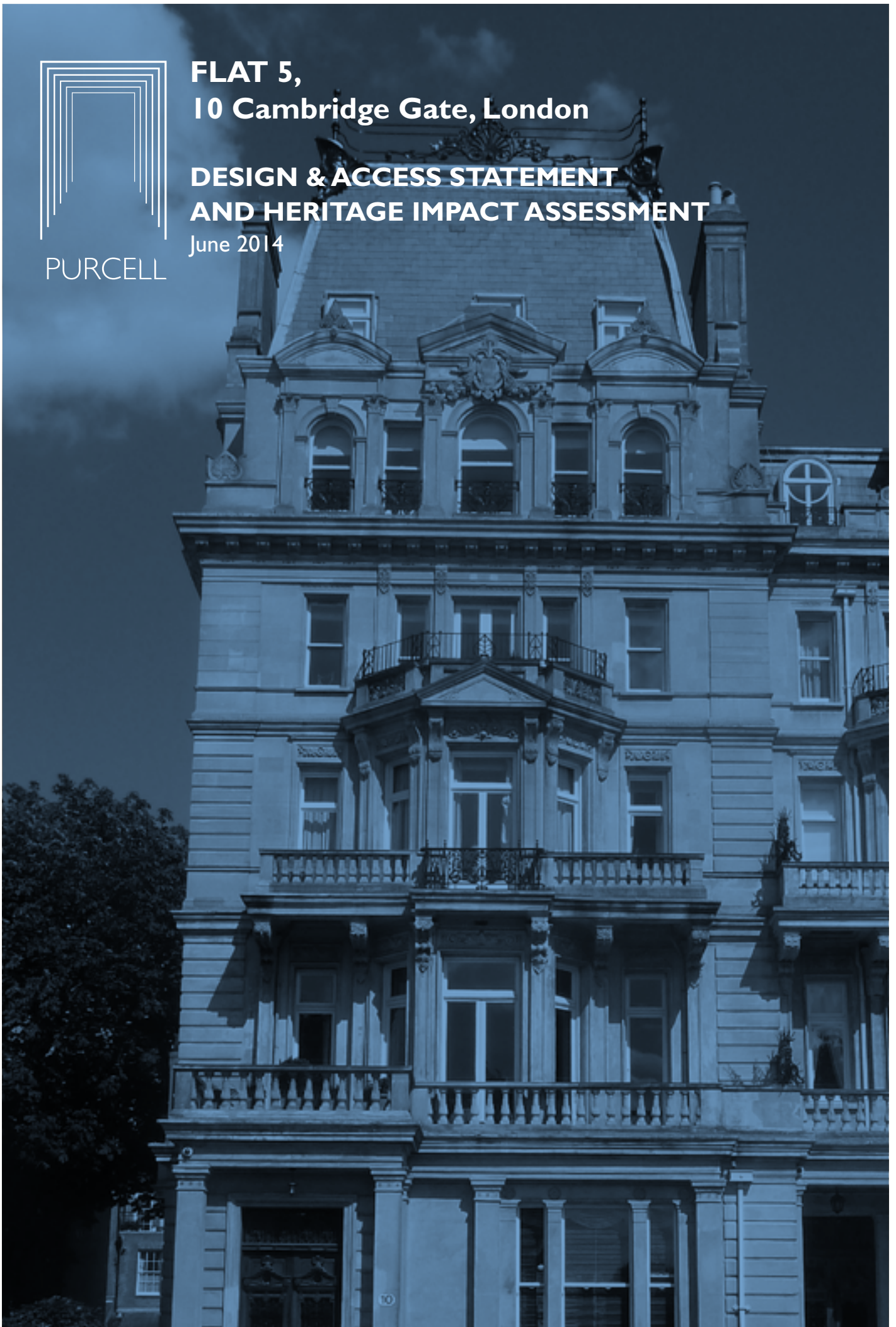




**FLAT 5,
10 Cambridge Gate, London**

**DESIGN & ACCESS STATEMENT
AND HERITAGE IMPACT ASSESSMENT**

June 2014





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INTRODUCTION

This design and access statement should be read in conjunction with the following documentation as part of the listed building application:

- Purcell drawings nos. 235477 / 001, 100 and 200.

