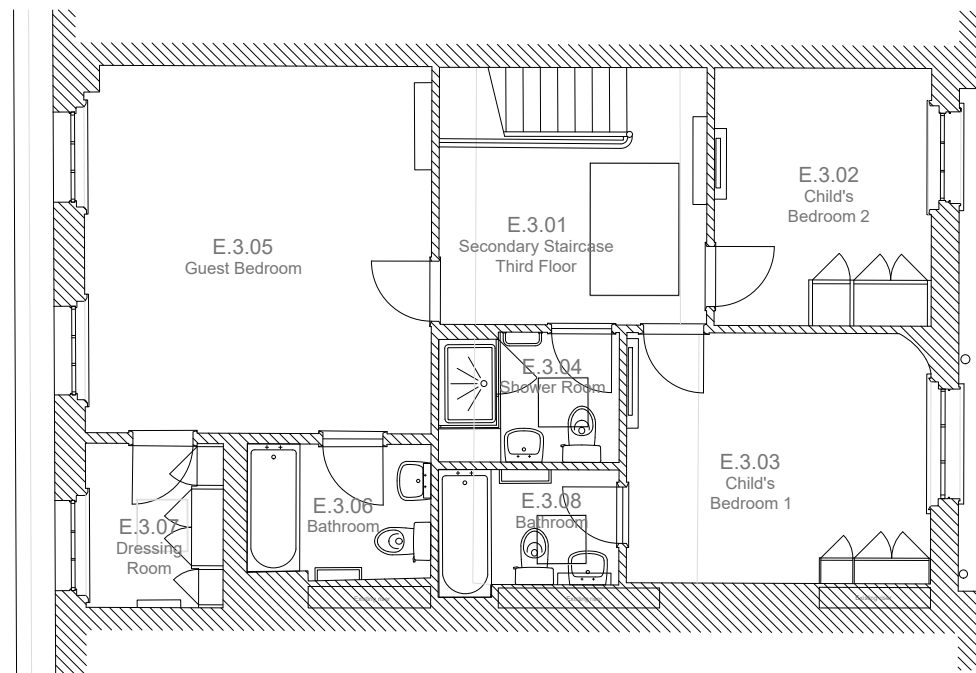
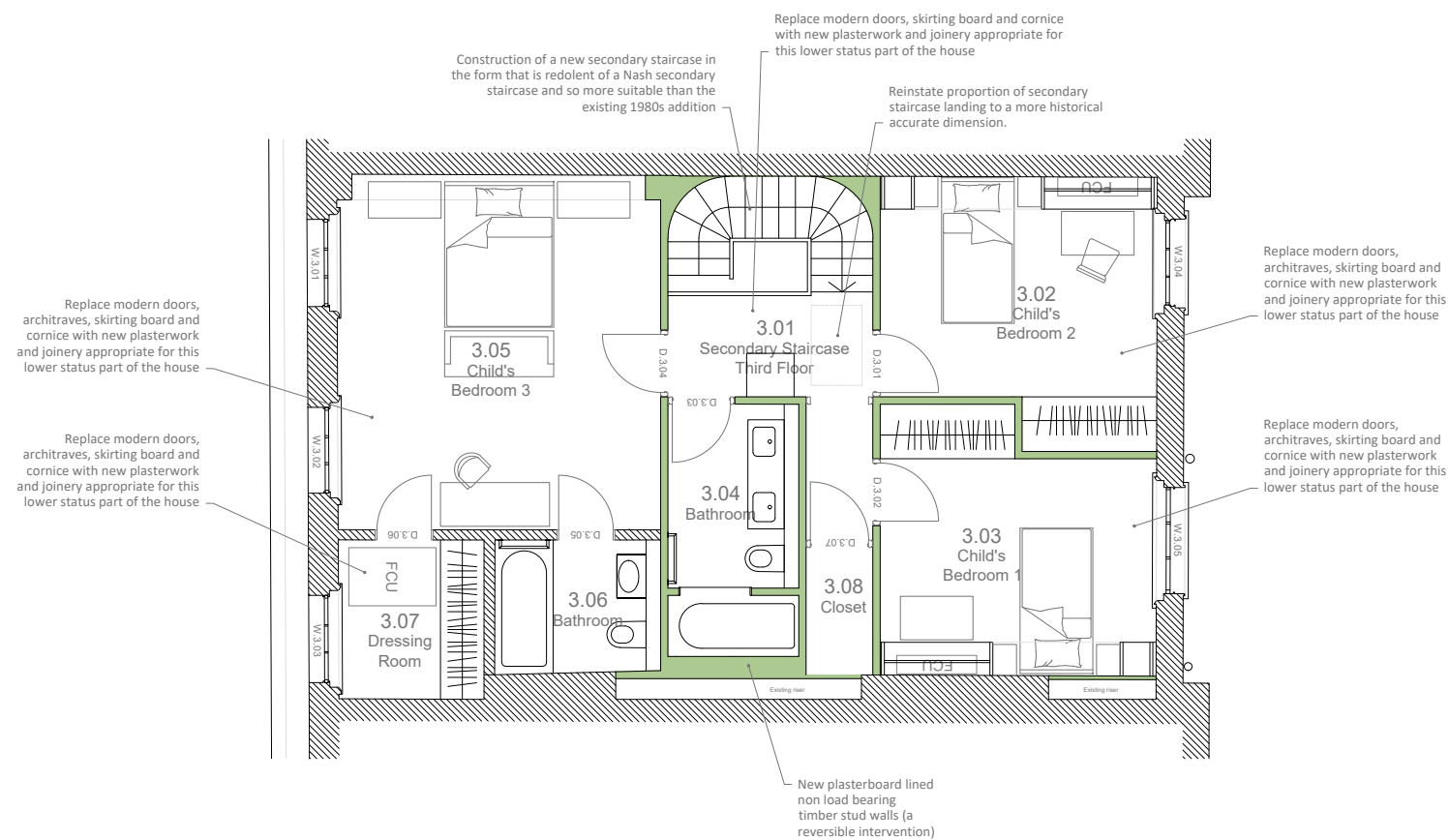


7.06 THIRD FLOOR

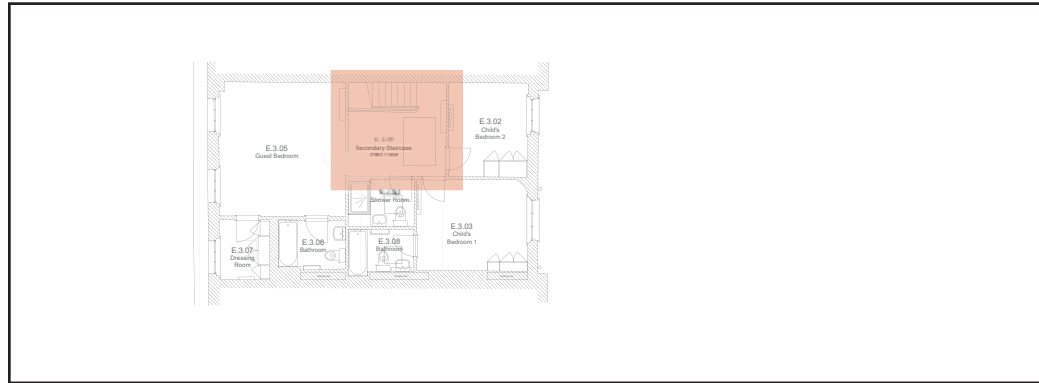


Existing

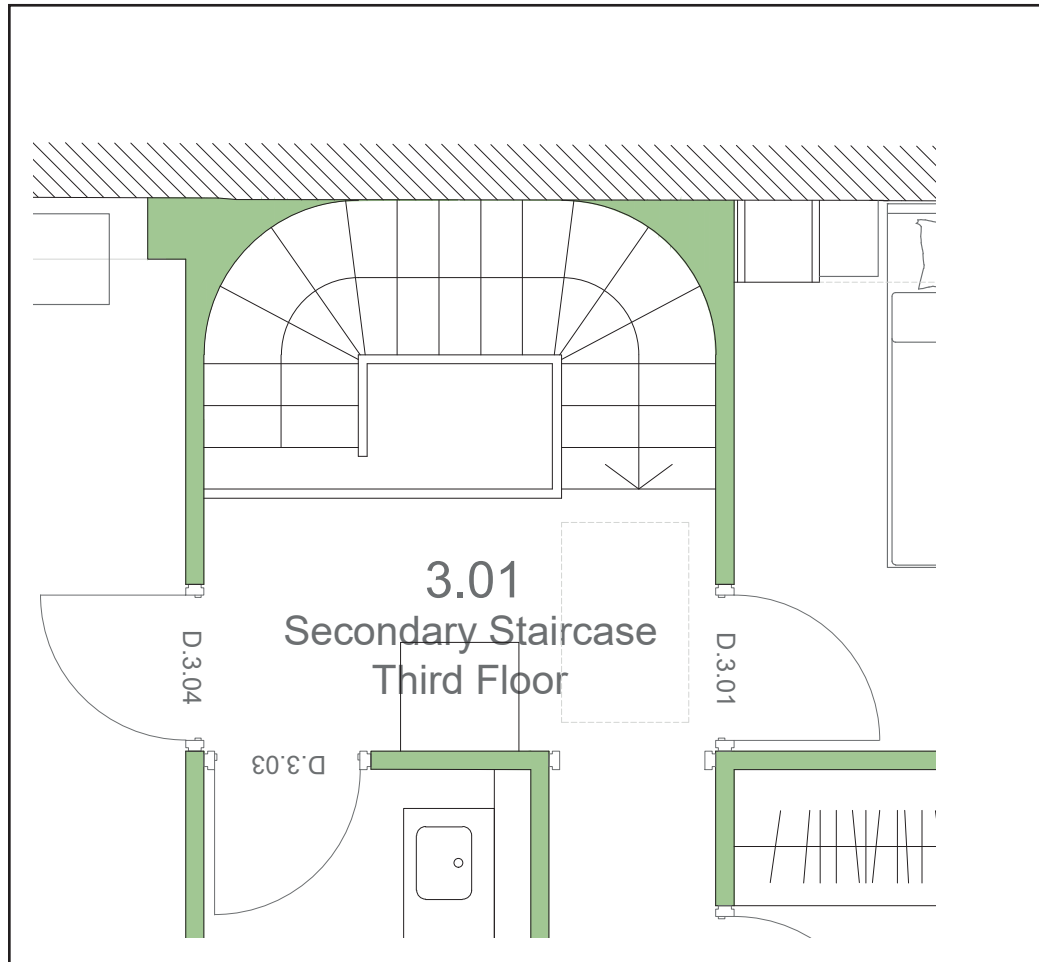


Proposed

Secondary Staircase 3.01



Key Plan Existing



Proposed



Third Floor landing looking towards front room door



Third Floor landing looking towards bathroom door



Third Floor landing looking towards rear room doors



Third Floor landing looking towards stairs

Secondary Staircase 3.01

Benefits of the Listed Building

- Reinstate proportion of secondary staircase landing to a more historical accurate dimension.
- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for this lower status part of the house.

