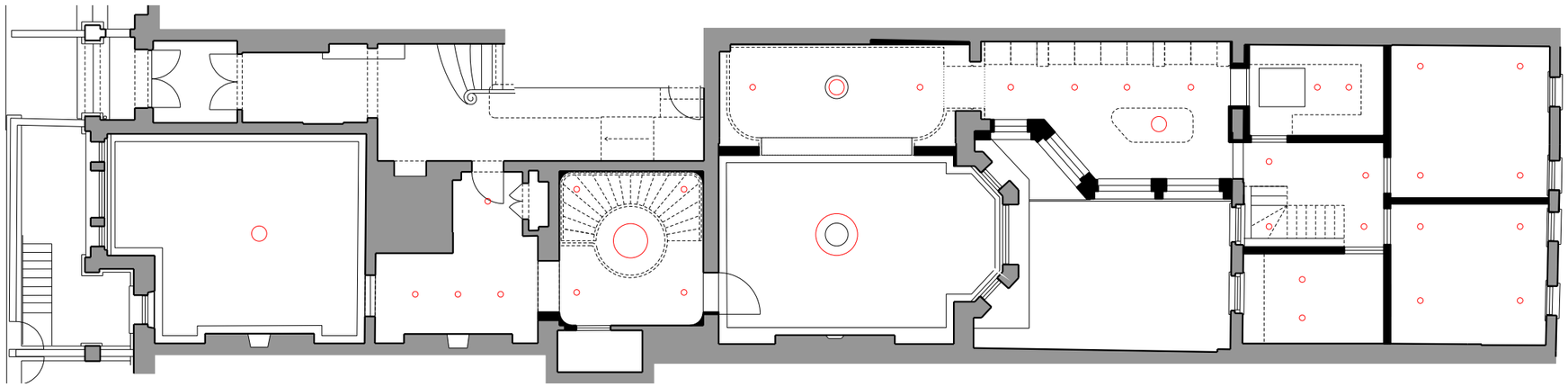
In the mews building due to the lower ceiling heights, fittings which protrude from the ceiling will have to be avoided. This will mean the need for minimal recessed downlights.

In the link building there is more opportunity for pendant fixtures.

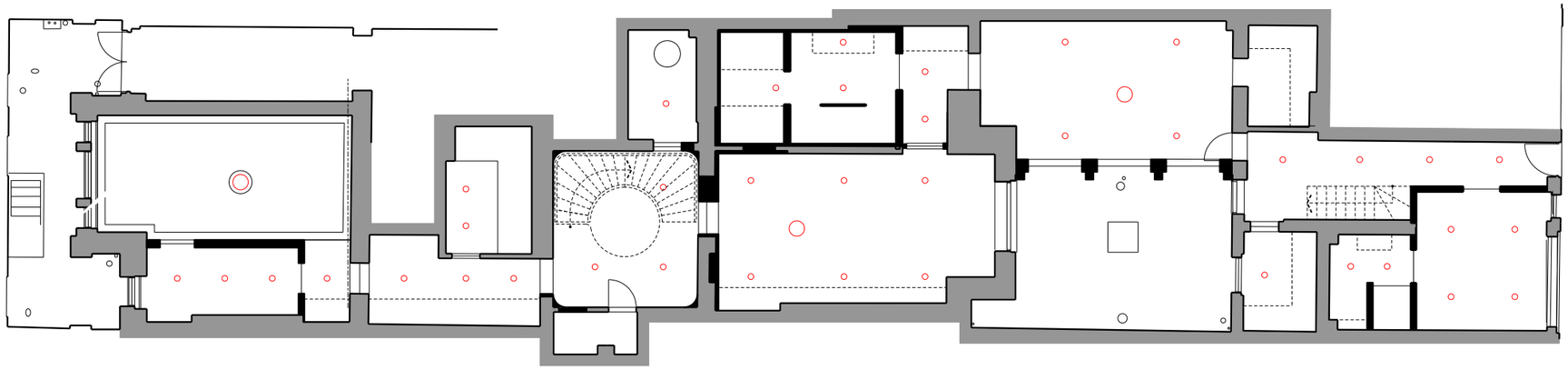
Lighting will be predominantly LED in an effort to save energy. Dimmable switches should also be used to give a greater level of sophistication and intimacy to the spaces.

