

33 Cumberland Terrace

London

NW1 4HP



**DESIGN AND ACCESS STATEMENT
FEBRUARY 2021**

**ON BEHALF OF
JANET JACOBS**

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1. Introduction

This Design and Access statement has been prepared by Trevor Lahiff Architects on behalf of the applicant, Janet Jacobs, to support the Listed Building Consent Application for proposed works to Flat 33 Cumberland Terrace, London NW1 4HP.

In addition to this statement and the drawings listed below, the following documents are submitted as part of this Listed Building Consent Application.

- Heritage Statement (Heritage Information Ltd)
- Structural engineers' Statement (Harrison Shortt Structural Engineers Ltd)

911 (08) 000 Cover and Drawing list

911 (08) 001 Site plan

911 (08) 002 Location plan

911 (08) 02-010 Existing plan

911 (08) 02-050 Existing sections

911 (08) 05-010 Stripping out plan

911 (08) 05-050 Stripping out sections

911 (08) 20-010 Proposed plan

911 (08) 21-050 Proposed sections

911 (08) 22-020 Proposed En-suite Bathroom: plan and elevations

911 (08) 22-040 Proposed En-suite Bathroom 2: plan and elevations

911 (08) 22-060 Proposed Guest Bathroom: plan and elevations

911 (08) 22-070 Proposed Kitchen /Dining Room: plan

911 (08) 54-010 Services plan

911 (08) 900 Existing picture schedule

1.1 Location



Site location outlined in purple within the Regent's Park Conservation Area

33 Cumberland Terrace is a second floor flat located within the central block of the terrace to the eastern side of Regent's Park (a Grade I Registered Park and Garden) on the east side of the Outer Circle, within the Regent's Park Conservation Area, in the London Borough of Camden.

The terrace, originally comprising 31 townhouses, was designed by John Nash and built in 1826. The terrace suffered bomb damage during the Second World War and was largely rebuilt and converted into flats between 1959 and 1962. Flat 33 spans across what would have originally been the second floors of house Nos 14, 15 & 16 Cumberland Terrace.

The Terrace is Grade I listed and was first listed in 1974. The listing description refers to the terrace as '*a monumental place style terrace*' with a '*central projecting Ionic style decastyle pedimented portico of Giant Order, flanked by slightly less projecting similar single bays with paired columns and attic storage*' (historiengland.org.uk)

The adjacent overhead views and site location plan show the extent of the apartment outlined in red.



Overhead view 33 Cumberland Terrace Front Façade



Overhead view 33 Cumberland Terrace Back Façade

1.2 Site History

Cumberland Terrace is one of several terraces surrounding Regent's Park and forms part of the Regent's Park Estate. The estate is owned and managed by the Crown Estate. The land has been owned by the Crown since the 16th century when it was acquired by Henry VIII for use as a hunting ground.

The terrace was commissioned by the Prince Regent and designed by John Nash as part of his master plan for the area in the early 19th century. It was built by William Mountford Nurse and completed in 1826.

Camden Council's Regent's Park Conservation Area Appraisal describes Cumberland as the grandest of the eleven terraces in Regent's Park and embodying the idea of a palace confronting a Natural Landscape within the city.

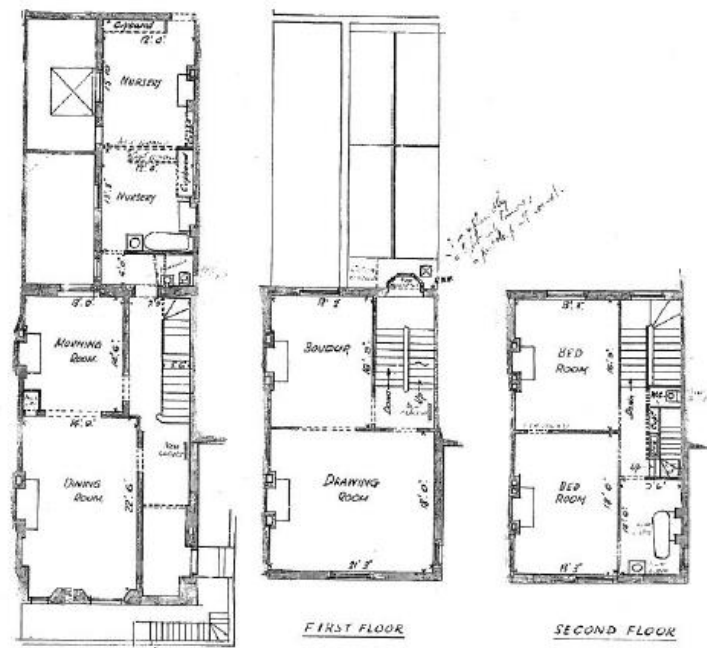
The grand palace frontage was intended to face a pavilion within Regent's Park and serve as a suitable view for its use by the Prince Regent, however the pavilion was never built, and the terrace overlooks open parkland instead.

