CEPC

CROWN ESTATE PAVING COMMISSION

Chester Terrace Management Vision

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Landscape Design

Aim of this garden management document

This is one of a set of garden management documents produced for the CEPC by Todd Longstaffe-Gowan Landscape Design Ltd. to inform the strategic management of its estate. These documents are designed to promote a greater understanding of what makes Regent's Park such a special place, to make clear the importance of John Nash's original, unified scheme, and aim to put forward recommendations for each garden that will ensure the park as a whole retains its unique role as part of the metropolitan landscape.

Complete set of documents:

'A Total Work of Architectural and Landscape Art' A Vision for the Regent's Park
Chester Terrace Management Vision
Cumberland Terrace Management Vision
Hanover Terrace Management Vision
Park Square and Park Crescent Garden Management Vision
Planting Principles and Design
Sussex Terrace Management Vision
Tree Management Strategy
York Terrace East and West Management Vision

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Context

1.1 Regent's Park Vision

Regent's Park is a special place, a planned urban enclave where buildings and landscape were conceived as a single entity, neither one before or without the other. The buildings were designed to benefit from their landscape setting, while the park was designed to benefit from the palace-like buildings around it. The park is, as the architectural historian Sir John Summerson remarks, 'A total work of architectural and landscape art.'

John Nash's plans for Regent's Park embodied some simple design principles. Whereas in the early nineteenth century upmarket urban development generally focused on the tested formula of terraces and garden squares, Nash's approach was pioneering in terms of town planning: his new metropolitan aesthetic was informed by the principles of 'modern Decorative Landscape Gardening', and very unusually for the time, assimilated domesticity and individual idiosyncrasy within a framework of public magnificence. As applied to this new urban estate, those principles can be summarised as follows: that, like a country house and its park, the interior parkland and the residential development were fundamentally related and connected; that the Outer Circle, a carriage drive, far from being a dividing line, served to link the interior parkland and the surrounding terraces and articulate their relationship; and that planting should frame a series of deliberately composed views from the road, from the buildings and from the parkland.

Opposite page:
Aerial view showing location of CEPC Gardens and illustrating the route of the Prince Regent's New Road, starting in the south (bottom right) at Waterloo Place and terminating in the north at Regent's Park.

1. Albany Terrace
2. Cambridge Gate
3. Cambridge Terrace
4. 'Secret Garden' south of Cambridge Terrace
5. Cambridge Terrace Mews
6. Chester Close North 'Courtyards'
7. Chester Close South 'Courtyards'
8. Chester Place
9. Chester Terrace
10. Chester Gate
11. Clarence Terrace
12. Cornwall Terrace Mews
13. Cumberland Place
14. Cumberland Terrace Mews
15. Cumberland Terrace
16. Gloucester Gate
17. Hanover Terrace
18. Kent Terrace
19. Kent Passage
20. Park Crescent
21. Park Square
22. Peto Place
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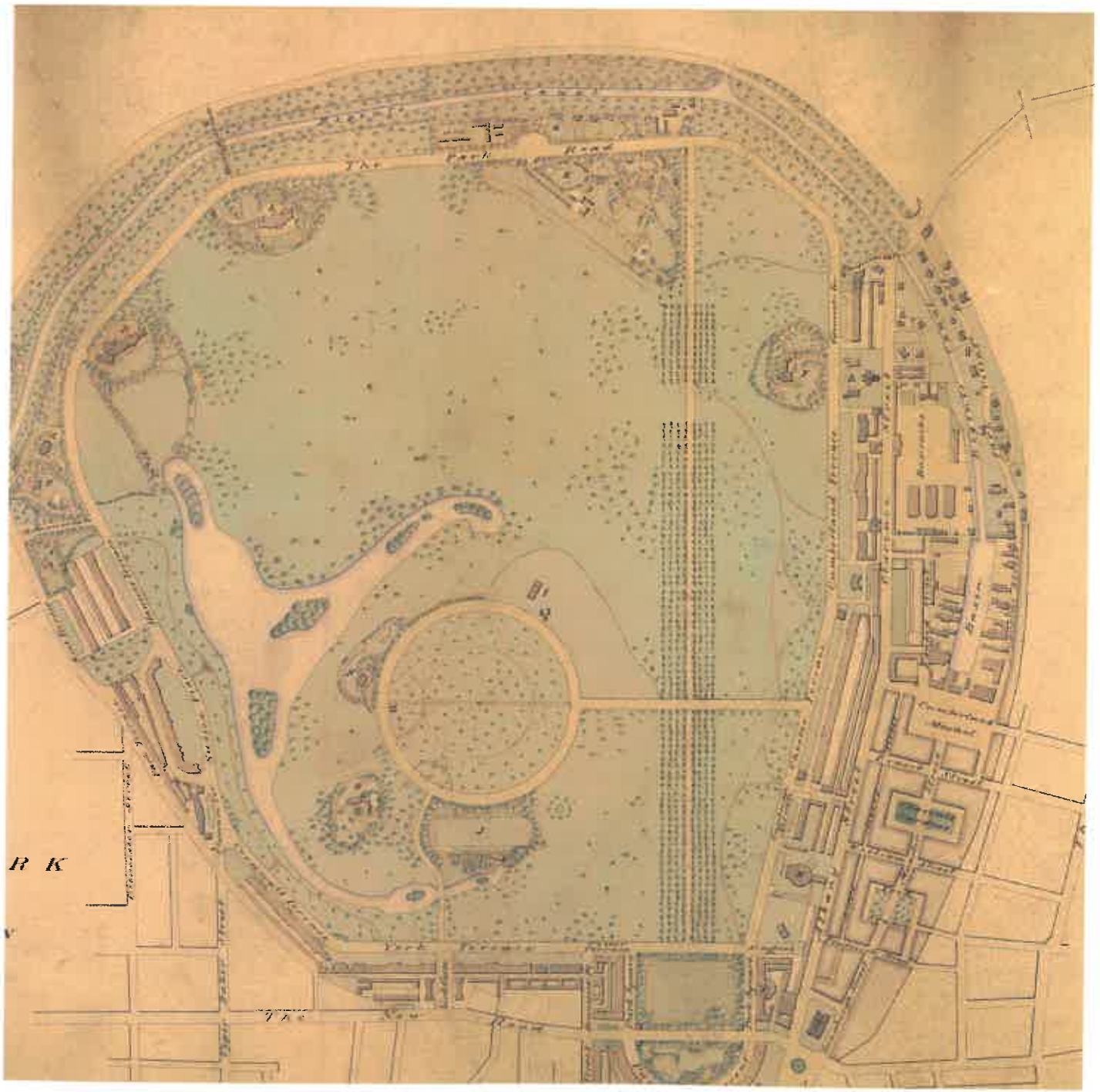
24. St Katherine's Precinct
25. Sussex Place
26. Ulster Place
27. York Gate
28. York Terrace East
29. York Terrace West
30. Waterloo East Gardens
31. Waterloo West Gardens
32. Podium
33. Border - Foreign Secretaries residence
34. Woolhouse Garden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Context

1.1 Regent's Park Vision

Nash's Design Principles for Regent's Park:

Left: Charles Mayhew's Plan for Regent Park, 1835.