Schedule of Finishes

Floor – Engineered boarded Oak flooring.

Walls – New plasterboard, painted, new HW painted skirtings. Code SB03

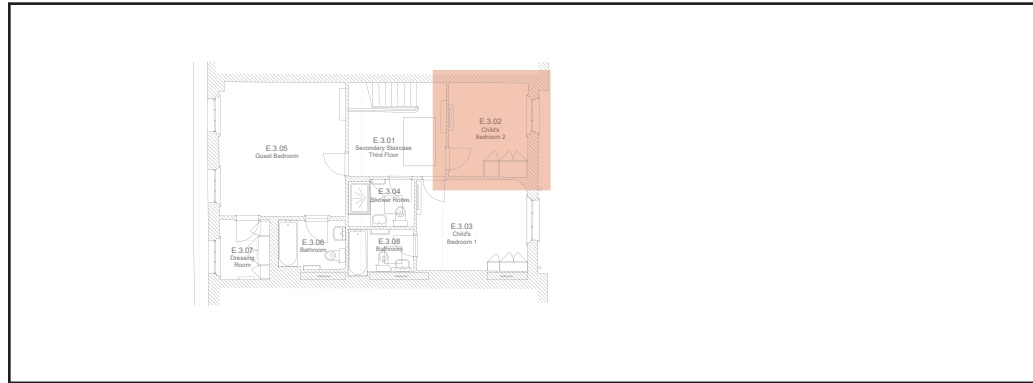
Cornice – New painted. Code MG02

Ceiling – New plasterboard, painted. 1no skylight.

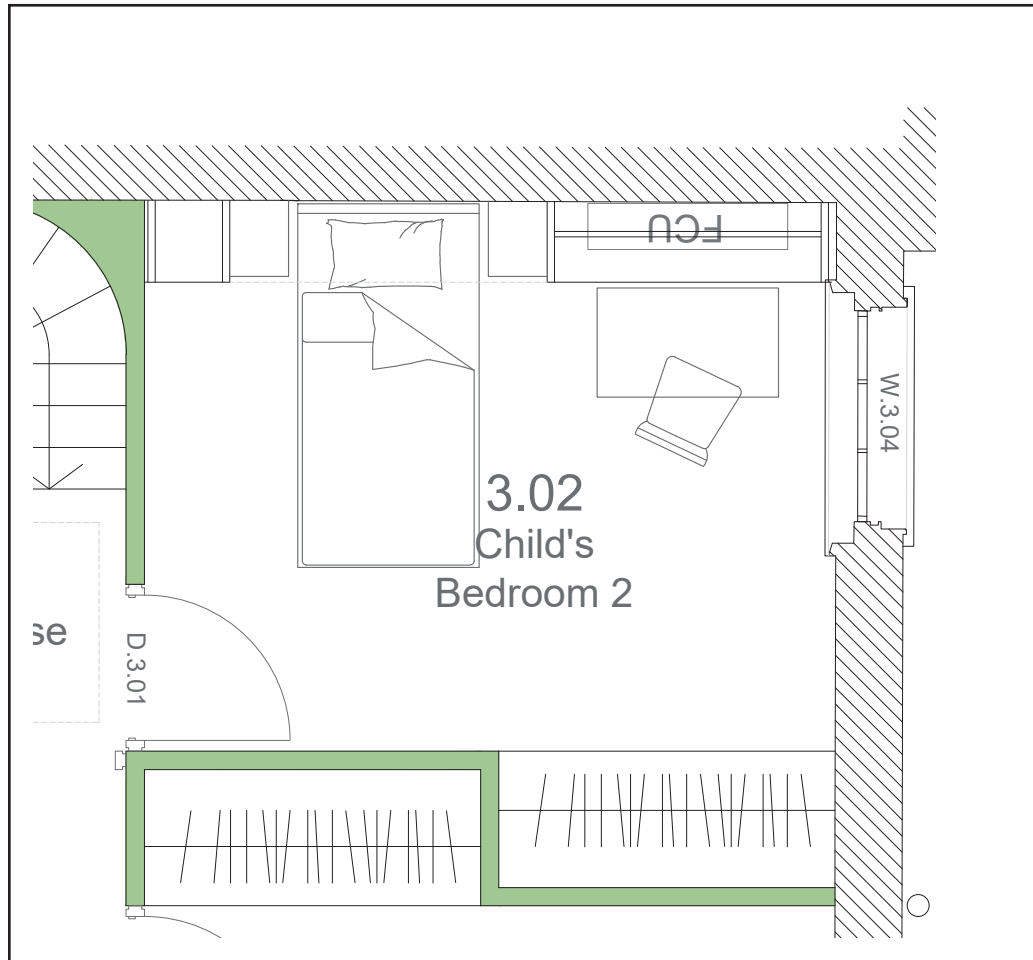
Doors – 4no HW painted doors to 3.02, 3.03, 3.04 and 3.05. Codes D.3.01, D.3.02, D.3.03 and D.3.04

Fittings – New staircase in HW for painting. Treads and risers to be painted.

Child's Bedroom 02 3.01



Key Plan Existing



Proposed



Rear Bedroom looking towards window



Rear Bedroom looking towards party wall

Child's Bedroom 02 3.02

Benefits of the Listed Building

- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for this lower status part of the house.

Schedule of Finishes

Floor - Engineered boarded Oak flooring.

Walls – Painted, new HW painted skirtings. Code SB03

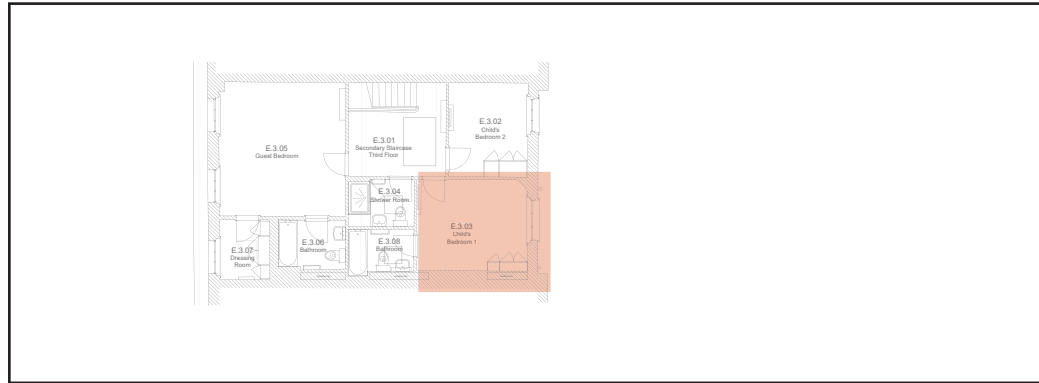
Cornice – New painted. Code MG02

Ceiling – New plasterboard, painted.

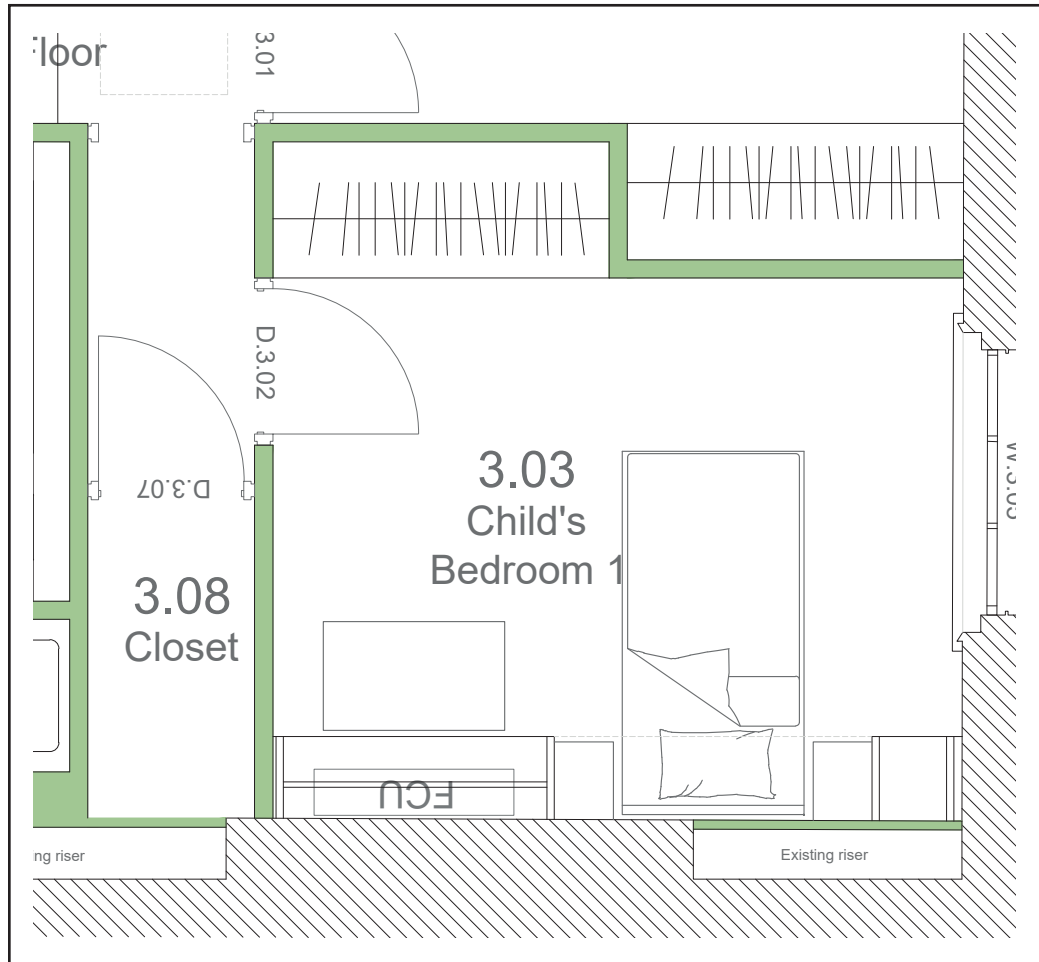
Window – Existing window refurbished painted.

