

8 CAMBRIDGE GATE
LONDON NW1

DESIGN AND ACCESS STATEMENT
AND HERITAGE STATEMENT

Prepared for	PRIVATE CLIENT
Issue Date	25 TH MARCH 2022
Status	LISTED BUILDING CONSENT
Project Reference	J-0917

GarnettArchitecture

Architecture, Planning, Interior Design

Garnett Architecture LLP
Studio 301 The Print Rooms,
164-180 Union Street, London SE1 0LH

RIBA 
Chartered Practice

garnett.studio
hello@garnett.studio
+44 (0)20 7404 7677

CONTENTS

Preamble	Page 3
The Site	Page 3
Heritage Value of Existing Walls	Page 4
Land Use	Page 4
Design	Page 4
Amount	
Layout & Scale	
Access	
Landscaping	
Appearance	
Heritage Statement and impact on the historical character of the building	
Summary	Page 5

PREAMBLE

This Design & Access Statement shall be read in conjunction with the following drawings prepared by Garnett Architecture:

- 917(PL)110_Rev.A_Lower Ground Floor Plan As Existing with Removal
- 917(PL)500_Rev.A_Lower Ground Floor Plan As Proposed

THE SITE

The property at 8 Cambridge Gate is a Victorian Grade II listed building, thought to have been built between 1875 and 1877. It is a mid-terraced building in a symmetrical terrace of 10 houses in French Renaissance style, overlooking Regent's Park.

The main house consists of 5 storeys plus a mansard roof. The house is of traditional load bearing masonry construction with timber floors and a pitched, tiled mansard roof to its front half and flat roofs to its rear half. The house is currently divided into flats with only the ground and lower ground floors and original staircase accessible through the main entrance. The lower ground/ ground floor and former main staircase comprises no. 8 Cambridge Gate and is subject of this Listed Building Consent.

HERITAGE VALUE OF EXISTING WALLS

The alterations to the existing layout relate to the lower ground floor of 8 Cambridge Gate. The proposal is to slightly alter access within the rear of the lower ground floor, which relates to the later addition to the building, therefore it is considered that the proposed changes will cause no harm to the heritage asset.

This submission is for Listed Building Consent and it includes removal of two doors, which are to be relocated, part removal of a partition wall, addition of a new partition wall and erection of new door opening.

The proposed works are minor changes and will rationalise the existing layout to the rear of the main house.

LAND USE

The property is currently in use as residential (C3). The building accommodates a single 6-bed family unit over 5 floors plus a mansard roof. The proposal will have no effect on the property's use.

DESIGN

Amount

The existing floor area will remain unchanged by the proposals.

Layout & Scale

The layout alterations proposed are minor and will provide a better circulation and separation of private areas. The proposed amendments will not impact the original features of the listed building. The two of the door openings will use relocated door leaves and the new door opening leaf will be made to match existing panelling proportions and moulding details. The new partition wall will also be minimal and will match the proportions and plaster finish of the existing partition.

Access

Access to and from the property will not be affected by the proposal.

Landscaping

There will be no landscaping as part of the proposals.

Appearance

The two existing doors will be relocated, and a new door will be made to match the existing. Proposed partition addition will match the existing.

HERITAGE STATEMENT AND IMPACT ON THE HISTORICAL CHARACTER OF THE BUILDING

The significance of no.8 Cambridge Gate is recognised in its statutory designation as a Grade II Listed building. Documentary evidence and a site visit have shown that 8 Cambridge Gate has undergone a number of modifications and alterations which have resulted in the removal of historic features and the repositioning of walls. Despite benefiting from listed building consent, the approved works undertaken in 1994 significantly deviated from the original plan form of the building. These changes are considered to have eroded the interest and significance of the terrace and the individual buildings.

The rear of the main block has been rebuilt and extended at lower ground, ground and first floors such that the current arrangement makes it difficult to understand the plan form or proportions of the original rear rooms.

The terrace is of relatively low historic interest and was previously earmarked for demolition. The value is in the front elevation of the terrace as a whole rather than individual buildings or the interiors. It does not have known associations with significant persons or events. It does not represent a key part of the area's master plan, but it does have some illustrative value as an example of the later 19th century preference for greater ornamentation and stylistic complexity.

The proposed works comprise of the following:

- Removal and relocation of two doors.
- Part removal of a partition wall.
- Addition of a new partition wall.
- New door.



Fig. 1 Doors to be removed and relocated.

In summary the proposed alterations do not result in any harm to the significance of the listed building. Proposed changes to the external elevations and lightwell cannot be seen from the public domain, and will have no impact on the character and appearance of the conservation area or on the heritage value of the listed terrace.

SUMMARY

The proposal aims to provide more privacy within the mid-section of the lower ground floor areas which will accommodate master suite. Proposed alterations are considered to constitute an improvement to the existing layout. Existing doors will be relocated to provide better circulation and separation of the private area. It is considered that proposed changes would be a sympathetic alteration to the listed property and its setting.