

ADVICE from REGENT'S PARK CONSERVATION AREA ADVISORY COMMITTEE
12A Manley Street London NW1 8LT

19 May 2015

6/10 Cambridge Terrace & 1-2 Chester Gate 2015/1817/L

Proposal: Excavation of basement, relocation of principal stair core, relocation of lift core, re-instatement of party walls at 6 - 8 Cambridge Terrace, and alterations to layout of front rooms.

1. The Advisory Committee was troubled by the application which is for major changes to a Grade I Listed Building where most of the current structure and plan dates from 1983. The building was then rebuilt (after war damage) as an office, with certain provisions to enable the whole group of buildings, that is both 6/10 Cambridge Terrace and 1-2 Chester Gate, to work as office space. The Crown Estate, on whose behalf the scheme was proposed, sought this gain as part of the means of funding the rebuilding in facsimile, of the exterior of 6/10 Cambridge Terrace.

2. Now that the external facsimile has been achieved, the private benefits of conversion to a single residential space should, in the Committee's view, be the opportunity to make further gains for the historic environment.

3. So we advise that the three-storey link building between no 10 Cambridge Terrace and 2 Chester Gate, should be demolished and the original gap between the two buildings restored. The link was built to facilitate access for the offices between the two historic buildings: it is no longer needed to fulfil that purpose. It is an opportunity to enhance the conservation area.

4. We are also concerned that the plan form of the individual houses 6/10 Cambridge Terrace as proposed (and consented) in 2008 better followed the cellular plan form of the original, demolished, houses. While we accept that a facsimile of the original interiors is not feasible, the new plan should better follow the original plan at least in the scale and proportions of the rooms. The present application fails in this respect. We also note that the front door to no. 10 was retained in 2008.

5. We note that a condition was imposed on the 1983 consent to ensure that the artificial lighting of open plan offices did not compromise the appearance of the houses when seen from the Park at night. We request that a similar condition be imposed to ensure effective differences between the perceived character of the lighting in, for example, fanlights to what were originally hallways, as distinct from reception rooms.

6. We advise that there should be no loss of public access to the front roadway to the terrace off the Outer Circle.

7. We object to the lift overrun. The mansard was an addition gained, on appeal, in 1983,

and should not be increased in any way. Long views from across the Park and from public areas like the roadway to Chester Terrace need to be protected.

Following our meeting we note submission of a further, 2015/2322/L, which we will consider on 1 June 2015.

A handwritten signature in black ink, appearing to read 'Richard Simpson', with a stylized flourish at the end.

Richard Simpson FSA
Chair RPCAAC