



CHESTER TERRACE.

25 Chester Terrace Design and Access Statement for the Vaults

25 Chester Terrace
London, NW1 4ND



BB
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01 INTRODUCTION

Introduction

Brief:

This Design and Access Statement is to support a Pre-application to lower the vaults below the pavement at 25 Chester Terrace which is a Grade I listed building located within the Crown Estate.

This statement is to be read in conjunction with the following documents:

- Existing and proposed drawings (prepared by BB Partnership)
- Heritage Report

Project Team:

Architect: BB Partnership Limited

Heritage Consultant: The Heritage Collective

Structural Engineer: Axiom Structures Limited

Mechanical and Electrical Engineer: T P Engineering Services LLP



25 Chester Terrace

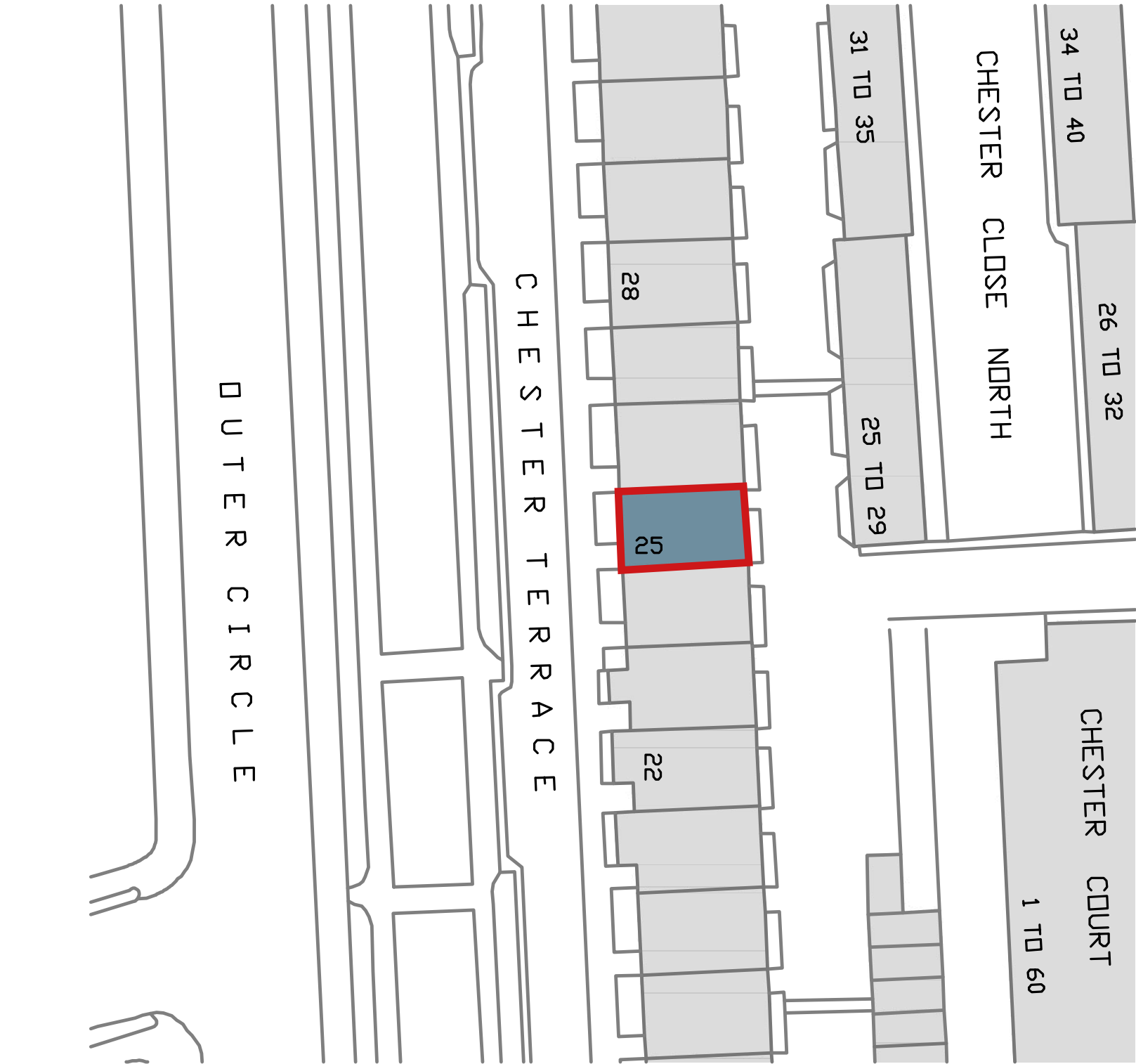
02 SITE CONTEXT

Location and Context

25 Chester Terrace is a grade I listed building designated in May 1974 along with its wider terrace; nos.1-42 (List Entry Number: 1271885. See page 9 for Heritage Building Description). The building was designed by John Nash and dates from c.1825. As demonstrated by its high grade of listing the building possesses considerable architectural and historic interest as part of an important early 19th century terrace of the Regent's Park Crown Estate development.

It should be noted that prior its listing the property was completely refurbished in the 1960's with all elements other than the front elevation and party walls being replaced.

The application site is located within the Regent's Park Conservation Area. The conservation area was first designated in 1969 and focuses on Regent's Park and its adjoining streets. In 1811 the land reverted to the Crown at which point John Nash was chosen to design a grand scheme creating a new processional route through London from Carlton House to Regent's Park.



Site Location Plan



03 THE EXISTING BUILDING

Existing External House

The Listed Building Description from the Heritage England for Chester Terrace is as below:-

Location: (East side) Nos.1-42 (Consecutive) and attached railings and linking arches

Street: Chester

Grade: I

Reference No: 798-1-21287

Date of listing: May 14 1974 12:00AM

Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commissioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers. EXTERIOR: the longest unbroken facade in Regent's Park (approx. 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony. **INTERIORS: not inspected.** SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances. Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer elevations with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed "Chester Terrace", cornice and blocking course.