1. Regent's Park is a designed landscape where all its aspects must be treated as a whole

What is important to Nash's master plan at Regent's Park is the visual relationship between the architecture and the landscape. All the elements within the park are equally significant - the central open space, the Outer Circle, and the terraces. Nash never referred to them as anything other than a single entity. The road and the terraces are part of the park, and the combined whole is a designed urban landscape on an unprecedented scale. His achievement remains unique in London.

2. Each terrace is an individual architectural composition

Nash insisted that the land between the terraces and the Outer Circle should be earmarked for planting. The planting in these communal gardens was intended to supply privacy to the residents and to give the impression that the terraces are single buildings. His aim was that they should resemble spacious palaces set in gardens and parkland, rather than conventional rows of London houses sitting next to the street.

3. The landscape should create framed views of the terraces from the park

Nash wanted the park's plantings to provide views of the terraces in such a way that no two masses of building can be seen from any one point at the same time. From within the park the visitor should see a succession of views that are distinct from each other, accentuating the illusion of a sequence of individual palaces, each within its own landscape setting.

4. The Outer Circle as a promenade

Nash designed the Outer Circle as a viewing circuit within the park - not as a roadway around its perimeter. Trees in the park were planted to frame the views from the road. The communal gardens were created to form a setting for each palatial terrace when viewed from the Outer Circle. As a circuit, the Outer Circle should take the visitor around a sequence of carefully constructed landscape pictures on both sides of its promenade.

Context

1.2 Chester Terrace

Chester Terrace from S.H. Hughes, after Richard Morris, Panormaic View Round the Regent's Park, London, 1831.

Chester Terrace was completed in 1825 by James Burton and designed by Nash to include a central range with wings on both sides and a total of 52 Corinthian columns to the façade, estimated to have cost Mr Burton at least £4,000. To encourage him to build such an expensive façade Nash proposed Burton be allowed the planted ground at either end at no charge and an abatement be made to the £1,125 rent of £75 p.a.

In February 1826 Nash wrote to the Commissioners that two pairs of detached houses had been substituted for the wings he had designed and that they blocked the light and views of the houses behind in the main terrace. He proposed the houses be pulled down for which Burton, understandably requested compensation. Nash was also disgusted by the statues which he deemed ridiculous, although there were statues in his original design, and the list of statutes had been submitted to and approved by Nash before Burton started work. Nash's catalogue of criticisms continued with claims that Burton had omitted some of the balustrades and had doubled the scale of others; omitted window sills and plinths and that the cornices and mouldings were not straight and badly executed and the railing on the wall 'is very mean and squat'.

James Lansdown, the builder to whom James Burton had subcontracted was offended but dignified in his response and refuted all the claims one by one, noting that the railings in particular had been approved in the design stage by Nash. The matter was referred to the architect William Wilkins for arbitration. He decided that the statues were bad and should be taken down but did not support Nash's other objections. He estimated that if the houses were demolished £11,711 18s. 6d. would be due to Burton and £8,132 18s. 6d. to Lansdown. The Treasury declined to sanction such a sum so the houses remained, the statues went and Nash designed archways to link the houses to the main block.[1]

After such conflict and controversy Chester Terrace entered a period of relative peace with no major changes and with routine management and minor alterations carried out by the Crown Estate Paving Commission. In 1838, for example, it was reported that much work was needed as the garden was in a poor state with many shrubs having been destroyed by the hard winter and the gravel walks in a bad state of repair.[2] The paths in the garden were clearly still formed of gravel in 1851, when contractors requested extra funds for gravelling the walks while the Commissioners contended that this was part of their normal maintenance contract.[3]

Context

1.2 Chester Terrace

Engraving of Chester Terrace by H. Melvelle, 1864. The image shows the wide open character of the site and clear views of Chester Terrace from the Outer Circle.

The care of trees and shrubs was, of course, a major part of the garden maintenance and it was of particular concern to residents that trees not be allowed to become too large. In 1858, Mr Russell of 27 Chester Terrace requested two trees be removed from the garden and in 1860, Miss Wheeler of 22 Chester Terrace requested removal of an old acacia tree from the garden in front of her house. Arrangements were made to remove it at the right time of the year and in the mean time the decayed parts were pruned.[4] The removal of trees, was not, however, always universally popular. In 1927, Mr Lowe of 12 Chester Terrace asked for an acacia tree to be removed but there was much opposition from other residents. The board requested the opinion of a firm of experts who said a few branches needed to be removed but that the tree was sound for another fifteen to twenty years.[5]

Shrubs were also, regularly replaced or augmented. In 1932, for example, half a dozen new lilac bushes were purchased for Chester Terrace at 2s. 6d. each and in the same year male aucuba shrubs were acquired to enable the existing ones to flower and produce berries.[6]

Aerial photograph showing Chester Terrace facing Regent's Park, 2015.

Not all matters were harmonious, however. In 1914, for example, the Rev. Edsington complained at the rate he had to pay for what was called the Ornamental Enclosure or garden and which he thought ought to be called the 'Dogs Ground' and maintained that he had not been able to enter it since the dogs were admitted. He also complained of the gate being left open. The Commissioners sent a circular to all residents warning them against leaving the gate open and allowing stray dogs in.[7]

After the damage sustained during World War II, Chester Terrace was one of the terraces restored by a private company. By the 1960s, it had been restored by Hallmark Securities Ltd almost in its original form as forty-four individual houses.[8]

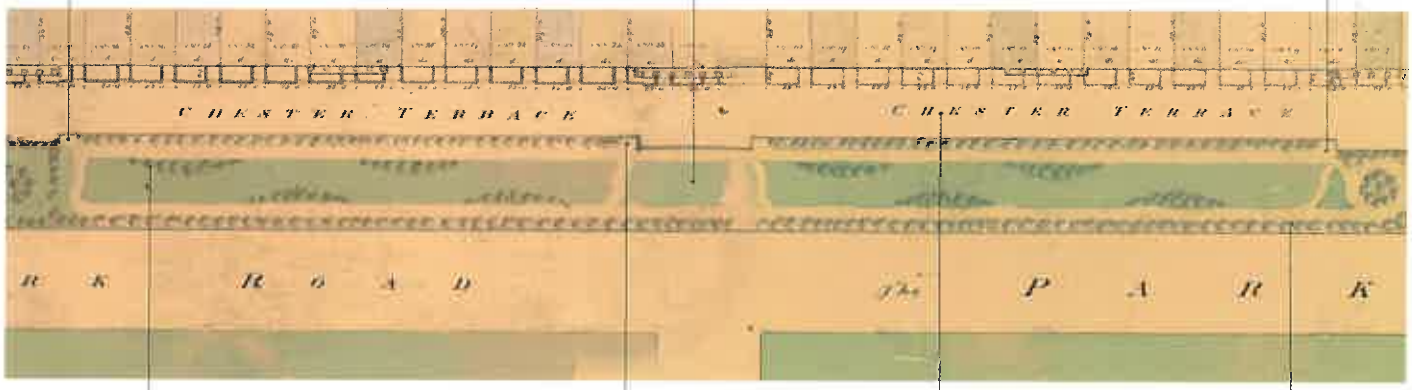
Summary of Proposals

2.1 Historic Plan

Northern gate with sloped access to the gardens

Lawn panel in front of central building block

Southern gate with stepped access to the gardens



Staggered crescent shrub beds along the length of the garden

Central gate with stepped access to the garden

Elevated carriageway providing raised views over Regent's Park

Original border planting adjacent to boundary railings

1834 Mayhew Plan (NTS)

N.B. The plan above is a montage of two original Mayhew drawings that have been joined in the centre.

