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# DESIGN & ACCESS STATEMENT
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# HERITAGE STATEMENT

JULY 2024

5 CUMBERLAND TERRACE LONDON NW1 4HS

REVISION 1 09/10/2024 – FINISHING DETAILS REVISED

# Contents

## 1. HERITAGE STATEMENT

Although most of the following facts are well known we felt it is important to restate the general details of the history of the buildings and their structure.

1826-1939: Cumberland Terrace was build in 1829 by various architects and builders on conformity with the general elevation prepared by John Nash, as a part of the grandiloquent scheme for Regent's Park which the Price described enthusiastically as Eclipsing Napolean's Paris. The finances were quite inadequate to carry out the scheme properly and much has to be abandoned, the lessee became bankrupt hence control of building construction was not as rigid was it should be. The poor and moving sub soil would demand special precautions in spreading the loads over sufficient area to reduce the pressure to within safe limits. There are no foundation, in the modern scenes, at Cumberland terrace.

To quote Dr. Oscar Faber's report: "the whole construction savours of what would be considered suitable to – day for exhibition building".

Up to 1939 the separate houses were let on full repairing leases, indiscriminate additions and alterations being permitted which, in many case, affected the structure.

1939 – 1947. During the war all the terraces were severely damaged – Cumberland Terrace being badly hit. Attempts to render the property from the wind and waterproof were far form successful. This had a permanent effect on the structure.

1947 – 1954 Ministry of Works occupation was appointed the future of 212 out of the 374 terrace houses(including most of Cumberland terrace) was settled by the ministry of Works taking over. Certain repairs and complete modification of the interior was undertaken, but it is most important to realise that this was related solely to their expected tenure of the terrace for a term of seven years.

Despite the fact that the Crown Commissioners and Ministry of Works confirmed that the houses of Cumberland Terrace were not as affected by the dry rot as certain other terraces and despite remedial measures taken by Ministry of Works, dry rot outbreak occurred.

The Park facades as reconstructed after the was show a fairly close approximation to the original design.

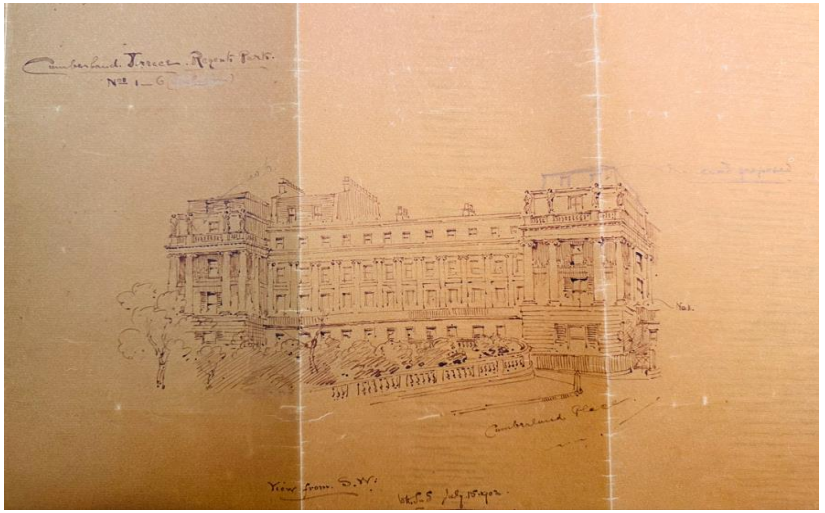
The rear elevation of the terrace have been much altered and patched and are of a little architectural quality.

The original interior details was of a very poor design and quality. Little has survived, practically none where the Ministry of Works have been. Few fireplaces, iron stair balustrading and stone treads reused.
Multiples plans for conversion including mixed were proposed and New scheme proposed conversion to flats for Crown Estates Commissioners agreed in 1957(Fig.4).

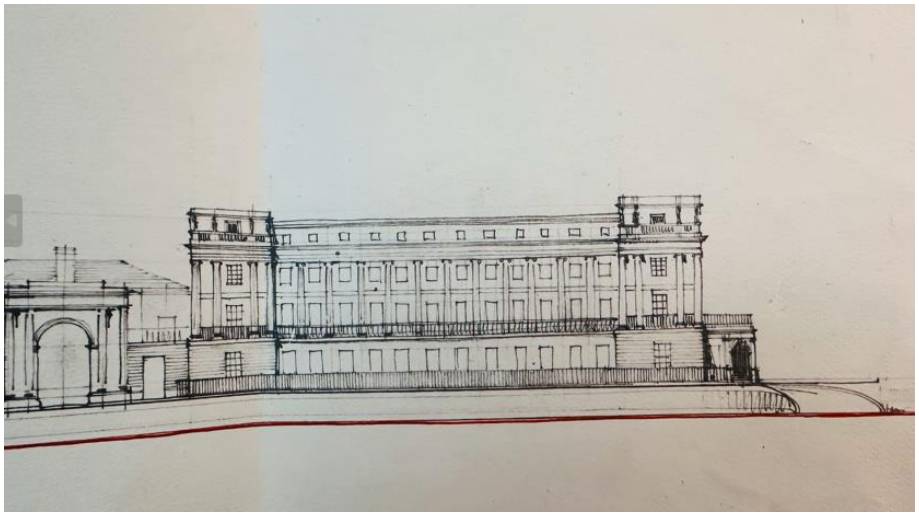
In 1974 Cumberland terrace received a Grade I listed building status.

FIG.1 Exterior of Cumberland Terrace reproduced below

1827



1902



1954

TODAY

FIG.2. Interior of Cumberland Terrace reproduced below

1916 Drawing room at 4 CT looking towards fireplace

1916 Drawing room looking towards the windows

1916 Drawing room looking through to the back

1916 Morning room with fireplace on the right and ceiling decoration

## 1.1 EXISTING BUILDING

5 Cumberland Terrace is a first floor flat that is in residential (Class C3) use. The surrounding area is characterised by residential use.