Front Houses



Entrance Gate



Roof Dormer



Front of House



Front of House



Lightwell



Lightwell



Lower Ground Rear of House

Design and Access Statement for the Vaults
25 Chester Terrace, London, NW1 4ND

Existing Internal House

The proposal only relates to the external vaults. which are currently only used as storage spaces, with no insulation or drainage. The vaults show signs of dampness and some decay.



Vault Interiors



Vault door under outdoor stairs



Lightwell



Middle vault door



Outdoor stairs to lightwell

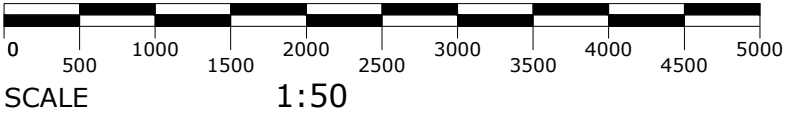
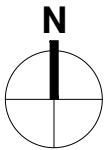
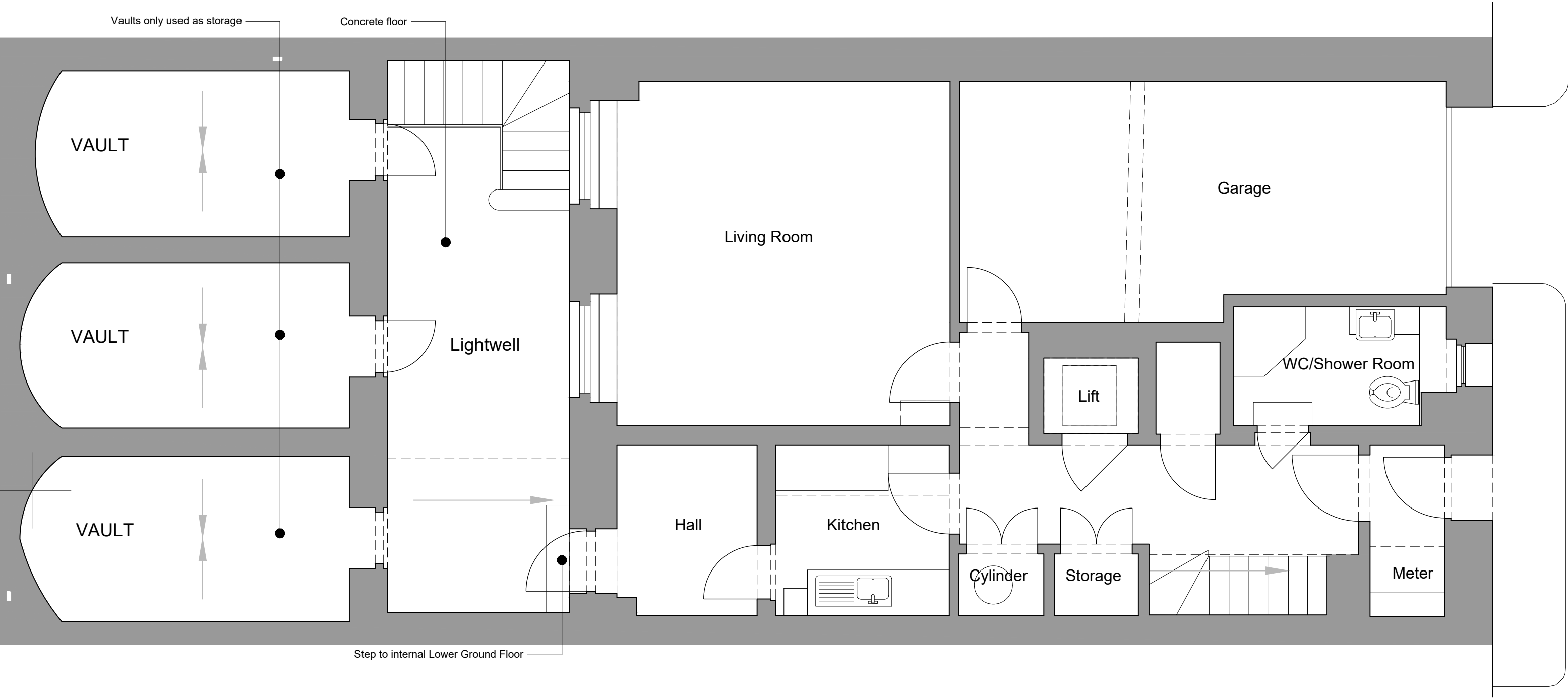


