c.1937

c.1937

c.1979

c.1983

c.1983

c.1983

KEY DATES IN THE DEVELOPMENT / TIMELINE

1824
Nash sketches out plot to be let to builder Richard Mott.

1825
Frontage line of Cambridge Terrace settled and ground plan drawn up.

1826
Richard Mott instructed by Nash not to deviate 'in any respect.... from the Elevations, Designs, Plans, Dimensions, Sizes, Patterns, Specification or Particulars which have been or shall be approved.'

Construction commences.

1939-45
Terrace suffers bomb damage caused by a V1 strike in Regent's Park.

1947
Fire guts 7, 8, 9 &10 Cambridge Terrace during works to repair bomb damage.

1949
Demolition and stabilisation work complete.

1958
Redevelopment scheme proposed by The University of London for a Hall of Residence involving the demolition of the area shown in figure 1 accepted in principle.

1966
University of London scheme dropped for financial reasons.

1968
Planning application submitted for a mixed use residential and insitutional scheme by the London International Centre and the International House Association Trust.

1970
Outline planning approval granted.

1971
Project colapses due to lack of capital.

1976
Bovis submits planning application.

Planning permission granted, but in late 1976 Bovis pulls out.

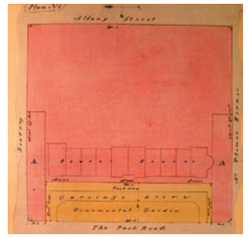
1977
Samuel Properties and Laings put forward proposals.

1979
Samuel Properties submit planning application.

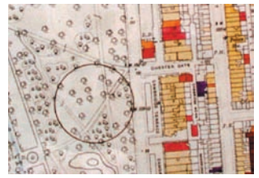
1982
Final agreement between the Commissioners and Elystan Developments & Samuel properties is signed.

1986
Construction commences.

Nash proposals for decelopment of Regent's Park



Ground plan from 1825



The LCC bomb damage plan

The University of London's plan

The London International centre plan

HISTORIC FABRIC ASSESSMENT

MOXLEY ARCHITECTS
47 Clapham High St London SW4 7TL
T+44 (0)20 7720 8968 F+44 (0)20 7627 2533
www.moxley.co.uk info@moxley.co.uk © Moxley Architects Ltd

6-10 CAMBRIDGE TERRACE & 1-2 CHESTER GATE
Cambridge Terrace DevelopmentsLtd

HISTORIC CONTEXT

Attachment 2: MA Presentation Boards for Cambridge Terrace Residents Association. Monday 18th May 2009.
BOARD SEVEN

Attachment 3: Feedback from Regents Park CA Commitee

! " #$%# & # ' ! ( ) $ * + % , $ - . ') #% / + ! 0 . ' $ + %# + $ + 1 / 0) . % 2 $ - . 3 3 0 ! ! ##$
45 + $ 3 6789 : $) ; <99; <$ > ?7@?7$ ' A 4$B > ! $
!
"!#$ %&! ' (( ) !
!
!
*+$,!- ./+$ 0 1 +%23!
4 56,&7! 8 /9 : 2.&9.3!
; <! =,+0 : + 1 ! > 2? : ! - ./&&.!
@5%A5%! - B ; !<C@!
!
!
!
D&+/! * +$,E!
!
*<9C6DD8EF6;E?7$D<9G97;6;E?7$?7$4$67@5 - H9G;9<$ & 6;9$67@$! C4J$ - 6 K L<E@M9$! 9<<6F9$
!
C : +%F! 75$! G&/7! 1 $ 9 : !2%A&&A!H5/!+..&%A2%?!. : &! 1 &&.2%?!5H!. : &! I & ?&%.J3! * +/F! = 5%3&/G+.25%!
8 /&+! 8 AG235/7! = 5 1 1 2..&&!5%! 4 5%A+7!KK! 4 +7! ' (( ) L! B &! G&/7! 1 $ 9 : !+00/&92+.&!. : &!
5005/.$ %2.7!.5!.+F&! 0 +/.!2%! 0 /&M+00,29+.25%! A239$ 3325%L!
!
N%&!5H!. : &!/&+35%3!. : +.! O &! O &,95 1 &! 0 /&M+00,29+.25%! A239$ 3325%!23!. : +.!2.! 0 /5G2A&3!+%!
5005/.$ %2.7!H5/!+,,!0+/.2&3!.5!$ %A&/3.+%A!&+9 : !5. : &/3J!G2& O 3!+.!+%!&+/,7!3.+?&L! B :2,&!75$!
1 +7!%5.! O &,95 1 &!5$ /!G2& O 3E!2.! O 5$,A!P&! O /5%?!H5/!$ 3!%5.!.5!95%G&7!.5!75$!. : &!G&/7!3./5%?!
5P!&9.25%3! O : 29 : E!H5,,5 O 2%?!A&.+2,&A!A239$ 3325%!+H.&/!75$ /!0/&3&%.+.25%E! O &/&!9,&+/,7!+%A!
$ %+%2 1 5$ 3,7!+?/&&A!P7!. : &! 8 AG235/7! = 5 1 1 2..&&L!
!
R5$ /!0/5053+,!.5!95%G&/.!. : &! 0/50&/.2&3!2%! = + 1 P/2A?&!C&//+9&!2%.5!+!32%?,&!A O &,,2%?!5H!
35 1 &! 'E(((1 '!+/5$ 3&A!. : &!3./5%?&3.!05332P,&!95%A& 1 %+.25%E!5%! 0/5H5$ %A!&. : 29+,!?/5$ %A3!+3!
O &,,!+3!5%!. : &!?/5$ %A3!. : +.!. : &7!+/&!2%!H$ %A+ 1 &%.+,!95%H,29.! O 2. : !. : &!5P!&9.2G&3!5H!
= + 1 A&%J3! S D * !H5/!P5. : ! : 5$ 32%?!+%A!& 1 0,57 1 &%.L!!
!
B &!T$ &3.25%!. : &!G+,2A2.7!5H!+%7!9,+2 1 3!5%!@23.&A!U$ 2,A2%?!?/5$ %A3! O : 29 : ! O 5$,A!3&&F!.5!
!$ 3.2H7!. : &!95%G&/325%!5H!. : &! = + 1 P/2A?&!C&//+9&! 0/50&/.2&3!P$ 2,.!+%A!,23.&A!+3!5HH29&3!2%.5!+!
A O &,,2%?!P&+/2%?!5%,7!. : &! 1 53.!30$ /25$ 3!/&,+.25%3 : 20!.5!. : &! : 5$ 3&3! O : 29 : ! O &/&!%5.!/&P$ 2,.!
2%!K) VWL!! B &! O &/&!3$ /0/23&A!P7!75$ /!9,+2 1 !. : +.!X%?,23 : ! > &/2.+?&!3$ 005/.&A!. : &! 0/5053+,3L!
!
B &!T$ &3.25%! O : &. : &/!. : &!3&9$ /2.7!/&T$ 2/& 1 &%.3!5H!. : &! 0/5053&A!A O &,,2%?! O 5$,A!P&!
95%323.&%.! O 2. : !&2. : &/!. : &!@23.&A!U$ 2,A2%?!5/! O 2. : !. : &!2%.&/&3.3!5H!. : &!,59+,!95 1 1 $ %2.7L! B &!
O &/&!A23.$ /P&A!P7!. : &!A&?/&&!5H!H5/.2H29+.25%! O : 29 : !. : &! 0/5053+,3!+00&+/&A!.5!/&T$ 2/&L!
!
B &! O &/&!%5.! O &/3$ +A&A!. : +.!. : &!&,& 1 &%.3!5H!Y3$ 3.+2%+P2,2.7J!2%./5A$ 9&A!5$. O &2? : &A!. : &!
&95,5?29+,!&6./+G+?+%9&!5H!. : &!39 : & 1 &!+3!+! O : 5,&L!
!
R5$!3 : 5$,A!P&!+ O +/&!. : +.!. : &! 8 AG235/7! = 5 1 1 2..&&! : +3!/&9&%.,7E! O 2. : !5. : &/!95 1 1 $ %2.7!
?/5$ 03E!3$ 99&33H$,,7!9+ 1 0+2?%&A!+?+2%3.!5HH32.&! 0/5G2325%!5H!+HH5/A+P,&! : 5$ 32%?! O : 29 : !23!
O2A&,7! : &,A!.5!P&!95%./+/7!.5!. : &!,+/?&/!5P!&9.2G&3!5H!3592+,!95 : &325%L!

