

KASIA WHITFIELD DESIGN

DESIGN AND ACCESS 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

1. Introduction

The Design and Access Statement (DAS) accompanies an application for a replacement of a garage doors with a window at mews house 28 Cumberland Terrace Mews which is located at the rear of 54 Cumberland Terrace, London NW1. The proposal also involves some minor internal alterations to the existing layout.

This statement has been prepared in accordance with CABE guidelines on the preparation of Design and Access Statements, 2006.

As this proposal is for minor alterations to the mews house, some aspects such as the social and economic context are of limited applicability.

2. History

The site is located within the Regent's Park Conservation Area. The property 54 Cumberland Terrace and 28 Cumberland Terrace Mews forms part of a Grade I listed monumental palace fronted terrace of 59 houses overlooking Regents Park. The terrace was built by John Nash and his commissioners' c.1827. The terrace houses were damaged by bombing in the Second World War and substantially reconstructed and restored after, in the 1960s and 1970s.

To the rear of the site stands its associated mews building.

The mews were originally the service areas for the grand terraces, providing stabling and coach houses; however the building was converted to residential use several decades ago. The ground floor comprises two garages used as storage areas, the first floor is occupied by a kitchen, living room, bedroom and a bathroom. The building is connected with the front terrace by a door at the ground floor level.

The building is of yellow stock brick and stands two storeys tall under a pitched, slate-clad roof.

The row of mews building faces onto Albany Street. There is a wall sited along the street boundary.

The mews house internally retains no decorative features of interest.

3. Design Principles and Concepts

The proposal seeks planning permission for replacement of one garage door with a window, change of use of one garage space into living accommodation and some further internal alterations.

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 current first floor is divided into a small kitchen, accessible from the living/dining room, a double bedroom and a shower room. On the ground floor there are two garages, which are currently used as storage areas.

The proposed layout will create two bedrooms and two bathrooms on the first floor and an open plan living room on the ground floor. One of the garages will be retained as existing. The door connecting the mews house with the main terrace will also remain as existing.

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.

4. Scale

The scale of the building will be unaltered.

5. Landscaping

Landscaping of the site will be unchanged.

6. Appearance

The external elevation of the mews building would have one garage door 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.

7. Access

External access to the property will remain unaltered. The internal door connecting the mews house with the main terrace will remain as existing.