First vault

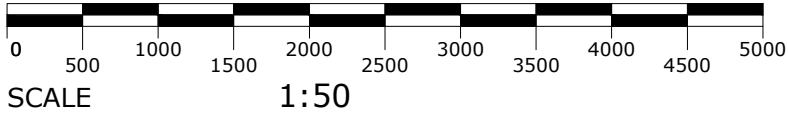
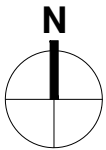
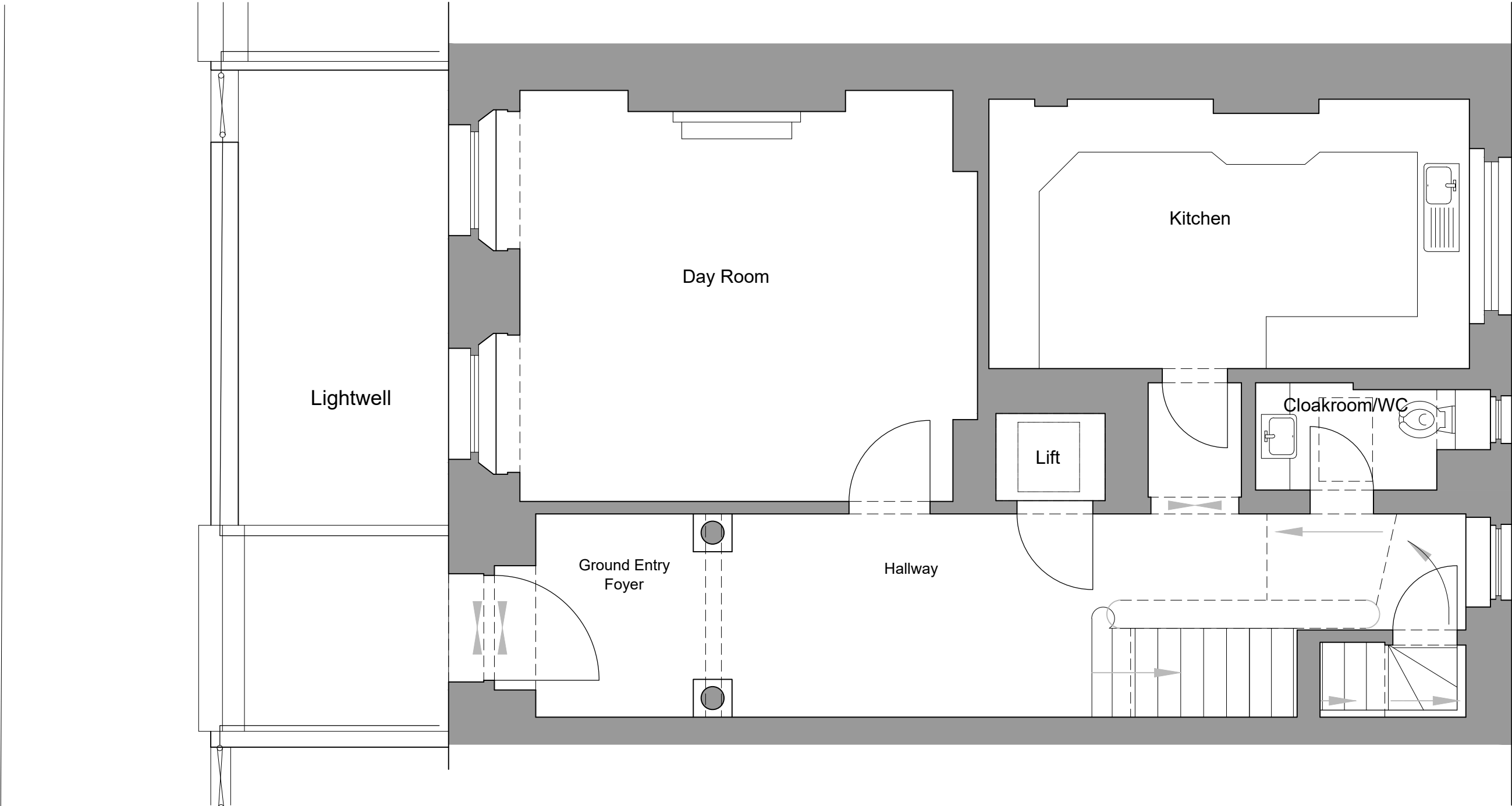