Fittings – 1no built in wardrobe, veneered maple interior and panelled flush HW doors. 50% double hanging, 50% shelves with drawers under. Allow for floor standing FCU within the back of the cupboard where shelves and drawers located.

Child's Bedroom 01 3.03



Key Plan Existing



Proposed



Rear bedroom looking towards party wall



Rear bedroom looking towards entrance door



Rear bedroom looking towards window

Child's Bedroom 01 3.03

Benefits of the Listed Building

- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for this lower status part of the house.

Schedule of Finishes

Floor - Engineered boarded Oak flooring.

Walls – Painted, new HW painted skirtings. Code SB03

Cornice – New painted. Code MG02

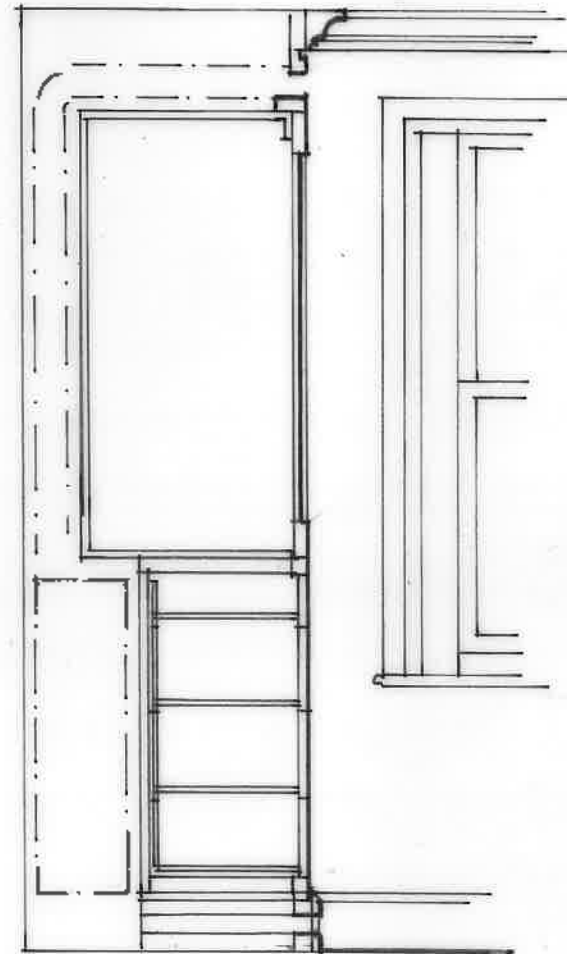
Ceiling – New plasterboard, painted.

Window – Existing window refurbished painted.

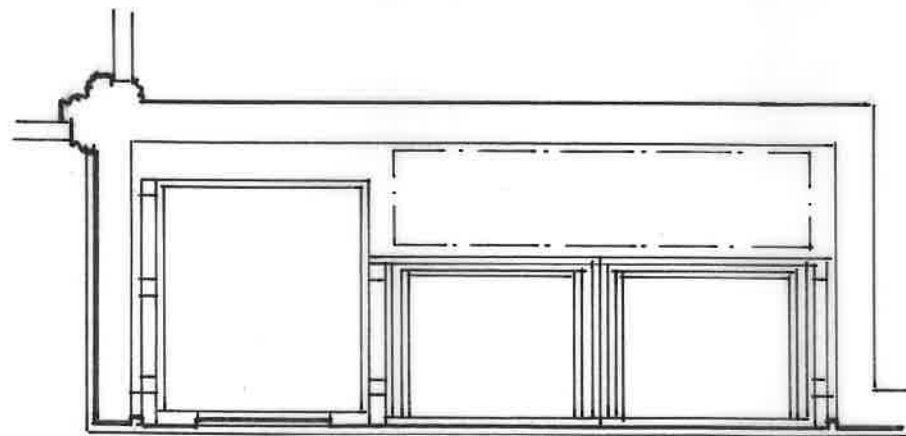
Fittings – 1no built in wardrobe, veneered maple interior and panelled flush HW doors. 50% double hanging, 50% shelves with drawers under. Allow for floor standing FCU within the back of the cupboard where shelves and drawers located.



Elevation_scale: 1/20



Section_scale: 1/20



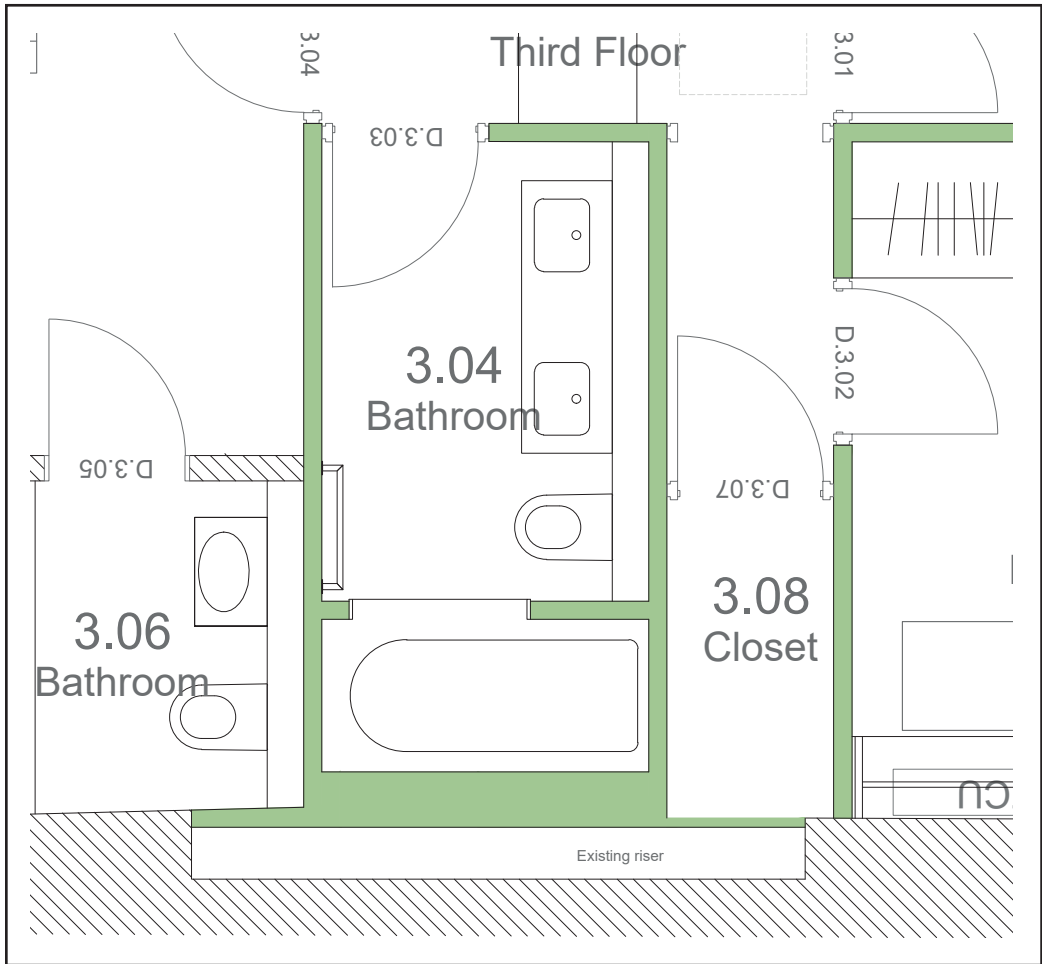
Plan_scale: 1/20

Indicative Proposed Wardrobe Bedroom 3.02 & 3.03

Children's Bathroom 3.04



Key Plan Existing



Proposed



Ensuite Bathroom



Bathroom at Third Floor landing

Children's Bathroom 3.04

Schedule of Finishes

Floor - Ceramic tiles

Walls – ceramic tiles

Cornice – New painted. Code MG02

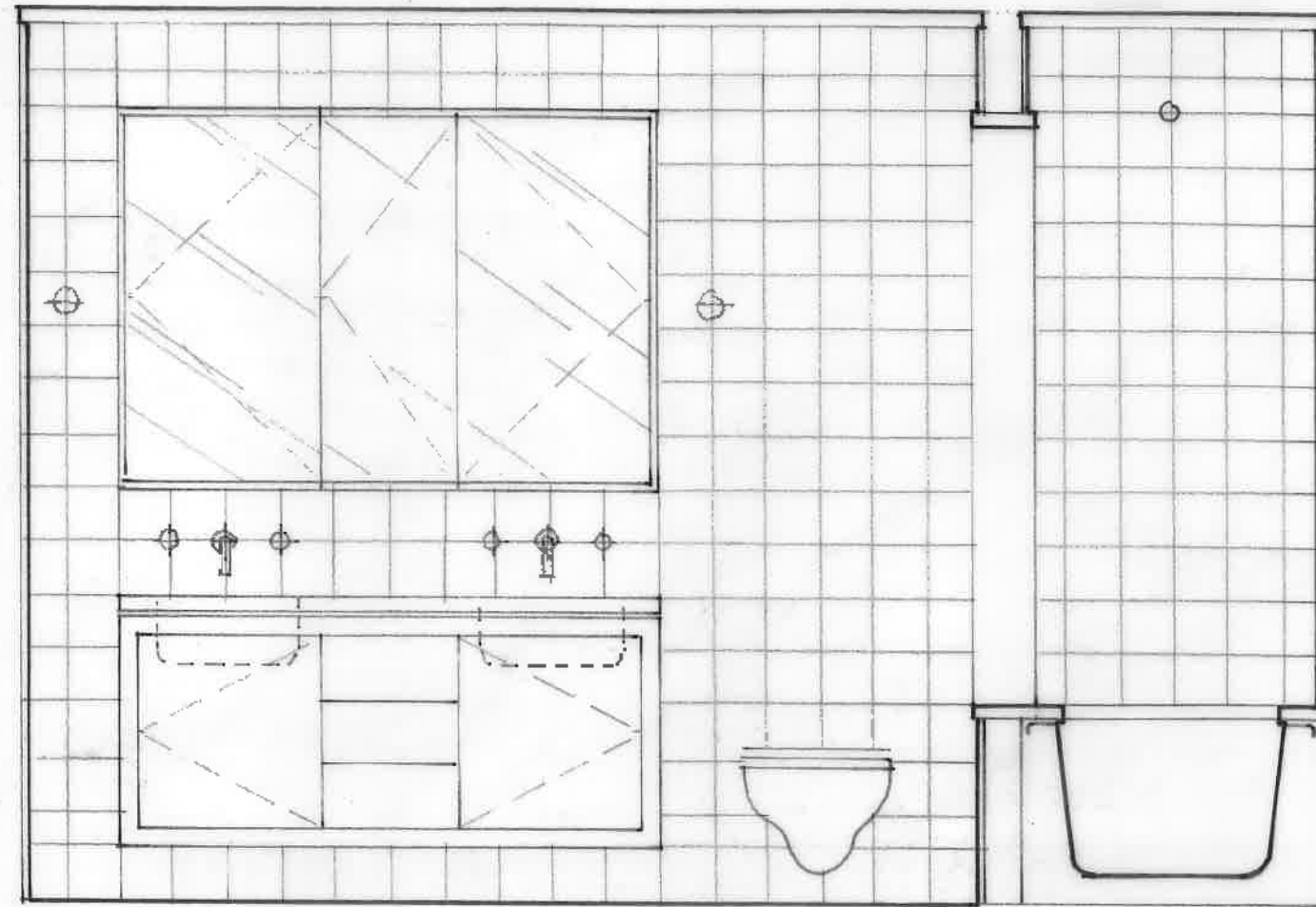
Ceiling – New plasterboard, painted, 1no skylight.

