

**Apt 2-3, 10 CAMBRIDGE GATE, REGENT'S PARK, LONDON,
NW1 4JX**

DESIGN & ACCESS STATEMENT AND HERITAGE IMPACT ASSESSMENT



Cambridge Gate - Front Elevation (Reproduced by permission of Aston Chase)

Apt 2-3, 10 CAMBRIDGE GATE, REGENT'S PARK, NW1 4JX
KERR PARKER ASSOCIATES LIMITED

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Rev A. August 2018

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1.0 INTRODUCTION

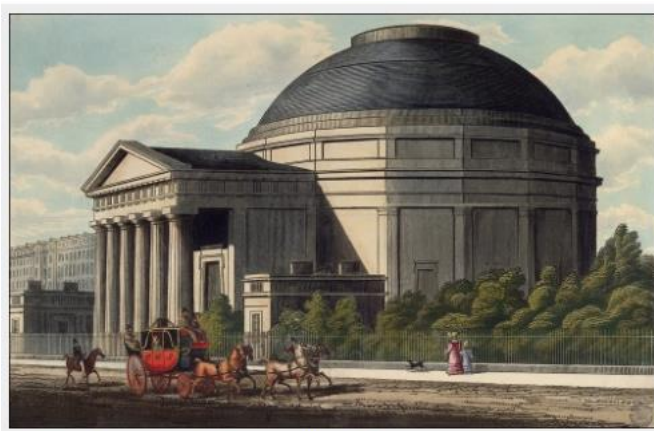
- 1.1 This Design & Access Statement and Heritage Impact Assessment is submitted in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Development Management Procedure) (England Order 2010, "Guidance on Information and Requirements and Validation" March 2010) and follows guidance laid down in DCLG Circular 01/2006. The Heritage Statement considers the design of the proposed works in respect of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the government's objectives for the historic built environment as set out in the National Planning Policy Framework (March 2012). Conservation and enhancing the historic environment are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements which make up the historic environment are termed 'heritage assets'. These consist of designated assets (such as listed buildings or conservation areas) non-designated assets (such as locally listed buildings) or any other features which are considered to be of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings. This assessment also takes account of The Camden Local Plan 2017. The report also considers The Regent's Park Conservation Area Appraisal and Management Strategy Adopted 11 July 2011 that provides supplementary planning guidance.
- 1.2 This report sets out the historical development and architectural appraisal of the Grade II listed building and apartment and considers the proposed impact on the historic significance. The proposal seeks listed building consent for internal alterations to the much-altered plan form of the single-family apartment, the provision of new internal doors, skirtings, architraves and cornices from historical sources and planning permission for the installation of heat pumps on the roof of the rear fire escape to provide air cooling to principal rooms. The building comprises 5 storeys plus a mansard roof that "crowns" and terminates the end of the Terrace. Similarly, the mansard roof at the other end of the Terrace mirrors the form and function to complete the grand design. Apartment 2-3 occupies the first floor of 10 Cambridge Gate with a split mezzanine floor level towards its rear half.

