



Flats 2/3, No 10, Cambridge Gate, NW1 4JX

HERITAGE STATEMENT

This Heritage Statement has been prepared to form part of the planning application for the resealing of one wall within the internal space, so as to enable the reestablishment of two flats within the property from the current single flat. This assessment understands the architectural and historic importance of the Grade II listed building with the subsequent appraisal of the proposed impact on the buildings significance. The impact on the layout is qualified, concluding that change to the interior can be done in a way that restores the historic floor plan and minimises any impact on historic fabric or features whilst realising the benefits of improved accommodation.

CLIENT: Ms Carol Ryan

SQUIRE HERITAGE CONSULTING

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EXECUTIVE SUMMARY

- A building first existed on this site in 1875 replacing the former Colosseum by Decimus Burton;
- The present building has a 19th century French exterior incorporating ideas popular in High Victorian design of ironwork and terracotta as well as stone.
- No. 10 Cambridge Gate is a much-altered Grade II listed building whose significance rests in its architectural value, as a fine example of a terrace building in the French Renaissance style.
- The buildings on the eastern edge of Regents Park form a triumphant classical route; buildings with giant orders and sculpture to be seen from a distance;
- The Outer Circle has a strong rhythm and large proportions given by the Italianate appearance of the buildings with the mainly unaltered character of the buildings frontage being of great interest.
- The assessment establishes the history of the building to determine which parts of the ground plan and internal features are likely to be historic.
- The post war period saw major changes to the buildings and the onset of a negative attitude towards historic buildings. The question of 'suitable preservation' or 'demolition' was an issue which occupied many, including the Crown Estate Commissioners;
- Later additions affected the central part of the buildings layout and diminish a full snapshot into the late 19th century character of the building.
- The interior was largely remodelled in 1994, with new habitable spaces being levered in between existing floors. The alterations significantly deviated from the original plan form of the building.
- The proposal envisaged below promotes a use of the building that is compatible with the current fabric, exterior, interior and the setting of the historic building.
- The existing doors and walls remain a critical part of the building structure and plan; the masonry walls remain unaltered and able to accommodate joinery that does not diminish their value or significance.
- The purpose is to reinstate the form of the two flats which filled this space before 1997.
- The proposal to take away the internal stair that links the landing to the upper floor reverts to the character of the wall as being complete before 1997, when the current owner made the new staircase and opening to open up the 2 flats into a combined space.
- The newly defined separation between flats will allow for emphasis on the former building highlighting the use of historic divisions for the contemporary insertions. The filling in of the wall will be done to reflect the existing wall either side.
- With respects to National and Local Policy the closing of the wall on the inside of the existing building will have no impact on the special interest and setting of no 10 Cambridge Gate nor to its neighbouring listed buildings.
- The proposals will not have a negative impact on the primary building structure nor will it compromise the main staircase of the building or the chief feature of the flat which is in this instance the front room.

1.0 INTRODUCTION

1.1 Background and Methodology

This report is intended to support applications for planning permission and listed building consent to be submitted to London Borough of Camden on behalf of Carol Ryan, owner of 10 Cambridge Terrace. The report demonstrates the architectural and historical significance of the property and assesses the impact of changes proposed to the interior, on the special interest of the listed building.

The assessment establishes the recent planning history of the building to determine which parts of the ground plan and which features within the building are likely to be historic. Based on these findings it provides an assessment any impacts which the proposals may have on the building's historic interest.

Successful integration of alterations, within the distinctive setting of REGENTS park and the vastly altered historic block of Cambridge Gate requires a level of attention and sensitivity. The starting point of such an analysis is in defining the qualities of the building thought to be affected (Section 2 and 3). It is then possible to assess and determine the degree to which the proposals will impact on the historic and physical character of the building and the conservation area.

An assessment of the heritage asset is important in allowing the impact of the proposals on the conservation of the building to be fully understood. This Heritage Impact Assessment found in Section 4 shows that where there is important internal historic fabric remaining in situ, it is being conserved. This follows the overriding principle of the scheme which has been to promote a 'conservation-led' approach to change at the building so as to provide interior space in keeping with local residential needs and the benefits derived from re-establishing one half of the floor space into flatted accommodation.

These proposals will mean the building can be optimized into full use once again. It is highly desirable to expect all changes to be unified within the setting of Regents Park and the Conservation Area.

The policy assessments in Section 4 refer to the Core Strategy (2009). The Localism Act 2011 and the National Planning Policy Framework (March 2012) have established the Government's planning policies for England and have introduced changes into the plan making system.

The section on Conserving and Enhancing the Historic Environment supersedes PPS 5, whilst following that document's significance-led approach to decision-taking

Heritage assets are the central all-encompassing tenant of the conservation strategy given in the NPPF. Paragraphs 132-134 of the NPPF state that when considering the impact of works on the significance of a designated heritage asset, great weight should be given to the assets conservation and any harm requires clear and convincing justification.

Camden's Local Development Framework (LDF) replaced the Unitary Development Plan (UDP) in November 2010. It is a collection of planning documents that sets out a strategy for managing growth and development in the borough. Camden's Core Strategy sets out the key elements of the Council's planning vision and strategy for the borough. The following policies have been considered and addressed as part of the proposed planning and listed building applications.

- Core Strategy Section CS14
- Local development Framework policies: DP 22, 24 and 25

The building is listed within Cambridge Gate and the principle Conservation Area that reflects Regents Park and the surrounding roads whose importance comes from the formation of terraces in historic times.

1.2 The Proposal

The main house consists of 5 storeys plus a mansard roof. The house is of traditional load bearing masonry construction with timber floors and a pitched, gabled roof to its front half and some flat roofs to its rear half. The house is currently divided into flats and the flat in question occupies first floor with a mezzanine level.

The two flats were converted into one soon after the current occupant purchased them in 1997. The objective now is to reinstate the flats back to their former separate form.

Permission is being sought for the filling in of the current vertically oriented opening between first and second floor flats of the property known as no 2 Cambridge Gate. This will mean the loss of stainless steel handrails and brackets, softwood balustrades, newels and rails.

The proposals will retain the existing building whilst realising the use of existing doors to the two newly created spaces. No external alterations are necessary.

The principle for filling in the wall is to help achieve the Applicant's wish to create a well-managed and accessible separation between the two floors, designed in a sustainable and inclusive manner and to allow for the introduction of 2 self-contained flats rather than the existing one.

2.0 CAMBRIDGE GATE AND ITS HISTORIC CONTEXT

2.1 History of Regents Park

Early

From the time of William the Conqueror (1066) ownership of all land became 'in right of the King'; the ownership by the Crown of the Regent's Park area dates from this time. The land was used to raise income for the King and thus the State.

In the medieval period the land was leased to the nunnery of Barking and by the reformation Henry VIII had enclosed the area as a hunting park.

18th – 19th Century

The 'New Road' (now the Marylebone Road) was built 1756-7 on the outer edge of the metropolis to relieve east west traffic in the centre of London particularly along Oxford Street; In 1776 Portland Place which runs north-south, was started by the Adam Brothers, with the original intention of being an exclusive enclave rather than a through route.

In 1793 a grid of streets was planned south of the New Road, before The Duke of Portland in 1809, published a plan showing a landscaped park with villas and terraces north of the New Road. This was located on farmland known as Marylebone Park that the Duke leased from the Crown.

At the beginning of the 19th century the Commissioners of Woods, Forests and Land Revenues took steps to develop the farm land comprised by Marylebone Park. John Nash, who was then the architect to the Office of Woods and Forests, submitted a very different plan to the other architects consulted. Nash's conception of The Park was, in the first instance, an assemblage of villas in landscape with an almost continuous belt of terraces as a kind of architectural back-cloth. It is this original concept, his "Grand Design" that sets the architectural and historic value of The Park today.

The 'new canal company' was founded on 31st May 1811 at a meeting held at a Percy Street coffeehouse, to form a canal linking Paddington Basin to the Limehouse Cut. The route was influenced by Nash who saw the benefit of it running through his new park and the Prince Regent agreed it should be called "The Regent's Canal". The Canal Bill received royal assent in July 1812 and work began on the eight-mile stretch of canal in October 1812.