Fittings – 1no undermounted bath with 3cm marble top and tiled bath front access panel. 1no undermounted wash hand basin, 1 no. Vanity unit. 1no W.C. with concealed cistern. Full length mirror above basin and W.C duct. 1no over shower and hand shower with folding bath shower screen.

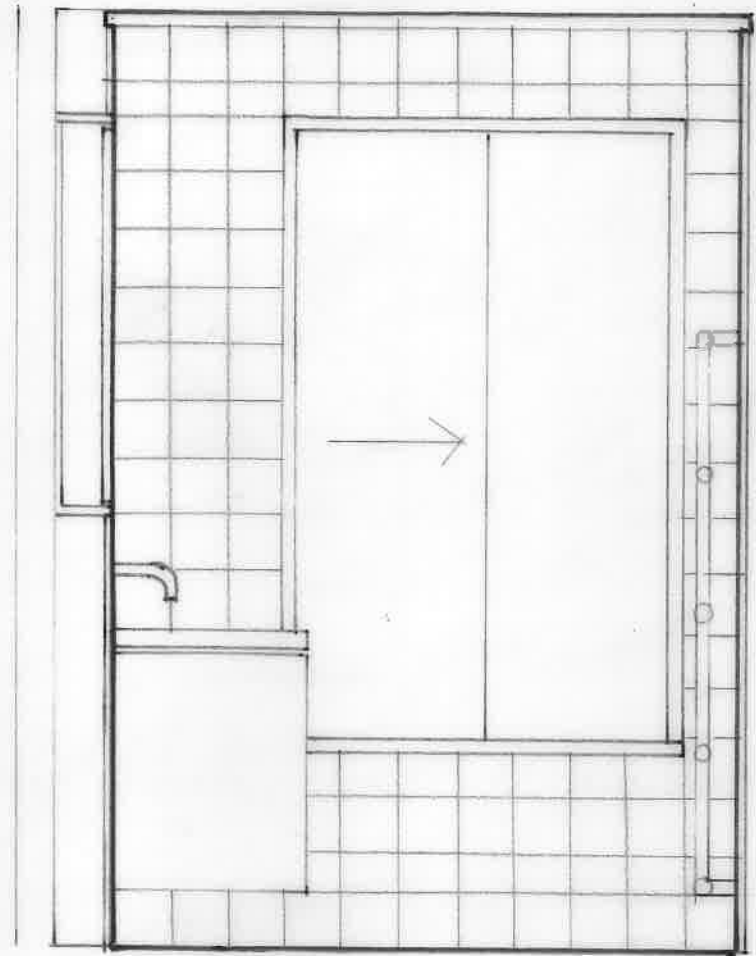
Children's Bathroom 3.04



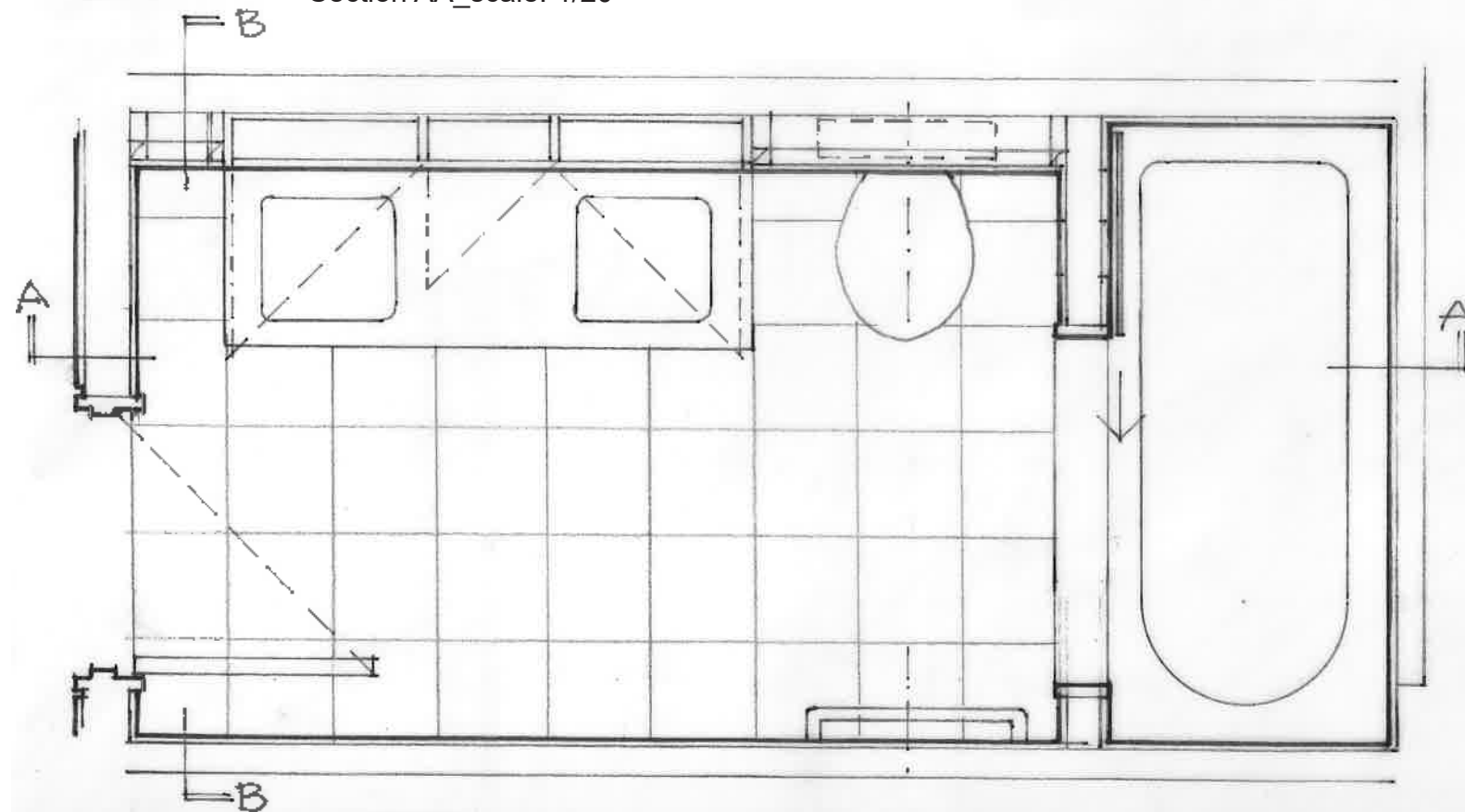
Indicative Proposed Perspective Bathroom 3.04



Section AA_scale: 1/20



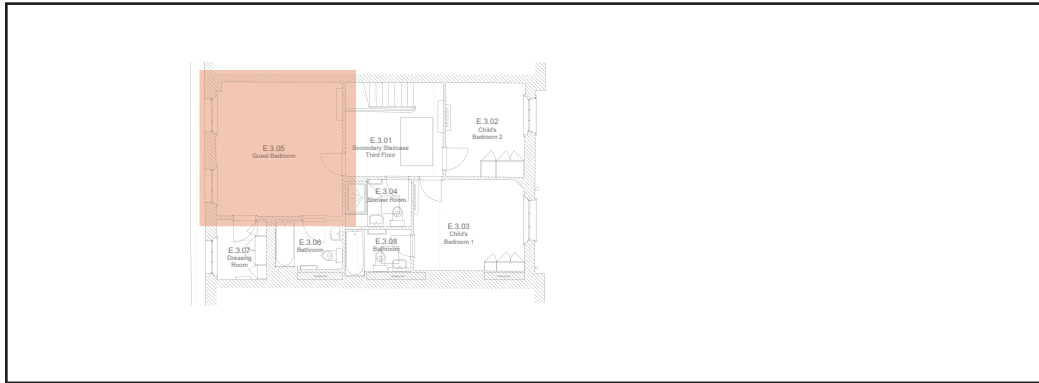
Section BB_scale: 1/20



Plan_scale: 1/20

Indicative Proposed Bathroom 3.04

Child's Bedroom 03 3.06



Key Plan Existing



Proposed



Front room looking towards party wall



Front room looking towards entrance door



Front room looking towards windows



Front room looking towards bathroom and dressing room

Child's Bedroom 03 3.06

Benefits of the Listed Building

- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for this lower status part of the house.
- Removal of all downlights.

Schedule of Finishes

Floor - Engineered boarded Oak flooring.

