

Heritage Statement



Flat 4, 7 Cambridge Gate, London Borough of Camden

On behalf of Holin Properties Inc.

September 2014

Project Ref: 14/1589

Project Number:	14/1589
Authored by:	Jon Lowe
Date:	October 2014
Document version	M:\HC\Projects\Projects 1501- 1600\14.1589 - 7 Cambridge Gate, Camden\Reports\2014.10.01 Heritage Statement V2.docx

CONTENTS

PAGE NO.

1.0	INTRODUCTION	4
2.0	POLICY AND LEGISLATION	6
3.0	UNDERSTANDING THE ASSETS	10
4.0	ASSESSMENT OF SIGNIFICANCE	14
5.0	IMPACT ASSESSMENT	17
6.0	SUMMARY AND CONCLUSIONS	20
	BIBLIOGRAPHY	22

APPENDICES

Appendix 1:	Site Location
Appendix 2:	Historic Maps
Appendix 3:	1994 'As existing' survey drawings
Appendix 4:	Consented proposal drawings, 1994
Appendix 5:	Photographs

1.0 INTRODUCTION

- 1.1 This heritage statement has been produced by Heritage Collective on behalf of Candy and Candy. It supports an application for listed building consent seeking approval for a refurbishment of Flat 4, 7 Cambridge Gate.
- 1.2 The building is grade II listed and located within the Regent's Park Conservation Area in the London Borough of Camden.
- 1.3 In accordance with the requirements of the National Planning Policy Framework this statement describes the significance of the listed building and the conservation area as designated heritage assets.

The Proposal

- 1.4 Full details of the proposed development are set out within the Design and Access Statement and drawn submission of the application.
- 1.5 In general, it is proposed to undertake sympathetic refurbishment, including internal alterations and the insertion of a small platform lift. The apartment comprises the third, fourth and fifth floors of the conjoined No.7 and No.6 Cambridge Gate.
- 1.6 With the exception of replacing existing condenser units the proposals are internal and therefore are not considered capable of affecting the significance of other listed buildings nearby, the registered Park and Garden of the conservation area.

Purpose of study

- 1.7 This document is intended to assist determination of the applications by informing the decision-takers of the effects of the proposal on the historic built environment. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.
- 1.8 Specifically this report assesses the capability of the listed building and the conservation area to absorb change without causing harm to their

significance. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990.

- 1.9 The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2012 and local planning policy.

2.0 POLICY AND LEGISLATION

Legislation

- 2.1 Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act place a duty on the decision-maker to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which it possesses. Section 72 of the Act places a duty on the decision-maker to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy Framework

- 2.2 The NPPF constitutes the Government's current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.
- 2.3 Paragraphs 126 to 141 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on "significance", defined in Annex 2 as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

- 2.4 Paragraph 128 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.

- 2.5 Paragraph 129 requires LPAs to identify and assess the "*the particular significance of any heritage asset*". This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting.
- 2.6 Paragraph 131 requires LPAs to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 2.7 Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation). Conservation (for heritage policy) is defined in Annex 2 of the NPPF as:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 2.8 The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.
- 2.9 Paragraph 133 deals with substantial harm to, or total loss of, significance of a designated heritage asset. In cases of substantial harm or total loss of significance, applications should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweighs that harm or loss.
- 2.10 Paragraph 134 deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.

Local Planning Policy Framework

- 2.11 The principle piece of local planning policy framework within the London Borough of Camden is the Local Development Framework (LDF) adopted in November 2010. The LDF is a collection of documents, used in conjunction with the London Plan (2011) which sets out strategy for managing growth and development within the borough. The two principle documents are the Camden Core Strategy and the Camden Development Policies.
- 2.12 **Camden Core Strategy Policy CS14 – Promoting high quality places and conserving our heritage:** This policy requires new development to respect local context and character and be of the highest design standards. Camden’s heritage assets and their settings should be preserved and enhanced to ensure that Camden’s places are attractive, safe and easy to use. The policy also seeks high quality landscaping and works to public spaces as well as seeking high standards of inclusivity and accessibility within all buildings.
- 2.13 **Development Policy DP24 - Securing High Quality Design:** This policy requires high standards of design and notes that the council expect development to consider among other factors, the character, setting, context and form of neighbouring buildings, the character and proportion of the building and the quality of materials proposed.
- 2.14 **Development Policy DP25 – Conserving Camden’s Heritage:** The policy requires listed buildings to be preserved or enhanced and notes that consent will only be granted for change of use or alterations when it is considered that this would not cause harm to the special interest of the building or cause harm to its significance by way of change within its setting. In respect to conservation areas the policy notes that only development which preserves or enhances the character and appearance of the area will be permitted. Where a building is considered to make a positive contribution to the character and appearance of the area there will be a presumption against its loss. Development outside the conservation area causing harm to the significance of the area will also not be permitted. The policy also notes that the council will seek to preserve trees and garden spaces which contribute to the character and appearance of the area and the setting of Camden’s architectural heritage.

- 2.15 The London Plan 2011 (incorporating minor alterations from October 2013) is the spatial development strategy for greater London and as such a piece of relevant planning policy.
- 2.16 **London Plan Policy 7.8** indicates that development should be sympathetic to the form, scale, materials and architectural details of heritage assets, and should, where appropriate conserve, restore and re-use heritage assets. The policy requires historic environments such as conservation areas to be preserved and enhanced and development affecting heritage assets and their settings to conserve their significance in a sympathetic manner.
- 2.17 **London Plan Policy 7.9** requires the significance of a heritage asset to be assessed when development is proposed and schemes designed so that the heritage significance is recognized, and where possible repaired, restored and put to a suitable and viable use that is consistent with their conservation.

The Regent's Park Conservation Area Appraisal and Management Strategy (July 2011)

- 2.18 The conservation area appraisal and management strategy sets out a summary of the area's character, origin and development. The management strategy includes the council's objectives for the preservation and enhancement of the area.

3.0 UNDERSTANDING THE ASSETS

Site Development

- 3.1 Cambridge Gate was built in 1876-80 by Stanley G Bird to the designs of Archer & Green. It formed a free-standing terrace as an extension to Nash's Cambridge Terrace to its north. It is located on the Outer Circle on the east side of Regents Park. To the south of the site is the Royal College of Physicians.
- 3.2 Between 1824 and 1875 Cambridge Gate was the site of the Decimus Burton's Colosseum, a large rotunda built to house a panorama. The building was initially very popular drawing crowds of people but popularity waned and new uses could not be found. It was demolished in 1875.
- 3.3 Cambridge Gate is built in a High Victorian style with French influenced detailing and unusually for the area is faced in Bath stone. It is therefore in stark contrast to the stuccoed terraces and compositions by Nash and Burton and c.50 years later. In common with the terraces along Outer Circle Cambridge Gate is set back from the road behind a shared private garden and inner driveway.

Listing

- 3.4 The list description is copied in full below:

UID: 476790

List entry Number: 1244289

Date first listed: 14-May-1974

TQ2882SE CAMBRIDGE GATE 798-1/92/142 (East side) 14/05/74 Nos.1-10 (Consecutive) and attached railings

GV II

Terrace of 101` 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. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 123).

Historic background

- 3.5 Since its addition to the list the building has undergone alteration and extension not referred to in the list description. Further detail of the terrace's development is set out below.
- 3.6 Electoral registers record No.7 Cambridge Gate to be occupied by Lady Rosa Robertson and Lt Col. Thomas Robinson in 1925 and until 1940. In 1948-9 the occupant was an Ian S. Wilson.
- 3.7 In the 20th century several of the houses within the terrace were converted to apartments. No.10 was converted in 1923, No.8 in 1928, No.5 in 1934 and by 1950 Nos 3 and 4 had also been converted. By 1960 No. 9 had been converted to apartments.

- 3.8 The absolute date of the conversion of Nos 6 and 7 Cambridge Gate to apartments has not been established. However, the London Directory of 1960 records Nos 6 & 7 as a pair occupied by the General Post Office Engineering Department. This suggests unification of the two houses had occurred during this time with breaching of the party walls.
- 3.9 Proposals for a significant redevelopment of the terrace were put forward in 1989 but were not executed. Drawings show extensive proposals for demolition of much of the central part of the terrace behind a retained facade with one room's depth to the central part of the terrace.

1994 redevelopment and current plan form

- 3.10 An approved set of drawing dating from 1994 show the same 'existing' plans as those shown in 1989.
- 3.11 Consent was granted in 1994 for a redevelopment of the entire terrace to provide a series of apartments. This included the addition of a rear extension to the entire terrace, with terraces over, and a new mezzanine floor (fifth floor) being formed from the roof space (with some borrowed volume from the fourth floor).
- 3.12 At third floor in 1994 the plan form of each house comprised a two room deep footprint with projecting rear ranges. A single breach existed between No.7 and No.6 and this had resulted in the insertion of a corridor having the effect of reducing the size of the original rooms. At No.7 the rear range was on the north side and at No.6 the projection was at the southern side.
- 3.13 The approved drawings and the resulting scheme that was built in-filled the gap between these rear ranges resulting in the loss of the original traditional sash windows that had lit the rear rooms. The lift was inserted at this date, as was the existing staircase between third and fourth floor levels.
- 3.14 It is clear from the demarcation of demolition on the 1994 proposals that the original plan form of the historic part of the building has been drastically altered with considerable loss of partitions. Given the extent of removed fabric it is clear that architectural details such as doors, skirting boards,

cornices could not have been retained. This is evident within the apartment as all internal detailing and features are modern in fabric. There has been a token approximation of traditional detailing. The fireplaces appear to be importations to the property.

