

**4 CAMBRIDGE TERRACE, REGENT'S PARK,  
LONDON, NW1 4JL**

**DESIGN & ACCESS STATEMENT AND HERITAGE IMPACT ASSESSMENT**



4 Cambridge Terrace - Front Elevation

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### **DESIGN & ACCESS STATEMENT AND HERITAGE IMPACT ASSESSMENT**

#### **1.0 INTRODUCTION**

- 1.1 This Design & Access Statement and Heritage Impact Assessment has been prepared by Kerr Parker Associates Ltd in support of the listed building application for a minor alteration to a ground floor apartment within the reconstructed Cambridge Terrace which originally comprised 10 houses.
- 1.2 4 Cambridge Terrace is a ground floor flat created as part of the conversion works carried out in 1985. The application seeks listed building consent to form an opening in a non-original wall separating a galley kitchen from a small bedroom. The existing floor plan is not original having been the subject of reconstruction in the 1980s. Houses nos: 1-5 were reconstructed as part of a lateral conversion to form several flats. At the same time a new mansard roof was added to the whole terrace.

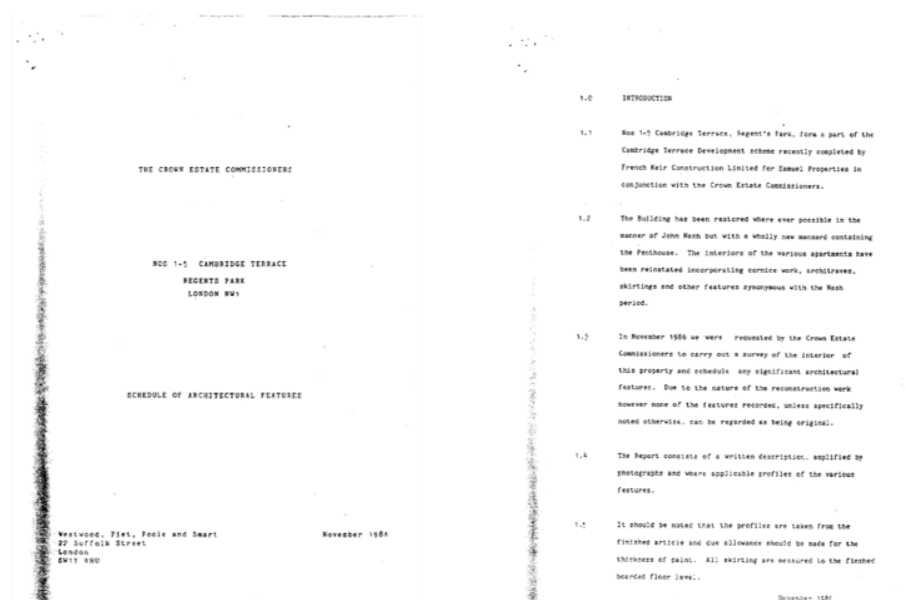
#### **2.0 HISTORICAL CONTEXT**

- 2.1 At the beginning of the 19<sup>th</sup> century the Commissioners of Woods, Forests and Land Revenues took steps to develop the farmland comprised by Marylebone Park. John Fordyce the appointed Surveyor General of His Majesty's Land Revenue in 1794 was authorised to produce a plan for the area of Marylebone Park and various architects competed for the tender. On Fordyce's death the offices of Land Revenue were combined with those of Woods and Forests and the architects of the two departments were asked to produce plans.
- 2.2 John Nash (1752-1835), who was the then official architect to Commission of Woods and Forests, and a friend of the Prince Regent, 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 palatial terraces as a kind of architectural backcloth. It is this original concept, his "Grand Design" that sets the architectural and historic value of The Park today. The Treasury approved his plan in October 1811.
- 2.3 Designed by Nash in 1825 this stucco terrace is slightly eccentric. It has small alternating rusticated Doric columns at the centre and at the ends of the ground floor: otherwise, it has as decoration long incised patterns in the stucco, derived from the work of Sir John Soane. Originally ten houses, it was badly damaged in the Second World War; the north end was only rebuilt in the 1980s, when it was constructed as offices: the southern, surviving five original houses were converted laterally into flats involving the destruction of original stone staircases and internal detailing. The Terrace was extensively damaged by bombs in July and September 1944.
- 2.4 The Gorell Committee reporting in 1947 recommended that Cambridge Terrace should not be preserved but demolished. In the Third Statement by The Crown Estate Commissioners in June 1962 it was stated:

*“This is 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 Gorrell Committee advised that as soon as practicable the site should be cleared, and the remainder of the Terrace should not be renewed”.*

- 2.5 In 1985 Nos. 1-5 Cambridge Terrace formed part of the Cambridge Terrace Development scheme undertaken by French Keir Construction Limited for Samuel Properties in conjunction with The Crown Estate Commissioners. Architects Westwood, Piet, Poole and Smart carried out an inspection of the part completed project in November 1986 to prepare a Schedule of Architectural Features that would be included as part of the Lease documents. Due to the nature of the reconstruction work they concluded that:

*“none of the features recorded can be regarded as being original”.*



Westwood, Piet, Poole and Smart – Nos: 1-5 Cambridge Terrace – Extract from Schedule of Architectural Features November 1981

- 2.6 Hence, although the building is listed Grade 1 for Group Value it comprises a reconstructed façade with a completely modern concrete frame construction behind to form basement parking and several apartments above. This was one of the last examples of the ‘replica’ policy practised on behalf of The Crown Estate. Consent was granted on appeal for the lateral conversion into flats which involved the loss of the original stone staircases. As such there is no historic fabric remaining and hence the alterations proposed would not harm the architectural interest or character of the listed building



