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9th March 2018

28 Cumberland Terrace

Design and Access Statement



LAMBART & BROWNE

Design and Access Statement

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1.0 Introduction

This report has been produced by Lambart & Browne on behalf of our client, Mr Robert Hollamby.

This report aims to describe the proposed alterations to 28 Cumberland Terrace and adjoining studio apartment, London NW1, in support of the listed building consent to be made to the local planning authority for these alterations.

Site:

28 Cumberland Terrace
Camden
London
NW1 4HP

Architects:

Lambart and Browne Ltd
1st Floor
38 Southwark Street
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2.0 Analysis of Building and Context

Cumberland Terrace is listed by virtue for its inclusion in the overall Nash composition forming the Outer Circle around Regents Park. The building suffered war damage and large areas of the ensemble have been re-built in the 1950s. The interior of the building is of modern reconstruction and contains little or no historic fabric. The only part of the property with historic and architectural value and importance is the façade and setting.

28 Cumberland Terrace is situated on the ground floor of the southern part of the terrace. The apartment comprises 2 reception rooms, 3 bedrooms and 2 bathrooms. The interior has been altered several times over the past decades.

3.0 Proposed Development

Our proposal will comprise the internal rearrangement of the post war interior of flat 28 Cumberland Terrace. The elements to be altered are of modern construction. No alterations are proposed that will effect the external fabric of the building or the fenestration and as such the proposal will not affect the fabric that constituted the reason for listing.

4.0 Schedule of proposed works to 28 Cumberland Terrace and adjoining studio apartment

- Remove modern blockwork walls, studwork and linings as drawing CT/DP/01.
 - Remove modern finishes, furnishings and fittings to all areas.
 - New finishes to all floors, walls and ceilings throughout.
 - Install new partitions as proposed layout CT/PL/01A.
 - Reinstate single door between 'Entrance Hall' and 'Sitting Room'.
 - New fittings in bathrooms and kitchen.
 - Alteration to existing internal plumbing to suit new layout.
 - Bespoke built-in cupboards to bedrooms.
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- Studio finishes to be removed, walls and ceilings taken back to plaster.
 - Studio existing joinery to be removed and replaced with new.
 - Studio existing kitchenette to be removed and replaced with new.

Note

All proposed works to the flat will be executed to the highest standards using quality materials appropriate to both the nature of the building and its prominent location.



Images above indicate current condition of property, modern internal doors and finishes.



Images above indicate modern plumbing and electrics.



Images above indicate current condition of property, modern lighting and finishes.



Images above indicate current condition of the property and single door between 'Entrance Hall' and 'Sitting Room' to be reinstated.



Images above indicate modern plumbing and electrics within the studio apartment.

5.0 Access

Our proposal does not include any alteration to any public areas of the building or to the access situation of the flat.

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