A branch was incorporated into the design (the Collateral Cut) that would run south through Park Villages East and West ending in a basin (known variously as Regents Park or Cumberland Basin) surrounded by wharfs supplying the markets in the adjacent squares to the east of Albany Street.

Originally more development was envisaged in the Park than was implemented; a second grand circus was planned on the inner circle and around fifty exquisite villas scattered amongst the trees. Lack of funds and a concern that too much building would spoil the landscape curtailed the development which would have amounted to a garden suburb.

The character of the Park continued to develop, although the visual priorities set in 1826 were largely maintained to the east of the Broadwalk. the Zoological Society, the Toxophilite Society and the newly founded Royal Botanic Society of London began to rent land.

Like the rest of the park, these areas were essentially private, but Nash's original concern that his project should contribute to the health of the metropolis was given a new emphasis, and the park a major new role, when the outbreak of cholera in London in 1832 stimulated action to improve public health through better access to public open space. A Select Committee of the House of Commons set up in 1833 recommended that the whole of Regents Park be opened to the public and Primrose Hill acquired for public use. The Park on the east side was opened to the public in 1835: the rest of the Park and Primrose Hill followed in 1841.²⁴

In 1820-7 The Regent's Park Terraces were built from south to north and in 1824 Park Village East and West were begun. By 1854 cream lead oil paint as use for render was formally adopted, with the original intention being for use on stone, but terraces were ultimately built with colour washed render.

20th Century

The widening of the railway cutting to Euston in 1906 resulted in the demolition of the eastern side of Park Village East and a new bridge to Mornington Terrace (outside conservation area boundary). In the 1920s-30s there was much Neo-Georgian social housing developed for local workers and war veterans such as 'The Cumberland Market Estate' constructed to the west, south and south-east sides of Cumberland Basin by the Crown Estate.

Cambridge Gate is a terrace of houses which replaced Decimus Burton's Colosseum, 1824-1827 and demolished in 1875. The Colosseum, similar in architectural style to the Pantheon in Rome, was a rotunda that housed a gigantic 360-degree panoramic view of London, measuring 24,000 square feet (2230 sq.m) with a dome larger than that of St Paul's. The architects of Cambridge Gate were Thomas Archer and Arthur Green whose other works in the picturesque French style include the Cafe Royal, Whitehall Court and the Hyde Park Hotel. It is the only stone (Bath Stone) fronted terrace in Regent's Park.

Many changes to individual house took place marking a cumulative decline after the war. In 1947 a government committee criticised the management of the crown estate for allowing external alterations to the terraces, and for failing to take adequate responsibility for repairs.

The Crown Estate's failure to undertake even 'the most elementary protective repairs' meant continued decay: In 1945 there was scarcely 'a single terrace ... which does not give the impression of hopeless dereliction ...'.

The post-war period

Much bomb damage to the eastern area resulted in rebuilding and the development of the Regent's Park Estate by the Borough of St Pancras. The period saw major changes to the buildings and the onset of a negative attitude towards historic buildings.

In April 1945, Royal Fine Art Commission advised that the Terraces should be retained 'only as front and side elevations or facades 'in the most advantageous and economical way, having regard to post-war requirements'. They advised that:

Somerles House, Cambridge Gate, and Cambridge Terrace could be demolished, and their sites redeveloped, with the Crown Estate's architect Louis de Soissons taking full advantage of the 'backland areas'.

In 1946 the Atlee government set up the Gorrell Committee to investigate the future of the terraces. The Committee in 1947 recommended that: "the Nash Terraces were of national interest and importance and should be preserved as far as that was practicable, and without strict regard to the economics of prudent estate management."

In their publication on The Future of The Regent's Park Terraces, The Crown Estate Commissioners stated in June 1962 that "the fronts of the Terraces would remain as in the original design"

It was stated that:

"It must be emphasised that all Terraces were designed to be used as a series of single house. Sometimes the shape, depth and size do not readily convert into flats"

The Estate continue that:

"We shall not insist on the preservation of party walls where conversions into flats are to be carried out. They have never had any significance in the Nash design and in some Terraces their retention would seriously hinder proper conversions."

The redevelopment was put on hold in 1959 and temporary office tenancies were extended. The Crown Estate occupied no's: 1 and 2 from 1945 to 1956 as government offices.

In the long term, the Committee sought the residential use of the terraces and advised that rents be fixed to ensure that 'occupation of these magnificent sites should not be the privilege of any particular income group'. Although they agreed that Somerles House, Cambridge Gate, and Cambridge Terrace could be demolished, they proposed that they should be replaced by student hostels for London University.

Major change came when the Crown Estate sold the 'service' areas to the east of Albany Street for local authority redevelopment as housing. Cumberland Market, Munster Square, and Clarence Gardens were demolished, and building of the Regent's Park Estate began in 1951. Partly constructed on a masterplan by Sir Frederick Gibberd, building continued, with several changes of approach to density and the use of high- or low-rise buildings, until 1959.

In 1957 (ten years after the publication of the Gorrell Report) the Crown Estate Commissioners proposed to carry out the demolitions already suggested, although in the case of Cambridge Gate, 'It has no architectural merit'; these plans were later postponed.

Somerles House was demolished, with the agreement of both the Royal Fine Art Commission and the London County Council, and Denys Lasdun's plans for a new building for the Royal College of Physicians, reported in 1959, were completed in 1964: the building was listed, Grade I, in 1998.

The Commissioners saw the preservation of Nash Terraces in Regent's Park as... 'the preservation ... of the whole of the grand design that remains'

On the east side of the Park, the Commissioners announced in 1962¹ a complete scheme for the preservation of all the existing Nash Terraces facing Regent's Park or forming part of the entrances to the Park. "When the scheme is finished the fronts and ends of every such Terrace will correspond with Nash's original design and every building should have an effective use and a life of at least 60 years."

¹ The Future of The Regent's Park Terraces, Third Statement by The Crown Estate Commissioner

They recommended:

“that Someries House, Cambridge Gate and Cambridge Terrace should not be preserved but be demolished.”

They further advised:

“the decisions whether to preserve or to demolish and rebuild and the method to be chosen for preservation must be left to the Crown Estate Commissioner when the occupation of the Terraces by the ministry of Works came to an end. Among the methods of preservation mentioned in their Report were restorations or conversions behind the existing ornamental fronts, complete demolition and rebuilding with replicas and complete demolition and replicas and complete demolition and rebuilding with replicas but with stone facing.”

The Commissioners stated in respect of Cambridge Terrace (ten houses), Cambridge Gate (ten houses) and Someries House that:

“This is the one area where the Nash design cannot be preserved. It is true that six out of ten houses still exist in Cambridge Terrace and that a portion of a Nash design remains. But this Terrace was the least exciting in the Park and the Gorell Committee advised that as soon as practicable the site should be cleared and the remainder of the Terrace should not be renewed.

Cambridge Gate replaced the Colosseum (designed by Decimus Burton) after it was pulled down in 1875, and this too was recommended for demolition.

Plans for this non-Nash corner of the park included a hostel for students built to the general scale of height of Nash Terraces and harmonising with the southern end of Chester Terrace. Plans for the demolition of Cambridge Gate and replacement by a Music Centre were not considered practical in 1962 as the buildings were fully let, partly under controlled tenancies.

2.2 History of 10 Cambridge Gate

Development of Flat 2

Flat 2 (Nos. 10 Cambridge Gate) has undergone significant internal alteration, most notably, the conversion of the wider terrace into flats in 1994.

- Planning permission for the change of use and works of conversion from office and residential use to 23 self-contained flats and single-family dwelling was granted in 1994 (reference 9400493)
- Listed building consent for works of part demolition, extension and alteration regarding the conversion of premises to 24 residential units, granted in 1994 (9470104).
- Listed building consent for internal alterations, including installation of staircase between flats 2 and 3 granted in 1997.

1-10 Cambridge Gate, 1994

planning and listed building applications were submitted in April 1994 for the Change of Use and works of conversion from office and residential use to 23 self-contained flats and a single-family dwelling together with works of demolition, extension and alteration. The applications were approved by the London Borough of Camden in September 1994.