C : &! 8 AG235/7! = 5 1 1 2..&&! O 5$,A!3./5%?,7!+AG23&! = + 1 A&%!. : +.!. : &!39 : & 1 &!+3!0/&3&%.&A!.5!
$ 3! O 5$,A!P&!A&&0,7! : +/ 1 H$,!.5!%+.25%+,!+%A!,59+,!2%.&/&3.3!+%A!.5!%+.25%+,!+%A!,59+,!05,297!
+%A!05,297!5P!&9.2G&3L!
!
C : +%F! 75$!+?+2%!H5/!0/&3&%.2%?!75$ /!39 : & 1 &!.5!$ 3L!
!
R5$ /3!32%9&/&,7E!
!
!
!29 : +/A!-2 1 035%!Z- 8!
= : +2/L!

Attachment 3: Letter to chair of Residents Association

JEMA
FUND MANAGEMENT

9 June 2009

Mr M Appell
Chairman of the Cambridge Terrace Residents Association
5 Chester Gate
Regents Park
LONDON
NW1 4JH

Dear Mr Appell,

6-10 Cambridge Terrace & 1-2 Chester Gate, NW1 – Restoration & Conversion to Residential Use

Thank you very much for giving us the time to explain our proposals for 6-10 Cambridge Terrace and 1-2 Chester Gate. We are pleased that you believe our proposals will have a beneficial impact on both the long term future of the property and the surrounding residents.

By seeking to change the use of the property from offices to residential, we are not only restoring the building back to its historic use but also ensuring that a predominantly residential area no longer has to contend with the occasionally conflicting requirements of an office use.

As discussed, we are committed to ensuring that the construction process will be managed to keep disturbance for neighbouring residents to a minimum. As advised access for the principle construction work will be from the Outer Circle and not from the Mews. We are producing a Construction Management Plan for submission to the Council that will set out how we intend to manage the process and I hope this will go some way in demonstrating our awareness of the issues and how we will seek to address them. As agreed, I will send you a copy of this plan as soon as it is complete.

We intend to submit a planning application for our proposals this month and shortly thereafter you will receive notification from the Council. As indicated, should you wish to write a letter of support, this notification invites you to do so. Any support would of course greatly assist in making our proposals a reality.

In the meantime, should you require any further information or have any additional queries, please do not hesitate to contact me.

Regards

Yours sincerely,

pp

Archie Avery
C/o Cambridge Terrace Developments Ltd

JEMA FUND MANAGEMENT LIMITED
61 QUEEN ANNE STREET, LONDON W1G 9JT TEL: 020 7486 3332 FAX: 020 7486 3335
REGISTERED IN ENGLAND NO: 4289989 REGISTERED OFFICE: AS ABOVE

FIGURE 5.01: 6-10 Cambridge Terrace viewed from Regents Park

5.0 Design Rationale

5.0 Concept / Core Strategy:

5.01 To affect the return of listed buildings, currently in commercial use, to their original residential use.

5.02 To enhance the setting of the buildings and their group value within the Regent's Park Conservation Area and to not affect their special architectural and historic interest.

5.03 The proposal is to create two, 3 bedroom houses to each of no's 1 and 2 Chester Gate (grade 2 listed) and a large ambassadorial style residence to 6 - 10 Cambridge Terrace (grade 1 listed).

5.04 Initial designs have been consulted with both English Heritage and Camden's Conservation Officer. These consultations have resulted in positive and supportive feedback that has been incorporated into the current application proposals.