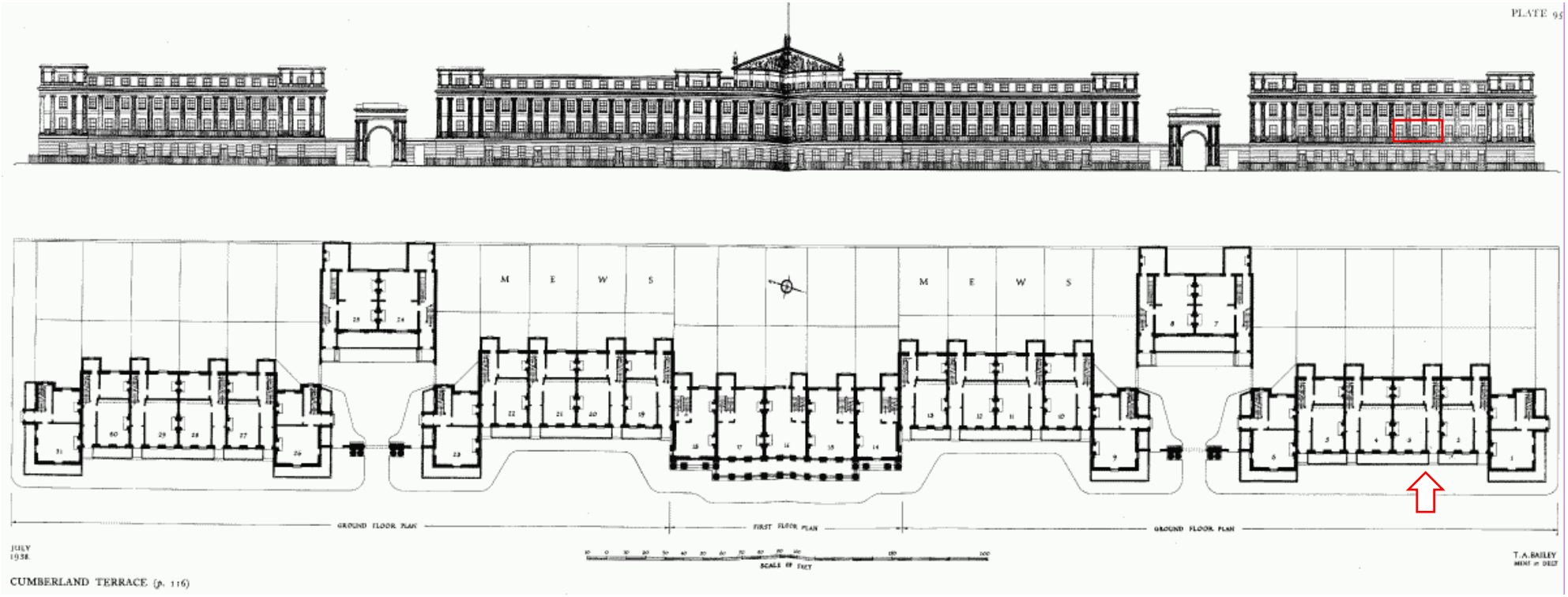
5 Cumberland Terrace is listed as part of Nos 1-59 Cumberland Terrace located in a South block and therefore parts of the group value and setting of this terrace. The Site is located within the Regent's Park Conservation Area in the London Borough of Camden.

The statutory listing description for No.s 1-59 Cumberland Terrace is included below:

Monumental palace-style terrace of 59 houses. c1827. By John Nash and J Thomson. For the Commissioners of Woods, Forests & Land Revenues. Built by JG Bubb; arches built by WM Nurse. Stucco. Houses in 3 blocks linked by "triumphal" arches leading into 2 courtyards with pairs of houses and drives leading to former mews. Terrace approximately 240m long. EXTERIOR: central block (Nos 20-49): 4 storeys and basements. Central projecting Ionic decastyle pedimented portico of Giant Order, flanked by slightly less projecting similar single bays with paired columns and attic storeys.
Rusticated ground floor, with square-headed doorways with patterned fanlights and panelled doors where not converted for use as windows, forming a podium. Cast-iron balconies between columns. Entablature topped by balustraded parapet with vases and sculpture of figures on dies. Tympanum filled with sculpture of allegorical figures and figurative acroteria at angles. Flanking the portico, 11 bays of rusticated ground floor and Ionic pilasters rising through 1st and 2nd floors to carry entablature at 3rd floor level; cornice and blocking course above attic storey. Architraved sashes to upper floors; 1st floor with continuous cast-iron balcony. Terminating bays forming projecting single bay pavilions similar to single bays flanking pedimented section of portico. "Triumphal" Arches: linking the central and outer blocks. Single, central, architraved archway flanked by paired Ionic columns carrying an entablature and blocking course. Linked to the blocks by rusticated stucco screen walls. Outer blocks (Nos 1-17 & 52-57): 11 bays each similar to those flanking central portico and terminating in similar bays at each end. End houses of blocks with stucco pilastered porticoes on returns. Pairs of houses in courtyards behind Arches (Nos 18 & 19 and Nos 50 & 51): stucco with slated roofs and central chimneys. 2 storeys and basements. 5 windows. Corinthian pilasters rise through ground and 1st floors to carry modified entablature with cornice at eaves level surmounted by arcaded parapet. Pilastered porticoes with round-arched entrances. Recessed sashes; ground floor tripartite. Plain 1st floor sill band. Nos 58 & 59: pair of houses set back from terrace at north end. Stucco with rusticated ground floor and projecting pilasters at angles. 3 storeys and basement. 3 windows in all. Projecting centre bay with coupled entrances flanked by pilasters and surmounted by parapet of Greek fret pattern with acroteria on dies. Square-headed doorways with fanlights and panelled doors. Recessed sashes, upper floors architraved; 1st floor with balconies to flanking sashes and central pedimented, tripartite casement. Cornice at 2nd floor level breaking forward with pilasters; similar above 2nd floor with blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to all areas and gardens of Nos 58 & 59. HISTORICAL NOTE: designed to give the appearance of a palace overlooking the natural landscape of Regent's Park. The King's guinguette, had it been built, would have stood almost opposite. (Survey of London: Vol. XIX, Old St
Pancras and Kentish Town (St Pancras II): London: -1938: 116).