Lightwell back wall, close to entrance

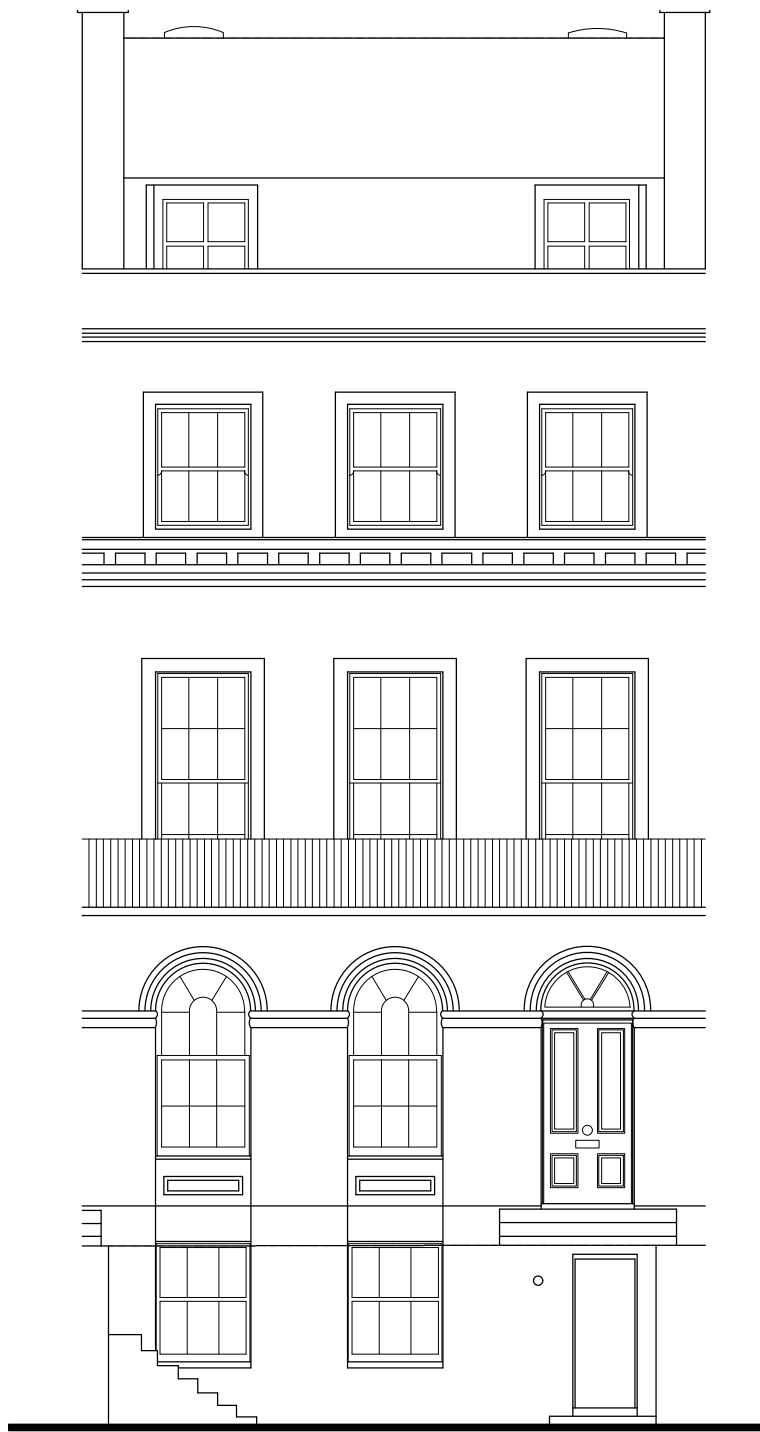
Existing Lower Ground



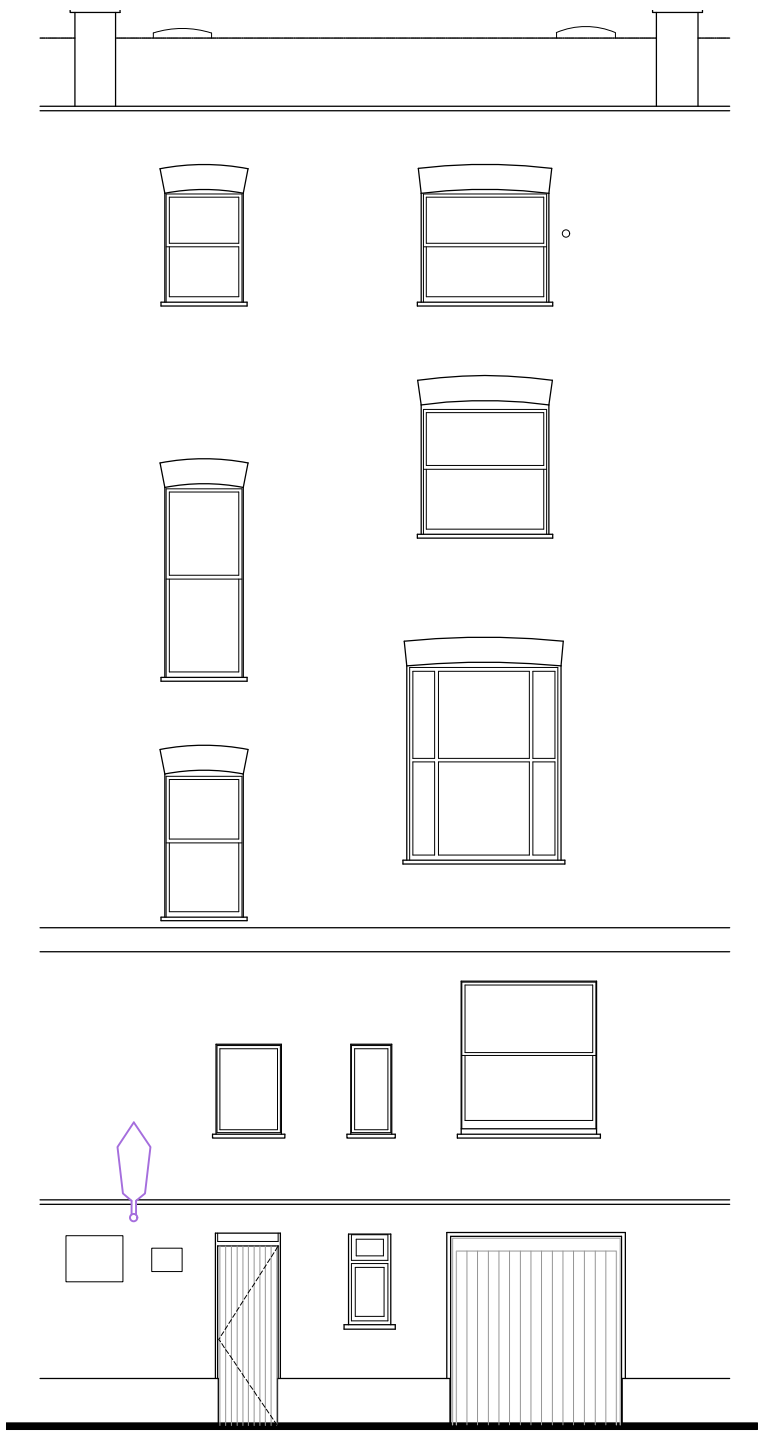
Existing Ground Floor Plan



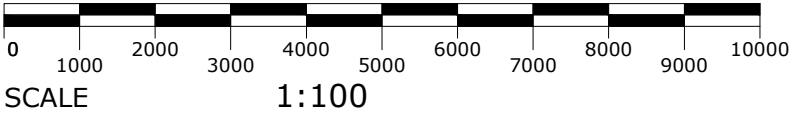
Existing Elevations



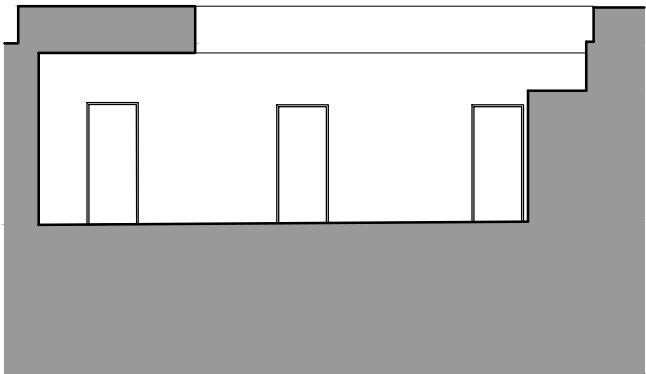
Front Elevation



Rear Elevation



