

Design and Access Statement for 1 Cumberland Place, London

Design:

This application relates to the gardens of 1 Cumberland Place, London (see Plates 1 and 2). The gardens to this property are on two levels, a lower garden / service courtyard at street level, and a higher garden on the roof of a modern extension to this Grade 1 listed property, granted planning permission and listed building consent in March 1991.



Plate 1. View from Chester Terrace north towards 1 Cumberland Place.

The proposals relate to both of these gardens, replacing the existing raised planters, pergolas, water rill and planting of the higher garden, with a curved Portland Stone clad seat, a water trough and shallow mirror pool with infinity edge (see Fig. 1 and 2). The lower garden /courtyard shall be re-paved with matching Portland Stone to the higher garden, and include a similar stone clad long “L” shaped seat and evergreen hedging.



Plate 2 – View from Outer Circle, Regent’s Park Entrance

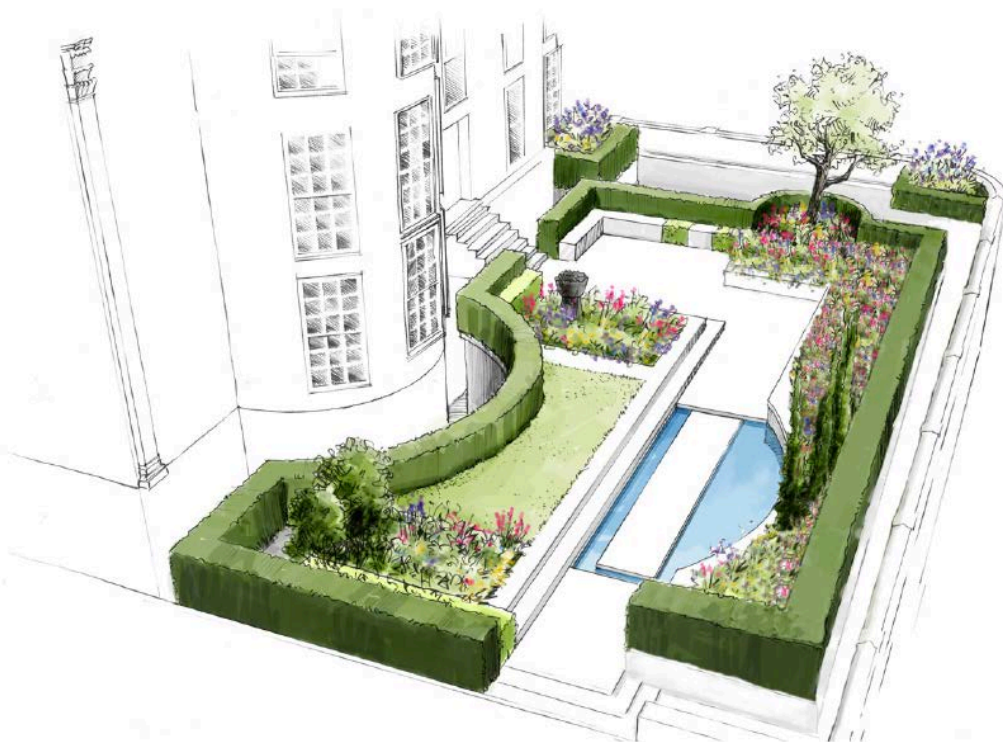


Figure 1. Perspective view of proposed roof garden from above looking north east.



Figure 2. Perspective view of proposed roof garden from above looking south west.

Surrounding the raised water feature in the higher garden are 0.8m high evergreen hedges off set from the properties boundary, maintaining the existing gravel edging and "*listed*" balustrade. Lower hedging softens the evergreen hedging still further and herbaceous planting that echoes the form of the curved raised water feature. A second raised curved stone clad planter, faced in similar Portland Stone as the water feature is to be positioned over the bay window of the modern extension, which will house an ornamental tree, evergreen hedging and further herbaceous planting. 5 no 1.8m ht Italian ornamental Cypress trees shall be planted within the raised curved planter, central to the Bay Window of the listed property. These will echo the design of the curved water feature and frame the bay window from street level views from Cumberland Terrace, emphasising important historical sight lines into and from the property (see Figs. 3 and 4).



