



## **Application for Listed Building Consent Internal Alterations**

**Supporting Information including design and access statement & justification of alterations & adjustments to 5 Cambridge Gate.**

**May 2018**

**No 5 Cambridge Gate, NW1 4JX**

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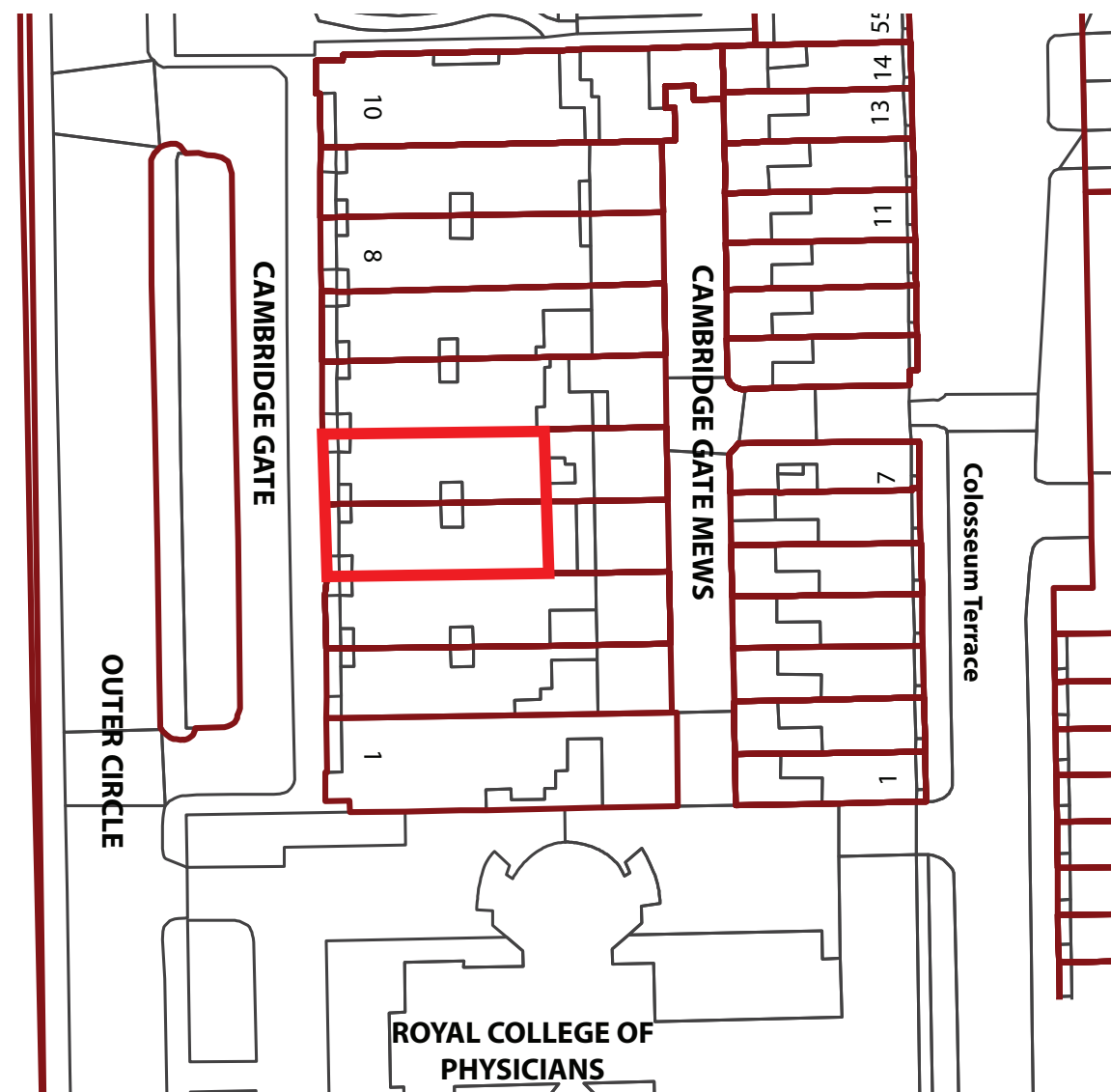


Fig 1: Cambridge Gate Block Plan

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*Fig 2: Cambridge Gate Front Elevation  
A well composed front elevation with handsome proportions*



*Fig 3. No 5 External View - Google Maps*

## 1.0 Introduction

The purpose of this report is to combine the heritage statement and the design and access statement.

The report outlines a listed building application for internal works to no. 5 Cambridge Gate. A brief analysis of the historical and architectural evolution of the building within its terrace setting and its internal architectural language is included. The property at 5 Cambridge Gate is a Victorian Grade II listed building, thought to have been built between 1875 and 1877. It is a mid-terraced building in a symmetrical terrace of 10 houses in French Renaissance style, overlooking Regent's Park.

This report sets out the historical development, an architectural audit and appraisal of the historic features and follows onto detailed proposals for minor modifications to the internal layout of this listed building. 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, tiled mansard roof to its front half and flat roofs to its rear half. The house is currently divided into flats and the flat in question occupies the first floor.

Flat 2, 5 Cambridge Gate obtained Listed Building Consent (ref 2017/4601/L) on 19th September 2017 for;

'Internal alterations including the raising of existing door openings to match original proportions and replacement of non-original door, the reinstatement of an historic door opening, the formation of a new partition wall and the like-for-like replacement of window steps.'

On undertaking the preliminary strip out for the consented works it has been drawn to our attention that the ambition to restore some of the doors to the 'historic door height' may not be the most appropriate approach given the structural elements that were uncovered.

It is therefore our ambition to undertake the following alterations:

### FD-03 & FD-15

FD-03 is a historic door opening and will be retained. The new opening to FD-15 will be made to match the proportions of this opening.

### FD-17, FD-18 & FD-22

During the stripout the existing lintels were exposed and are within 50-80mm of the historical door height. It is therefore felt that the invasive works that would be required to move these structural elements will not balance the disturbance that will be caused to undertake these works.

This proposal aims to retain the structural elements, raising the door heights of these three doors to be equal and within 80mm of the historical door height. This proposal will result in significant less disturbance to the historic fabric of the building and reduce the impact of construction works on the neighbours. The raising of the door opening to this new height will will improved the proportions of the openings significantly.

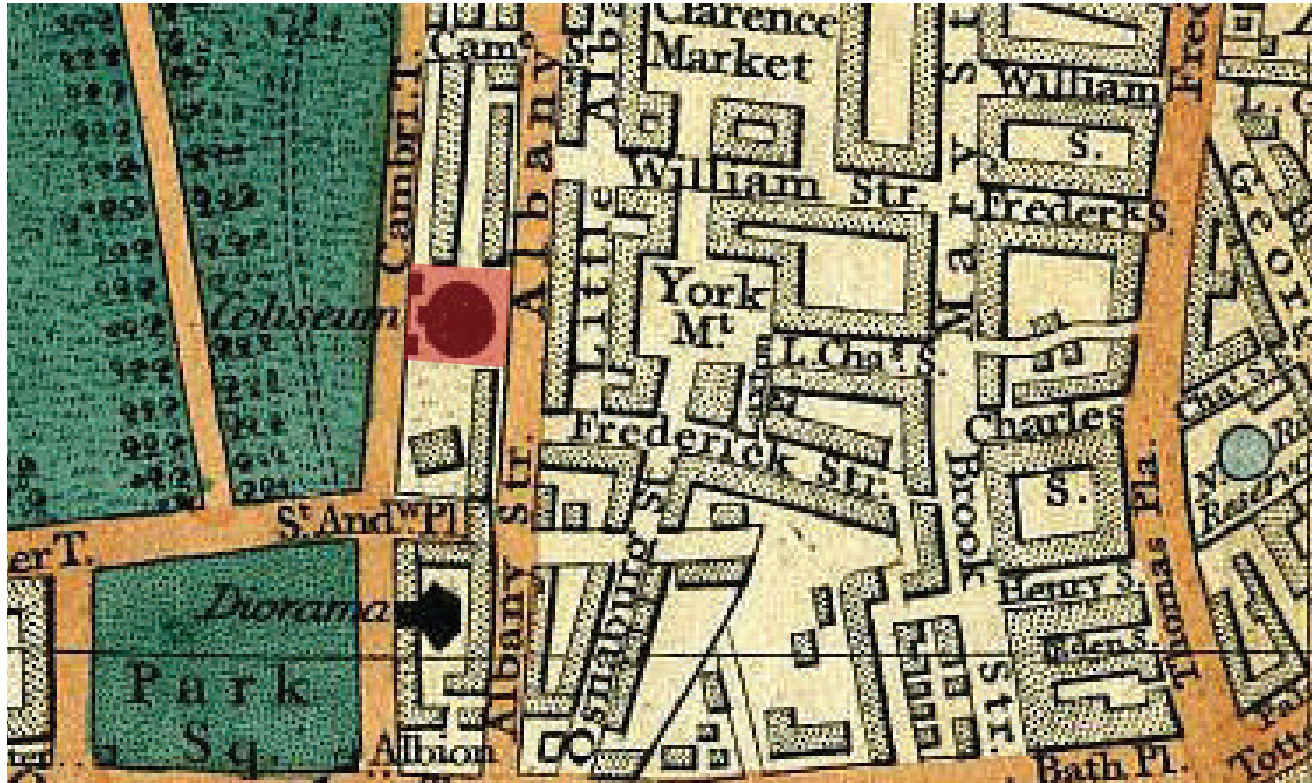
### FD-02

FD-02 will be raised to match the improved proportions of FD-17, FD-18 & FD-22 with a new lintel being installed to form this opening.