The development was undertaken in the mid-nineties by a consortium Cambridge Gate Development Ltd, funded by an African Business Cartel. Balfour Beatty was the main contractor and work commenced in 1996. Works involved the major reconstruction of the terrace and included demolition and rebuilding of parts of the mews buildings as well as the rear elevation to the main terrace with large areas of brickwork rebuilt both internally and externally.

At the rear of the development mews houses and horse stables were partly rebuilt and converted to residential accommodation. All existing cobbled streets, feature chimneys, corbels and feature brickwork coursed were rebuilt or restored. Bricks used during construction were either site-salvaged or from reclamation yards specialising in materials from this period. Predominantly lime mortar was used to build in keeping with the original building practises.



Figure 1: Extract from Cambridge Gate Sales Brochure prepared by Cambridge Gate Ltd for marketing purposes



1937



No 10, 1971

2.3 Listed Building designation

Nos. 2/3 10 Cambridge Gate is a laterally converted flat located at first floor level. The wider terrace (Nos. 1-10) is Grade II listed and dates from 1875-77 (list entry number: 1244289). The listing description states that the interior of the properties were not inspected at the time of designation. Features of the exterior such as the attics, square-headed ground floor openings, windows and decorated projecting bays make the building significant.

Cambridge Gate is the only terrace in stone, and was constructed in the enriched style of High Victorian prosperity, details taken from French examples with consistent details in ironwork and terracotta as well as stone. It breaks the continuity of the Nash terraces. The footprint and arrangement of shared private garden and inner driveway respects Nash's layout along the Outer Circle.

Terrace of 10 houses. 1875-77. By T Archer and A Green. Built by Stanley G Bird. Bath stone; slated mansard roofs with dormers. Large slab chimney-stacks. 4 storeys, attics and basements. Symmetrical terrace in French Renaissance style with projecting end bays (Nos 1 & 10). EXTERIOR: each house with 1 window each side of a 3-window bay. Windows mostly recessed casements with enriched panels over. Square-headed doorways with enriched half glazed doors and fanlights (some with enriched cast-iron grilles). Nos 1 & 10 with prostyle porticoes. Canted window bays rise through lower 3 storeys with bracketed cornices and central pediments with pierced parapets over. Ground floor with pilasters carrying entablature with continuous balustraded parapet at 1st floor level. Console-bracketed balcony with balustrade at 2nd floor level with cast-iron balconies to bay windows. 3rd floor, 3 windows separated by pilasters above bay windows, with 1 window each side. Bracketed cornice and parapet. Above bay window bays, large dormers of single round-arched light with keystone, topped by segmental pediment and flanked by scrolls. End houses with attic storeys above cornice and tall mansard roofs enriched with cast-iron railings and large palmettes. Nos 8 & 9 with blind boxes. Left hand return with 8-light cast-iron conservatory bay window on bracketed stone base. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached, cast-iron panelled railings with floral motif to areas. HISTORICAL NOTE: this terrace was built on the site of the Colosseum (1824-6, demolished 1875) by Decimus Burton. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 123).

2.4 Conservation Area Context

Overall Character

The significance of Nos. 1-9 Cambridge Gate lies primarily in the western elevation of the terrace fronting Regent's Park. This is confirmed in the Officers' Delegated Report for an application in 2011 relating to proposed works at Flat 3, No. 3 Cambridge Gate, which states that "the special interest of Cambridge Gate is considered to be the fine external elevations and the particularly impressive hall and staircase" (ref: 2010/5624/L).

The buildings at the parks' eastern edge form a triumphant classical route; buildings with giant orders and sculpture to be seen from a distance and to impress. Albany Street is now in part a dividing line between the Nash Terraces and mews and the Regent's Park Estate.

The Collateral Cut of the Canal continued the Canal through the Park Villages, extending to the original Cumberland Basin which was the end of the canal and the heart of the service area of Nash's original built scheme, with wharves, warehouses, and housing for the markets designed to serve the whole Park.

Buildings

The buildings are all located within the Regent's Park Conservation Area and are considered to make a positive contribution to the conservation area. Regent's Park is a Grade I Registered Park and a Garden of Special Historic Interest; in addition, it is designated as open space in the Local Development Framework (2010). The gardens in front of Cambridge Terrace are designated as open space in the Local Development Framework (2010).

There is a very clear hierarchy of building types in this conservation area that conforms to Nash's grand masterplan and making a contribution.

As well as the terraces, contributions are made by the mews, the houses of Park Villages West and East, three churches, bridges, the barracks, a school, public houses, hotels, the Cumberland Estate and Post-war development.

The spatial elements of the park in relation to the buildings on its fringes is a quintessential element in the significance of the area. As the open space of the Park, which gives a sense of being in the country is encircled by the palace-fronted terraces and punctuated by spires. The impression given by the classical elevations on the forecourts of Cumberland Place, the arched entrances to Chester Terrace and the less formal spaces of Chester Place, is highly regarded.

Key views emphasise the relationship of city to green space such as Chester Terrace from Chester Road and from Chester Place. The vista from the Park to the Terraces is also important in giving a profile of a clear roofline (without buildings in the background).

Views taken west from the terraces across the expanse of the Park are also noted as are the Views between the Terraces and the Park seen from the Outer Circle, and along the raised terraces

Terraces

The stucco terraces, facing Regent's Park, have the appearance of palaces on a triumphal route. The line of terraces extends beyond this conservation area, around the Outer Circle of the park; and the overall development continues to the south, to Regent's Crescent and ultimately down Regent Street to the site of Carlton House above the Mall. The terraces in this conservation area are understood in the context of this whole composition.

Park Square East stands to the north of Park Crescent, at the formal entry into Regent's Park from the south. Originally Nash's Crescent was to have been the largest Circus in Europe bisected by the New Road (now the Marylebone Road). In the centre of the terrace (number 18) the projecting centre bay was the double entrance to the Diorama designed by A.C Pugin; originally constructed as a diorama in 1823, it closed in 1851 and was converted to a Baptist Chapel at the expense of Sir Samuel Morton Peto. The polygonal stock-brick building is hidden behind the terrace and is best viewed from Peto Place.

Built in 1960-4 and designed by Denys Lasdun and Partners, the Royal College of Physicians still feels a very modern building in this context. It faces the Outer Circle, with the rear elevation on Albany Street and the south elevation facing St Andrew's Terrace. The continuity of the Nash design had already been broken in this area by the High Victorian Cambridge Gate to its north.

Cambridge Terrace is slightly eccentric. It has small alternating rusticated columns at the centre and at the ends of the ground floor; otherwise it has as decoration long incised patterns in the stucco, reminiscent of the work of Sir John Soane. Originally ten houses, it was badly damaged in the Second World War; the north end was only rebuilt in the 1980s, when it was constructed as offices: the southern, surviving five original houses were converted laterally into flats.

Chester Terrace is the longest unbroken façade in the park with a complex alternating system of bays (ABCBAABCBA) totalling 99 bays, marked by giant Corinthian columns attached and detached in groups which rise from ground floor level. Balconies run continuously between and behind the columns. At either end are projecting wings, connected to the main façade by theatrically thin triumphal arches inset with the name 'Chester Terrace' across the full street width.

The grandest of the eleven terraces in Regent's Park, Cumberland Terrace (244m/800ft long) embodies the idea of a palace confronting a 'natural landscape' within the city. James Thomson was executant architect, and the terrace was completed in 1826. The centre block has a projecting temple front: a giant order of ten Corinthian columns capped with a pediment containing exuberant sculptures.

3.0 ARCHITECTURAL SURVEY

Form and Significance of the flat

Nos. 1-9 Cambridge Gate were derelict for some time prior to their conversion into flats in the mid-1990s. As a result, extensive internal alterations were required when converting the properties – this is likely to have included new joinery, paneling and plasterwork, where the original fabric had not survived intact.

The property forms one of many altered flats within the block of Cambridge Gate on the east side of the Outer Circle. A building first existed on this site in 1875 replacing the former Colosseum and the present building has a 19th century French exterior incorporating ideas popular in High Victorian design of *ironwork and terracotta as well as stone*. The original building has a stone front of 4 storeys with each house having a 3-bay window.

