

**29 CUMBERLAND TERRACE,
REGENT'S PARK, NW1 4HP**

17080

DESIGN & ACCESS STATEMENT

06th April 2018



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

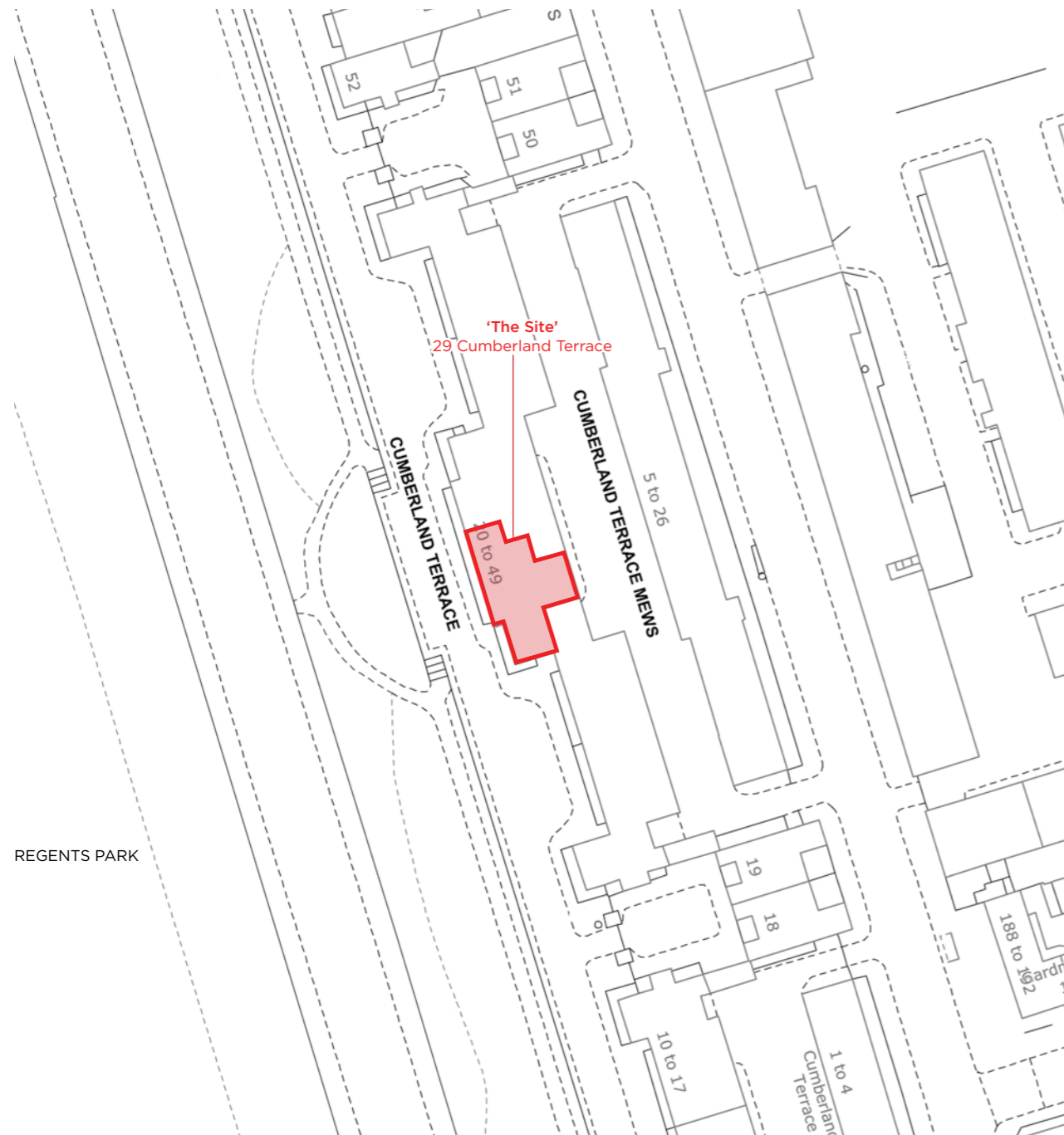
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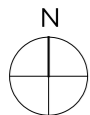
SECTION ONE:

INTRODUCTION & SITE HISTORY

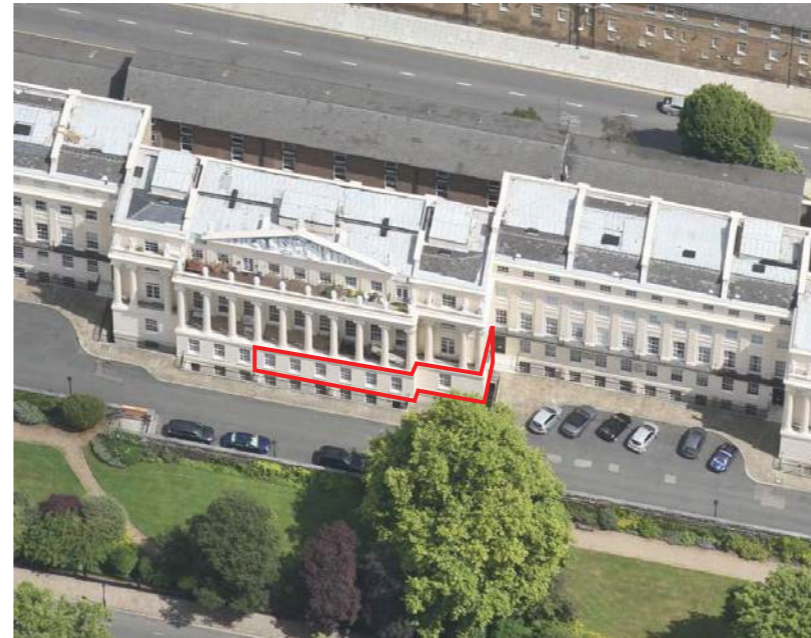




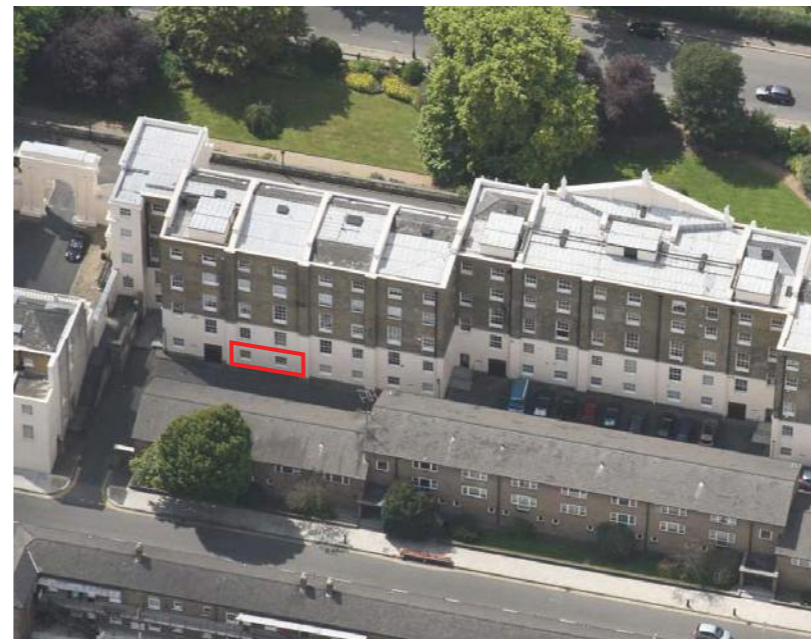
Site Location Plan
Approx. 1:1000 @ A3



Key:
— Denotes Site Boundary



Cumberland Terrace and Surroundings
Aerial View 01 (Site outlined in red)



Rear of Cumberland Terrace and Surroundings
Aerial View 02 (Site outlined in red)

1.1 INTRODUCTION

i. Marek Wojciechowski Architects have been instructed to prepare this Design and Access Statement in support of a Listed Building Application for the property at 29 Cumberland Terrace, NW1 4HP. The site is located on the eastern side of Regent's Park and consists of a Grade I Listed terrace. The property was built in c. 1827 by John Nash and J Thompson, and originally comprised 31 houses. Cumberland Terrace is a 5-storey (including basement) building, now consisting of 59 dwellings of both houses and apartments. The site lies within the Regent's Park conservation area.