Walls – Wallpaper, new HW painted skirtings. Code SB03

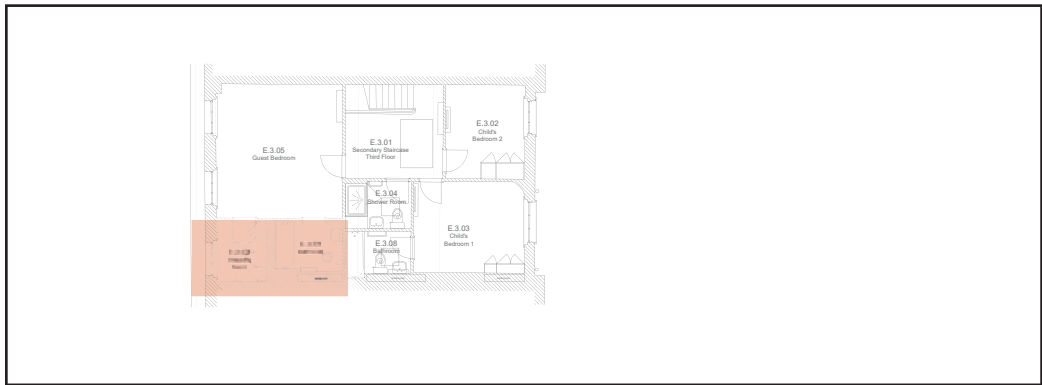
Cornice – New painted. Code MG02

Ceiling – New plasterboard, painted.

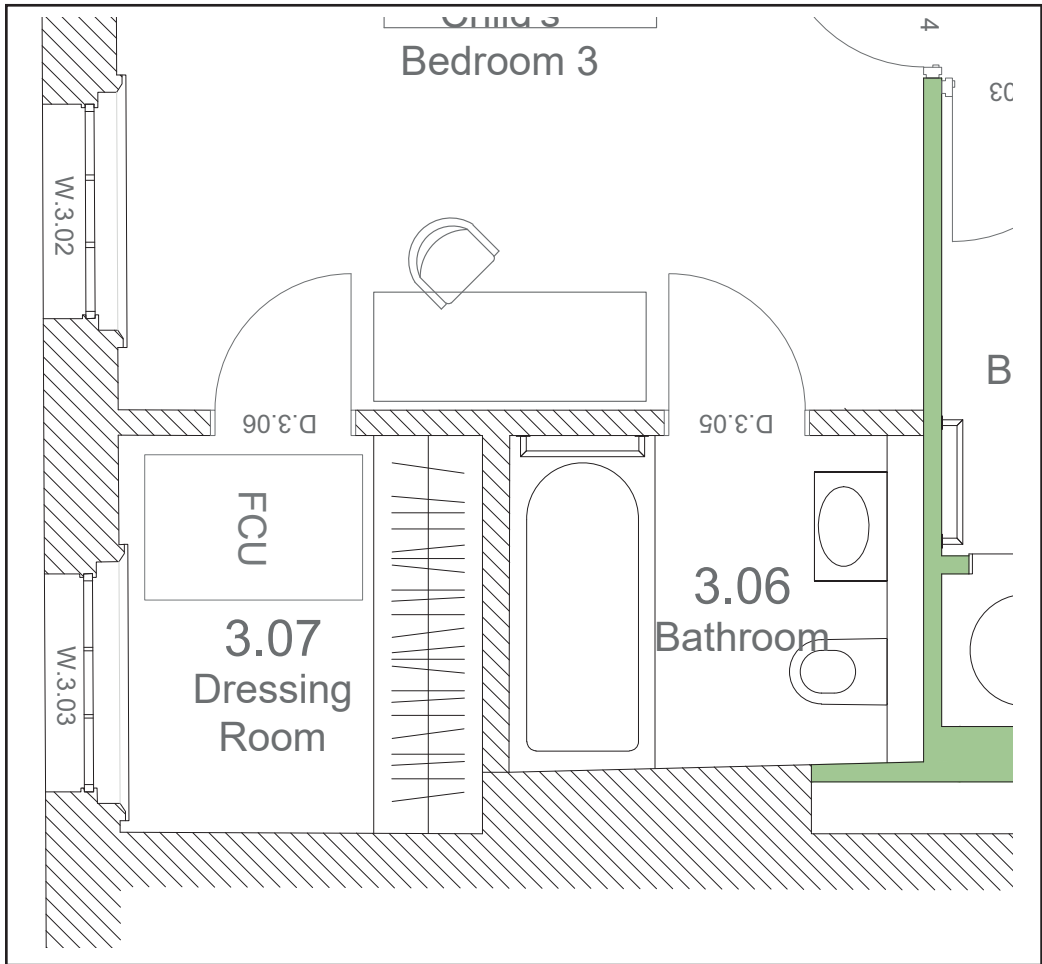
Doors – 2no HW for painting doors to Dressing Room and Bathroom. Both doors to be mirrored on the inside of Bathroom and Dressing Room.

Window – 2no existing windows refurbished and painted.

Bathroom and Dressing Room to Child's Bedroom 03 3.06 & 3.07



Key Plan Existing



Proposed



Bathroom



Dressing Room

Bathroom and Dressing Room to Child's Bedroom 03 3.06 & 3.07**Benefits of the Listed Building**

- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for this lower status part of the house.
- Removal of all downlights in Dressing Room

Schedule of Finishes**Bathroom (3.06)**

Floor - Ceramic tiles

Walls – ceramic tiles

Cornice – New painted. Code MG02

Ceiling – New plasterboard, painted

Fittings – 1no undermounted bath with 3cm marble top and tiled bath front access panel. 1no undermounted wash hand basin, 1 no. Vanity unit. 1no W.C. with concealed cistern. Full length mirror above basin and W.C duct. 1no over shower and hand shower with folding bath shower screen.

Dressing Room (3.07)

Floor - Engineered boarded Oak flooring.

Walls – Painted, new HW painted skirtings. Code SB03

Cornice – New painted. MG02

Ceiling – New plasterboard, painted. Allow for access panel to FCU.

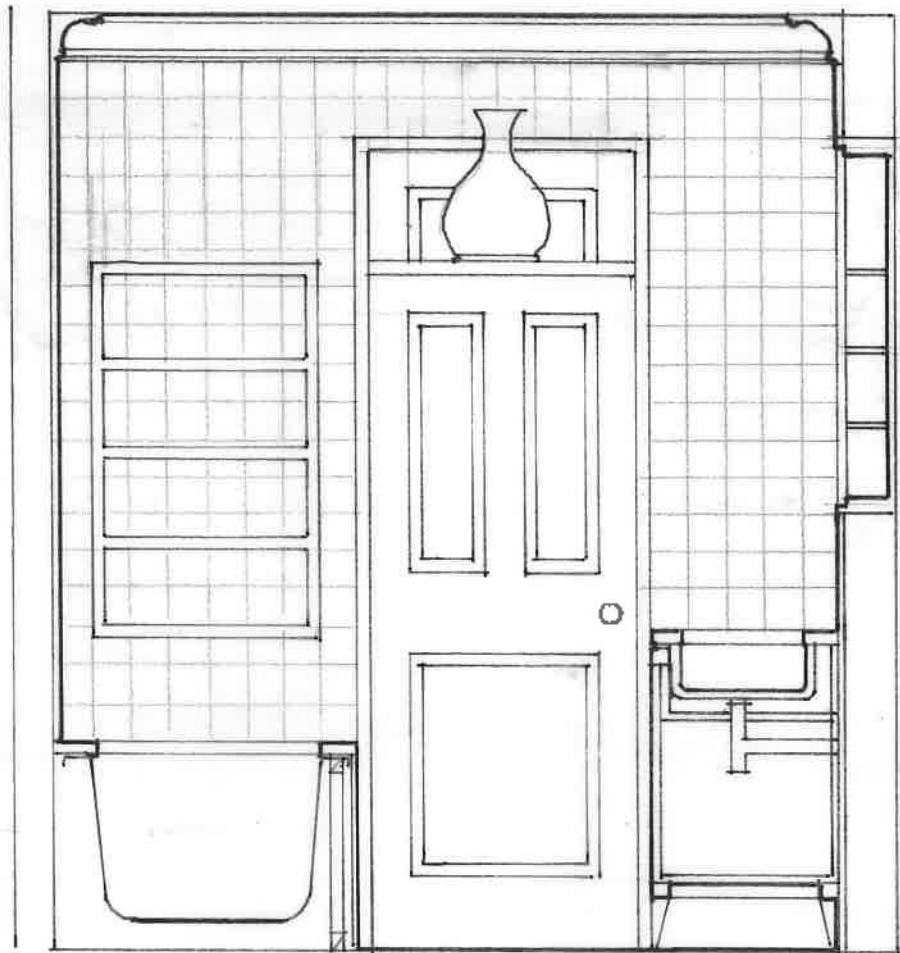
Window – 1no window refurbished and painted.

Fittings – 1no open fronted wardrobe without doors as in Bedroom 3.02 and 3.03, and 1 no. low level drawer unit under windows.

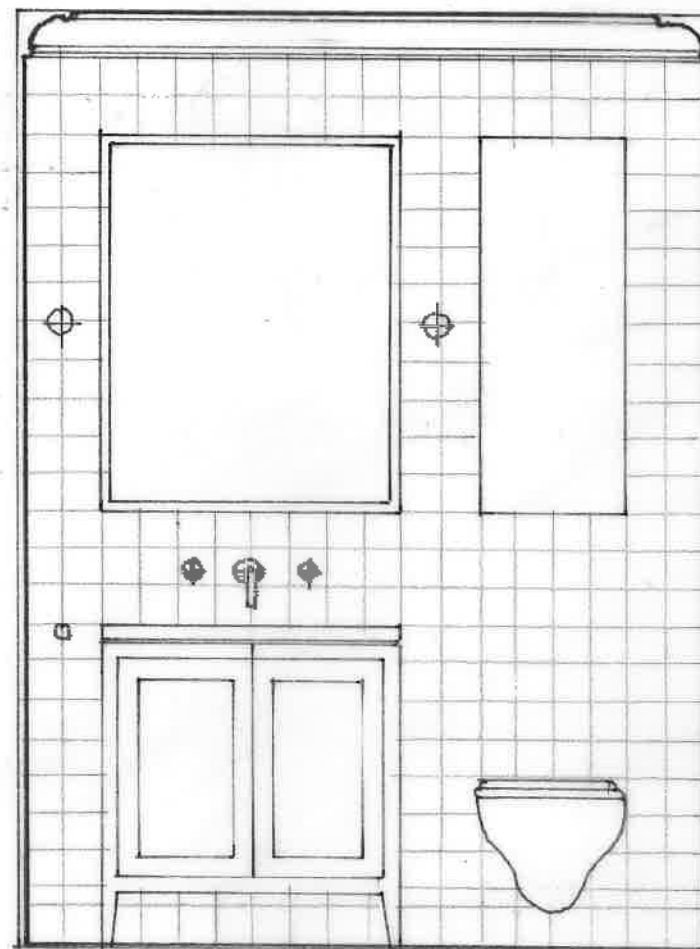
Bathroom and Dressing Room to Child's Bedroom 03 3.06 & 3.07



