

DESIGN

1. USE

The existing building forms the right hand side of a semi-detached pair houses which is part of John Nash's Terrace in Regent's Park, London. The Terrace was completed in 1826.

THE CUMBERLAND TERRACE SECTION OF A PANORAMA OF REGENT'S PARK



Source: Morris R. *Panoramic View Round the Regent's Park*, 1831 in Saunders A. *Regent's Park*, 1969.



50 CUMBERLAND TERRACE

This Grade I listed building is used as a single family dwellinghouse. To the front, facing the park, the elevation reveals two storeys with attic dormers at roof level, and upon closer proximity, a fourth level at lower ground, via the front lightwell. The rear elevation presents five storeys.

The majority of the interior elements appear to date to the late twentieth century, with only the staircase from ground to first floor possibly being original. This planning and listed building consent seeks to refurbish the house to provide a layout and standard of finish appropriate of a property of this size and location. It is proposed to:

- restore the staircase from ground to first floor
- create a family kitchen, dining and living space separate from the formal reception and dining room by lowering the raised basement floor to align with the existing basement hallway level, and therefore allow space to insert a mezzanine floor above to provide a dining space adjoining the kitchen and a part double height family living space
- form an internal staircase to link these informal areas
- overhaul the front windows and replace the side and rear windows to match with slim double glazed units individually glazed to the existing window pane configuration
- insert a lift to serve basement, lower ground, ground and first floors
- provide piped underfloor heating throughout the basement floor & hallways, electric underfloor heating to bathrooms & cloakrooms with some comfort cooling and new boiler with plant room and condensers located in one of the vaults
- rewire the building to incorporate modern lighting, data, telephone and audio-visual systems with satellite dish discretely located on the chimney
- carry out internal alterations to rearrange the layout, level the floors and generally provide new internal doors, skirtings, architraves and cornices and interior finishes
- landscape the front and rear lightwells

contd...

2. AMOUNT

The project entails alterations to the Grade I listed, semi-detached, five storey house including landscaping the front and rear lightwells.

3. LAYOUT SCALE APPEARANCE

The proposal is to reflect the necessity for incorporating modern living and lifestyle in as sensitive a manner as possible in terms of layout, scale and appearance.

The existing lower ground and basement floors in particular, as well as the lightwells, are in a very poor state and require refurbishment.

4. LANDSCAPING

One important aspect of this scheme is addressing the poor state of the front and rear lightwells. They are to be re-landscaped with hard landscaping sympathetic to the colour and texture of the existing buildings and provide some soft landscaping to absorb some of the environmental impact from busy Albany Street, providing more oxygen and a visual screen from the road.



51 CUMBERLAND TERRACE REAR LIGHTWELL AND ALBANY STREET



50 CUMBERLAND TERRACE REAR LIGHTWELL



50 CUMBERLAND TERRACE FRONT LIGHTWELL

ACCESS

5. ACCESS TO THE BUILDING

Access to the main front door is via existing steps which are to remain unchanged in terms of their form, due to the listed status of the external facade.

This also applies to the rear – see rear lightwell photograph above showing the existing steps from Albany Street to the lightwell, from which one enters the house at basement level.

It is proposed to install a passenger lift in the property.