Salon of the Princess Mathilde 1859 from ‘The Second Empire, Art in France under Napoleon III’

Scheme
Reflected Ceiling Plan - Lighting



Ground floor RCP Lighting plan



Lower Ground floor RCP Lighting Plan

Recessed/surface mounted

Medium sized pendant

Large sized pendant or chandelier

Scheme
Sustainability and energy

The use of natural materials in previous projects by the studio

Existing living wall in the courtyard space

Ecological Considerations

- Preservation of current green wall and existing living plants within courtyard, adding to a natural cooling effect of the courtyard space
- Implementation of more native plants in the courtyard, adapted to the local micro-climate and soil conditions.
- Where possible replacing services introducing low-energy systems, thereby reducing the environmental impact by significantly lowering energy usage
- The use of low energy and energy efficient technologies and systems, such as LED lighting for the living spaces
- In compliance with Part L1b and L2 (Conservation of fuel and power) - the use of automatic light controls in response to daylight, with improved use of natural daylight
- Reducing unnecessary downstand depths in the main building to allow greater penetration into the internal spaces

Materials

In the proposed design, as well as in previous studio projects, a deliberate emphasis has been placed on the utilisation of natural materials as the primary consideration in selecting the material palette. This prioritisation aims to minimise embodied energy throughout the construction process.

It is also important to consider through a Life Cycle Assessment the environmental impact of materials and processes throughout their entire life cycle, from extraction to production, construction, use, and eventual disposal or recycling. This helps in making informed decisions about the environmental performance of various options.

- Selection of insulating materials with low Global Warming Potential [GWP]
- Preference for non-toxic materials, including low VOC content products
- Use of locally sourced natural timber for the internal joinery
- Specification of locally sourced Bath Stone for the primary cladding material for the link building. The use of stones means a lower embodied energy compared to concrete, or fire clay bricks, as well as a long lifespan use with the assurance of a durable and high-quality architectural piece over multiple decades.
- Where possible the use of recycling and re-use existing materials

Building Performance

In the detailed design of the link building it is important to make sure there is a high building performance, and sufficient U value of the buildings fabric and envelope to ensure thermal efficiency and therefore an improved building and energy performance.

In order to ascertain building performance the proposed alterations will comply with building regulations such as Part O (Overheating) and Part F (Ventilation). These principles have also been taken into account in the design of the new link building, using natural methods to limit solar gain such as deep window reveals, using the shading provided by the adjacent buildings, and allowing for cross ventilation by the use of naturally operable windows.

Glazing performance within the link building is also of a crucial concern, whereby the project will aim to achieve its Target Primary energy, Target Emission and Target Fabric Energy efficiency rates in compliance with Part L - Conservation of Fuel and Power.

Construction

- Prioritising short travel or locally sourced materials when feasible - for example the use of Bath Stone
- Plan and design material efficiency to reduce on site waste, including the pre-fabrication of elements where possible

Waste

- Implement a comprehensive waste management plan to minimise construction waste, in-line wit the London Borough of Camden's benchmarks
- Encourage recycling and reuse of materials on-site
- Utilise construction waste recycling facilities and programs

5
Access

The property is situated at the southern extremity of Regent's Park. Its rear mews accommodation aligns with the Cambridge Gate Mews access road, which, in turn, connects to Albany Street through an opening in Colosseum Terrace. Albany Street is a significant route for buses heading into the central part of London.

The main entrance door is oriented toward an "in and out" access road that provides access to private parking. Conveniently, underground stations are in close proximity at Regent's Park and Mornington Crescent. For those traveling further afield, Euston Road and Kings Cross mainline stations are located to the east along Marylebone Road. The maintenance of the paving and mews roadway at the rear falls under the purview of The Crown Estate Paving Commissioners.