The archival records suggest that Cumberland Terrace was rebuilt behind the façade in the late 1950s and early 1960s. Openings within Flat 5 would suggest that the interior has been rebuilt, as most of the walls are constructed from hollow clay tiles and cement linings, rather than traditional materials of brick, timber stud and lath and plaster linings. Hollow clay tiles were used from the mid/late 1926 th (later than the 1826 construction date of No. 5) up to the 1950s-1960s, as a cheaper alternative to brick.
The following description should be read in conjunction with the numbered floor plan #100. 5 CT – EXISTING PLAN

FIG.3. Records July 1938, plate 95, 5 Cumberland terrace outlined in red




Records data of July 1938, FIG.3 suggests that there was a single house no.3 with direct entrance from the front.

Subdivision in the 1950s and early 1960s

The 1957 proposed conversion sub divided houses into flats. No. 3 was included in the conversion and the original entrance of the house was intended to be removed and converted into a window, with access to converted flats provided via a retained entrance in the neighbouring building No2. The flat 5 was accessed from a new opening in the party wall, and the internal staircase was also removed. The original front and rear room were subdivided with a bathroom.

FIG.4. Records data of 1957, DRAWING 5/P/2 shows South block proposed plan, No 5 Cumberland terrace highlighted in red.

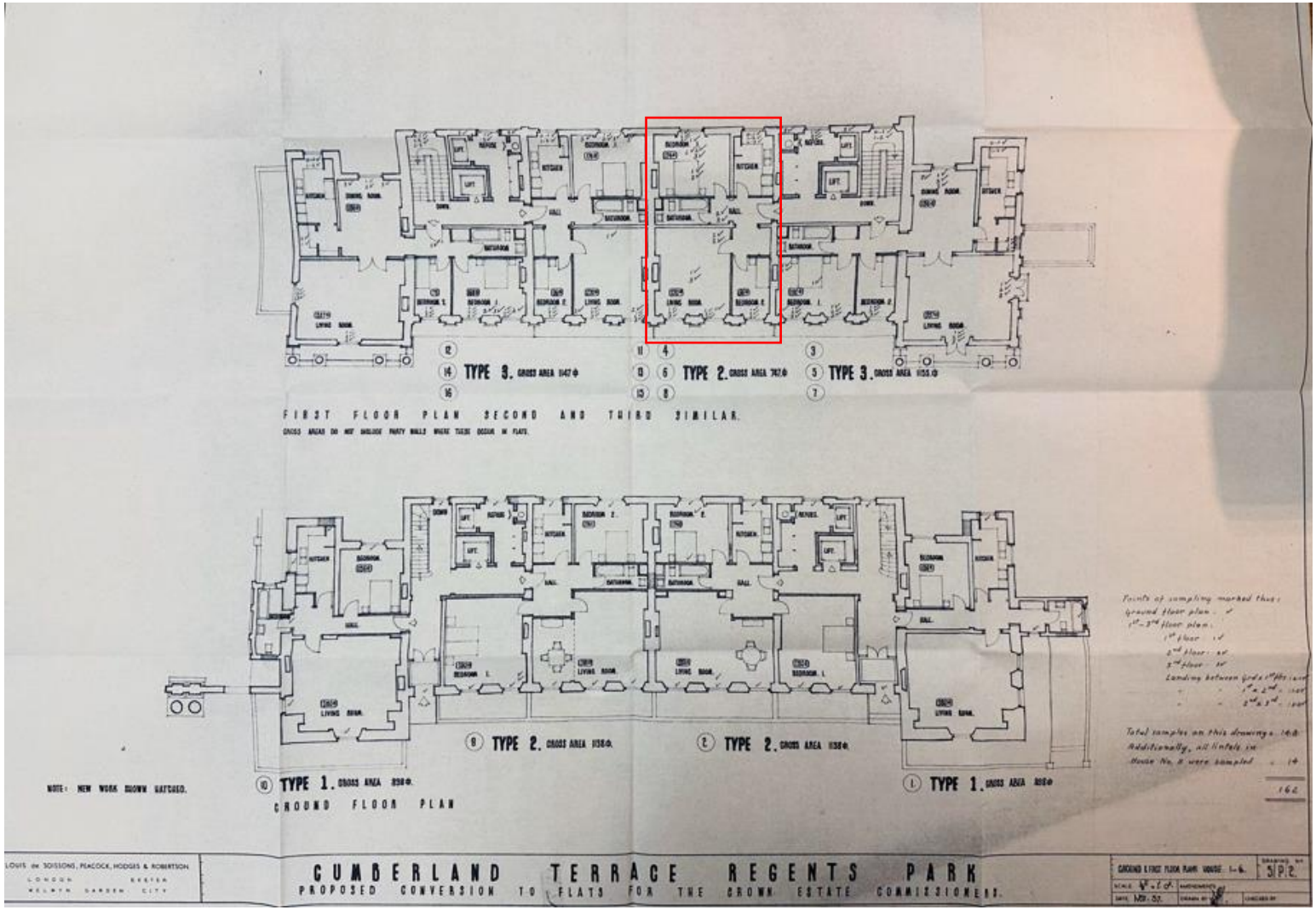
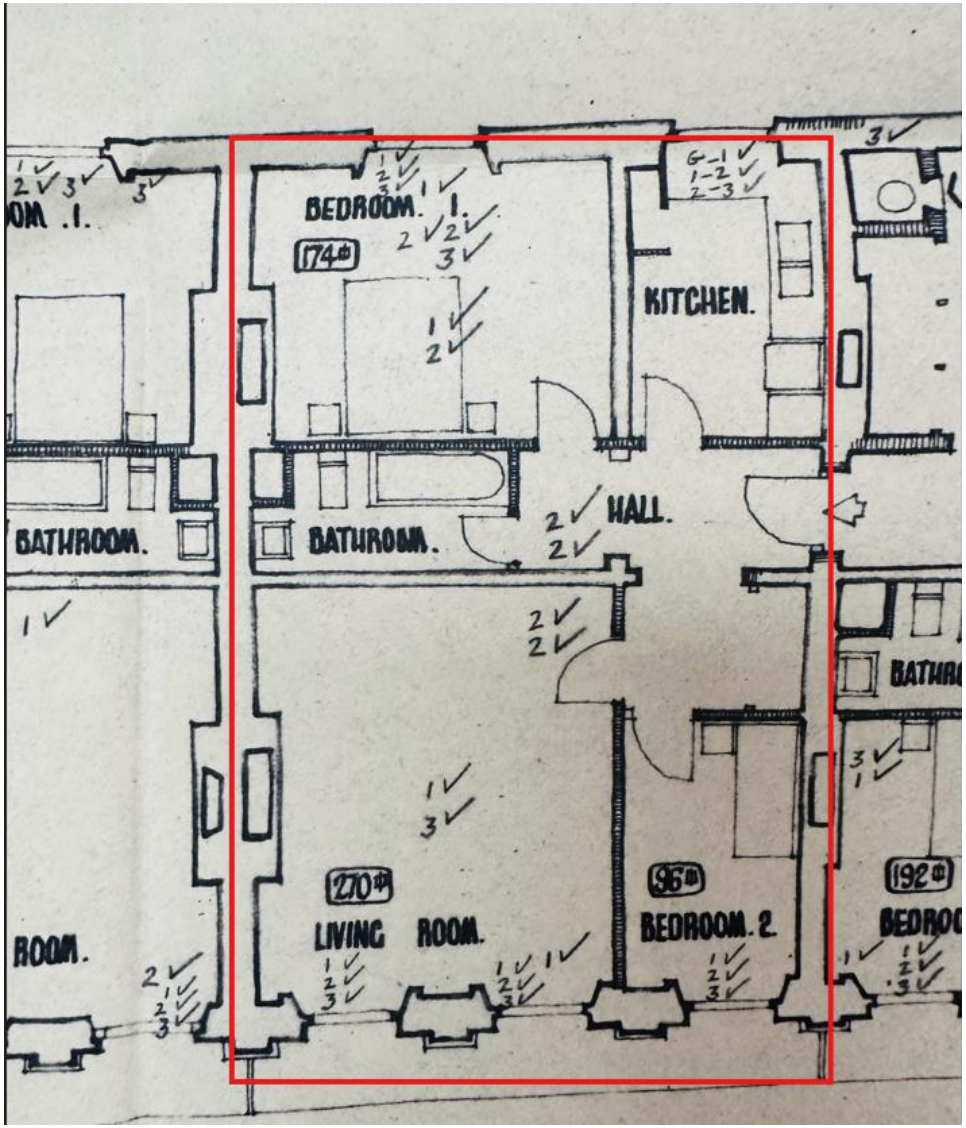