5.05 The larger property is to incorporate a new basement and underpinning works to create parking and leisure facilities as well as a new roof garden incorporating a glazed sliding roof encompassed within the existing roof structure.

5.06 To achieve high levels of sustainability, a reduced carbon footprint and life time homes facilities within the context of the listed buildings, without affecting their special interest.

5.07 Internal Layout - 1 and 2 Chester Gate:

5.08 As part of the current office complex, the original plan form of these buildings has been seriously compromised by the addition of openings in original party walls, the addition of corridors through principal spaces, etc.

5.09 The proposed layouts return the plan form as closely as possible to the original.

5.10 The original entrances off of Chester Gate, currently unused other than for emergency escape purposes, will be brought back into beneficial and original use.

5.11 Lower ground areas, including the basement vaults, will be restored and used primarily for kitchen and utility functions as would have been their historic use.

5.12 Services have been kept entirely to the rear of the block where an infill was constructed in the 1986 conversion, thus allowing all of the original proportions of the principal rooms to be regenerated.

5.13 During the 1986 conversion the original timber floors and roof structure were replaced entirely and therefore very little original internal material remains other then the two staircases and their respective landings. No.2 Chester Gate however did also retain wall panelling to the ground and first floor.

5.14 There is no hierarchy of detailing within the buildings with there currently being rather poor quality joinery and finishes throughout. The proposal, which can be secured via conditions, will be to return an appropriate hierarchy that establishes a gradation of detailing giving the ground and first floors dominance over the 2nd and 3rd and the lower ground a lesser level of finish. Further details of the effects of the proposals are given in Montagu Evans Heritage Assessment, in section 3.0 of this report.

5.15 Historic Fabric Schedules have been produced and are attached at Appendix 03, that give guidance on the condition, style and likely date of current building fabric within 1 and 2 Chester Gate and 6 Cambridge Terrace.

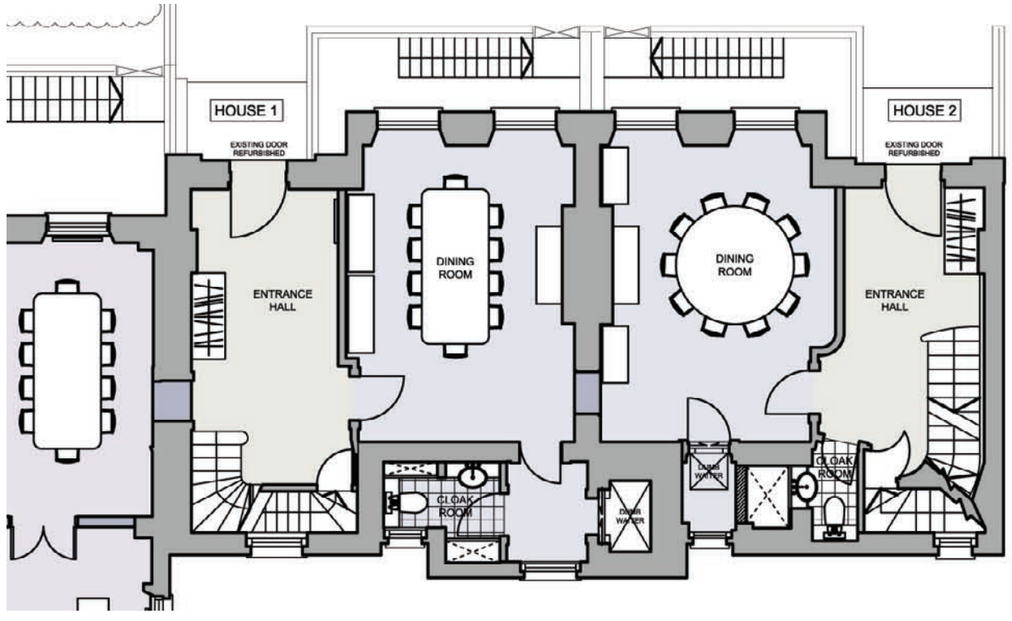


FIGURE 5.02: Proposed Ground Floor Layout. 1-2 Chester Gate

5.16 Internal Layout - 6-10 Cambridge Terrace:

5.17 6 - 10 Cambridge Terrace presents more of a challenge architecturally with regard to the proposed layouts. No.6 is fairly straightforward in that an element of the original plan form remains and the design here has been developed much along the same lines as those for 1 and 2 Chester Gate. No.7 to 10 however, starts with a clean slate by virtue of the fact that it is open plan offices on a concrete frame from the 1986 rebuilding.

5.18 Several options were explored initially to position the main entrance to this property. Finally, the porticoed entrance off of Chester Gate was settled on by virtue of the fact that here is the 'grand entrance' doorway and that the main vertical core in this location puts lifts and stairs within the largest section of the footprint thus giving maximum opportunity to bring through services and the lift overruns without impacting on the facades of the building.

5.19 As noted, the location of the two lifts, one principal and one service, have been positioned so as to minimise the impact of their overruns on the roofscape. Detailed 3D CGI's have been prepared to establish the optimum position for them. The 3D's are shown at overleaf and clearly show that from both Chester Gate and from within The Regent's Park the lift overruns do not impact on the silhouette or form of the building. As such it is in our view that there is no adverse effect on the special interest or the setting of these listed buildings.

5.20 A linking corridor, with appropriate breakout spaces, connects through from the main core to the existing stair in no.6 that then acts as secondary circulation and an emergency escape route. This linking corridor has been given a lower ceiling than the principal rooms so as to enable services to be brought through. Service connections will then be able to be made into the main spaces to provide heating, cooling, ventilation, lighting, etc,. This will have no discernable effect on the external appearance of the property.

5.21 Currently the majority of windows have ungainly ceiling bulkheads cutting across them. With the proposed servicing strategy, these will be able to be removed and appropriate ceilings, cornicing and lighting provided to enhance the appearance.

5.22 To enhance the thermal and acoustic performance of the building, it is proposed that secondary glazing is installed, the details of which would be the subject of condition. This is required in order to provide an appropriate residential environment. An acoustic report prepared by Hoare Lea, giving details of acoustic performance pre and post development is attached at Appendix 12.