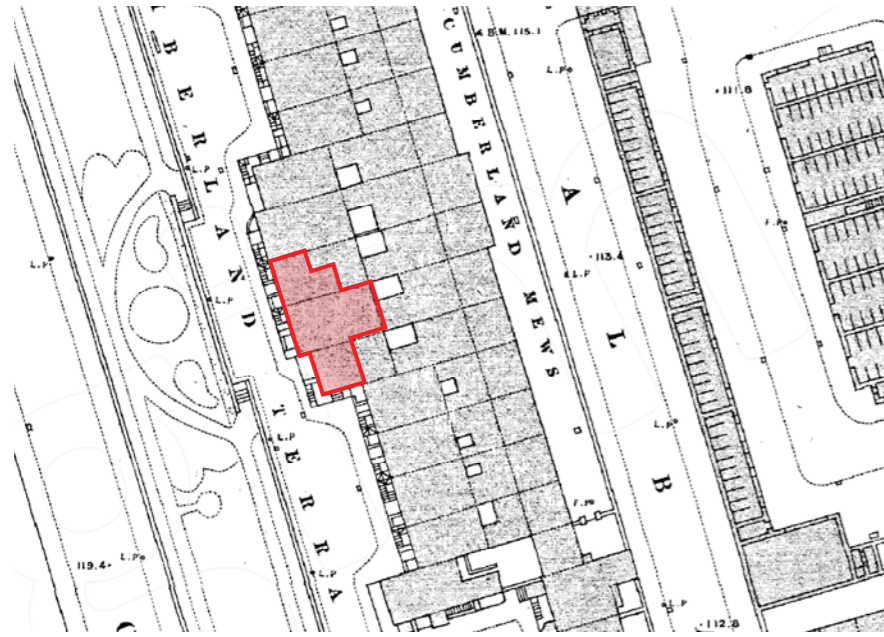
ii. The application property is located in the central block of the terrace and stretches across the ground floor of three former townhouses, previously configured as nos. 14, 15 and 16 Cumberland Terrace. The property is used as a single family residential dwelling (C3 use class) and includes two garages and two outbuildings (storage room and studio).

iii. This application relates to the proposed internal modifications to the property to better suit the needs of the owners. The works included in this Listed Building Application include:

- Removal of non-original non-loadbearing partitions;
- Enlargement of existing opening in party wall and retain downstand above to reinstate decorative mouldings;
- Creation of opening in party wall and retain downstand above to reinstate decorative mouldings;
- Removal of non-original floor finishes and replacement with hardwood, carpet and natural stone flooring;
- Removal and replacement of non-original ceilings, cornicing and skirtings;
- Raising of non-original ceilings in primary rooms to increase floor to ceiling height;
- Removal and replacement of non-original sanitary-ware fittings;
- Removal and replacement of non-original internal doors.

iv. This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.





1850s

Ordnance Survey Map
Cumberland Terrace & Surroundings
(Approx. site outlined in red)



1890s

Ordnance Survey Map
Cumberland Terrace & Surroundings
(Approx. site outlined in red)



1950s

Ordnance Survey Map
Cumberland Terrace & Surroundings
(Approx. site outlined in red)



1970s

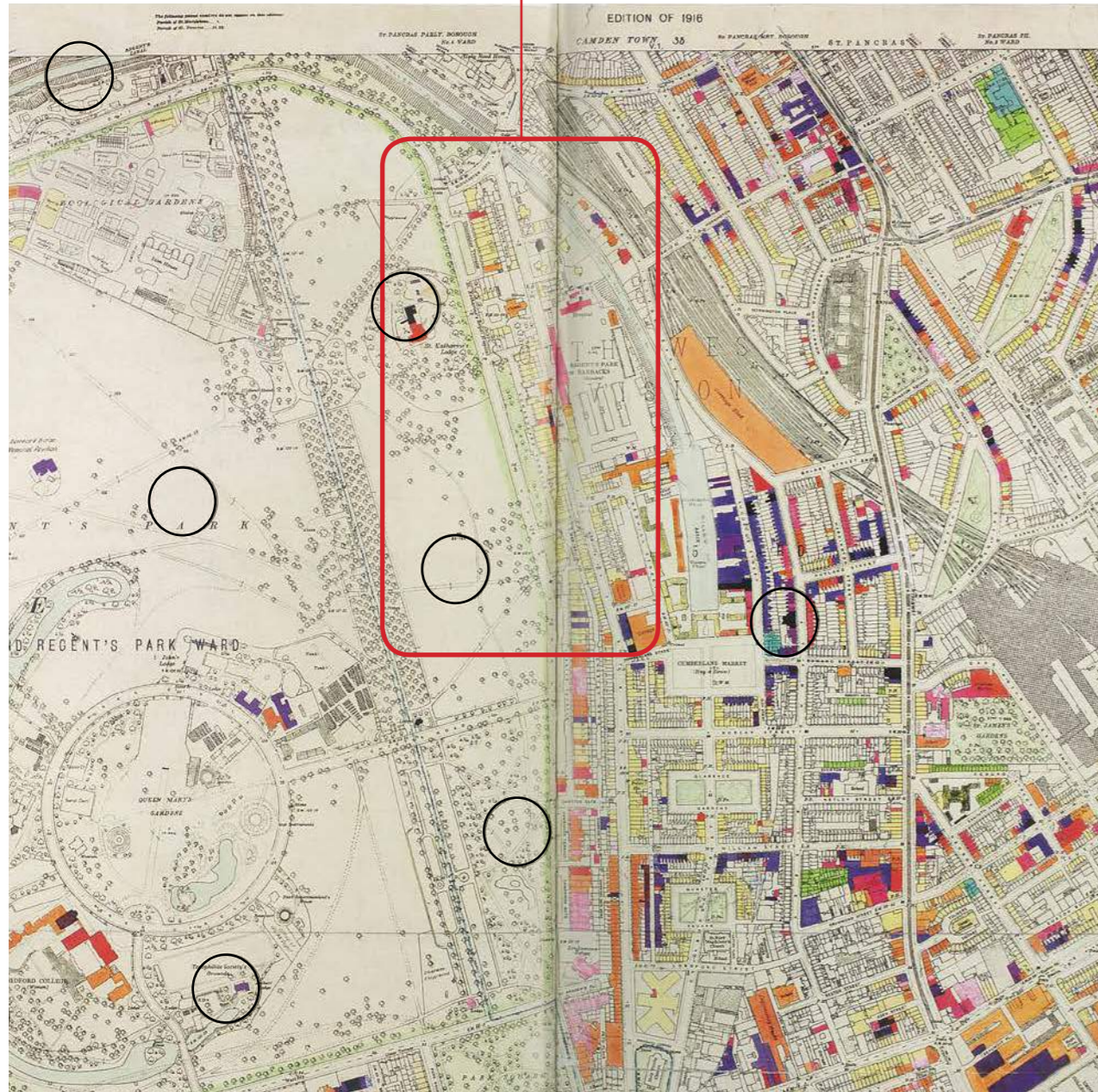
Ordnance Survey Map
Cumberland Terrace & Surroundings
(Approx. site outlined in red)

1.2 SITE HISTORY

i. As the ordnance survey maps to the left show, the footprint of the properties in the area have altered due to bomb damage sustained during WW2. This is explained in more detail on the following page.