The building exhibits the typical “historic” front and back spaces with the later addition of the mezzanine level on the upper floor, levered between the flat above and the lower floor of no 2. The space is defined by the large living area at the front which occupies the bay window elevation and has outstanding views over the park.

The space within the flat is largely given by common wall placements which give the floor plan of the upper (second storey) and lower (first storey) storey a familiar layout. The later second storey has more rooms however and is subject to greater adaptation of ceiling heights as a result of its being wedged into the existing floor levels. On the first floor the slender corridor which links the front and back of the flat is likely to be original to the first building. Accommodation over two floors that formed the living space for owner and occupant in historic times and in the current day are seen to the middle and rear of the space.

The principal entrance door for the first floor is accessed from the stair core and leads into a highly decorative landing. From here the movement is down a few steps into the entrance passage of the flat, defined by an angled internal wall. The main entrance for the second floor is from the stair core and into the corner wall of the lounge. This door is currently only in partial use with the current occupant preferring to use the door for the First floor for access to all spaces. In the division of the space into flats it seems perfectly correct to use the existing door in the Dining room of the second floor.

On the landing is a staircase with handrail and an adjacent opening which currently allows movement from the Lower to Upper floor. The degree to which the building has already been subject to change is seen from current observation and information on the recent history of the flat.

It is known that the current incumbent introduced the staircase with side opening some 20 years ago when she first took over the occupancy, so as to provide combined living accommodation for the son. The marble inlaid on the walls and surfaces of the landing are from the 1980's and the steel chrome baluster of the handrail are clearly in 1990's style.

3.1 General Layout and Plan

The access to the first floor follows the central doorway encased by a deep architrave frame typical of the High Victorian period, yet the current marble from which it is established is a later addition. It is likely that access in Victorian times was similarly gained through an opening in this position.

The existing plans relate to the general dimensions and proportions of the original building that are seen according to surviving masonry walls on all sides of the structure.

The building plan has two phases of development from the original single level flat comprising front lounge and middle rear areas with a landing between and the late-20th century mezzanine above. To the one side of the central landing space is the position of the original glass cupola which is a distinctive early light source. On the other side of the landing is a storage cupboard created either side of the entrance door.

The central landing would have only provided access to the Lower floor on the east and west sides, giving movement into the lounge facing the park on the west side and into the accommodation areas to the east side. It forms the inner movement element of the original building whereby residents would seek access from the main internal staircase. Adjacent to this is the soave of the upper floor as defined by a change in floor level and stairs with a handrail.

Although a unified decorative scheme in the way of wall paper has been applied, it is likely that the section of wall that encases the later part of the building consists of materials inserted as a result of rebuilding following bomb damage during the Second War.



Figure 2: Current floor plan

The first-floor layout in 2014 shows Nos. 2 as a self-contained unit. To the rear, the stepped building line of the property is visible, showing that the southern and northern walls of the rear bedroom were once partially external walls.

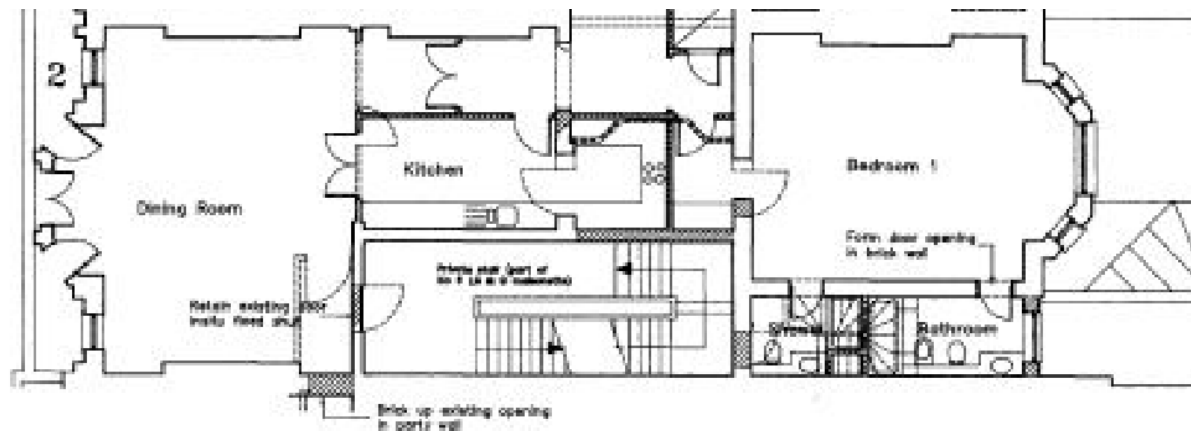


Figure 3: Proposed Lateral conversion at First Floor Level (1994), Flat 2, Nos. 2/3 Cambridge Gate

Reference given by plans for the conversion of other first floors areas in the block (i.e. Flat 2, Nos. 2/3 Cambridge Gate) reveal what was initially proposed for the lateral conversion in 1994 at Flat 2 & 3, 10 Cambridge Gate

The proposed first floor layout from the 1994 application (figure 3) shows the principal alterations were:

- The creation of a new opening between Nos. 2 and 3 to create a single laterally converted flat;
- The installation of a lift;
- The demolition of the original northern external wall to the rear of the property and the erection of a modern partition to accommodate a third bedroom;
- The erection of modern partition walls to accommodate a new kitchen and utility space within the centre of the property; and
- The creation of two modest infill extensions to the rear of the property.

In 1998, further internal alterations were approved by Camden Council, including the removal of the kitchen from the centre of the property to bedroom three, the creation of a large utility room accessed from the hallway, and the alteration of existing doorways.

In summary, the drawings associated with these applications demonstrate that the plan form of the property has already been considerably altered, particularly as a result of the lateral conversion in 1994.

3.2 Features and Fittings

A survey of the existing shows many places where alterations seem to have taken place, leaving few features remaining from the original. The above recognises the numerous internal changes made over the years, which have the effect of diluting the value of the Victorian character of the building and its ability to demonstrate how the residents were disposed to use these spaces.

Most of the original architectural finishes were removed in the 1990's. The overall standard of refurbishment from this time is generally dated and not of a particularly high standard in terms of contemporary specification. Although habitable and in generally reasonable condition, presentation is of an ordinary standard – looking much like a 1990's hotel reception.

Still there are some retained features of importance, which are distinct in helping to balance the architectural quality of the basement along with the overall plan-form of the original basement dwelling.

Flat 2/3, 10 Cambridge Gate shows a variety of detailing. Some rooms have been stripped of any decorative features, whilst others display relatively plain and simple detailing, most likely to date from the mid-1990s when the property was converted into flats. It is likely that the deep decorative cornice and moulding in the front room are original, and the fireplace may be original.

Often the most interesting architectural element to be found on a building's interior, the common core staircase has Victorian ornamentation in its detail. Whilst simple, it is also part of the original decorative scheme and the basic metal baluster shows how the hierarchy of use was distributed throughout the building with the degree of ornamentation of equal importance on all storeys. It does then contribute to an understanding of the building and is therefore of high significance.

The walls of the landing are marble and there is a unified system of cornicing and skirting found in most rooms with some modern doors and architraves inserted later.

There is evidence of a fireplace in the main lounge on the west side to the front. During its last change in the 1990's it is likely the fireplace was adapted and covered with a 'historic marble type'. It is still open and would have connected to the structural chimney order and so relate to the stacks in the building.

The fireplace has a roof outlet and so the logical movement of this element in the structure is seen in the front room. It is meaningful that the chimney breasts as seen on the inner walls are evident as a continuous piece of building and an example of the building's construction.

3.3 Exterior:

The front elevation is generally unchanged and its connection with the terrace group of great quality.

The building principally derives its significance from the façade and the ground, first, second, third and fourth floors. The bath stone on the main elevation coupled with the French Renaissance style is of interest and its link with the buildings in the terrace important. The spacing and dominance of the windows is also a distinctive part of the building as is balcony to 2nd floors and entablature to street level.

The contribution of the architecture to the character and appearance of the street is considerable. The use of stone as external render is a fine example of the mid-Victorian style and refers to its continuing use on influential houses in London.