- 3.15 At fourth floor, which have been accessed from a secondary staircase in front and offset from the principle staircase, the plan was similar to that at third floor. The fourth floor also included a breach of the party wall between the two properties and the insertion of a corridor/lobby to facilitate interconnection and circulation. The fourth floor was the top storey of the property until this time with only an attic above.
- 3.16 1994 consents resulted in a complete reconfiguration of the third and fourth floors. At third floor the breach in the party wall was maintained and the floor plan split to provide a bedroom and en-suite and the front part of No.7 and a lift and hallway to the rear. The new extended part of the rear of No.7 housed the entrance lobby, the staircase they hallway (which bans across to number six) and a kitchen study facing the rear elevation.
- 3.17 This plan form remains although there is no longer an en-suite bathroom at the front of the property. The historic internal parts of No.6 were entirely removed, including the original staircase, and a single open plan reception room was formed. The extended rear part of the property featured a dining room and some accommodation associated with the lower level apartment. The breached party wall was blocked at this time.
- 3.18 The fourth was adapted to provide two additional bedrooms with en-suite bathrooms within the historic parts of the building. The hall and landing was positioned in the rear part. The landing opened onto the terrace over the new extension. A new staircase was inserted against the party wall to No.6 to provide access to a new fifth floor accommodation with single rooms and en-suites in each property.
- 3.19 Although of little relevance to this application, appendix 4.3 shows the extent to alterations to the lower floors of the building and demonstrate extensive reworking of plan form.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases certain elements could accommodate change without affecting the asset's significance. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected and any contribution made by their setting (paragraph 128, NPPF 2012) is therefore fundamental to understanding the scope for and acceptability of change.

4.2 Section 12 of the NPPF deals with conserving and enhancing the historic environment. It places much emphasis on heritage "significance" which is described in Annex 2 as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical appearance, but also from its setting."

4.3 A description of the significance of 7 & 6 Cambridge Gate and the Regents Park Conservation Area are presented below. The descriptions are proportionate to the asset's significance and are sufficient to understand the nature of any impact the proposals may have upon that significance.

Architectural interest

4.4 As recognised by its listed status numbers 1 to 10 Cambridge Gate are of special architectural interest. As noted above the buildings have undergone extensive alterations and extensions. Despite benefiting from listed building consent, the alterations that took place in 1994 significantly deviated from the original plan form and rear elevational form of the building. These changes are considered to have eroded the interest and significance of the terrace and the individual buildings.

4.5 The facade is unusual for the area given it is later and materialistically different to the predominant Regency villas and terraces. It is nevertheless of architectural interest in terms of its composition, detailing and stylistic

references. The facade is singularly the most significant element of architectural interest and lies at the heart of why this terrace was designated.

- 4.6 As can be seen from the 1994 drawings the internal alterations to the property were extensive and affected all floors. The degree of change appears to have compromised the internal architectural detailing with no genuine historic fabric having survived third and fourth floor level in either property.
- 4.7 The breached party walls have not had a significantly detrimental effects on the listed building and in fact form a much repeated alteration within the terrace, many predating the building's designation. The impact of having breached party walls has been significantly reduced by the addition of the rear extension as the current arrangement makes it difficult to understand the original plan form or to appreciate you are experiencing two separate former townhouses.
- 4.8 The communal staircase and detailing within the hall of No.7 are original and of significance but are not affected by the proposals.
- 4.9 The building has some group value with Cambridge Terrace to its North but it's architectural differences and varied palette are a departure from the otherwise predominant stucco finish attributed to Nash and Burton.
- 4.10 In summary, the architectural interest this building lies in its facade, its front roof scape, its relationship to Cambridge Terrace to its North, the inner driveway and those residual elements of historic plan form and architectural details in the communal parts, such as the staircase and entrance hall within No.7. The interiors of the third, fourth and fifth floors are not of architectural interest.

Historic interest

- 4.11 The terrace is of relatively low historic interest. It does not have known associations with significant persons or events. It does not represent a key part of the area's master plan but it does have some illustrative value as an example of the later 19th century preference for greater ornamentation and stylistic complexity.

- 4.12 There is interest in the site as the former location of Burton's Colosseum but this is not reflected in the fabric of the existing terrace other than by virtue of the terrace being at odds materialistically and architecturally from the Nash buildings to its North.

Artistic interest

- 4.13 Nos 1 to 10 Cambridge Gate are not of noteworthy for artistic interest. As with any architecture of age there is a degree of craftsmanship in its construction and detailing.

Archaeological interest

- 4.14 The significance of the building does not lie in its archaeological interests.

Contribution made by the building to the character and appearance of the conservation area

- 4.15 The listed terrace makes a positive contribution to the character and appearance of the conservation area. It serves as a variation of the large townhouse terraces and follows the established pattern of set back build lines, inner driveways and railings.
- 4.16 The rear elevation is largely hidden from public view and has been much altered. The rear part of the building does not contribute to the character and appearance of conservation area in the same way as the facade. The degree of alteration has reduced the architectural interest of the terrace at the rear and any contribution now made relates solely to scale, materials and the pattern of subservient rear elevations relating to mews houses.

5.0 IMPACT ASSESSMENT

- 5.1 The proposals affect the interiors of the third, fourth and fifth floors of these two conjoined townhouses. It must be borne in mind that the terrace has a history of significant alteration and its significance has been eroded over time.
- 5.2 The effects of the proposals on the significance of the listed building and conservation area are considered below.

Impacts on the character and appearance of the conservation area

- 5.3 External changes are limited to the replacement of a existing set of air conditioning condenser units with new condenser units. These are located at the rear roof level of No.7 within an existing lightwell, offset from the lantern above the staircase. The existing units are not visible in view other than obliquely from the private outward view within this demise. The effect of change on the character and appearance of the conservation area is negligible.
- 5.4 As the proposals are limited to the interiors there will be no effect on the external envelope of the building or its appearance.
- 5.5 Once executed the proposal will not bring about any change to the external appearance of the building. The degree of contribution currently made will therefore remain unaltered. The proposals have will not affect the degree to which the building contributes to the character and appearance of the conservation area.

Impact on the significance of the listed building

Plan form

- 5.6 As demonstrated in section 4 of this report, the plan form of the buildings have been significantly altered both prior to and after 1994. Until the properties were conjoined it is likely that the third and fourth floors were wholly traditional and typical in their layout with front and back rooms and a rear closet range.

- 5.7 When the properties were conjoined the internal arrangement was altered within insertion of a corridor, reduction of room sizes and the insertion or removal of partitions to form workspaces for the office user. Following the extensive adaptations in 1994 the plan form of the historic part of the building was drastically altered with little evidence remaining of the original cellular arrangement.
- 5.8 The proposal will further alter the interiors by taking down and replacing some partitions. These are modern and do not reflect the original alignment. It can be seen from the 1994 proposal drawings that little of the original plan form survives at third and fourth floor. What does survive is the sense of the historic property plot width by virtue of the retained party walls. The partial retention of the original back walls of the houses is not wholly apparent as they have been internalised.
- 5.9 The impacts of the proposals on the plan form are considered acceptable for the following reasons:
- i There will be minimal loss of historic fabric;
 - ii The plan form is not original nor is it of any significance;
 - iii Once executed the proposals will not affect one's ability to understand and appreciate this building to a greater or lesser extent than at present;
 - iv The overall pattern of circulation within this apartment will remain as currently configured.

Architectural details

- 5.10 The current fit out respects the 1994 plan form. It is therefore evident that all architectural details are attributable to the 1994 work.
- 5.11 The proposal includes a refurbishment of the interiors and will have an impact on the existing architectural detailing and fabric. Whilst the extent of loss will be great the impact on the building's significance will be low or negligible.

- 5.12 The form and pattern of the existing architectural details is not strictly accurate for the period, nor does it truly reflect the vertical hierarchy one would expect in this period and type of property. The proposals present an opportunity to undertake a more sympathetic refurbishment that includes careful consideration of vertical hierarchy and proportions.
- 5.13 Overall the impact on architectural details and the significance of they contribute is considered acceptable.

Insertion of a lift

- 5.14 In 1994 no.7 along with several others within the terrace was fitted with an electric passenger lift located within the centre of the plan, off the communal staircase. This terminates at third floor.
- 5.15 It is proposed to introduce a platform lift between third and fourth floors to improve accessibility. This will be located within No.6, to the rear of the historic part of the building's footprint in an area formerly within the rear range.
- 5.16 The lift will result in localised loss of fabric between the floors and some degree of impact to the surrounding walls to form a shaft. The space at third floor is currently used as a store/utility room and is entirely modern in character and fabric. At fourth floor the area is within the modern rear extension where no historic fabric is present.
- 5.17 Insertion of a platform lift between third and fourth floors will therefore have little or no impact on the historic fabric or plan form of the listed building. This proposal will not affect the significance of the heritage asset.

Replacement Condenser units

- 5.18 Replacement of old equipment with new, utilising the current discrete position, will have a negligible effect on the significance of No.7 Cambridge Gate or the terrace as a whole.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 To support the local authority in their decision-making this report has had special regard to the desirability of preserving the listed buildings and any features of special architectural or historic interest. Furthermore it has given due consideration to the desirability of preserving or enhancing the character and appearance of the conservation area.
- 6.2 In accordance with paragraph 128 and 129 of the National Planning Policy Framework (NPPF) this report presents a description of the particular significance of the heritage assets affected by the proposals to a proportionate level. It goes on to assess the effects of the development on the significance of the heritage assets.
- 6.3 The impact assessment demonstrates that the proposals will not result in harm to the significance of the listed building or the conservation area. This is on the basis that the special interests of the listed building and character and appearance of the conservation area will not be eroded. Accordingly paragraphs 133 and 134 of the NPPF are not considered applicable.
- 6.4 With regards to the Local Development Framework, the proposals offer a high-quality refurbishment in keeping with the character of the building. Refurbishment is seen as an opportunity to improve current standards of decorative finish and architectural detailing without harming those elements identified as being of significance to the conservation of the heritage asset. As such the proposals accord with Development Policy DP24.
- 6.5 As demonstrated, the proposals will not alter the appearance of the building or its contribution to the character and appearance of the conservation area.
- 6.6 The proposals will upgrade the interiors throughout with modest alteration of a non-original and replacement of features that are modern. The alterations are affecting the upper two historic storeys of these houses which would otherwise traditionally have been of lower decorative order and significance. Since it's division to form a large apartment its hierarchical identity has been confused. The proposals strike a balance between respecting the property as a whole and the apartment as the current configuration of these townhouses.