This application is for internal alterations to install a new studwork wall to divide the existing study and dining room to provide a third bedroom.

2 DESIGN STATEMENT

2.1 BACKGROUND

No.10 Cambridge Gate is part of a Grade II listed terrace of buildings which is inside of the Regents Park Conservation Area.

The terrace was constructed between 1875 - 1877 and from historic plans has undergone a number of internal alterations.

2.2 THE DESIGN PROPOSAL

The proposal is to install a new studwork wall with doorway to divide the current study / dining room to form a bedroom.

The wall will have a skirting dado rail and cornice installed to match the existing.

The detailing of the door architrave and the design of the door panelling will also be constructed to match the existing.

3 ACCESS STATEMENT

Due to the historic significance of this building, access into the building will remain unchanged.

4 HERITAGE IMPACT ASSESSMENT

4.1 AREA DESCRIPTION

The area under consideration lies to the centre of Flat 5, on the 4th floor of No. 10 Cambridge Gate. The current arrangement comprises a study/dining room accessed from the main entrance hall. From this room access is also separately obtained to the kitchen and the bedrooms. A window in this room faces east into a lightwell.



4.2 PLANNING BACKGROUND

4.2.1 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF, published March 27th 2012) is the overarching planning policy document for England. Within Section 12: Conservation and enhancing the historic environment are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements which make up the historic environment are termed 'heritage assets'. These consist of designated assets (such as listed buildings or conservation areas) non-designated assets (such as locally listed buildings) or any other features which are considered to be of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings.

4.2.2 THE LONDON PLAN

The London Plan (2011) Including Revised Early Minor Alterations (October 2013)

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor. The Plan was revised in 2011, with alterations in 2013. The document Further Alterations London Plan, January 2014, propose no material changes to policies on built heritage.

Key Policies to be considered in the context of the site include:

Policy 7.8: Heritage Assets and Archaeology

Policy 7.9: Heritage-led Regeneration

4.2.3 CORE STRATEGY AND DEVELOPMENT POLICIES, AND THE LOCAL DEVELOPMENT FRAMEWORK (LDF)

The Core Strategy, along with the Local Development Framework (LDF), replaced Camden's Unitary Development Plan (2006). The Local Development Framework (LDF) was adopted in November 2010 sets out the council's strategy for managing growth and development in the borough. Within the Core strategy policy CS14 'Promoting high quality places and conserving our heritage' is relevant.

The LDF policies listed below are relevant to the Site with regards the current development proposals.

Policy DP24: Securing high quality design

Policy DP25: Conserving Camden's heritage

4.3 DESIGNATIONS

4.3.1 LISTED BUILDINGS

No 10 Cambridge Gate is part of a Grade II Listed terrace of buildings (1-10) and is accordingly afforded statutory protection under policies in the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings are listed because of their special architectural and historic interest which through designation is considered to be important in national terms.

The Listed Building description (Entry Number: 1244289) describes the building as below:

Terrace of 10 houses. 1875-77. By T Archer and A Green. Built by Stanley G Bird. Bath stone; slated mansard roofs with dormers. Large slab chimney-stacks. 4 storeys, attics and basements. Symmetrical terrace in French Renaissance style with projecting end bays (Nos 1 & 10). EXTERIOR: each house with 1 window each side of a 3-window bay. Windows mostly recessed casements with enriched panels over. Square-headed doorways with enriched half glazed doors and fanlights (some with enriched cast-iron grilles). Nos 1 & 10 with prostyle porticoes. Canted window bays rise through lower 3 storeys with bracketed cornices and central pediments with pierced parapets over. Ground floor with pilasters carrying entablature with continuous balustraded parapet at 1st floor level. Console-bracketed balcony with balustrade at 2nd floor level with cast-iron balconies to bay windows. 3rd floor, 3 windows separated by pilasters above bay windows, with 1 window each side. Bracketed cornice and parapet. Above bay window bays, large dormers of single round-arched light with keystone, topped by segmental pediment and flanked by scrolls. End houses with attic storeys above cornice and tall mansard roofs enriched with cast-iron railings and large palmettes. Nos 8 & 9 with blind boxes. Left hand return with 8-light cast-iron conservatory bay window on bracketed stone base. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached, cast-iron panelled railings with floral motif to areas. HISTORICAL NOTE: this terrace was built on the site of the Colosseum (1824-6, demolished 1875) by Decimus Burton.