Summary of Proposals

- Undertake refurbishment works to existing retaining wall and repair any underlying structural faults
- Refurbish or install new balustrade to provide a feature more complementary to the quality of the architecture
- Lower the ground level adjacent to the western boundary to reduce stresses on the parapet wall and carry out necessary refurbishments to the wall
- Long term objective to reinstate original cast iron boundary railings along the length of the terrace for maximum visual impact
- Gradually reintroduce and protect key views to Chester Terrace from Regent's Park
- Protect and enhance high quality mature planting
- Restore shrub beds to a more appropriate scale and layout
- Create more diversity within planting with variation in both height and texture
- Provide a uniform path surface that respects the historic precedents and suited to the modern context of the garden
- Rationalise edge treatment to paths and planting beds
- Provide a long-term strategy for tree management within the terrace garden
- Reinforce the importance of privacy (as defined by Nash)

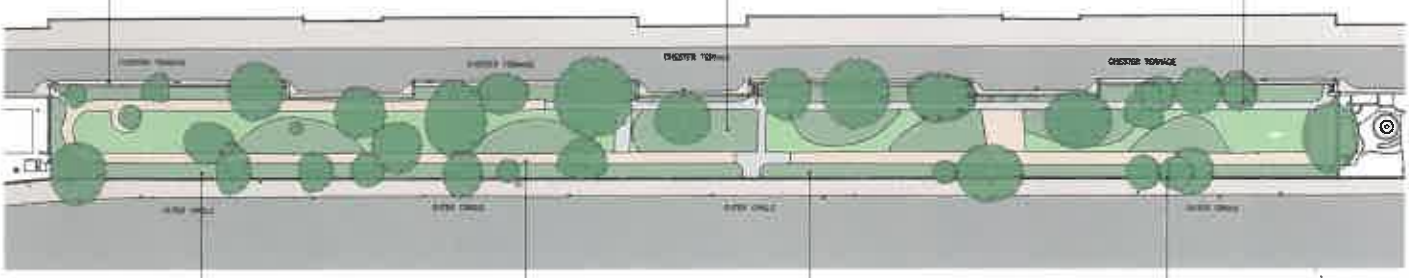
Summary of Proposals

2.2 Existing Conditions

Eastern balustrade and retaining wall require structural repairs

Inconsistent shrub bed arrangement

Mixed path surface with gravel and stone paving across the site.



Western boundary shrub beds very overgrown

Gravel pathways requiring repair

Increased soil level over time has increased pressure on western boundary wall

ok

Western boundary dwarf wall and 1950s railings in poor condition

who pays if replaced ?

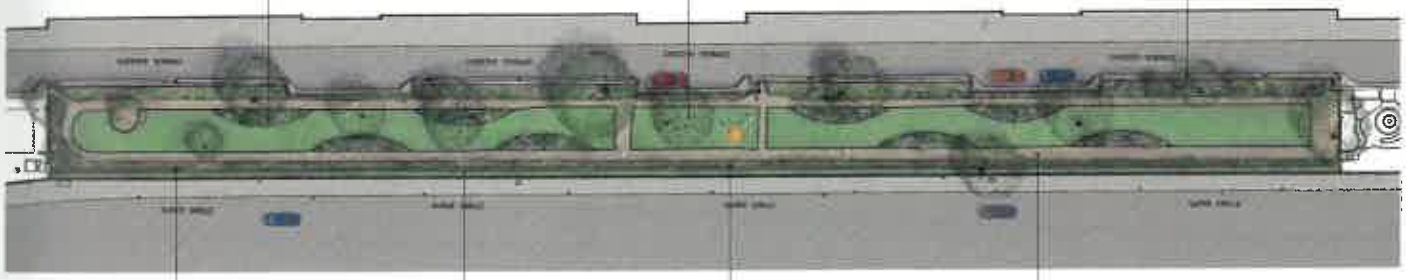
Existing Conditions Plan (NTS)

2.3 Proposed Plan

Reintroduced herbaceous and shrub beds based on Charles Mayhew's 1834 plan

Long-term reduction of trees which presently obstruct historic views to and from the terrace

Refurbish existing eastern retaining wall and balustrade



Replant existing borders and remove overgrown shrubs

Reinstate mature shrub planting following works to parapet wall

Reduction of soil height adjacent to dwarf boundary wall

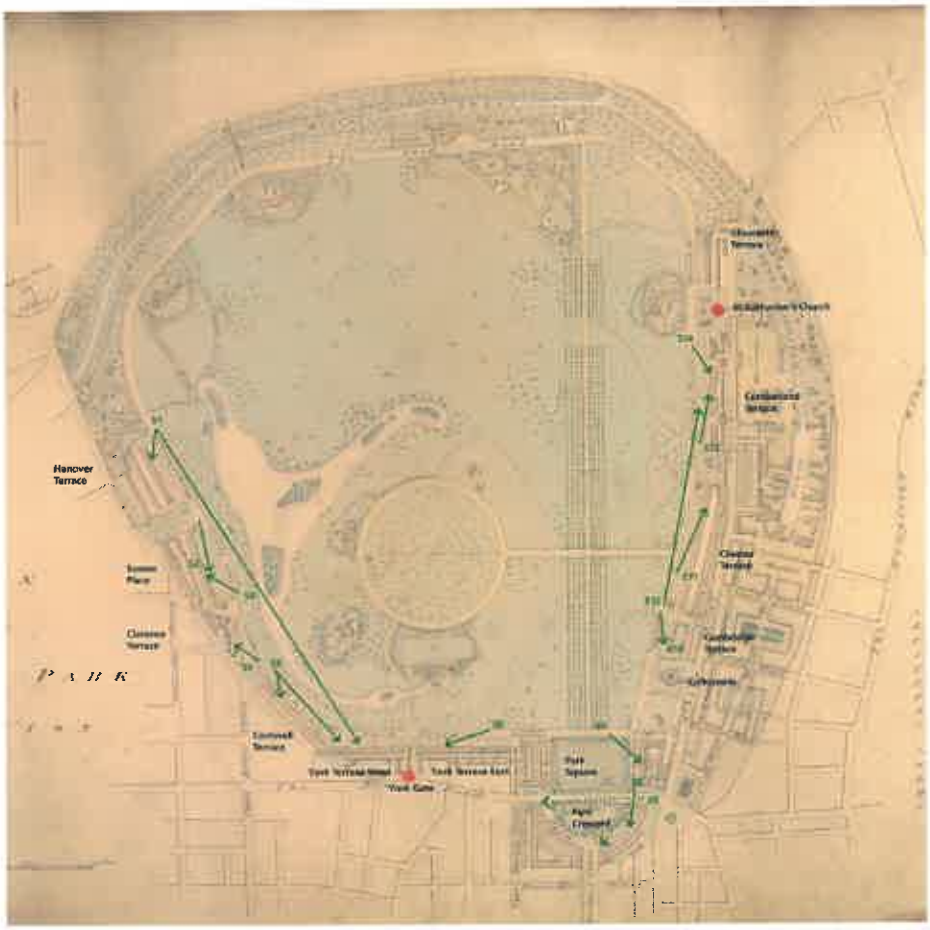
Rebuild paths in line with historic precedents using consistent path surface

Proposed Plan (NTS)

Garden Features

3.1 Views

Existing Conditions + Historic Precedent



Left: Historic street views from The Outer Circle (superimposed on Mayhew's Plan of 1834-35). Note the view northeast across the facade of Chester Terrace.