The proposals are not considered to cause harm to the special interest of the building. The proposals therefore comply with Development Policy DP25.

- 6.7 As the proposals will not affect character or appearance of the conservation area there is no conflict with the objectives set out in the conservation area character appraisal.

BIBLIOGRAPHY

Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 123

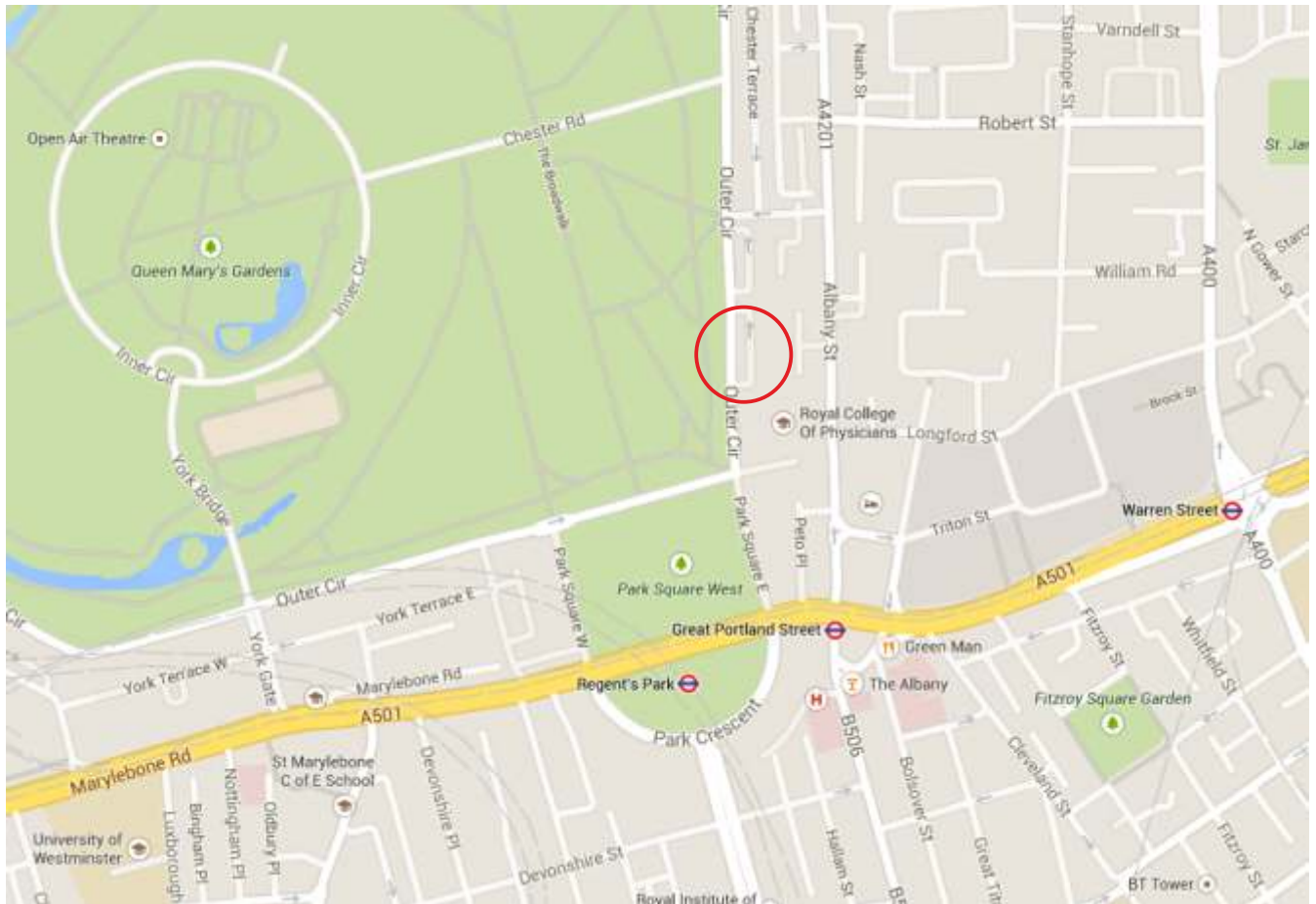
Electoral Register: 1925, 1930, 1936; 1940; 1948-9, 1950.

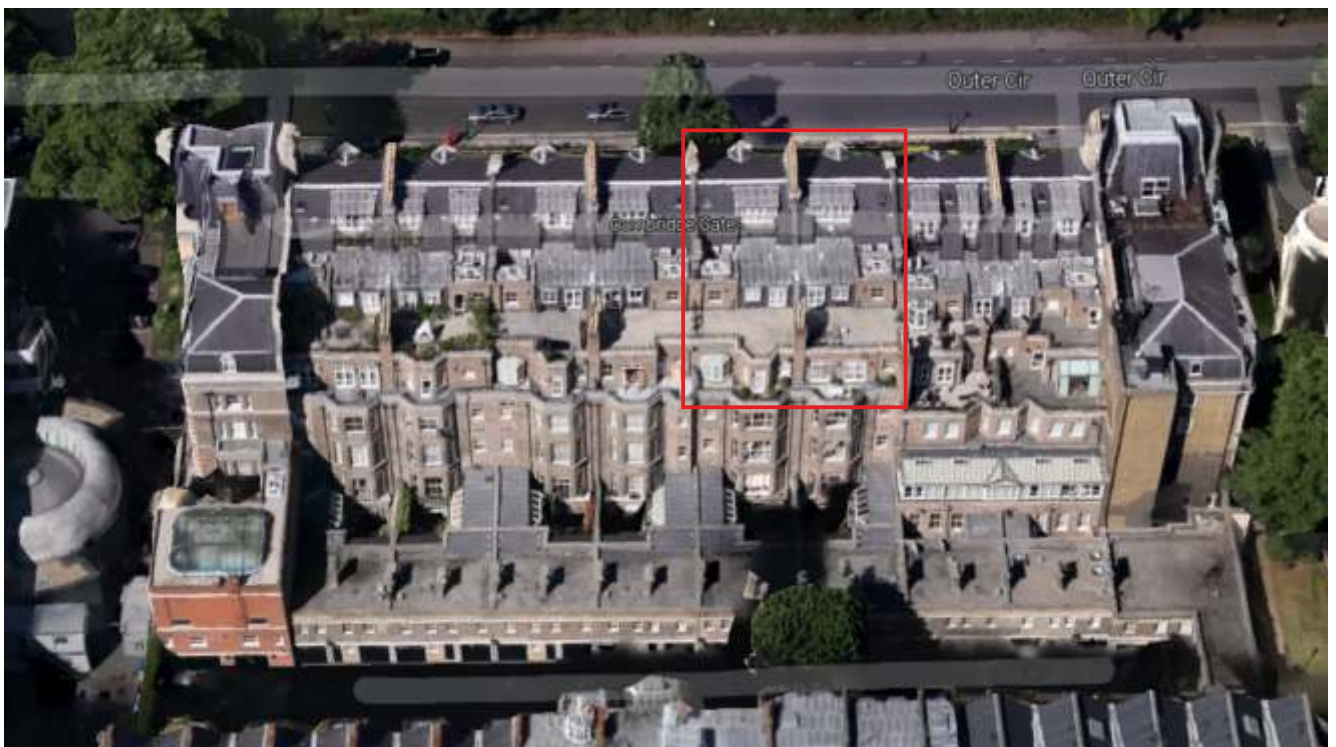
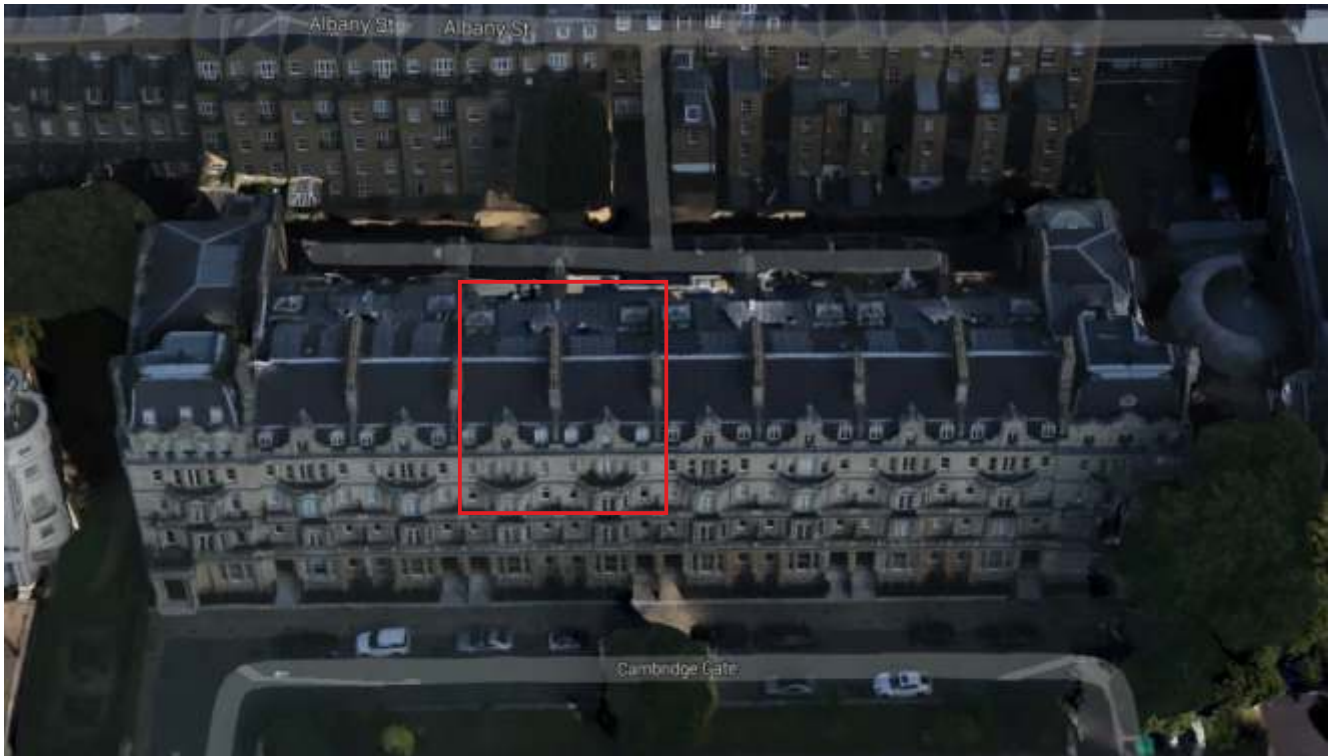
London Directory: 1960