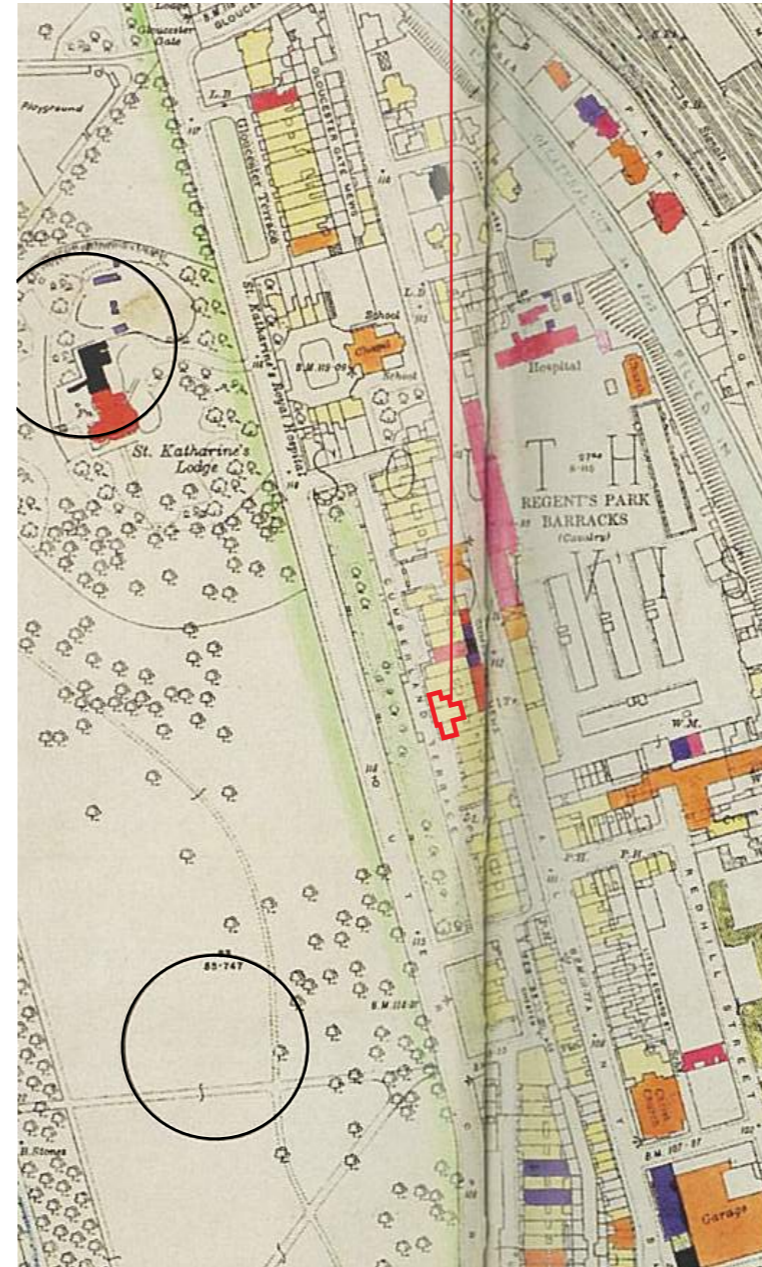


Refer to image shown to the right for enlarged map



Bomb Damage - Area East of Regent's Park

'The Site'
29 Cumberland Terrace



Bomb Damage - Cumberland Terrace

1.3 BOMB DAMAGE

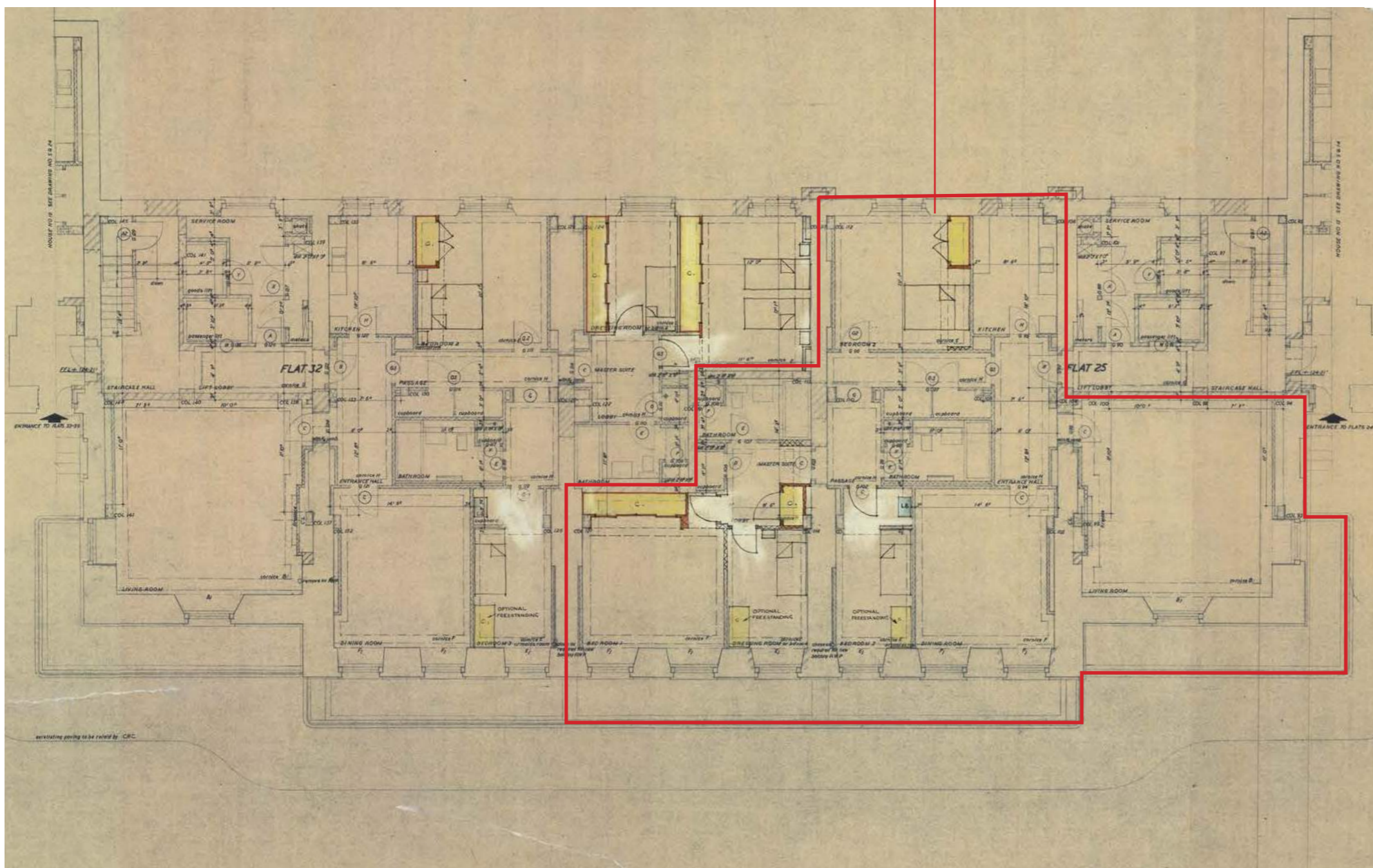
- i. The bomb map to the left displays the heavy bombing that occurred around Cumberland Terrace and Regent's Park during the Second World War. As the maps show, the rear of the application property and surrounding area was seriously damaged.
- ii. Cumberland Terrace sustained minor bomb damage, with the exception of the southern of the two houses. However, due to the destruction, the terrace was extensively rebuilt behind the principal west facade. This was part of a comprehensive scheme for refurbishment and conversion into flats. The development was carried out between 1958 and 1960 for the Crown Estate, under the direction of the architect Louis de Soissons.
- iii. The significance of Cumberland Terrace therefore lies primarily in its symmetrical exterior which forms an important backdrop to Regent's Park, and an important component of John Nash's overall compositions of palatial stucco terraces at the park's perimeter.
- iv. The interiors of Cumberland Terrace have been lost, and the modern interiors and their finishes as well as the modern elements of plan form are of no significance. The remaining party walls are considered to have only some secondary significance as they indicate the lost original layout of 3-bay wide town houses.