### FD-16

FD-16 will be blocked up with 1hr fire protection. This aims to bring Dining Room (4101) closer to the historic layout and will reinstated historic moulding that was lost when the un-original door opening FD-16 was formed.





*Fig 4. Cary's New Plan Of London And Its Vicinity 1837*

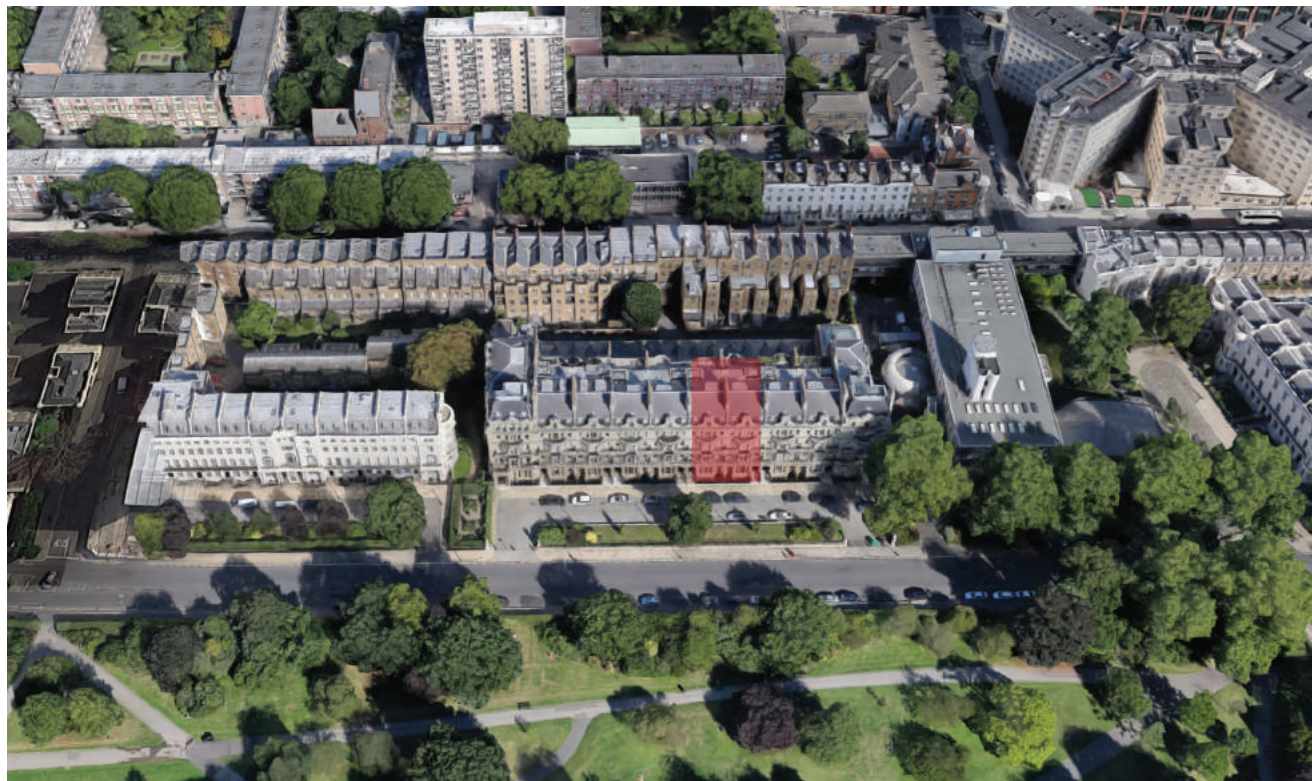


Fig 5. Aerial View of 5 Cambridge Gate from Google Maps

## 2.0 Building & Development of Cambridge Gate

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.

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. It was embarked for demolition not only by Gorell but also by later evaluations. The redevelopment was put on hold in 1959 and temporary office tenancies were extended. The Crown Estate occupied nos: 1 and 2 from 1945 to 1956 as offices.

The Gorell Committee reporting in 1947 (Cmd. 7094) 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."

The Crown Estate qualified matters relative to “preservation” in their publication The Future of The Regent’s Park Terraces - Third Statment by The Crown Estate Commissioners June 1962. They decreed under Clause 25(i) that:-

"We have said that the fronts of the Terraces would remain as in the original design. This will apply to the ends and to any other ornaments part covered by the original Nash design."

and under Clause 25(ii) that:-

"Most of the back walls have no architectural merit. Many will, however, be kept and strengthened where this course is proper for the design of the interior. 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. In Cumberland Terrace conversions extending over one, two or three houses have been very practical. But this will no be so in all terraces. We shall insist on a proper treatment of all back elevations but shall not prevent demolition. In the case of York Terrace we shall, indeed, insist on the removal of the present back wall and its replacement in a better design. In proper places we shall encourage a reduction or an increase in the depth of the Terrace."

and under Clause 25(iii) 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."



