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DESIGN AND ACCESS STATEMENT- 52 CUMBERLAND TERRACE, NW1 4HJ

Document reference: 239-DAS-PL-003

INTERNAL REFURBISHMENT AND MINOR ALTERATIONS TO NON-ORIGINAL INTERNAL STRUCTURE.

Date: 12th August 2015

1.0 Introduction

This Design and Access Statement accompanies an application for Listed Building and Planning Consent for 52 Cumberland Terrace, London, NW1 4HJ. The application comprises of the following, whilst respecting the existing structure of the Neoclassical terrace property:-

1. Re-location of two non-original openings on LGF vaults
2. New openable window in LGF vault Bedroom with panels to match style of existing.
3. Replacement of existing window with new window (openable fire escape window) in LGF Ensuite to comply with Building Regulations.

These windows are unseen from street or public view.

2.0 Existing Site

Cumberland Terrace is a neoclassical terrace on the eastern side of Regent's Park in the London Borough of Camden. It was one of several terraces and crescents around Regent's Park designed by John Nash (1752-1835).

52 Cumberland Terrace forms part of a terrace of 33 houses dating from c.1826. The building stands 4 storeys tall with a basement. The building is constructed of pale yellow stock brick with stucco dressings and channelled stucco to the ground floor.

52 Cumberland Terrace was listed in 1974 as part of the Cumberland Terrace, with the attached railings as Grade 1. English Heritage qualified its listing as 'All buildings built before 1700 which survive in anything like their original condition are listed'. Its interior was not 'generally included in the inspection'.

Around the Site:

- The Property has uninterrupted views over Regent's Park.
- There is good transport links via Bus, Underground and Taxi to the rest of London.
- The nearest tube stations are Great Portland Street and Camden.

Drawing no. 239-DWG-000-OS highlights the boundary of the proposed site.

3.0 Building Analysis

Please refer to the Heritage Statement 239-HER-PL-02 accompanying this application.
The Heritage Statement forms a full building analysis of 52 Cumberland Terrace.

4.0 Architectural Response and Design Principles

Proposal

The Scheme intends to make a few minor amendments to the property, All of these changes include the removal non-original features.
A previous application for Listed Building Consent (application ref: 2015/1423/L) has been submitted for other internal alternations to the property. This application is for further alterations to the Lower Ground Floor Vaulted area.

- Re-location of two non-original openings on LGF vaults
- New openable window in LGF vault Bedroom with panels to match style of existing.
- Replacement of existing window with new window (openable fire escape window) in LGF Ensuite to comply with Building Regulations.

Existing- Internal Vault Opening

Existing- Vault Window- facing external courtyard

Scale

Volumetrically, the scale of the building will remain the same and unchanged from the street.

Appearance

The appearance of the building will not be changed from street view.

5.0 Environmental Statement

Highway and Transport

There are good transport links via bus, underground/train and car from the site to other parts of the city.

Access Statement

Internally the existing building has changeable floor levels throughout with various stepped landings, and is therefore not Part M compliant. There is no level access from the Street to the main entrance. Conversion to provide level access cannot be possible without considerable effect to the pedestrian footpath. Future provisions can be made to enable better access throughout the building.

This building is not anticipated as being wholly Part M compliant, and will not achieve Lifetime Homes, Wheelchair Housing standards or Safety by Design Standards.

Parking

There is no off-street parking for this property, however a garage to the back of the Terrace off Albany Street.

Flood Risk

We envisage no further risks to the building and surrounding area than that currently experienced following the construction of the proposed development.

Security

There will be secured access to the house from all entrances. The site has one point of access from Cumberland Terrace, which is on the Ground Floor main entrance located to the side of the property. There is also a door access from Lower Ground Level to a front courtyard. Both these will have lockable security.

Materials

All infilling of the existing roof light location will be done with materials which match the existing in terms of material, methods of construction and finished appearance. The relocation of the roof light will not be visible from the terrace.

Amenity
Unchanged with no loss of amenity.

Sustainability
We are limited in what we can do to improve the sustainability of the existing building, but where possible, will strive to improve energy efficiency and sustainability with the following measures:

- Upgrading the boiler, plumbing and electrical services will improve the whole efficiency of the property.

- Low energy lighting will be installed externally and internally.

Water Conservation
Water conservation is an important part of environmental sustainability. The house will be equipped with 'A' rated water efficient domestic white goods, dual flush toilets, visible water metering and (where appropriate) aerated taps. The measures will help to significantly reduce the amount of potable water used by the house's occupants.
Unchanged with no loss of amenity.

Impact of Construction Materials
Materials selected will be either A or B rated under the BRE Green Guide to Specification. This will ensure that the environmental impact of the material are greatly reduced across a wide variety of criteria.

The following recycled building materials will also be used within the development:
i) plasterboard
ii) building boards
iii) hardcore & engineering fill.

Household Recycling
Adequate space will be provided within the front courtyard at lower ground floor for segregation of recycled waste in line with WCC guidelines.

Recycled materials
Materials of low embodied energy or low environmental impact will be used where a substitution can be made without technical or visual penalty. This extends to insulation materials, structural and finishing softwood, hardwood species, metalwork, roof coverings, concrete specification and brickwork selection.

By Consideration

Consideration will be given to materials of low embodied energy in preference to high. It is also the intention that materials with low environmental impact will be chosen generally throughout.

i) Insulation products to be 0 ODP and <5 GWP

iii) Carpentry timbers will be from FSC certified sources.

iv) Concrete will use cement replacement, either PFA or BFS to a recommended percentage