

DESIGN AND ACCESS STATEMENT

19th June 2009

Ref: EMH_D&A 190609

New Extract Grille, 1 Cambridge Terrace, London, NW1 4JL

This design and access statement is intended to be read in conjunction with the following documents:

- Existing site photographs.
- Existing and proposed plans and elevations.

THE EXISTING PROPERTY

Cambridge Terrace forms part of the original masterplan for the Crown Estates' Regents Park Estate; a speculative development by the Prince Regent, later George IV, built in the 1820's and 1830's. The masterplan was drawn up by John Nash, who had overall approval of the facades of the buildings. The interiors were designed and built by a series of speculative developers.

The property is Grade I listed and is situated at the southern end of the terrace on the lower ground floor. This originally formed part of the six storey end of terrace house, prior to the separation of the floors into individual units. The raised ground floor flat above, to numbers 1 and 2, has previously been 'laterally' converted into one separate unit.

PROPOSED WORKS

Listed building consent is sought for the installation of a metal grille to an extract flue to the rear facade of the existing single storey extension. Approval has already been obtained for a grille to be installed to the side elevation of the main building (approval 2008/0715/L as shown on drawing EMH_005). This grille will not be installed.

DISABLED ACCESS

The listed status of the property limits the ability to provide access for people with disabilities. The property can be accessed via 2 no. steps to the main entrance, at raised ground floor level. Due to the historic value and listed building status of the property, our proposal is to retain the steps.