Flat 2/3 N0 Cambridge Gate illustrates how a building on a confined site both harmonises with its surroundings and has strong gravitas. The frontage is enlivened by the symmetrical frontage at four floors which is enlivened by the prostyle portico and the appearance of the attic roof which accorded with Victorian aspirations for classical proportions.

3.4 Assessment of Significance

The Outer Circle has a strong rhythm and large proportions given by the Italianate appearance of the buildings with the mainly unaltered character of the buildings frontage being of great interest. The listing of no 10 Cambridge Gate reflects the quality and status of the buildings in the wider context of Regents Park and their general presence in the Conservation Area.

Internal

The elements of surviving historic interior are basically limited to some internal walls and the primary fabric within which the space has been divided. The architectural features described above are limited as an example of architectural design, decoration and craftsmanship for a space intended as a high quality single family house.

As a space designed for residential purposes the flat shares the same extent of internal decoration throughout with wallpaper from the 1980's. In more recent years the adoption of other decorative

features and fittings give an understanding of how people have adapted the accommodation in top quality London houses.

The second floor flat is of a comparable significance to the first floor since the space has undergone much alteration in order to accommodate additional residential use. In its transition from a single flat to a mezzanine addition a new realm of spaces were created to accommodate tastes of residential living.

It is noted that the opening of a space through the installation of a staircase in 1997 in the middle section of the landing altered a former separating wall part of the early building, thus making the connection of the front with the rear area more easy.

Changes to the internal fabric have been extensive and many of the additions made to the building have been of a decorative nature.

The provision of additional flatted accommodation has seen the modification of internal spaces and the addition of features such as a later ceiling (middle rooms), cornicing, skirting and doors. The addition of a new opening to the wall illustrates the further manipulation of space in the area.

Although tempered with by the addition of the mezzanine floor, there is a vaguely legible floor plan whose architectural interest is gained through the surviving rooms in a rectangular plan form on the Lower floor and a mix of a few remaining historic features in the Front room.

In the landing area of which the two floors span there is a different expression of space. As this is a tight space characterised by the 'rich marble inlay' of the surrounding walls and the glazed oculus through which the light comes in. The panelled period door from the stairway is complimentary to the space and the marble architrave is of interest, although not original.

One of the most interesting architectural elements of the interior is the bay window at the front. As this is a part of the original scheme and contributes to an understanding of the quality of the building in relation to the Park and thus is of significance. This is coupled with the main staircase and the fireplace which also give an interesting example of decorative intent.

Spaces in Victorian conversions tend to be of limited heritage value compared with the elevations. Therefore, it is typical for the listing to mainly reflect the largely unaltered façade and not refer to the internal areas where major changes have previously occurred.

3.5 Detractions to Significance

- Later additions have affected the central part of the buildings layout and diminish a full snapshot into the late 19th century character of the building. For example, the staircase installation between the landing and Upper floor is of timber construction with iron posts;
- In addition, there have been reconfigurations of the walls that have previously formed the first Floor flat and now comprise internal access to the second floor flat;
- The opening of the wall that once demonstrated separation in historic times from one space to another has unfortunately tarnished a reading of how the space would have worked in Victorian times. It creates a space which hinders a reading of the movement of the landing serving the flat from the front entrance and the staircase to the main entrance;

4.0 PROPOSED INTERVENTION IN RELATION TO ARCHITECTURAL AND HISTORIC CHARACTER

4.1 Design Approach and Appraisal

i. General

The character of historic buildings and their contribution to the built environment can be diminished through insensitive alteration and extension or through neglect and dilapidation. In the case of Flat 2/3 the applicant has put forward a practical solution to ensure the standards of residential living can be significantly improved whilst restoring its historic quality as a late -19th century structure able to adapt to change.

ii. The Objectives;

Taking the flats previous use as a single family home into account, the proposed to return the space to two self-contained dwellings is suitable.

The proposal realises an opportunity for making changes that relate to the historic, spatial and architectural importance of the property. This relates to the removal of the neutral interventions made during its lifetime (the staircase and opening in the dividing wall), as well as improvement to the overall formation of space in relation to 21st century living standards.

Works are proposed to significantly improve the internal area, up to modern standard, whilst giving the space a layout that refers to the former plans before the current owner made the change to this wall in 1997. The purpose is to reseal the opening so as to make the general space occupied by one flat over 1 and a half floors into two separate flats.

The filling in of the wall considers the current size, scale and manner of the building and the known former dimensions to which they relate. It will be applied to the same thickness, texture and profile of the existing wall so as not to detract from its former quality.

The dimensions of the significant rooms to the back and front will not be touched by the proposals. Instead, the plans are to restore areas where wall has been removed. This is the case in three places, at the site of the staircase and at the site of the opening to its side.

This will facilitate the conversion of one dwelling back into two flats, with the Lower floor flat being close to what it is known to have been in Victorian, restoring walls and spaces to as close to the original as is possible.

The proposed changes will result in a satisfactory group of interlinked rooms allowing for ease of movement within the context of the retained stairway and landing, offering access along a distinct route between the front and rear spaces as was characteristic in the historic plan. The works proposed have been designed to have limited impact on the historic fabric and have been crafted to carefully mitigate any damage that may occur. The method and detail of the approach to the changes proposed is given below.

The aim to improve the overall quality of housing, with better lighting, improved size and functionality of rooms is achieved within the proportions of former living space and the elements of architectural interest. Through reintroducing elements of the historic layout, such as the inner corridor, the front bedroom and the rear rooms occupied by the patio, heritage value will be restored.

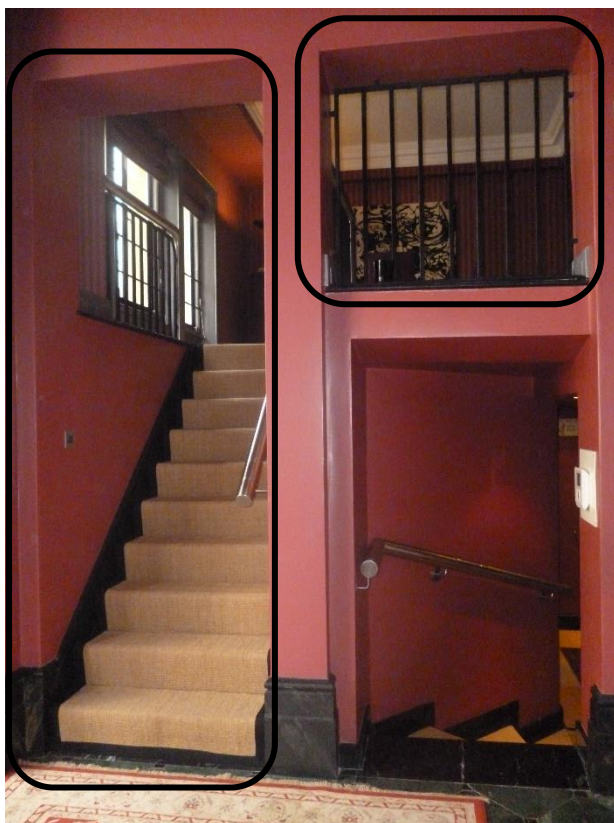


Figure 4: Location of wall opening to be filled

Works are proposed to rationalise the basement of the property, reinstating the earlier layout and reflecting the overall plan-form of the original basement dwelling. Overall the impact of the proposed development on the existing structure is minimal and there will be no impact on the street scene.

In keeping with the flow of the original basement flat (both as the servants' dwelling and later, as a unified basement flat) bedroom space is concentrated towards the front of the basement and the living/dining/kitchen space towards the rear of the basement. The rationale for having the combined living and dining area to the rear refers to the spaces of the basement where historically these activities took place.

iii. Design Specifics

The configuration from one flat to two self-contained flats

The internal alterations will retain those elements and features of the former building that are of historic and architectural significance, ensuring a restoration of a historic floor plan. A considerable amount of the original structure has already been dismantled and remodelled so the impacts on the 'heritage' will be minor. The dismantling of existing stair and infilling of wall that is proposed is directed towards an area that has already been added later, so it avoids adverse impacts on the integrity of the building.