Far left: Views to Chester Terrace from the Outer Circle are completely obscured in places.

Left: Historic views from the elevated position of Chester Terrace are screened by large trees and shrubs.

but view today is traffic!

The Outer Circle was originally flanked on either side by a broad footway lit with gas-lamps, and planted with trees, which complemented and distinguished the palatial terraces and framed views to and from the interior of the park. As Nash remarked in 1832, his aim was to create 'so many distinct pictures' so that perambulators 'will see a succession of views distinct from each other'.

The layout of the Outer Circle was calculated to satisfy the residents' wish for privacy and the public's desire for public amenity: resident leaseholders enjoyed the benefits of private communal gardens and aerial views from the upper windows of their houses; the visiting public were restricted to street-level views from the public rights of way, but these were nevertheless carefully designed so that a walk or drive took visitors through a series of framed views or living pictures.

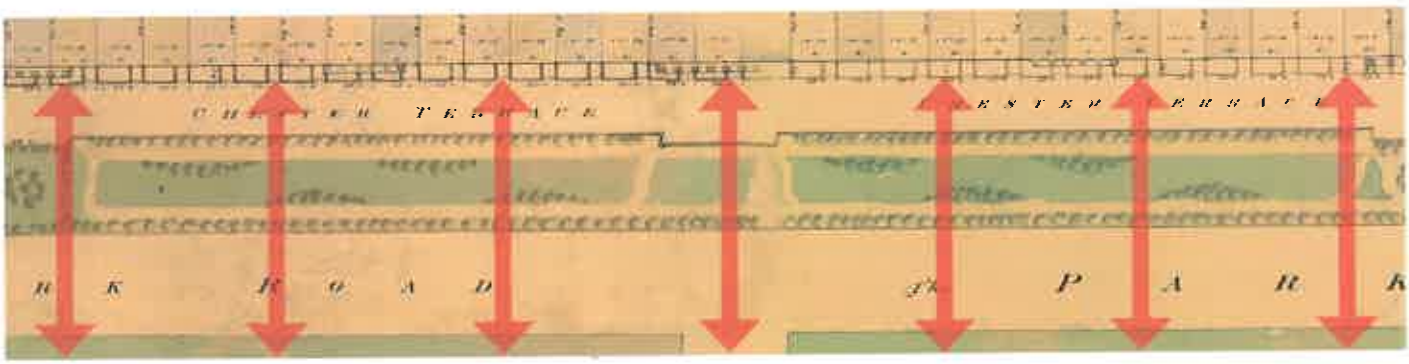
Left: Chester Terrace, Regent's Park. Drawn by Thomas Hosmer Shepherd. Engraved by H. Melvelle, 1828.

Left: Existing view from the approximate location of the Shepherd drawing above. The majority of the building facade is obscured by trees and shrubs.

Garden Features

3.1 Views

Existing Conditions + Historic Precedent



Legend

Long views into and out of the gardens at upper levels

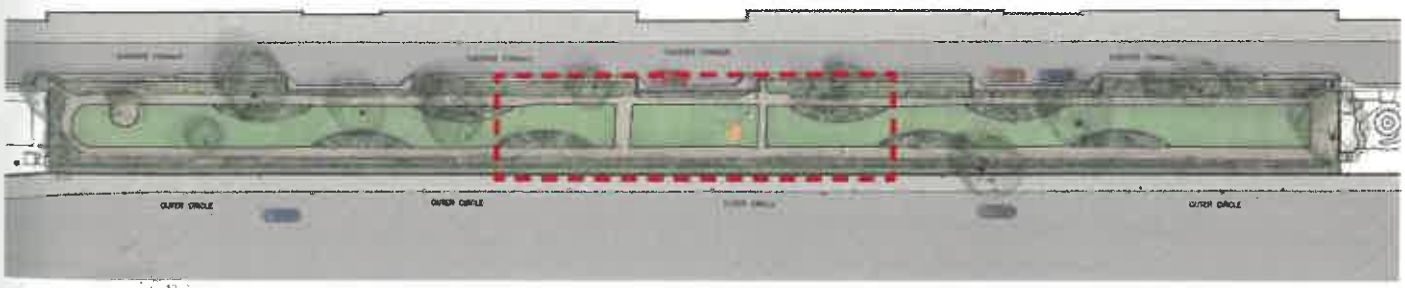
Historic and Existing Views (NTS)

Garden Features

3.1 Views

Proposals

Historic views to and from Chester Terrace were examined by Todd Longstaffe-Gowan Landscape Design in 2013, and these results were incorporated into the Royal Parks' report The Regent's Park and Primrose Hill Tree and View Management Strategy (July 2013) prepared by Burns + Nice, Sarah Couch Landscape and Land Management Services. The views to and from the Terrace are described in this report as 'largely screened by boundary trees, except at park entrances', and the consultants recommend 'co-ordinated management of boundary trees with the CEPC to identify opportunities to maintain... historic views and vistas to and from Chester Terrace.'



Proposed Plan (NTS)

Opposite top: Mayhew's Plan showing long views across the length of the garden.

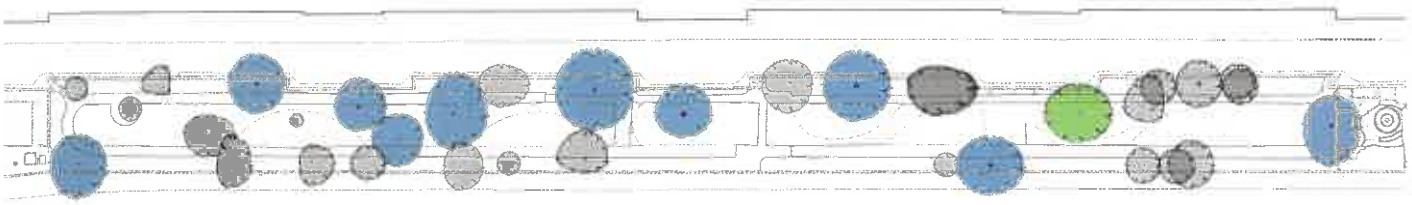
Opposite bottom: Existing aerial photograph showing impeded views caused by well established tree planting throughout the garden.

Above: The proposed plan following the demise of the three central trees. The *Ligustrum lucidum* (Chinese privet) in the centre is not replaced, while the two flanking trees are replaced with smaller species. In this scenario, views are opened up to the central block of the building.

Garden Features

3.2 Planting: Trees

Existing Conditions + Historic Precedent



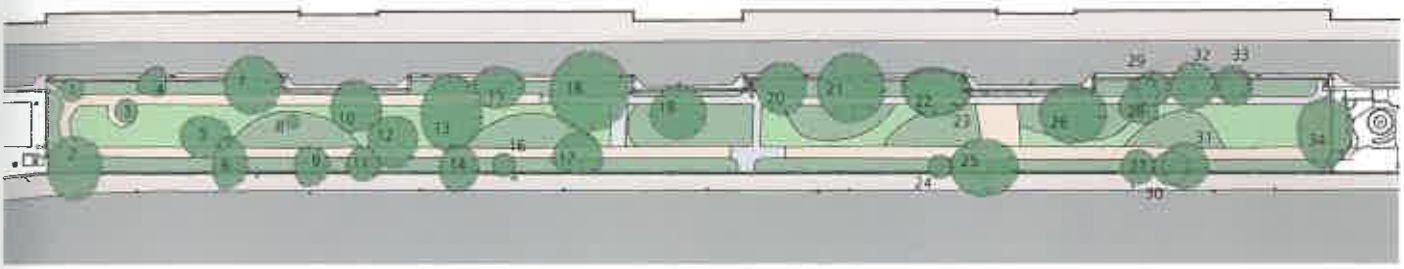
Legend

A Grade Trees - of high quality with an estimated remaining life expectancy of at least 40 years. Such trees are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

B Grade Trees - of moderate quality with an estimated remaining life expectancy of at least 20 years. Such trees might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.