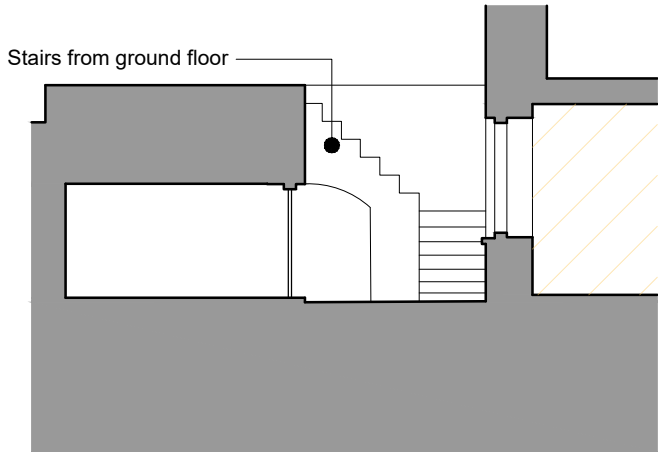
Existing Lightwell Elevations



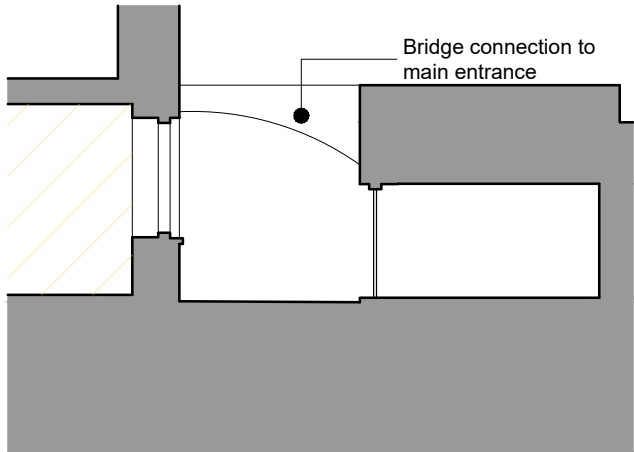
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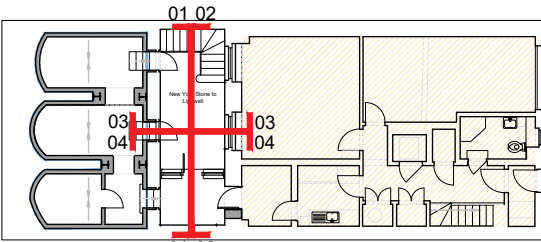
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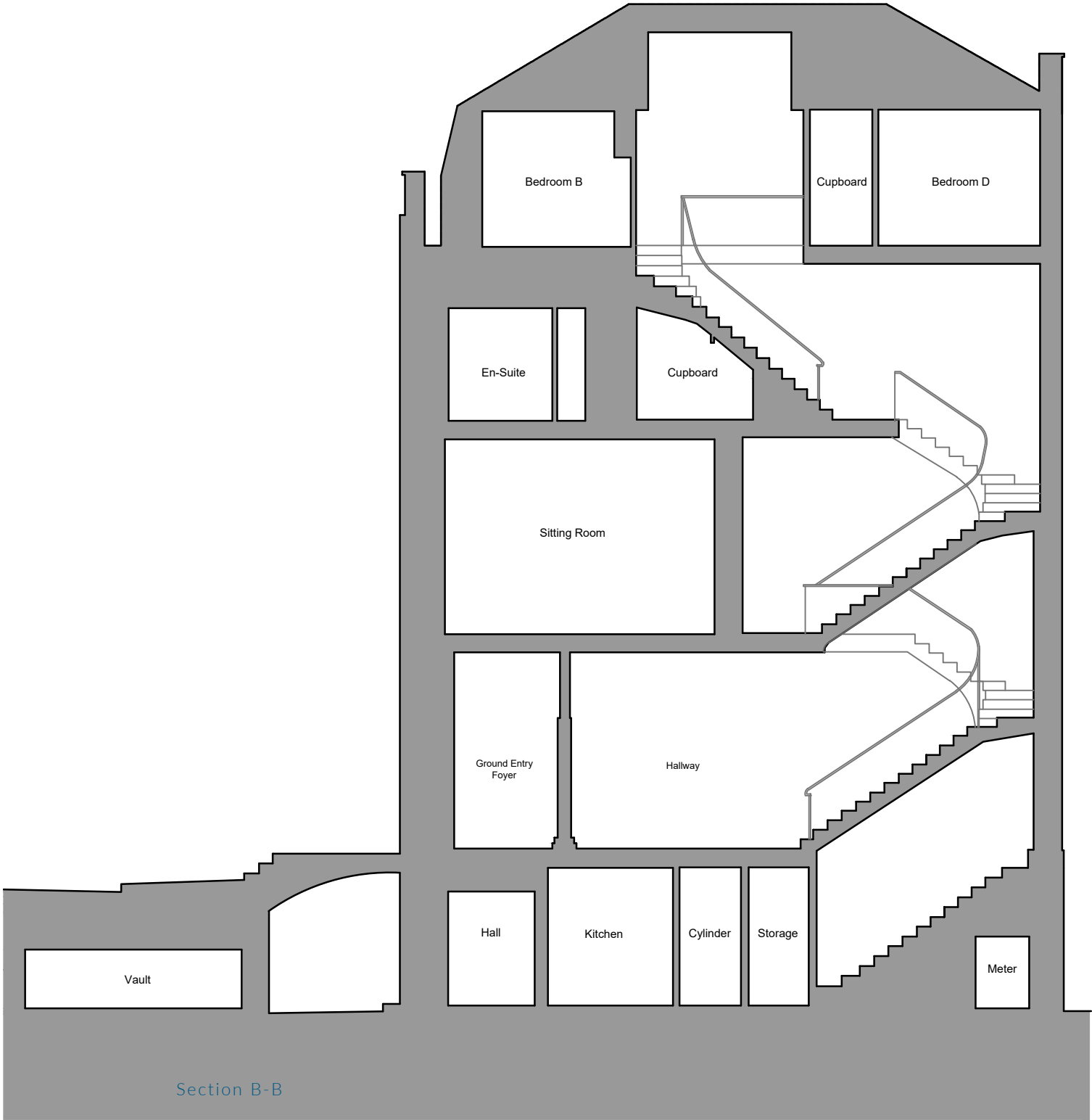
Section 03-03