The floor plan is changed through the loss of the link between Lower (first) and Upper (second) floors and the introduction of a complete wall in the landing area. The space of the landing is the key circulation area where movement is taken in a north/ south direction.

The completion of the wall between the rear rooms and the landing will enable the former dimensions of the space to be restored to that which was seen in historic plans. This will redefine the space as it was when the inner wall marked the space finishing at the landing.

It is proposed to fill the wall, enabling access from the landing only into the Lower floor space, whilst access to the Upper Floor will be through the doorway in the Lounge. The wall refers to the historic means of movement through the basement, as it is similar to that previously present and would be erected again to connect with the landing and the light well in order to re-establish access into the Lower flat.

In its current 'known' form the original layout of the building has seen much changes of which the opening up of the rooms and spaces is critical. It is therefore fitting that the design proposed for the reconfiguration of the flats seeks to insert a former wall and so incorporate elements of the old building that give it character.

The landing will continue to be defined, as it has throughout its history in relation to the respective openings and the sense of the space being divided into the rear and front.

4.1.1 Architectural Appraisal

The national significance of no. 10 Cambridge Gate is recognised in its statutory designation as a Grade II Listed building. Documentary evidence and a site visit have shown that apartment 2/3, 10 Cambridge Gate has undergone many modifications and alterations which have resulted in the removal of historic features and the repositioning of walls.

Despite benefiting from listed building consent, the alterations that took place in 1994 significantly deviated from the original plan form of the building. These changes are considered to have eroded the interest and significance of the terrace and individual buildings.

The breached party walls have not had a significantly detrimental effect on the listed building and in fact form a much-repeated alteration within the terrace, many predating the building's designation.

The impact of having breached party walls has been significantly reduced by the addition of the rear extension as the current arrangement makes it difficult to understand the original plan form or to appreciate you are experiencing two separate former townhouses.

The terrace is of relatively low historic interest. It does not have known associations with significant persons or events. It does not represent a key part of the area's master plan, but it does have some illustrative value as an example of the later 19th century preference for greater ornamentation and stylistic complexity.

4.1.2 Design assessment

Regards floor layouts, the existing opening are to be filled (sealed). Discrete additions are made to the wall in the landing area so as to form separate parts of the new living accommodation. This does not reduce the size of the respective rooms but orientates the configuration of space in the main circulation area of the flat.

The design allows for a better solution to using the internal spaces to provide a meaningful interpretation of the spaces that give the property its character. It provides a satisfactory way of connecting the rooms which now appear awkwardly placed on split levels.



Figure 5: The Proposed floor plan

4.2 Impact on Architectural and historic character

The listed building is important and contributes to the quality of the built environment in Regents Park and along this stretch of the High Street. With respects to the proposals for no 10 it is important to ensure that the architectural detailing of the building to which the development relates is not eroded or that the quality of the setting is not compromised.

Through an understanding of the site and its context it is possible to evaluate the heritage impacts accruing from the proposals. This statement recognises the potential for allowing the building to evolve and follow its historic continuum in a way that has little or no impact on the character or appearance of the building.

The proposals take place on the first floor where existing walls remain the same and the reordering of space is done within the existing shell.

The proposal creates a use of the building that is compatible with the current fabric, exterior, interior and the setting of the historic building. The works to alter the building and improve its use and accessibility do not harm its special interest.

It is intended that the existing spaces within the building will be refurbished to improve the aspect of the existing accommodation with the facilities associated with a home. The degree of refurbishing required to is relatively light as the rooms do not require repair and only need some decoration treatments.

The proposals gain credibility as it seeks to remove some elements of later work (such as the staircase and opening) which are negative features of the building. Indeed, by infilling those parts of the interior which are distracting to the unity of the whole, the scheme can more closely return the building to its early antecedents.

4.2.1 Impacts on the Interior significance

Effects of change on the architectural and historic significance of the interior have been mitigated in the design and features identified as important to the listed building are retained. This includes the interesting architectural elements of the building's interior such as the fireplace and bay window in the front room and the central staircase which all give a solid example of structural intent.

The proposed interventions will create improvements in access and circulation for which the building is said to represent a series of planned additions at three points in its history. It works within the layout of the building and has no impact on the fabric. So, the proposals will not have a negative impact on the primary building structure.

The existing doors and walls remain a critical part of the building structure and plan; the masonry walls remain unaltered and able to accommodate joinery that does not diminish their value or significance.

The scale of the proposal does not overwhelm the nature of the existing building. The newly defined space and separation between flats will allow for emphasis on the original building highlighting the use of historic divisions for the contemporary insertions. Such a proposal helps promote the balance of this significant architectural composition.

Through the changes to the wall and the landing area, the proportions of the internal space are not significantly altered, thereby continuing to bring visual benefits to people entering the building. The proposal is sustainable and will ultimately allow for occupants in future generations to use the space in a way which will not cause any impact on the listed building or its foundations.

4.3 Heritage Impact Summary

The design process for the proposals is to carry out necessary alteration work within the internal envelope of the property. This will include the insertion of infill into the wall in a select place that has already had its historic significance reduced through previous work to open it up.

The completion of the wall in the landing area will ensure that this space reverts to its former character and the property can be altered suitably to provide suitable accommodation in its front and rear spaces on the two floor levels.

The layout of the earlier building has generally been reflected in the design. The design re-establishes the cellular layout as expressed through a landing with openings to the front and common stairway core in the centre and with an enclosed wall on its rear side.

Given that the significance of the floor is brought about by the outline of the original plan form, as well as the location of the landing and common staircase, the proposals are not considered to materially damage the historic or architectural interest of the building. Indeed, by reinstating a wall, the proposals carefully reintroduce a stronger historic narrative to this building.

It should be noted that should future owners wish to reinstate the stair and door opening, then the line of the former gap will be available to restore should it be desired at a future time.

Given that the significance of no. 10 is brought about by the succession of development around the original plan form, as well as examples of detailing of some walls, doors and stairs, the new design is not considered materially to damage the historic or architectural interest.

The premise for reinserting new divisions in the central area allows for future generations to also adapt the internal spaces to suit new social and business requirements, without ever having to alter the elements of the building that make it historically and architecturally important.

In summary, the internal alterations will have no impact on the heritage of the building but rather aim to restore some of the previous quality of the space for which it has been noted. The works will therefore preserve the special architectural and historic interest of this listed building.

4.4 Statutory and Policy Considerations

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act requires Local Authorities to have regard for the desirability of preserving or enhancing the building, or its setting or any features of historic or architectural interest which it possesses.

The National Planning Policy Framework (NPPF) was published in March 2012. Under the NPPF listed buildings are considered designated heritage assets. Paragraph 128 requires applicants to describe the historic significance of heritage assets affected by proposals, including any contribution made by their setting. Paragraph 132 requires local authorities to give great weight to the conservation of the asset's significance in determining applications.

The statutory development plan for the site comprises the London Plan adopted 2011 (as Amended by Revised Early Minor Alterations adopted October 2013) and the London Borough of Camden's Local Plan.

The London Plan (Policy 7.8) requires that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Within the London Borough of Camden's Local Plan policies relating to listed buildings are set out in the Core Strategy (adopted November 2010) and the Development Policies (adopted November 2010).

Under Core Strategy policy CS14 the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character; and by preserving and enhancing Camden's rich and diverse heritage assets and their settings, including listed buildings. Development Policy DP25 states that, to preserve or enhance the Borough's listed buildings, the Council will only grant consent for alterations to a listed building where it considers this would not cause harm to the special interest of the building.

The alterations to the listed building need to be considered against Local Plan Policy's and conservation guidance which is set out in the NPPF. There is also the statutory requirement that the local planning authority:

"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"².

The NPPF advises of the desirability of any development for:

"sustaining and enhancing the significance of heritage assets and putting them to viable uses
"consistent with conservation"³.

² Planning (Listed Buildings and Conservation Areas) Act 1990, 66.1,

³ NPPF 126

It goes on to say that:

"great weight should be given to the asset's conservation... as heritage assets are irreplaceable.⁴"

The key policies in the Core Strategy are based on promoting high quality, sustainable design and physical works to improve the Boroughs places and streets, whilst preserving and enhancing the unique character of Regents Park and the distinctiveness of the Conservation Areas and other historic and valued buildings, spaces and places.