5.23 Original party wall lines have been reinstated to form principal room divisions on The Regent's Park frontage so that from the public domain, the building regains its feel of residential use and rhythmic pattern of subdivision.

5.24 The party wall lines have been designed as double skin construction so as to enable the introduction of services without impacting on the proportions of the rooms. These hidden ducts carry through to roof level where vents, etc., are taken out of the building through existing chimney pot locations.

5.25 Existing headroom throughout the property varies considerably, however the third floor is very restricted at 2.24m. It is therefore proposed to raise this floor by approximately 200mm to give a better balance between this floor and the fourth. It should be noted that the floor is only to be raised over the footplate of no.s 7 to 10 Cambridge Terrace, the floor to no.6 will be left intact. The proposal has been

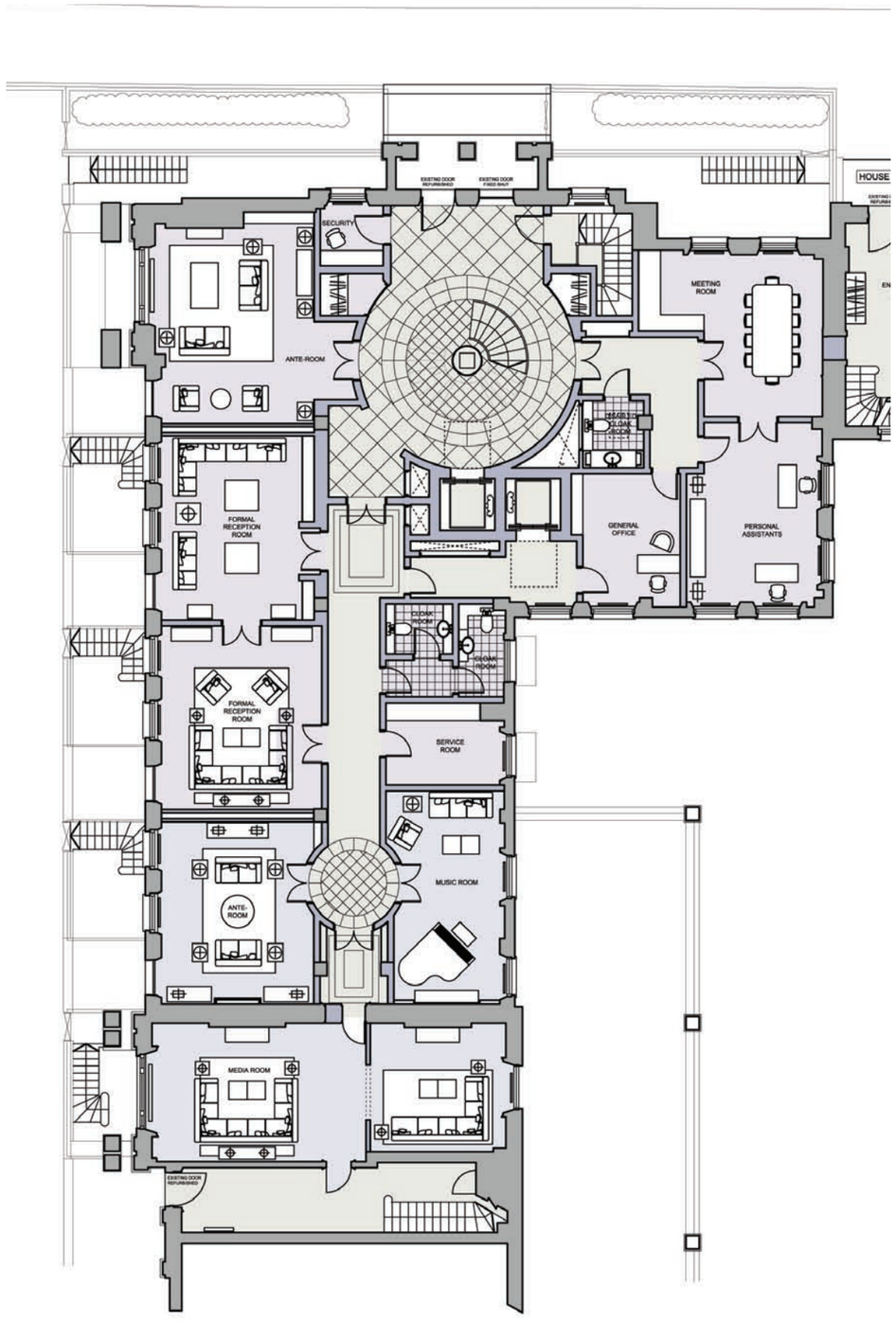


FIGURE 5.03: Proposed Ground Floor Layout. 6-10 Cambridge Terrace

discussed and agreed with both English Heritage and Camden's Conservation Officer. (Structural details prepared by the Michael Barclay Partnership of this proposal are attached at Appendix 07).

5.26 On the top floor it is proposed to have a roof garden with a sliding glazed roof that has been designed specifically to not be visible from the public domain. Details are shown on the application drawings at Appendix 01. The glazing will be able to be screened so that potential light pollution of an evening is avoided.

5.27 High level plant has virtually been designed out, there now being only two principal outlets at either end of the building with both being at low level behind existing parapets to ensure that they are not visible from the public realm. (Refer appendix 11 for further details).

5.28 6 - 10 Cambridge Terrace has been provided with a new basement level for the provision of car, motorcycle and cycle parking, plant rooms and leisure facilities. Apart from providing these areas, the inclusion of the basement allows for the installation of the borehole and ground source heat pump system that is described in greater detail in Section 9.06 to 9.08.

5.29 It is proposed that the new basement is constructed in the tradition cut and cover method. This route gives three major benefits:

a. Allows for the installation of the borehole system that provides tegh only opportunity to secure renewable energy within such a sensitive context.

b. Allows for the introduction of a historically correct replacement garden to the front of the properties to 1 – 10 Cambridge Terrace to replace the dilapidated, post-war scheme currently in place, and

c. Allows for the stabilising and waterproofing of the basement vaults.