Figure 3. Perspective view of proposed garden from Chester Terrace showing Cypress trees.

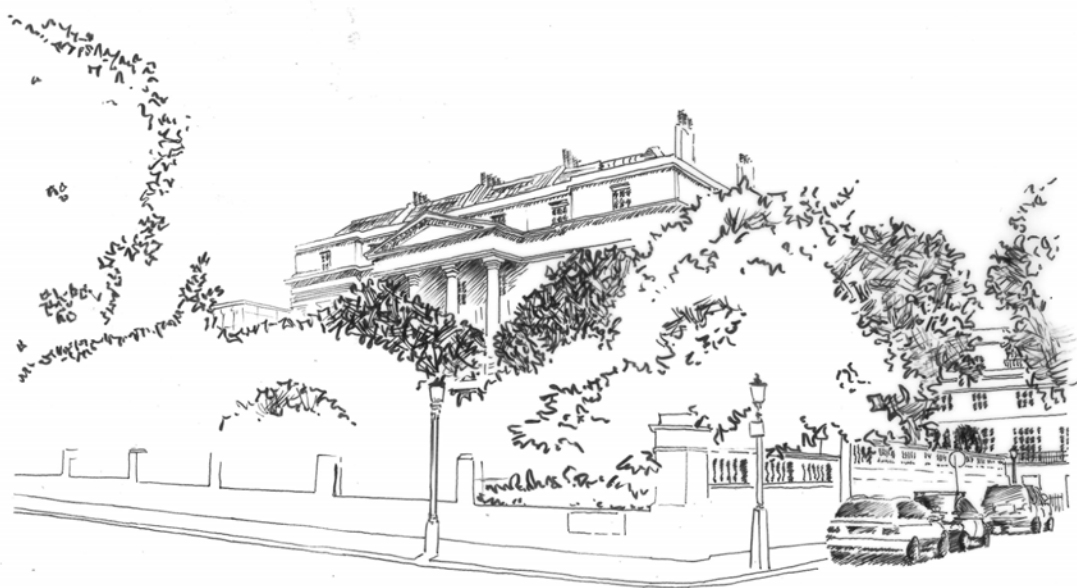


Figure 4. Perspective view of proposed garden from Regent's Park entrance showing Cypress trees.

The higher garden is inspired by the stunning Renaissance gardens at the Villa Lante and Villa d' Este, whilst reflecting the classical geometry of the house. The garden captures the drama, formality and beauty of the Renaissance gardens, but is stripped down to its bare essentials revealing a simpler and more minimal design. It explores the Renaissance obsession of man controlling nature, in particular their desire to tame wild rivers to create spectacular fountains, cascade and jets, replicating the ingenious trickery and technical engineering of those gardens in a smaller space,

A stepped centrally located lawn leads up from the main access across the higher garden, which is flanked by rectangular swathes of colourful scented planting. Curved clipped hedges enclose both the lawn and planting beds, echoing the geometry of the house, and framing the bay window within the higher garden.

Scale

The garden proposals are designed to complement the style and classical ordering of the house, just like the Renaissance gardens at Villa Lante and Villa d'Este. The garden is designed in a modern style, with clean lines and classical proportions, based on the golden section. The curved water feature is an exact division of the golden section proportion of the house's bay window, naturally complementing the house elevation. The five no Italian Cypresses, again are centrally located and positioned at centres that reflect classical proportions. They echo the Corinthian columns of the house, transcribing that language into the garden.

The reflective pool and water feature are designed to suit the available space within the garden, whilst maintaining the current access arrangements into the communal garden.