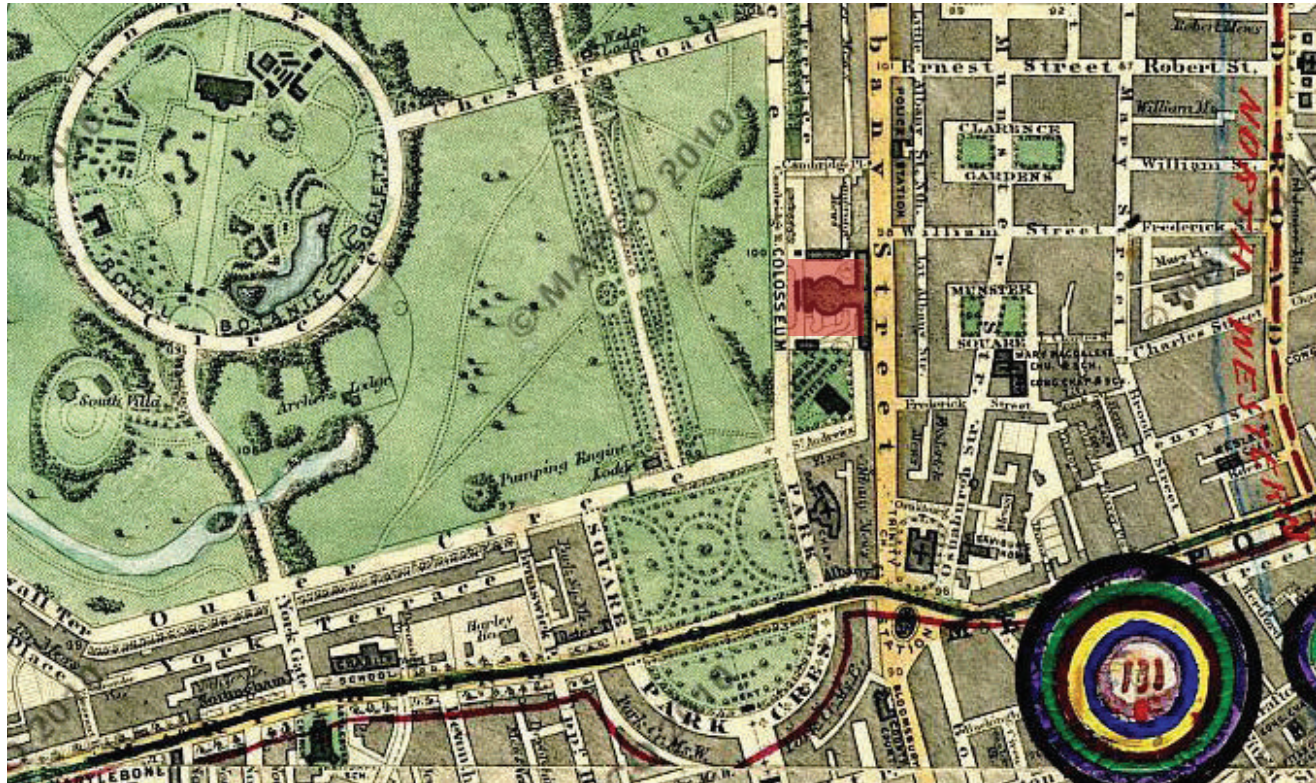


Fig 6. Stanford's Library Map Of London And Its Suburbs 1864

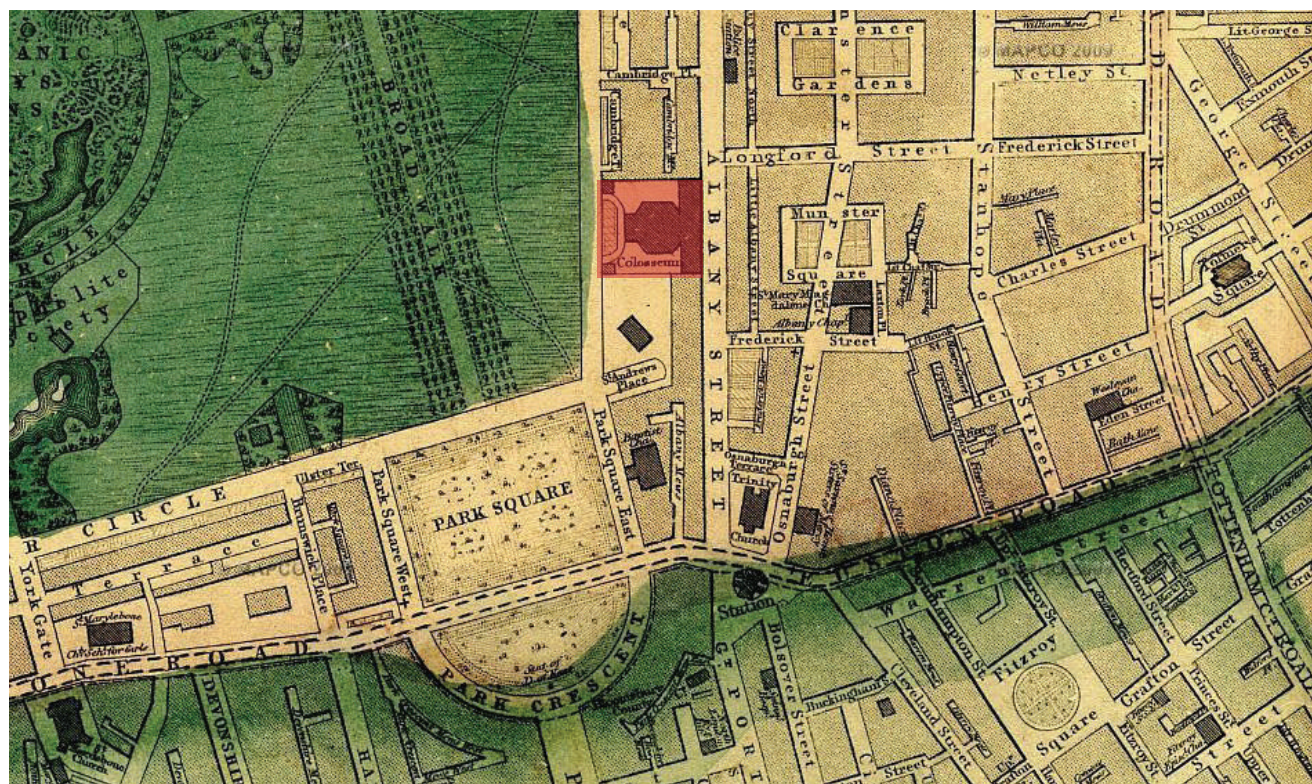


Fig 7: Map of London by Edward Weller, 1868

## 2.0 Building & Development of Cambridge Gate cont.

The Gorell Report was reviewed in The Future of The Regent's Park Terraces, Third Statement by The Crown Estate Commissioner published in June 1962.

"We now announce 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."

They advised in paragraph 61:-

"that as a minimum seven Terraces should at all costs be restored and preserved. These were Cumberland Terrace, Chester Terrace, Park Crescent, York Gate, Cornwall Terrace, Sussex Place and Hanover Terrace, comprising together rather less than half the houses in the Terraces round the Park." They recognized that York Terrace was not of quite the same architectural merit, but nevertheless felt that it also should be preserved.

They recommended in paragraph 68:-

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

They further advised that in paragraphs 62 to 65:-

"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 rebuilding with replicas but with stone facing."

In Section D of The Future of The Regent's Park Terraces, Third Statement June 1962, 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."



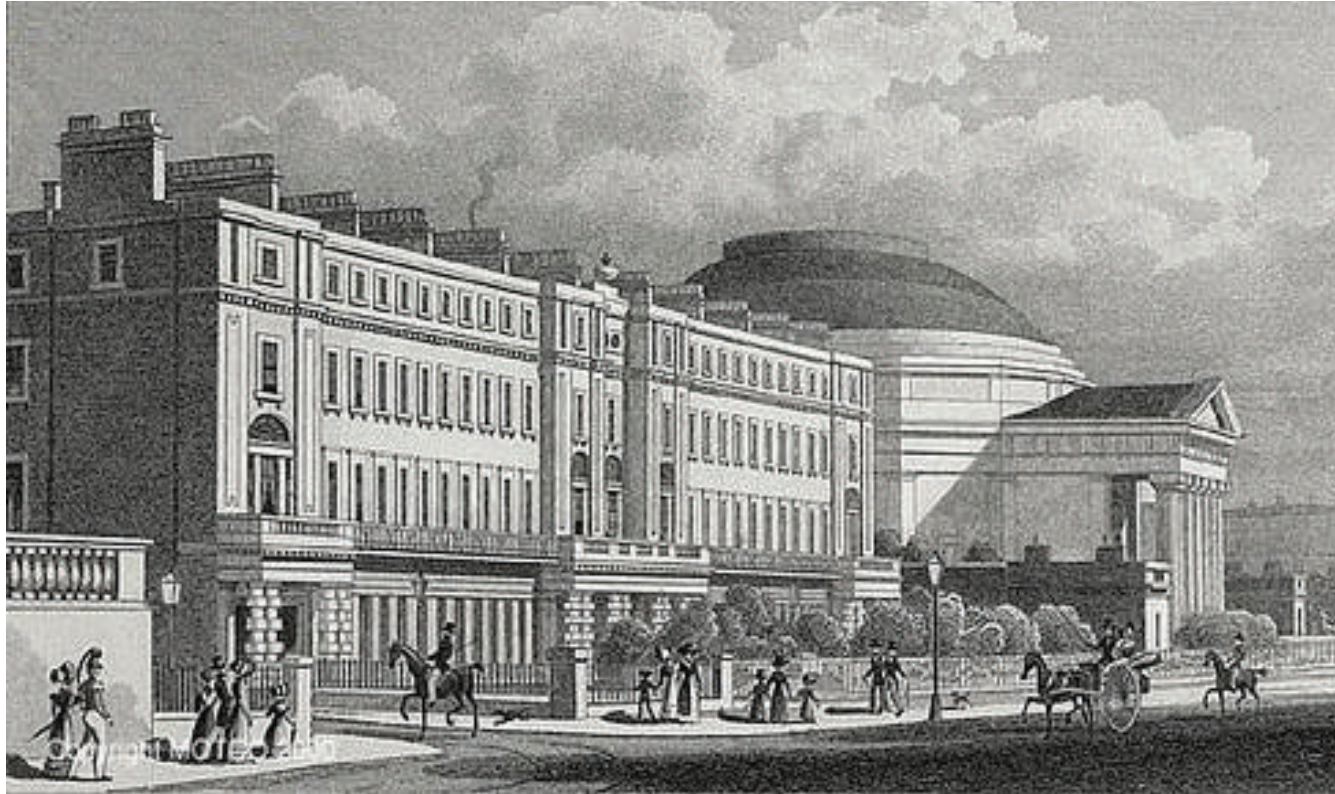


Fig 8. Ink drawings of streetscape at Cambridge Gate

## 2.0 Building & Development of Cambridge Gate cont.

Cambridge Gate replaced the Colosseum (designed by Decimus Burton) after it was pulled down in 1875, and this too was recommended for demolition. Lastly, Someries House had been so altered over the years that it had lost its merit. It has been demolished, together with the houses behind it facing Albany Street.

