



HB Planning Services

81-85 Station Rd,
Croydon, CR0 2AR.

HERITAGE STATEMENT

59 Cumberland Terrace,
London
NW1 4HJ

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INTRODUCTION



Figure 01. Street view of 59 Cumberland Terrace

This Heritage Statement is submitted in support of the planning application for 59 Cumberland Terrace, a semi-detached grade I listed property, which seeks listed building consent for the conversion of the existing lower-ground floor vault (plant 02), to a domestic use sauna. (See 'proposed drawings' page. 7). There will be no changes made to the external or to the rest of the building within this application. The following is prepared in accordance with best practice, and recommended guidelines for small heritage projects.

EXISTING BUILDING

59 Cumberland Terrace, is a neoclassical - palace-style building on 4 floors, including the lower basement. This mid 20's property is established within a distinctive row of private estate properties. The traditional frontage is preserved in cream render, in accordance with the rest of the estate, overlooking the rear end of Regent's Park, Mornington Crescent.

The facade has a centre terrace, balanced between balconettes, while glazed in crittal style sash windows. Placed onto the terrace are protruding antefixes that represent an era of building ornamentation; classical art forms, re- interpreted and maintained. The lower walls are decorative, with frieze patterns and cornices representing each level.

Overall, the house is broad in projection. The ground floor entrance is pronounced by linear imbedded columns that meet the top of the building. Besides the front garden, the rest of the property is screened by traditional wrought- iron railings.



Figure 02. Site approach to 59 Cumberland Terrace

SITE HISTORY

59 Cumberland Terrace is among one the most profound estates in the city of London. It was first established as houses nearby the Prince's palace, within the nearby park. The park was then named "Regent's Park", after The Prince Regent (later King George IV).

The terraces were developed into the park's original plan as a way to reshape London. The site was named after the King George's younger brother - the Duke of Cumberland - hence the road name of 'Cumberland Terrace'. The first resident to move in 1828, was William Mountford, and later occupied by other fellow aristocratic residents.

The properties were designed by famous Regency Architect John Nash. The houses carry historic influences from Greek, French and Italian revival architecture, with the majority on this row, Grade I listed. Brought to construction in 1827, and till today is still seen as an ornament to Camden, London.



Figure 03. Drawing of Cumberland Terrace row (1793-1864)

SIGNIFICANCE OF HERITAGE

59 Cumberland Terrace, has maintained its architectural significance in the past years as a Regency terrace of 59 town houses situated on the eastern edge of Regent's Park. It is one of ten terraces purposely built within the town plan of Mornington Crescent.

The park land was originally owned by Barking Abbey, a monastic order at the time. In the 1530s, previous King Henry VIII took the land as original hunting grounds as a way to distribute wealth. The park was also used for tenant farming, after the monasteries were dissolved. The Prince Regent - King George IV later took over the lands and commissioned for the parks to diversify London's best parts.

Presently, the buildings have continued to extend growth and opportunity for the expansion of Camden. 59 Cumberland Terrace is also a large dwelling with much opportunity for re-use. The lower-ground floor existing vaults - recently used as plant rooms, have left viable space for an in-house sauna.



Figure 04. Central part of Cumberland Terrace, overlooking Regent's Park 1938

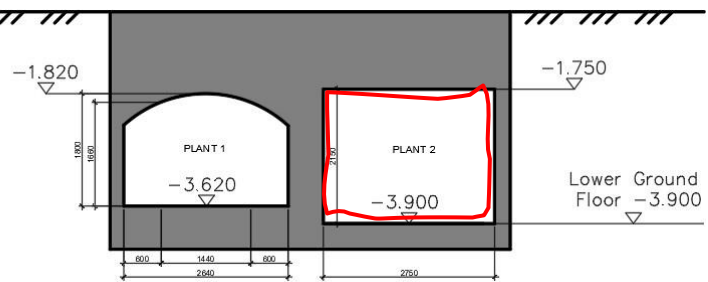
Value of heritage asset:

It was registered as historic, and Grade I listed on 15 May 1974. Since then the property has increased in value and heritage importance. It was posted in remembrance of previous residency and for future generations interested in this part of London. As further defined by Historic England - *'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest'*. (Historic England, July 2015)

PROPOSED DRAWINGS

(Further drawings included within application)