FIG.5. 5 Cumberland terrace layout proposed in 1957, new works shown hatched



## 1.2. SITE PHOTOGRAPHS – FRONT ELEVANTION


FIG6. FRONT ELEVATION

## 1.3. SITE PHOTOGRAPHS – REAR ELEVATION

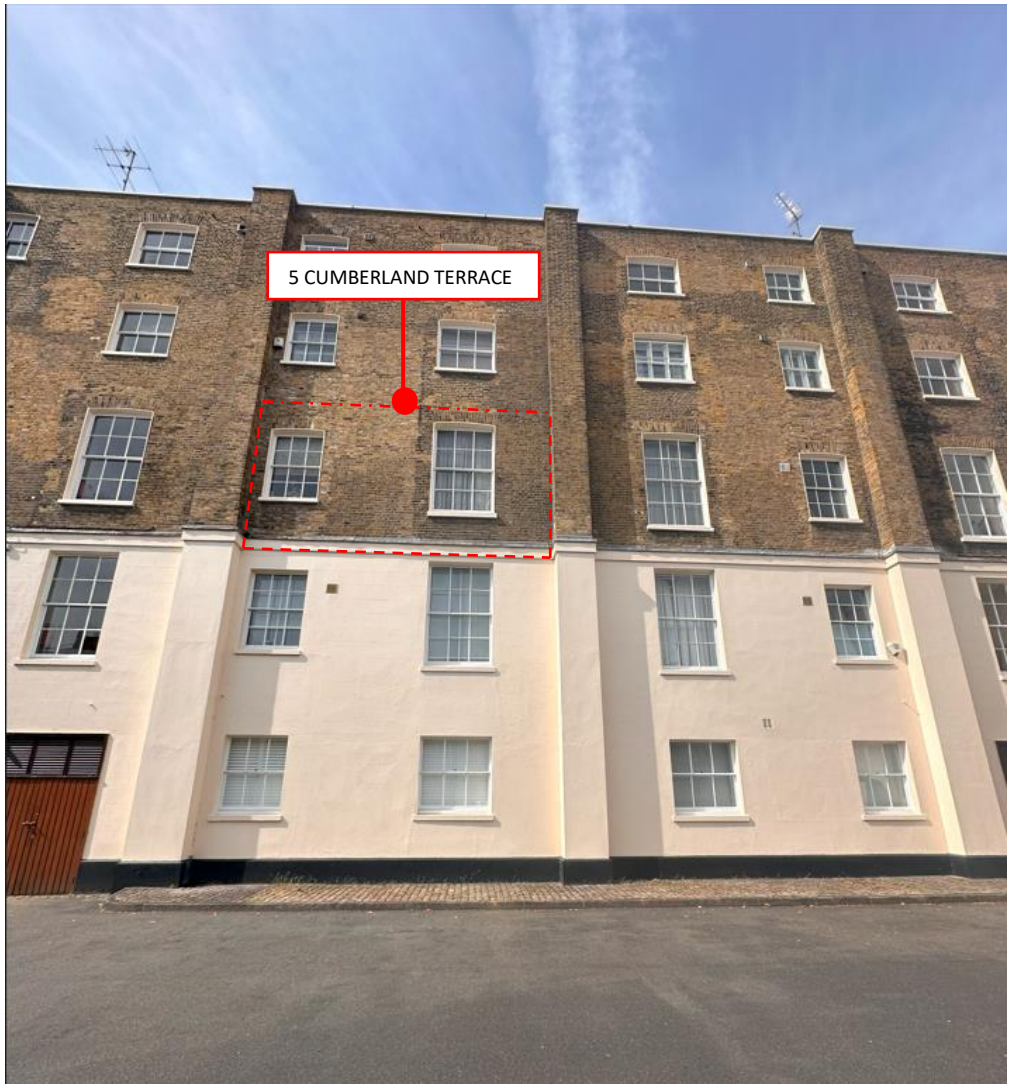



FIG. 7 – REAR ELEVATION

## 1.4. EXISTING LAYOUT – 5 CUMBERLAND TERRACE


FIG 8. EXISTING LAYOUT

## 1.5. SITE PHOTOGRAPHS – EXISTING INTERIOR

1. HALLWAY

2. OPEN PLAN DINING - RECEPTION

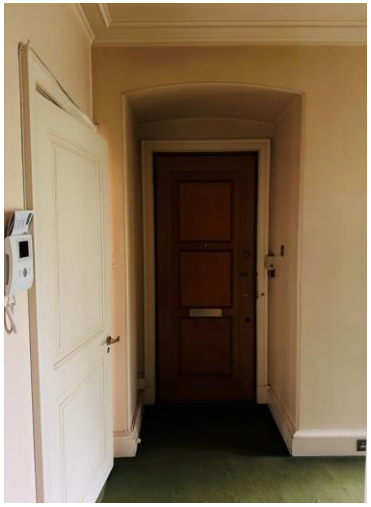
3. RECEPTION

4. BATHROOM

5. BEDROOM

6. KITCHEN

7. CUPBOARD



ENTRANCE/EXIT- INSIDE

## 1.6 EXISTING STRUCTURE

Reinforced concrete structure carried on piles was built during latest renovation in 1950 in each of the old houses, so that the old walls are virtually non-load bearing.

A separate concrete frame takes the load of the new reinforced concrete floors and the only load coming on the front and the back walls is from the roof.

All floors, all ceilings, all partition, all timber and joinery, all plaster electrical services and bathroom are dated. A program of renewal, surface straightening and alterations will take into the account preservation of previous glory of interior of the apartment.

Central heating is by mean of electrical sub – floor heating, the concrete floor acting as a heat storage “bank”.

The structure of the building was established by accessing and inspecting multiple area, refer to the drawing #250, in order to confirm that this was a reinforced concrete framed building with columns, beams and a concrete slab over. The photographic evidence provided 1.6.1 together with structural report confirms that infill blockwork and stud partitioning up to the underside of the concrete floor above are non-load bearing. This is to proof that the loading being transmitted to the building is directly through the concrete floor slabs, beams and columns and not infill blockwork or partitioning walls.

## 1.6.1. SITE PHOTOGRAPHS – EXISTING STRUCTURE

DRAWING #253

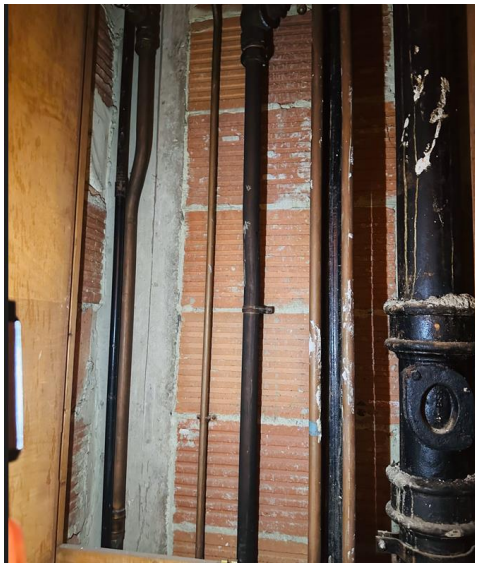
INSPECTION 1

INSPECTION 2

INSPECTION 4

INSPECTION 5

INSPECTION 6



INSPECTION 7

INSPECTION 8

INSPECTION 9

INSPECTION 10

## 2. PROPOSED WORKS

Flat 5 Cumberland Terrace is at first floor level. The Owners propose to utilise the space more efficiently to create a living area more suited to their needs. The proposed works are for interior alterations only to change the layout of the rooms by removing and relocating non-load bearing walls. The proportion of rooms with regards to window locations remains unchanged and no exterior alterations will be undertaken.