2.0 HISTORICAL CONTEXT

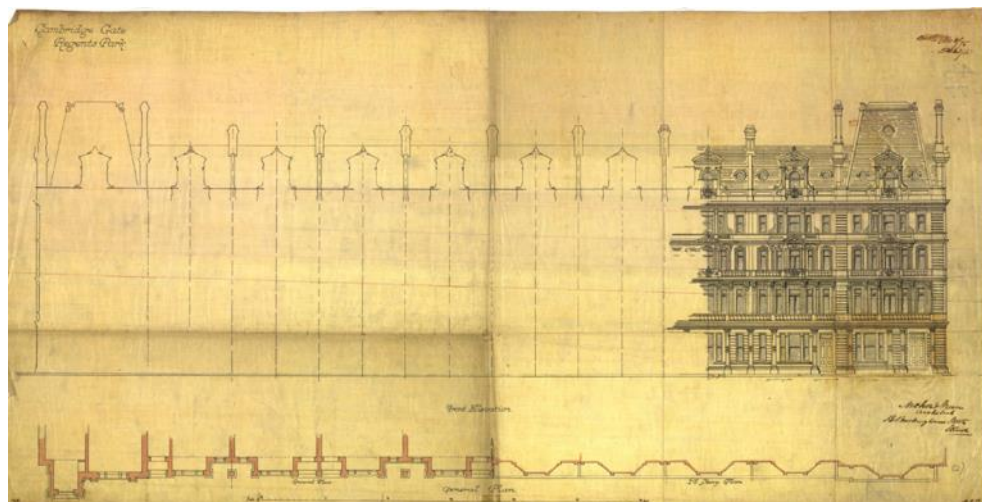
- 2.1 At the beginning of the 19th century the Commissioners of Woods, Forests and Land Revenues took steps to develop the farm land comprised by Marylebone Park. John Nash, who was the then architect to the Office of Woods and Forests, submitted a very different plan to other architects consulted. Nash's 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.

- 2.2 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 Café Royal, Whitehall Court and the Hyde Park Hotel. It is the only stone (Bath Stone) fronted terrace in Regent's Park. It was earmarked 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.



View of Colosseum, Regent's Park, c1840. Image property of Westminster City Archives.



Archer & Green Architects Cambridge Gate 1975 – Crown Estate Archives

- 2.3 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.”

- 2.4 The Crown Estate qualified matters relative to “preservation” in their publication The Future of The Regent’s Park Terraces - Third Statement 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 houses. Sometimes the shape, depth and size do not readily convert to flats. In Cumberland Terrace conversions extending over one, two or three houses have been very practical. But this will not 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.”

- 2.5 The Gorell Report was reviewed in The Future of The Regent’s Park Terraces, Third Statement by The Crown Estate Commissioners 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 Commissioners 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”.

- 2.6 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.

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 there 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”.

- 2.7 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 for music 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”.



Cambridge Gate 1937 (London Picture Archive)



10 Cambridge Gate 1971 (LPA)

3.0 HISTORICAL CONTEXT

- 3.1 The Conservation Practice 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 at 1 to 9 Cambridge Gate. The applications were considered under Case File No: L11/11X/A and approved by the London Borough of Camden in September 1994. The property at 10 Cambridge Gate was excluded from this application as it comprised a Mansion Block of apartments and had been extensively reconstructed in 1956 following bomb damage. The flat tenants of 10 Cambridge Gate were then granted long leases by The Crown Estates.

- 3.3 The Planning Officers' reports to Committee or to Member's briefings in respect of several planning and listed building applications for alterations to apartments within Cambridge Gate recognises that the terrace has been much altered. In particular an application for internal alterations and the creation of new openings and reconfiguration of existing partitions at Flat 3, 3 Cambridge Gate stated that :-

"The building has undergone considerable internal rebuilding and remodelling and much of the internal layout has been altered. Virtually nothing remains of the historic internal finishes. The special interest of Cambridge Gate is considered to be the fine external elevations and the particularly impressive hall and staircase". (See 2010/5624/L)

- 3.4 10 Cambridge Gate was originally constructed as a Mansion Block of apartments. The end of Cambridge Terrace and 10 Cambridge Gate suffered extensive bomb damage and parts were reconstructed in 1956 by David Stern Architects. Floors were strengthened, new steel beams installed, and new masonry partitions were located on existing and new steelwork to provide an altered plan form layout. Original historic features were removed as part of the reconstruction with new cornices, doors, skirtings and architraves provided as part of the works.