4.3.2 CONSERVATION AREAS

The development site lies within the Regent's Park Conservation Area, which was first designated in 1969 with further additions in 1971, 1985 and 2011 and is protected under the Planning (Listed Buildings and Conservation Areas) Act, 1990.

The Regent's Park Conservation Area Appraisal and Management Strategy was adopted in 2011 and defines and analyses what is significant about the Regent's Park conservation area. The conservation area covers the eastern portion of John Nash's early 19th

century Regent's Park development, with the western portion lying within the City of Westminster. The area is of national and international significance and was early urban design on a grand scale which integrated elegant villas, terraces, and picturesque parkland, with practical considerations such as a market and 'service area'.

The Conservation Area's is predominantly residential in character. The Cambridge Gate terrace is within the character zone 'Regent's Park and Terraces fronting the park and their mews', but its High Victorian design is considered to break the continuity of Nash's design¹.

The proposed alterations do not affect the exterior of the building.

4.3.3 HISTORICAL OVERVIEW

Regent's Park was laid out by John Nash but the terrace of 10 houses of Cambridge Gate did not form part of his design. Prior to construction of the terrace the land had been occupied by a building known as the Colosseum, which was built in 1824 and designed by Decimus Burton. The building, which was similar in architectural style to the Pantheon in Rome, rather than its namesake, was built as an exhibition hall to house a large panorama painting of London. By the 1850s the exhibition was no longer a novelty for visitors and the exhibition closed. Unable to find a suitable use, the building was demolished in 1875 and the site cleared to make way for private residences².



Figure 1. The Colosseum, engraved by Cox after a picture by Roberts. Published 1837

The terrace of Cambridge Gate was erected 1875-77 to designs by Archer and Green in the French Second Empire style providing fashionable accommodation for London's Upper Class. An early resident was the novelist John Galsworthy who lived in no. 8 in 1887-99. During the First World War the same house became a club for wounded men providing a 'comfortable refuge from the street'.³ Following the Second World War and general decline of the terraces around Regent's Park, Cambridge Gate narrowly escaped demolition. The Gorrell Report of 1947 agreed to the demolition of the terrace, along with two adjacent buildings: Someries House and Cambridge Terrace, though only the former was demolished. Although considered by the Crown Estate in 1957 to be of 'no architectural merit' Cambridge Gate was given a reprieve and many of the individual houses were subdivided for commercial and residential use.

Major works were executed to the terrace when No. 1 - No. 9 Cambridge Gate were restored, altered and extended, to form 32 residential units in accordance with consent granted by Camden Council in 1994 (Ref: 9470104 / 9400493).

In more recent years, Flat 5 of No. 10 Cambridge Gate is known to have undergone a number of alterations to its plan form. An 'existing' plan drawn for the Crown Estate Commissioners from August 1989 [planning ref: 8903689/8970528] indicates a different plan form to the present layout suggesting recent modifications. Wall stubs indicate the location of original walls and evidence an alteration to an earlier historic floor plan. It also shows the room in question, the study/ dining room, as having been partitioned east-west to provide two separate but interconnecting rooms. This area of the 4th floor would historically have played a subordinate role to the principle room which faces towards Regent's Park. It is likely they would have been private rooms such as bedchambers.

¹ 'Regent's Park Conservation Area Appraisal and Management Strategy' p 25. <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/regents-park.en> Date accessed: 23 June 2014.

² 'The Regent's Park', Old and New London: Volume 5 (1878), pp. 262-286. URL: <http://www.british-history.ac.uk/report.aspx?compid=45236> Date accessed: 23 June 2014.

³ <http://www.redcross.org.uk/~media/BritishRedCross/Documents/Who%20we%20are/History%20and%20archives/Rehabilitation%20after%20the%20First%20World%20War.pdf> Date accessed: 23 June 2014

⁴ 'Regent's Park Conservation Area Appraisal and Management Strategy' p 88. <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/regents-park.en> Date accessed: 23 June 2014



Figure 2 - 4th Floor Plan - 10 Cambridge Gate.
Camden Planning Ref: 8970527 from 1989. The room under consideration is indicated. The earlier wall is marked in red.