4.5 Local Plan assessments

Camden's Local Development Framework (LDF) replaced the Unitary Development Plan (UDP) in November 2010. It is a collection of planning documents that sets out a strategy for managing growth and development in the borough. Camden's Core Strategy sets out the key elements of the Council's planning vision and strategy for the borough. The following policies have been considered and addressed as part of the proposed planning and listed building applications.

As part of the Core Strategy, Section CS14 - Promoting high quality places and conserving our heritage considers that: The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

The following policies are relevant under the Camden Policies under the LDF and have been considered as part of the design principles for the proposed alterations and additions to the property.

Policy DP22 - Promoting sustainable design and construction

The council will require development to incorporate sustainable design and construction measures. Schemes must: a) demonstrate how sustainable development principles, have been incorporated into the design and proposed implementation; and b) incorporate green or brown roofs and walls wherever suitable.

Policy DP24 - Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;

⁴ NPPF 132

Policy DP25 - Conserving Camden's heritage Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas.

Camden will only permit development within conservation areas that preserves and enhances the character and appearance of the area and will prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area.

4.6 NPPF (National Policy) assessments

National policy on the historic environment is contained within The National Planning Policy Framework (NPPF), published 27 March 2012. Chapter 12 of the NPPF covers 'Conserving and enhancing the historic environment' (pp. 30 – 32).

The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219 of NPPF, taken, constitute the Government's view of what sustainable development in England means in practice for the planning system.

The Conservation Area Appraisal identifies the cultural heritage values of the place, in which Cambridge Gate is located. It describes the area's history, fabric and character with an understanding of its origins, how and why it has changed over time and the form and condition of its constituent elements and materials. Mapping and assessment (at Camden Archives) demonstrates how the past has shaped the present landscape.

Regents Park is identified as one of the distinct architectural elements in the Camden area, reflecting the interests of planners and architects in the mid-19th century and the unity of developmental interests by the large estates.

In respects to NPPF, the following criteria for assessment are important in establishing the credibility of the proposal:

- Impact on significance (128)
- Suitable design (9, 17, 59, 186 and 187)
- Conservation of heritage assets (132, 134)
- The setting (128, 129, 132 and 137)

IN RELATION TO PARAGRAPH 128: the significance of the heritage assets affected and the contribution of their setting to that significance.

In the context of no. 10 there are two types of heritage asset; the listed building and the setting of the Conservation Area. The section on Conservation Area context (2.2) and Historic Summary (2.1) give information to help understand the significance of the heritage asset.

No. 10 Cambridge Gate is a much-altered Grade II listed building whose significance rests in its architectural value, as a fine example of a 19th century terrace building with French Renaissance influence on its outside. It is of some historical value as it illustrates the way in which the building has developed during Victorian times into the modern era, becoming an example of accommodation that has been much subdivided into self-contained studio flats.

IN RELATION TO PARAGRAPHS 9, 17, 59, 186 & 187: the consideration of design should include scale, height, massing, alignment, materials and use.

The interventions on the interior are engineered to refer faithfully to former elements of the layout. As the wall infill is located in the known locations of previous wall and refer to former divisions of space. The stairway and adjacent opening are filled so as to create new access to the landing from the Lower and Upper flats, respecting largely how this space operated in the early and mid-20th century.

Infill will be the same size as the existing openings and will have the same profile and dimensions as the surrounding wall. Similar building materials will be used that will enhance the experience of light and maximise amenity for the residents. The insertion of a new wall part in the landing will shorten the space in this central area whilst giving a greater sense of connection to the central stairway. Such an intervention will bring greater equity to elements of the old that appear to be out of harmony.

A proposal of this quality will make a positive contribution to the character and distinctiveness of the historic building. The proposed interventions will have an improved impact on access and refer to former patterns of circulation for which the landing and its walls is an example of Victorian internal planning. The alterations to the layout have empathy to former plan form and will have no impact on important fabric. So, the proposals will not have a negative impact on the primary building structure nor will it compromise the staircase, of the building.

IN RELATION TO PARAGRAPHS 132 & 134: Weight given to the significance of a designated heritage asset and its conservation.

As has been stated, the building's historical significance (as part of a terrace) is evidenced in the building. In place of one large flat that have been formed within the confines of the original single floor level (plus mezzanine insertion), greater benefits can be derived from their separation into two self-contained family dwellings. The proposed introduction of a new complete wall in the landing to create a new flat, will bring improvements to the separation of the living units whilst allowing for the retention of the walls that indicate the former floor plan.

Changes to the opening position of doors in the landing are a part of the proposal that can be engineered without altering the actual architrave.

The setting of the terrace of Cambridge Gate and indeed the conservation area will not be changed through the alterations proposed. Only the structure and visual quality of the first floor will be adapted, helping to marry up the significance of the old with the new.

The conservation benefit of the proposal effectively sees imagination in the design process and how the new relates to historic features in the interior. This aims to minimise conflict and bring greater clarity to a storey in a building on a street that forms an important part of historic Regents Park.

IN RELATION TO PARAGRAPHS 128, 129, 132 & 137: on consideration of setting.

Setting is defined as "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

The character of Cambridge Gate has a reasonable sense of openness as a result of the wide road and open area to the side of Regents Park. The tighter grain of buildings on the east side of the street compares with the more open context of the Park and its associated landscape and buildings. The characters of the front elevations provide a strong part of the setting and enable this part of the conservation area, to work closely and spatially with Regents Park.

The reestablishment of the wall is something contained within the internal volume of the listed building and will act to enhance the setting taken to the immediate neighbours on the vertical plan.

Although not visible, the internal changes will strengthen the areas character and be appropriate to the setting.

4.7 Policy Summary

Paragraph 132 of the NPPF requires any harm to the designated heritage asset to be clearly and convincingly justified. Local Plan policies referred to above state that proposals to extend or alter a listed building will only be permitted where it would not result in the damage or loss of features of special architectural or historic interest and where the character and appearance or setting of the building would be preserved or enhanced.

In consideration of the policy assessments, the alteration of the internal spaces on the first floor responds faithfully to the surviving parts of the original building as well as reintroducing parts that have over time been lost by various changes carried out to the space. The proposal will contribute positively to the character, distinctiveness and significance of the listed building and the wider historic environment.

The proposed intervention to the wall offers a solution to adapting the existing fabric to provide a meaningful interpretation of the spaces that give the first floor of this property its character. It relates well to existing and historic sub divisions of the space, allowing access to continue from the landing whilst addressing the circulation space between the front, middle and rear zones of the floor.

Care has been taken to adhere to the requirements of the Borough's Core Strategy in respecting the existing context, character and appearance of the subject property, whilst also taking the opportunities to improve the quality and character of the first floor at no 10 and the way it functions as a residential unit.

The reestablishment of a part of the existing building will have no impact on the special interest and setting of no 10 nor to the highly altered terrace. Indeed, the sensitive use of materials and well-placed interventions will improve the character of the internal spaces and enhance the layout of the listed building.

4.8 Heritage Benefits of the proposed

The development actively seeks to preserve those elements that make a positive contribution to the asset, such as the structural fabric of the property, the quality of its internal spaces and its decorative order. It does this through helping to enhance the significance of the heritage asset by the reintroduction of a complete internal wall part that were once a part of the plan form and as such creates an opportunity that is of public benefit.

Elements of the interior such as the architraves and doors will be maintained and balanced against the new wall, thus giving a new interpretation to a part of the buildings character.

Many potential heritage benefits that weigh in favour of this scheme include the following:

- It enhances the significance of a heritage asset;
- The reestablishment of the interior wall better reveals the significance of the heritage asset and its history of change; It therefore, enhances enjoyment of it and the sense of identity and place;
- The separation of one flat back into two dwellings restores the integrity of the first floor whilst also preserving any original features of this grade II listed building
- The scale and detailing of the infill is carefully arranged, so as to respect the former layout and plan of the historic building;
- Its compact layout is well adapted to improved residential use, of which the transformation from one flat into two flats is one aspect;
- Heritage value can be restored whilst making improvements in the overall quality of housing;

- The arrangement of spaces (bedrooms to the front; living to the rear) is in keeping with the historic and later positions of rooms;
- It makes a positive contribution to sustainable craftsmanship;
- The changes are an appropriate design that relates to its context and make a positive contribution to the appearance, character and quality of the historic environment; and
- It does not detract from other evidential, historic, aesthetic or communal heritage values.