Reference should be made to:
100. 5 CT – EXISTING PLAN
105. 5 CT - STRUCTURAL COLUMN
110. 5CT – DEMOLITION PLAN - *Red areas indicate existing partition walls to be removed*
*130. 5 CT – BUILDERSWORK PLAN – Blue areas indicates proposed partition walls.*
140. 5 CT – PROPOSED GA PLAN
150. 5 CT – PROPOSED LIGHTING LAYOUT
160. 5 CT – PROPOSED SMALL POWER LAYOUT
170. 5 CT – PROPOSED UFH LAYOUT
180. 5 CT – PROPOSED ABOVE GROUND DRAINAGE LAYOUT
190. 5CT – PROPOSED HOT AND COLD WATER SERVICES LAYOUT
200. 5 CT – PROPOSED FLOOR SECTION
210. 5 CT – PROPOSED ROOM SPECIFICATION
220. ACOUSTIC TREATMENT AND CONSTRTUCTION DETAILS
221. DATA SHEET - FLOORS - CMS - REGUPOL sonus multi 3 4515
222. DATA SHEET - PARTY WALL - CMS Danskin Acoustics WB Acoustic Barriers
230. 5 CUMBERLAND TERRACE - , General Mechanical Specification
240. 5 CUMBERLAND TERRACE, Particular Electrical Specification
250. 5 CT - ELEVATIONS & INSPECTION REFERENCE
251. 5 CT - ELEVATION A
252. 5 CT - ELEVATION B

## 2.1 GENERAL

### Demolition Report/Survey

All removal of the non-load bearing structure proposed will be overlooked by the structural engineer the removal of existing block partitioning will be carried out in the manner set out below and will be undertaken by a Specialist Contractor.

110. 5CT – DEMOLITION PLAN - *Red areas structure to be removed reference notes #1 to #11*

The removal of block and partition walls identified on the drawings. No wall will be removed prior to a Structural engineers inspection being carried out of the construction details that exist at the top of the wall and the underside of the concrete floors over.

The floor area immediately adjacent to the wall being removed will have a soft floor covering overlaid by block board, prior to any work being carried out.

All demolition work will be undertaken from the top down, using hand held tools, chisels, bolsters and electrically operated chisels and drills.

It is confirmed that all debris will be bagged and removed via a contractors Lift.

It is considered that the removal of non-load bearing solid walls at the 1st floor, will have the beneficial effect of reducing the loading on the supporting structure below.

### Floors

Existing final floor finishes will be removed entirely and new flooring installed over underfloor heating (see below under Electrics/heating & plumbing). Existing concrete slab and inefficient UFH located in the screed will remain.

New flooring will consist of Parquet hardwood or marble as stated in text for each room and specified in the drawing 200.5CT – PROPOSED FLOOR SECTION.

