**4 Cumberland Place, London NW1 4NA.**

**Design and Access Statement 28th August 2020**

**INTRODUCTION**

**Location.**

Third floor balcony above curved bay on North Elevation.

**Proposal**

Replace the existing French doors, frame and side glazing leading from the bedroom to the semi-circular balcony, and raise the level of the threshold of this entrance by 150mm.

**Reason**

The existing finished level of the balcony floor is 10mm above the door sill of the French Doors. There is a shallow drainage channel adjoining the sill, the bottom of which is only 78 mm below the underside of the sill. In addition to the rain fall on to the balcony area there is a 100mm rainwater pipe discharging on the area from the main roof with a smaller discharge pipe. In the last 10 years on 3 or 4 occasions when there has been extremely heavy rain the water has overwhelmed the sill and flooded the building. This has resulted in cleaning, drying and redecorations being required. By allowing water into the enclosed spaces of the building there is a risk of dry rot and mould to the building which we need to reduce. With the change in our climate it is expected that these severe weather events will become more frequent.

The design of the existing doors is poor, and they open into the room. Consequently, windblown rain frequently enters the room.

Despite the doors and frame being regularly maintained in accordance with the decorating schedule and additional repairs being carried out as required, there has been significant deterioration in the timber. The laminated crown glass installed in the 2000 scheme has been affected by water penetrating between the layers and a white stain is travelling up from the glass at the bottom.

Given the condition of the woodwork and glass it is necessary to make significant repairs and replacement and it is an appropriate time to address the water ingress.

**HISTORY.**

Given the limited nature of the proposed works I do not intend to provide a full historic report into the terrace, its merit and its standing in the Regents Park setting. This has previously been addressed in the approvals of September 2000, an extract of which is attached as evidence of the age of the doors affected by the proposed work. Below is a summary of the alterations to the house.

The house is the north part of a terrace of four houses which are situated to the east of the outer circle in Regents Park. The group of four houses are grade 1 listed. List entry number 1067384. Date First listed: 14th May 1974. At the time of the listing only the outsides of the properties were inspected.

The house remained relatively unaltered until after the war although there was evidence of what appeared to be bomb damage between 1939 and 1945.

During the late 1950s or early 1960s the house was significantly altered in conjunction with 2 and 3 Cumberland Place to form several lateral flats. During this conversion much of the internal detailing was lost and alterations were made to the external doors and windows.

On the 14th September 2000 planning permission PSX0005047 and Listed building consent LSX0005048 were granted for 2,3 and 4 Cumberland Place to be reinstated as 3 single dwelling houses.

As there were few remaining original details in 4 Cumberland Place reference was made to 1 Cumberland Place which had previously undergone a full refurbishment.

**Evidence of the age of the doors affected by the works.**

Having researched Camden’s planning files, the records of documents relating to Listed Building Consent number LSX 0005048 are incomplete. However, the associated planning permission PSX5047 is more complete. I have attached a document from that permission under the file name Outstanding Information.

I have marked up the report on pages 7 and 11. The marked paragraphs 1. on page 7 refer to the Lower roofs and External Downpipes. These paragraphs refer to the renewal of the lower level roofs and they also refer to the problem of water ingress from the third-floor balcony. However, it appears that the cause of the water ingress may have been incorrectly identified and we still have the same problem.

On page 11 the marked paragraph 2. says “At the third floor, new double doors to match adjacent windows are fixed into the existing opening”.

The glass to the doors is new laminated crown glass as indicated in the first paragraph of page 10 of the report.

These extracts from the year 2000 report, indicate that the doors, which we intend to replace, were renewed in the refurbishment which followed and their only historic merit is in the detailed design which we will match in our proposed works.

The age of the doors and frames is confirmed by inspection as the corners of the timber sections are sharp and well defined with no sign of real age.

**DESCRIPTION OF THE WORKS**

Removal of the existing doors, frame and side panels. Removal of the existing lead flashing from under the door sill. Raise the existing brickwork under the sill in Yellow London Stocks by 2 courses. (150mm). Raise the existing asphalt upstand below the sill, dress a new lead code 5 lead flashing over and to the level of the existing balcony roof finish

Insert new code 5 lead flashing wedged into the joint between the new asphalt upstand and the underside of the sill. Dress the lead down over face of the asphalt to the level of the existing balcony roof finish.

Manufacture and install a new set of doors, frame and side panels in Douglas fir with hardwood sill. The new doors will open outwards to improve weathertightness. The timber sections and mouldings will match the existing.

The new doors and side panels will be glazed, as existing, in laminated crown glass with puttied rebates externally.

Internal and external decorations to match existing. Externals to be in accordance with Crown Estates Specification.

I refer to Cavendish Joinery’s Drawing Number 001 Existing and Drawing number 2 Proposed.

**Impact of the Proposal on the Listed Building and its Setting**

The proposed works are to joinery and finishes, installed less than 20 years ago. Details were copied from another property because of a lack of original features. It is our intention to replicate the details of the joinery and glass and therefore there should be little or no historical impact to the building. The replacement of the white stained glass will be an enhancement as the staining would not occur on original glazing.

The additional waterproofing, provided to the building by raising the threshold of the doors, addresses a long-term problem, identified in the 2000 application but not resolved. The purpose of the proposed works is to protect the building from water damage and its consequences. These works will have a positive impact in the long-term survival of the building.

In terms of the setting of the building: The doors and frame, which are the subject of the application are almost unseen from ground level. The parapet to the balcony, which is capped with an ornate cornice obscures the view of the French Doors and therefore the proposed works will have no impact of the setting of the building.