C Grade Trees - of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. Such trees are unremarkable and of very limited merit or such impaired condition that they do not qualify in higher categories.

U Grade Trees - Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Such trees have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become inviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning); are dead or are showing signs of significant, immediate, and irreversible overall decline; are infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.



1. *Prunus spp.*, cherry
2. *Acer pseudoplatanus,* sycamore
3. *Ilex aquifolium*, common holly
4. *Prunus cerasifera 'Pissardii'*, cherry plum
5. *Fraxinus excelsior 'Jaspidea'*, gold ash
6. *Prunus spp.*, cherry
7. *Tilia cordata*, small-leaved lime
8. *Cercis siliquastrum*, Judas tree
9. *Prunus cerasifera 'Pissardii'*, cherry plum
10. *Acer pseudoplatanus*, sycamore
11. *Ilex aquifolium*, common holly
12. *Catalpa bignonioides*, Indian bean tree
13. *Acer pseudoplatanus*, sycamore
14. *Prunus cerasifera 'Pissardii'*, cherry plum
15. *Prunus spp.*, cherry
16. *Sorbus aria*, whitebeam
17. *Prunus cerasifera 'Pissardii'* cherry plum
18. *Acer pseudoplatanus*, sycamore
19. *Ligustrum lucidum*, Chinese privet
20. *Prunus cerasifera 'Pissardii'* cherry plum
21. *Ligustrum lucidum*, Chinese privet
22. *Prunus domestica*, plum
23. *Prunus domestica*, plum
24. *Prunus lusitanica*, Portugese laurel
25. *Aesculus flava*, sweet buckeye
26. *Aesculus flava*, sweet buckeye
27. *Malus spp.*, apple
28. *Castanea sativa*, sweet chestnut
29. *Ilex aquifolium*, common holly
30. *Prunus spp.*, cherry
31. *Sorbus x intermedia*, Swedish whitebeam
32. *Buxus sempervirens*, common box
33. *Ilex aquifolium*, common holly
34. *Tilia cordata*, small-leaved lime

(relationship to Todd Longstaff or CEPC ?

In February 2017, Mayhew Consultancy Ltd performed a comprehensive assessment of the conditions of the trees in Chester Terrace. Of the 34 trees in the terrace, the majority (23) were found to be grade C trees - unremarkable or impaired. Approximately a third were considered grade B, while only a single *Aesculus flava* (sweet buckeye) was considered of high enough merit to warrent grade A status. Two trees are no longer present on site having been removed due to ill health, therefore they have been omitted on the plans shown.

"Succes for your tree campaign !"

Garden Features

3.2 Planting: Trees

Existing Conditions + Historic Precedent

Right: A mature *Ligustrum lucidum* (Chinese privet) is a characterful central feature of the garden, though ill-placed for providing views to the building.

Far Right: two grade B *Acer pseudoplatanus* (sycamore) and a grade B *Catalpa bignonioides* (Indian bean tree) are growing in close proximity to one another. The crown of the *Catalpa* is impeded by the adjacent trees, both of which would benefit from its removal.

Right: Trees planted along the western boundary place unforeseen stresses on the parapet wall. Many are leaning into the garden, possibly due to an inability to anchor themselves appropriately.

Far Right: The heavily impaired *Castanea sativa* (sweet chestnut) at the south end of the garden should be removed due to decay in the main stem.

The quality of the trees in Chester Terrace is quite mixed, with attractive mature trees scattered along the length of garden. The relatively even spread of good quality trees raises the overall impression of space, especially as these specimens are generally the most prominent features in views from Regent's Park and the Outer Circle.

The western boundary contains a high proportion of poor trees that suffer due to being planted too close to the boundary wall. Furthermore, the weight of the trees is placing additional pressure on the footing of the structure and therefore compromising its overall strength.

At present, trees obscure a high proportion of views to and from the building.

Left: The view east from Chester road shows partial views to the central set of Corinthian columns, flanked by mature trees.

Left: An inward leaning *Prunus cerasifera 'Pissardii'* (cherry plum) that impedes the western path.

Garden Features

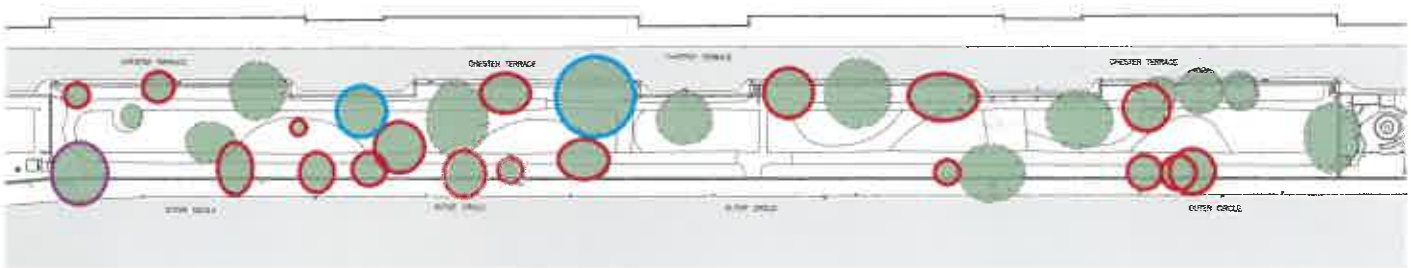
3.2 Planting: Trees

Proposals

Initial Tree Management

Due to the condition of the existing boundary wall, there is a need to lower the soil level on the adjacent western planting bed. The proposed level changes cannot be undertaken without adversely effecting the tree roots in this area, which would leave the trees damaged and at risk of falling. It is therefore necessary to remove the majority of the trees along the western boundary, in order to safely carry out the necessary refurbishments to the wall.

Of the trees to be removed on the western edge, all but one are grade C trees. An exception to the removals will be made in the case of the prominent grade B *Aesculus flava* (sweet chestnut), which will be retained. Any grade changes required adjacent to this tree will be undertaken following its natural demise.