In respects of National Policy, the degree of the harm caused to the historic environment is minimal and is not compromised when balanced against the wider design and planning benefits. The proposals will not have a detrimental impact on the views of the buildings that define the setting of the street as the proposals only relate to internal alterations.

With respects to Core Strategy the closing of the wall on the inside of the existing building will have no impact on the special interest and setting of no 17 Cromwell Road nor to its neighbouring listed buildings.

This statement concludes that the proposals would be an appropriate solution to this listed building, particularly because of its design, which is based on a respect for traditional architecture, the historic floor plan and use of materials.

5.0 CONCLUSIONS

The terrace on Cambridge Gate has been much altered over the years and flats 2/ 3 of no 10 have had a range of internal alterations. The most noticeable is the creation of a split-level floor in the post war period to respond to the demand for more housing. The creation of a stairway and an opening on the landing to connect from the main central staircase to the second floor was created in 1997.

The first floor has, like the other floors, seen more change in recent years and therefore change which relates to alterations made to its layout in its history should not cause any harm or lessen its significance.

It has been shown that the current plan form is not original in terms of the degree of change already seen in the first floor. The filling in of wall in two places will not amount to the loss of original fabric but rather provides an opportunity to reinstate some new material in keeping with the old.

The section of wall to be closed has already seen change and after being an unbroken wall in the early 20th century and beyond has had one new stair and window opening.

The degree to which the significance of the first floor can be determined through a cellular plan form that has already seen changes is important in determining the amount of change that is possible. In this respect it is certainly possible to reinstate the wall on the landing by filling in the openings to the second floor on the side. As this would not see the loss of any fabric and would retain a sense of the linear plan form and would result in better quality accommodation.

The proposals will minimise the loss of historic fabric and retain more of a linear plan form, demonstrating a vast improvement in the quality of the accommodation. There would not be significant harm to historic fabric or the historic plan form of the building, as the former has already been largely changed and the latter will, through adaptation, be more visible.

Aside from the areas where the architectural features are being retained, the historic fabric is not of sufficient significance to prevent change and in weighing up the planning benefits, the 'public benefit' itself should warrant approval of the works proposed (re NPPF 131-134).

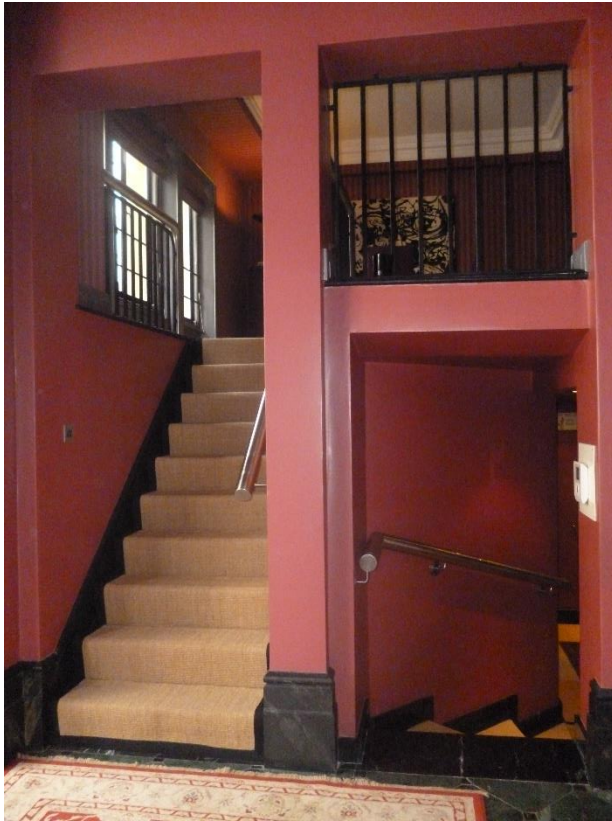
With respects to the Core Strategy, the proposal preserves the integrity, plan form, the original hierarchy of historic floor levels and structure of the building including the arrangement of rooms, original staircases and landing as well as the later addition of the mezzanine floor.

The proposed design and layout has been prepared having considered the defining character of the listed building and the constraints and opportunities imposed by its altered structure and features. It is intended that the existing spaces within the building will be reorganised to create new living accommodation with the facilities associated with modern day living.

Later interventions such as staircase and openings on the inner wall can be removed without harming architectural or historic importance of this building and the spaces are to be aligned in such a way so as to enhance the integrity of the structure.

On the basis of the analysis above, we consider that the proposed alterations to Flat 2/3, No. 10 Cambridge Gate, are suitable.

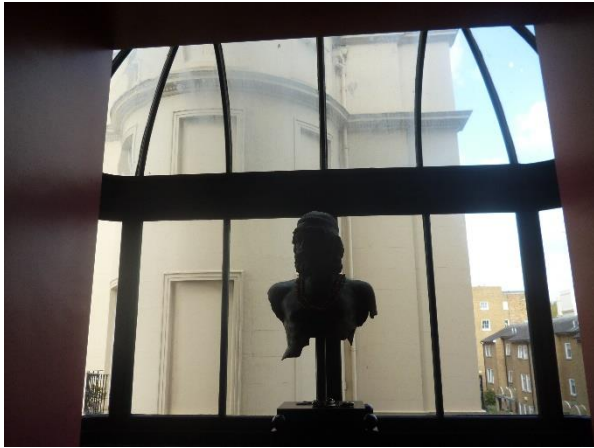
APPENDIX 1



Landing



Door from Lower floor to stair core



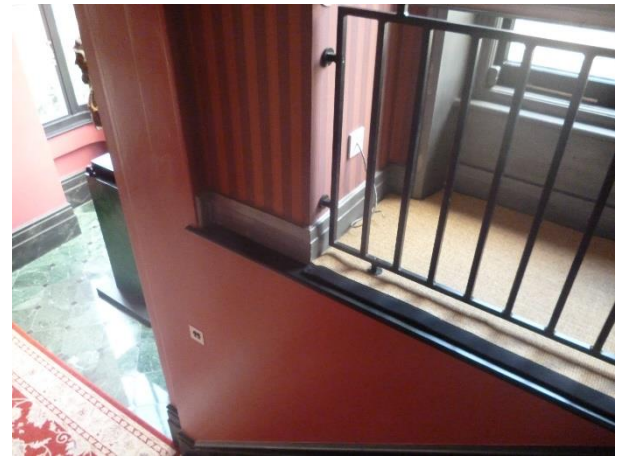
Oculus in landing



Column and 'marble floor'



Stairway – handrail and railings



UPPER (SECOND) FLOOR



Door from Upper floor to stair core



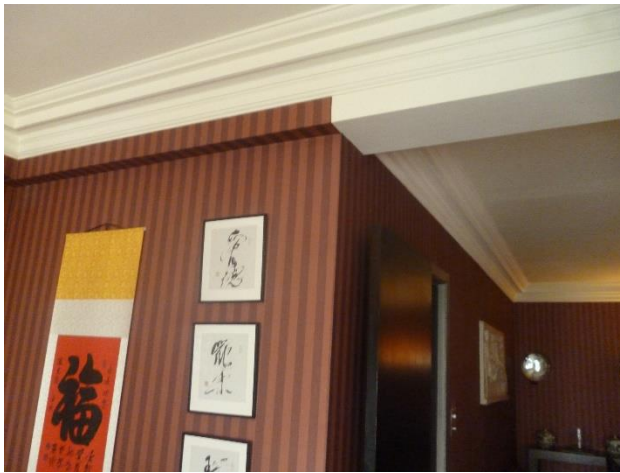
Main lounge



Lounge



View from lounge to window and stair opening



Beams in lounge from mezzanine insertion



skirting



Typical refurbished interior, circa 1970's

LOWER FLOOR



Corridor end by dog leg and entrance into First floor flat



Bay window in main front room



Period fireplace



Decorative mouldings on ceiling and floor

