

WENDOVER
_STUDIO

052 Flat 1, 5 Cambridge Gate
11 April 2024

Design & Access Statement

Revised August 24

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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.

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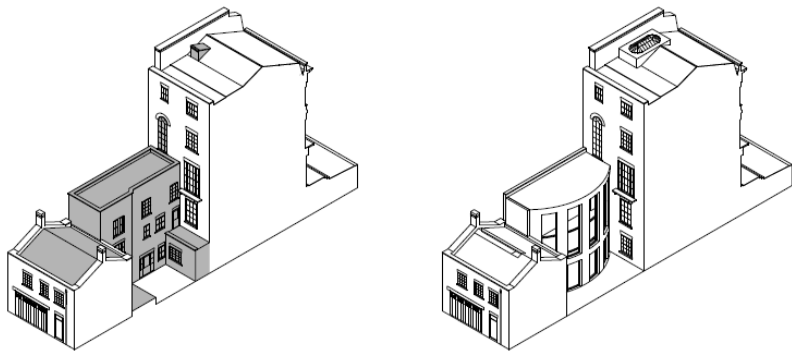


Previous experience with historic buildings

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

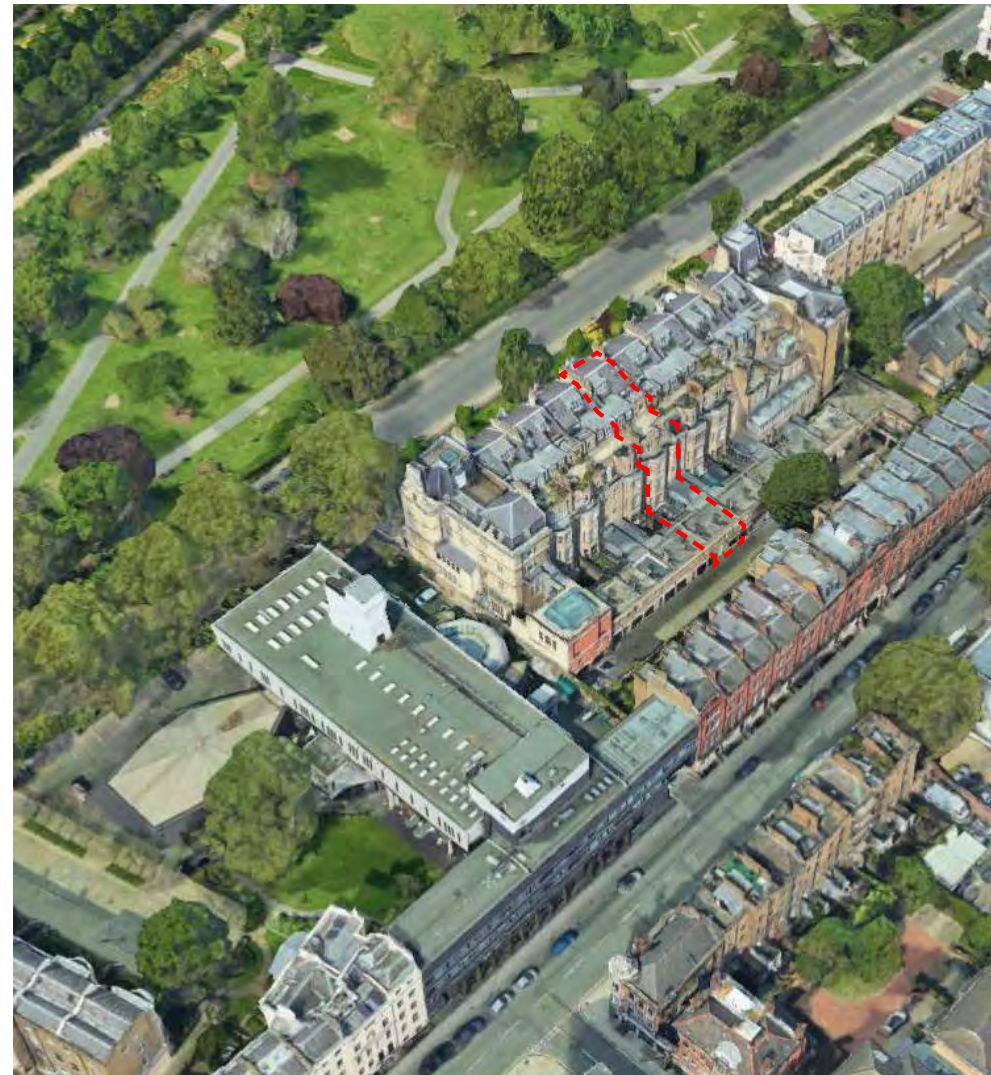
Eccleston Street, London, UK 2013-2015

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 considerably 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.



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.



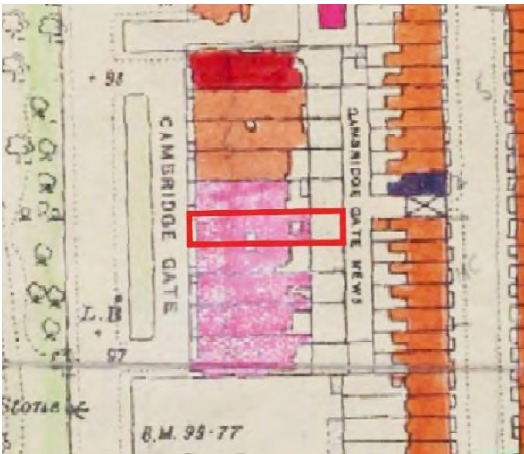
Richard Horwood's Map of London 1799, showing the site, as with much of Regents Park, as undeveloped farmland.



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.