

## 1 . I N T R O D U C T I O N

Annex to an application for Listed Building consent for the interior alteration and upgrade to the flat located, at 30 Cumberland Terrace, London NW1 4HP (the "dwelling" and / or "property" and / or "building").

## 2 . A R C H I T E C T U R A L / H I S T O R I C A L F E A T U R E S

The existing building is located within the Camden Council, on the edge of Regent's Park and is a Grade I listed building.

This five storey property including a basement dates from 1827 and forms part of a group of 59 palace- style terrace houses. These houses are grouped in three blocks which are linked by "triumphal" arches that lead into two courtyards. This building was built for the Commissioners of Woods, Forests & Land Revenues by John Nash and J. Thomson. The intention of the design was to give the appearance of a place overlooking the natural landscape of Regent's Park and it was built by JG Bubb with external stucco finished walls.

Number 30 is located on the first floor of the central block and is approximately 200 sqm. The first floor has cast-iron railings.

## 3 \_ U S E

The use of the dwelling will remain as a 3 bedroom family flat.

## 4 . P R O P O S A L

The proposal is to refurbish the flat by slightly altering an internal partition of 5 cm thickness at only one place, creating a more economical layout which includes:

- a) Take down non-supporting partition in the main bathroom and construct new lightweight partition in the en-suite as shown on appended drawings.
- b) Replace bathroom fittings and tiling to floors and walls.
- c) Replace en-suite shower with WC and replace bath with shower and electric water heater.
- d) Adapt internal plumbing as necessary.
- e) Replace floor coverings throughout flat and install laminate floor coverings except to bathroom floors which will be stone.
- f) To incorporate acoustic insulation.
- g) Relocate electric water heater from bathroom cupboard to en-suite as described below.
- h) Replace consumer board and electrical cabling, sockets etc in the flat.
- i) General repairs and redecoration.



The current original internal layout will be retained. Only Electrical Hot Water Cylinder will be slightly re-located, and a WC will be installed in the en-suite shower room.

The proposal includes the upgrade of the Floor finishes and the re-painting of all internal walls to improve the general condition of the flat.

#### 5. ACCESS

Access to the flat is not touched.

#### 6. LAYOUT

The current internal layout will be retained as existing. With the removal of Electrical Hot Water Cylinder the dimensions of the central bathroom will be slightly increased. It will be installed in the en-suite, where comparatively more space is available.

Also a new WC will be added inside of the en-suite.

## 7. SCALE / APPEARANCE

The proposal does not alter the scale and appearance of the existing building. It is respectful to the original exterior facade and interior arrangement of the flat.

## 9. HERITAGE ASSETS

The proposed works will not have an impact on the exterior facades or on the structural integrity of the building at all. The minor alteration to the plan will only increase the dimensions of the main bathroom, to be suitable for the modern lifestyle. The interior character and layout of the existing dwelling will be retained as only one partition wall inside of the main bathroom is proposed to be replaced.

The electrical consumer box and cabling will be replaced by the existing plan as they were installed more than 30 years ago and do not meet the modern requirements in terms of safety.

## 10. SELECTED LOCAL POLICY

This section elaborates on the key policies taken into consideration during the design phase of the proposal.