Plans from 1919 for No 14 Cumberland Terrace give an indication of the historic plan form. The second floor shows front and rear bedrooms together with stair hall and smaller front room used as a bathroom. These 2 front rooms have now been linked to create the current drawing room of Flat 33.

The Regent's Park Terraces suffered severe bomb damage in the Second World War. Barrage balloons moored in the park made it a prominent area for attack. By the end of the war many of the surrounding buildings stood empty and derelict, however the Crown Estate eventually decided to restore the Nash Terraces due to their historic and national significance.

Cumberland Terrace was used as government offices during the decade after the war and in the early 1960s, it was rebuilt and converted into flats. Much of the existing fire and bomb-damaged fabric was demolished and a new concrete structure was erected behind the heavily restored front façade. The conversion into flats had little regard for the historic plan or party wall lines and no interior decorative features were retained.

Flat 33 now occupies what would have originally been the second-floor level of the last three houses to the southern end of the central bay (14-16 Cumberland Terrace).



14 Cumberland Terrace – 1919 Plans – Camden Archive



Front Façade 1938

“From College –The London Picture Archive”



Extract of 1985 Ordnance Survey Plan

2. Proposal

This application seeks approval for minor alterations to the interior of the flat as listed below:

- The relocation of the kitchen to the front of the flat to form a large kitchen /dining room overlooking the park, by incorporating the existing internal bathroom and adjoining narrow study. Permission for this configuration was granted for the first floor flat.31, below, in 2011.
- The provision of a new bathroom and a guest WC within the existing rear kitchen area together with new cupboards to house services off the corridor.
- The provision of a new opening between the reception room and the dining room involving no loss of historic fabric together with the introduction of jib doors.
- The provision of a wider double door from the hallway into the dining room involving no loss of historic fabric.
- The widening of door opening into Bedroom 2 to give more light in the corridor, and the creation of a new jib door opening into the en-suite bathroom.
- The remodelling and extension of the existing en-suite bathroom within the master bedroom.
- The installation of an antique or regency style bullseye marble chimney piece to the existing surviving chimneybreast in the drawing room, formerly the principal bedroom of house No 14.
- The replacement and upgrade of the outdated finishes and services including rewiring the electrics, comfort cooling, ventilation, repairs, and maintenance, ultimately contributing to the preservation of the historic fabric.

2.1 Camden Local Plan (2017)

The Local Plan was adopted by the Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. Policy D2 deals with:

Heritage: The proposals are considered to cause no harm to the significance of the Grade I statutorily listed site or to the character and appearance of the Regent's Park Conservation Area.

Conservation Areas: The context of the site has been assessed fully in relation to its contribution to the character and appearance of the Regent's Park Conservation Area, particularly the front elevation which contributes to the grand architectural composition of Cumberland Terrace, forming part of the key views on the eastern edge of the Park. The proposals are all internal and will not be perceptible from the public or private realm within the Conservation Area.

Listed Buildings: The proposals have been based on a detailed understanding of the history and development of the statutorily listed building. No historic fabric of significance will be harmed because all internal partitions, joinery and architectural detailing, date from the 1960s reconstruction of the interior behind the retained and restored façade. The existing lateral plan form and layout has no relationship with the historic second floors of the three townhouses. The lateral separation between the historic houses is still readable between 14 and 15 given the presence of the chimneybreast and party wall. The proposed additional opening in this party wall is not considered to harm any historic fabric (as it is highly likely to be concrete); the fragmentary legibility of the lateral separation between the houses will be sustained using a pair of jib doors.