The floor build up will include a waterproof layer in wet areas followed by heat insulation board laid and levelled with self-levelling compound on concrete slab/screed, electrical UFH mat system(if required), soundproofed with acoustic layer of Regupol sonus multi impact insulation.

Details of the composition of the soundproofed floor are shown in the the drawing 200.5CT – PROPOSED FLOOR SECTION and datasheet attached.

### Walls

Internal partitioning walls will be insulated steel stud walling, completed with two layers of sound block, skim coated.
2 layers 15mm sound block + Isowool. DB Rating will be 56. 60 minutes fire rating

## Ceilings

All suspended ceilings will be made good to match the existing as necessary. Non original ceilings comprised of plasterboard or on a metal lathe substrate will be demolished and removed using hand power tools and removed from site. A new plasterboard ceiling will be installed on a proprietary metal suspended ceiling frame.
2 layers of 15mm sound block + Isowool. DB Rating will be 54. Airborne sound 60. 60 minutes fire rating.

## Electrics/heating & plumbing

Existing plumbing, mechanical and electrical installations (where not owned or maintained by the landlord) will be removed and replaced.

It is proposed to re-wire the property generally, a plan for lighting groups and small power layout is attached, Drawing No.
150. 5 CT – PROPOSED LIGHTING LAYOUT
160. 5 CT – PROPOSED SMALL POWER LAYOUT

Existing UFH will be inspected and tested by specialist contractor. Based on functionally and efficiency of the system and compliance with current regulations the existing system will remain in use. Otherwise the new underfloor system will be installed throughout as stated per drawings #170 & #200. and the existing system will be disconnected and left in situ.

Information on the materials to be used and their acoustic properties for sound insulation are detailed below and the data specification sheets attached.

170. 5 CT – PROPOSED UFH LAYOUT
200. 5 CT – PROPOSED FLOOR SECTION

## Joinery

All internal doors will be replaced with hardwood. Architraves and skirting's will be replaced with hardwood to match the existing.

The modern skirting and architrave will also be replaced. Panelling will be applied to the door reveals with three- panel door construction. All joinery will be of a uniform, Regency style Bolection beading characterised for this period and will be as Crown Estate Listed building in Regents Park located at flat 2 22 York Terrace East which has been fully refurbished in accordance with heritage requirements.

## Decoration

All walls and ceilings will be decorated to match existing.

## 2.2 SCHEDULE OF PROPOSED WORKS

1 HALLWAY (Refer to Drawings 100,110,120,130 & 140)

- Entrance door to remain.
- Remove non load bearing non original wall between hall/kitchen and hall/Dining area and hall/secondary corridor .
- Construct new partition walls *130. 5 CT – BUILDERSWORK PLAN – BLUE AREAS indicates proposed partition walls.*
- Remove non original suspended ceiling.
- Run services as per proposed M&E scheme drawings 160,160 &190.
- Make good suspended ceiling as necessary and increase ceiling height where services allow.
- Lighting as per 150. 5 CT – PROPOSED LIGHTING LAYOUT
- Remove floor finishes and install new hardwood flooring, sound proofed as detailed.
- The modern skirting and architrave will also be replaced. Panelling will be applied to the door reveals with three- panel door construction. All joinery will be of a uniform, Regency style Bolection beading characterised for this period. (fig.11)
- Walls and ceilings to hallway to be painted.

2&3 DINING ROOM & KITCHEN/DINING (Refer to Drawings 100,110,120,130 140,250.251.& 252)
(Dining room will become Kitchen/Dining, Kitchen will become Bedroom 2 )

- Remove non load bearing internal leg of the wall to the Dining area as per drawing # 110,120 #250#521#252
- Construct new partition walls *130. 5 CT – BUILDERSWORK PLAN – BLUE AREAS indicates proposed partition walls).*
- Historically (FIG.4 & FIG.5) indicates new wall construction, new works shown hatched, dividing living room, bedroom 2 and section of the hall.
  At later stage a section of that wall was removed and suspended segregation beam has been artificially created and decorative downstand elements installed(FIG9), to imitate and to emphasize the creation of dining part of the room.
  Structural engineer will inspect and confirm the structural character of the beam elements. If the structure of this element has no loading requirement it will be removed, ceiling between reception and kitchen unified and will carry identical style cornice. The proposed scheme intention is to reinstate original layout of the room. Otherwise the segregation beam will remain as per drawings #130.
- Arched decorative niche in between the columns( FIG10) backing on the south wall appears to be later addition as it is not shown on historical plans 1938 or 1957(FIG3,FIG4 &FIG5) and has no background for creating an interest. Drawings and elevation 250,251 &252
  Within the proposed Kitchen/Dining (formerly Dinning) the existing decorative arch niche(FIG10 and Elevation A drawing #251) will be increased in height and levelled with the ceilings, subject to structural engineers confirmation. If the structure proved to be of importance, a new stud wall will be built in front of it, to affix the kitchen units to, and to conceal the services behind. The services outlets would connect with existing risers, and the kitchen would have a recirculating extractor fan build within the island(see drawing #140). No gas appliance proposed, service capped off at the meter. Party wall will benefit from acoustic treatment as stated above. Acoustic treatment and construction details attached #220#221#222
- Remove non original suspended ceiling. Run services as per proposed M&E scheme drawings 160,160 &190.

- Lighting as per 150. 5 CT – PROPOSED LIGHTING LAYOUT
- Make good suspended ceiling as necessary and increase ceiling height where services allows.
- Remove floor finishes and install new hardwood flooring, sound proofed as detailed.
- The modern skirting and architrave will also be replaced . Panelling will be applied to the door reveals with three- panel door construction. All joinery will be of a uniform, Regency style Bolection beading characterised for this period.
- Walls and ceilings to Kitchen/Dining/Reception to be painted.
- Chandeliers to be fitted to Reception room to enhance the historic character of this room.