Ordnance Survey Maps: 1870, 1893-4, 1921, 1968, 2004'

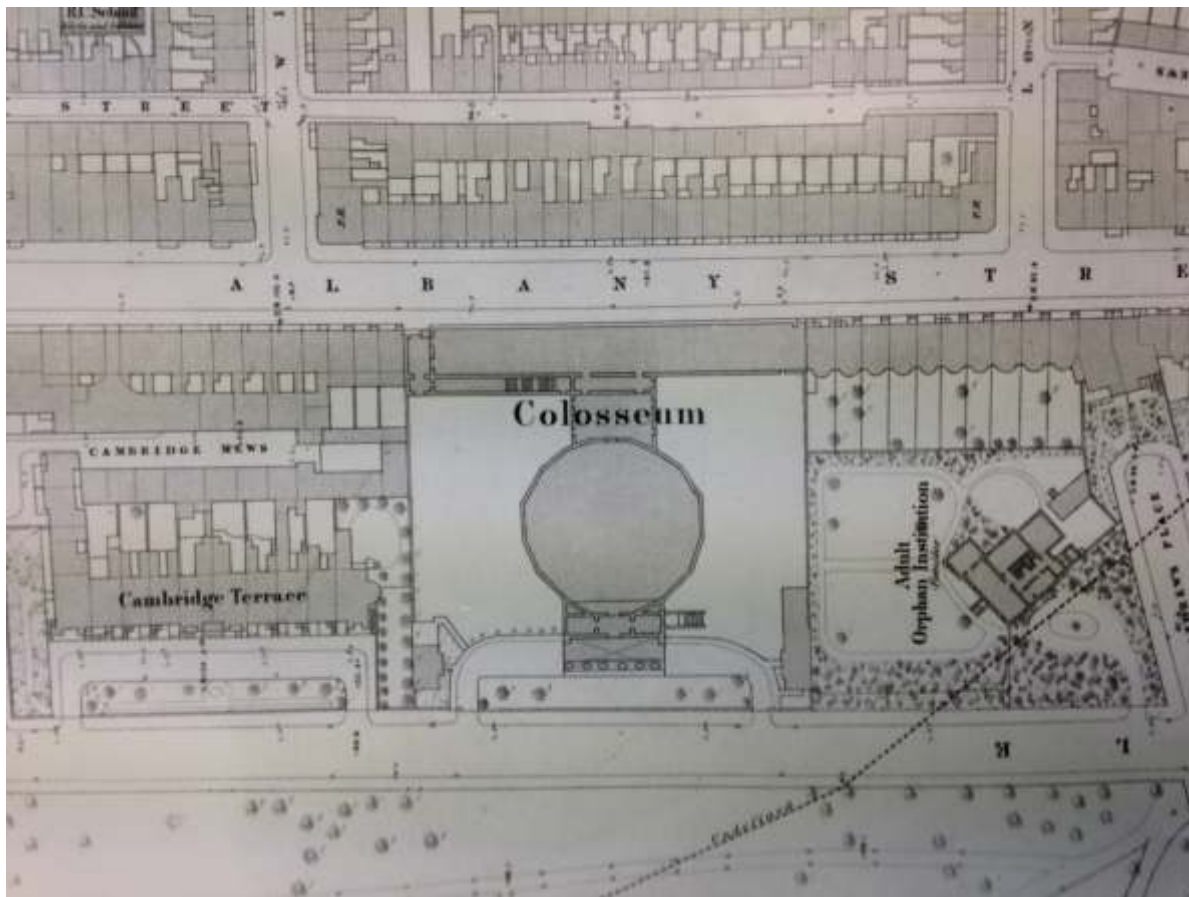
Planning archive

APPENDIX 1: Site location map





APPENDIX 2: Historic maps

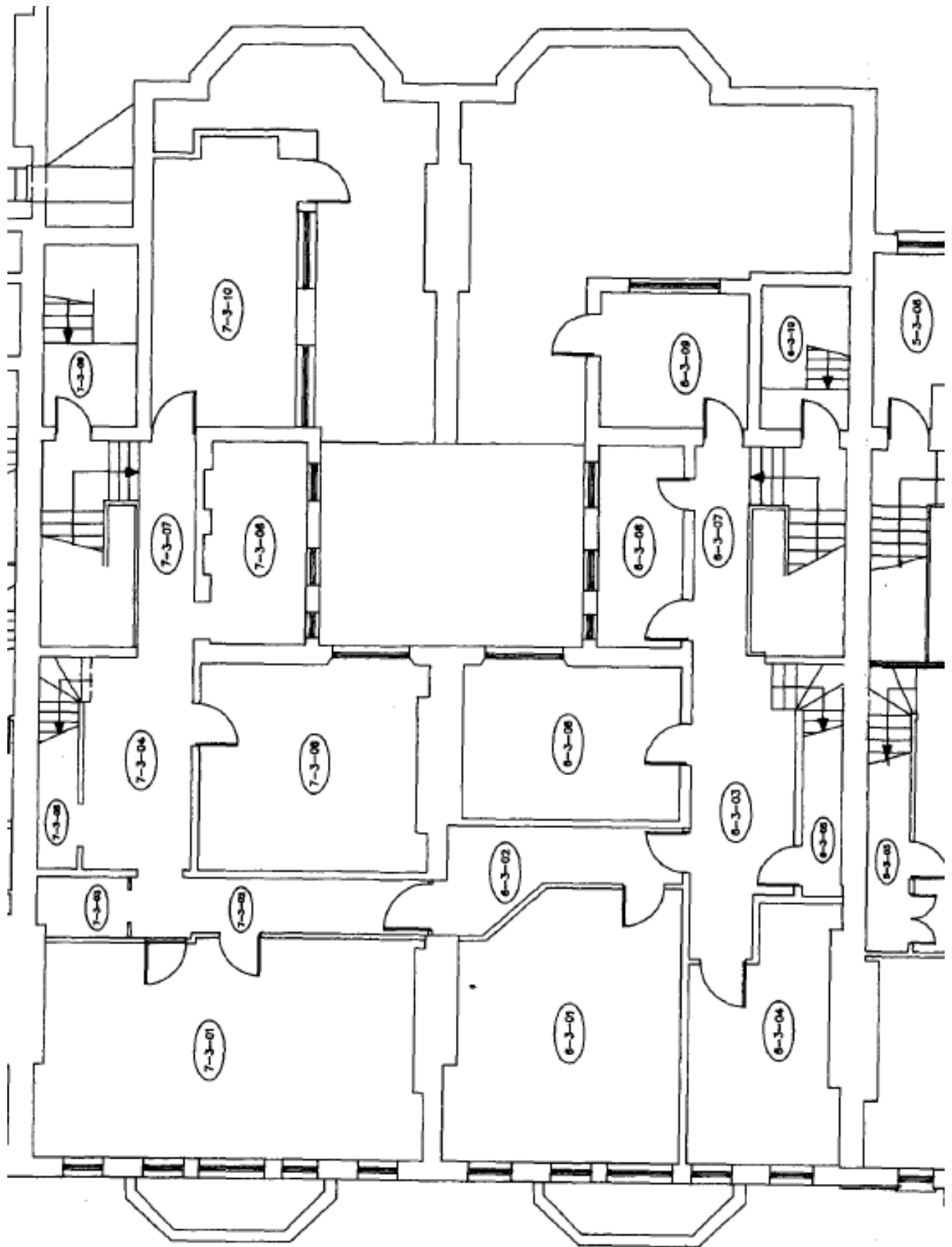


2.1: 1870 Ordnance Survey map. This shows the site occupied by Colosseum

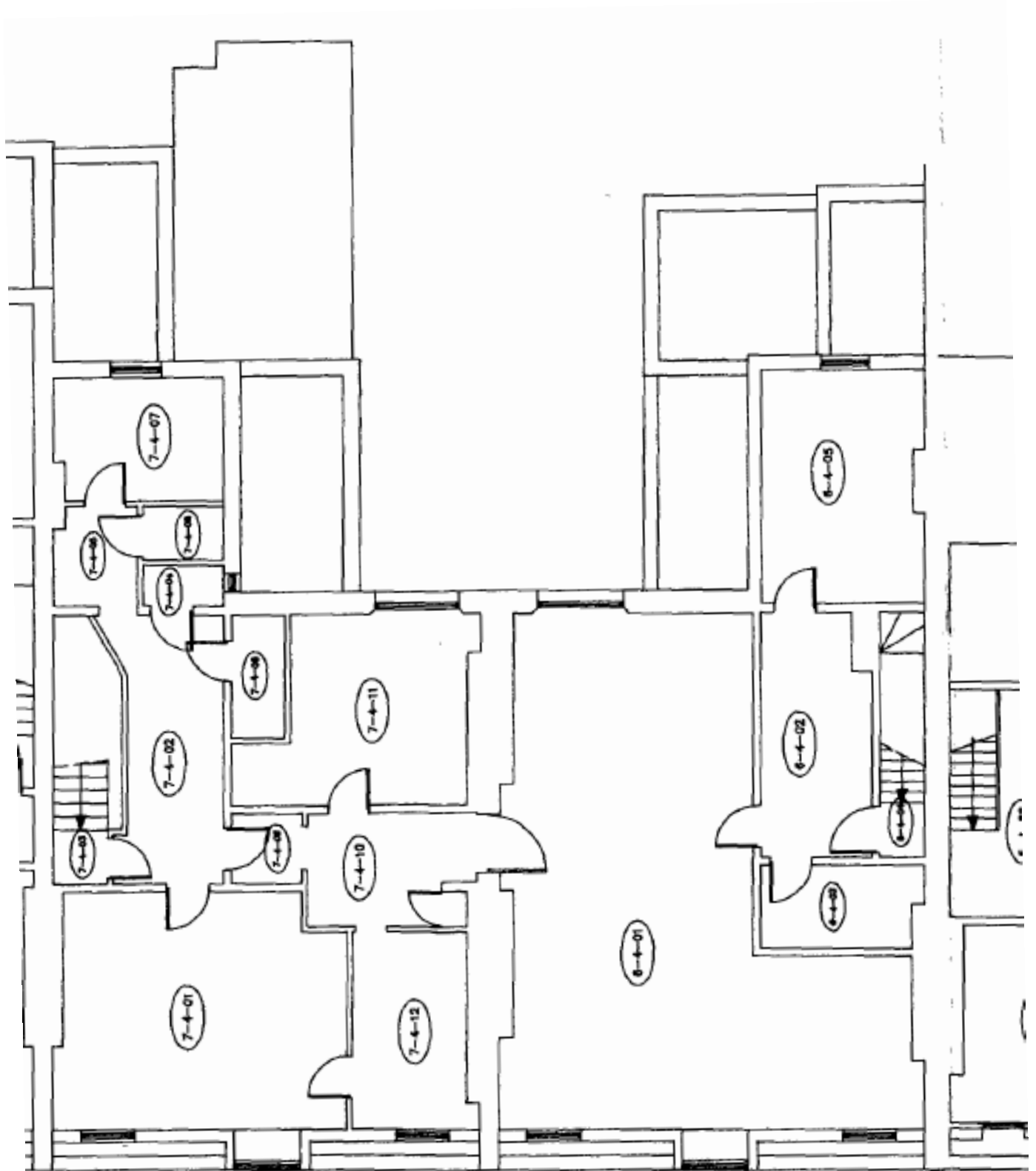


2.2: 1893-4 Ordnance Survey map. This shows Cambridge Gate to have been built. Red outline shows No.7 only.

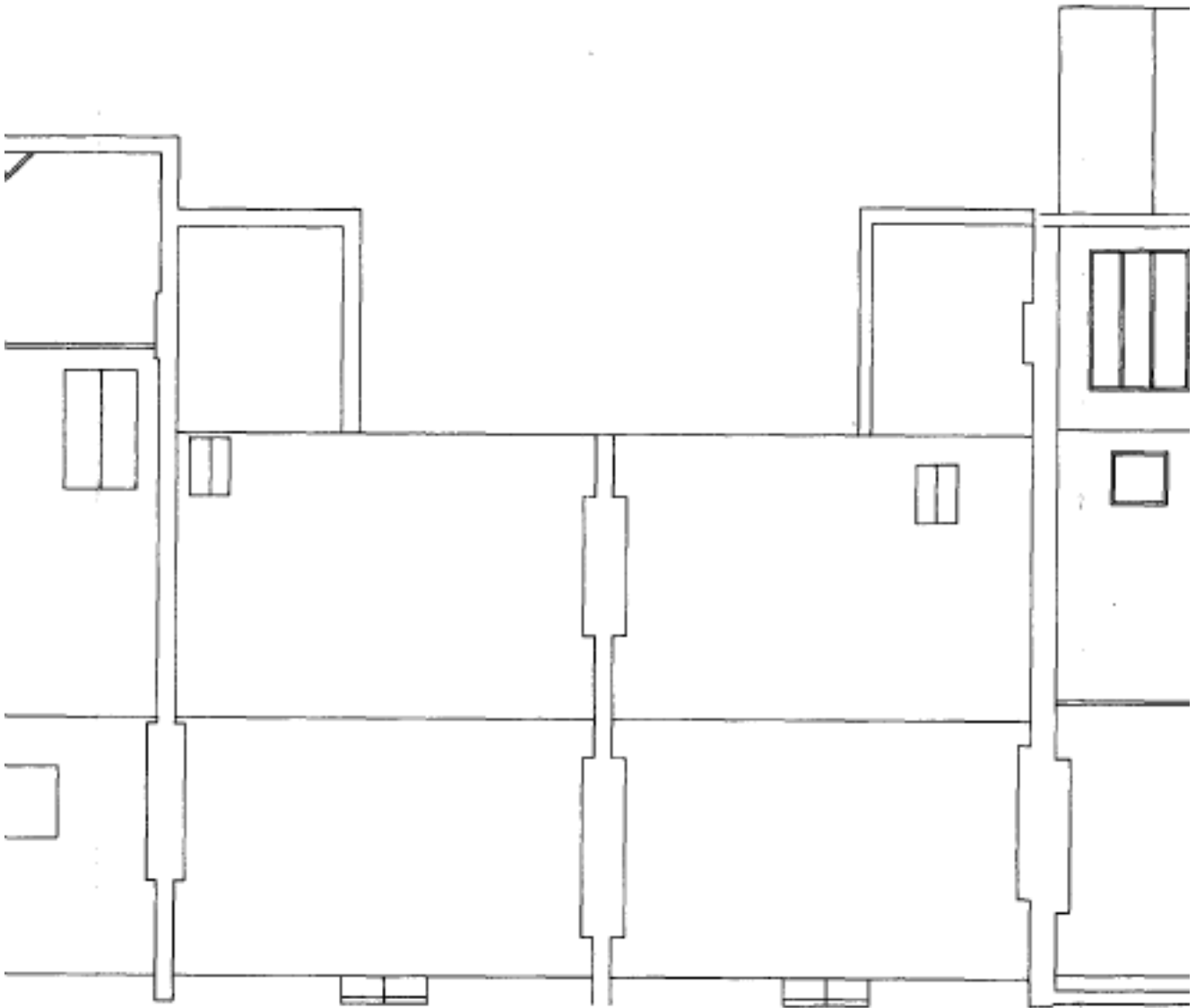
APPENDIX 3: 1994 'As existing' survey drawings



