

Design and Access Statement for works at 45 Cumberland Terrace, London NW1 4HP

December 2009

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Summary

This design and access statement has been produced to accompany the application for listed building consent at the following address:

45 Cumberland Terrace
London NW1 4HP

This document has been prepared on behalf of :
Dennis Baylin
28 Manchester Street
London W1U 7LF

We would be delighted to answer any questions you may have regarding the contents of this report.

Please direct any queries to the following key contact at Stephen Davy Peter Smith Architects:

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Revisions made to this report

Revision	Changes Made	Date of Issue
Revision A	Door between bathroom and entrance hall removed in plan and additional details provided	1 February 2010

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PPG15: Planning and the Historic Environment

Historic and Architectural Importance

In accordance with guidance provided in PPG 15: Planning and the Historic Environment, in particular the guidance provided in paragraph 3, we have outlined in the following sections the considerations made by the design team in preparing the proposals for the alterations at 45 Cumberland Terrace.

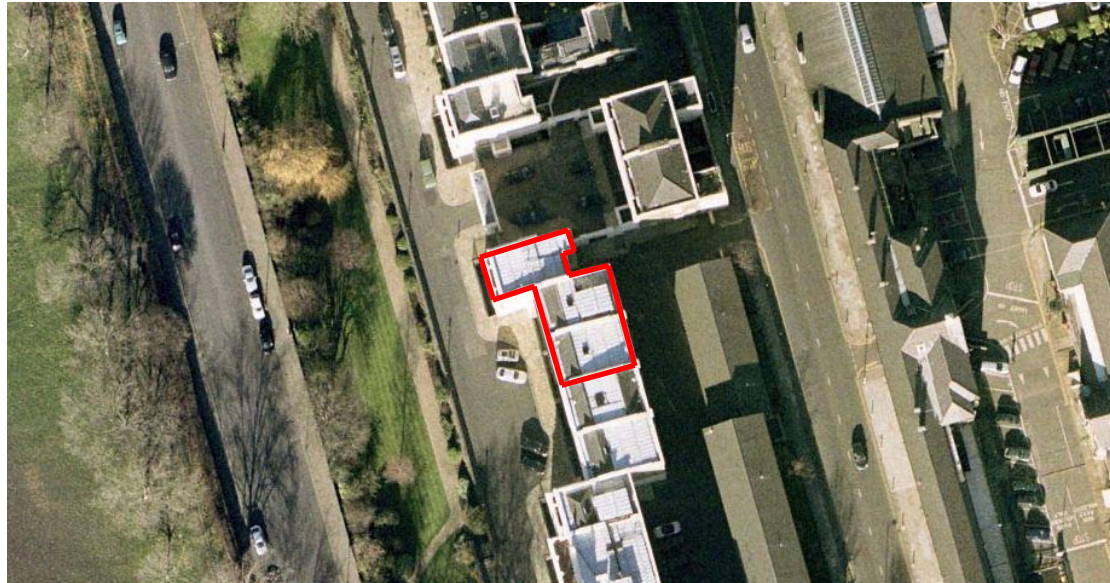
For reference, paragraph 3 of PPG 15 states:

“3.5 The issues that are generally relevant to the consideration of all listed building consent applications are:

- i. the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms (‘historic interest’ is further explained in paragraph 6.11);
- ii. the particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list: list descriptions may draw attention to features of particular interest or value, but they are not exhaustive and other features of importance (eg. interiors) may come to light after the building’s inclusion in the list;
- iii. the building’s setting and its contribution to the local scene, which may be very important, eg. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby;
- iv. the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).”

Paragraph 6.11 of PPG 15 states:

“6.11 Age and rarity are relevant considerations, particularly where buildings are proposed for listing on the strength of their historic interest. The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have historic importance. Thus, all buildings built before 1700 which survive in anything like their original condition are listed; and most buildings of about 1700 to 1840 are listed, though some selection is necessary. After about 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, greater selection is necessary to identify the best examples of particular building types, and only buildings of definite quality and character are listed. For the same reasons, only selected buildings from the period after 1914 are normally listed. Buildings which are less than 30 years old are normally listed only if they are of outstanding quality and under threat. Buildings which are less than ten years old are not listed.”



Aerial photo indicating the location of 45 Cumberland Terrace within the existing building



View looking toward 45 Cumberland Terrace and the other parts of the building

PPG15: Planning and the Historic Environment

The History of Cumberland Terrace

Cumberland Terrace is a row of adjoining houses designed by John Nash, appointed architect of The Prince Regent, circa 1827. The present buildings were listed Grade I in 1974 and are located in the Regents Park Conservation area designated in 1969. The Terrace was named after the younger brother of King George IV, The Duke of Cumberland.

The Terrace was originally comprised of single dwellings of 5 storeys for individual families and their staff. The houses went through a variety of uses over time and were completely reconstructed in the mid sixties. The facades were retained and indeed restored to their former glory.

Note: The brief to John Nash was to create facades of immense style and beauty when seen from the Park, then a private estate. Considerable attention was paid to detail as is evident in the largely stucco finished Terraces around Regents Park.

John Nash, who never completed his Master Plan, was relatively indifferent about the interiors of the houses and the rear elevations of the buildings are noticeably simpler in detail featuring simple London stock bricks with little or no adornment in sharp contrast with the splendid facades park side.

The Existing Property at 45 Cumberland Terrace

The numbering of 45 Cumberland Terrace relates to only one apartment situated on the First floor. This is a lateral apartment over 3 original houses.

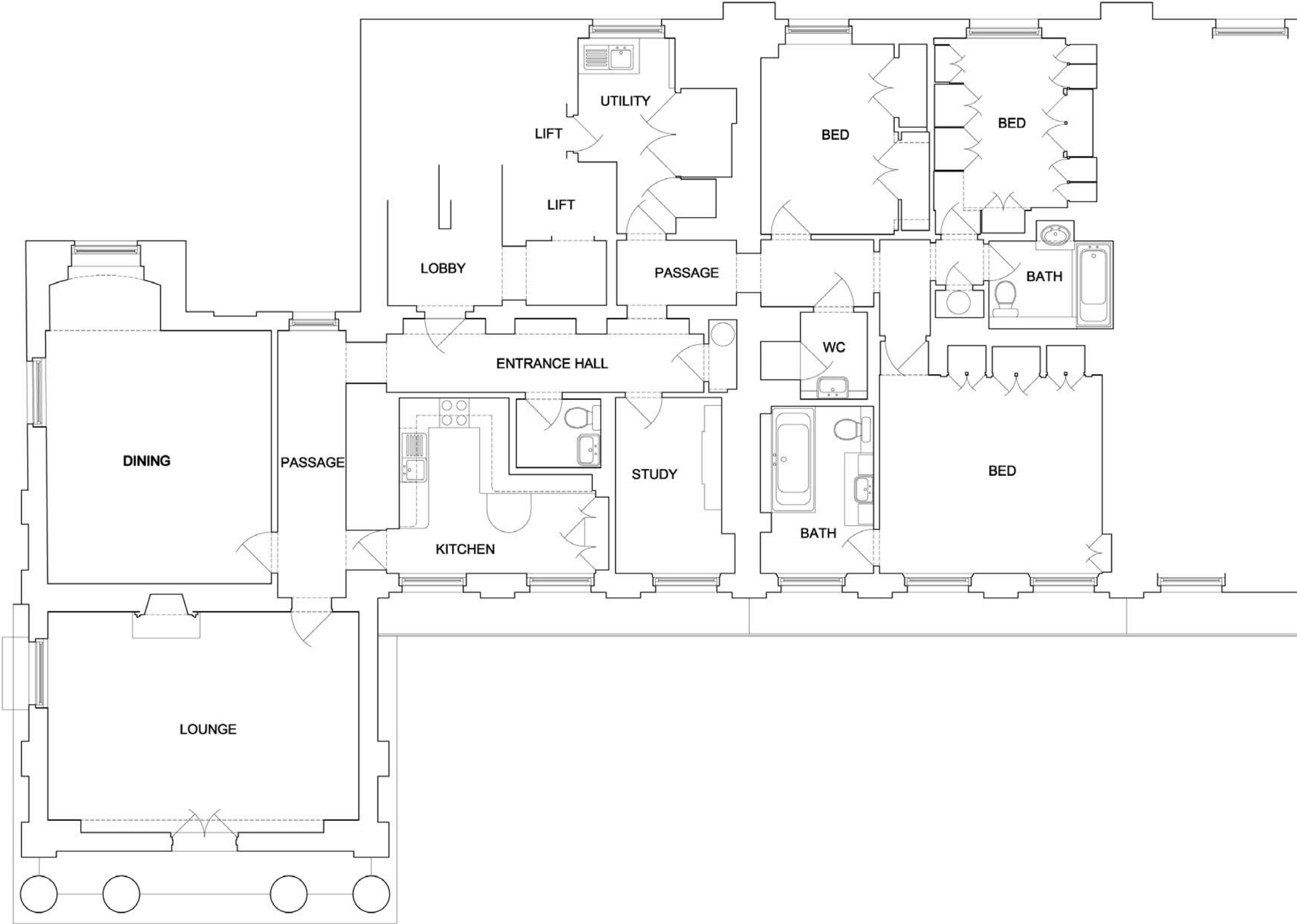
At present this is poorly arranged whereby the kitchen occupies a room with 2 tall windows overlooking the Park. There is no place to sit in this Kitchen. The room has a covered ceiling with boxing visible from the Park. The original room spaces elsewhere in the apartment are generally compromised by the addition of circulatory corridors and service ducts serving apartments above No. 45.