5.30 Appendix 07, Structural Assessment, gives full details and a written report on the proposed basement construction method and sequence. It has been demonstrated that there is no threat to the stability of nos. 6 - 10 Cambridge Terrace or the adjoining properties.

Attached as a supplementary document to the structural appendix (07) is the Geotechnical and Land Contamination Assessment prepared by LBH Wembley Geotechnical and Environmental.

This assessment concludes that the proposed structual solutions put forward are compatible with the existing ground conditions, and that there are no contamination issues.

5.31 In conjunction with the structural analysis a hydrology report, prepared by GCG, is attached at Appendix 08 that gives details of existing and proposed water flow conditions and concludes that the proposed basement will have no effect on either existing ground water conditions or existing and proposed planting in the area.

5.32 Appendix 13, desk-top Archaeological assessment, prepared by MoLAS, gives an assessment of the archaeological implications of the proposed works. This report also concludes that there will be no impact on the archaeological heritage as a result of the proposed basement works.

5.33 Prior to the basement works starting, the listed railings, lamp posts and bollards as well as the York stone paving that front the site, will be removed and stored on site and reinstated on completion. Our discussions with the CEPC confirmed that this route was preferable to leaving them in-situ, albeit protected.

Proposed

Existing

MOXLEY
ARCHITECTS

47 Clapham High St London SW4 7TL
T+44 (0)20 7720 8968 F+44 (0)20 7627 2533
www.moxley.co.uk info@moxley.co.uk

6 - 10 CAMBRIDGE TERRACE & 1 - 2 CHESTER GATE

Cambridge Terrace Developments Ltd.

Visualisation - View from Chester Gate

! Moxley Architects Ltd Date: June 2009

5.34 Although a full and detailed method statement will be produced at the appropriate time, we have prepared below an outline of the proposed railing works:

a. Prepare a detailed photographic record with individual photographs cross-referenced to a detailed plan showing locations.

b. All items to be securely marked / tagged and cross-referenced to drawings prior to removal.

c. Electrical supplies to be terminated by qualified personnel.

d. Sections to be carefully taken apart and ancillary fixings recorded and stored together in secure storage area within 7-10 Cambridge Terrace.

e. Stone bases to railings to be similarly recorded and stored.

f. Ditto bollards and lamp posts.

g. At the appropriate time, stone bases, railings etc to be reassembled in the correct order and location.

h. Items redecorated as required and to CEPC specification.

5.35 Also whilst the basement works are ongoing a temporary turning head and parking facilities will be provided for the residents of 1 – 5 Cambridge Terrace. This is proposed, as the current one-way through route of Cambridge Terrace will be out of operation for the duration of the works. Preliminary discussions with the residents group indicated that 9 temporary parking spaces would be more that adequate. These have been provided.

5.36 The construction sequence plans at Appendix 14 show details and vehicle tracking information prepared by Savell Bird & Axon is shown at Appendix 06.

5.37 Landscaping

5.38 It is proposed to replace the entire garden to the front of 1 – 10 Cambridge Terrace with a historically correct interpretation of a Nash garden.

5.39 Detailed negotiations with English Heritage, Camden's Conservation Planning and Arboricultural Officers, and the CEPC have taken place and concluded the following:

a. The existing garden is in poor condition.

b. The tree report prepared by Simon Jones Associates at Appendix 16 concludes that the majority of existing trees are of short to medium term potential. The report however notes that trees 9 and 10 (refer appendix 16) have some value.

c. The value of the existing landscaping is outweighed by the benefit to the setting of the listed buildings and Regents Park of providing a complete and balanced garden, stocked with semi-mature trees.

d. Discussions with English Heritage and Camden's Conservation Officer concluded with agreement that a replacement garden would be of substantial planning benefit.

e. The Commissioners of the CEPC, who will be responsible for the on-going maintenance of the garden, have stated that they also would prefer to see, and support, a new high quality garden without any retained existing trees.

5.40 Landscaping proposals are covered in greater detail in the following appendices:

Appendix 16:	Tree Report	Simon Jones Associates
Appendix 17:	Environmental Report	Middlemarch Environmental
Appendix 18:	Historic Gardens Analysis	Montagu Evans
Appendix 19:	Landscape Proposals	Robert Myers Associates

5.41 One other item of landscaping is the two short sections of hedgerow that flank either side of the entrance to no.10 Cambridge Terrace. These will be left in-situ and neatly cut to a rectangular shape on completion.

5.42 This proposal has the backing of the CEPC.

5.43 Secured by Design

5.44 The design team consulted with the local police Architectural Liaison Officer (ALO) / Crime Prevention Design Advisor (CPDA) with a view to designing out the opportunity for crime, in accordance with the principles and guidance of Secured by Design. This consultation took place at Holborn Police Station on 17th June 2009, with Officer Adam Lindsay.

5.45 It is important to preserve the features of listed buildings and SBD recommendations take account of this. For example, some buildings may have single glazed sash windows or basement access both of which have inherent security weaknesses and in many instances original, and often less secure, doors and windows have to be retained.

5.46 We have however, undertaken to ensure that the proposals are upgraded within the confines of their listed status to either equal or be better than the SBD guidelines.

5.47 The following is a brief outline of the main items discussed:

a. External doors to be to minimum PAS 2324 standard.

b. Windows, particularly to lower levels to be secure and alarmed if necessary. Secondary glazing helps with security.

c. Lightwells and access gates and railings to them to have PIR's (Passive infra-red movement detection) linked to alarm system and security lighting.

d. Ditto rear access doors and car park entrance.

e. Potential for 'silent alarms' to be linked back to security office at ground floor entrance.

f. Internal security and staff circulation areas to be considered.

g. Measures to prevent unauthorised persons sleeping in lightwells, refuse stores, etc to be considered.

5.48 The final design will embody the recommendations of the ALO/CPDA and will be built to conform to the principles and guidance of Secured by Design as can best be applied to these listed buildings.