3.1: Third floor plan, 1994 (The Conservation Practice on behalf of the Crown Estate). This shows the party wall to have already been breached and the form of the rear wall prior to extension approved in 1994.



3.2: Fourth floor plan, 1994 (The Conservation Practice on behalf of the Crown Estate). This shows the party wall to have already been breached and the form of the rear wall prior to extension approved in 1994.

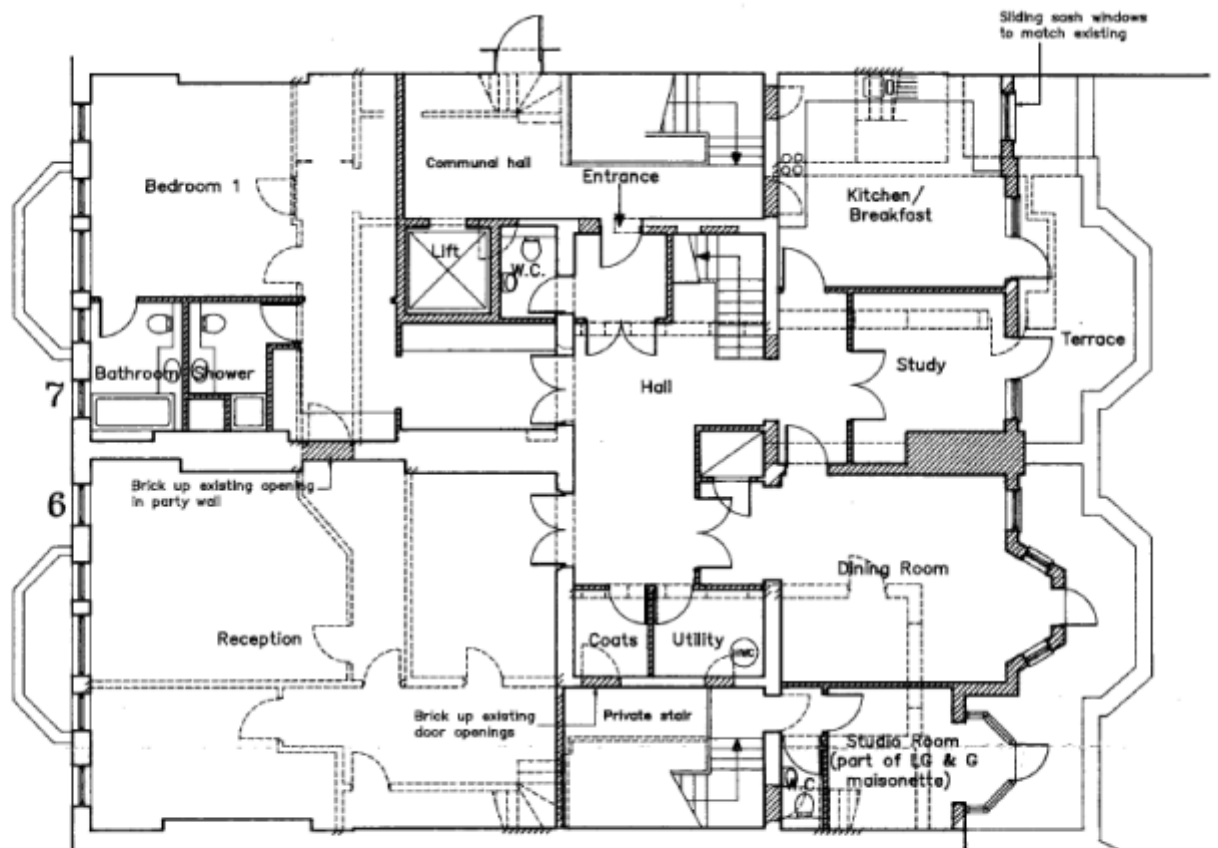


3.3: Roof plan, 1994 (The Conservation Practice on behalf of the Crown Estate). This shows that prior to 1994 there had been no habitable fifth floor.