In accordance with PPG15 and the guidelines within, the proposal does not seek to affect or alter the existing building at Cumberland Terrace in terms of it's external appearance, it's importance within it's urban context, the architectural or historic interest and rarity, particular physical features, or the building's setting or contribution to the local scene.

Furthermore, the proposal does not seek to alter any aspect of the existing building that is either suggested or specifically mentioned within the listing. For reference, the listing relating to Cumberland Terrace is as follows:

“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 entrance 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 finials to all areas and gardens on Nos 58 & 59. HISTORICAL NOTE: designed to give the appearance of a place 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).”

We have undertaken a digital survey of the existing property and full scaled drawings of these have been forwarded as part of this application for Listed Building Consent. We have also included reference copies on the following pages together with photographs of the existing interior spaces.

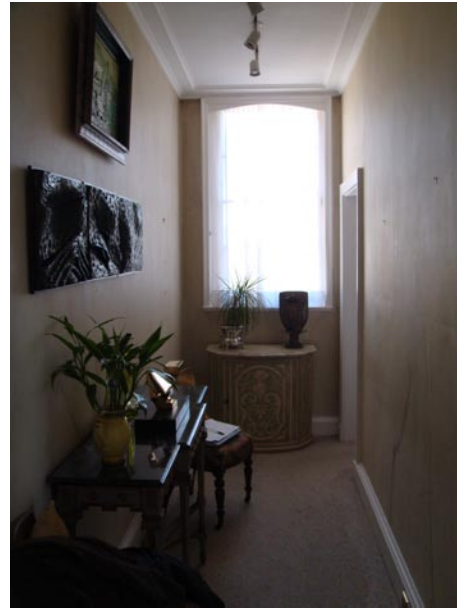




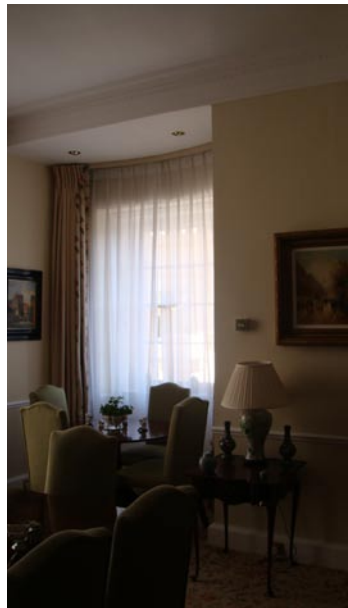
A Corridor leading from front door



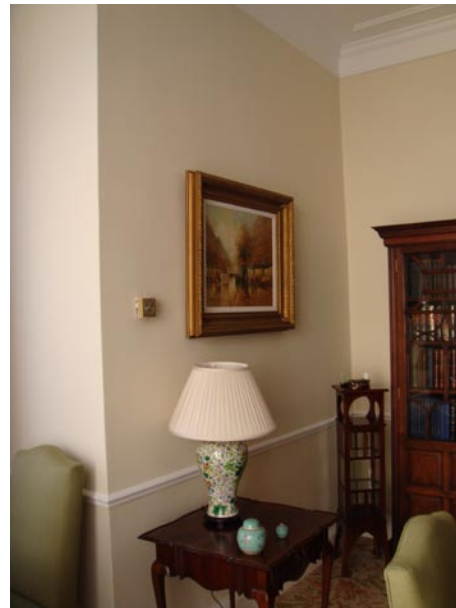
B



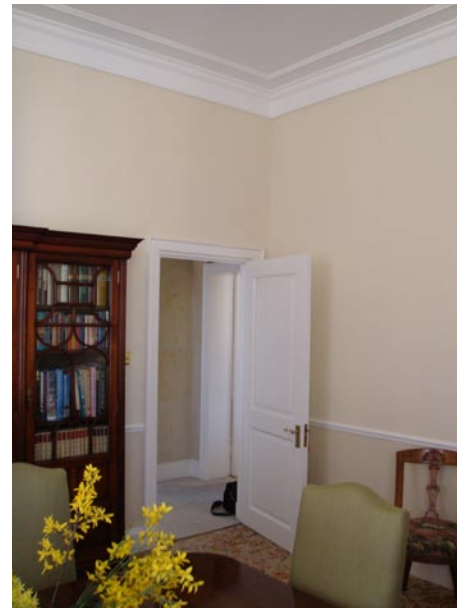
C



D Dining room



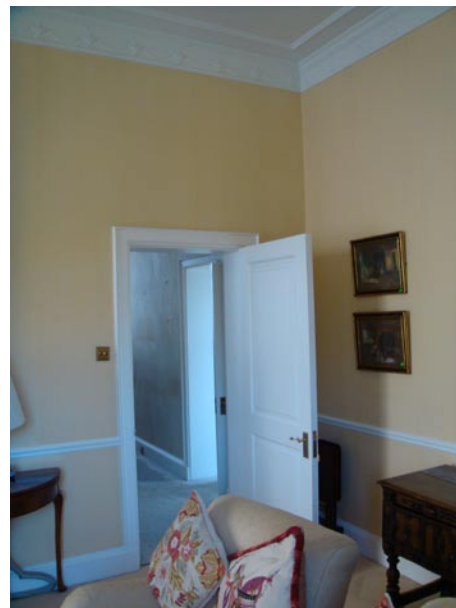
E



F



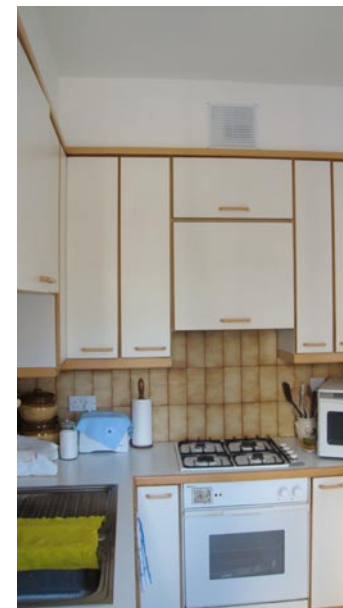
G Living Room



H



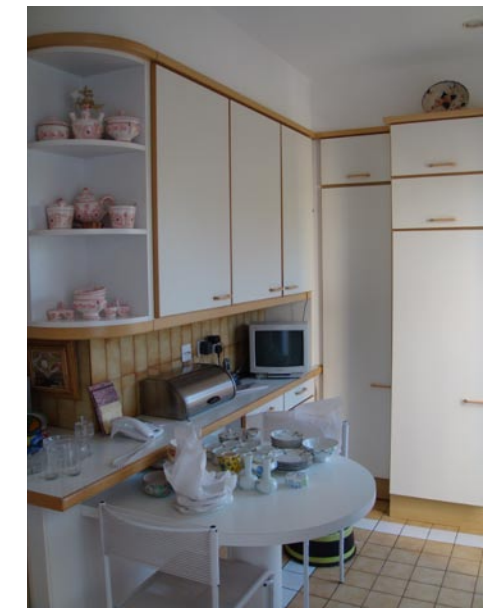
I