Cambridge Terrace – General View of Basement Car Park Structure immediately below Flat 4 showing extent of reconstruction carried out in 1986

### 3.0 LISTED BUILDING DETAILS

3.1 The Listed Building Description for Cambridge Terrace is as below:

*CAMDEN*

*TQ2882NE CAMBRIDGE TERRACE 798-1/87/145 (East side) 14/05/74 Nos.1-10 (Consecutive) and attached railings*

*GV*

*I*

*Terrace of 10 houses. 1825. By John Nash. Northern half, Nos 7-10 rebuilt in facsimile 1986 (war damage), restoring exact external details and symmetry of terrace. Stucco with rusticated ground floor. Slated mansard roof with dormers. EXTERIOR: 4 storeys, attics and basements. 26 window range. Slightly*



*projecting end and original centre bay (with recessed centre). Square-headed ground floor openings; panelled doors with overlights. Recessed sashes. Projecting bays with paired Doric columns, having rusticated blocks at intervals, supporting an entablature and balustrade at 1st floor level. Beneath, square-headed tripartite sashes with segmental arches. Upper floors with architraved sashes and continuous cast-iron balcony to 1st floor windows. Projecting bays with enriched pilaster strips through 1st and 2nd floors and at 3rd floor; 1st floor windows round-arched with radial patterned top and tripartite sash lower portion. Main dentil cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return with projecting bowed bay rising the height of the building. Left hand return of 4 windows and with double Doric portico. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Nos 7-10 were listed on 08/02/88. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 122).*

#### **4.0 PLANNING HISTORY OF 4 CAMBRIDGE TERRACE**

- 4.1 Cambridge Terrace has an extensive planning history. This section of the statement summarises only those applications which are directly relevant to consideration of the current proposals.

##### **34469(R3)**

Planning permission was granted on 15/06/83 for 'The Cambridge Terrace Development':

Part d) Conversion, alteration, and extension (by erection of a mansard) of 1-5 Cambridge Terrace to form 11 residential units and the formation of part of an underground car park in the basement of 4 and 5.

##### **HB2943(R3)**

Listed building consent was granted on 15/06/83 for works of alteration, renovation and conversion and extension by the erection of a mansard associated with the provision of basement car parking and conversion to provide 11 residential units at 1-5 Cambridge Terrace.

##### **36894 & HB3316**

Planning permission and listed building consent were granted on 20/02/84 for alterations to the rear of 1-10 Cambridge Terrace to form garage access to 11 car parking spaces - as a revision to the planning permission for part rehabilitation/part redevelopment at 1-10 Cambridge Terrace, 55-81 Albany Street, 1-4 Chester Gate and Cambridge Terrace Mews.

There are numerous planning and listed building applications relating to works at nos: 6-10 Cambridge Terrace which do not directly relate to this application.

#### **5.0 DESIGN & HISTORICAL IMPACT**

NB: This section of the report describes the proposed scheme and its historical impact and should be read in conjunction with Kerr Parker Associates Limited drawings that accompany the application.



View into Existing Kitchen  
Opening proposed to wall on RHS.



Inspection hole to top of wall showing Common Bricks  
and Modern Suspended Ceiling

- 5.1 Part of the internal alterations comprise the refitting of bathrooms, kitchen and built-in wardrobes within existing locations and the replacement of a gas boiler with a new electric boiler. An electric car charging point is proposed for the two parking spaces at basement level. These works would not normally require listed building consent.
- 5.2 The relevant alterations comprise the formation of an opening in the wall between the existing kitchen and bedroom to create an open plan family breakfast room and kitchen. In this respect one should refer to the Structural Report prepared by the structural engineers, Constructure Limited. The opening is limited in width with nibs retained either side of the opening so that the floor plan that was altered and reconstructed in 1986 is still identifiable. The existing 1986 cornice to the new breakfast room remains unaltered. As the building is of modern construction the alterations do not have any negative impact on the architectural interest or character of the apartment or the integrity of the terrace.

## 6.0 LANDSCAPE

- 6.1 There are no landscape issues associated with this application. The flat does have access to a rear shared ground floor terrace area with plants and shrubs in containers.

## 7.0 USE

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

## **8.0 SIZE AND LAYOUT OF ACCOMMODATION**

- 8.1 The flat is located on the ground floor and includes a section of the basement parking area under that provides 2 parking spaces. It is not intended to create any additional floor area as a result of the works hence all remains as existing

## **9.0 ACCESS**

- 9.1 Cambridge Terrace is at the southern end of Regent's Park. Flat 4 is located on the ground floor of Cambridge Terrace. Situated at the rear of the Terrace is Cambridge Terrace Mews that connects to Chester Gate and then to the Outer Circle and Albany Street. 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 Terrace. Additional underground parking at lower ground level is accessed via Cambridge Terrace Mews. 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.

## **10.0 CONCLUSION**

- 10.1 The proposed development is minor in nature. There is no loss of historic fabric as nos: 1-5 Cambridge Terrace were reconstructed as lateral apartments as part of the works carried out in 1985. Generally, the alterations are considered not to be significant compared to the overall benefits gained to the plan form, facilities and sustainability of the building. The internal works have zero impact on the building's special interest. The proposed works do not give rise to any adverse impact upon the neighbours' amenity. The proposal meets the requirements of the relevant national and local policies. No external works are proposed and hence there is no impact on the special interest of the building and the character and appearance of this part of the Regent's Park Conservation Area. The effect of the proposed works on the heritage significance is neutral. The works will preserve and enhance the special architectural and historic interest of the listed building. We trust that the Camden Council will have no difficulty approving the application as submitted.