“Our plans for this non-Nash corner of the park are as follows. On the site of Cambridge Terrace and the buildings behind in Albany Street will be erected, it is hoped, a hostel for students of the University of London. We shall not permit any tall building on this site and the main entrance must be from Albany Street. The buildings will correspond with the general scale of height of Nash Terraces and must harmonise in particular with the southern end of Chester Terrace. Chester Gate will not be allowed to become a main thoroughfare. The University must clearly look to a building of a size economical to run. We hope the architect of the University will be able to fulfil on this site the objectives of both the University and ourselves.”

The Gorell Committee asked that:-

“as soon as practicable Cambridge Gate should be pulled down and that Colosseum Terrace behind should also come down. They asked for a Music Centre to be provided. It is not yet practicable to demolish as the buildings are fully let, partly under controlled tenancies. The earliest date when the future of these buildings could be considered is now 1976. In 1959 the provision of a largish Music Centre in Regent’s Park was, after a national survey, declared to be at present unnecessary. It was thought that there might still be a need for a Music Centre of more modest aims, but that this could not be accorded a high degree of priority and would in any event need to find independent backing. By 1976, who knows, the need may be more pressing and somebody might find the independent backing to renew the Colosseum rather than for panorama.

The site of Someries House is now a busy one with the builders erecting the new home for the Royal College of Physicians designed by Mr. D. L. Lasdun, F.R.I.B.A., and being built by G. E. Wallis & Sons, Ltd. We were proud that the foundation stone was laid in March by Her Majesty The Queen Mother.

Thus there will be a gap in the Nash backcloth, but we hope it will be filled worthily.”



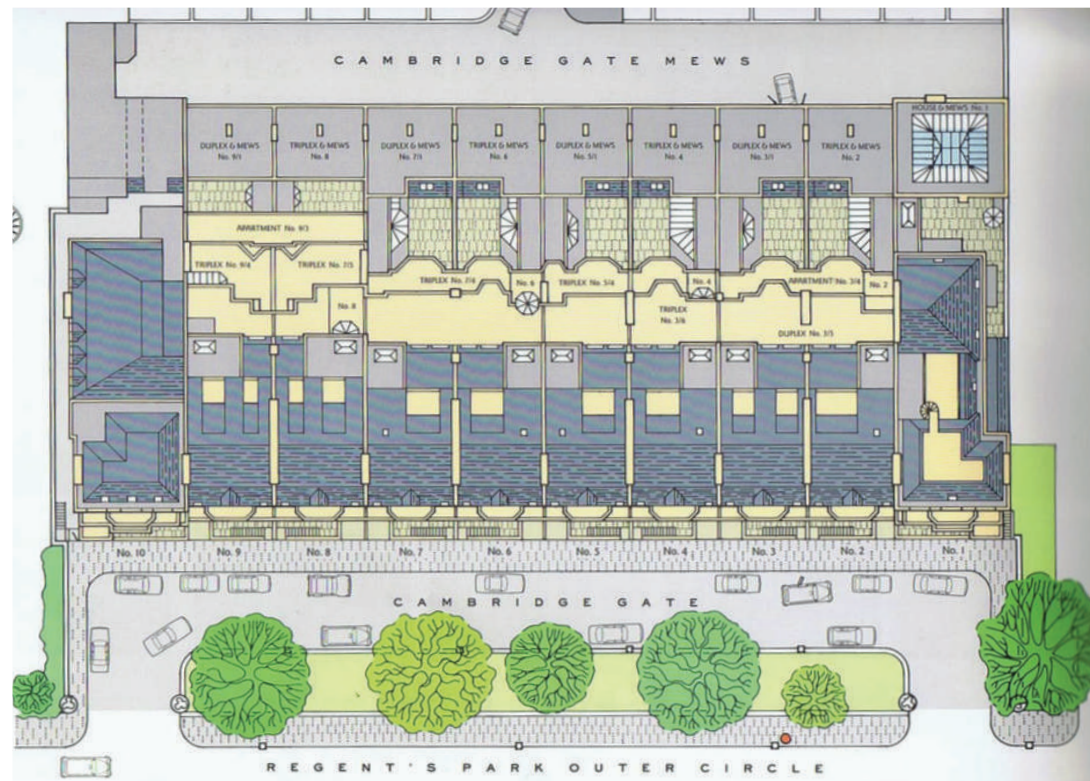


Fig 9: Extract from Cambridge Gate Sales Brochure prepared by Cambridge Gate Ltd for marketing purposes

PROPERTY	TYPE	FLOOR LEVEL	PRINCIPAL RECEPTION ROOMS	BEDROOMS	APPROX NET INTERNAL AREA (sq ft)	OUTSIDE SPACE	CAR PARKING
No. 1	HOUSE & MEWS	LG & 3B	6	8 (INCL 2 BATHS)	16,500 / 1,535	1 COURTYARD, 2 TERRACES, 3 BALCONIES	DOUBLE GARAGE
No. 2	TRIPLEX & MEWS	LG & GROUND - 3B	2 x STUDY	7	5,710 / 530	1 COURTYARD	GARAGE/STUDIO*
No. 3/1	TRIPLEX & MEWS	LG & GROUND	2 x STUDY	6	4,870 / 378	1 COURTYARD, 1 BALCONY	GARAGE/STUDIO*
No. 3/2	TRIPLEX	1B	2	3	3,060 / 284	4 BALCONIES	GARAGE
No. 3/3	TRIPLEX	2nd	2	4	3,150 / 293	4 BALCONIES	GARAGE
No. 3/4	TRIPLEX	3rd	2	3	2,780 / 251	1 TERRACE, 2 BALCONIES	GARAGE
No. 3/5	TRIPLEX	4th & 5th	2 x STUDY	3/4	2,800 / 262	1 TERRACE, 3 BALCONIES	GARAGE
No. 3/6	TRIPLEX	3rd & 4th	2	4	2,770 / 257	2 TERRACES, 2 BALCONIES	GARAGE
No. 4	TRIPLEX & MEWS	LG & GROUND - 3B	2 x STUDY	7	6,140 / 570	1 COURTYARD	GARAGE/STUDIO*
No. 5/1	TRIPLEX & MEWS	LG & GROUND	2 x STUDY	6	4,240 / 394	1 COURTYARD, 1 BALCONY	GARAGE/STUDIO*
No. 5/2	TRIPLEX	1B	2	3	3,060 / 288	4 BALCONIES	GARAGE
No. 5/3	TRIPLEX	2nd	2	3	3,170 / 294	4 BALCONIES	GARAGE
No. 5/4	TRIPLEX	3rd & 4th	2 x STUDY	4	2,560 / 241	2 TERRACES, 2 BALCONIES	GARAGE
No. 6	TRIPLEX & MEWS	LG & GROUND - 3B	2 x STUDY	6	5,780 / 538	1 COURTYARD	GARAGE/STUDIO*
No. 7/1	TRIPLEX & MEWS	LG & GROUND	2 x STUDY	5	4,280 / 398	1 COURTYARD	GARAGE/STUDIO*
No. 7/2	TRIPLEX	1B	2	3	3,150 / 291	4 BALCONIES	GARAGE
No. 7/3	TRIPLEX	2nd	2	3	3,060 / 284	4 BALCONIES	GARAGE
No. 7/4	TRIPLEX	3rd & 4th	2 x STUDY	7	6,090 / 568	2 TERRACES, 4 BALCONIES	GARAGE
No. 7/5	TRIPLEX	3rd & 4th	3	6	5,960 / 555	2 TERRACES, 3 BALCONIES	GARAGE
No. 8	TRIPLEX & MEWS	LG & GROUND - 3B	2 x STUDY	6	6,170 / 573	1 COURTYARD	GARAGE/STUDIO*
No. 9/1	TRIPLEX & MEWS	LG & GROUND	2 x STUDY	5	4,510 / 419	1 COURTYARD	GARAGE/STUDIO*
No. 9/2	TRIPLEX	1B	2	3	3,370 / 328	1 TERRACE, 4 BALCONIES	GARAGE
No. 9/3	TRIPLEX	2nd	2	3	3,540 / 331	4 BALCONIES	GARAGE
No. 9/4	TRIPLEX	3rd & 4th	2	4	2,960 / 288	2 TERRACES, 3 BALCONIES	GARAGE

Fig 10: Extract from Cambridge Gate Sales Brochure showing sections and accommodation schedule prepared by Cambridge Gate Ltd for marketing purposes

## 3.0 Planning History

### 3.1 - 1-10 Cambridge Gate

The Conservation Practice should be submitted planning and listed building applications 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 considered under Case File No: L11/11X/A and 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. 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 accomodation. All exisiting cobbled streets, feature chimneys, corbels and feature brickwor 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.