4.0 LISTED BUILDING DETAILS

- 4.1 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 798-1/92/142 (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: 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). Listing NGR: TQ2877482474

5.0 CAMDEN LOCAL PLAN 2017

- 5.1 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up to -date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan will cover the period from 2016-2031. The Local Plan will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough.
- 5.2 Camden states that – *“Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. The National Planning Policy Framework establishes that planning should always seek to secure high quality design and that good design is indivisible from good planning.”*

5.3 Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*

- d. *is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. *comprises details and materials that are of high quality and complement the local character;*
- f. *integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. *is inclusive and accessible for all;*
- h. *promotes health;*
- i. *is secure and designed to minimise crime and antisocial behaviour;*
- j. *responds to natural features and preserves gardens and other open space;*
- k. *incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. *incorporates outdoor amenity space;*
- m. *preserves strategic and local views;*
- n. *for housing, provides a high standard of accommodation; and*
- o. *carefully integrates building services equipment.*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

5.4 In paragraph 7.2 it states that; -

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design 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 prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use;*
- *inclusive design and accessibility;*
- *its contribution to public realm and its impact on views and vistas; and*
- *the wider historic environment and buildings, spaces and features of local historic value.*

5.5 Camden considers the rich architectural heritage in the borough and adds a commentary in paragraph 7.41 : -

“The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas. The National Planning Policy

Framework states that in decision making local authorities should give great weight to conservation of designated heritage assets in a manner appropriate to their significance. The Council expects that development not only conserves, but also takes opportunities to enhance, or better reveal the significance of heritage assets and their settings."

This paragraph forms the preamble to: -

5.6 Policy D2 Heritage

The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. 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.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a*

- g. *conservation area;*
- g. *resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. *preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. *resist the total or substantial demolition of a listed building;*
- j. *resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. *resist development that would cause harm to significance of a listed building through an effect on its setting.*

The Camden Local Plan 2017 amplifies its strategy on Conservation areas in paragraph 7.46, 7.47 & 7.54 below: -

7.46 In order to preserve or enhance important elements of local character, we need to recognise and understand the factors that create that character. The Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved or enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves or enhances the special character or appearance of the area.

7.47 The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character and set out how the development has been informed by it and responds to it.

Details

7.54 The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a

similar appearance to the original. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration. The Council will consider the introduction of Article 4 Directions to remove permitted development rights for the removal or alterations of traditional details where the character and appearance of a conservation area is considered to be under threat.

The Camden Local Plan 2017 amplifies its strategy on Listed Buildings in paragraph 7.57, 7.58, 7.59 & 7.60 below: -

Listed buildings

7.57 Camden's listed buildings and structures provide a rich and unique historic and architectural legacy. They make an important and valued contribution to the appearance of the borough and provide places to live and work in, well known visitor attractions and cherished local landmarks. We have a duty to preserve and maintain these for present and future generations.

7.58 The Council has a general presumption in favour of the preservation of listed buildings. Total demolition, substantial demolition and rebuilding behind the façade of a listed building will not normally be considered acceptable. The matters which will be taken into consideration in an application for the total or substantial demolition of a listed building are those set out in the National Planning Policy Framework.

7.59 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.

7.60 The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it can often extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings. Applicants will be expected to provide sufficient information about the proposed development and its relationship with its immediate setting, in the form of a design statement.

The Council then considers sustainability in paragraph 7.62.

Sustainability measures in listed buildings

7.62 Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group. Energy use can be reduced by means that do not harm the fabric or appearance of the building, for instance roof insulation, draught proofing, secondary glazing, more efficient boilers and heating and lighting systems and use of green energy sources. Depending on the form of the building, renewable energy technologies may also be installed, for instance solar water heating and photovoltaics.

6.0 PLANNING POLICY FRAMEWORK (as at 14/07/2018)

6.1 At the national level the government's objectives for the historic environment are set out in Part 12 of The National Planning Policy Framework (March 2012). The document places emphasis for decisions relating to listed building consent and planning permission to be determined by the Local Authority against their specific policy and guidance. The NPPF is a material consideration in the planning process and has amplified the guidance previously set out in PPS5.

