

**6-10 CAMBRIDGE TERRACE
AND 1 & 2 CHESTER GATE
REGENTS PARK. LONDON. NW1**



Design & Access Statement to accompany:

Section 73 & LBC Applications for Proposed
Amendments to the Approved Scheme
at 6-10 Cambridge Terrace:

Prepared by Moxley Architects Ltd.
for
Project Quad Ltd.

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Appendix 09*: Landscape Assessment	Robert Myers Associates.

N.B. Appendices noted thus * form part of the Basement Impact Assessment.

1.0 EXECUTIVE SUMMARY :

- 1.01 This application seeks to amend the approved basement plan and adjacent levels as well as the internal plan arrangements throughout the height of the building. The proposals relate to the previously approved (and implemented) planning and listed building consents for 6-10 Cambridge Terrace and 1-2 Chester Gate, London NW1.
- 1.02 The extant approvals for these properties are referenced -
- | | |
|-------------------------|-------------|
| Planning | 2009/3041/P |
| Listed Building Consent | 2009/3051/L |
- 1.03 The above approvals also include the properties at 1 and 2 Chester Gate. There are no proposed changes to these two properties from the approved plans and therefore there are no detail references made to them in this document. The approved plans for 1 and 2 Chester Gate are however shown on the attached application drawings.
- 1.04 This application is submitted under Section 73 of the 1990 Planning Act and constitutes a minor material amendment to the original application. This application route is as advised by Alex McDougall in his email to Montagu Evans, dated 06 January 2015. Due to the Grade I listing of the buildings, a Listed Building Consent application is also submitted.
- 1.05 This application is for amendments to the approved basement layout and associated levels as well as changes to the approved plans to the other levels of nos. 6-10 Cambridge Terrace. The amendments have arisen as a result of changes to the layout required by the new owners of the property. The primary changes constitute a reconfigured pool space which has resulted in the need for additional plant space that is to be located adjacent to the body of the pool at lower level. As previously advised to LBC, the amendment at basement level has produced an additional 18% (1,368 cu.m) of basement dig and 134.2 sq.m GIA of plant enclosure.
- 1.06 The need for this additional plant space has also provided the opportunity to place the CHP units that are an integral part of the sustainability features of the approved scheme in the same plant enclosure space.
- 1.07 A detailed Basement Impact Assessment (BIA) has been prepared by GCG and MBP. This information, together with a ground investigation (GI) report are attached. The BIA concludes that the change of levels to the basement have no adverse impact.
- 1.08 As regards the other levels, a pre-application submission was made to Camden Council in December 2014 seeking advice on the proposals for the general internal arrangements of the building. A response was received from Charlie Rose (conservation officer) on 23 February 2015 that highlighted a number of points that he would like to be considered in relation to the proposed layouts. The plans have now been revised and are submitted having taken due recognition of his comments. Details of the proposed amendments are given in Section 4.00.
- 1.09 This application originally submitted in March 2015 now includes the additional information requested to validate the submission as well as the proposed changes to the other levels.
- 1.10 Disciplines covering the fields of architecture, planning, heritage, structure, M&E, sustainability, environment, hydrology, construction management, archaeology and landscaping have all had an input to the proposals set out in this statement.



View of Cambridge Terrace looking South-East



View of corner of Cambridge Terrace & Chester Gate

2.0 INTRODUCTION :

2.01 This Design and Access Statement has been prepared to provide officers with an insight into the design processes that have been undertaken in the preparation of an application for a minor material amendment, under Section 73 of the Planning Act and for listed building consent for amendments to the layouts and levels of 6-10 Cambridge Terrace, London NW1.

2.02 The format of this statement generally follows that suggested in CABE's Design and Access Statement Guidelines, 2006.