Key

	V1 flying bomb
	Yellow Blast Damage - Minor in nature
	Orange General Blast Damage - not structural
	Light Red Seriously Damaged but repairable at cost
	Dark Red Seriously Damaged, doubtful if repairable
	Purple Damaged beyond repair
	Black Total destruction



'The Site'
29 Cumberland Terrace



Cumberland Terrace Ground Floor Plan
Historical Structural Plan drawing (c. 1960's)

1.4 SITE HISTORY

- i. The architectural plan to the left (c.1960's) illustrates the application property (then no.25) following extensive alterations to the building after World War II, as described on the previous page.
- ii. The proposals outlined in this document relate to internal modifications only, therefore not affecting the external appearance or the original facade. Given the above, it is considered that the principal historic value of the property lies in the original principal west facade. As such, works proposed in this document are deemed not to negatively impact on the property or the character of the listed terrace as a whole.



Cumberland Terrace looking north
Historic Photograph (1938; London Metropolitan Archives)





Fig.01



Fig.02



Fig.03



Fig.04



Fig.05



Fig.06



Fig.07



Fig.08



Fig.09

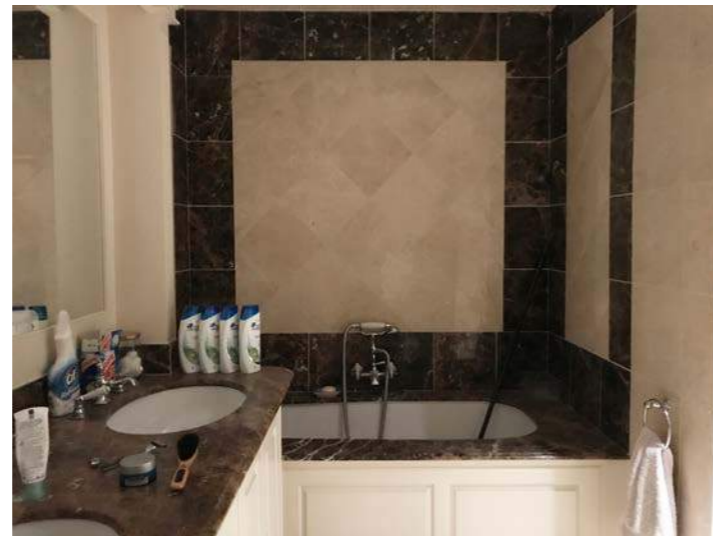
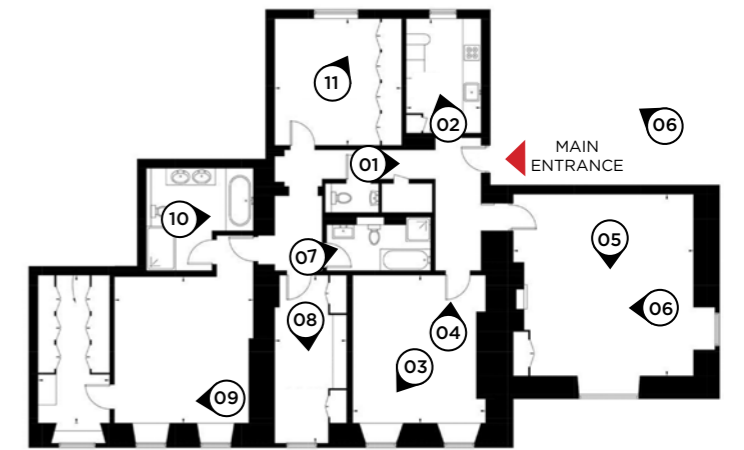