4&7 BATHROOM&SHOWER (Refer to Drawings 100,110,120,130 & 140)

- The existing Bathroom and secondary Corridor area will be re-planned to create a Bathroom with access from rear Master bedroom and a shower with access form Hallway.
- Non-bearing wall between Bathroom and Master bedroom will be removed and modern partition with a door access from rear bedroom to Bathroom installed. Additional partition wall will be installed in between Shower room and Master bedroom incorporating all services leading to the services riser.
- Remove non original suspended ceiling. Run services as per proposed M&E scheme drawings 160,160 &190. Make good suspended ceilings as necessary.
- Remove floor finishes and install new marble flooring for master bathroom, sound proofed as detailed.
- Install bath, sanitary ware and finishes to Master bathroom.
- Lighting as per 150. 5 CT – PROPOSED LIGHTING LAYOUT
- Tile walls 1.2 m height in dry zones and 2.4m h in wet zone with shadow gap and finish with layer of plasterboard to match the depth , paint walls & ceiling.
- The existing cylinder location will be retained but elevated above washing appliance.

5 MASTER BEDROOM (Refer to Drawings 100,110,120,130 & 140)

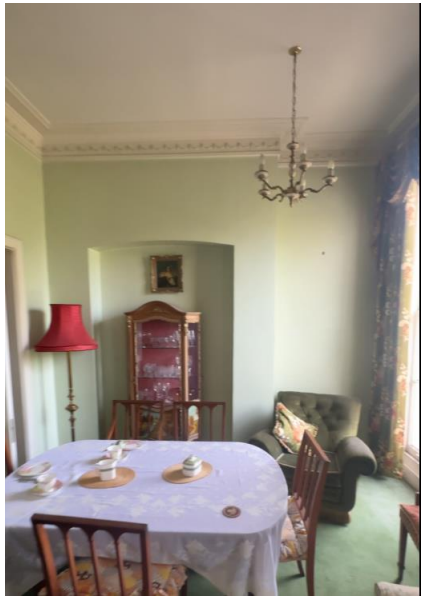
- Non-bearing wall between Bathroom and Master bedroom will be removed and modern partition with a door access from rear bedroom to Bathroom installed. Non-load bearing partition between the former Kitchen and Master bedroom will also be removed to facilitate the subdivision into two bedrooms. The existing Master bedroom will be reduced in size, with a direct access from a Hallway, which will create a more evenly sized second bedroom.
- Remove non original suspended ceiling. Run services as per proposed M&E scheme drawings 160,160 &190. Make good suspended ceiling as necessary and increase ceiling height where services allows.
- Lighting as per 150. 5 CT – PROPOSED LIGHTING LAYOUT
- Remove floor finishes and install new hardwood flooring, sound proofed as detailed.
- Construct new partition walls *130. 5 CT – BUILDERSWORK PLAN – BLUE AREAS indicates proposed partition walls).*
- The modern skirting and architrave will also be replaced . Panelling will be applied to the door reveals with three- panel door construction. All joinery will be of a uniform, Regency style Bolection beading characterised for this period.
- Walls and ceilings to hallway to be painted.

6 BEDROOM 2 (Refer to Drawings 100,110,120,130 & 140) (former Kitchen will become Bedroom 2)

- Non-bearing wall between former Kitchen and Hallway will be removed and modern partition with a door access from Hallway installed. Non-load bearing partition between the existing Kitchen and Master bedroom will also be removed to facilitate the subdivision into two rear bedrooms. The existing Master bedroom will be reduced in size, with a direct access from a hallway, which will create a more evenly sized second bedroom. As stated above.
- Remove non original suspended ceiling. Run services as per proposed M&E scheme drawings 160,160 &190. Make good suspended ceiling as necessary and increase ceiling height where services allows.
- Lighting as per
    - 150. 5 CT – PROPOSED LIGHTING LAYOUT
- Remove floor finishes and install new hardwood flooring, sound proofed as detailed.
- Construct new partition walls
    - *130. 5 CT – BUILDERSWORK PLAN – BLUE AREAS indicates proposed partition walls).*
- The modern skirting and architrave will also be replaced . Panelling will be applied to the door reveals with three- panel door construction. All joinery will be of a uniform, Regency style Bolection beading characterised for this period.
- Walls and ceilings to hallway to be painted.

FIG 9. SUSPENDED BEAM & DOWNSTANDS(DINING/RECEPTION)

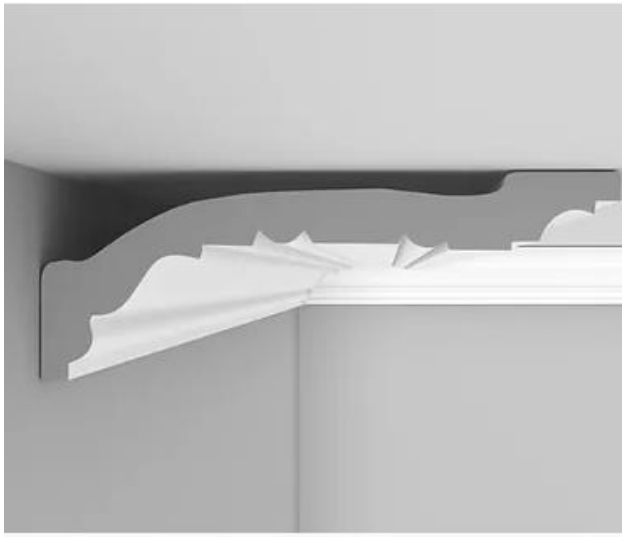
FIG 10. DECORATIVE NICHE BACKING ON SOUTH WALL (DINING ROOM)