Legend

- Proposed tree removals
- Tree removal - to be replaced with similar species following groundworks
- Consider for pruning - crown reduction/thinning/lifting

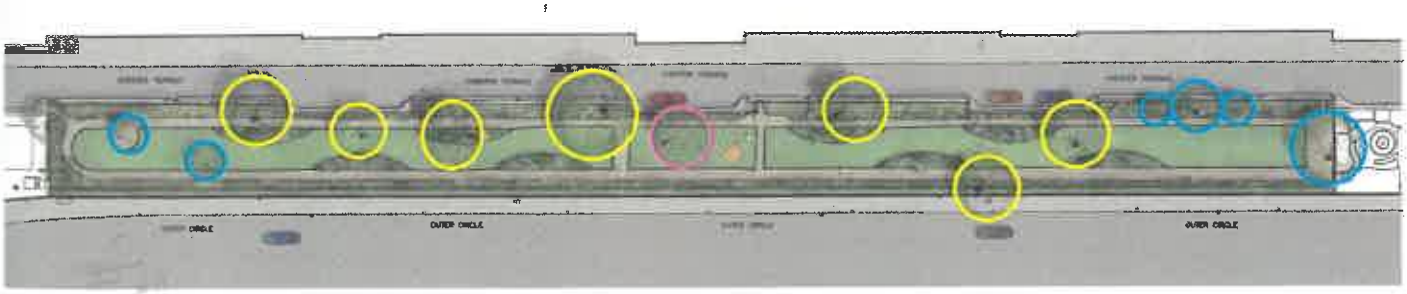
Initial Tree Management Plan (NTS)

Future Tree Management

The long-term management of Chester Terrace should be in accordance with the wider tree strategy for the terraces surrounding Regent's Park.

In summary, the aims of future tree management should be to reduce obstructive views to the central block of the building by avoiding new tree planting in the central third of the garden. Trees within this central area should be limited to small to medium sized species.

At the north and south ends of the garden, tree coverage may be more liberal, with large specimens considered appropriate to plant at the ends of the terrace, where they will frame views to the building.



Legend

- Retained tree - may not be replaced on demise particularly if impeding the growth of another tree in the locality
- Retained tree - to be replaced by small/medium sized specimens on demise
- Retained tree - to be replaced with similar species on demise

N.B. The proposed garden layout should be accommodated when replanting trees and allowance for repositioning to an adjacent planting area should be expected in some cases.

Future Tree Management Plan (NTS)

3.3 Planting: Shrubs, Perennials and Lawns

Existing Conditions + Historic Precedent

The crescent-shaped planting beds depicted in Mayhew's plans are still present in the garden today, though they have been enlarged over the years.

Right: Shrub and herbaceous planting is mostly well established throughout the garden.

Far Right: Many of the shrubs have become far bigger than they were intended to be, which has resulted in their "leggy" appearance. In such cases, the garden would benefit from the replacement of these shrubs with healthy mature specimens or in come cases, significant pruning to rejuvenate existing shrubs.

View of Chester Terrace by Edmund Thomas Parris, 1830. Note the low planting adjacent to the southern detached house (depicted following the construction of the Nash designed archway that links the buildings).

Early views of Chester Terrace show planting largely restricted to the height of the surrounding balustrade and railings. Such restrictions would have afforded broad panoramas of the entirety of the building from Regent's Park.

Due to the detached houses that were constructed at the north and south ends of the site, Chester Terrace lacked the tall plantations that framed other terraces such as Hanover and Cumberland. There was, however, a block of planting south of Cambridge Terrace, which in conjunction with the taller planting that surrounded Cumberland Place, would have served to punctuate the series of three buildings.

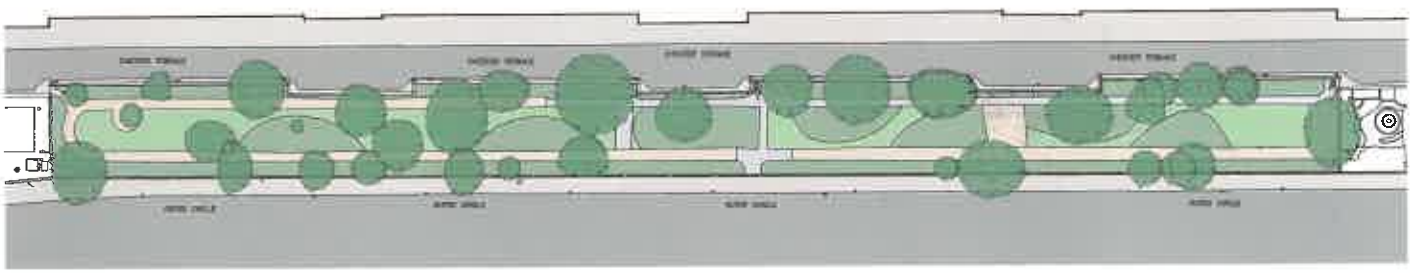
Garden Features

3.3 Planting: Shrubs, Perennials and Lawns

Existing Conditions + Historic Precedent

The layout of the existing garden still shows some similarity to the 1834 Mayhew plan. Six of the eight original crescent-shaped planting beds are still present, though their proportions and shape have shifted over time. In the northern half of the garden, two of the crescents have been lost, while those remaining have grown in size. The area in front of the central block of the building has, at some point, been converted from a lawn panel into an additional planted bed.

Around the beginning of the C20th, the north and south ends of the garden were demised to the detached properties adjacent to each end of the garden. In the existing condition, these areas are now separated from the communal garden by hard boundaries and legally owned by the adjacent properties.



Legend

Lawn

Shrub/Perennial Bed

Existing Shrubs, Perennials, and Lawns (NTS)

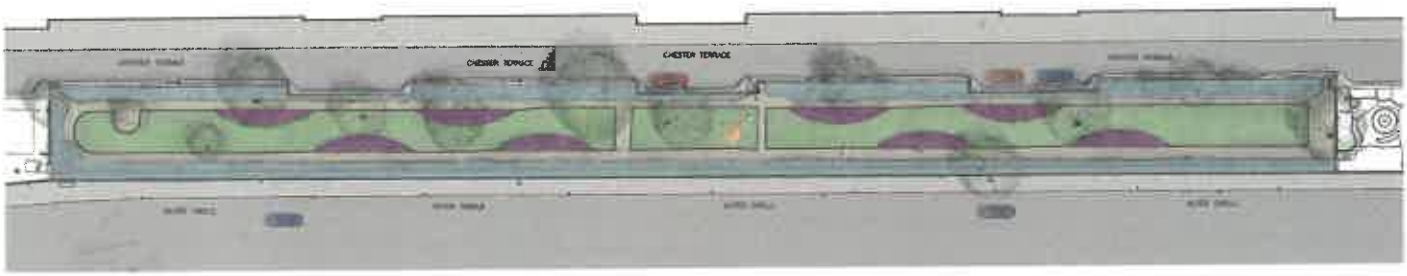
Garden Features

3.3 Planting: Shrubs, Perennials and Lawns

Proposals

The proposed scheme would see a reduction in the proportions of the current planting beds to bring them closer to their original scale. New planting would focus on raising the quality of the planting, removing old and tired shrubs and introducing younger and more vigorous specimens across the garden. The existing lawns will be united with a serpentine thread that will open the garden up to informal strolling amongst the shrubbery.

The planting along the western border would be removed in its entirety, in order to allow the ground level to be reduced and necessary repair work to be undertaken on the wall. Following the repairs, the border would be replanted with appropriately mature shrubs to provide ground level screening to the garden.



Legend

- Flower Bed
- Shrub/Flower Bed
- Lawn

Proposed Shrubs, Perennials, and Lawns (NTS)

Garden Features

3.3 Paths: Layout and Materials

Existing Conditions + Historic Precedent

Left: Piecemeal changes to the original gravel paths have resulted in an incongruous mixture of surfaces. Sections of crazy paving are an incongruous addition to the garden that are at odds with the grandeur of the building.