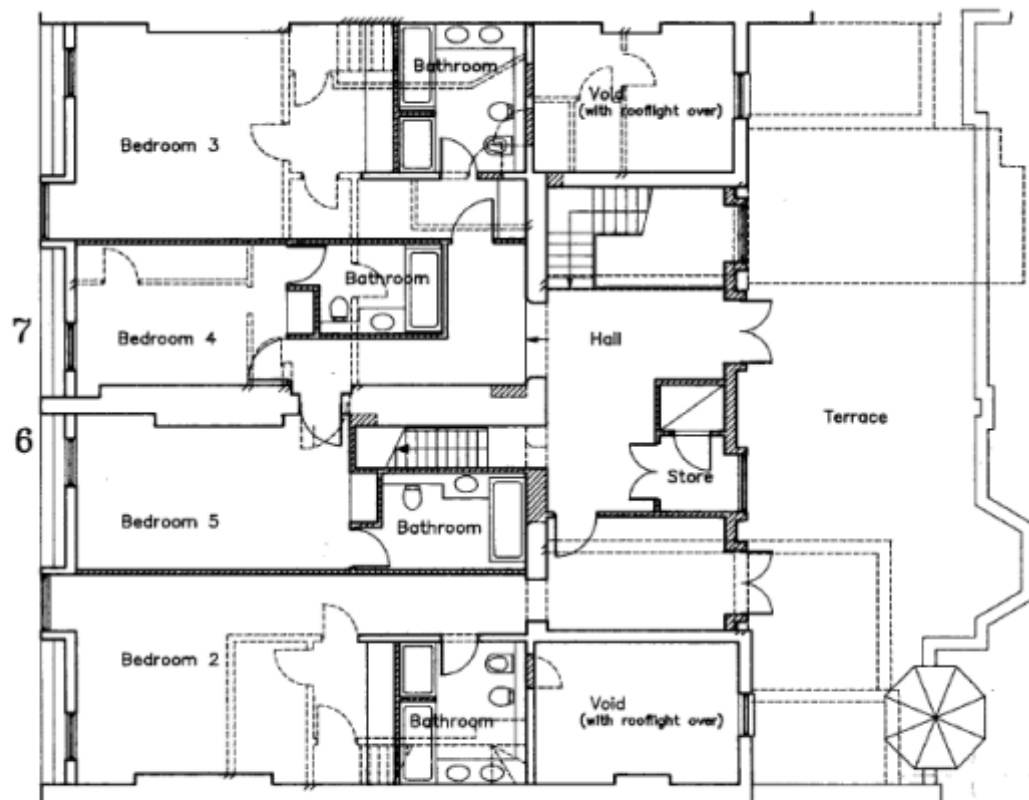


3.4: Rear elevation, 1994 (The Conservation Practice on behalf of the Crown Estate). This shows the form of the rear elevation prior to the 1994 approval for extension.