The proposals therefore comply with Policy D2 in relation to Conservation Areas and Listed Buildings.

2.2 London Plan (2016)

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental transport and social framework for the development of the capital to 2036. Chapter 7 sets out policies on a range of issues about the places and spaces in which Londoners live, work and visit. The policies are designed to create a city of diverse, strong, secure, and accessible neighbourhoods, and a city that delights the senses which has the best of modern architecture while also making the most of London's built heritage.

Policy 7.8 deals with heritage assets and archaeology:

- **A** London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be considered.
- **C** Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- **D** Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials, and architectural detail.

The proposals have been based on a detailed understanding of the heritage significance of the subject site. The proposals are subordinate to the historic interest of the listed building and will not affect any historic fabric or any appreciation and understanding of the significance of the Grade I listed terrace, which is derived almost exclusively from its principal front elevation facing Regent's Park.

The proposals therefore comply with Policy 7.8 of the London Plan.

2.3 The National Planning Policy Framework (February 2019)

The revised National Planning Policy Framework (NPPF) was introduced in February 2019 and provides a full statement of the Government's planning policies.

The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.

Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 184 states that heritage assets "an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

Paragraph 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 196. 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, where appropriate, securing its optimum viable use.

It is considered that the proposal would not cause any damage or loss of significance to the statutorily listed building or the Conservation Area. Efforts have been made as far as possible to better understand the historical development of the building and the significance of its fabric and plan form to avoid any harm. The proposals will not detract from an appreciation and understanding of the significance of the listed building, which is derived almost exclusively from its retained and restored front elevation to Regent's Park; indeed, the proposed opening-up of the front room of the original house at No. 15 will enable a better appreciation and understanding of the proportions and plan form of the second floor. There will be a minimal to negligible and neutral impact on the significance of the listed building and a negligible impact on the character and appearance of the Conservation Area. Therefore, it is argued that the proposals have placed the required "great weight" on the conservation of the Grade I listed building and will not cause loss or harm to the significance and setting of any heritage assets; the proposals will constitute neither substantial nor less than substantial harm.

The proposals therefore comply with Section 16 of the NPPF.

2.4 National Planning Guidance (PPG)

Revised in July 2019, the PPG is an online guidance resource which is updated continuously.

Paragraph: 002 Reference ID: 18a-002-20190723 - What is meant by the conservation and enhancement of the historic environment?

- *The conservation of heritage assets in a manner appropriate to their significance is a core planning principle...Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets...In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.*

The proposals recognize that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource.

Paragraph: 008 Reference ID: 18a-008-20190723 - How can proposals avoid or minimise harm to the significance of a heritage asset?

- *Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm.*

Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.

A detailed significance assessment has been undertaken as part of this application and its findings incorporated into the scheme. Visual inspection of the building informed constraints and opportunities and there was a conscious effort to minimize the impact of the proposed works upon the significance of the statutorily listed subject site and the Conservation Area.

3 Design

3.1 Principle

To create a high-quality dwelling that preserves and enhances the character of the building, whilst taking the opportunity to remove and reinstate internal features as well as improving the functionality and quality of the apartment that in time will secure the long-term future of 33 Cumberland Terrace.

To preserve the character of the building, the design has adopted the following principles:

- 3.1.1** No external alterations to the front and rear elevations.
- 3.1.2** Internal alternations are sympathetic to the remaining fabric of the building and historical and architectural features of importance.
- 3.1.3** New alterations and joinery are to be sympathetic in style to the traditional classic Regency character and setting of the building.
- 3.1.4** Use of appropriate high quality traditional materials and building methods.
- 3.1.5** All new and replacement services will have no impact on any historic fabric or features. Existing runs will be reused where possible and existing ceiling heights will not be reduced but increased where possible.
- 3.1.6** A new Daikin cooling system will be installed to replace the existing intrusive system, which dispenses with the need to for condenser units or complex pipework. Slim modern fan coil units will be housed within joinery units, carefully detailed to be unobtrusive and sympathetic to the architectural and historic interest of the building. The system will have minimal impact on the appearance of the property and interventions into the modern fabric. No equipment will be visibly either internally or externally. Grilles in walls and ceilings will be avoided and ceiling heights in the principal rooms will be unaffected.