J Kitchen

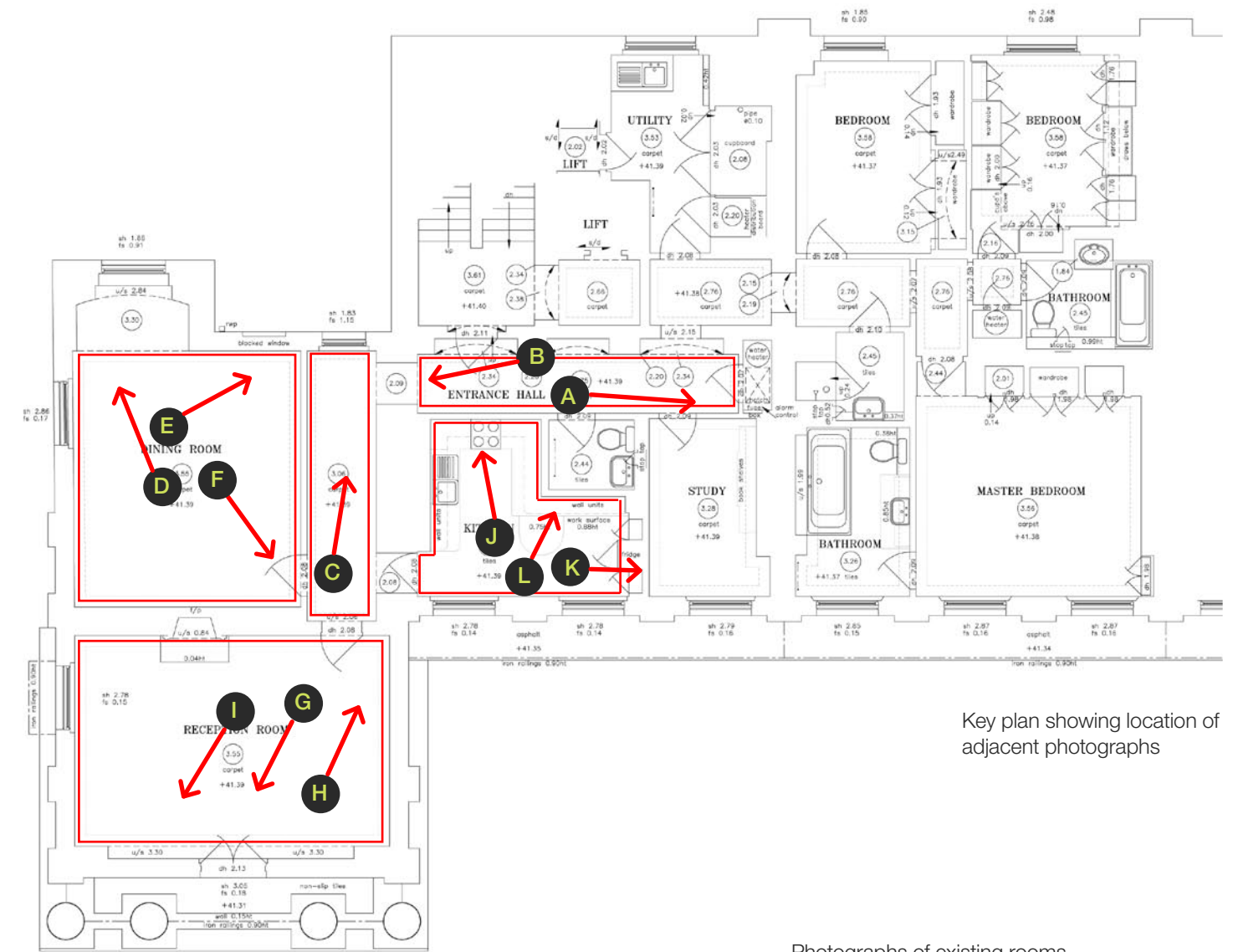


K



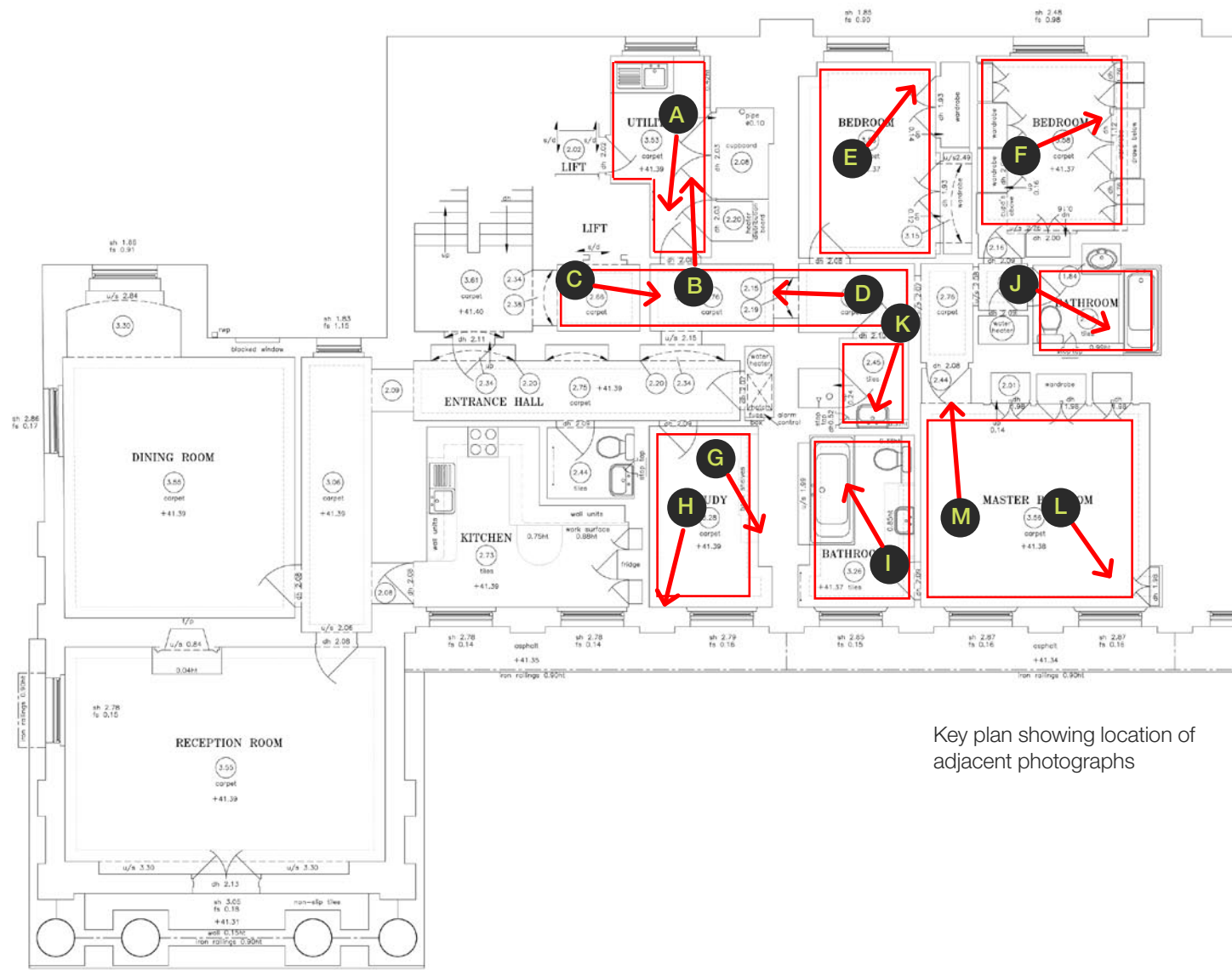
L

Existing Photographs of Building



Photographs of existing rooms

Existing Photographs of Building



Photographs of existing rooms



A Corridor leading to utility room



B Utility room



C Corridor leading to bedroom



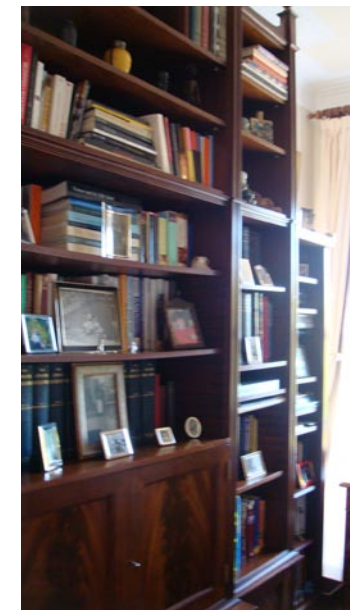
D Corridor leading to bedroom



E Bedroom



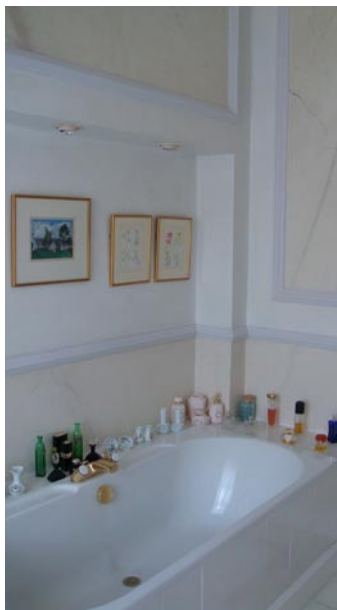
F Bedroom



G Study



H Study



I Ensuite bathroom



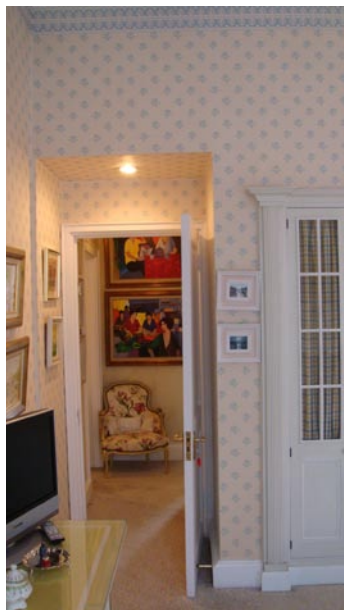
J Bathroom



K Toilet

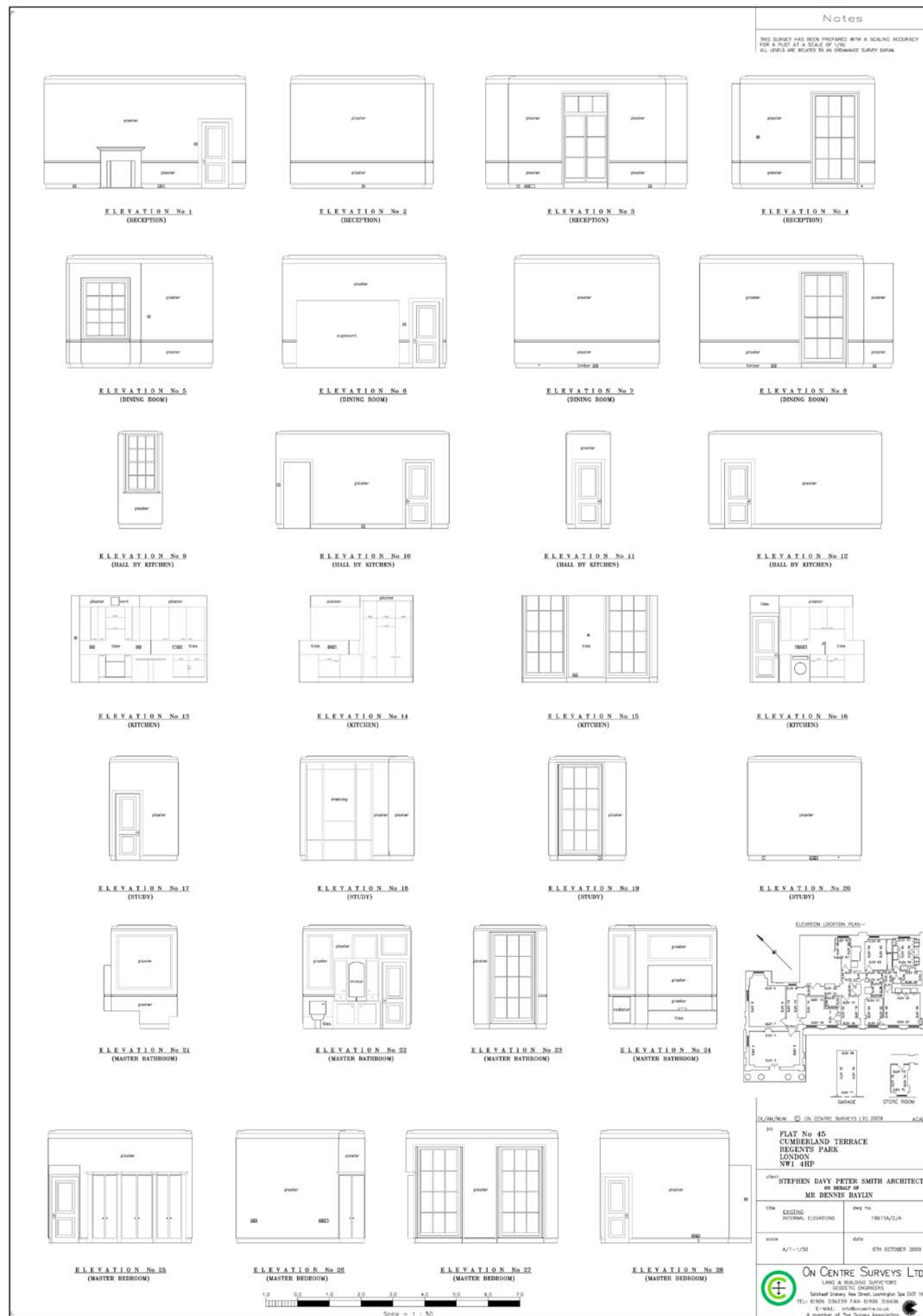


L Bedroom



M Bedroom

Existing Internal Elevations - Digital Survey



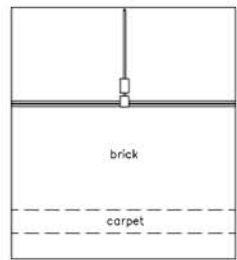
Existing Internal Elevations - Digital Survey