6.2 The NPPF defines significance as:

"The value of heritage assets to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

6.3 The NPPF makes it clear that local authorities, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to that asset's conservation, that is:

"The process of maintaining and managing change to heritage assets in a way that sustains and where appropriate, enhances its significance".

6.4 The NPPF recognises a distinction between levels of harm to a listed building or conservation area and defines these as substantial or less than substantial. Paragraph 133 states that:

"Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss".

6.5 Paragraph 134, states that:

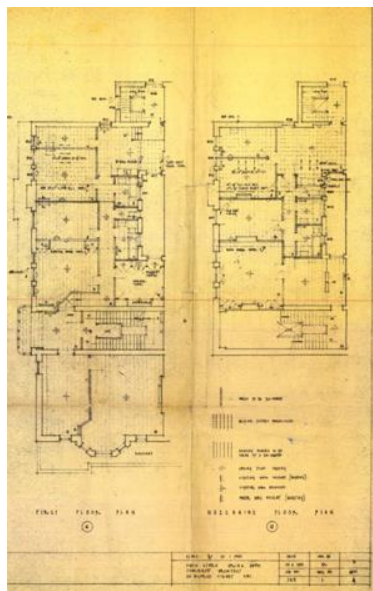
"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

6.6 Paragraph 187 states:

"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."

7.0 THE BUILDINGS SPECIAL INTEREST AND SIGNIFICANCE

- 7.1 At the end of the Second World War the terraces were in deplorable condition. Many had been damaged by bombing, while all the buildings were badly affected by dry rot and the effects of the minimum maintenance during the war years. The terraces presented a gap toothed, peeling prospect and most of the houses were empty and derelict.
- 7.2 Cambridge Gate is a terrace of houses which replaced Decimus Burton's Colosseum, 1824-1827 and demolished in 1875. It was earmarked 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. Cambridge Gate is Grade II listed as of "group value". The buildings' significance and special interest is in the external fabric and in particular the front elevation and its relationship to the neighbouring buildings and the composition as a whole that forms part of development of the architecture of The Park. The building was subject to major reconstruction in the 1990's by The Crown Estate and Cambridge Gate Development Ltd. The interior is much altered with only the main staircase and balustrade being fabric that remains from 1875. Immediately beyond is Denys Lasdun's Royal College of Physicians which took the place of Someries House and was opened in 1964.
- 7.3 10 Cambridge Gate was designed in 1875 by Archer & Green Architects as a Mansion Block of apartments with an inner lightwell. Bathrooms and kitchens were grouped around the courtyard to provide a degree of natural light and ventilation. A brick and concrete escape staircase is located at the rear of the property and provides a secondary means of escape for the various flats. Each of the intermediate floors and partitions are supported by independent steel frames. The steelwork provides lateral restraint to the external facades of Bath Stone.



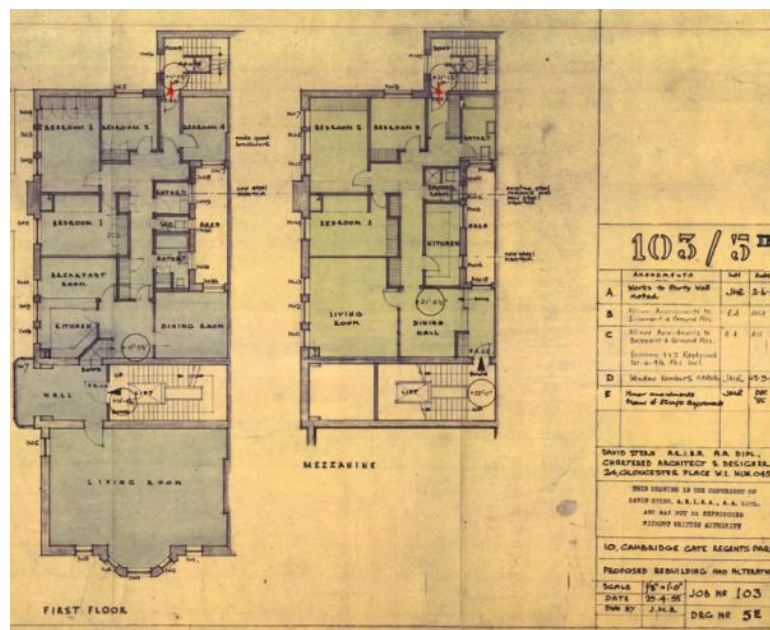
David Stern Architects 1953 – existing layout prior to bomb damage - Apt 2-3 10 Cambridge Gate.