## 2.3 SCHEDULE OF PROPOSED FINISHES.

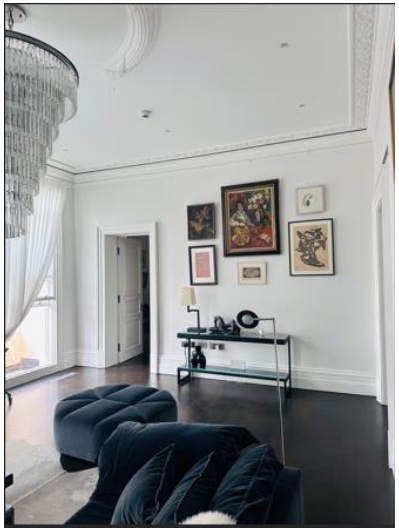
| | |
|---|---|
| FLOOR FINISHES | ALL ROOMS AND OPEN PLAN KITCHEN PARQUET FINISH, EXCEPT BATHROOMS(MARBLE) |
| SOUND PROOFING | 3” SCREED EXISTING |
| | 6” CONCRETE AND CEILING PLASTER EXISTING |
| | CEILING 2 LAYERS OF 15MM SOUNDBLOCK + ISOWOOL. |
| | WALLS 2 LAYERS OF 15MM SOUNDBLOCK + ISOWOOL. |
| | FLOORS – REGUPOL SOUNUS ACOUSTIC INSULATION |
| HOT WATER | ELECTRIC STORAGE HEATER |
| KITCHEN | STAINLESS STEEL SINK UNITS WITH PURPOSE DESIGNED CUPBOARD FITMENTS. WORK TOP AND BASHPLASH IN STONE. |
| | RECIRCULATING EXTRACTOR FAN AND DINING TABLE BUILD IN ISLAND |
| BATHROOM | ENCLOSED PANEL BATH STONE ALL ROUND AT 240CM WITH SHADOW GAP TRANSITION |
| | ELECTRIC HEATED TOWEL RAIL |
| | SHAVING POINT |
| | FITTED CABINET WITH MIRRO AND SHELVES |
| | LARGE LAVATORY BASINS AND COMBINED BIDET/TOILET |
| BEDROOMS | BUILD IN CUPBOARDS IN ALL BEDROOMS |
| ELECTRICITY | LED LIGHTING WALL SWITCHES SOCKETS |
| DOOR FURNITURE AND FITTINGS | SPECIALLY SELECTED OF HIGH QUALITY |

**FIG.11 REPRODUCED FINISHING DETAILS( REVISED)**



PLASTER COVING

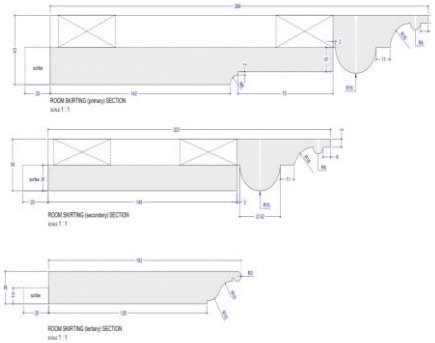
WINDOW DETAILS



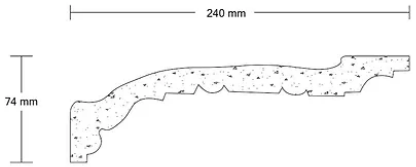
DECORATION

DOOR SET

3 PANEL DOOR

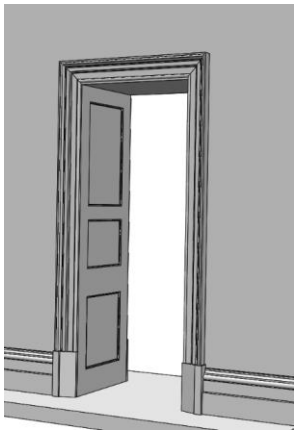


SKIRTINGS

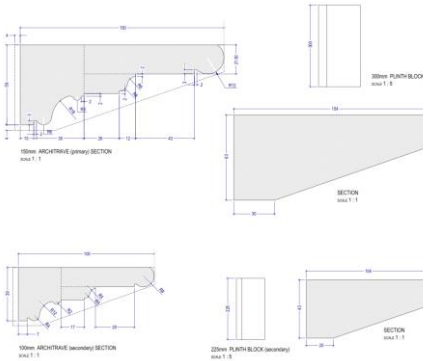



CORNICE CUT VIEW

BATHROOM DETAILS



REVEALS



ACHITRAVE DETAILS

PRIMARY RECEPTION COVING- REMAINS

JOINERY DETAILS

WINDOWS DETAILS

Finishes available for inspection within a Crown Estate Listed building in Regents Park complete refurbishment located at flat 2 22 York Terrace East which has been refurbished accordance to the Heritage requirements. Same quality and standard will be applied at 5 Cumberland terrace.

## 3. ACCESS STATEMENT

3.1 The proposed works incorporate the refurbishment of, and internal alterations only to an existing Listed Building.
3.2 The proposals made will not affect the exterior of the structure and, therefore, not alter in any way its street appearance, nor affect the local environment.
3.3 Craftsmen will undertake the interior works, and the refurbished features remain sympathetic to the style and remain in keeping with this prestigious sought after building of the Nash period.
3.4 Access into the property will not be altered.
3.5 Access to the Site is gained via Cumberland Terrace and Cumberland Terrace Mews.
3.6 Access to the flat itself is via the main entrance to the residential block, through common parts.
3.7 The refurbishment procedures being adopted will be effectively controlled and will result in no usage of the main entrance and corridor access routes to the flat. This will be continuously monitored to ensure that neighbours in the building, at all levels, are not inconvenienced

3.8 The use of materials and finishing will be of exceptional quality.

**It should be noted that the refurbishment of the Apartment 5 at Cumberland terrace will be carried out in the same way as per exhibits shown FIG.11 REPRODUCED FINISHING DETAILS, which are taken from refurbished flat 2 at 22 York Terrace East which has been approved by Heritage as well as by Crown estate and will be of exceptional quality.**

## 4. SOURCES & REFERENCE

NATIONAL ARCHIVES

- CRES 36/128 : Cumberland Terrace South Block, Press Reception on 14 June 1962
- LRRO 1/4500B : Cumberland Terrace, nos 1-6: existing buildings
- LRRO 1 /4500A: 9 Cumberland terrace
- CRES 57/291 : Cumberland Terrace Redevelopment
- CRES 57/290 : Cumberland Terrace Redevelopment
- CRES 57/289 : Cumberland Terrace Redevelopment
- CRES 57/293 : Cumberland Terrace Electrical installation Floor Heating Lifts Telephones
- CRES 57/294 : War damage
- CRES 57/295 : Crown Estate Paving Commissioners: ornamental garden, paving
- CRES 57/281 : Restoration of architectural detail
- CRES 57/282 : Mr Osman's report and structural report
- CRES 2/1740 : Cumberland Terrace: alterations to premises
- CRES 2/1738 : Architectural drawings; Lease of land to William Nurse for erection of Cumberland Terrace, Cumberland Place and Nos 5-13
- CRES 57/283 : Conversion scheme
- CRES 57/285 : General
- T 219/808 : Regent's Park Estate: properties in Cumberland Terrace and Cumberland Terrace Mews; leases