4.3.4 THE ROOM UNDER CONSIDERATION IN THE PRESENT DAY

The room is located on the 4th floor of No. 10 Cambridge Gate towards the centre of the house. Accessed from the main lobby, it is an open plan room which has access into the kitchen and into a corridor to bedrooms. It has a single timber sash window overlooking a lightwell. The room has smooth plastered walls and ceiling, with integrated ceiling lighting and pendant. A plaster cornice, dado rail and skirting respect modern boxed services indicating that they are modern.



Figure 3 - View of area in question looking east.
Note: how cornice steps around a boxed service at the rear of the room.



Figure 4 - View of the position of an earlier wall.

5 SIGNIFICANCE AND UNDERSTANDING

5.1 ASSESSMENT OF SIGNIFICANCE.

The national significance of no. 10 Cambridge Gate is recognised in its statutory designation as a Grade II Listed building. However, given the small-scale and localised impact of the proposed works, this assessment of significance concentrates on the study/dining room of flat 5 which would be impacted by the development proposals only.

Documentary evidence and a site visit have shown that flat 5, 10 Cambridge Gate has undergone a number of modifications and alterations which have resulted in the removal of historic features and the repositioning of walls. The room's position in the centre of the 4th floor overlooking a lightwell is in contrast to the more significant principle room at the front of the house which overlooks Regent's Park. As such, the room in question has a lower level of heritage significance than other areas of the property. The highest level of significance is attributed to the main façade upon which the current scheme would not impact.

5.2 CRITERIA FOR ASSESSMENT OF SIGNIFICANCE

This document draws guidance from the English Heritage publication Conservation Principles: Policies and Guidance in order to assess significance (2010). This nationally recognised guidance document provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for

present and future generations. The guidance also provides a set of four heritage values, which will be used to assess significance within this document. These values may be understood as follows:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

EVIDENTIAL VALUE:

Evidential value relates to the potential for an asset to reveal further information about its history and evolution. The flat has been subject to modern alterations though there is a possibility that some historic fabric survives behind modern coverings and interventions. Any surviving historic fabric has the potential to reveal evidence of historic building techniques and materials. However, given the minimal intervention approach proposed for the current modification, the potential for the recovery of previously hidden historic fabric is minimal. The evidential value of the room is considered to be low.

HISTORICAL VALUE

The historic value of the site lies in its association to the Coliseum which previously occupied the area and which was part of the original concept for Regent's Park. A series of terraces (such as Cambridge Terrace) were a part of Nash's plan for Regent's Park and although the building was constructed in a different style, it followed this pattern. Value can also be drawn from the individuals and organisations who have historically resided in Cambridge Gate. Both the flat and the room in question have been subject to modern remodelling, loss of historic walls and floorplan to the detriment of its historic value, which is considered to be low.

AESTHETIC VALUE

The aesthetic value of the property is largely attributed to the main façade and the contribution the building makes to the surrounding streetscape and conservation area. The room in question is in the middle of the property with a window looking onto a lightwell. It is intended to copy and reproduce all existing cornice, dado rail and skirting on the re-inserted wall. The aesthetic value of the room is considered to be low.

COMMUNAL VALUE

The communal value of the property lies in the public elevations of the building and its place within the wider conservation area. The 4th floor of 10 Cambridge Gate, in which the flat is situated, would historically have performed as private rooms, and as such, have a limited communal value. The communal value of the study/dining room is considered to be negligible.

5.3 OVERVIEW OF PROPOSED WORKS

In general terms development is wholly limited to the 4th floor room and will involve the insertion of a single internal light partition within a low significance area of the building. The partition stud wall will be inserted within minimal impact on the existing walls and ceiling using a construction methodology that would ensure reversibility at a later date if required. Although not original, for aesthetic continuity, the cornice, dado rail and skirting will be replicated within the new bedroom and the passageway created.

Evidence shown in Figure 2 above has shown a more recent precedent for a wall in this position, and the re-insertion of a partition on the historic floor plan of the space is therefore considered to be negligible.