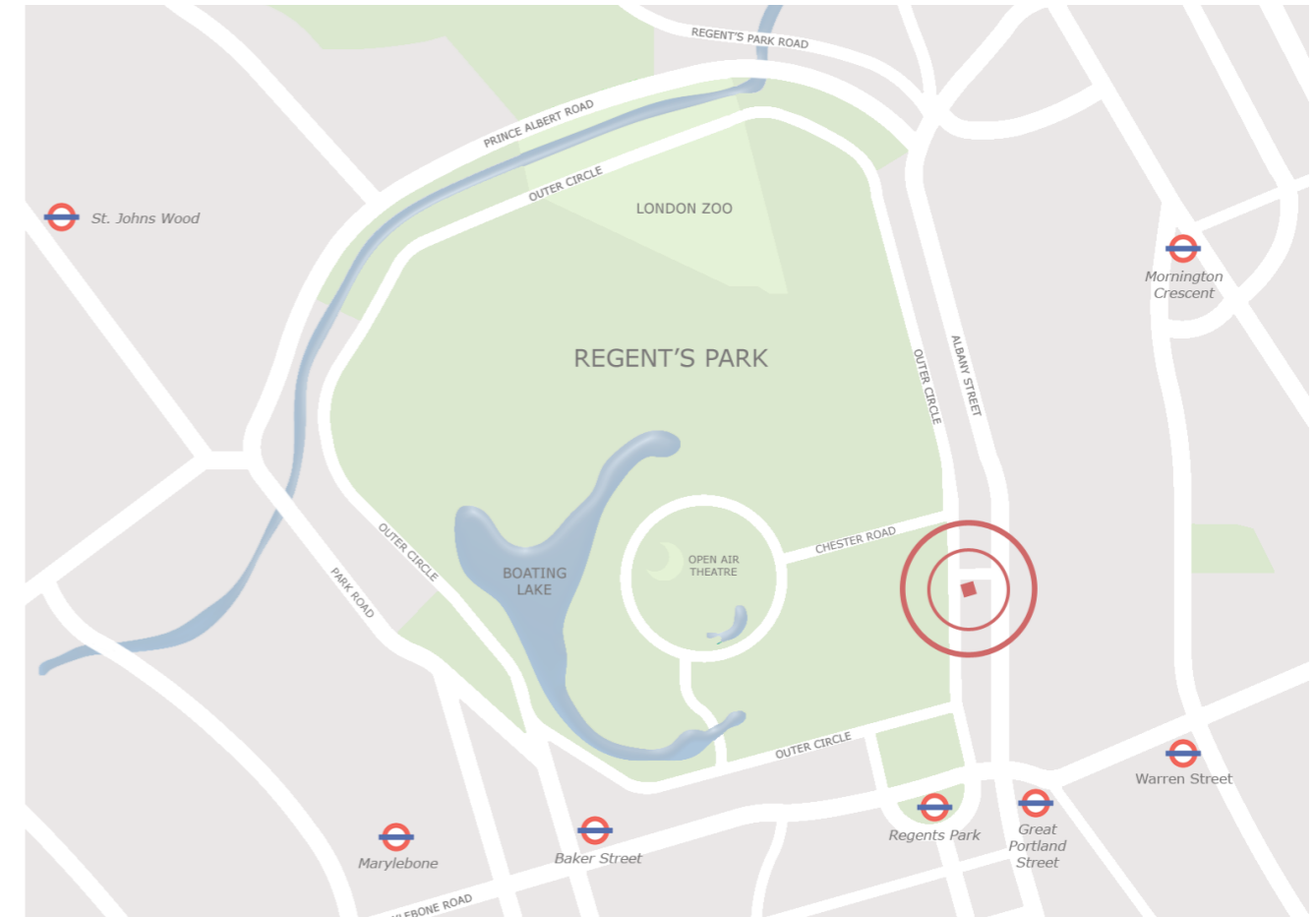
2.03 This application is concerned with the proposed basement and existing levels of nos. 6-10 Cambridge Terrace only. It seeks permission for amendments to the approved applications 2009/3041/P and 2009/3051/L. The proposed amendments include:

- Reconfiguration of the approved basement layout
- Additional basement volume (1,368 cu.m) to accommodate plant space associated with the proposals.
- Amendments to the approvals for the existing levels of the building.

2.04 The design team are:

Project Quad Ltd.	Client / developer.
Moxley Architects Ltd.	Architect and lead consultant.
Montagu Evans LLP	Planning consultant.
Montagu Evans LLP	Historic buildings analysis.
Michael Barclay Partnership	Structural engineer.
ChapmanBDSP	M&E and sustainability.
Geotechnical Consulting Group	Hydrology / Ground Movement / BIA.
Soiltechnics	Ground investigation report.
Bouygues UK	Construction Management Plan.
MOLA	Archaeology.
Robert Myers Associates	Landscape Architect.

2.05 Each of the above consultant's input to the proposals is described in outline within the main body of this statement. Attached, as appendices to the statement are reports from each consultant giving specific details, drawings and other relevant information pertinent to their discipline in relation to this application.