APPENDIX 4: Consented proposal drawings, 1994

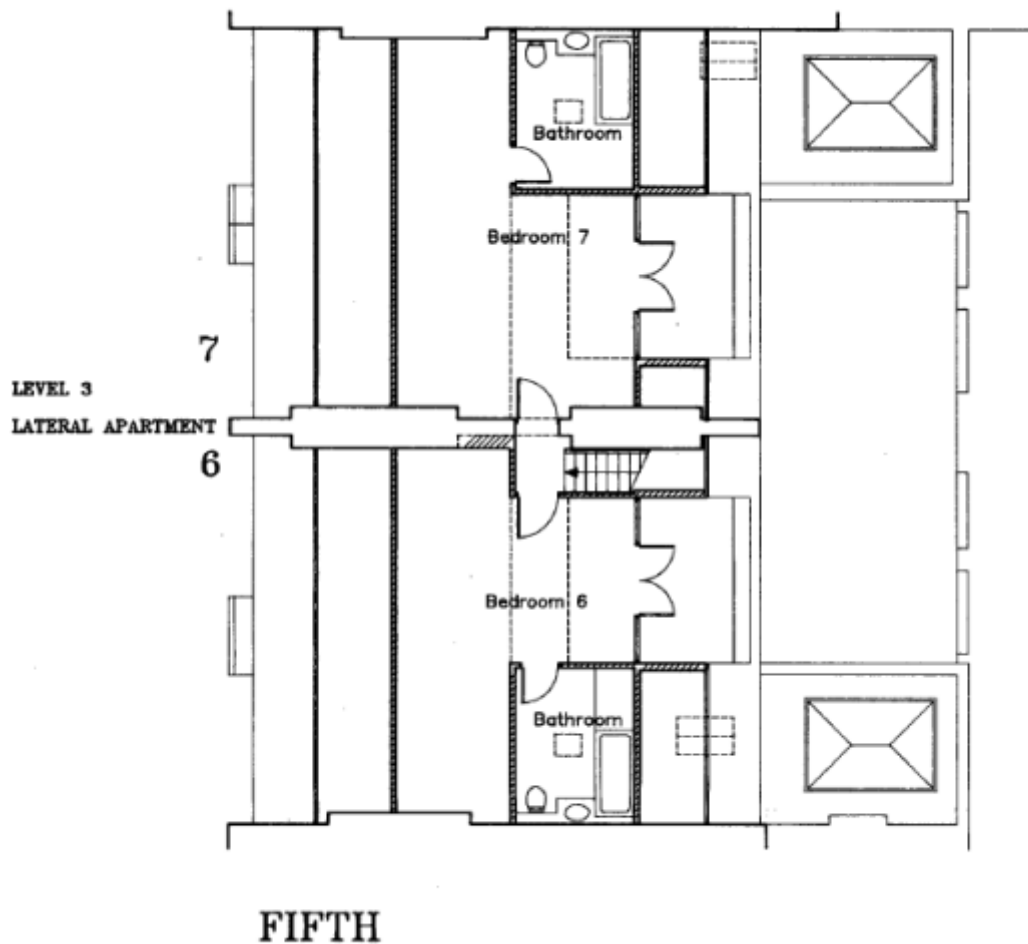


THIRD

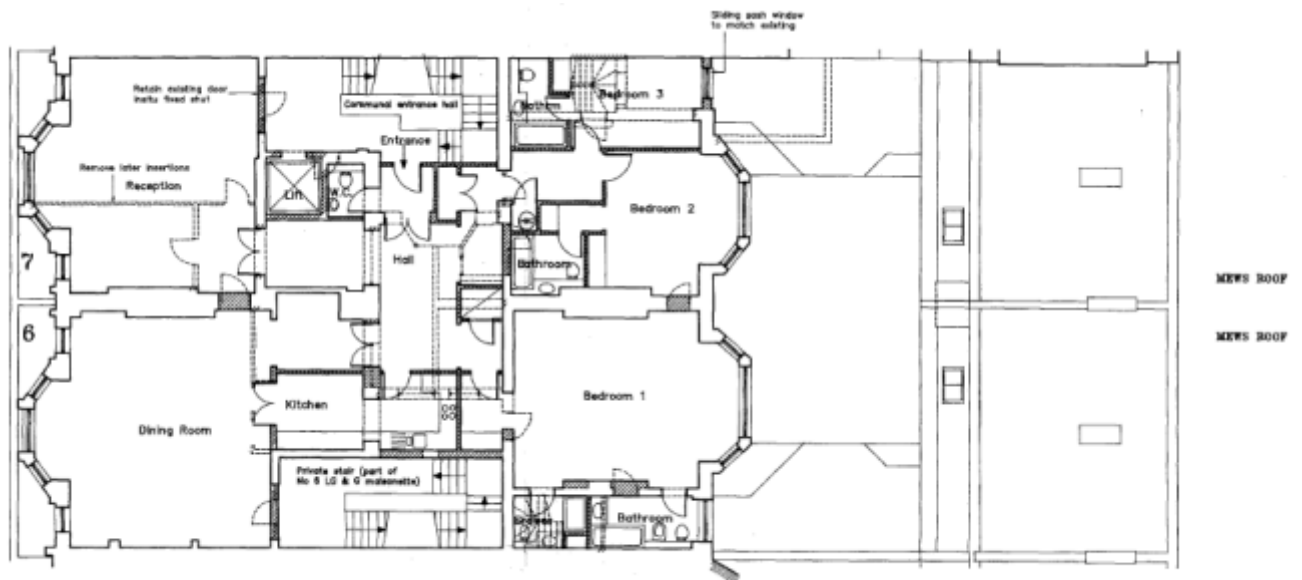


FOURTH

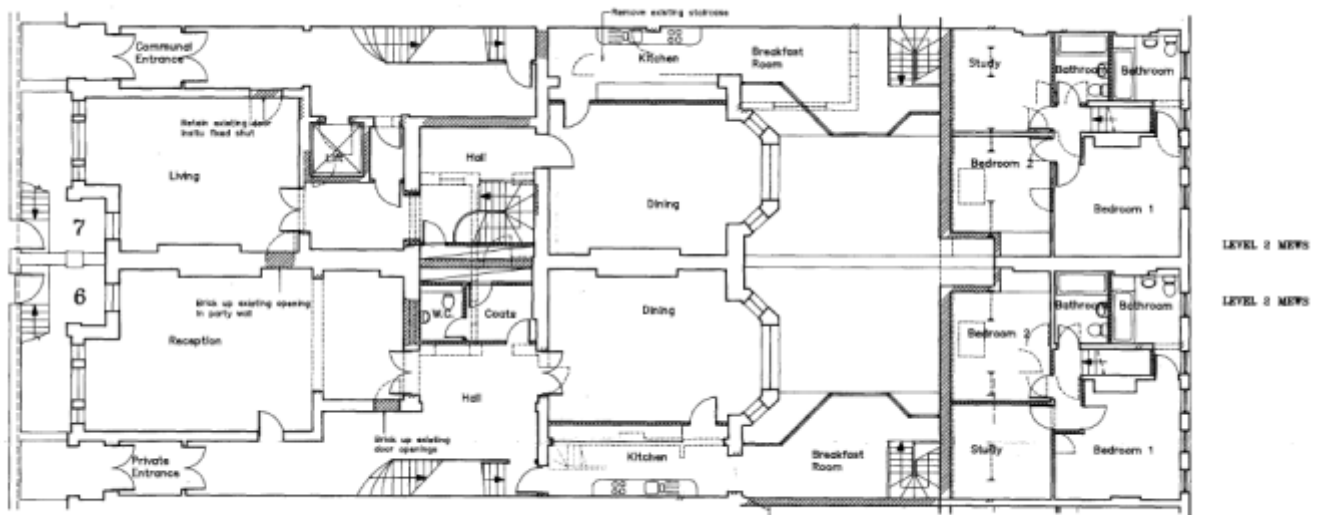
4.1: Approved plans for third and fourth floors, 1994 (The Conservation Practice on behalf of the Crown Estate)



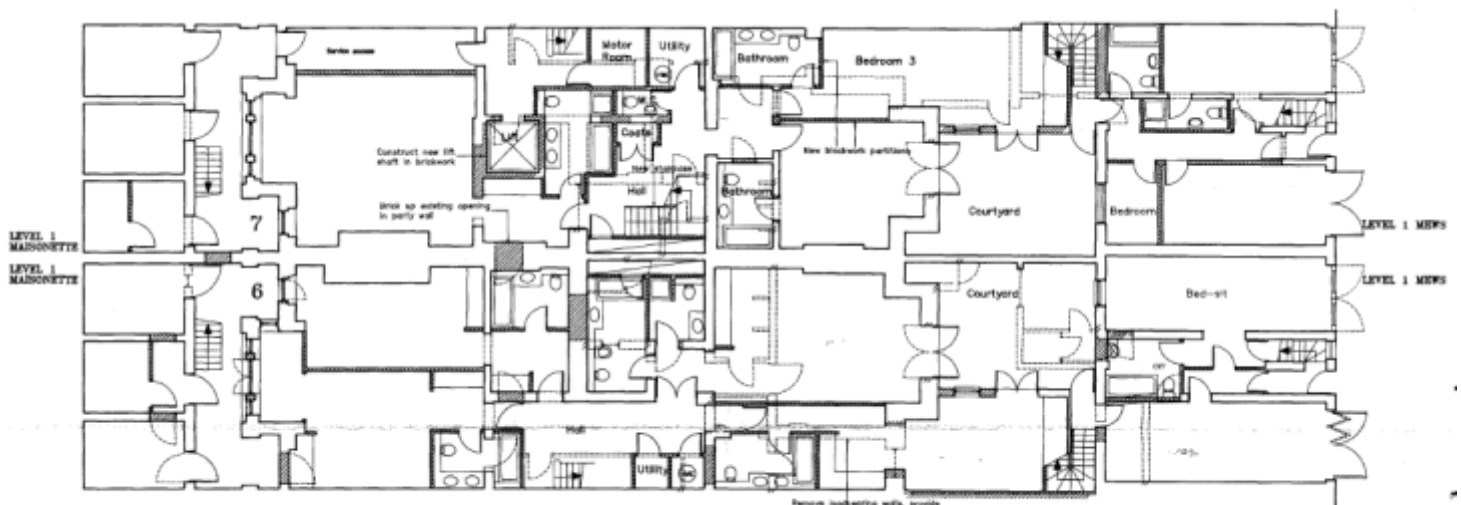
4.2: Approved plans for fifth floor, 1994 (The Conservation Practice on behalf of the Crown Estate)