### L9601706 - 1-9 Cambridge Gate and 1-9 Cambridge Gate Mews, NW1

Approval of details of staircases pursuant to condition 04C of Listed Building Consent dated 1/9/94 (9470104/R2) for works of part-demolition, extension and alteration in connection with conversion to 24 residential units, as shown on the following drawing numbers. House 1 4080(01)ST-03A, 04A, 05A, 06A, 07A, 09 & 10 Houses 2&3 4080(23)ST-01A, 02 & 03 Houses 4&5 4080(45)ST-01A, 02, 03, 04 & 05 Houses 6&7 4080(67)ST-01C, 03B, 07, 09, 11 & 12 Houses 8&9 4080(89)ST-01B, 04B, 05A, 06A, 07D, 08, 09 & 10A All Houses 4080/AA(00)ST-01A

### 9592378 - 1-9 Cambridge Gate Regents Park NW1

Permission to carry out minor pruning to four trees and relocation of two small trees.

### 9470370 - 1-9 Cambridge Gate Regents Park NW1

Part approval of details of services and new doors windows and stairs etc. pursuant to additional conditions 02 and 04 of the listed building consent dated 2nd September 1994 (Reg.no.HB/9470104/R2) for works of part demolition extension and alteration in connection with conversion of the premises to twenty- four residential units. see attached list on Schedule dated 27th March 1995 for drawing numbers.

### 9470104- 1-9 Cambridge Gate Regents Park NW1

Works of part demolition extension and alteration in connection with conversion of premises to 24 residential units as shown on drawing numbers AL(00)S-02-08; 15 17-22; AL(00)D-01 02A 04B 05 06A 07A; AL(00)P-38 39A; AL(01)D-01B 02B 03A; AL(23)D-01C 02C; AL(45)D-01C 02C; AL(67)D-07C 08C & AL(89)D-07C 08C as revised by letter dated 5 August 1994.

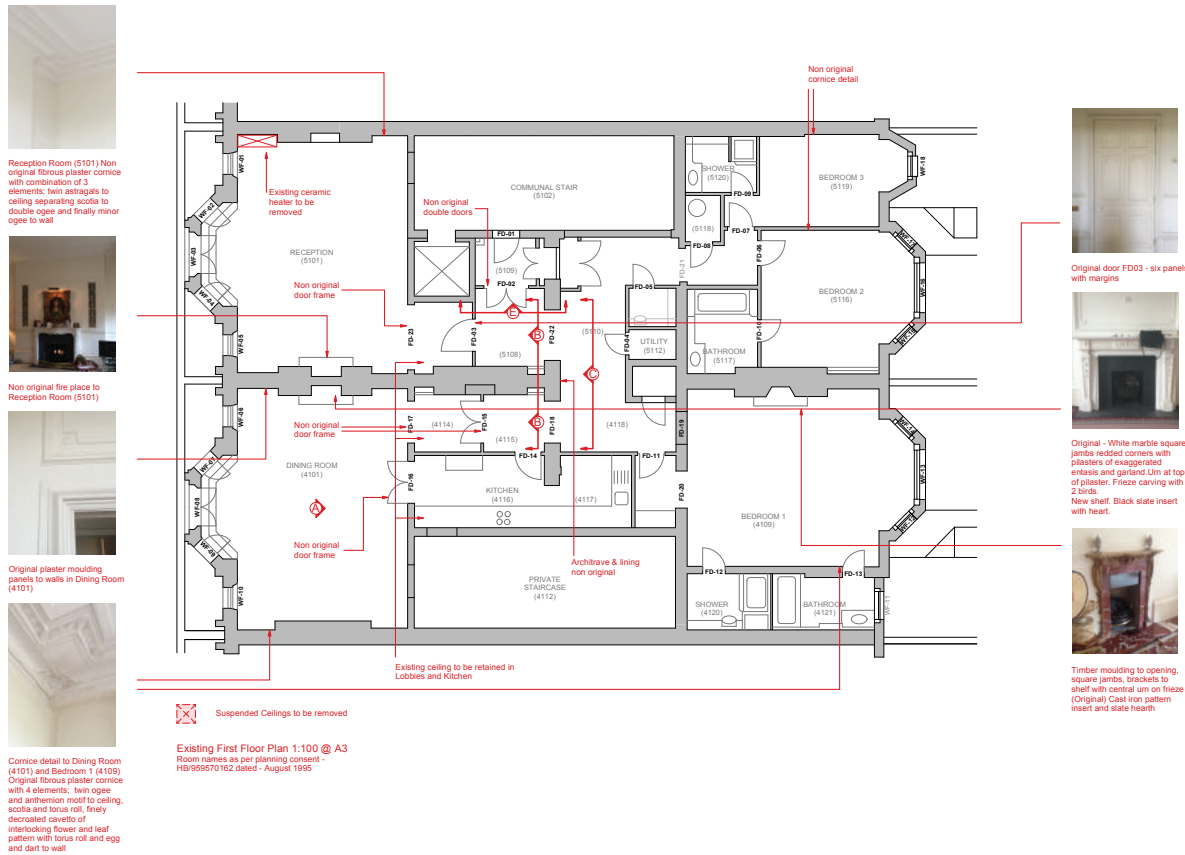


Fig 12: Existing Plan of Flat 2, 5 Cambridge Gate

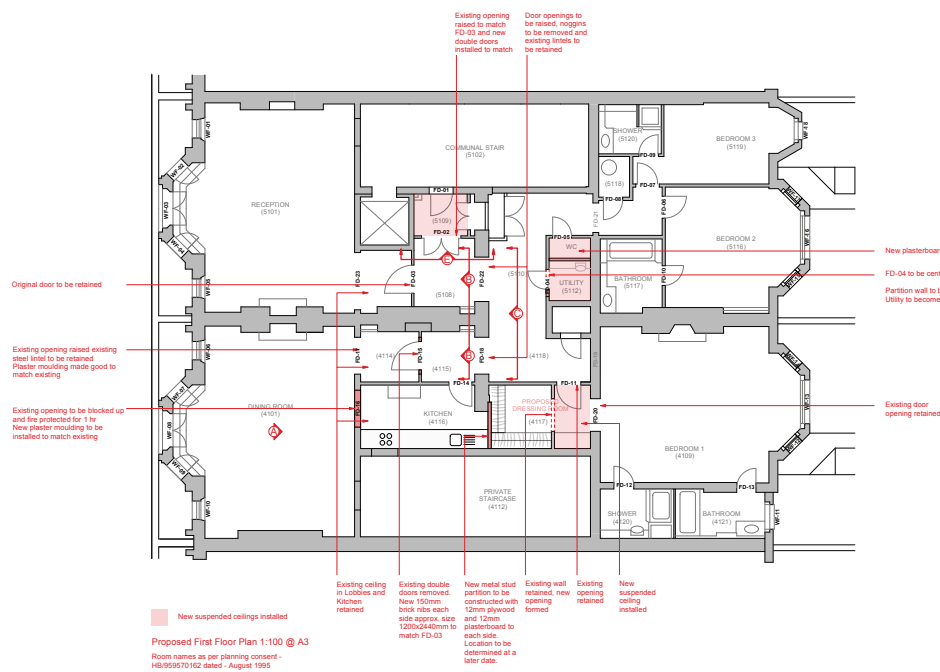


Fig 13: Proposed Plan of Flat 2, 5 Cambridge Gate

5 Cambridge Gate, NW1  
David Quigley Architects

### 9400493 - 1-9 Cambridge Gate Regents Park NW1

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 as shown on drawing numbers AL(00)S-02-08; 15 17-22; AL (00)D-01 02A 04B 05 06A 07A; AL(00)P-38 39A; AL(01)D-01B 02B 03A; AL(23)D-01C 02C; AL(45)D-01C 02C; AL(67)D-07C 08C & AL(89)D-07C 08C as revised by letter dated 5 August 1994.

### 8903690 - 1-9 Cambridge Gate Regents Park NW1

Restoration of existing front facade and principal front rooms and the rebuilding of the rear of the building tp provide a mixed residential and office development including the restoration and refurbishment of the mews property to form individual residential units.\*(plans submitted) Appeal received against the Council's failure to issue their decision within the appropriate period.

### 8903689 - 1-9 Cambridge Gate Regents Park NW1

Restoration of existing front facade and principal front rooms and the rebuilding of the rear of the building tp provide a mixed residential and office development including the restoration and refurbishment of the mews property to form individual residential units.\*(plans submitted).Duplicate applications also received (Reg Nos 8903690 and 8970528)

### 8970528 - 1-9 Cambridge Gate Regents Park NW1

Restoration of existing front facade and principal front rooms and the rebuilding of the rear of the building tp provide a mixed residential and office development including the restoration and refurbishment of the mews property to form individual residential units.\*(plans submitted) Appeal received against the Council's failure to issue their decision within the appropriate period.

