

Design and Access Statement for 23 Cumberland Terrace

Assessment of the Site

The project

The internal refurbishment of a three bedroom, second floor apartment.

Physical

The site is a Grade One listed building, which has been refurbished in the last 15 years. The existing fixtures and finished are not the original period items having been replaced during recent refurbishment projects.

The apartment is within a block, which shares a communal staircase and lift, the apartment also has its own internal lift.

Social

The development is within the confines of the apartment and does not effect the people in its near locality.

Economic

The development is within the confines of the apartment and does not effect the local economy.

Planning Policy

Listed building consent has been applied for, we will be keeping any items that Camden Planning department feel are relevant.

Design

The aim of the design is to create a three bedroom apartment, styled in a modern chic look, balancing existing period features with modern fixtures and fittings.

Use

The apartment is to remain as a three bedroom dwelling.

Amount

There is no additional development to the site.

Layout

All works are internal and will not affect the current surroundings.

Size

All works are internal and will not affect the scale of the current surroundings.

Landscaping

No external landscaping is required.

Appearance

All windows into the building are not to be adjusted, Lighting within the apartment will be sympathetic to views from outside the flat as will any curtains or blinds creating continuity

Any replacement door frames and doors will be matched to existing, as will any additional plaster cornicing.

The overall scheme of the flat is best described a 'modern chic'.

Access

Access to the apartment is gained either by an existing communal staircase or via an existing communal lift.

The entrance to the apartment will be left as it currently is. Access to all areas of the apartment including bedrooms, bathrooms, living spaces and the kitchen will all be off the existing central corridor, Where one of the internal walls is being removed a two hour smoke curtain will be installed to maintain a means of escape. The apartment will be fitted with a new fire alarm system, the building currently has a fire alarm system to facilitate the common areas.

A building regulation consultant will be engaged to deal with any issues that relate to disabled access and use and all appropriate fire and building regulations.

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