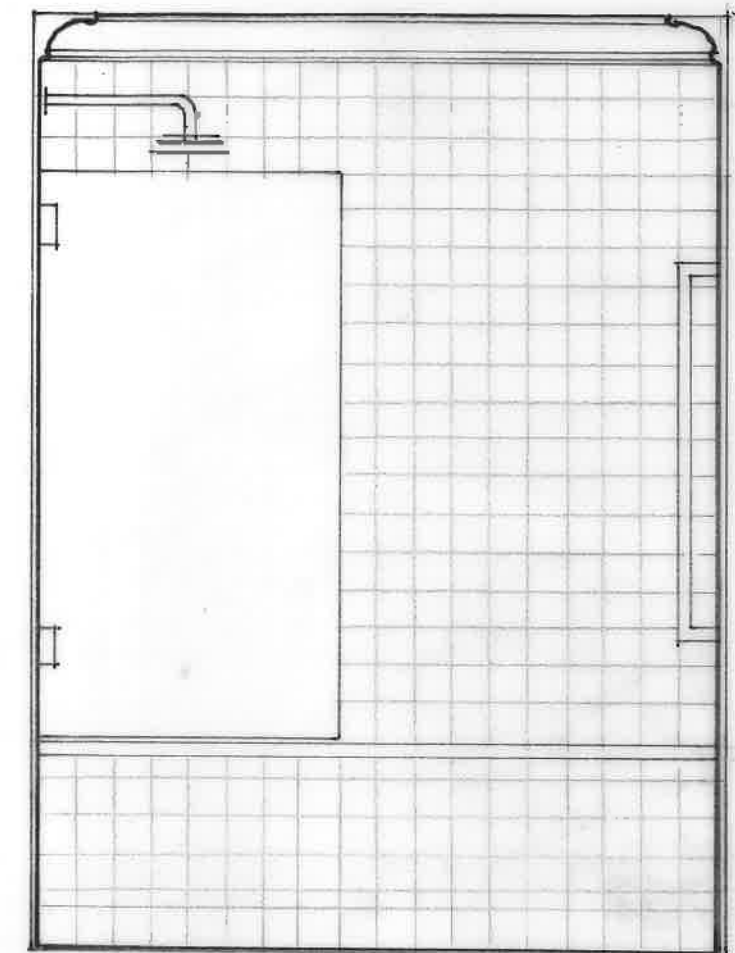
Indicative Proposed Perspective Bathroom to Child's Bedroom 03 3.06