5.49 It should be noted that the current security situation will be relatively unchanged in the new development, in that no additional opportunities for crime will present themselves. Car parking will now also be below ground in a secure parking facility.

5.50 The fronts of the buildings are overlooked from both Cambridge Terrace and Chester Gate and although the rear is potentially more vulnerable, it is constantly trafficked and overlooked by the residents of Cambridge Terrace Mews.

Proposed

Lift overrun not visible

Existing

MOXLEY
ARCHITECTS

47 Clapham High St London SW4 7TL
T+44 (0)20 7720 8968 F+44 (0)20 7627 2533
www.moxley.co.uk info@moxley.co.uk

6 - 10 CAMBRIDGE TERRACE & 1 - 2 CHESTER GATE

Cambridge Terrace Developments Ltd.

Visualisation - View from Regent's Park

! Moxley Architects Ltd Date: June 2009

5.51 Code for Sustainable Homes

5.52 The internal layouts of the units are shown on the drawings. The plans have been developed with Lifetime Homes Standards in mind. The following points, applicable to housing, have been considered and incorporated:

a. Disabled parking is provided within the new basement level.
b. Parking spaces are under cover and close to stairs and lifts.
c. Where provided, all entrances off the lift core are level.
d. All entrances are illuminated and covered.
e. New stairs are designed to ambulant disabled requirements and lifts can accommodate wheelchairs. Existing stairs are listed and therefore cannot be replaced with ambulant standard staircases. However, every effort will be made to accommodate additional handrails, etc, within the confines of the listings.
f. New door and corridor widths comply with LH Standards.
g. There is adequate space for wheelchair users in all areas.
h. Showers are fitted as standard.
i. Handrails will be able to be retrofitted where required.
j. Bathrooms can accommodate hoists and access to baths is adequate for disabled users.
k. Living room glazing is at 800mm or lower. (Although levels vary within an existing building due to the listing cill heights cannot be amended).
l. Sockets and switches will be positioned to comply with the requirements of Part M.

5.53 Design Summary

5.54 Outlined at the beginning of this section are the core objectives to be achieved in the design.

5.55 Taking into consideration the details discussed, we are of the opinion that these objectives have been met, if not surpassed.

5.56 The conversion of these important buildings back to their original use and incorporating modern sustainable technology, whilst responding to the special architectural and historic interest of the buildings, has proved a demanding but at the same time, rewarding task.

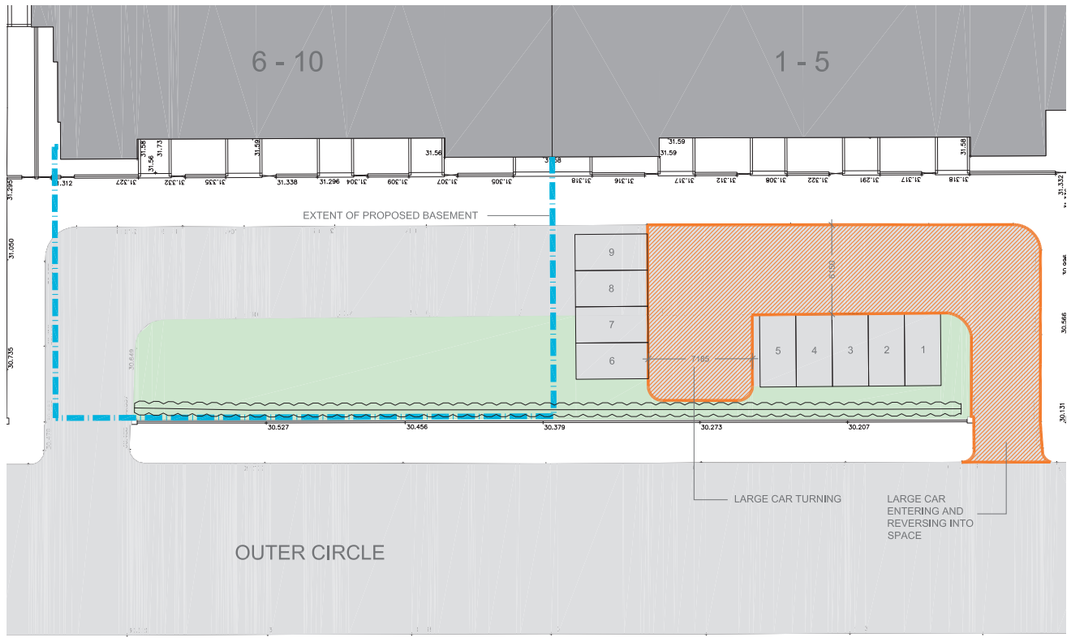


FIGURE 6.01: Plan showing proposed temporary parking measures

6.0 Access

6.01 ACCESS (Further details are attached at Appendix 06).

6.02 This section of the Design and Access Statement (prepared by Savell Bird & Axon- Appendix 06) includes details of the highway network, public transport availability, transport policy and the effects of the proposal on the highway network. The section includes the relevant PTAL map and tracking diagrams for basement parking as well as construction traffic.

6.03 Separate discussions have been held with the Crown Estate Paving Commission (CEPC) to discuss refuse collection, they being the body responsible for this service in the area. These discussions concluded that:

6.04 The CEPC are happy that the refuse collection from 6-10 Cambridge Terrace is as shown on the application drawings, i.e. collected from the lower ground floor via Cambridge Terrace Mews, as is the current situation.

6.05 That 1 and 2 Chester Gate's refuse is stored in the lightwells in a secure enclosure / pavement vault (ref application drawings) and taken to pavement level twice a week for collection by the CEPC. It should be noted that this is the situation for most buildings in the area.

6.06 Refuse collections are made by the CEPC every Tuesday and Friday.

6.07 The storage spaces for refuse and re-cycling shown on the application drawings have been based on the space requirements set out in local authority guidance.

6.08 Pedestrian access through and around the site will remain as the current situation. Access to 6 - 10 Cambridge Terrace, currently via no.9 will be taken through the restored porticoed entrance to no.10. This door is currently blocked by a conference room.