3.2 Approach

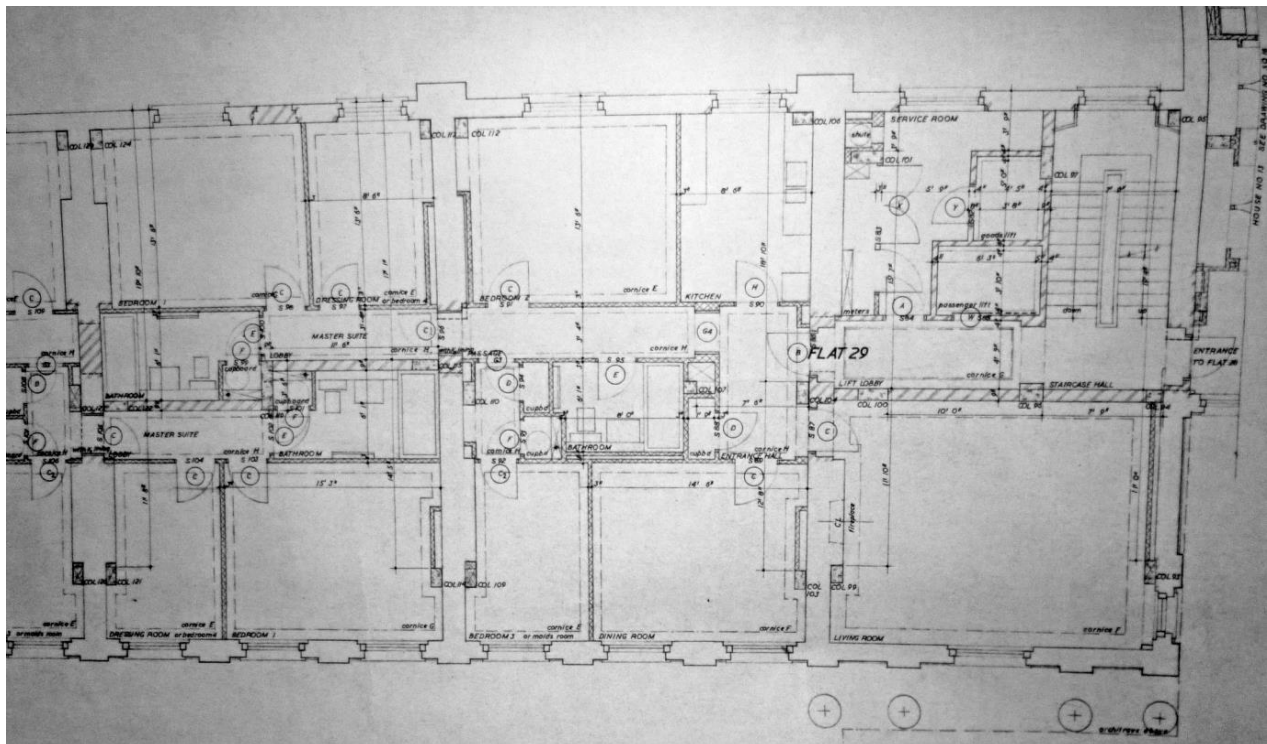
The overall approach has been to ensure that there is a full and detailed knowledge of the building and the wider site context.

The accompanying Heritage Statement sets out the history of 33 Cumberland Terrace in detail and assesses its context, overall significance and, where appropriate, the internal and external appearance

and any specific features. The Heritage Statement ensures that the site context, including the historical and architectural importance of the building and its setting, underpin the design approach.