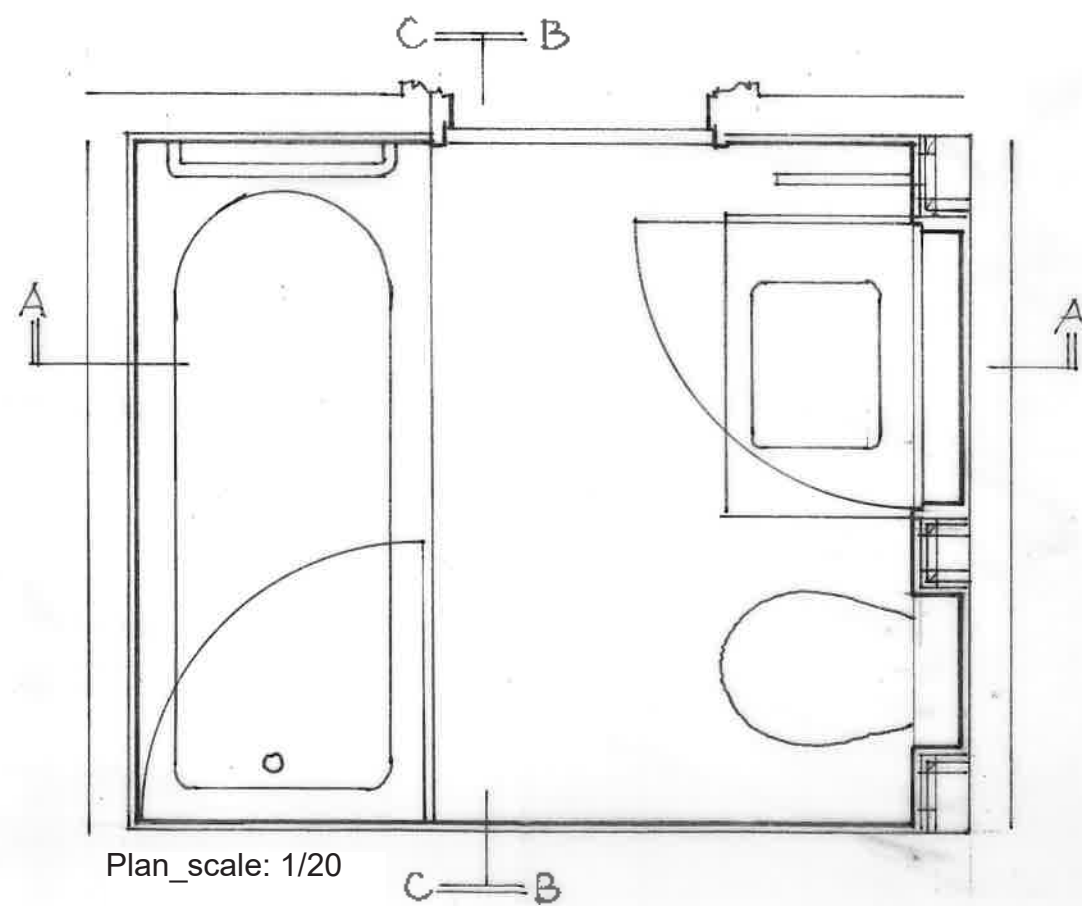
Section AA_scale: 1/20



Section BB_scale: 1/20

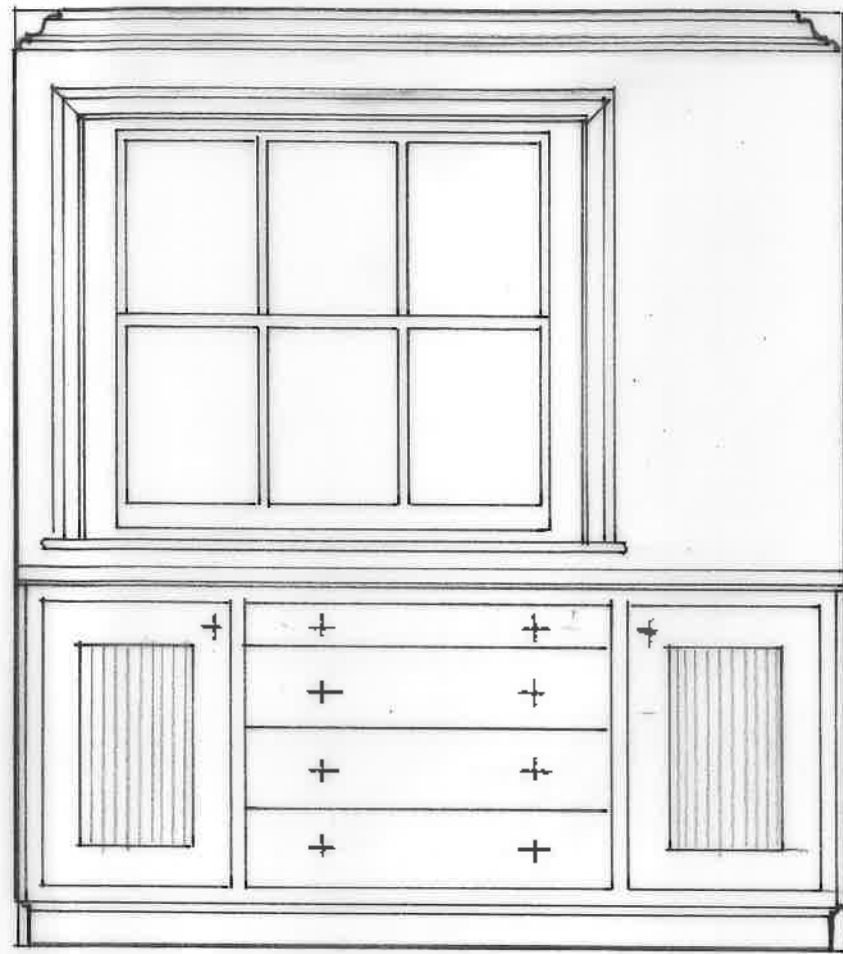


Section CC_scale: 1/20

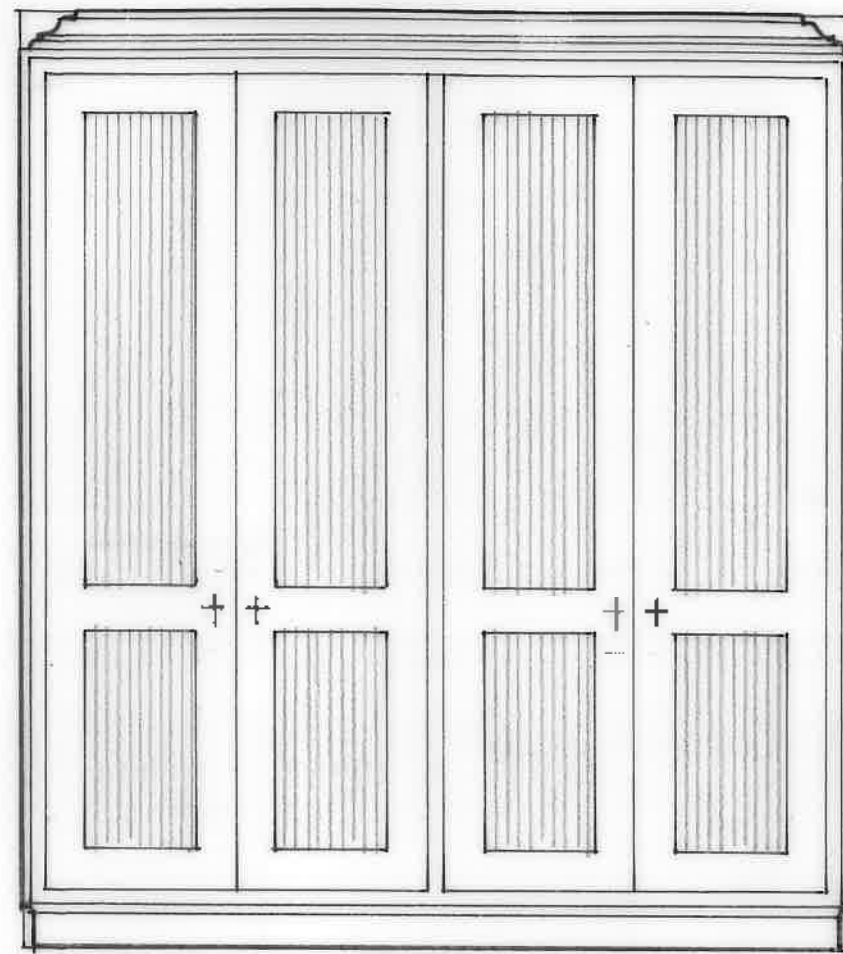


Plan_scale: 1/20

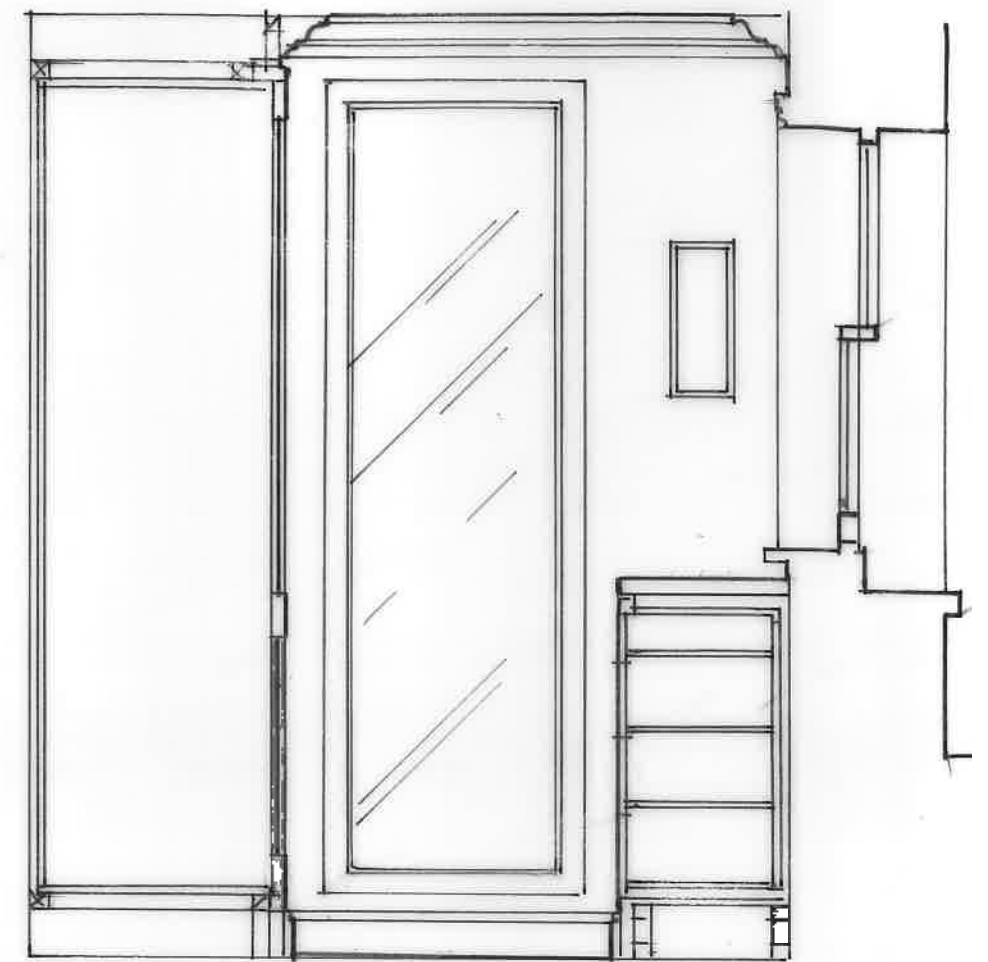
Indicative Proposed Bathroom to Child's Bedroom 03 3.06



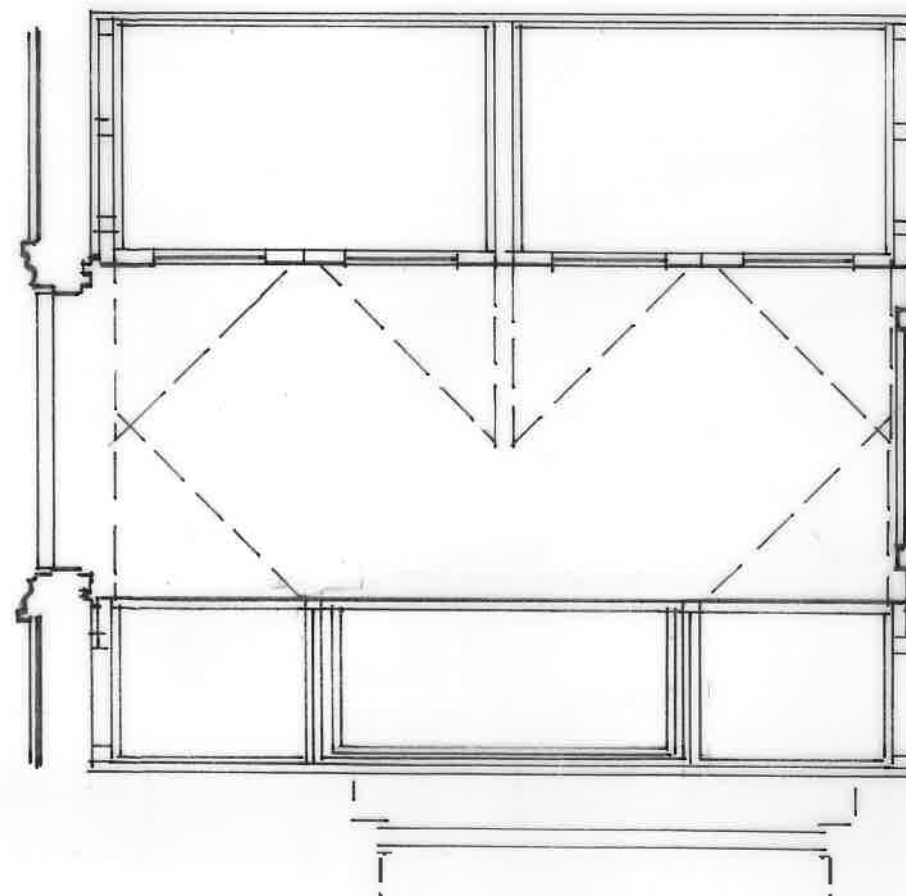
Window Elevation_scale: 1/20



Wall Elevation_scale: 1/20



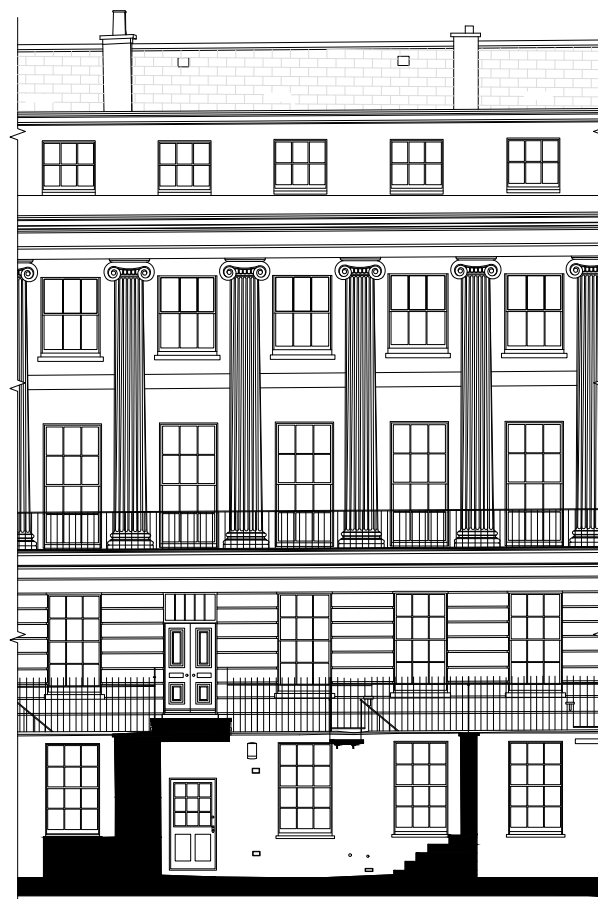
Section_scale: 1/20



Plan_scale: 1/20

Indicative Proposed Dressing Room 3.07

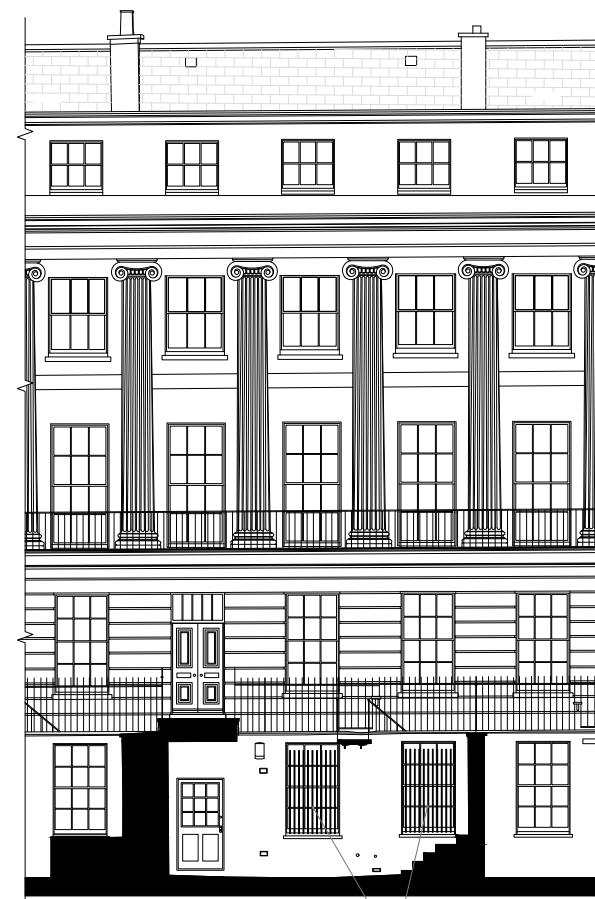
7.07 EXTERNAL



Front elevation_Existing



Rear elevation_Existing



Front elevation_Proposed



Rear elevation_Proposed

7.07 EXTERNAL

External Fenestration

There are Three existing window positions that are intended for modification

Lower ground- sports room LG.08 window to be changed to French doors.