Section 04-04



Existing Sections



04 PLANNING HISTORY

Planning History

Relevant Neighbouring Granted Planning Applications

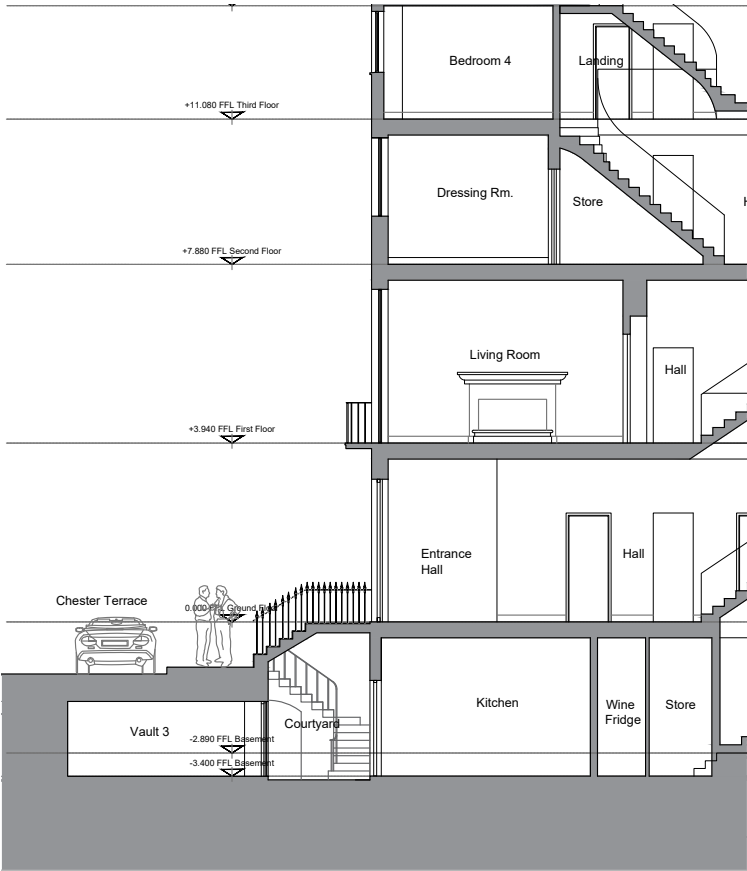
There has been a number of properties along Chester Terrace which have been granted planning permission and listed building consent to lower the vaults below the pavement to create usable spaces:

These properties include:

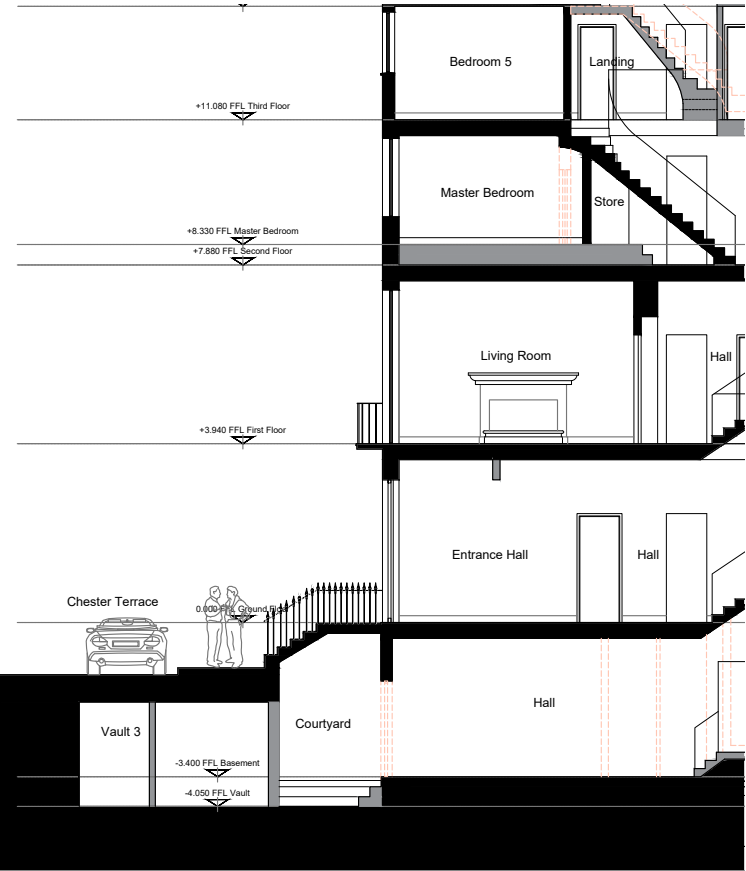
- 15 Chester Terrace
- 26 Chester Terrace
- 33 Chester Terrace
- 38 Chester Terrace

• **15 Chester Terrace Listed Building Consent Reference:** 2019/0630/L - General refurbishment of building, including relocation of some internal walls, relocation of staircase from existing third floor to roof level, raising floor level on part of second floor and lowering of floors in existing vaults, with alterations to existing external vault doors to enable access from lower ground floor; installation of AC unit in front lightwell.
Decision: Listed Building Consent Granted - 10 September 2019