Layout

The design of the higher garden is divided into three areas, a 340mm height raised lawn central to the bay window, framed by 2 steps and enclosed by evergreen hedges and herbaceous planting; a raised, curved water feature and shallow rill along the properties boundary overlooking the street, and a paved seating area, with raised curved planter, ornamental tree and herbaceous planting overlooking the lower garden.

The lower garden keeps its existing layout, with the only addition being a long "L" shaped stone clad seat in front of the utility room, and low evergreen hedges to the boundary wall, reflecting the styling of the higher garden.

Paving throughout will be Portland Stone, which is in keeping with the surrounding area, and designed for longevity, with exterior grade Portland Stone being used for both surfaces and cladding.

Access to the communal garden will be via a 1.5m wide pedestrian route that runs the full length of the higher garden similar to existing, paved in Portland Stone, with a stone walkway where it crosses the shallow reflective pool. Access from the

property into the garden is as existing, down stone clad steps from the owners study. The higher garden shall be raised further by 380mm to accommodate the foundations of the steps, water features and planters.

Special Historic and Architectural Interest:

Historic and architectural importance of the building

Nos. 1-4 Cumberland Place are Grade 1 Listed.

Particular physical features of the building that justify its designation as a listed building

No 1 is listed as follows:

Block of 4 houses giving impression of 1 large house. c1828. By John Nash and possibly J Thomson. Stucco with brick rear elevation. Slated mansard roof with dormers. EXTERIOR: symmetrical block with main elevation to Regent's Park but entrances on rear to Cumberland Place. 4 storeys, attics and basements. 7-window range. Returns with 3 windows and projecting semi-circular bays rising to main cornice. Main elevation with projecting end bays and central projecting tetrastyle pedimented Corinthian portico, columns rising through 1st and 2nd floors, ground floor forming a podium. Corinthian pilasters to other bays, paired at projecting bays, supporting the main entablature with projecting cornice at 3rd floor level.

Recessed sashes to ground, 2nd and 3rd floors. 1st floor with casements and cast-iron balconies.

The building's setting

The gardens form part of the setting of the listed building, and as such permission is being granted via this application for both planning permission and listed building consent, relative to modifications to the gardens and any impacts that they might have on the building's setting, as recommended within Pre-application advice dated 19th July 2013.

The property also falls within Regent's Park Conservation Area, and as such any potential works need to adhere to the Conservation Area appraisal for Regent's Park, which notes the positive contribution of private ornamental gardens on the perimeter of the park, containing more exotic and colourful trees and shrubs raised to the level of the terrace to which they relate. The garden proposals, in keeping with the Conservation Area local character, proposes extending landscaping within the courtyard and including ornamental and colourful trees and shrubs, which will enhance the character of the area, and contribute to significant "*greening*", complementary with the Conservation Area Management Plan, which recommends reducing paving with the area and greening.

Potential Impact:

There are no detrimental impacts of the scheme on the buildings "*listed*" status. The setting will be enhanced by additional ornamental tree and shrub planting which will enhance the "*greening*" to the area inline with the Conservation Area Management Plan.

Long distance views from Cumberland Terrace shall also be enhanced, by framing the bay window, an important visual feature of the building, with the Italian Cypress trees, reflecting the classical ordering of the Corinthian columns of the buildings façade. Evergreen hedges that are proposed to enclose the garden, replace raised planters with olive trees. This hedging will unify the property's elevation rather than detract, and frame the bay window more than the existing arrangement. The balustrade, which is considered important to the properties setting shall remain, untouched, and if anything, be emphasised more by the use of evergreen hedging placed immediately behind.

Access:

Access into and around the property shall remain untouched, with the main access through the garden into the communal garden as existing, with only the paving being altered to a more robust exterior grade stone, rather than the interior grade, currently laid.

The higher garden being raised by a further 380mm to enable foundations will require 3no additional steps to be constructed from the communal garden into the garden. The steps shall be constructed from the same Portland Stone as the surfacing, and as such will complement the buildings setting and access arrangements.

The communal garden will remain untouched by these works, and all trees and shrubs within the garden shall be protected as per the tree protection plan for the duration of the works.