Location Map



Aerial photograph

3.0 SITE CONTEXT :

- 3.01 The site is located to the south east side of Regent's Park within the London Borough of Camden and is within the designated Regent's Park Conservation Area and the Camden Electoral Ward of the same name - Regent's Park.
- 3.02 6-10 Cambridge Terrace are Grade I Listed by virtue of their group value with other Nash buildings facing Regent's Park and 1&2 Chester Gate are listed Grade II.
- 3.03 The original 1-10 Cambridge Terrace and 1-2 Chester Gate were constructed circa 1826. World War II bomb damage and a subsequent fire in 1947 resulted in 7 to 10 Cambridge Terrace being lost. These buildings together with the remnants of no 6 Cambridge Terrace were left derelict for many years until they were re-built some 39 years later in 1986 with a piled concrete frame behind replica Nash facades.
- 3.04 The remainder of Cambridge Terrace – no's 1 to 5, are original 1826 fabric and are in residential use in lateral apartment format.
- 3.05 English Heritage in their pre-application advice on the original application noted in respect of the proposed basement that it 'would not impact significantly on the appearance of the terrace and as such the special historic interest of the properties.'
- 3.06 The buildings form an 'L' shaped plan with 6-10 Cambridge Terrace orientated north / south and 1-2 Chester Gate east west. The principal façade of 6-10 Cambridge Terrace faces due west towards Regent's Park and 1-2 Chester Gate due north.
- 3.07 The approved basement and the proposed amendments to it and that are the subject of this application, are to be constructed to the west of the principal Regent's Park facade.
- 3.08 The proposed amendments to the existing levels to no's 6 to 10 Cambridge Terrace follow the principal Regent's Park frontage and return into Chester Gate where they adjoin no's 1 and 2 Chesgter Gate. (As noted there are no amendments sought to the approvals for no's 1 & 2).
- 3.09 The site location plan, at right, shows the red line that encompasses the extent of the application site. For clarification whilst not a planning issue, areas within this line form part of the Crown Estate.
- 3.10 Should it be required, the Heritage Assessment prepared by Montagu Evans that accompanied the original application gives further details of the historic background and development of the site.



OS plan showing site location



Aerial view showing corner of Cambridge Terrace and Chester Gate

3.0 SITE CONTEXT : PHOTOGRAPHS



Photo 1: Rear Elevation



Photo 2: Rear Elevation



Photo 3: Rear Elevation



Photo 4: Front Elevation



Photo 5: Front Elevation



Photo 6: Corner Elevation

4.0 DESIGN RATIONALE:

4.00 Core Objectives:

- 4.01 To provide basement car parking and leisure facilities as approved but in a revised configuration to meet the needs of the new owners of the building.
- 4.02 The proposed use of the approved basement will remain unchanged and will involve piling and underpinning works to create those facilities.
- 4.03 To amend the approved plans to all other levels of the building to meet the needs of the new owners of the site.
- 4.04 To achieve high levels of sustainability, a reduced carbon footprint and provide lifetime homes facilities within the context of the listed buildings, without affecting their special interest.

4.05 Proposed amendments to the approved basement - 6-10 Cambridge Terrace:

- 4.06 In accordance with the extant approval, 6-10 Cambridge Terrace will be provided with a new basement level for the provision of car, motorcycle and cycle parking, plant rooms and leisure facilities. The inclusion of the basement also allows for the installation of a borehole and ground source heat pump system to assist with the carbon footprint of the building.
- 4.07 The proposed amendments provide for a larger pool than the approved scheme. This has resulted in the need for additional plant space that is to be located adjacent to the body of the pool. (refer plant enclosure plan no. 6392-2.920). This need for additional plant space has also provided the opportunity to place the CHP units that are an integral part of the sustainability features of the approved scheme in the same plant space.
- 4.08 The basement will be constructed as described in Appendix 03. The basement construction gives three major benefits:
- Allows for the installation of the borehole system that provides the only opportunity to secure renewable energy within this sensitive listed building context.
 - Allows for the introduction of the approved historically correct replacement garden to the front of the properties to 1 – 10 Cambridge Terrace to replace the somewhat dilapidated, post-war scheme currently in place.
 - Allows for the stabilising and waterproofing of the existing basement vaults.
- 4.09 A full Basement Impact Assessment (BIA) is encompassed within the following appendices -
- 4.10 Appendix 02, Structural Assessment prepared by MBP, gives details and a report on the proposed basement construction. It has been demonstrated that there is no threat to the stability of nos. 6 - 10 Cambridge Terrace or adjoining properties.
- 4.11 In conjunction with the structural analysis an updated hydrology report and a ground movement report, both prepared by GCG, are attached at Appendices 04 and 05. These reports give details of existing and proposed water flow conditions and the impact of the amended basement construction on adjoining properties. The reports conclude that -

a. the proposed basement amendments will have no effect on the existing ground water conditions and

b. any anticipated movement to existing properties would be within standard and acceptable limits.