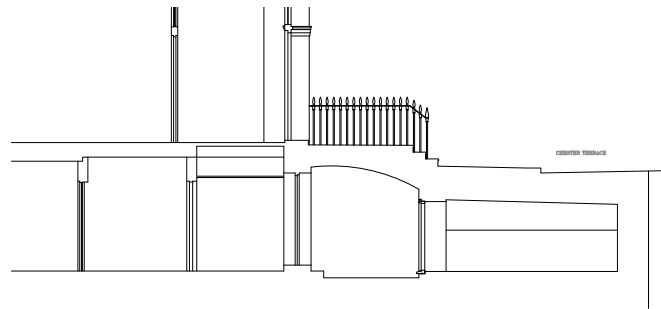
• **26 Chester Terrace Listed Building Consent Reference:** 2021/5977/L - Internal alterations on all floors including front vaults and installation of security bars to one window on the rear elevation at basement level.
Decision: Listed Building Consent Granted - 12 September 2022



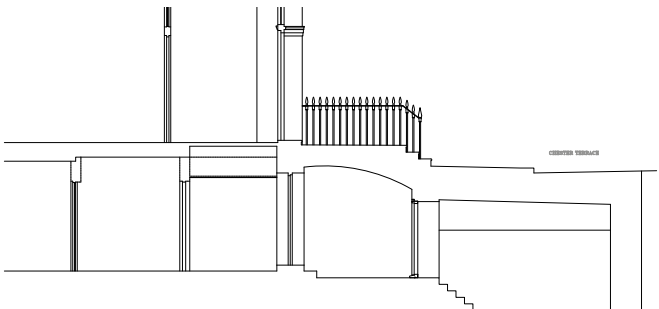
EXISTING SECTION C-C
Ref: 2019/0630/L
15 Chester Terrace



PROPOSED SECTION C-C
Ref: 2019/0630/L
15 Chester Terrace



EXISTING FRONT VAULTS SECTION
Ref: 2021/5977/L
26 Chester Terrace



PROPOSED FRONT VAULTS SECTION
Ref: 2021/5977/L
26 Chester Terrace

Neighbouring Planning History

- 33 Chester Terrace Householder Application**
Reference: 2014/6252/P - Excavation of basement vaults with associated alterations, creation of roof terrace with associated access glass roof and 2x skylights.

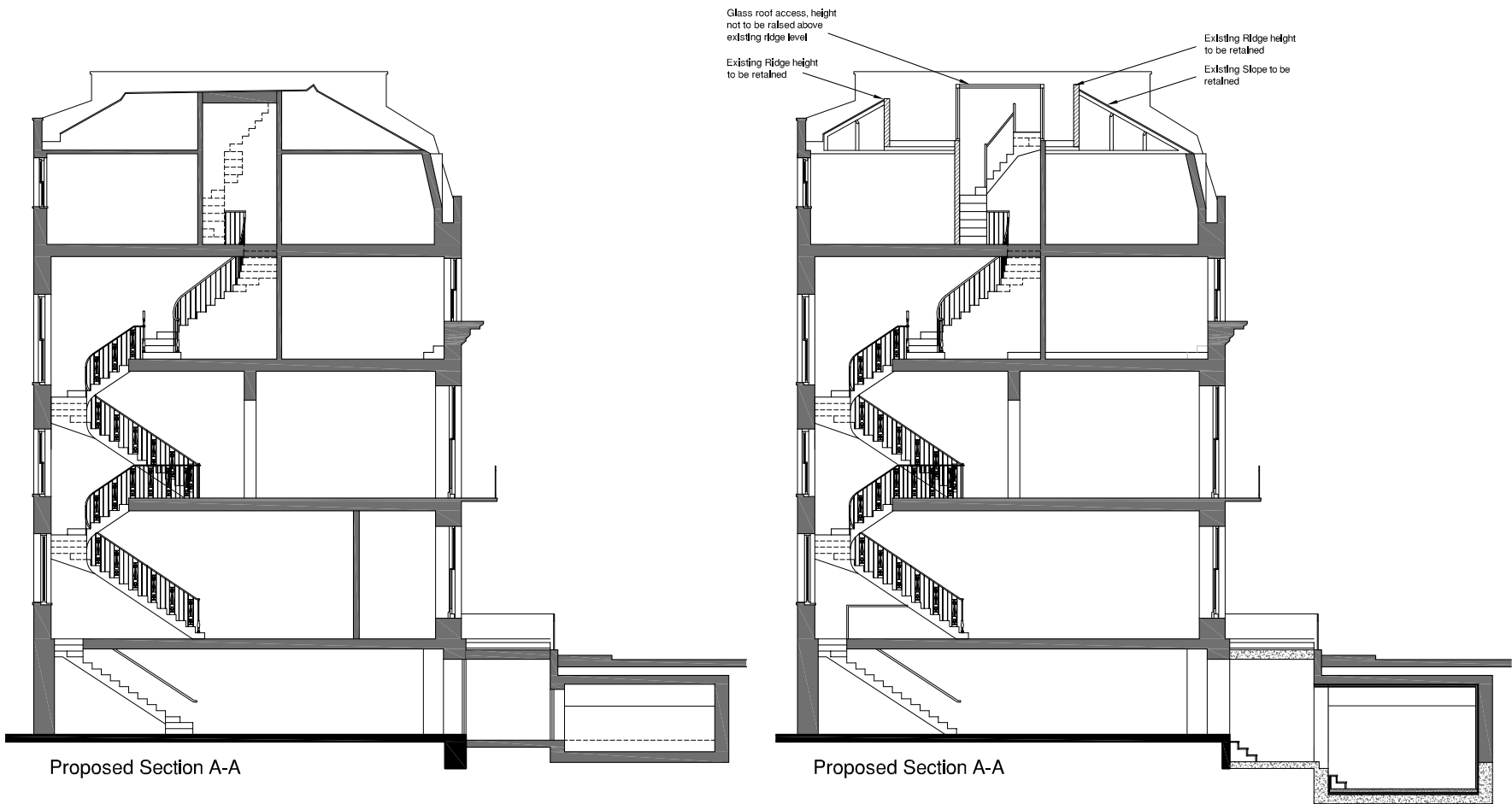
33 Chester Terrace Listed Building Consent
Reference: 2014/6783/L - Internal refurbishment of building, relocation of some internal walls, lowering of existing flat roof, formation of new staircase, glass roof and terrace area, and alterations to external vaults including lowering of floor level.