Fig.10

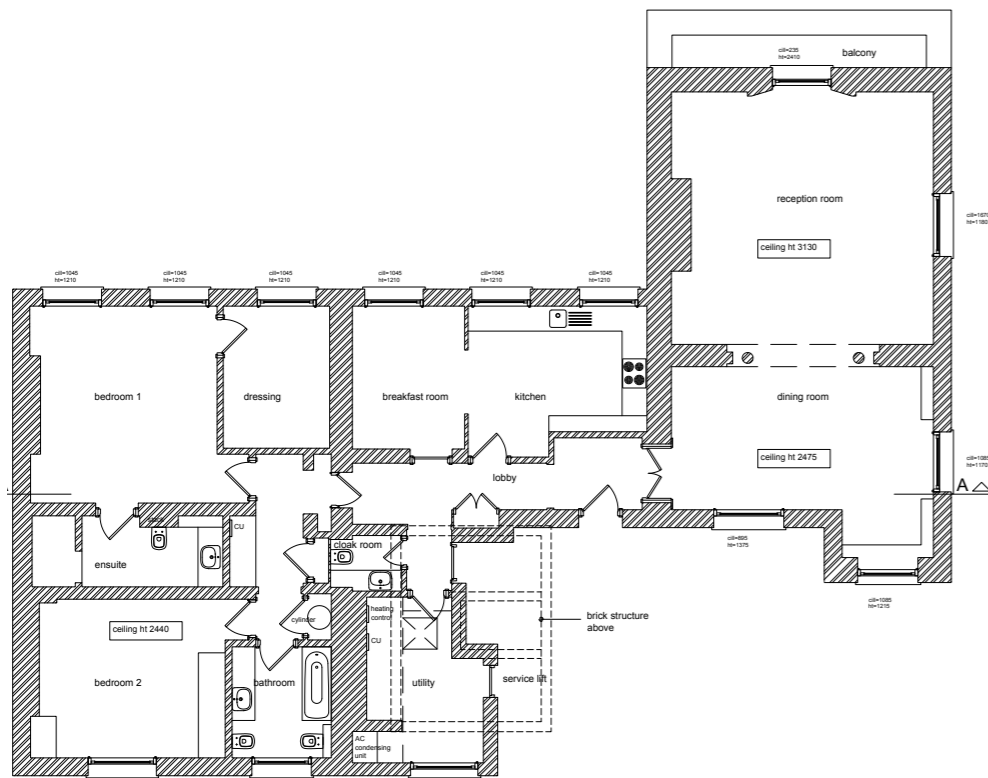


Fig.11

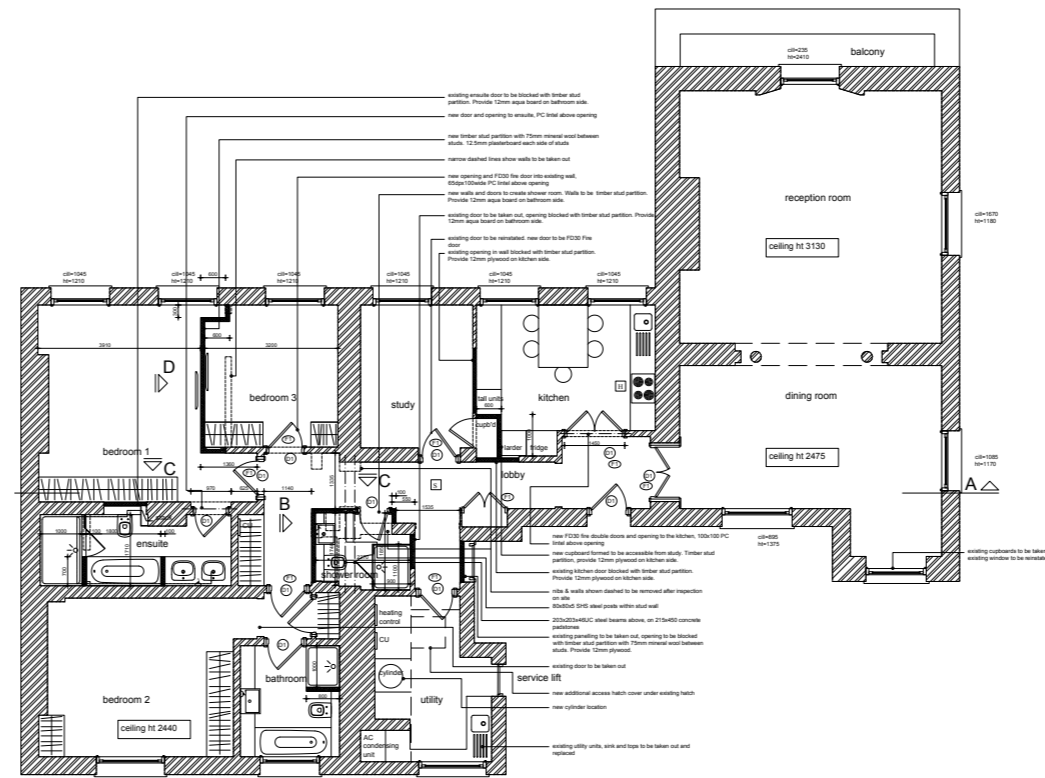


Site Plan
(Identifying positions of site photographs)





48 Cumberland Terrace (2012/4338/L) Grade I Listed
Existing Plan



48 Cumberland Terrace (2012/4338/L) Grade I Listed
Consented Plan

1.7 PLANNING HISTORY

- i. No planning applications have been registered for this property since being heavily altered in the 1950s/ 1960s.
- ii. A number of properties at Cumberland Terrace have been granted similar developments in recent years, including:

**48 Cumberland Terrace (Grade I Listed)
2012/4338/L (November 2012)**

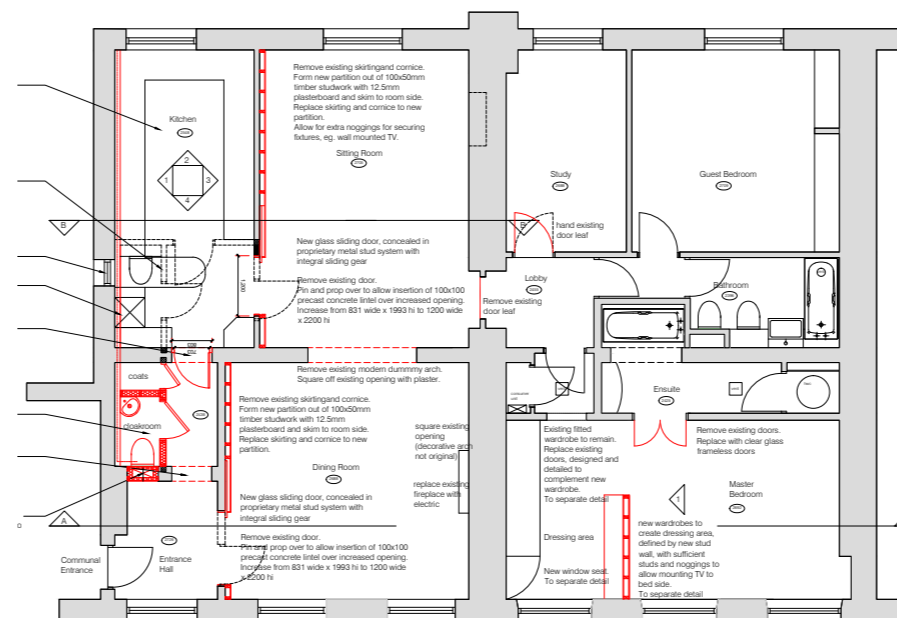
Internal alterations to top floor flat, to include alterations to partitioning layout.

**32 Cumberland Terrace (Grade I Listed)
2011/1758/L (July 2011)**

Internal additions and alterations to include the removal of partition walls and enlargement of existing door openings, at ground floor level of existing house (Class C3).

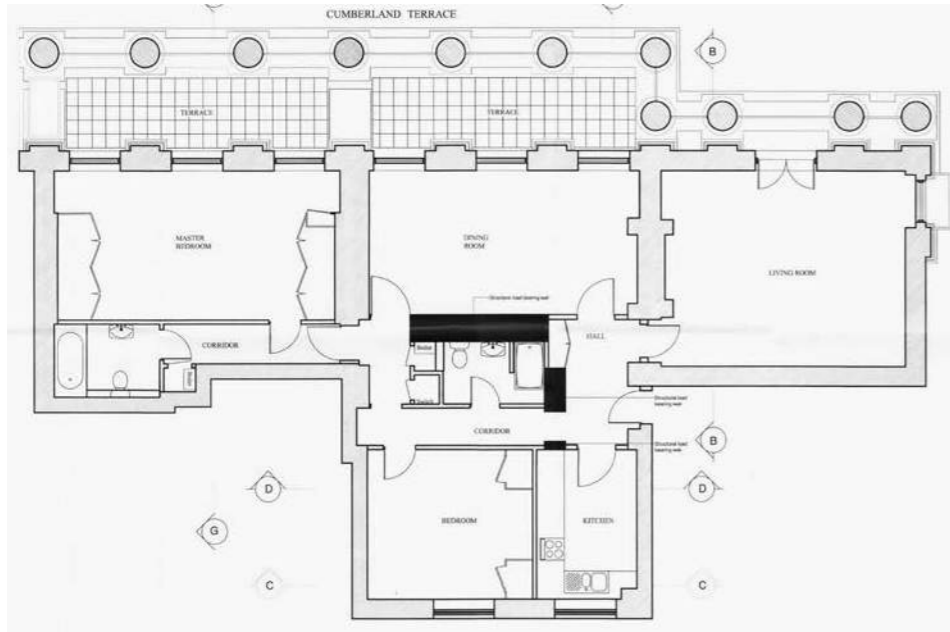


48 Cumberland Terrace (2012/4338/L) Grade I Listed
Existing and Consented Sections

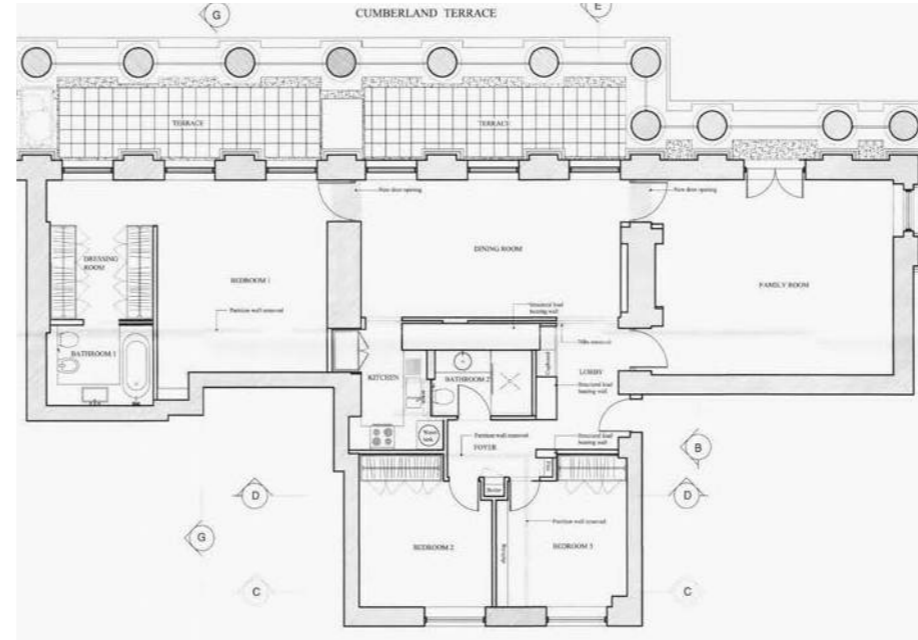


32 Cumberland Terrace (2011/1758/L) Grade I Listed
Consented Demolition Plan





38 Cumberland Terrace (2011/3739/L) Grade I Listed
Existing Plan



38 Cumberland Terrace (2011/3739/L) Grade I Listed
Consented Plan

1.8 PLANNING HISTORY (CONT.)

i. A number of properties at Cumberland Terrace have been granted similar developments in recent years, including:

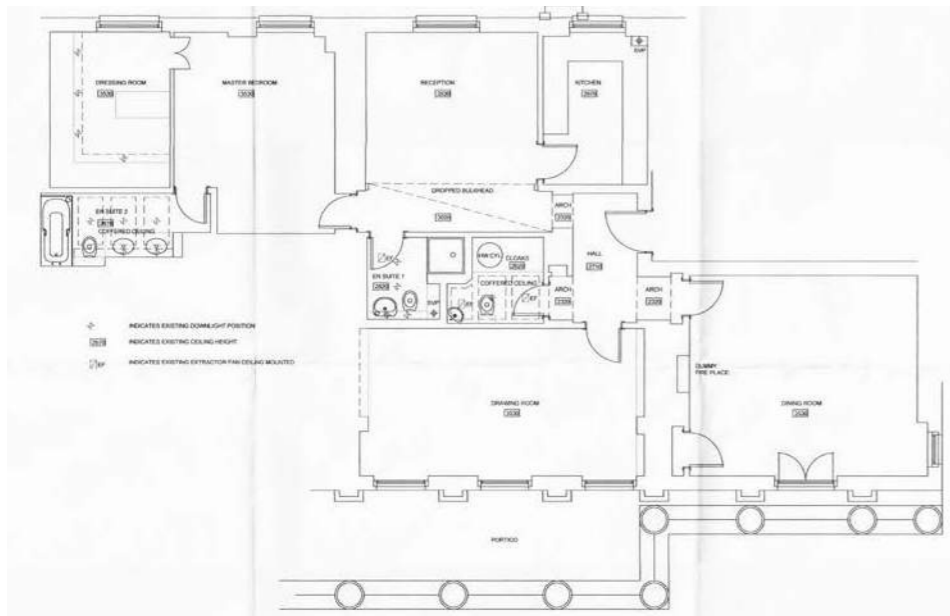
38 Cumberland Terrace (Grade I Listed) 2011/3739/L (September 2011)

Internal alterations including reconfiguration of partition walls, installation of new cornices and paneled doors between dining room, living room and bedroom and the installation of new entrance lobby with built in cupboards to existing first floor flat (Class C3).

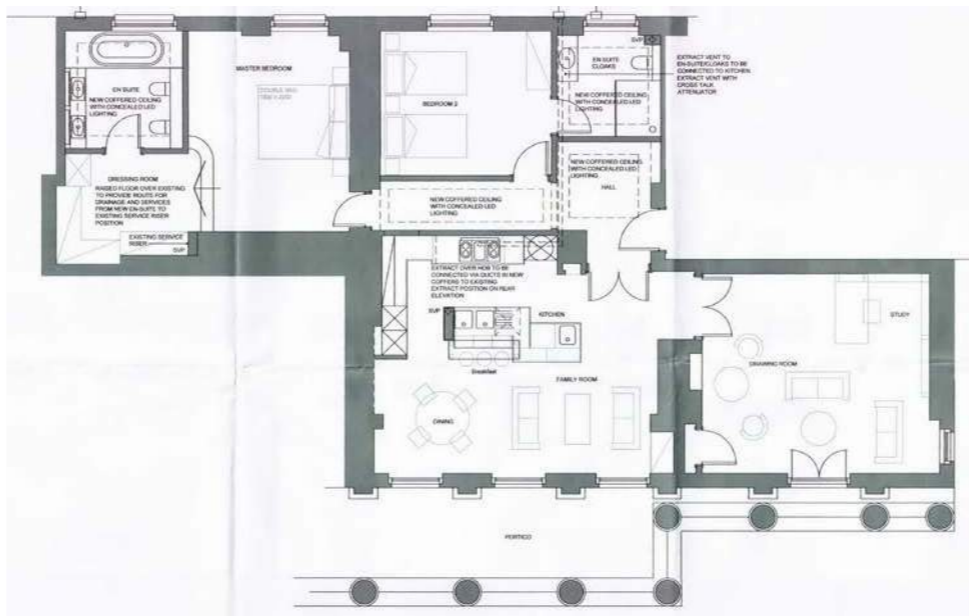
31 Cumberland Terrace (Grade I Listed) 2010/6831/L (April 2011)

Internal alterations including the removal and replacement of existing partition walls to dwelling house (Class C3).

ii. The similarity of the neighbouring listed applications suggest the proposals outlined in this document would be deemed acceptable (in principle) in planning terms. The policy implications of these proposed changes are considered on the next page.