Right: Existing Paths

Far left: The existing gravel paths would benefit from resurfacing. Large areas of the path are down to bare earth, which has promoted the encroachment of weeds.

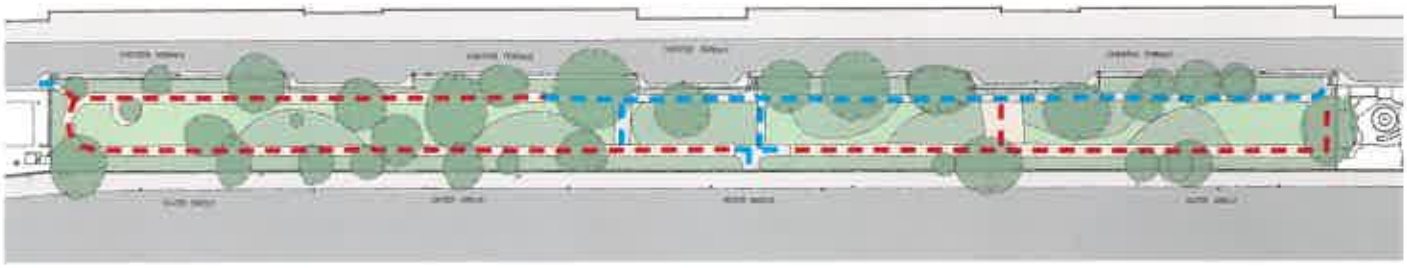
Left: When laid correctly, the gravel surface should cover the haunching to the pavement and form a level threshold to the path surfaces.

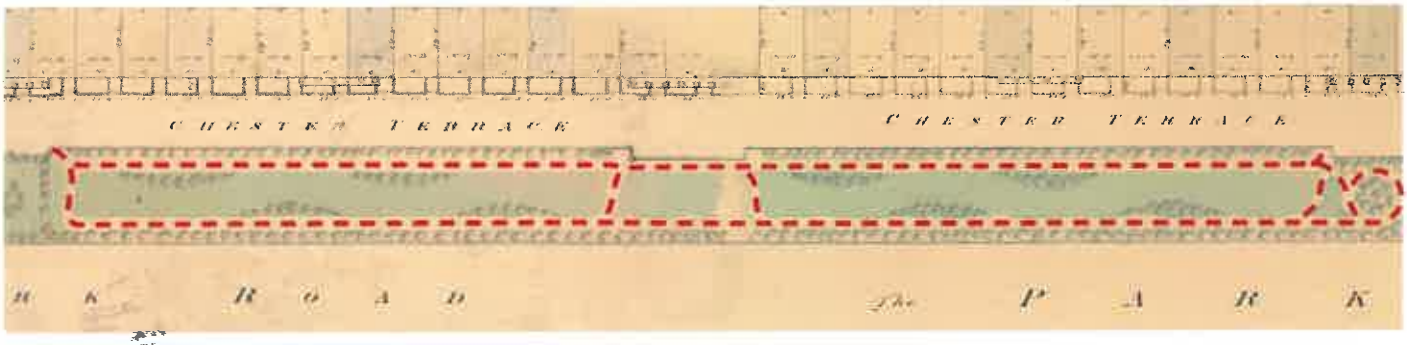
Right: 1834 Mayhew plan

The layout of the original gravel paths is still roughly reflected in the garden today, albeit with the addition of new east-west section of gravel that bisects the four southern shrub beds.

Lengths of path have been replaced in a piecemeal fashion with modern crazy paving, which has resulted in the straightening of the two central crossing paths and an inconsistent surface treatment across the garden.

As the north and south ends of the terrace became separate gardens, the routes that linked them were closed off. This is reflected in the plan with the loss of the circular path to the south, where the adjacent lawn panel has become an expanse of gravel.





Legend

- Gravel Path
- Crazy Paving

Path Materials Plan
(NTS)

3.3 Paths: Layout and Materials

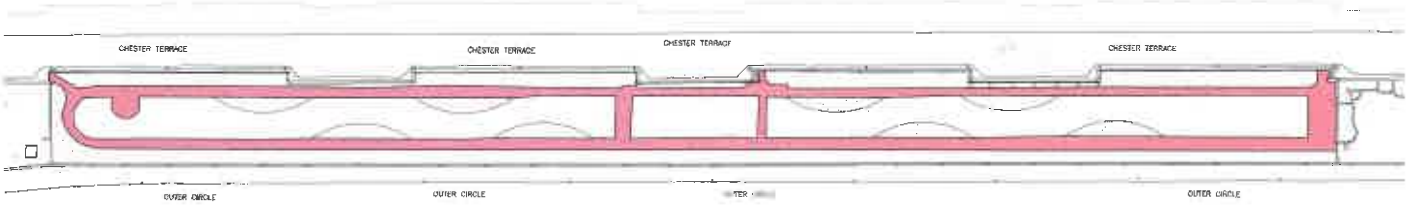
Proposed

The proposed scheme would see the removal of the paved sections of path and a uniform surface reinstated across the terrace. Removal of the impermeable paving will improve drainage across the site and the addition of permeable surfaces to all paths will help mitigate against the effects of high rainfall in the future.

The expanse of gravel in the southern half of the garden would be removed and this area returned to lawn and plant beds to better reflect the early Mayhew layout.

There are several options for resurfacing the paths at Chester Terrace, though an unbound permeable surface such as self-binding gravel would be a historically sensitive and attractive choice.

Trials of various bound, unbound and self-binding path surface materials are presently underway in Park Square Garden.



Legend

Proposed Path

Proposed Path Plan (NTS)

Self-binding gravel (such as that used at Scotney Castle, left) has a low particle size that allows the material to consolidate to form a smooth even surface. It is permeable, though can become less free-draining over time due to the high marl content.

Loose gravel paths (such as those at Ham House, left) are tactile and yielding under foot. Gravel is naturally permeable, and it's drainage properties are more consistent in the long-term than self-binding gravel.

Over time, the underlying sub-base can become exposed, which can be rectified with additional gravel dressing.

3.3 Paths: Planting and Path Edging

Existing Condition

Rope edging is a common feature in most of the terraces and when installed correctly, provides an attractive and practical barrier for vegetation and gravel.

Far Left: Tight curves are hard to achieve using rope edging and therefore it is better suited to straight sections

Left: Timber is a low cost option for edging plant beds. Curved sections can be achieved by cutting kerfs into the inside face of the timber to allow the timber to bend.

The use of edge restraint for pathways and planting areas has many benefits. Raised edging can help prevent loose surfaces such as gravel from migrating onto lawns and plant beds. Edging to lawns will help to discourage turf from spreading and reduces their maintenance requirement.

Edging within Chester Terrace is mixed at present. Some surfaces' transitions have no visible restraint, while others use a variety of materials along a single edge. Across all the terraces, edging is generally carried out using Victorian rope top edging or timber. Planting beds within lawns are often delineated by spade-cut edges that require regular maintenance.

