

KASIA WHITFIELD DESIGN

HERITAGE STATEMENT

**28 CUMBERLAND TERRACE MEWS (REAR OF 54 CUMBERLAND
TERRACE), LONDON NW1 4HJ**

PROPOSED REPLACEMENT OF A GARAGE DOOR WITH A WINDOW &
INTERNAL ALTERATIONS TO THE MEWS HOUSE

This Heritage Statement accompanies an application for the replacement of a set of garage doors with a window at the mews house - No. 28 Cumberland Terrace Mews (associated with and located at the rear of No. 54 Cumberland Terrace, London NW1). The proposal also involves some minor internal alterations to the existing layout.

The site is located within the Regent's Park Conservation Area. The property No. 54 Cumberland Terrace and No. 28 Cumberland Terrace Mews forms part of a Grade I listed, monumental, palace-fronted terrace of 59 houses overlooking Regents Park. This terrace was built by John Nash and his commissioners' c.1827.

The Regent's Park Conservation Area covers the eastern segment of John Nash's Regent's Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape complimented by buildings.

Regent's Park Conservation Area is Camden Conservation Area Number 4. The Regent's Park area was designated as a conservation area on 1st July 1969. The west of the Park was designated by Westminster Council, and the east side by the London Borough of Camden.

The Crown Estate manages Regent's Park on behalf of HM Treasury. The Crown Estate owns the freehold of all the buildings, with a few exceptions. As freeholder, the Crown Estate requires a Licence to Alter for works inside and out of the buildings.

Cumberland Terrace houses were damaged by bombing in the Second World War and substantially reconstructed and restored afterwards, in the 1960s and 1970s. The reconstruction was done under the direction of the architect Louis de Soissons.

The mews were originally the service areas for the grand terraces, providing stabling and coach houses; however the buildings was converted to residential use several decades ago. The original mews are protected by the listing of the frontage buildings by virtue of attachment or by being curtilage structures. Nos. 27-31 Cumberland Terrace Mews are listed as buildings of special architectural or historic interest and are included on the Statutory List of Buildings of Architectural or Historic interest, maintained by English Heritage.

The northern section of Cumberland Terrace Mews survives more or less intact. It is still visually related to the Nash terrace, and connects to it via a steep ramp to the higher-level courtyard. The row of mews building in Cumberland Terrace Mews faces onto Albany Street. From Albany Street, the mews are hidden behind a plain stock brick wall.

The building is of yellow stock brick and stands two storeys tall under a pitched, slate-clad roof. Internally, the mews house retains no original features. There is no remaining original internal joinery, plasterwork or any other architectural details and the existing cornices and joinery are not in themselves of any special interest.

The mews building has been remodelled internally in the past, with all internal elements of historic interest having been removed. The newly proposed layout will improve on the current layout by enlarging the existing accommodation from a one-bedroom to a two-bedroom mews house.

The ground floor comprises two garages, used as storage areas. Currently, the first floor is divided into a small kitchen, accessible from the living/dining room, a double bedroom and a shower room. The building is connected with the front terrace by a door at the ground floor level.

On the ground floor, the proposal seeks planning permission for the replacement of one garage door with a window, the change of use of one of the garage spaces into an open plan living room. The other garage will be retained as existing. The door connecting the mews house with the main terrace will also remain as existing.

On the first floor, the proposed layout will create two bedrooms and two bathrooms.

The proposed layout follows the nationally prescribed 'Space Standards'.

Both neighbouring mews houses have already made similar alterations to those proposed.

The proposed alterations will have minimal effect on neighbouring properties.

The external elevation of the mews building would have one of the garage doors removed and replaced by a window of complimentary design to the window at house no. 29. The altered elevation will then be more similar to houses no. 27 & 29 which have been altered in the past, presenting a more uniform aspect.

REFERENCES:

Regent's Park Conservation Area Appraisal and Management Strategy – 2011

English Heritage – Guidance on Conservation Area Appraisals

Camden Development Policies 2010-2025

Policy DP24 – Securing high quality design

Policy DP25 – Conserving Camden's heritage

Policy DP26 – Managing the impact of development on occupiers and neighbours



VIEW FROM ALBANY STREET



LIVING ROOM WITH VIEW OF THE KITCHEN



INTERNAL STAIRCASE



BATHROOM



BEDROOM



BEDROOM



BEDROOM