6.09 Pedestrian access to 1 and 2 Chester Gate will be via their respective entrance doors off Chester Gate.

6.10 Disabled access within listed buildings requires careful consideration and due regard has been made to the English Heritage publication 'Easy Access to Historic Buildings' in this respect. Whilst it is not always possible to give full access, every effort should be made to ensure ease of movement, both vertically and horizontally through the buildings.

6.11 Vertical access through 6-10 Cambridge Terrace has been provided via lift that is accessible from all levels. As discussed with English Heritage, the plan form of 1 and 2 Chester Gate does not allow for the inclusion of a lift, however where possible facilities for the ambulant disabled will be included. Further details are given in Section 5.48.

6.12 Cycle provision is above the standard required in the UDP. 6-10 Cambridge Terrace has two areas, one at lower ground floor level and another in the new basement and 1 and 2 Chester Gate have a dedicated pavement vault each.

6.13 Access for emergency service vehicles will be as the existing situation from both Cambridge Terrace and Chester Gate.

7.0 Construction Management Plan

7.01 CONSTRUCTION MANAGEMENT PLAN: (Further details are attached at Appendix 15).

7.02 This section of the Design and Access Statement, prepared by Gardiner and Theobald, is included to give an indication of the proposed construction sequence and how the effects of this will be minimised to the betterment of the environment and neighbourhood amenity.

7.03 The CMP includes details of the project sequence and timing and how site safety, waste, noise, vibration, etc., will all be dealt with.

7.04 Included within the CMP is a preliminary programme that gives an indication of the likely time on site. It should however be noted that this programme is issued for initial guidance only and will be finalised when full construction details are agreed.

7.05 The section concludes with an outline of the proposed Considerate Constructors Scheme that will be put in place at the appropriate time prior to construction works progressing. The CCS will form part of any potential Section 106 legal agreement.

7.06 Attached at Appendix 14 is a set of drawings showing the proposed sequence of the works starting with the hoarding of the site through to the completion of the replacement gardens.

8.0 Affordable Housing

8.01 AFFORDABLE HOUSING:

(Further details are attached in a separate document prepared by the Shaw Corporation).

8.02 The Shaw Corporation have in conjunction with the client, been in negotiation with Camden planning and housing departments to secure an off site affordable housing provision at 72 Delancey Street NW1.

8.03 A full, detailed rationale for an off-site contribution towards affordable housing, including toolkit assessments, has been prepared by the Shaw Corporation. This has been submitted under separate, confidential cover due to the commercially sensitive nature of its contents.

9.0 Sustainability

9.0 SUSTAINABILITY, ECOHOMES PRE-ASSESSMENT AND M&E: - CORE STRATEGIES:

(Further details are attached at Appendices 09, 10 and 11).

9.01 This section of the Design and Access Statement, prepared by Hurley Palmer Flatt, describes in detail sustainability issues, provides an EcoHomes pre-assessment and discusses the core strategies in the proposed M&E arrangements for the buildings.

9.02 A high level of detail for the M&E proposals has been prepared to ensure that any possible impact on the fabric of the listed structures is minimised. These details have, in the course of their development, been presented and discussed with both English Heritage and Camden's Conservation and Design Officer to help achieve the correct balance between the buildings servicing needs and its heritage value.

9.03 Sustainability / Energy Assessment: - further details are attached at Appendix 09.

9.04 The format of any energy assessment is such that it has to initially explore all possible forms of renewable energy regardless of potential end use viability. Therefore the renewable energy assessment on page 7 of appendix 09 assesses the viability of photovoltaics, solar panels, wind turbines, etc.

9.05 It is clear, for two reasons that neither of these options are viable for this application. One, the value of the heritage asset would be seriously compromised by the inclusion of photovoltaics or solar panels in a listed building context and two, even if employed, they would only reduce the developments carbon emissions by 0.8% and 1.1% respectively.

9.06 However, the inclusion of a new basement area external to the building provides the opportunity to include a renewable energy system that will provide 100% of the buildings cooling demand and about 40% of its overall heating demand.

9.07 This system is a ground source heat pump and closed loop borehole installation. It is clear that this system will give considerable sustainability benefits beyond those normally obtained within a listed building.

9.08 The system incorporates 21 no x 100m deep bores drilled into the ground external to the building (refer construction sequence drawings at Appendix 14) that are linked to ground source heat pumps within the basement area. The system gives the overall development a carbon emissions reduction of 14.1%, which given the listed building status of the site, is in our view a very good figure and well above the 10% required by Camden policy. It should be noted that whilst the sustainable development policy contained within the adopted UDP is only applicable to major applications (pre-appllication

discussions have established that the application proposals in fact a minor application) we have strived to comply with its spirit and requirements.

9.09 EcoHomes Pre-Assessment: - further details are attached at Appendix 10.

9.10 This application is for works to existing property and therefore a Code for Sustainable Homes assessment does not apply.

9.11 An Eco-Homes pre-assessment has been completed for the application proposal and confirm that a rating of 'very good' should be achievable. Bearing in mind the listed status of the site, this rating should be seen as something of an achievement.

9.12 M&E Services – Core Strategy: - further details are attached at Appendix 11.

9.13 The core strategy underpinning the design of the M&E services for 6-10 Cambridge Terrace and 1-2 Chester Gate has been to:

9.14 Minimise / eliminate the impact of M&E plant and services on the special architectural and historic interest of the buildings fabric.

9.15 Maintain the external views and roof lines of the buildings and minimise / eliminate any external plant.

9.16 Keep all plant within basement areas and pavement vaults or within the central cores of buildings and ensure that service risers do not compromise the plan form and room proportions.

9.17 M&E proposals were developed and put to English Heritage and Camden's Conservation Officer for discussion. The following general proposals, amongst others, were adopted:

9.18 Lift overruns repositioned so as to have minimal impact on the roofline. (refer CGI's in section 05)

9.19 Original party wall lines reinstated using double skin walls to enclose service risers.

9.20 Vent intakes and outlets at roof level designed to fit behind parapet walls and not be visible from ground level. Where possible, all SVP's to also terminate behind the parapet line.