### 8970527 - 1-9 Cambridge Gate Regents Park NW1

Restoration of existing front facade and principal front rooms and the rebuilding of the rear of the building tp provide a mixed residential and office development including the restoration and refurbishment of the mews property to form individual residential units.\*(plans submitted).Duplicate applications also received.(Reg nos 8903690 and 8970528)

## 3.2 - 5 Cambridge Gate

### 2017/4601/L - Flat 2 5 Cambridge Gate

Internal alterations including the raising of existing door openings to match original proportions and replacement of non-original door, the reinstatement of an historic door opening, the formation of a new partition wall and the like-for-like replacement of window steps.

### 2013/5400/L - Flat 4 5 Cambridge Gate London NW1 4JX

Internal alterations to replace a staircase at third floor level and refurbish a staircase at fourth floor level.

### 2013/0803/L - Flat 4 5 Cambridge Gate London NW1 4JX

Internal alterations to 3rd, 4th & 5th floors.

### 2008/4485/T - 5 Cambridge Gate London NW1 4JX

GARDEN OPPOSITE No. 5 CAMBRIDGE GATE: 1 x Lime - Crown lift to 3m & GMS1(Remove deadwood, stubs, and broken or crossing branches. Remove epicormic growth and basal /roots suckers. Raise canopies to statutory height over carriageways and pedestrian areas- as applicable. Reduce from properties, street furniture, telephone and electricity cables etc. to give 2-3m clearance as applicable).



## 4.0 Listed Building Details

The Listed Building Description for Cambridge Gate is as below:-

**Description:** Numbers 1 - 10 Cambridge Gate and Attached Railings

Grade: II

Date Listed: 14 May 1974

English Heritage Building ID: 1244289

Location: Camden

National Grid Reference: TQ 28763 82469

Local Authority: Camden Borough Council

County: Greater London

Country: England

Postcode: NW1 4AB

CAMDEN

TQ2882SE CAMBRIDGE GATE 797-1/92/142 (East Side) 14/05/74 Nos. 1 - 10 (Consecutive) and attached railings  
GV II

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: this terrace was built on the site of the Colossuem (1824-6, demolished in 1875) by Decimus Burton. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London:- 1938: 123).  
Listing NGR: TQ2877482474

Fig 14: Existing Elevation A - Flat 2, 5 Cambridge Gate

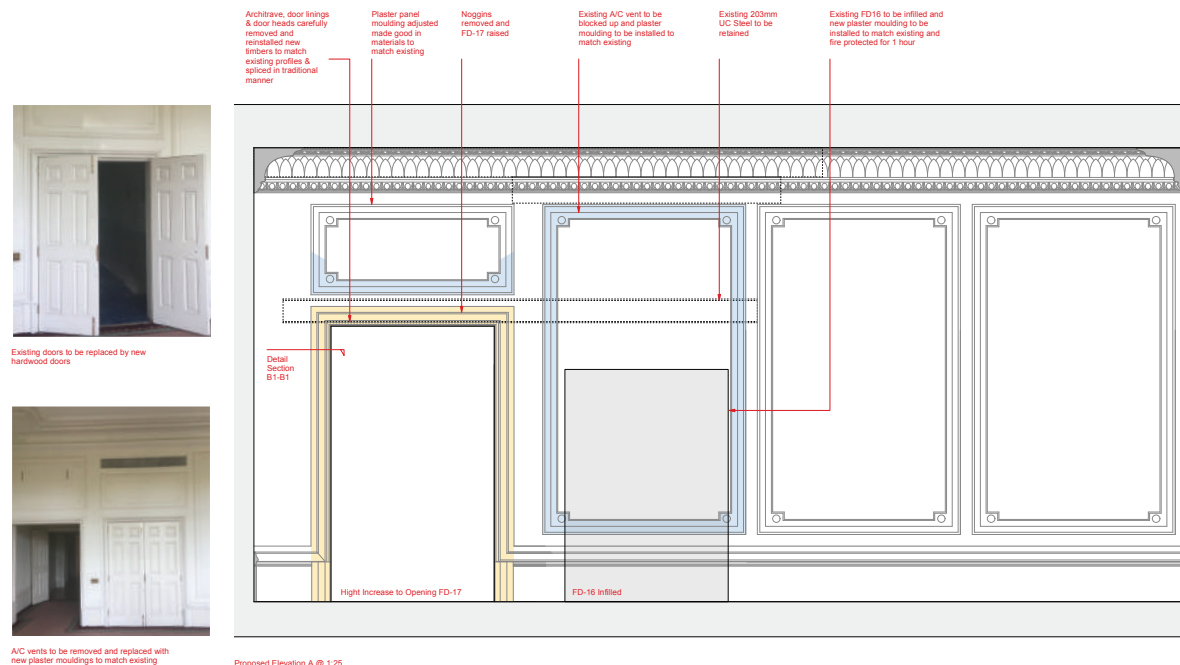
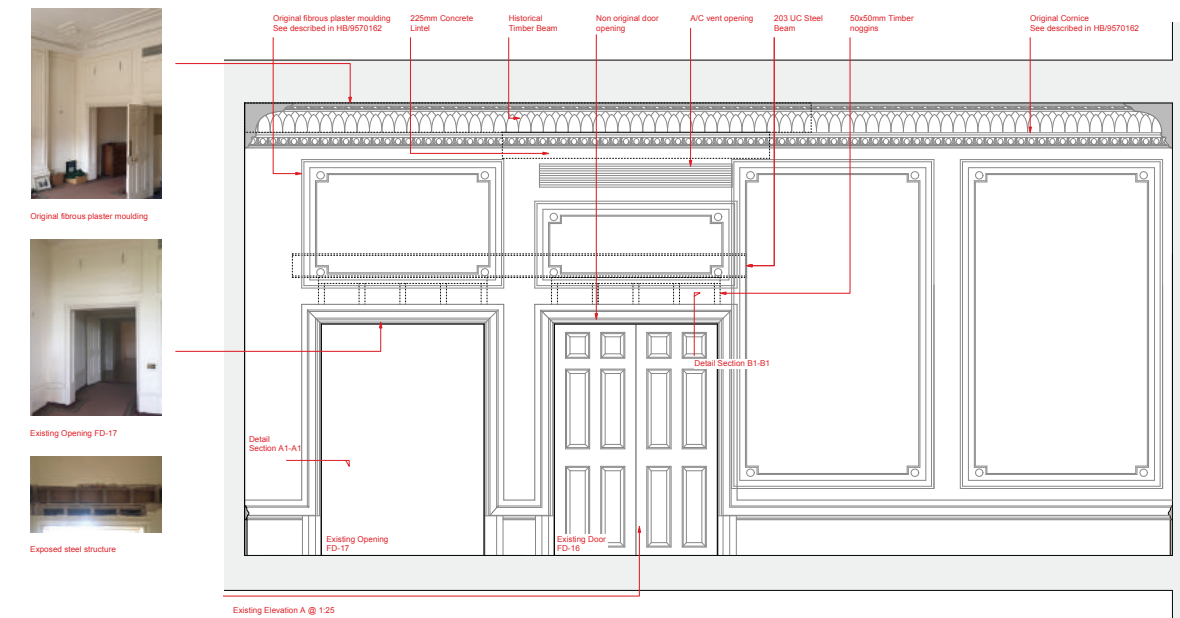