3.3 Layout

The proposal retains a similar layout to the existing, which has been altered several times over the last 60 years. The 1959-62 conversion of the original townhouses into flats held little regard for the historic plan or party wall lines and no interior decorative features were retained. Flat 33 spans across 3 of the former townhouses (14-16 Cumberland Terrace).



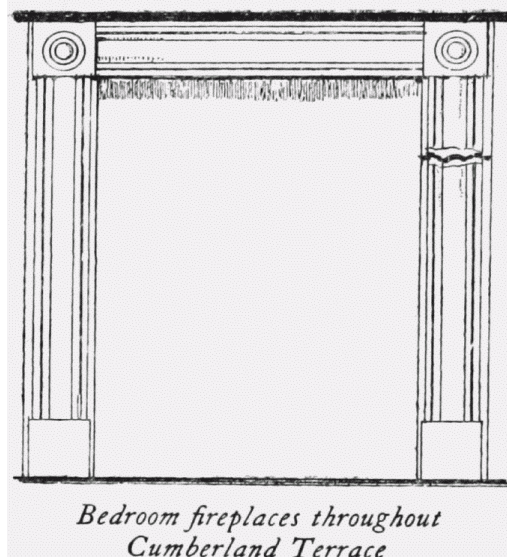
Conversion Plan of Second Floor of Nos. 14-16 Cumberland Terrace

The main alterations proposed are:

- The relocation of the kitchen to rear of the existing dining room at the front of the flat, also incorporating the existing internal bathroom and adjoining study. This arrangement already exists in Flat 31 on the first floor directly below -permission was granted in 2011.
- The provision of a new en suite bathroom and guest cloakroom to the rear of the flat in lieu of the existing 1960s galley kitchen, together with new cupboards for services off the corridor.
- The addition of a new opening linking the dining room with the drawing room.
- The provision of a wider double door from the hallway into the dining room.
- The relocation and widening of the existing opening into Bedroom 2 from the main corridor and the addition of a new opening from the bedroom into the proposed en-suite bathroom.
- The remodelling and extension of the existing en-suite bathroom within the master bedroom.
- The installation of an antique /regency style bullseye marble chimney piece to the existing surviving chimneybreast in the drawing room, formerly the principal bedroom of house No 14. This chimneypiece would closely resemble the Regency marble bullseye design originally

installed in the room when the house was built, as depicted in the Survey of London. (see illustration below)

- The replacement and upgrade of the outdated finishes and services including rewiring the electrics, comfort cooling, ventilation, repairs, and maintenance, ultimately contributing to the preservation of the historic fabric.



Bedroom fireplaces throughout Cumberland Terrace

3.4 Scale

The scale of the proposal is in keeping with the existing and will not alter the visible scale of the dwelling addressing the street.

3.5 Appearance

The resulting visual impact of the proposal will have no effect on the exterior. All the proposed alterations are to the modern 1960s interior and will therefore cause no harm to the significance of the listed building but are all meant to enhance its historical and aesthetic values, as well trying to satisfy the requirements of modern living as much as possible.

3.6 Access

Access arrangements to the dwelling are unaffected.

3.7 Use

The use of the property will continue as a single-family dwelling.

4 Summary

This application seeks approval for minor internal alterations to an existing Grade I listed private dwelling within a residential conservation area.

The proposal retains a similar layout to the existing, has no impact on its surroundings, whilst the alterations and additions focus on the non-original 1960s elements of the building. Absolutely no loss of original fabric is proposed.

Whilst the front and side elevations of the subject site possess high architectural and historic interest, the interior which was reconstructed during the early 1960s and has been altered since makes at best a neutral contribution to appreciation and understanding of the significance of the building. It is considered that the values which express the special architectural and historic interest and setting of the Grade I statutorily listed building will be sustained – there will be no harm caused by any of the proposals because the proposals affect only 20th century fabric and layout of little or no significance. The existing fragmentary appreciation of the lateral separation between the original townhouses will be sustained.

The alterations introduced have the sole purpose to optimise the scheme for the practicalities of residential use in the 21st century. The design principles aim to create a high-quality dwelling and to restore some of the character of the original building and interiors, which, in turn, will help to secure the long-term future of Cumberland Terrace.