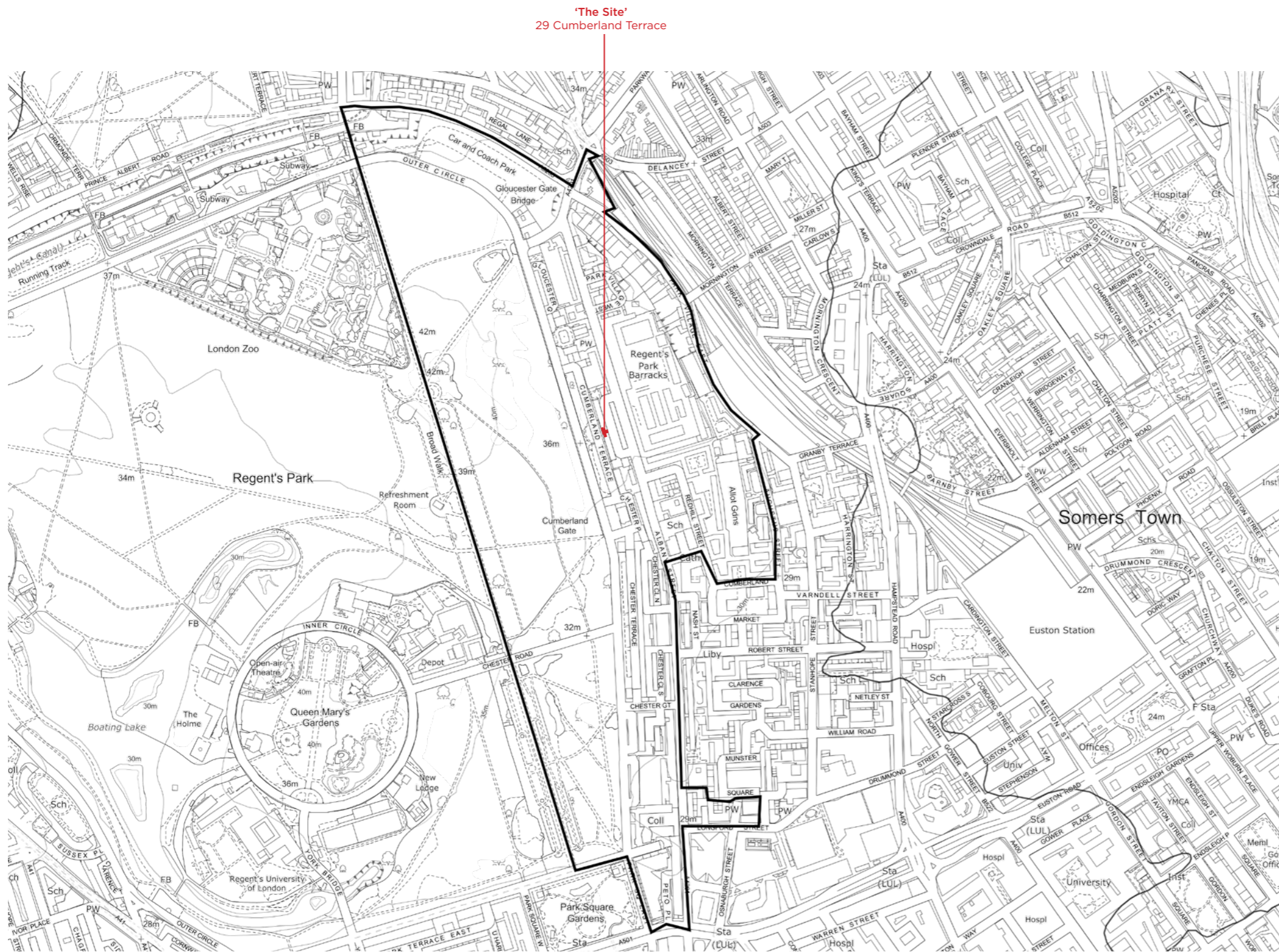


31 Cumberland Terrace (2010/6831/L) Grade I Listed
Existing Plan



31 Cumberland Terrace (2010/6831/L) Grade I Listed
Consented Plan





Conservation Area Plan with site location

- Site Location
- Conservation Area

1.8 CONSERVATION AREA APPRAISAL

i. The application property is situated within the Regent's Park Conservation Area, an area characterised by a unique planned composition of landscape and buildings in a neo-classical setting. Camden Council's Regent's Park Conservation Area Appraisal and Management Strategy notes that:

"The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here." (p.5)

ii. Cumberland Terrace was Grade I listed on 14th May 1974 and is described by English Heritage as follows:

"Monumental palace-style terrace of 59 houses. c.1827. By John Nash and J Thomson. For the Commissioners of Woods, Forests & Land Revenues. Built by JG Bubb; arches built by WM Nurse. Stucco. Houses in 3 blocks linked by "triumphal" arches leading into 2 courtyards with pairs of houses and drives leading to former mews. Terrace approximately 240m long. EXTERIOR: central block (Nos 20-49): 4 storeys and basements. Central projecting ionic decastyle pedimented portico of Giant Order, flanked by slightly less projecting similar single bays with paired columns and attic storeys. Rusticated ground floor, with square-headed doorways with patterned fanlights and panelled doors where not converted for use as windows, forming a podium. Cast-iron balconies between columns. Entablature topped by balustraded parapet with vases and sculpture of figures on dies. Tympanum filled with sculpture of allegorical figures and figurative acroteria at angles. Flanking the portico, 11 bays of rusticated ground floor and ionic pilasters rising through 1st and 2nd floors to carry entablature at 3rd floor level; cornice and blocking course above attic storey. Architraved sashes to upper floors; 1st floor with continuous cast-iron balcony. Terminating bays forming projecting single bay pavilions similar to single bays flanking pedimented section of portico. "Triumphal" Arches: linking the central and outer blocks. Single, central, architraved archway flanked by paired ionic columns carrying an entablature and blocking course. Linked to the blocks by rusticated stucco screen walls (...)" - Continues on Historic England - List Entry Number 106786.

iii. Cumberland Terrace is described by Camden Council's Regent's Park Conservation Area Appraisal and Management Strategy as:

"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..." (p.27)

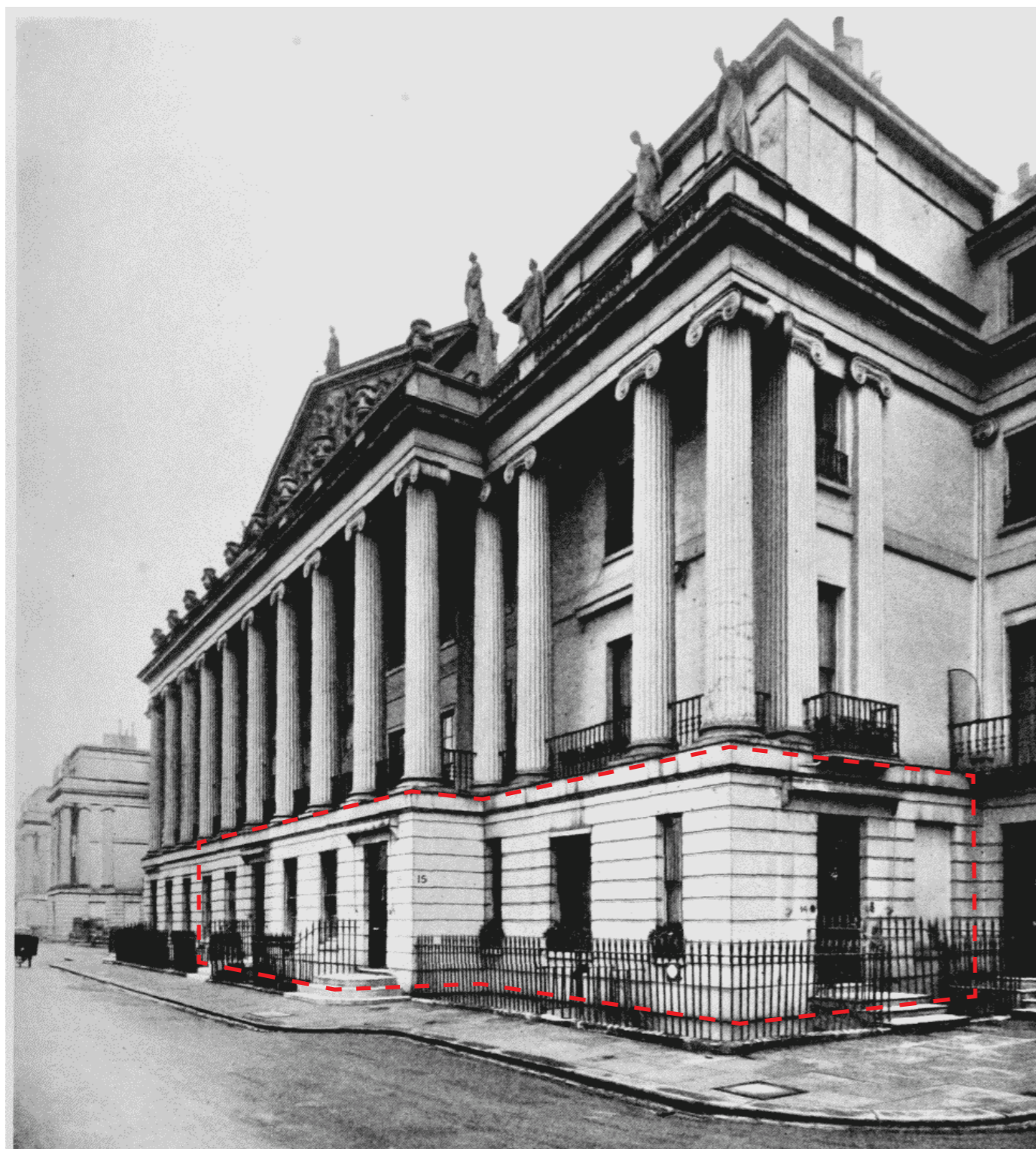
ii. With regards to this, proposals outlined in the drawings and images included as part of this planning submission look to respect and enhance the character and heritage of the Regent's Park Conservation Area.