Photo of Cambridge Gate Mews

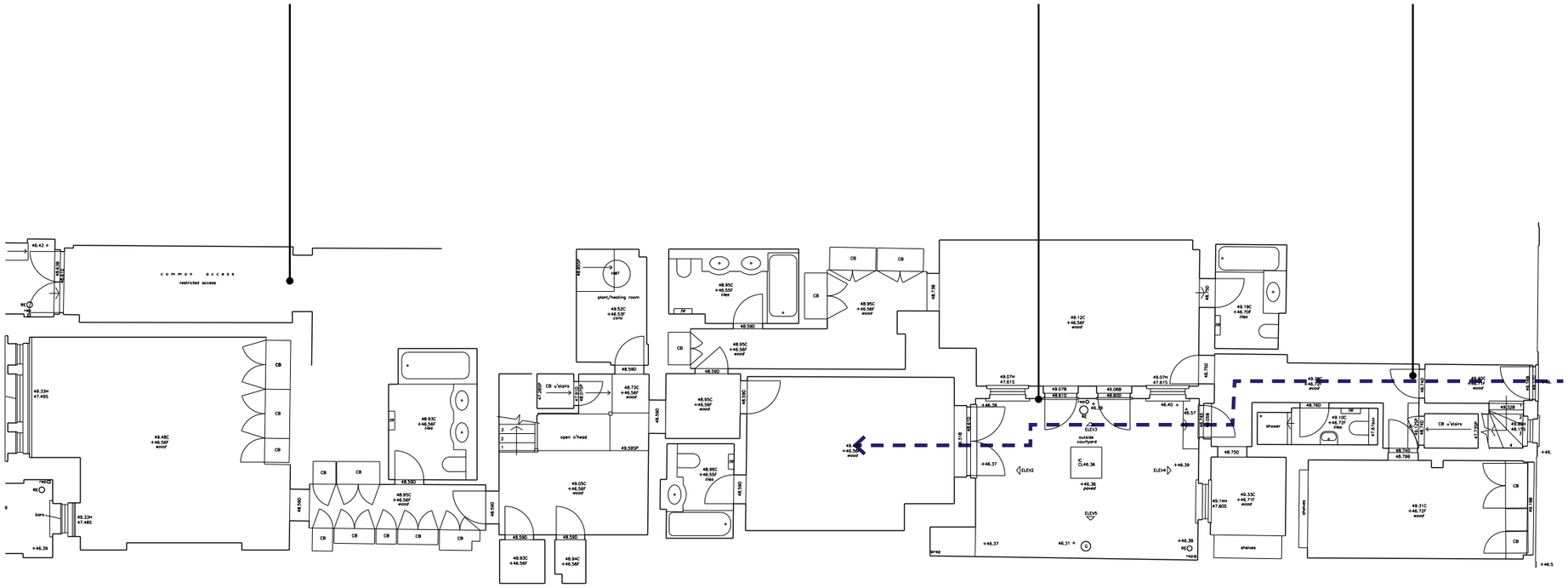
Plan showing primary access from Cambridge Gate Mews

Construction Management Principles

Minimised impact to main historic staircase and also any neighbours by reducing any deliveries to this entrance

Removal of link facade will provide a temporary large opening to allow materials and delivery of pre-fabricated elements into the house

Majority of materials and products to be brought in through the rear door on Cambridge Gate mews



Access

Access to the works will be facilitated through the rear mews accommodation, utilising the Cambridge Gate Mews access road, which connects to Albany Street via an opening in Colosseum Terrace. Site worker entry is designated to the rear, with the front access point reserved for use only when absolutely necessary.

Consideration and careful assessment will guide vehicle routes, avoiding major cycle routes, and key locations such as schools, offices, stations, public buildings, and museums. The client will collaborate with the chosen contractor to manage access and egress effectively, ensuring clear markings and obstacle-free pathways.

Delivery and construction hours

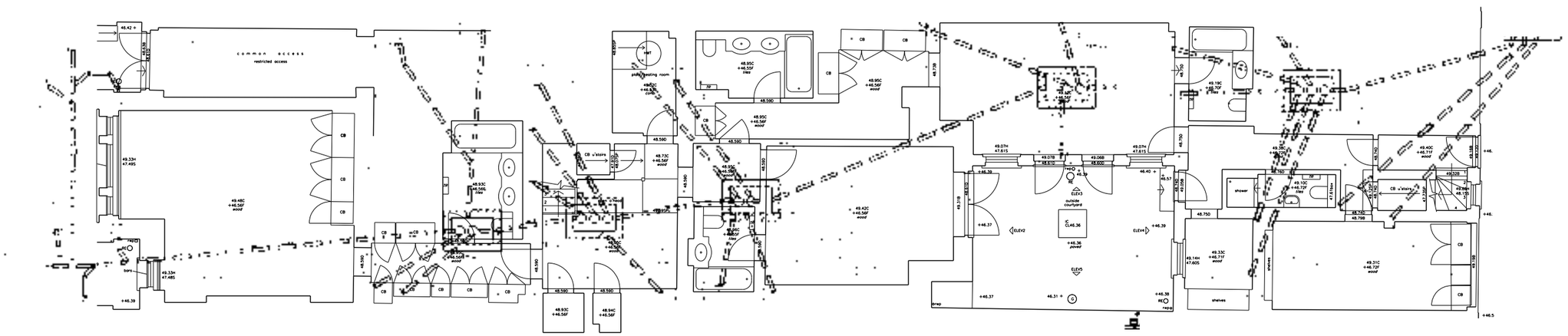
For construction vehicle movements, restrictions will be in place between 9.30 am to 4.30 pm on weekdays and 8.00 am to 1.00 pm on Saturdays. Vehicles will wait with engines off to mitigate emissions and noise pollution. The types of vehicles required and the approximate number of daily deliveries for each phase will be shared with the council before site work begins.