4.12 Appendix 05, Ground Investigation Report, prepared by Soiltechnics and that has been used by both MBP and GCG as the basis for their BIA input.

4.13 Appendix 07, desk-top Archaeological assessment, prepared by MOLA, gives an assessment of the archaeological implications of the proposed works. This report concludes that there will be no impact on the archaeological heritage as a result of the proposed basement works.

4.14 Appendix 08, Construction Management Plan, prepared by Bouygues UK, the appointed contractor for the development. The attached CMP is an approved addendum to the original CMP for this site that was originally prepared by Laing O'Rourke.

4.15 Appendix 09, Landscape Assessment, confirms that the basement as designed will have no adverse impact on the installation of the approved new garden above.

4.16 Proposed amendments to the approved plans - 6-10 Cambridge Terrace:

4.17 Below we have given a brief explanation of the proposals on a floor-by-floor basis and where appropriate considered these against the approved and implemented scheme. The notes cover the salient points only. Reference to the approved and proposed plans should be made for a more detailed analysis of the proposals.

4.18 Lower ground floor:

4.19 The principal stair and lift core amended to new layout. It should be noted that this stair configuration is more in keeping with the traditional style of stair for buildings of this period.

4.20 Refuse and recycling stores reconfigured, but still comply with space requirements.

4.21 Ground floor:

4.22 The entrance hall is more symmetrical in layout and also follows a more traditional plan form.

4.23 The principal stair and lift core all as noted at 4.19 above. A back of house stair has also been introduced, which again follows the traditional format for a house of this nature.

4.24 Similar but cleaner disposition of spaces throughout the floor and central corridor removed.

4.25 Original party wall lines reintroduced to 6-8 Cambridge Terrace that were not shown on the pre-application advice drawings. It should also be noted, for comparison, that the existing building in its previous use as office space, was completely open plan.

4.26 The plan form of no.6 is as the approved scheme albeit that the uses of the individual rooms has changed.

4.0 DESIGN RATIONALE: (Continued)

4.27 First floor:

- 4.28 The principal and back of house stairs are all as noted at 4.23 above.
- 4.29 The dining room is placed to the full width of the bay fronting Chester Gate. This again is a more traditional use of the space and provides a better proportioned room.
- 4.30 Original party wall lines reintroduced to 6-8 Cambridge Terrace - refer note 4.25 above.
- 4.31 The plan form and use of spaces within no.6 remain as approved.

4.32 Second floor:

- 4.33 The principal and back of house stair are all as noted at 4.23 above.
- 4.34 The master bedroom is placed to the full width of the bay fronting Chester Gate. This again is a more traditional use of the space and provides a better proportioned room.
- 4.35 Original party wall lines reintroduced - refer note 4.25 above.
- 4.36 The plan form to no.6 is maintained.
- 4.37 The corridor through 7 and 8 is in the same format and line as the approved scheme.

4.38 Third floor:

- 4.39 The principal stair and lift core are amended to the new layout. It should be noted that this stair configuration is more in keeping with the traditional style of stair for buildings of this period.
- 4.40 The corridor through 7 and 8 is in the same format as the approved scheme.
- 4.41 The plan form and uses to no.6 remain as approved.
- 4.42 Original party wall lines reintroduced to 6 – 8 Cambridge Terrace - refer note 4.25 above.
- 4.43 The disposition of spaces to the Chester Gate frontage provides an improved and more uniform layout.

4.44 Fourth floor:

- 4.45 The principal stair and lift core are amended to the new layout.
- 4.46 The plan shows a roof garden and glazed sliding roof over. N.B. this feature also appears in the approved scheme.

4.47 The plan form to no.6 is improved to be more in line with the expected and traditional plan form.

4.48 Improved disposition of spaces on the Chester Gate frontage.

4.49 The proposal allows for a change in floor level to improve headroom at 3rd floor level. It should be noted that this proposal follows the same line and level as the approved scheme. (Refer section drawings for further details).

4.50 Roof:

4.51 The roof plan includes a lift over-run (that is the same size and height as the approved scheme) and also shows the approved rooflight that was installed to implement the approvals noted at 1.02 above.

5.0 SUSTAINABILITY:

5.00 SUSTAINABILITY - CORE STRATEGIES:

- 5.01 Attached at Appendix 06 is a letter from ChapmanBDSP (scheme M&E engineers) that confirms that sustainability issues will be dealt with to meet the requirements of the Section 106 agreement and the subsequently approved Sustainability Plan, dated January 2013.
- 5.02 Also included in Appendix 06 is a copy of section 2.32 of the S106 agreement that refers specifically to sustainability issues.

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