SECTION TWO:

PLANNING POLICY & PRE-APPLICATION ADVICE





Cumberland Terrace looking north
Historic Photograph (1938)

2.1 PLANNING POLICY

i. National Planning Policy Framework (NPPF)

Paragraph 17 of the NPPF sets out a number of Core Planning Principles. It states that the Planning System should seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Section 12 of the NPPF considers the Historic Environment. It advises that:

- Applicants should describe the significance of any heritage asset which may be affected by development proposals – the level of detail should be proportionate to the assets importance. (Paragraph 128)
- Great weight should be placed on the conservation of a heritage asset. The more important the asset the greater the weight should be. (Paragraph 132)
- Substantial harm to or loss of a grade II listed building should only be allowed in exceptional circumstances. (Paragraph 132)
- Permission should be refused where there would be substantial harm to or total loss of a designated heritage asset unless there would be substantial public benefits (Paragraph 133)
- If there would be some harm to the significance of a designated heritage asset but this would be less than substantial this should be weighed against the public benefits of a proposal including securing its optimum viable use. (Paragraph 134)

ii. Camden Council Development Plan

Policy D2 Heritage states that Camden Council will seek to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their setting. In terms of Listed Buildings and designated heritage assets, D2 confirms that:

"The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. *the nature of the heritage asset prevents all reasonable uses of the site;*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm."

iii. The proposals accord with the guidelines provided in Section 12 of the NPPF and D2 of the Local Plan.

iv. Careful consideration has been given to the design of the proposal to this heritage asset, particularly in terms of its impact on the listed property and on the wider Regent's Park Conservation Area.

v. In light of the above, we believe that the proposals outlined in this document are not contentious (in principle) in planning or heritage terms. "Section Two" of this report covers the proposed design changes related to the proposed redevelopment.



2.3 PRE-APPLICATION ADVICE & RESPONSE

i. On 31.01.2018, Marek Wojciechowski Architects submitted a pre-planning document to the London Borough of Camden Council for pre-application advice on the works proposed. On 05.03.2018 Camden's Design & Conservation Officer, Elizabeth Martin, issued a written response to this submission (Ref. 2018/0597/PRE), whose comments have been addressed in the development of this detailed Listed Building Application.

ii. The pre-application response is outlined below, identifying the main Planning Officer's comments (*italicised*) and associated design responses (in blue).

2.31 Internal Alterations: General Comments

iii. *"Because of the substantial post-war rebuilding and subsequent conversion of the building as outlined above, there are no 19th Century features of architectural note within the apartment, including original cornices, skirting boards etc."*

Noted. The proposed works look to reinstate the grand appearance of the Grade I listed terrace by removing unsympathetic modern alterations and replacement with traditionally detailed cornicing and skirtings, joinery, doors and finishes more in keeping with the character of the listed building.

iv. *"The rooms have been subdivided and have a cramped appearance with awkward junctions and cut off cornice pieces. The interiors have a very modern appearance with recessed spotlights, false ceilings, modern flooring and false chimneybreast partitions all evident on site."*

Noted. The proposed works look to reintroduce the original scale of the principal rooms by raising false ceilings and replacing hardwood doors and frames, whilst incorporating decorative plaster cornicing, new skirtings, new lighting and more appropriately scaled and detailed joinery.

v. *"The proposed interventions to the building would not result in the loss of original fabric, nor would they impact on the legibility of the original floorplan."*

Noted. The proposed internal alterations seek to preserve elements of the layout considered to contribute to the special interest of the listed building, by reinstating full width rooms to the front of the property. The proposed new and enlarged openings through the original party wall, linking the existing principal reception room and dining room, have been designed to help recreate a more stately and impressive spatial character.

vi. *For the reasons set out above however, it is my view that the principle of the proposed works is acceptable and would serve to preserve the special interest of the listed building.*

Noted. The proposals outlined in this Listed Building Application are in keeping with proposals presented as part of the pre-planning application.

2.32 Additional Information Required

vii. *"A schedule of works should be submitted with the listed building consent application, including details on the method for replacement of non-original ceilings. Information should also be submitted on the appearance of replacement flooring, cornices, skirting boards and new internal doors where proposed."*

Noted. The relevant information has been submitted as part of this Listed Building Application. Please refer to the Appendix.



SECTION THREE:

DESIGN STRATEGY & CONCLUSION



3.1 DESIGN PROPOSALS

i. General Strategy

There are no proposed external modifications associated with this application.

The principle of the development is to internally refurbish and rejuvenate the Grade I listed building, to provide an exemplary high quality residential development in keeping with the character of this heritage asset and the wider Regent's Park Conservation Area. The scheme was designed following an in-depth site and historical analysis with consideration of local planning guidance and relevant policies.

The scheme was then further developed in accordance with pre-application advice received from the Local Authority following a pre-planning submission (Ref. 2018/0597/PRE; Case Officer: Elizabeth Martin), as described in the previous section. All proposed works are described in full in the drawings and documents submitted as part of this L1st Building Application and are summarised below.

ii. Access

External access to the apartment is via a ground floor entrance leading to communal lifts and stairs serving a number of apartments. Access to this apartment is provided by the existing entrance door from the common parts. It is not intended to vary these existing access arrangements in any way.

iii. Internal modifications

Internal alterations aim to remove insensitive modern alterations and restore the historic value of the property, whilst making it suitable for the needs of the current owner.

Doors

Non-original internal doors and architraves are to be removed and replaced with traditionally detailed hardwood 4-panel doors. Refer to Door Schedule for more information.

Windows

The only works proposed to the existing windows are to redecorate internally where required.

Flooring

The non-original flooring will be removed and replaced with hardwood, carpet and natural stone flooring, as described in the submitted drawings.

Cornices & Skirtings

All existing cornicing and skirtings are non-original and are to be removed and replaced with a design more in keeping with the character of the property. Refer to Schedule of Proposed Works for more information.

Ceilings

The non-original ceilings are to be removed and replaced. In the primary rooms, a recessed ceiling coffered will be incorporated to increase floor to ceiling heights, whilst accommodating the existing structure.

Sanitaryware

All sanitaryware fittings are non-original and will be removed and replaced with new fittings to a high quality finish.

Minor demolition works

The opening up of structural walls is limited. An existing opening within the party wall is to be enlarged, with a downstand retained above to reinstate decorative plaster cornicing.

An opening in the party wall between the existing reception room and dining room will connect the two principal rooms. The opening will be made with a downstand retained above to reinstate decorative plaster cornicing.

A small opening in the party wall between the master bedroom and existing study will be created to improve the circulation. The opening will be made with a downstand retained above to reinstate decorative plaster cornicing.

The limiopenings within the party walls have been designed to recreate an impressive spatial character by sensitively interlinking the principal rooms.

The non-original non-loadbearing partitions between the existing living room, bathroom and study (bedroom III) are to be removed, to reinstate the full width rooms to the front of the property.

iv. Form & Materials

Unless otherwise stated, materials used will be sympathetic to the character of the listed building. New additions will be high quality and traditionally detailed to match.

All new internal partitions will be lightweight plasterboard studwalls, capable of later removal if required without damaging the existing fabric of the listed building.

v. Expertise Consulted

The advice of Structural Engineer, Adrian Tucker, of Alan Baxter, has been sought with regard to confirming structural elements and which are load bearing walls. This information is reflected on the drawings.

An Approved Inspector has been engaged to deal with any issues that relate to all applicable fire and building regulations.



'The Site'
29 Cumberland Terrace



29 Cumberland Terrace
Front Street View

3.3 DESIGN CONCLUSION

i. This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policies. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to sensitively refurbish and reconfigure this single-family dwelling to meet the needs of the current owners, whilst preserving the character of the heritage asset and Regent's Park Conservation Area.