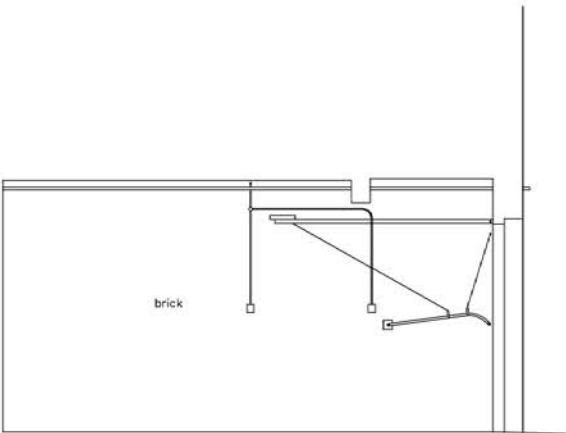
Existing Internal Elevations - Digital Survey

Notes

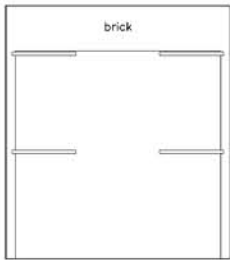
THIS SURVEY HAS BEEN PREPARED WITH A SCALING ACCURACY
FOR A PLOT AT A SCALE OF 1/50
ALL LEVELS ARE RELATED TO AN ORDANANCE SURVEY DATUM.



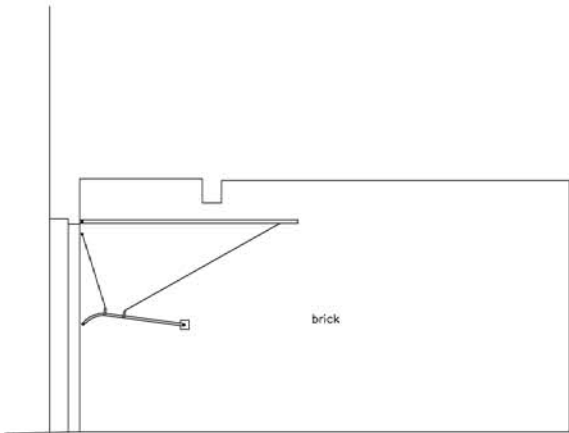
ELEVATION No 69
(GARAGE)



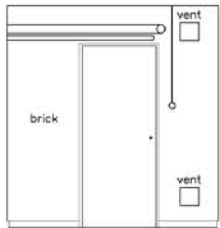
ELEVATION No 70
(GARAGE)



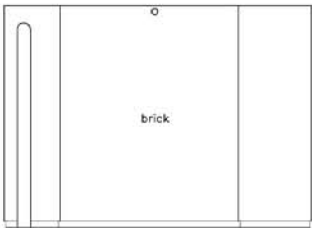
ELEVATION No 71
(GARAGE)



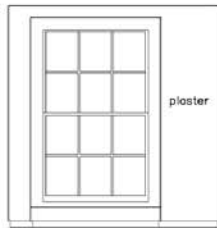
ELEVATION No 72
(GARAGE)



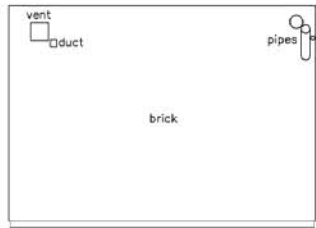
ELEVATION No 73
(STORE ROOM)



ELEVATION No 74
(STORE ROOM)

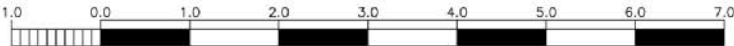
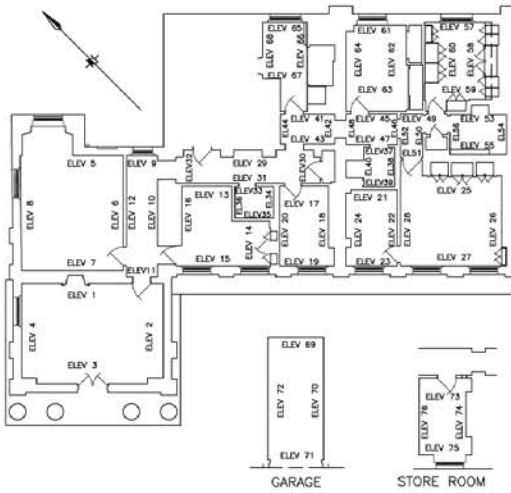


ELEVATION No 75
(STORE ROOM)



ELEVATION No 76
(STORE ROOM)

ELEVATION LOCATION PLAN:-



Scale = 1 : 50

DL/AM/MJM © ON CENTRE SURVEYS LTD. 2009 ACAD

job
FLAT No 45
CUMBERLAND TERRACE
REGENTS PARK
LONDON
NW1 4HP

client
STEPHEN DAVY PETER SMITH ARCHITECTS
ON BEHALF OF
MR DENNIS BAYLIN

title
EXISTING
INTERNAL ELEVATIONS
GARAGE & STORE ROOM

dwg no.
18915A/2/C

scale
A/2-1/50

date
6TH OCTOBER 2009



ON CENTRE SURVEYS LTD.
LAND & BUILDING SURVEYORS
GEODETIC ENGINEERS
Satchwell Granary, New Street, Leamington Spa CV31 1HP
TEL: 01926 336239 FAX: 01926 316606
E-MAIL: info@oncentre.co.uk
A member of The Survey Association

Design Proposals

Proposed Design Concept and Aspirations

The brief from the new owners, Mr. and Mrs. Dennis Baylin is to design the interiors to make better use of the excellent space and views available. The proposed plans show a simple layout whereby the 2 large rooms at the end of the row of 3 houses are converted into one large space and feature an integrated open plan kitchen. The grandeur of the period becomes evident. The cornices and architectural detail will be carefully selected to be of correct proportion and decorative element without being pretentious.

The Regency Period featured excellent detail of simple architectural design but the decoration was not over ornate. To complete this concept for these rooms it is proposed to have Oak or similar timber parquet floors with large rugs and appropriate lighting without the use of recessed downlighters when viewed from the park.

The new Entrance Hall will feature the original 3 tall windows of that house and will serve as a spacious circulatory area to the bedroom wing and utility areas.

Two bedrooms will result from the new planning with stylish dressing room and bathrooms. The same approach to architectural trim and detail will be adopted. A functional utility area is appropriately shown at the back of the apartment.

The hierarchy of the building was lost when the lateral conversion of apartments took place. Each layer is now owner occupied. However, it is proposed to design elegant simple panel doors with correctly scaled architraves and plinth blocks in keeping with the owners request for simple and understated elegance.

These proposals will have no effect on the existing exterior appearance of the building.

Full scaled drawings of the proposal have been forwarded as part of this application for Listed Building Consent. We have also included reference copies on the following pages.