Fig 15: Proposed Elevation A 1v, Flat 2, 5 Cambridge Gate



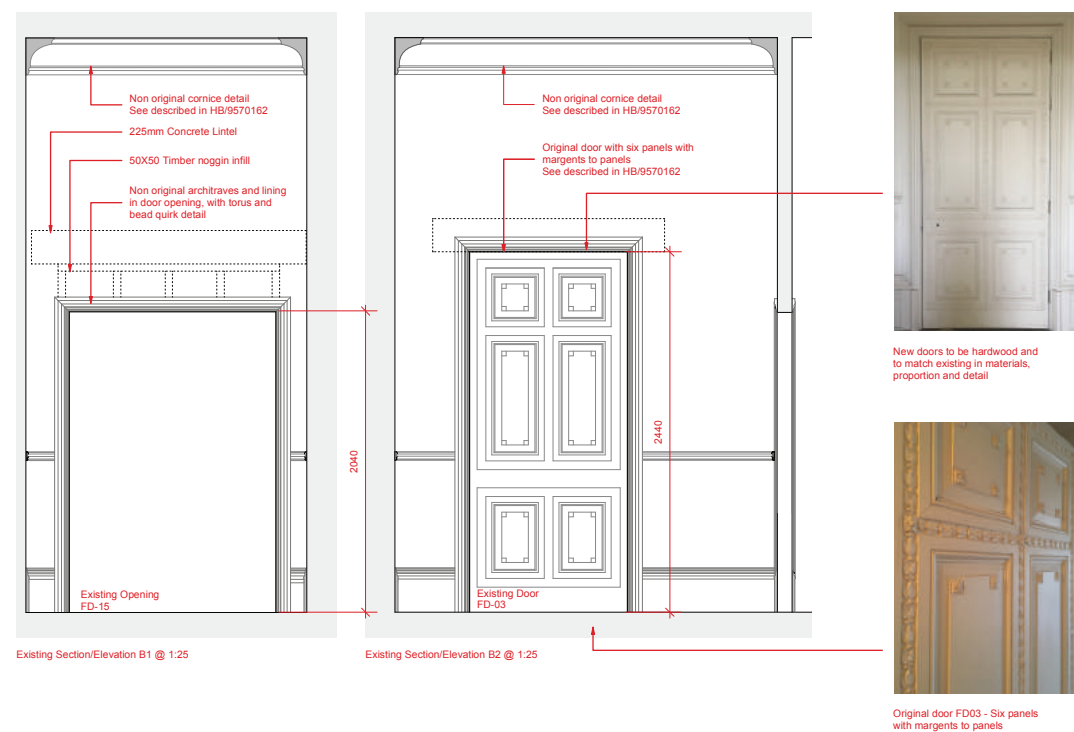


Fig 16: Existing Elevation B1 & B2 - 2 Flat 2, 5 Cambridge Gate

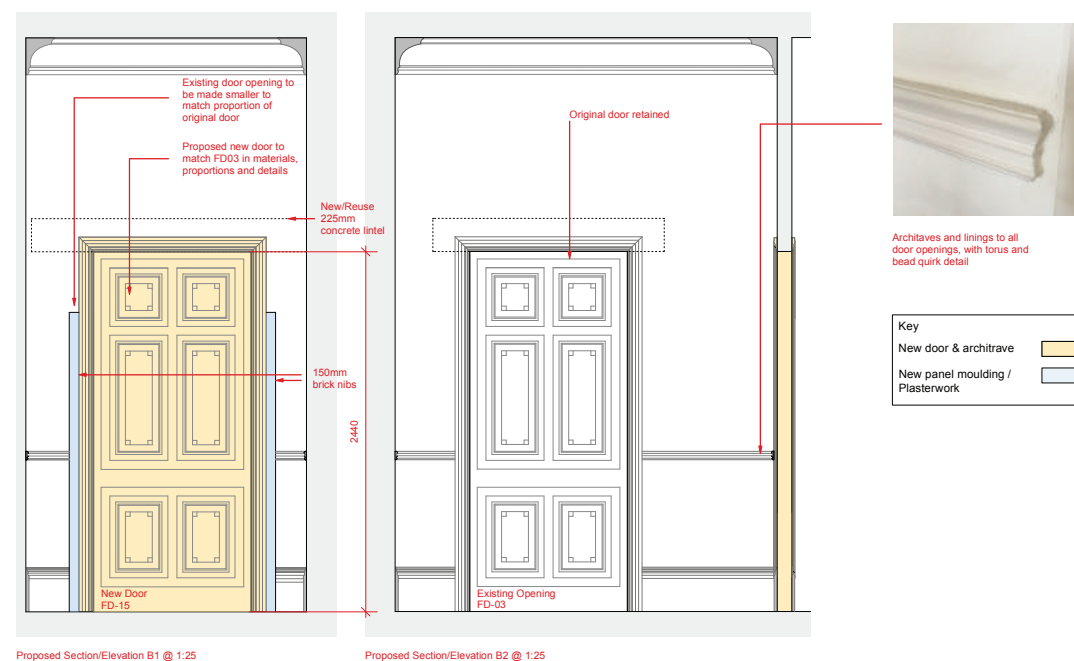


Fig 17: Proposed Elevation B1 & B2 - 2 Flat 2, 5 Cambridge Gate

## 5.0 Planning Policy

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:

- requiring development of the highest standard of design that respects local context and character;
- 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;
- promoting high quality landscaping and works to streets and public spaces;
- seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- 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 developments to incorporate sustainable design and construction measures. Schemes must:

- demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and
- 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:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the quality of materials to be used;
- the provision of visually interesting frontages at street level;
- the appropriate location for building services equipment;
- existing natural features, such as typography and trees;
- the provision of appropriate hard and soft landscaping including boundary treatments;
- the provision of appropriate amenity space; and
- accessibility.



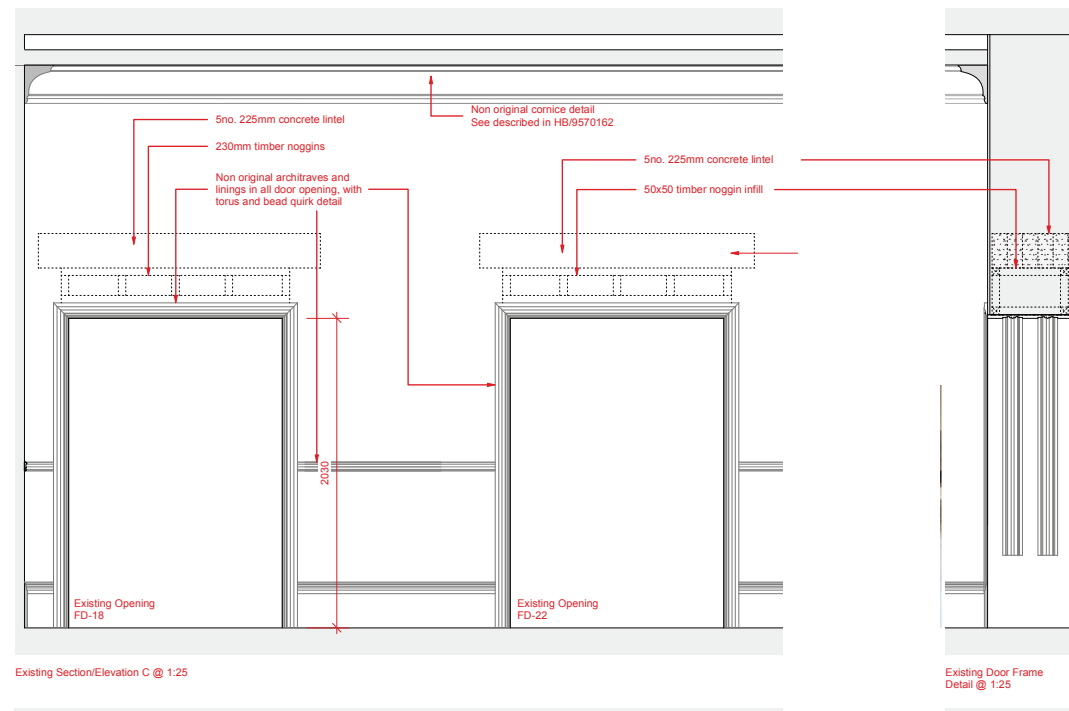


Fig 18: Existing Elevation C - Flat 2, 5 Cambridge Gate

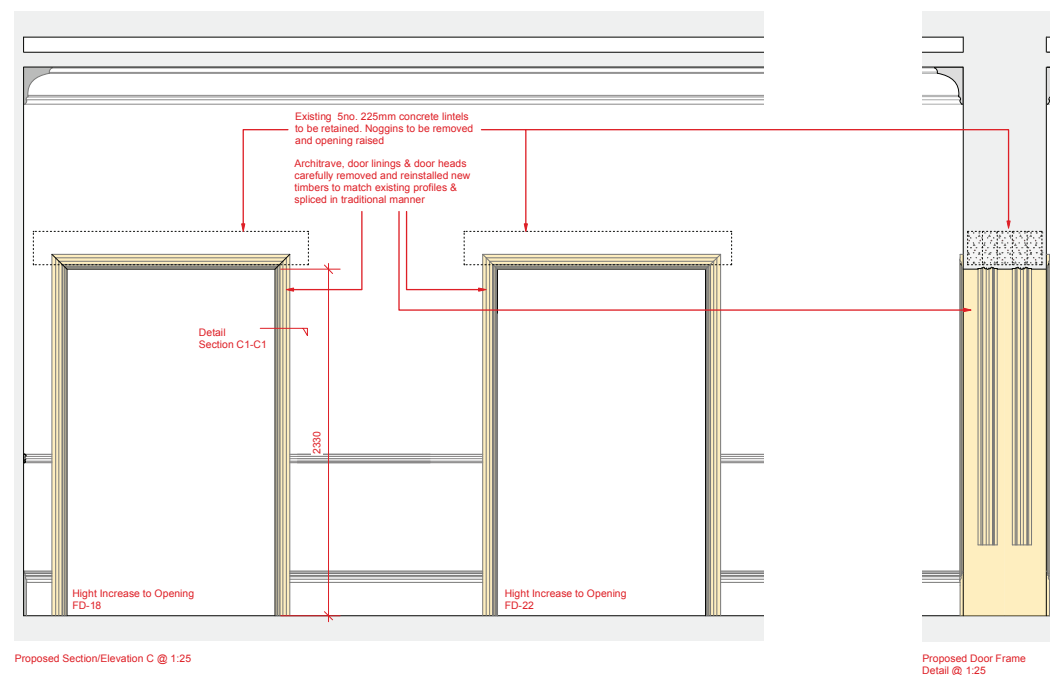


Fig 19: Proposed Elevation C - Flat 2, 5 Cambridge Gate

## 5.0 Camden Local Development Framework Cntd.

### Policy DP25 - Conserving Camden's heritage Conservation areas

In order to maintain the charater of Camden's conservation areas, the Council will:

- take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- 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 harmsa the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- not permit devleopment outside of a conservation area

## 6.0 Proposed Works - Architectural Appraisal

The national significance of no. 5 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, 5 Cambridge Gate has undergone a number of 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 the individual buildings.

The breached party walls have not had a significantly detrimental effects 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 that 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.



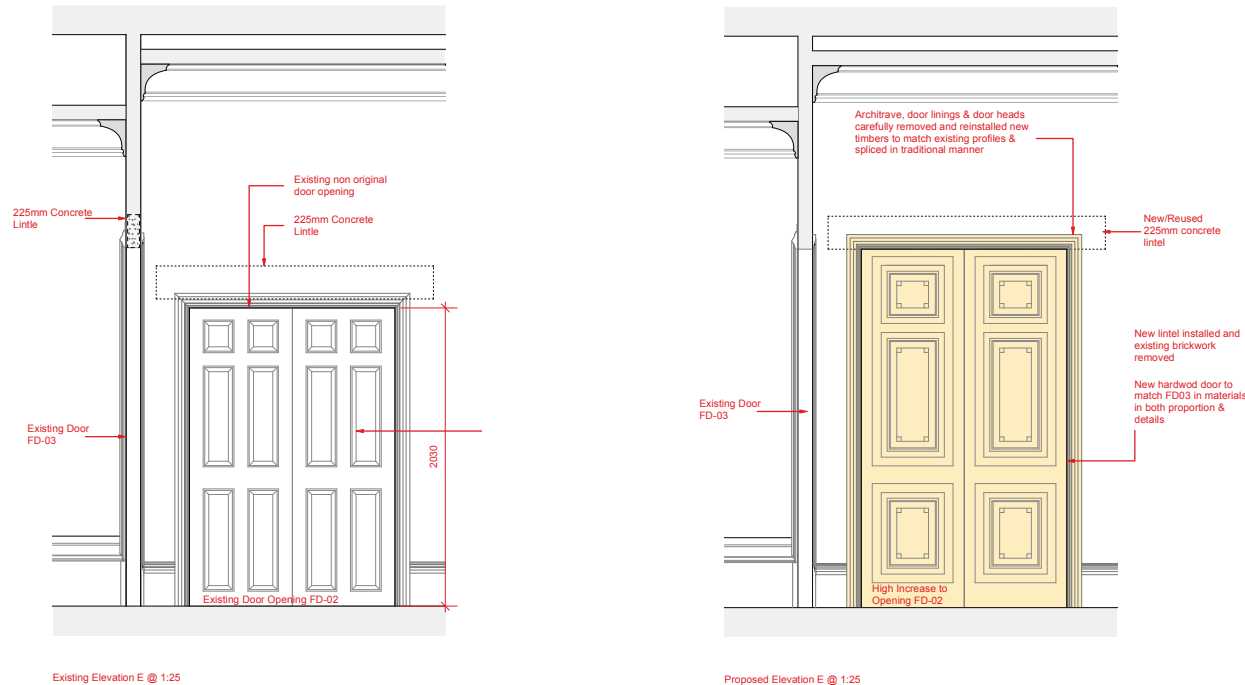


Fig 20 : Existing/Proposed Elevation E - Flat 2, 5 Cambridge Gate

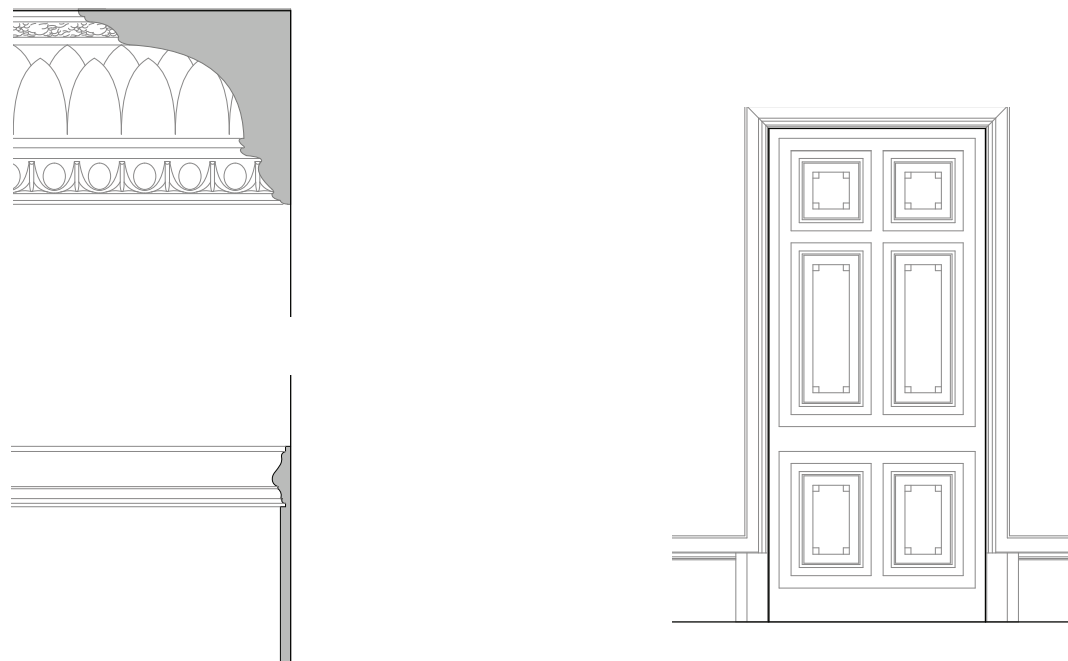


Fig 21A  
Existing Historical Cornice- Original fibrous plaster cornice with 4 elements; twin ogee and anthemion motif to ceiling, scotia and torus roll, finely decorated cavettoof interlocking flower and leaf pattern with torus roll and egg and dart to wall -Room 4101 & 4109 -

Fig 21B  
Historic Door Opening FD-03

## 7.0 Design & Access Statement

Listed Building consent is sought in respect of the proposed internal alterations. The following summarises the issues addressed in this proposal:

### Use

The use of the listed building will not change, the apartment will continue to be used as a single residential unit.

### Amount

The application does not involve the creation of any floor space.

### Layout

The basic layout of this apartment is a single floor dwelling on the 1st floor spanning between 4 and 5 Cambridge Gate. This proposal includes:

- Raising of door openings FD- 02, FD-15, FD-17, FD-18, FD-22
- Relocation of door opening FD-04 to be centered off FD-22
- Installation of new partition wall in Kitchen (4116/7)
- Opening in existing wall between Kitchen (4116/7) and Bedroom 1 Lobby
- FD-16 to be blocked up with 1hr fire protection

### Scale

Proposed new internal doors are based on the scale and proportion and patterns seen on the original historic door at ground floor level. The internal details such as skirting boards, architraves, cornices etc. will be based on this historic pattern. The historic scale of the architectural features will be maintained and enhanced to preserve the character and appearance of this listed building.

### Landscaping

There are no landscape issues associated with this application.

### Appearance

No alterations will be made to the appearance with this application.

### Access

Pedestrian access to the property will not be altered.

## 8.0 Conclusion

This report which explains the listed building application sets out to demonstrate that careful consideration has been given to the historic value and understanding of the existing fabric of apartment 2, 5 Cambridge Gate. This report demonstrates that the proposed alterations are minor and will not impact the historic fabric in a negative way.

The changes made from the previous listed building application will result in less disturbance being caused to the historic fabric of the building and will also result in less disruption to the neighbours. As a result we believe that this proposal will enhance the historic fabric of the building.