Apt 2-3, 10 CAMBRIDGE GATE, REGENT'S PARK, NW1 4JX
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- 7.4 Cambridge Terrace and the end of Cambridge Gate suffered extensive bomb damage during the War and major reconstruction work was undertaken in around 1956 by David Stern Architects. This work comprised alterations to the floor plan at every level; the insertion of new steelwork and the construction of masonry Lignacite partitions. Lignacite blocks were developed in 1947 as a sustainable block range containing high levels of recycled material, producing dense, medium, lightweight blocks. The 1953 and 1955 David Stern drawings are fortunate that they show location and sizes of the steel beams. The steelwork has been verified on site by limited opening up of the fabric. Hence the existing internal structure, internal detailing of cornices, skirtings, architraves and doors dates from this period.



David Stern Architects 1955 – proposed alterations to Apt 2-3 10 Cambridge Gate. Crown Estate Archives

- 7.5 Further internal alterations were carried out after 1956 either during the course of the reconstruction or at some later period to arrive at the current floor plan. Fortunately, The Crown Estate Archives has some record drawings prepared in March 1987 by Plannit that shows floor plans of 10 Cambridge Gate. It has not been possible to uncover any subsequent applications or drawings that record alterations apart for the application made in 1997 to install a new internal staircase to combine apartments 2 and 3 into a single apartment.
- 7.6 The 1987 record drawings show that further alterations had taken place to the plan layout of both the lower and upper first floors. At this time the two floors formed separate apartments. The upper floor apartment was accessed via a door off the common staircase half landing. It was not until 1997 that alterations were made to combine the two flats into one by the introduction of a half flight internal staircase from the entrance hall to the upper level. It is interesting to note that the double doors into the main reception room are shown on the 1987 plans but not on the appear on the 1955 David Stern drawings. All in all the

[illegible]

Plannit Record Drawings 1987 – Alterations to first and upper first floor plans. Crown Estate Archives

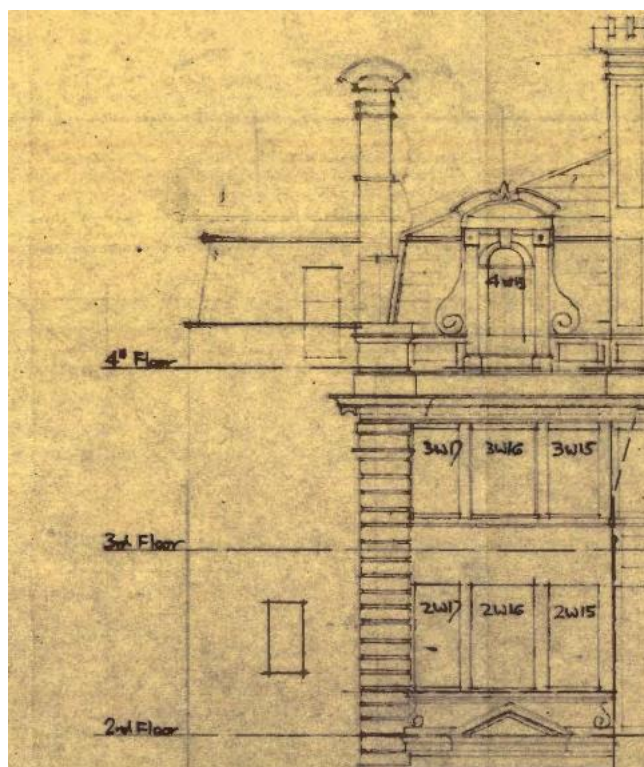
7.7 The proposed works are contained within the existing external envelope of the main building. The alterations comprise changes to the 1956 and 1987 floor plans including the installation of new doors, skirtings, architraves and cornices. The proposed details are sourced from historical references and photographs taken in 1994 of the interiors of 1 – 9 Cambridge Gate prior to the conversion into flats.