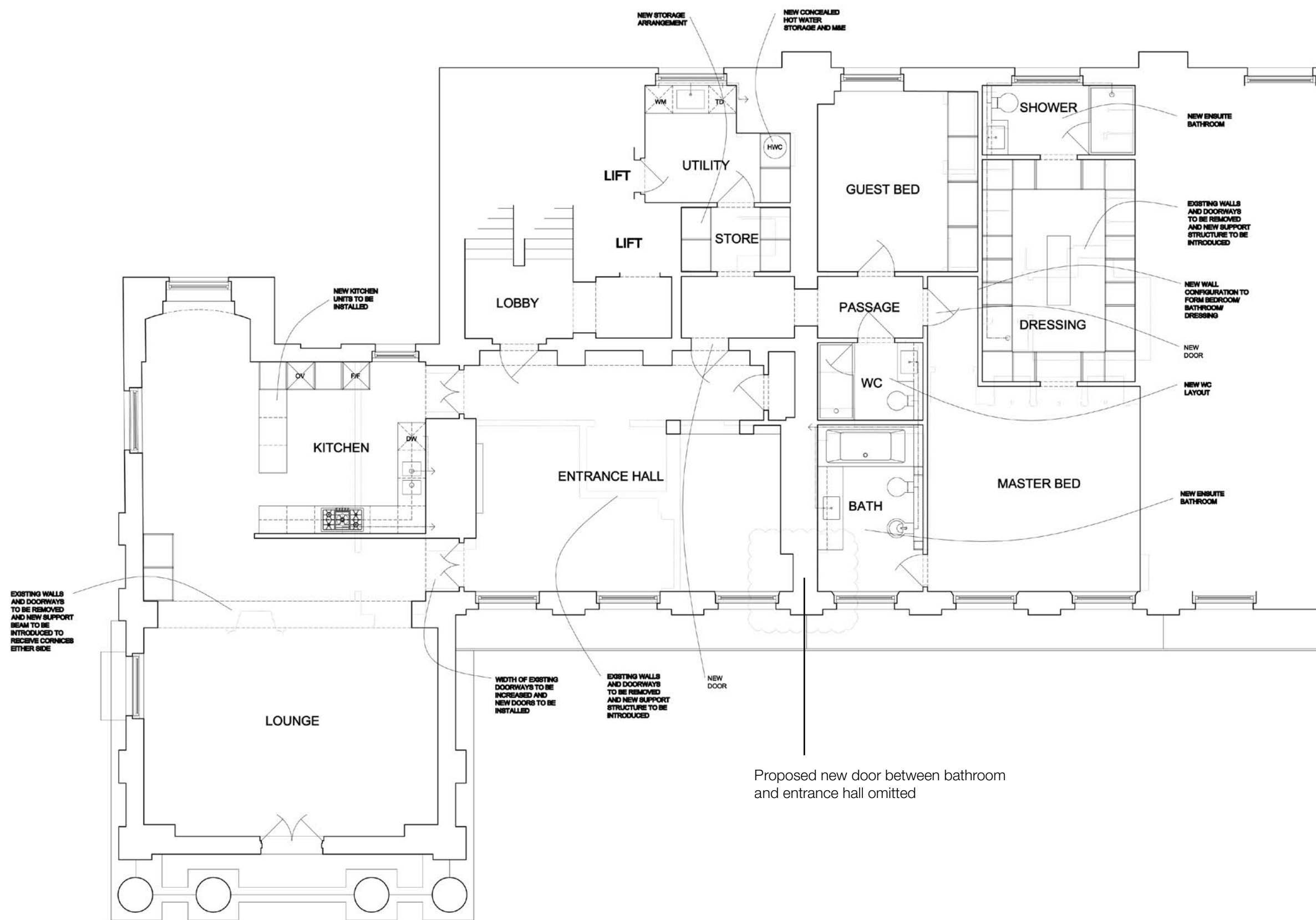
Access Provision

The building is served by a good passenger lift of adequate size. Access from the street is unimpaired and the lift is level with the first floor apartment.

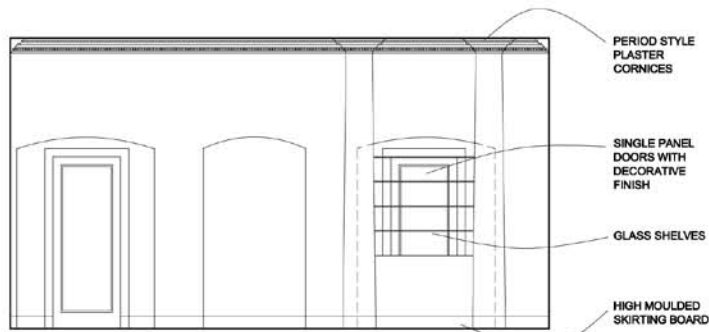
The Guest Cloakroom will be designed for barrier free design with outward opening door and suitable grab rails to facilitate ease of use by wheelchair users. At this stage none of the proposed occupants of the apartment are disabled. The new interior works will meet Building Control requirements and all other statutory requirements and regulations.