6 IMPACT ASSESSMENT

6.1 CRITERIA FOR ASSESSMENT

The following section is intended to assess the impact of the development proposals on the heritage significance of the study/ dining room at Flat 5, 10 Cambridge Gate. This assessment is carried out in line with the NPPE.

In order to more fully understand the effect of the impact on the heritage value of the building and its wider context, the following assessment provides a comparable analysis of the heritage value (as described in section 3) against the level of change. This assessment is based on the criteria set out by ICOMOS, and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

Level of impact will be assessed based on the following criteria:

LEVEL OF IMPACT	DESCRIPTION
High Beneficial	<p>The proposed changes will dramatically improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building.</p> <p>Any change resulting in a positive impact should be encouraged.</p>
Moderate Beneficial	<p>The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the visual characteristics of the interior of the building.</p> <p>Any change resulting in a positive impact should be encouraged.</p>
Minor Beneficial	<p>The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset.</p> <p>Any change resulting in a positive impact should be encouraged.</p>
Negligible	<p>The proposed changes will have a very minor visual impact on the heritage asset or very minor impact on the overall character of the surrounding context.</p>
Neutral	<p>The proposed changes will have no impact on the heritage asset.</p>
Minor Adverse	<p>The proposed changes will have minimal impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.</p>
Moderate Adverse	<p>The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance.</p> <p>Change of this magnitude should be avoided where possible, but can be neutralised through positive mitigation.</p>
High Adverse	<p>The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features.</p> <p>Change of this magnitude should be avoided.</p>

HERITAGE VALUE	LEVEL OF CHANGE (Adverse or Beneficial)				
	No Change	Negligible	Minor	Moderate	Major
	EFFECT OF OVERALL IMPACT				
Very High	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/ Large	Large	Large/Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

6.2 IMPACT ASSESSMENT

The following table assesses the effect of overall impact of the proposed changes on the heritage significance of the building. The judgements are made based on the table provided in the previous section, which judges the Heritage Value against the assumed level of change.

The impact assessment addresses the impact of the insertion of a single partition wall and the internal decoration of the subdivided spaces.

KEY AREA OF IMPACT	HERITAGE VALUE	LEVEL OF CHANGE	OVERALL IMPACT (Allowing for Mitigation)
Historic Floor Plan	<p>Low aesthetic, historical and evidential value in the context of the Listed Building as a whole.</p> <p>Negligible communal value as a result of its use as a private space.</p>	<p>The sub-division of the existing study/dining room through insertion of a stud wall.</p> <p>Restoration of previous plan form as a result of the insertion of the partition.</p> <p>Negligible.</p>	<p>Neutral / Slight impact</p> <p>This change has been designed to be reversible reducing the longer term impact to neutral.</p>

KEY AREA OF IMPACT	HERITAGE VALUE	LEVEL OF CHANGE	OVERALL IMPACT (Allowing for Mitigation)
Conservation Area	High communal, and aesthetic significance as a result of its local designation.	The proposed alterations take place entirely within the interior of the building and would not be discernible from the exterior; as such, there would be no change to the conservation area. Neutral.	Neutral impact No impact on the conservation area.

MITIGATION

None required.

KEY AREA OF IMPACT	HERITAGE VALUE	LEVEL OF CHANGE	OVERALL IMPACT (Allowing for Mitigation)
Historic Fabric	Low due to the modernisation of the 5th floor apartment, relocation of walls and removal of historic fabric.	Construction of the partition wall would be undertaken with a minimal intervention approach enabling the partition to be easily removed if required at a later date. Negligible.	Neutral / Slight impact

MITIGATION

The possible impact on historic fabric is mitigated through the use of a removable partition. Features such as the cornice, skirting and dado rail are modern. The partition has been designed to have no impact on historic fabric.

7 CONCLUSION

Overall, the study/dining room is afforded a low level of significance within the context of the house as whole due to the modernisation of the flat and the removal of many historic features. The proposed alterations are low impact and a considered approach to mitigation design has minimised impact on surviving historic building fabric. The insertion of the wall will see the space returned to an earlier layout. In these terms, it is believed that the proposed alterations will have a negligible effect on the heritage significance of the building, and the nature of the partition is seen to be reversible.

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