7.8 There will be no loss of amenity as a result of the works. During the course of the works all efforts will be made to reduce any inconvenience to the neighbours. The works to the buildings will be subject to a Licence to Alter prepared by The Crown Estate which limits the hours of work and more particularly controls and limits any potential noisy building operations to specific times of day.

8.0 DESIGN & HERITAGE IMPACT

8.1 External Alterations

- 8.1.1 The front and side elevation of the building are generally unchanged apart from some minor alterations at high level to the north elevation to Apartment 5 undertaken in the 1980's. The significance of the building is derived in the main from the use of Bath Stone, fine detailing and ornate ironwork with steep mansard roofs that are raised at each end of the terrace to punctuate and terminate the design. The overall style is of a mid-Victorian French Renaissance composition.
- 8.1.2 No alterations are proposed to the external elevations of the apartment that face onto Regent's Park and towards Cambridge Terrace to the north. However, it is proposed to install two heat pumps at the rear of the building on the roof of the escape staircase to provide internal air cooling to the principal rooms of the apartment. The outdoor units are shown screened by an acoustic baffle set 1500mm above the flat roof level. The acoustic screen will be powder coated in a dark grey finish to resemble slates and to blend in with the existing slate hung staircase access housing to rises above the flat roof. In this respect it goes some way to re-establishing the appearance of the original 1875 design wherein there was a mansard roof that was demolished following bomb damage and reconstruction works in 1956.



David Stern Architects 1955 – Extract showing existing mansard roof to escape staircase prior to bomb damage at 10 Cambridge Gate. Crown Estate Archives

8.2 Internal alterations

- 8.2.1 The Schedule of Work that accompanies this application describes the scope of the work in more detail.
- 8.2.2 At lower first level minor modifications are proposed by the removal some of non-load bearing masonry walls whilst retaining others. New insulated timber stud partitions are proposed to form a new simplified plan layout. It is proposed to open up the windows to the existing internal courtyard which were previously boarded up internally. Air cooling is proposed to the principal rooms.
- 8.2.3 At upper first floor level a similar amount of demolition is proposed by the removal of some of the masonry walls with new insulated timber studs proposed to form a new layout. The present internal kitchen is relocated towards the north elevation to provide natural daylight to a combined kitchen and family room. Again, the windows to the courtyard boarded up internally are opened up to provide a degree of natural light. The modifications that took place in 1997 when a new staircase was inserted to combine apartments 2 & 3 into a single apartment are rationalised and improved by a redesign of the two flights that access the accommodation beyond the entrance hall space.

9.0 ASSESSMENT

- 9.1 The following assessment is undertaken using the customary scale of assessment of the change as Negative – Neutral – Positive and the potential for qualifying the degree of change as Major or Minor for each change other than Neutral. References LF = Lower First Floor. UF = Upper First Floor