FIRST

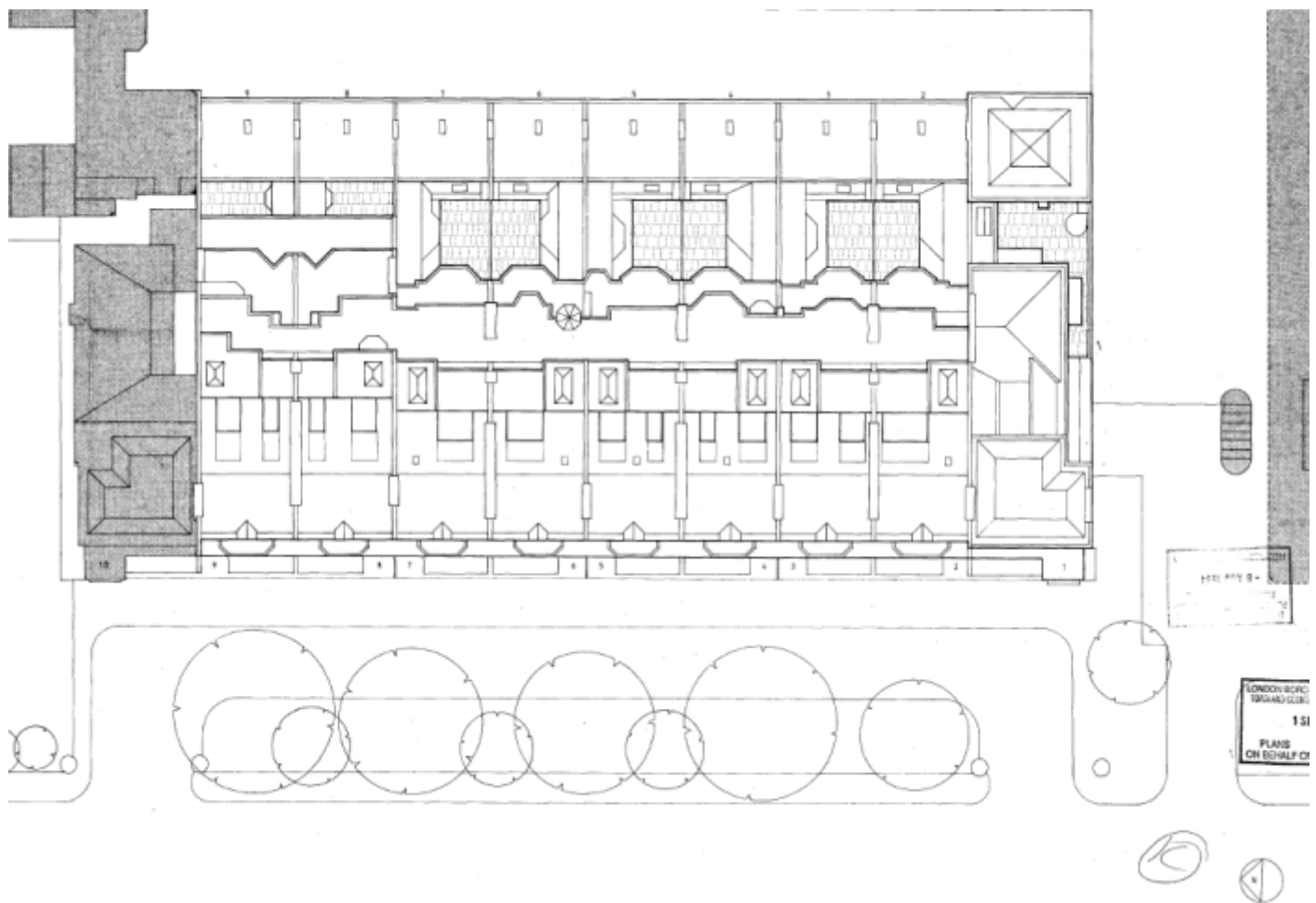


GROUND



LOWER GROUND

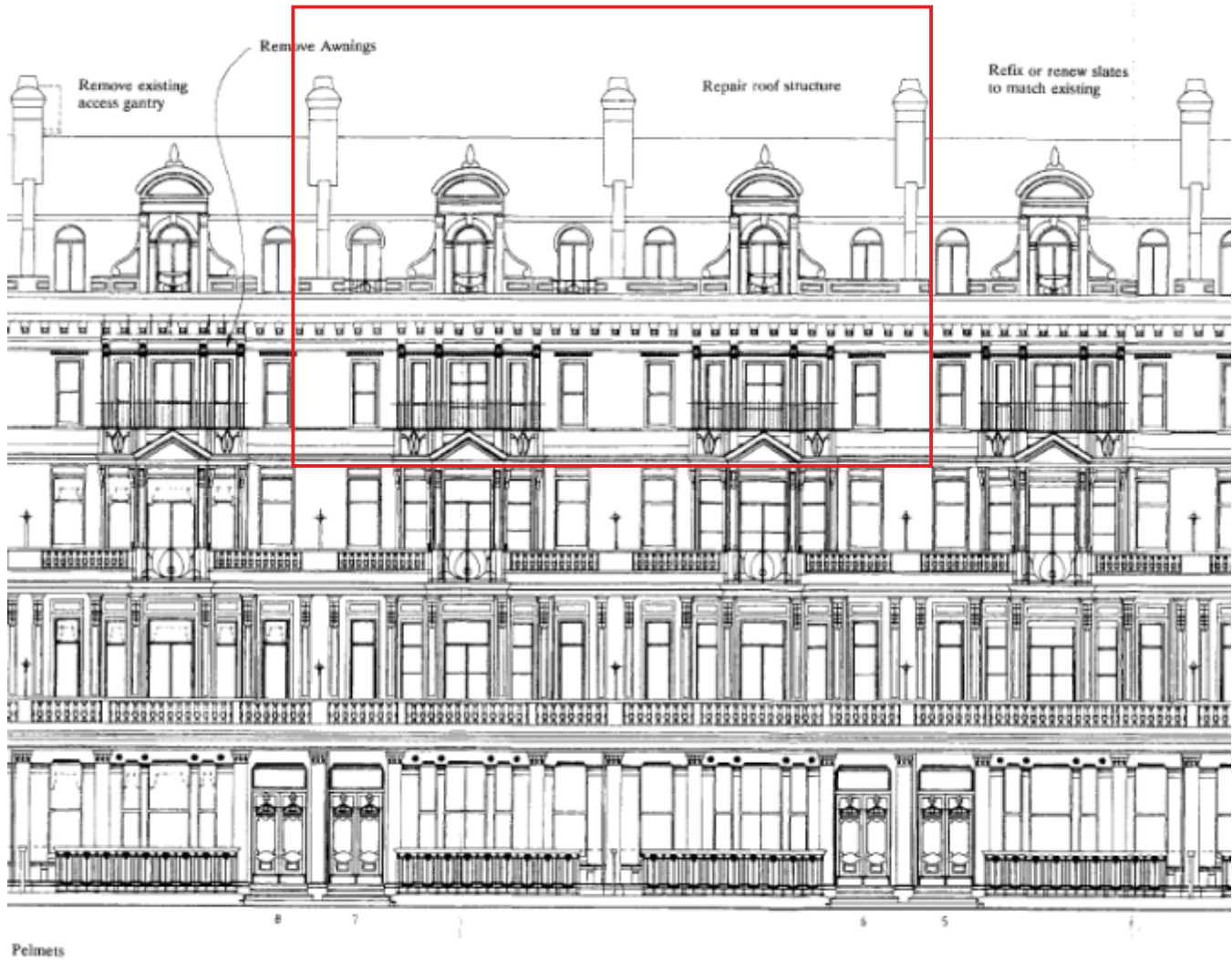
4.3: Approved plans for lower ground, ground and first floors, 1994 (The Conservation Practice on behalf of the Crown Estate)



4.4 Approved roof plan, 1994 (The Conservation Practice on behalf of the Crown Estate)



4.5: Approved rear elevation, 1994 (The Conservation Practice on behalf of the Crown Estate)



4.6: Approved front elevation, 1994 (The Conservation Practice on behalf of the Crown Estate)

APPENDIX 5: Photographs



5.1: Entrance hall spanning No.6 & 7 with wall on right hand side the former external rear wall of the houses.



5.2: Entrance hall spanning No.6 & 7 with wall on left hand side the former external rear wall of the houses.



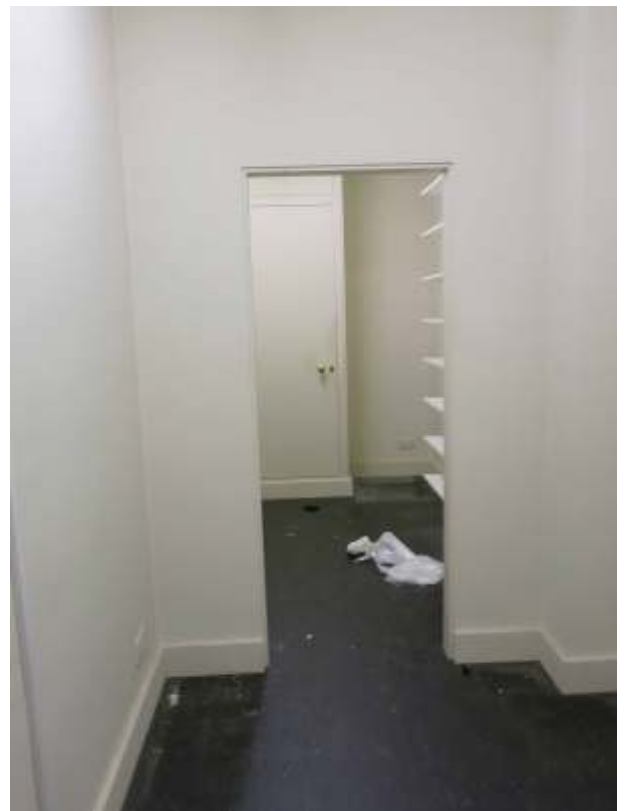
5.3: Corridor inserted in 1994 leading to front 3rd floor room of No.7



5.4: Front room on No.6 at 3rd floor. Formerly divided into three rooms



5.5: 1994 staircase, 3rd floor within No.7



5.6: 1994 store room, 3rd floor within No.7



5.7: Rear room in No.6, entirely within 1994 extension



5.8: Rear room in No.7, entirely within 1994 extension



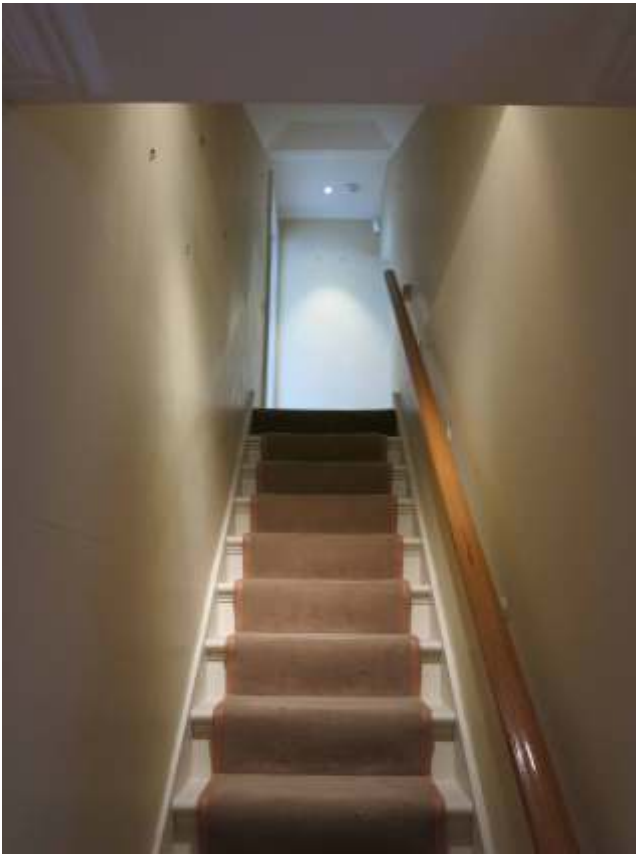
5.9: Example of 1994 altered plan form, 4th floor, No.6



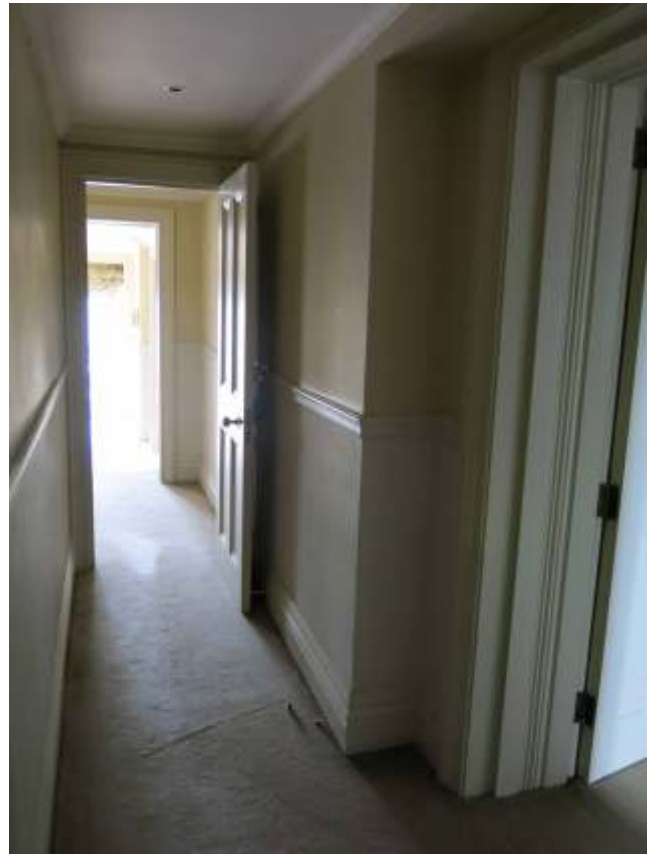
5.10: Example of 1994 en-suite bathroom, 4th floor, No.6



5.11: 4th Floor bedroom within No.6. Note the lowered ceiling attributed to the 1994 creation of an attic storey.



5.11: Staircase from 4th to 5th floor. Inserted 1994.



5.12: Altered 4th floor plan form



5.13: 5th floor bedroom and en-suite inserted 1994.