9.21 No ventilation grilles external to the building between ground and fourth floor level.

9.22 Corridor ceilings to accommodate main service runs so that room ceilings can be installed higher and therefore remove the boxing out of window heads that currently exist.

9.23 There are a small number of M&E grilles proposed to the pavement vaults that serve the mechanical ventilation for the basement extension. Alternative locations for this equipment would be in the front garden or on the roof, neither of which are considered appropriate due to the deleterious effect on the special interest of the listed building.

10.0 Appendices & Technical Reports:

The following appendices should be read in conjunction with the main body of this Design and Access Statement.

Appendix 01:	Application Drawings. (+ schedule)	Moxley Architects
Appendix 02:	Agents commercial and residential viability assessment	Knight Frank
Appendix 03:	Historic Fabric Schedules.	Moxley Architects
Appendix 04:	Area Schedules.	Moxley Architects
Appendix 05:	Affordable Housing assessment. N.B. This assessment and associated Toolkit Calculations are attached as a separate document.	Shaw Corporation
Appendix 06:	Highways Report	Savell Bird and Axon
Appendix 07:	Structural Assessment.	Michael Barclay Partnership
	Geotechnical and Land Contamination Assessment	LBH Wembley
Appendix 08:	Hydrology Assessment	GCG
Appendix 09:	Sustainability / Energy Assessment	Hurley Palmer Flatt
Appendix 10:	EcoHomes Pre-Assessment	Hurley Palmer Flatt
Appendix 11:	M&E Strategy	Hurley Palmer Flatt
Appendix 12:	Acoustic Report.	Hoare Lea
Appendix 13:	Archaeological Study.	MoLAS
Appendix 14:	Construction sequence plans	Moxley Architects
Appendix 15:	Construction Management Plan	Gardiner and Theobald
Appendix 16:	Tree Report	Simon Jones Associates
Appendix 17:	Environmental Report	Middlemarch Environmental
Appendix 18:	Historic Gardens Analysis	Montagu Evans
Appendix 19:	Landscape Proposals	Robert Myers Associates

Paul Straupmanis RIBA
Director, Moxley Architects Ltd.

June 2009

Appendix 01: Application Drawings

Site Drawings

639-1.001	Site Location Plan	1:1250	A3
639-1.002	Site Plan as Existing	1:500	A3
639-1.003	Site Plan as Proposed	1:500	A3

General Arrangement Drawings

639-2.010	Lower Ground Floor Plan as Existing	1:200	A3
639-2.011	Ground Floor Plan as Existing	1:200	A3
639-2.012	First Floor Plan as Existing	1:200	A3
639-2.013	Second Floor Plan as Existing	1:200	A3
639-2.014	Third Floor Plan as Existing	1:200	A3
639-2.015	Fourth Floor Plan as Existing	1:200	A3
639-2.016	Roof Plan as Existing	1:200	A3
639-2.001	Basement Plan as Proposed	1:200	A3
639-2.002	Lower Ground Floor Plan as Proposed	1:200	A3
639-2.003	Ground Floor Plan as Proposed	1:200	A3
639-2.004	First Floor Plan as Proposed	1:200	A3
639-2.005	Second Floor Plan as Proposed	1:200	A3
639-2.006	Third Floor Plan as Proposed	1:200	A3
639-2.007	Fourth Floor Plan as Proposed	1:200	A3
639-2.008	Roof Plan as Proposed	1:200	A3
639-2.020	Lower Ground Floor Plan Demolition	1:200	A3
639-2.021	Ground Floor Plan Demolition	1:200	A3
639-2.022	First Floor Plan Demolition	1:200	A3
639-2.023	Second Floor Plan Demolition	1:200	A3
639-2.024	Third Floor Plan Demolition	1:200	A3
639-2.025	Fourth Floor Plan Demolition	1:200	A3
639-2.026	Roof Plan Demolition	1:200	A3

Sections

639-3.010	Sections A-A as Existing	1:200	A3
639-3.011	Sections B-B as Existing	1:200	A3
639-3.012	Sections C-C as Existing	1:200	A3
639-3.013	Sections D-D as Existing	1:200	A3
639-3.014	Sections E-E as Existing	1:200	A3
639-3.001	Sections A-A as Proposed	1:200	A3
639-3.002	Sections B-B as Proposed (Part 1)	1:200	A3
639-3.003	Sections B-B as Proposed (Part 2)	1:200	A3
639-3.004	Sections C-C as Proposed	1:200	A3
639-3.005	Sections D-D as Proposed	1:200	A3
639-3.006	Sections E-E as Proposed	1:200	A3

Elevations

639-4.010	Cambridge Terrace Front Elevation Existing	1:200	A3
639-4.011	Cambridge Terrace Rear Elevation Existing	1:200	A3
639-4.012	Chester Gate Front Elevation Existing	1:200	A3
639-4.013	Chester Gate Rear Elevation Existing	1:200	A3
639-4.001	Cambridge Terrace Front Elevation Proposed	1:200	A3
639-4.002	Cambridge Terrace Rear Elevation Proposed	1:200	A3
639-4.003	Chester Gate Front Elevation Proposed	1:200	A3
639-4.003	Chester Gate Rear Elevation Proposed	1:200	A3

MOXLEY
ARCHITECTS

47 Clapham High St London SW4 7TL
T+44 (0)20 7720 8968 F+44 (0)20 7627 2533
www.moxley.co.uk info@moxley.co.uk

Appendix 02: Agents Commercial and Residential Viability Assessment

Knight Frank

Appendix 03: Historic Fabric Schedules

MOXLEY
ARCHITECTS

47 Clapham High St London SW4 7TL
T+44 (0)20 7720 8968 F+44 (0)20 7627 2533
www.moxley.co.uk info@moxley.co.uk

Appendix 04: Area Schedules

MOXLEY
ARCHITECTS

47 Clapham High St London SW4 7TL
T+44 (0)20 7720 8968 F+44 (0)20 7627 2533
www.moxley.co.uk info@moxley.co.uk