### (a) THE CROWN ESTATE SPECIFICATION DESIGN PRINCIPLES:

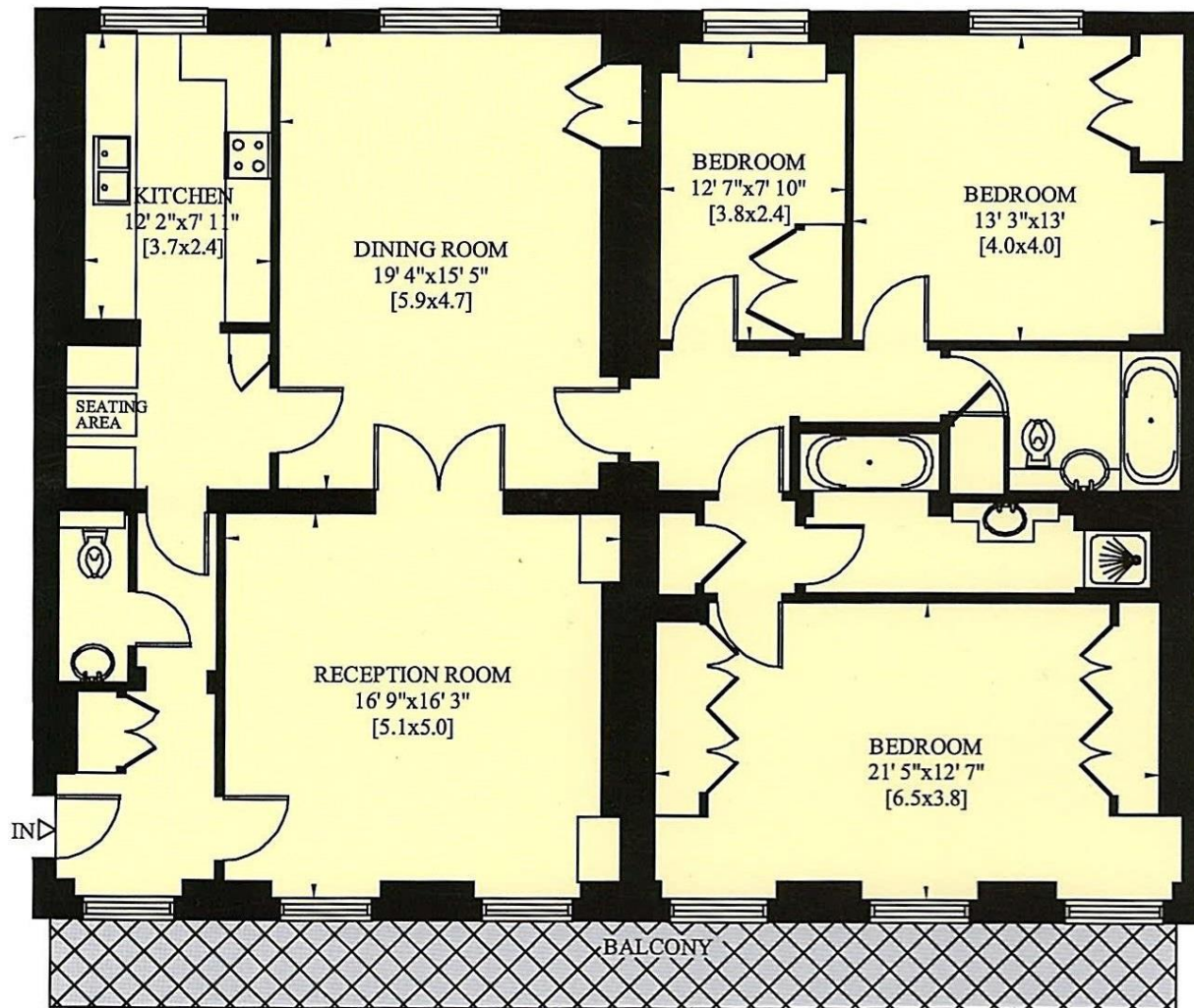
- All original architectural features will be retained and the proposed interior modifications respect the existing.