Existing Section C-C



Existing Lower Ground Floor

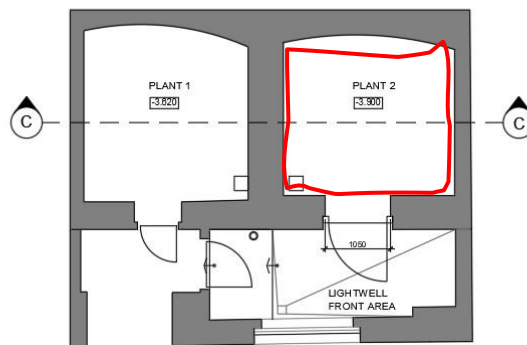
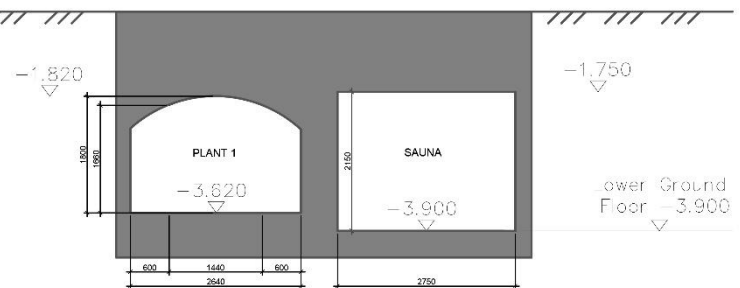
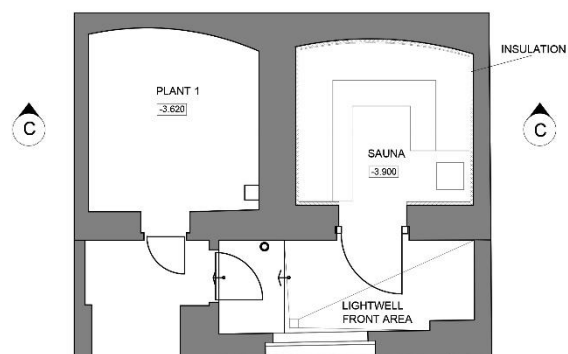


Figure 05. Existing vault space to be converted into sauna. (Highlighted red)

Proposed Section C-C



Proposed Lower Ground Floor



PROPOSAL IMPACT

As this proposal is to do with the basement, there will be no external changes to the property. We are proposing works that will increase the building's future and protect the building's below fabric. The internal changes made by the proposed sauna will essentially improve the use of no. 59's downstairs facilities, including resident comfort and space efficiency. All works will be undertaken through the necessary Planning approval and Building Control measures.

Existing vault (plant 2):

The current vault opening, (See 'proposed drawings' page. 7) is a historic feature of most Georgian terraced houses of 4 floors; which is to be maintained for storage and leisure. Therefore, the insertion of a domestic use sauna will only prescribe to the designated proportion of the vault, with no increase to the aperture. Any existing materials within the vault will be re-used, and made to match.

Proposed sauna:

To improve the overall thermal performance of lower-ground floor; there will be additionally proposed insulation - as per sauna manufacturer's instruction.

To prevent water ingress or draft; we will be suggesting a moisture lining, to conserve and protect the facility. The sauna is to be custom built and inserted using high quality materials, including the door glazing, and wooden seating. It is to be pass rated for domestic use and fire rated for temperature functions.

The construction of this will be maintained during working hours and open to inspection during commencement. Further detail drawings clarifying sauna specification will be provided during the course of the following approval stages.

JUSTIFICATION OF PROPOSAL

All works will be designed and executed to ensure the minimum removal of building fabric to 59 Cumberland Terrace. Where required to meet current building standards, all new elements of the sauna will provide innovation, and use of modern materials, without compromising the architectural or historic value of the existing property.

Although no. 59 hasn't previously proposed any other vault works, it is notable that this is a popular feature in most modern houses with underground capacity. See bellow image (figure 06) - an exemplar sauna to be built into a domestic niche. This is aimed to further develop the basement space, by providing a stay-at-home spa feature for resident use and ease.



Figure 06. Classic built- in sauna (example)

PLANNING HISTORY

59 Cumberland Terrace, London, NW1 4HJ has previously put in an application for: 'Installation of 2 internal sliding grilles on windows of north facing wall', on the 17 Feb 1995. Ref: (9570044).

Decision: **Grants Listed Building Consent** - 26 May 1995

Decision notice: 'The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made there under, hereby grants consent for the execution of works referred to in the under mentioned Schedule, subject to the conditions set out therein This consent is given subject also to due compliance with the Town and Country Planning Act, any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be consent by the Council.'

Borough of Camden, planning search, accessed Dec 2024:

<https://camdocs.camden.gov.uk/CMWebDrawer/Record/3588755/file/document?inline>

Since then, this building has had no further planning applications, other than this application in which we will be making for the proposed sauna for 59 Cumberland Terrace, London, NW1 4HJ.

SUPPORTING POLICY

The English Heritage Conservation Policies and Guidance provides detailed guidance on built heritage in the prescribed localities. This advises that proposed works or alteration to a significant building should be acceptable under these provisions:

- 1. 'There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- 2. The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- 3. The proposals aspire to a quality of design and execution which will be valued in the future;*
- 4. The long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.'*

(English Heritage, 2008)

CONCLUSION

The proposed scheme is planned for the better use of the basement, which will be best utilised by providing added spatial quality and activity within the resident's domain.

There will be very low impact to the overall building as its all internal works, minimising any neighbouring impact. This will also work well to maintain the building's originality that has been persistent over the years, throughout the Cumberland Terraces.

We trust that the above proposal and statement should meet requirements for the upward mobility, thus, integrity of Cumberland Terrace, London. We hope that this project can contribute positively to the property owner and to re-use developments within Camden Council.



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