Compliance with Camden Policy dictates standard working hours from 8.00 am to 6.00 pm on Monday to Friday, 8.00 am to 1.00 pm on Saturdays, and no work on Sundays or public holidays. A neighbourhood consultation process, conducted in a cooperative manner, will precede the submission of a Construction Management Plan (CMP) draft post-planning.

Dust and noise impacts

A contractor with Considerate Constructors Scheme (CCS) accreditation, including CLOCS monitoring, will be specified for the works. Predictions for noise and vibration levels during the proposed works will be provided before commencement. Detailed plans for preventing or cleaning significant amounts of dirt or dust spreading onto public areas or neighbouring properties will also be provided.

Utility access



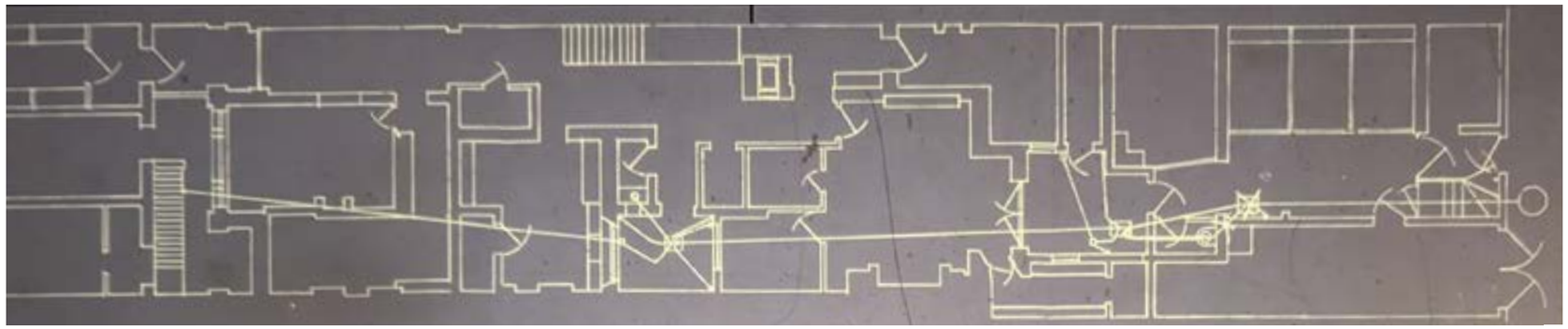
Drainage Access

Presently, the manholes are concealed beneath floor build-ups and finishes, which may lead to potential long-term maintenance challenges. The proposal suggests uncovering the manholes, conducting cleaning and surveys of the drains concurrently. Subsequently, removable floor panels with suitable finishes will be integrated into the scheme to facilitate future access. The accompanying drawings specify the approximate locations of these manholes in relation to the proposed floor plan.

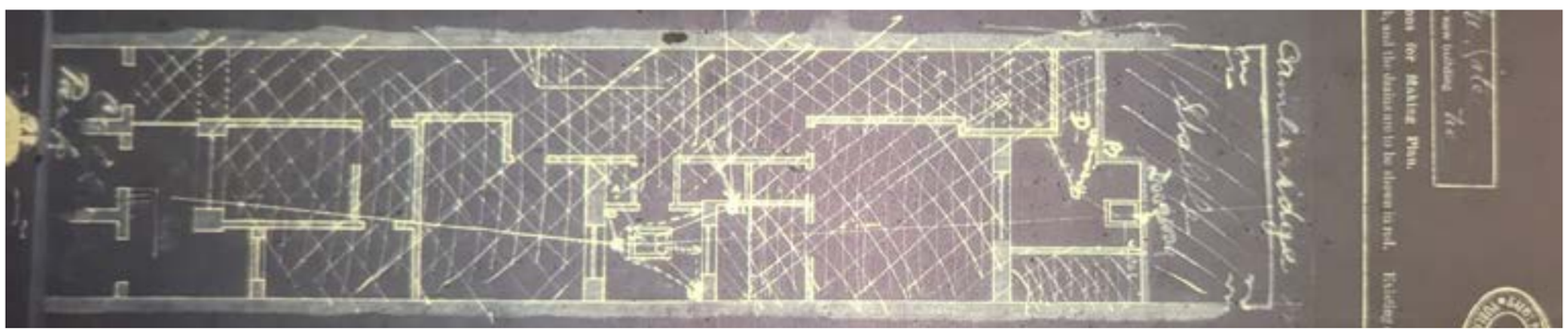
In response to the pre-app request for no. 3 Cambridge Gate, the historic drainage plans are shown in full on the following page.

Drainage history

1995 - current



1914
(source: LMA and
Camden Archives)



1903
(source: LMA and
Camden Archives)