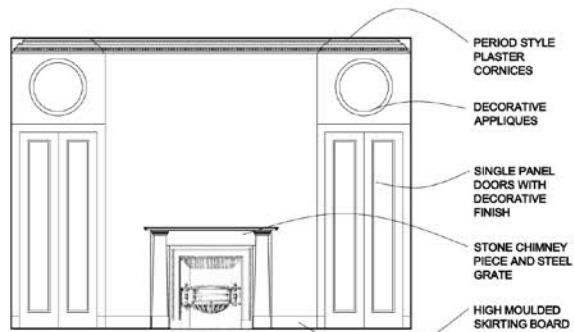
Proposed Floor Plan



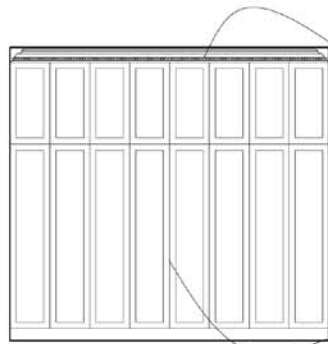
Proposed Internal Elevations



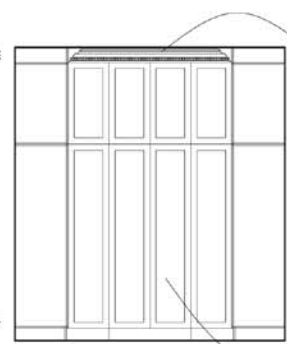
ENTRANCE HALL
ELEVATION A



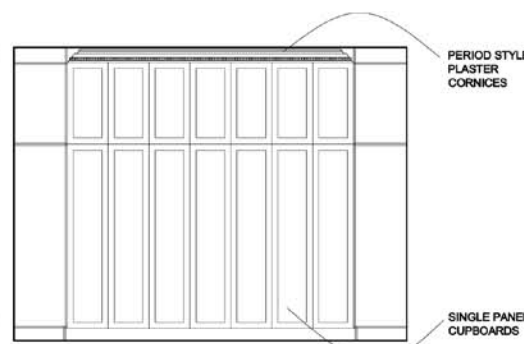
ENTRANCE HALL
ELEVATION D



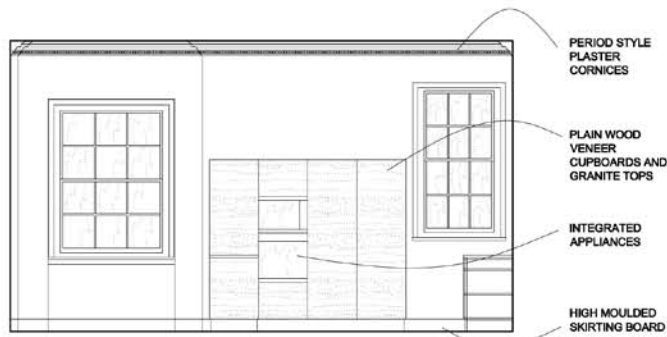
GUEST BED
ELEVATION B



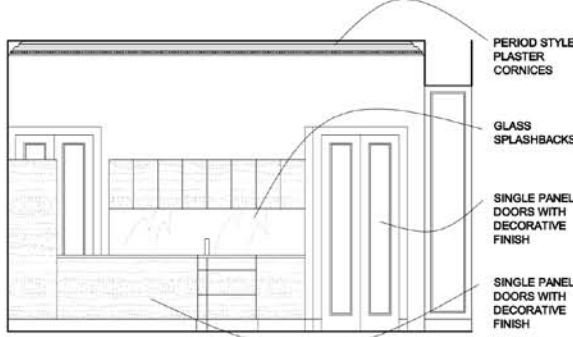
DRESSING
ELEVATION A & C



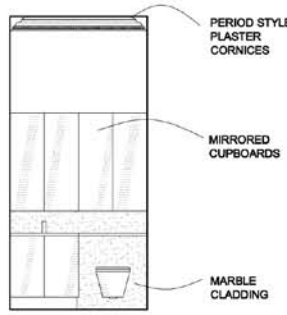
DRESSING
ELEVATION B & D



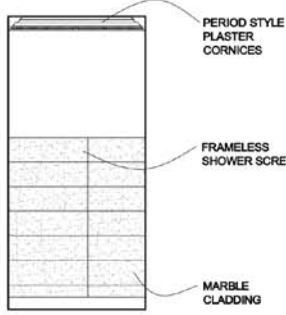
KITCHEN
ELEVATION A



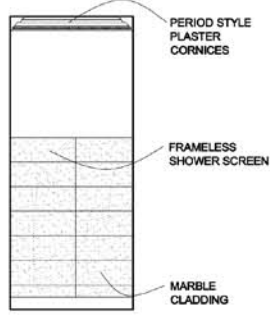
KITCHEN
ELEVATION B



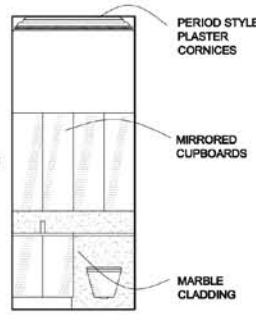
WC
ELEVATION B



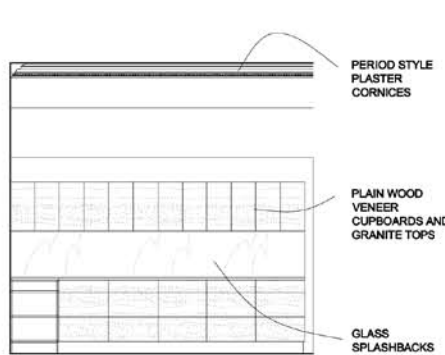
WC
ELEVATION D



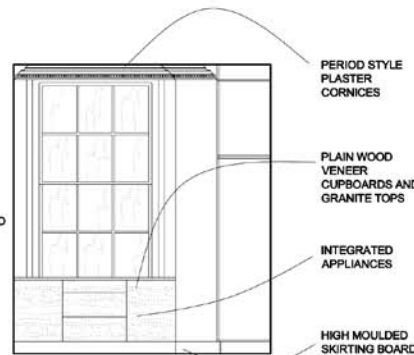
SHOWER
ELEVATION B



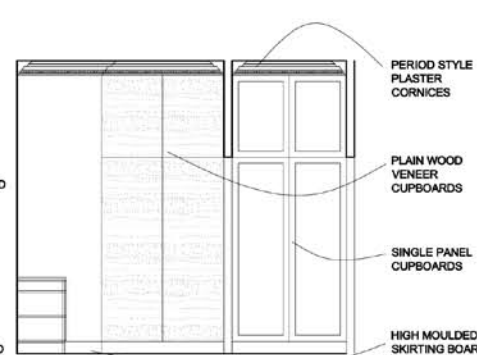
SHOWER
ELEVATION D



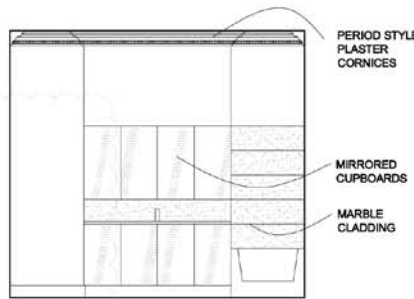
KITCHEN
ELEVATION C



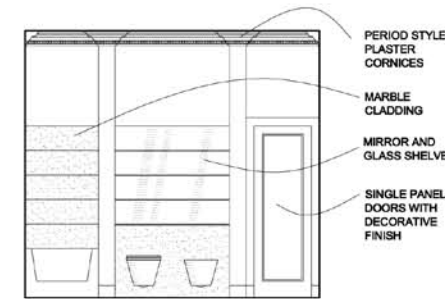
UTILITY
ELEVATION A



UTILITY
ELEVATION B

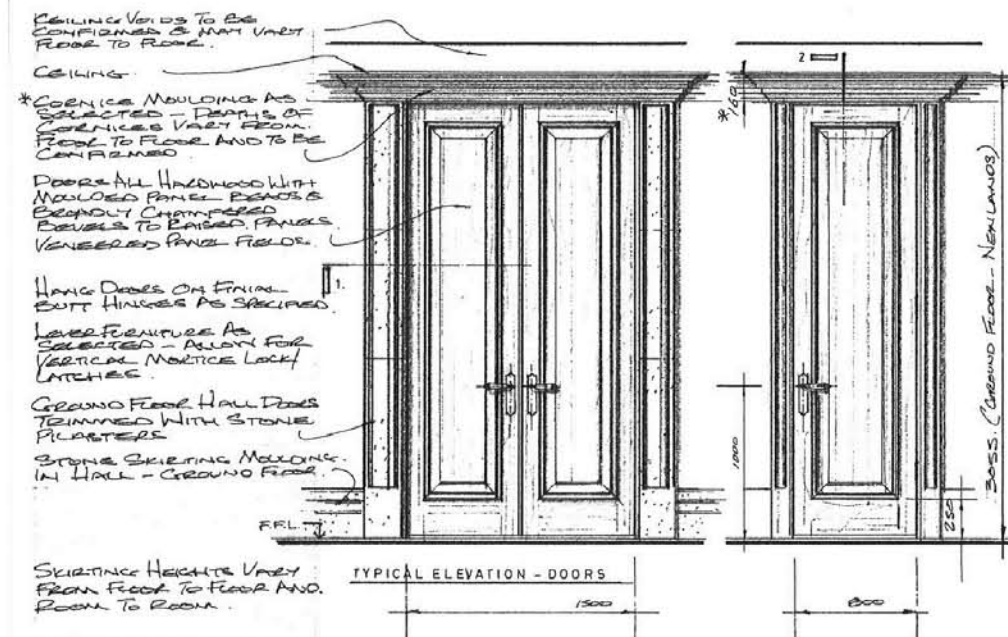


BATH
ELEVATION B



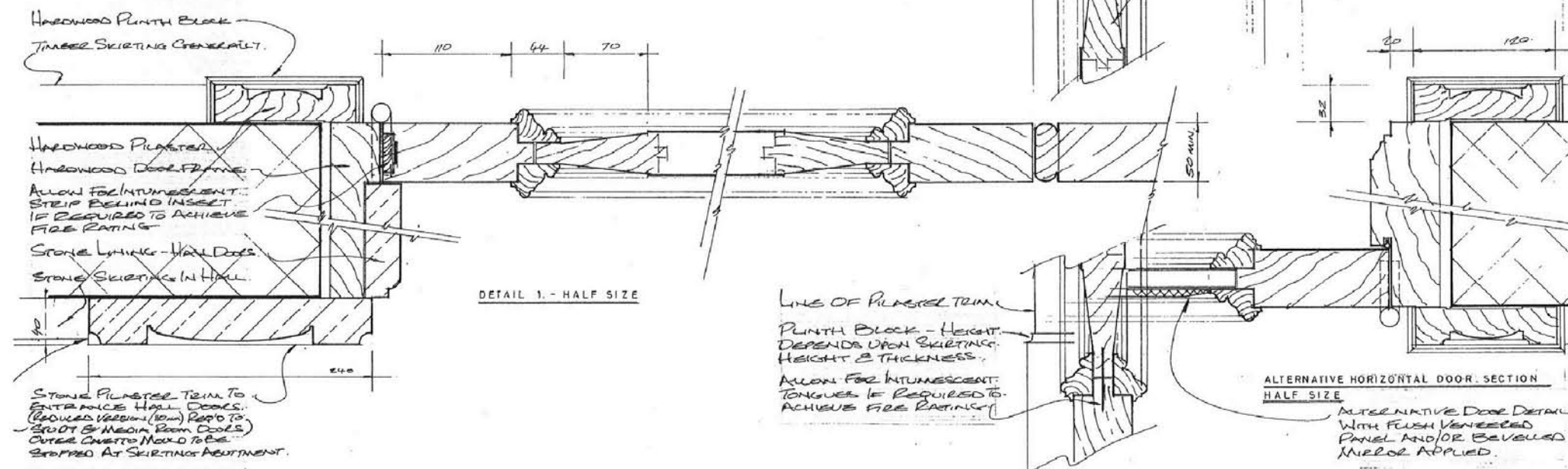
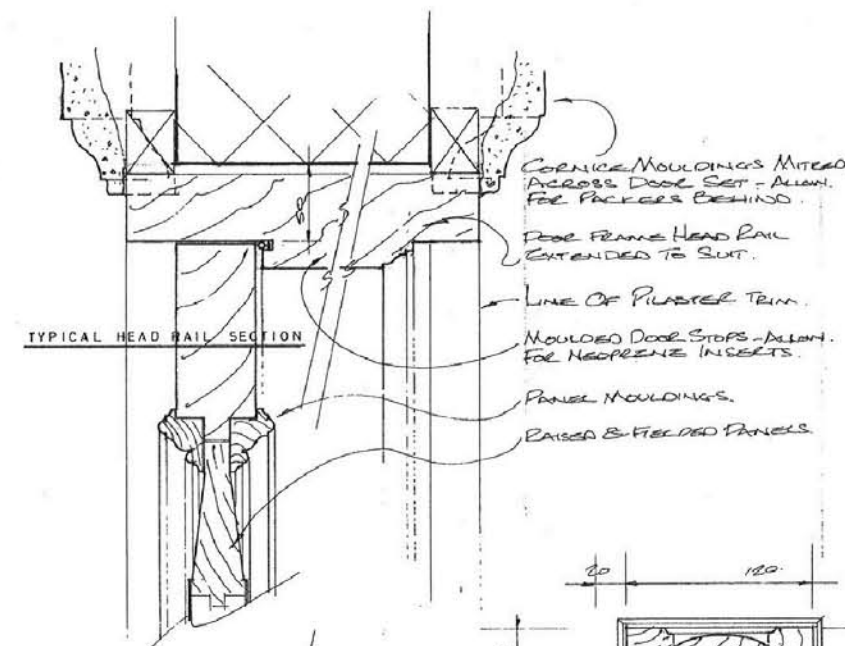
BATH
ELEVATION D

