

Heritage and Design & Access Statement



Site address: 4 Chester Place, London NW1 4NB

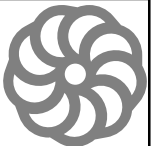
This statement should be read in conjunction with scaled drawings submitted alongside.

The application property is located centrally within the terrace of 12 houses designed by John Nash c.1826. It is Grade 1 listed for its special architectural and historic interest and situated within the Regent's Park Conservation Area. The application proposes no external modifications.

As shown in the drawings that accompany this statement, the proposals comprise minor internal alterations to the interior of the property only. Specifically the addition of a new bathroom on the third floor in place of an existing bedroom. Details of the proposed changes are set out in section Application Proposals of this report and are fully annotated on the submitted plans.

The property is and will remain in residential use by one family. This proposal will facilitate the continued, long term use of this property for residential purposes by carrying out necessary refurbishment to the property in a way which is respectful of the heritage asset, and mindful of the historic value of the original fabric.

The following sections lay out the key planning considerations and the impact of the proposal on the Grade I listed building, and concludes that in all respects, the proposal is acceptable in heritage terms.



BACKGROUND INFORMATION

The entire terrace of Nos. 1-12 Chester Place is Grade I listed in recognition of its outstanding national architectural and historical importance.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 1-12 AND ATTACHED RAILINGS

List entry Number: 1242936

Location: NUMBERS 1-12 AND ATTACHED RAILINGS, 1-12, CHESTER PLACE

Grade: I

Date first listed: 10-Jun-1954

In summary, the listing description states as follows:-

'Terrace of 12 houses. c1826. By John Nash. Stucco with rusticated ground floor. Slated mansard roofs with dormers and massive slab chimney-stacks.

Symmetrical terrace of 3 storeys, attics and basements; centre and ends with additional attic storey. Nos 6, 7 & 12 with prostyle stucco porticoes, otherwise plain recessed doorways with panelled doors, some partly glazed. Pilasters rise through 1st and 2nd floors to carry continuous entablature at 3rd floor level.

Recessed sashes; ground floor mostly with margin glazing, 1st floor tripartite with continuous cast-iron balcony, 2nd floor architraved. Above those with attic storey, a cornice and blocking course; those with 3 storeys mostly retaining balustraded parapet.

At south end, to former Chester Terrace Mews, attached stucco Greek Doric portico with fluted three-quarter columns carrying entablature and pediment.'

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas.

Nos 1 & 2 and 4-12 (consec) were listed on 14/05/74. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 119).

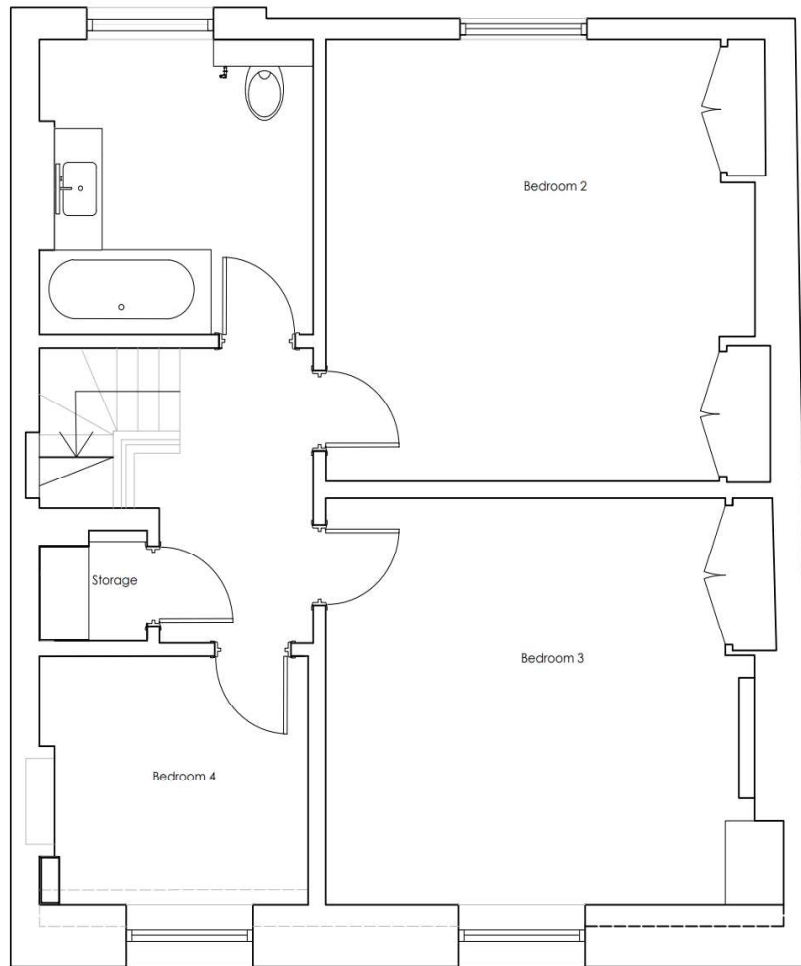
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Clifton Interiors Ltd
168 Regents Park Road
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info@cliftoninteriors.com



Existing 3rd Floor Layout



EXISTING 3RD FLOOR
SCALE 1:50 @ A3

APPLICATION PROPOSALS

Chester Place is characterised by residential uses. 4 Chester Place is within Class C3 residential use and is a single family dwelling. It lies within the Crown Estate. Listed building consent is sought for minor internal alterations to 4 Chester Place.

Third floor level

The addition of a bathroom at this level (in place of bedroom 4 in floor plan shown aside) with associated new sanitaryware, fittings and finishes. Existing internal drainage pipework, and hot and cold supply, will be extended upwards from the bathroom directly below via internal riser to connect the new fittings. The existing carpet is to be carefully removed, a new tanking membrane and sub floor is to be installed under the new tile floor finishes.

ACCESS

The property is accessed from Chester Place to the front, with a back door and garden door leading to the rear courtyard garden accessed off Albany Street. The access to this listed building is not affected by this proposal.

STRUCTURAL REPORT

This proposal only involves minimal interior alterations and no works that might affect the structural integrity of this listed building will be carried out. Hence, a structural report is not necessary to support this application.

CONCLUSION

The proposal will not affect the preservation of this listed building, its setting or any features of architectural or historic interest.



EXISTING PHOTOS

3rd Floor room to be converted to bathroom



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