Floor	Works	Consideration	Assessment
LF	Front reception room – new floor finish, skirtings and cornices	Removal of non-original fabric – replacement using historical sources to provide high quality refurbishment. Major	Positive – reinstates room to original detailing
LF	New double doors to reception room from hallway to replace doors inserted in 1997.	Removal of non-original fabric. Reinstatement from historical sources. Major.	Positive – increased width of doors and reinstatement of details from historical references
LF	Change to 1956 & 1987 plan form to create a simplified layout with the provision of bedrooms and ensuite accommodation	Non-material. Minor	Positive – improved layout and opening up of previously boarded up windows to inner courtyard.
Floor	Works	Consideration	Assessment
LF	New internal doors, skirtings, architraves, floor finishes and cornices to lower first floor accommodation	Removal of non-original fabric – replacement using historical sources to provide high quality refurbishment. Major	Positive – reinstates original details using historic sources

UF	Change to 1956 & 1987 plan form to create a simplified layout with the provision of bedrooms and ensuite accommodation	Non-material. Minor	Positive – improved layout and opening up of previously boarded up windows to inner courtyard.
UF	New internal doors, skirtings, architraves, floor finishes and cornices to lower first floor accommodation	Removal of non-original fabric – replacement using historical sources to provide high quality refurbishment. Major	Positive – reinstates original details using historic sources
LF/UF	Redesign of upper and lower internal flights of stair formed in 1997.	Removal of non-original fabric. Redesign and rationalisation of staircases and opening from entrance hallway to upper and lower floors. Minor	Positive – design carefully considered as part of the overall scheme.
LF/UF	Provision of air cooling to principal rooms using concealed fan coil units	Non-material. Minor	Neutral - Concealed within false ceilings and joinery units.
LF/UF	Underfloor heating coils. Provision of acoustic insulation and fire stops	Removal of non-original floor finishes. Minor	Positive – no radiators. Improved acoustic and fire separation Reinstatement of traditional floor finishes

9.2 In summary the proposed alterations do not result in any harm to the significance of the listed building or to the character and appearance of the conservation area.

10.0 LANDSCAPE

10.1 There are no landscape issues associated with this application.

11.0 USE

11.1 The use of the residential property as a single-family apartment remains unaltered.

12.0 SIZE AND LAYOUT OF ACCOMMODATION

12.1 Apartment 2-3, 10 Cambridge Gate occupies the first and upper first mezzanine floor of the apartment block. A recent sales brochure gives an approximate gross internal floor area of 347 sq m (3,737 sq ft) excluding the common staircase area. The stone staircase that provides access to the apartments is original but was modified at some time to accommodate a passenger lift. The internal layout of the accommodation is shown modified to suit family requirements. The internal floor area of the apartment remains unaltered.

13.0 ACCESS

- 13.1 Cambridge Gate is at the southern end of Regent's Park. Apartment 2-3 is located at 10 Cambridge Gate which is at the northern end of the terrace. A common escape staircase at the rear descends to basement level in front of garage accommodation that provides access to Cambridge Gate Mews that in turn connects to Albany Street via an opening in Colosseum Terrace. Albany Street is on a major bus route into the centre of London. The front entrance door faces onto an "in and out" access road with private parking for Cambridge Gate. Underground stations are located close by at Regent's Park and Mornington Crescent. Euston Road, St Pancras and Kings Cross mainline stations are situated further along Marylebone Road to the east. The paving and access roadway at the front of the Terrace are the responsibility of The Crown Estate Paving Commissioners.

14.0 CONCLUSION

- 14.1 The proposed development is minor in nature. There is no loss of historic fabric as the apartment was reconstructed after bomb damage in 1956 with subsequent alterations in 1987 and 1997. The proposed alterations provide a simplified and more user-friendly plan form for the family in occupation, facilities and sustainability of the building. The internal works preserve and enhance the building's special interest. The proposed works do not give rise to any adverse impact upon the neighbours' amenity and provides an increase in fire and acoustic separation between tenancies. The proposal meets the requirements of the relevant national and local policies. The minor external alterations preserve the special interest of the building and the character and appearance of this part of the Conservation Area. We trust that the London Borough of Camden will have no difficulty approving the applications as submitted.