Garden Features

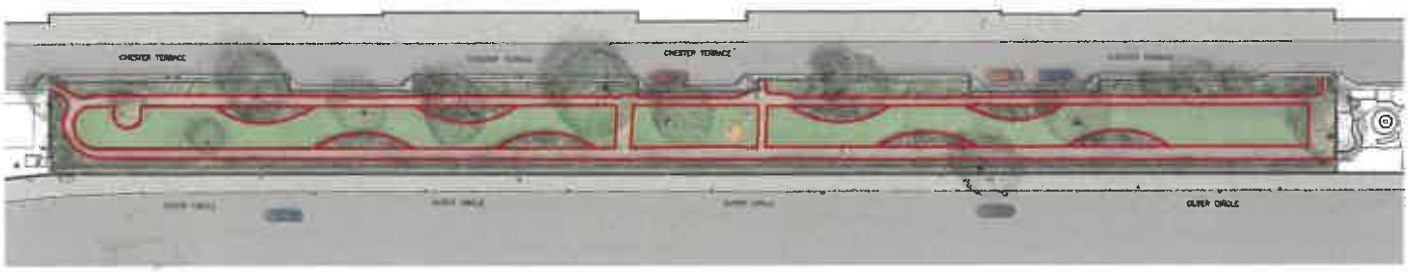
3.3 Paths: Planting and Path Edging

Proposals

The new planting bed and path arrangements for Chester Terrace would benefit from a rationalised approach to edge restraint that is common to all terraces.

Rope top edging has proved a long-lasting and attractive method of retaining the gravel paths and should be considered going forward.

Lawn panels and plant beds would benefit from steel edging, which offers the greatest longevity of the edging options.



Legend

Proposed Edge Restraint

Proposed Edges Plan
(NTS)

3.4 Balustrades, Gates and Railings

Existing Conditions + Historic Precedent

The existing concrete balustrade at Chester Terrace is in a poor state of repair and requires urgent refurbishment to ensure it is structurally sound.

Far Left: The original cast iron railings were replaced in the 1950s with a simple modernist design.

Left: Excavations at the south end of the garden illustrate the original soil level adjacent to the parapet wall.

A section of the orginal dwarf railings are still present at the north end of Chester Terrace.

Chester Terrace, like Cumberland Terrace, sits on a raised platform above the level of the Outer Circle. This elevated situation afforded the terrace grand views over Regent's Park. The retaining wall for the carriageway is approximately a metre in height and is topped with a concrete balustrade that mimics the original stone structure. The existing balustrade is in poor condition, requiring structural support in some areas. In addition, the copings contain a high amount of visible aggregate, which makes them an inferior substitue to high quality composition stone.

The western edge of the garden is enclosed by a parapet wall and dwarf railings. In the 1950s, the early cast iron railings were removed and replaced with a modern design.

As the garden has matured, the ground level adjacent to the parapet wall has risen (in part due to soil deposition through new planting). As a result, the boundary wall is now acting as a retaining structure despite not having been designed for this purpose. The additional pressure on the foundations will likely result in structural problems if not addressed.

Garden Features

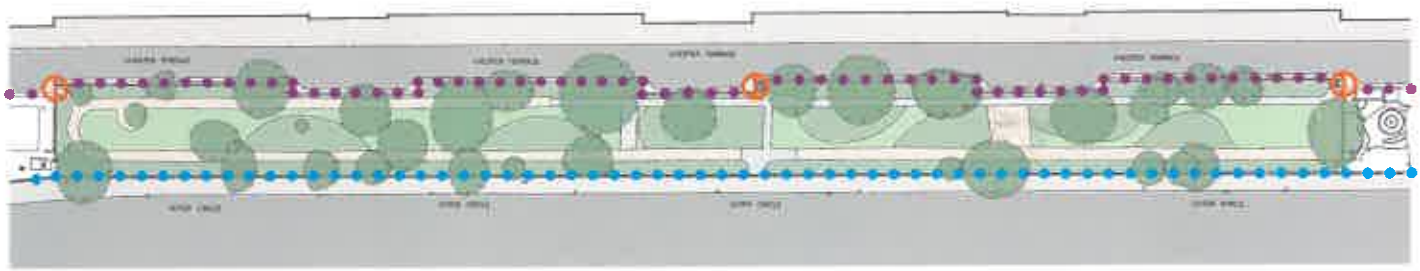
3.4 Balustrades, Gates and Railings

Existing Conditions + Historic Precedent

The concrete balustrade on the east side of the garden is at risk of collapse in some sections and as a result a series of temporary scaffolds are in place to strengthen it. Investigations should be carried out into the structural stability of the existing retaining wall to determine the cause of the problems, and ensure there are not further issues effecting the wall itself. There are a number of possible factors effecting the wall, including increased vehicular traffic (and weight) along the carriageway, as well as the possible effect of tree roots on the original foundations.

Both the low parapet wall on the western boundary of the garden and the eastern retaining wall should be assessed by a qualified structural engineer to determine the nature and scale of refurbishment works required to each.

where is the report



Legend

- Cast Concrete Stone Balustrade
- Parapet Wall with 1950s Replacement Railings
- Cast Iron Pedestrian Gate

Existing Railings Plan (NTS)

Garden Features

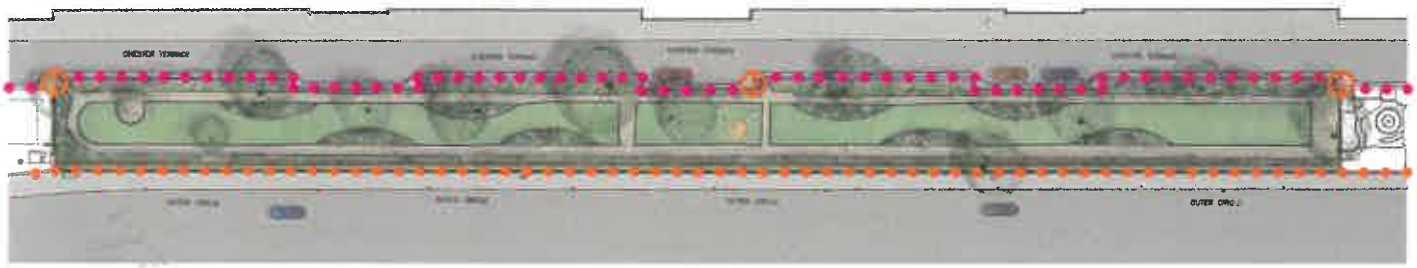
3.4 Balustrades, Gates and Railings

Proposals

Following any structural repairs required to the retaining wall, a new composition stone balustrade should be installed that better reflects the original design and materiality. In 2012, a new composition stone balustrade was erected in Cumberland Terrace, which provides a successful precedent for Chester Terrace.

The existing pedestrian access gates should be refurbished as necessary and reinstated in their existing locations.

The soil level on the western boundary wall should be lowered to its original height, which will remove any additional stress currently placed upon it. Following any refurbishment works, new heritage style railings should be installed to match the original railing at the north of the site.



Legend

- Refurbished Retaining Wall and Replacement Cast Stone Balustrade
- Cast Iron Railings and Refurbished Parapet Wall
- Existing Cast Iron Pedestrian Gate

Proposed Railings Plan (NTS)

References

1. Ann Saunders, Regent's Park: A Study of the Development of the Area from 1086 to the Present Day (Newton Abbot, 1969), pp. 122-24.
2. The National Archives, HV 1/4, p. 285.
3. The National Archives, HV 1/7, p. 205.
4. The National Archives, HV 1/9, pp. 55, 175.
5. The National Archives, HV 1/21, p. 177.
6. The National Archives, HV 1/23, pp. 10, 65.
7. The National Archives, HV 1/18, p. 235.
8. The National Archives, CRES 2/742, Undated letter from John Nash