Additional Details



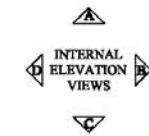
SKIRTING HEIGHTS VARY
FROM FOOT TO FEET AND
ROOM TO ROOM.

DOES TYPICALLY TRIMMED
WITH MOULDED HARDWOOD
PLASTER
ALLOW FOR HARDWOOD
DOOR FRAMES WITH
MOULDED STOPS.
REFER TO DRAWING NO
WR-03-15.



NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE BY THE
CONTRACTOR AND NOT SCALED FROM THIS DRAWING



28/01/10 ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION
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BILL BENNETTE DESIGN LIMITED
INTERIOR DESIGNERS

STUDIO 10, 39 TADEMA ROAD, LONDON, SW10 0PZ
TEL: 020 7351 2550 FAX: 020 7351 3202
EMAIL: WWW.BBDESIGN.CO.UK WEB: BBDESIGN.CO.UK

CLIENT

MR & MRS DENNIS BAYLIN

PROJECT

45 CUMBERLAND TERRACE
REGENTS PARK
LONDON
NW1 4HP

DRAWING

TYPICAL DOOR DETAILS

SCALE	DATE	DRAWN
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VARIES @ A1	28/01/10	DB
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DRAWING NO.	REV.	APPROVED
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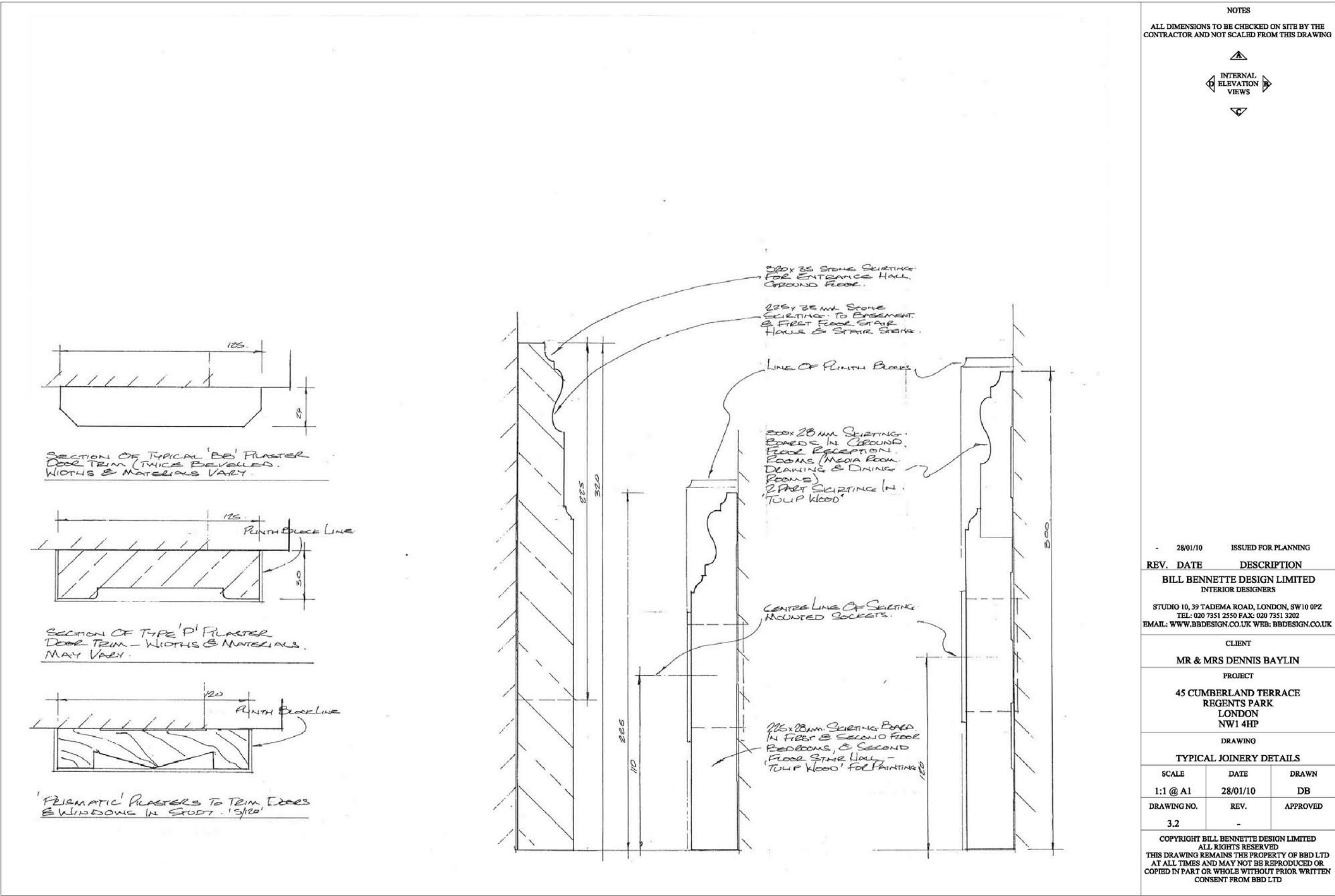
3.1	-	
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Additional Details



Additional Details