Ground floor link G.03 - existing window to plant room to be enlarged and a second window reintroduced to match.

Also, the existing Garage doors to have high level clerestory added.

All brick elevations are intended to be cleaned and pointing in bricks to be check by specialists and repoint if necessarily.

All original double hung timber sash windows to be refurbished and redecorated through, to include new ironmongery new sash cords, pulleys & weights, draught & weatherseals as necessary

External condenser for air conditioning located in the courtyard area is to be removed and all piperwork and ducts related to the boiler room and mews kitchen is to be removed.

Flat roofs at Ground Floor and First Floor will have a new asphalt covering and the existing concrete tiles will be removed and replaced by decorative timber decking.



Existing casement window to the proposed Sports Room to be French doors



Existing sash window to be enlarged and reinstate window next to it.



High level clerestory to be added to garage doors

8. Refuse Strategy

The kitchen will be equipped with the refuse and recycle bin within the cabinets. Also, there will be a refuse and recycling store in the mews road.

9. Transport Statement

The proposal does not provide the resident with any off street parking. There will be a cycle store for two bicycles within of the front vaults.

The site is located close to a number of main transport links. Camden Town Station is 12 min walk and less than 100m from the bus stop located on Albany Street, in addition to this the nearest Santander cycle docking station is located 8 min away in The London Zoo.

10. Sustainability

The proposed M&E services shall be design, specified and installed so that the building operates efficiently and reliably.

Low energy LED lighting will be installed throughout and fixtures and fittings will be sustainably sourced.

It is proposed to removed the spotlights from all principal rooms of the main building in order to have an uninterrupted ceiling which will be achieving also by the installation of plaster in ceiling speakers as in drawing details from brands like Amina or similar which technology allows for the speaker to be camouflaged behind the plaster of the ceiling making it unnoticeable to the eye.

All cornices, architraves and skirtings will be new plasterwork and joinery items appropriate to the Regency style of the property and with a hierarchy related to the location within the building as per the details drawings attached within this application.

Where possible the materials that are specified will be of the highest ratings. The contractor will ensure that the certification and paper trails are collated from suppliers.

Refer to Sustainability Statement within the planning documents package.

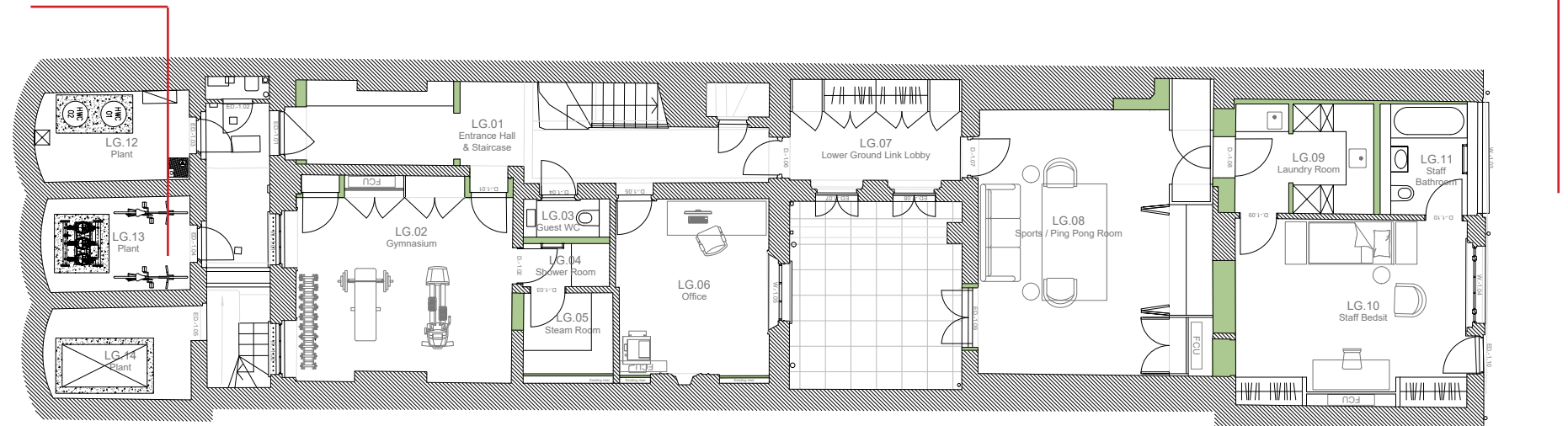


Lightwell looking towards entrance



Mews Road

Cycle Store



Refuse

11. Access & Method

Access

The proposal does not seek to alter the public highway or footpath. Access will be from the main entrance at Cumberland Terrace, located off the Outer Circle and through the mews house at Cumberland Terrace Mews. There is also a secondary entrance through the front lightwell.

The approach to the main entrance involves steps up from the public highway. This is an unavoidable condition. It is not possible to introduce a ramped threshold, the level changes would necessitate the sitting of the entrance door behind the facade line, thereby creating a deep recess that would not only introduce a security risk but a compositional imbalance with the surrounding architecture.

The internal main staircase and handrail are to be retained where noted previously within this report. All new staircases and handrails will be fully compliant with current building regulations.

Method

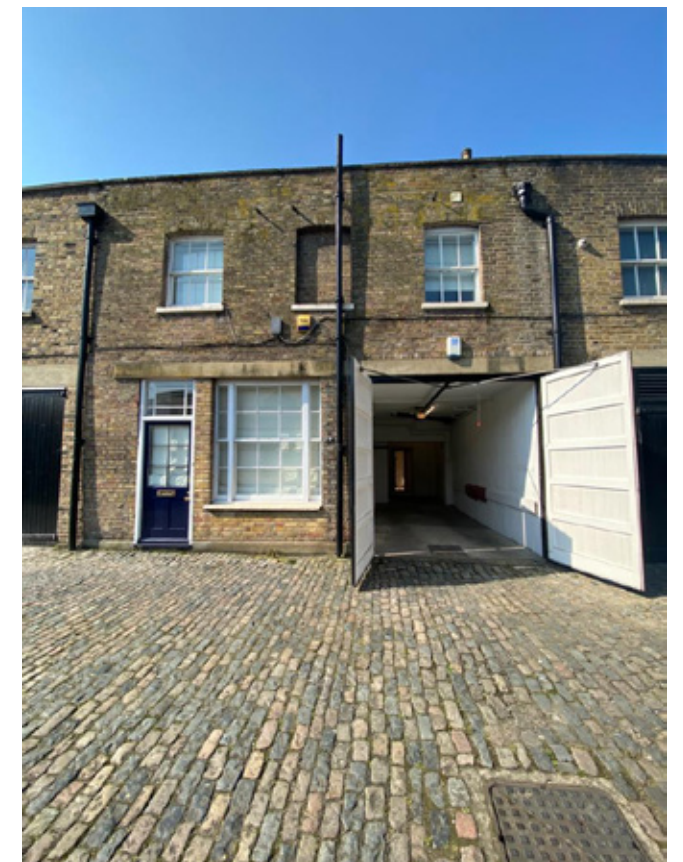
The Design has been informed by the following Access standards and guidance:
Building Regulations Part M 2004 (amended) and Part N Edition 1998
British Standards 5588 Part 8 1999
British Standards 8300 - 2001



Main Entrance



Front Lightwell



Mews Entrance

12. Conclusion

The proposal seeks the refurbishment of 55 Cumberland Terrace to a high standard reinstating the significance of the lost internal features of the property due to the several renovations during the 1960s, 1980s and 1990s and securing the long-term future of the building through a single refurbishment stage, making it fit for the 21st century.

In order to reinstate the hierarchy of the rooms in the property, it is intended to moved the kitchen from its existing location at ground floor rear room into the mews building, giving the front and rear rooms of ground and first floor to reception room, formal dining room and library.

The link body of the property will serve as corridor to access the family room (widening part of the Link Lobby) and connect to the mews building where the kitchen is located.

On First Floor we are proposing increase the heights of the openings to the stair hallway and between the front and rear rooms to a more historically accurated solution which has been visible altered by the addition of aggregated lintels as proved during the Investigation Works.

On Second Floor a new scholarly staircase is proposed to create a rectangular master bedroom that will allow the room to achieve its functionality and will help to ease the layout at third floor where the children's bedroom are placed by allowing to increase the size of the rear room.

The Flat roofs of the property will have new coverings as explained before and the rooflights on those are to be replaced and located to achieve natural light on the secondary staircase landing, family room and kitchen.

At the same time we are refurbishing the property to make it fit for a family. The proposals respect and improve the Listed Building by studying the period and style of the house and bringing back the internal architectonic features that once had before all the alterations that it had suffered along the years. A brief summary of these works is as follows:

- Replacement of modern cornices, architraves, skirtings and doors by plasterwork and joinery items to match the period and style of the Regency townhouse creating a hierarchy between the different levels and rooms of the property.
- Removal of the kitchen from rear room at ground floor level and ancillary cupboard to reinstate the historic plant-form with the addition of an appropriately detailed fire surround.
- Reinstatement of original doorway to rear room at ground floor level.
- Removal of the Post-war structural interventions within the principal rooms in the main building allowing to have an interrupted ceiling

- Removal of Post-war structural intervention to principal staircase to showcase the cantilever staircase as originally designed.
- Replacement of modern 1980s secondary staircase by an scholarly designed timber staircase.
- Removal of existing downlights from front and rear rooms at principal levels of the property. Removal of ceiling projectors in first floor front room.
- Removal of modern partitions and plasterboard ceiling to mews building on ground floor to reinstate original opening character of the room.

These proposals have the potential to enhance an appreciation of the listed building through its refurbishment, the scholarly replacement of historic features and the improvement in the proportions of its principal spaces. Importantly, they will secure a long-term viable use for the building in the use for which it was originally intended.