

# FLAT 4, CUMBERLAND TERRACE, LONDON NW1 4HS

## **HERITAGE STATEMENT**

### **OVERVIEW**

Cumberland Terrace is one of the finest Nash terraces in Regents Park. It was damaged in World War 2 and during the rebuild, it was modernised and converted into flats horizontally.

Flat 4 has been updated internally by various of the occupants over the years, and is now in need of some internal refurbishments.

The joinery is particularly bad – showing its age with warped and doors throughout, crude light boxes on the ceilings, a mixture of radiator covers extra cornices, applied rustication to one of the dining room walls etc. There is lightweight parquet flooring throughout the flat.

The plan has been altered by blocking up the doorway in the Entrance Hall, leading into the Bedroom 1 which is now accessed through the Master Bedroom and has been used as dressing room, effectively making it into a one bedroom flat.

The original underfloor communal heating system no longer works in the living room and is inadequate elsewhere. Previous owners have installed a modern balanced flue Combi boiler in the Kitchen area with a flue projecting outside at the back of the building. There are therefore some modern pressed steel radiators in the flat.

The kitchen units are bow tired – laminates lifting, hinges and shelves sagging. The ensuite Bathroom has a vast, almost unusable and very uncomfortable rectangular marble bath which doubles up as a shower and it is virtually impossible to keep the water even tepid.

The wiring and heating systems are to be tested and adapted where necessary.

### **PROPOSALS**

The Bedroom 1 is to be made self-contained again by opening up its original doorway from the Hall and blocking up the access from the Master Bedroom. Some of the flat pack cupbds presently in the second bedroom will be removed or adapted.

The central cupboard in the Master Bedroom will be retained with new doors. The two angled cupboards either side of it will be removed to bring back some of the symmetry of the room. The existing recess to the right of the right hand window in the master bedroom will be opened up again, as this will allow the curtains to hang naturally at the side of the window. This will also be echoed by the removal of the angled cupboard to the left of the left hand window.

All the doors throughout the flat will be replaced with simple rased and fielded two panelled doors with new door furniture. Some of the double doors will be replaced with single doors as the one leaf of the double doors is not wide enough to pass through easily. The double doors leading into the Living Room will be replaced with bi-folding panelled doors to match the rest, with new extended, panelled reveals and columned architraves. The front door into the flat will be retained but it requires a little TLC, and will be restored to its former glory. Windows will not be altered but will need easing and overhauling as necessary.

All the poor interior decorator's details are to be removed – lighting boxes, cornice additions, radiator boxes, the 'gothic' alcoves high up in the Living Room and Dining Room. The shelving and cupboards in the Living Room and elsewhere will be replaced to suit modern day needs. The Living Room fire surround will be altered or boxed in to match the new doorway treatment between the Living Room and the Dining Room. The bevelled rustications on the Dining Room wall are to be removed and the wall is to be returned to its original smooth plastered finish. The panel moulding on the walls in the Master Bedroom will be altered to suit the new room layout and alcove.

In the ensuite Bathroom, the marble bathing tank will be stripped out and replaced with a modern bath. The marble elsewhere may be retained and new fittings will be installed to suit the new layout. The towel rail in the recess on the wall will be enlarged to take a new electric towel rail.

The kitchen fittings and units will be stripped out and replaced by a different layout, using plain white fronted fittings similar to the existing, chosen by the new owners. The position of the boiler will not be altered. The old panel radiators will be replaced by new painted column radiators.

The under floor heating will be checked and revived if possible, and the wiring will be adapted to suit the new arrangements.

All work will be carried out to the approval of the local council Conservation Department, the building inspector, the managing agents and their surveyors.

There will be no exterior work.

Access to this first floor flat is by lift or stairs and will remain unaltered