30 CUMBERLAND TERRACE, LONDON NW1

Gross Internal Area  
2,161 square feet 201 square metres

Existing Layout

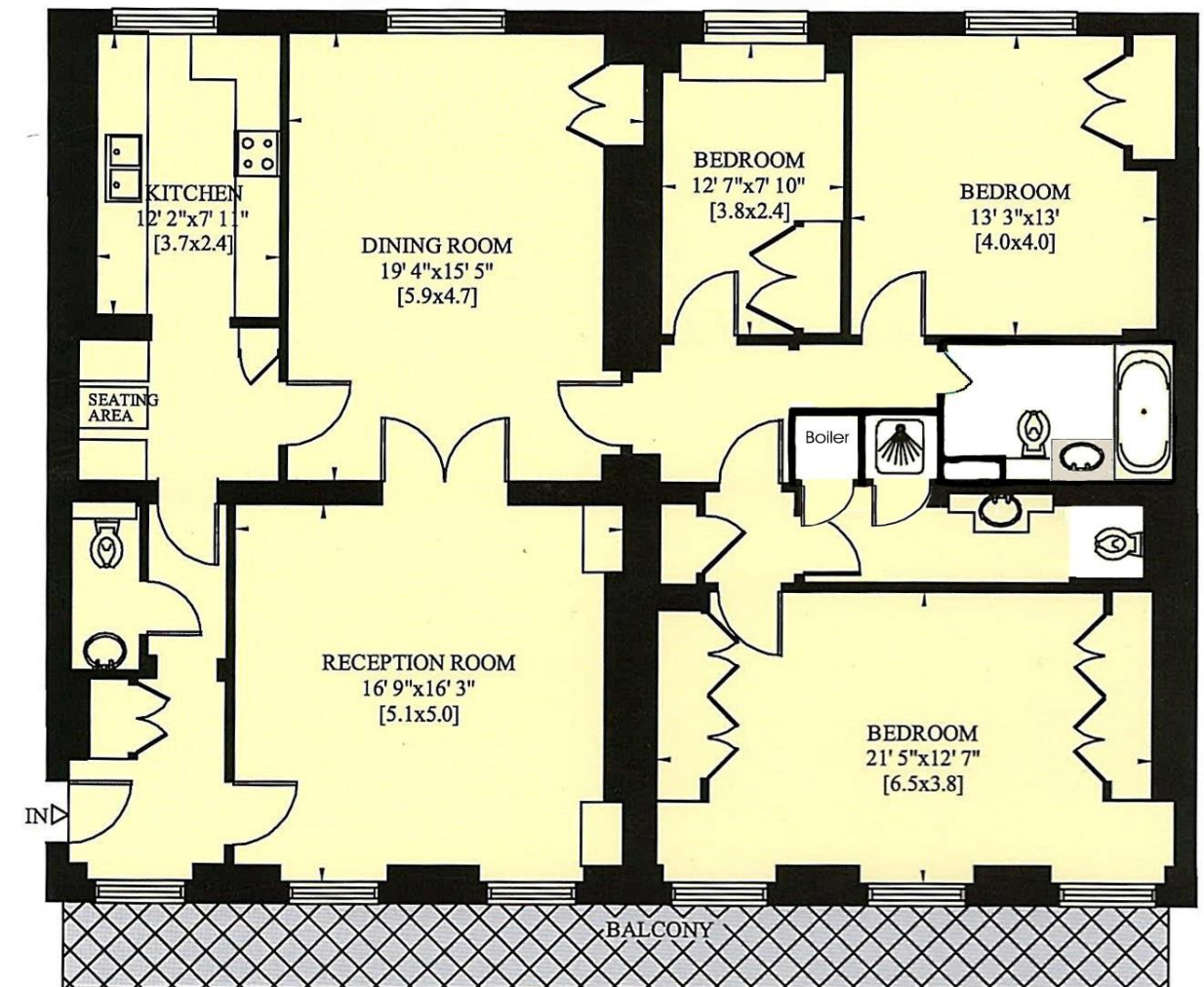


First Floor

30 CUMBERLAND TERRACE, LONDON NW1

Gross Internal Area  
2,161 square feet 201 square metres

Proposed layout



First Floor

#### 11. PLASTER AND RENDER NBS M20

- Original plasterwork will be retained wherever possible

#### STONE AND CERAMIC TILING NBS Section M40

- Floor and wall finishes to the bathrooms will be watertight, to prevent any water entering the building fabric.

#### FIXTURES AND FITTINGS NBS Section N13

- Sanitary fittings will be of high quality

#### HEATING AND HOT WATER INSTALLATIONS NBS Section T32

- The underfloor heating system will maintain moderate operating temperatures, minimal disruption will be caused to the floors and ceilings, and precautions will be taken to avoid damage in installation and operation.

#### C20 DEMOLISHING STRUCTURES

- C20/113.TCE ARCHITECTURAL FEATURES: All architectural features to remain will be protected before commencing the removal of the partition walls.

#### 12. CONCLUSION

The proposed scheme has been carefully designed to address the client's brief. This proposal creates a spacious bathroom and a flowing kitchen and dining area, whilst being considerate towards the character and historical significance of the existing building.

The proposal will not impose on the existing building in any way as it retains the exterior and interior character and layout.

It is therefore requested that Listed Building Consent is granted in relation to this application, which is compliant with the relevant policies of the Camden Council, The Crown Estate and Regent's Park guidelines