Decision: Both Permissions Granted - 31 March 2015

- 35 Chester Terrace Full Planning Application**
Reference: 2014/5627/P - Erection of roof terrace.

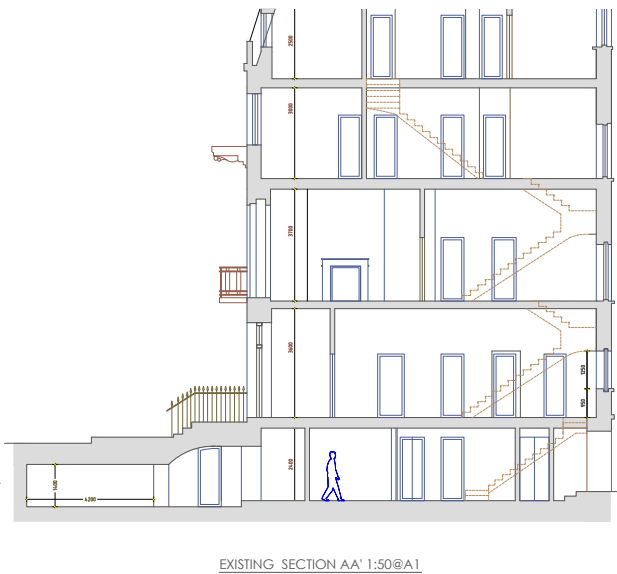
35 Chester Terrace Listed Building Consent
Reference: 2014/5795/L - Erection of roof terrace and associated internal alterations.

Decision: Both Permissions Granted - 20 November 2014

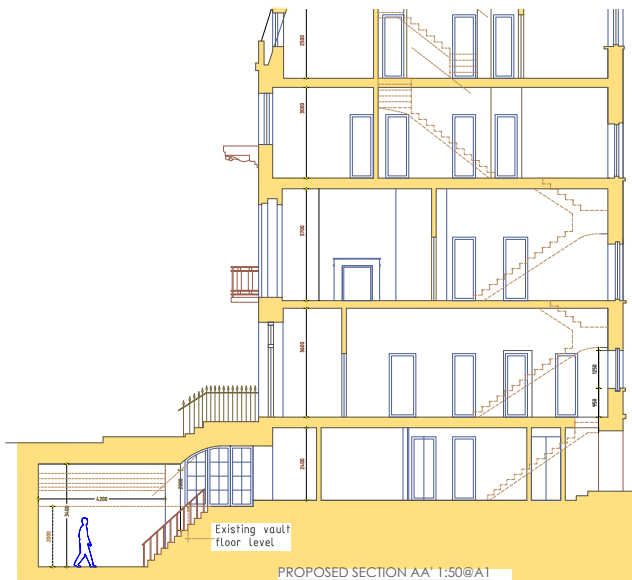


EXISTING SECTION AA
 Ref: 2014/6252/P
 33 Chester Terrace

PROPOSED SECTION AA
 Ref: 2014/6252/P
 33 Chester Terrace



EXISTING SECTION AA
 Ref: 2014/5627/P
 35 Chester Terrace



PROPOSED SECTION AA
 Ref: 2014/5627/P
 35 Chester Terrace

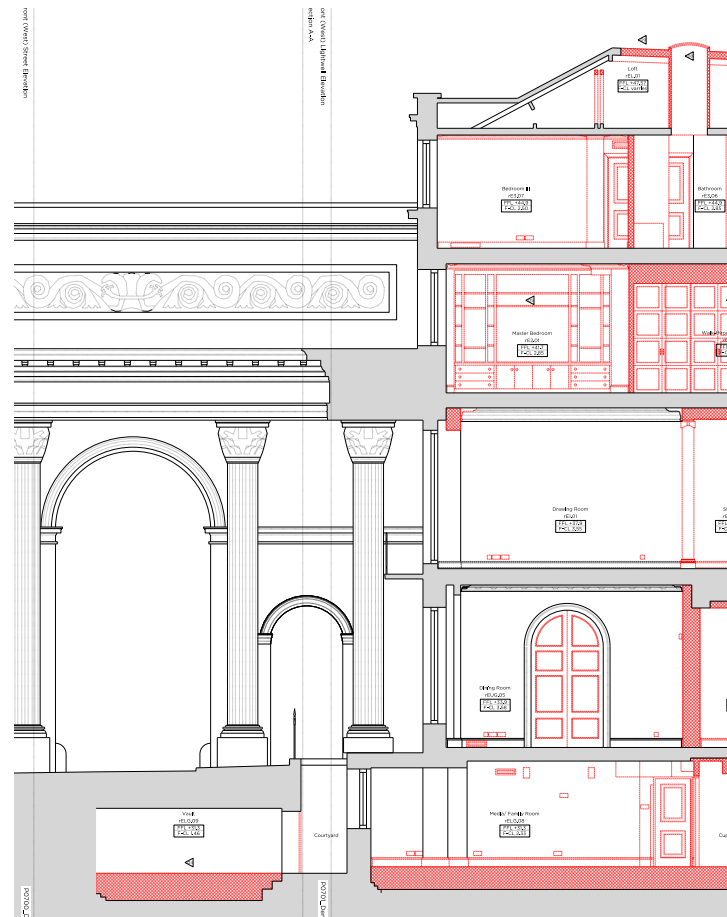
• **38 Chester Terrace Householder Application**

Reference: 2020/5801/P - Erection of roof terrace. External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights and replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear.

• **38 Chester Terrace Listed Building Consent Reference:**

2021/0239/L - External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights, replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear. Internal works to include alterations to room layouts at ground, first, second and third floors; installation of lift within existing lift shaft, secondary glazing to stairwell window, and new flooring with underfloor heating, new suspended ceilings, new partition walls and new skirting.

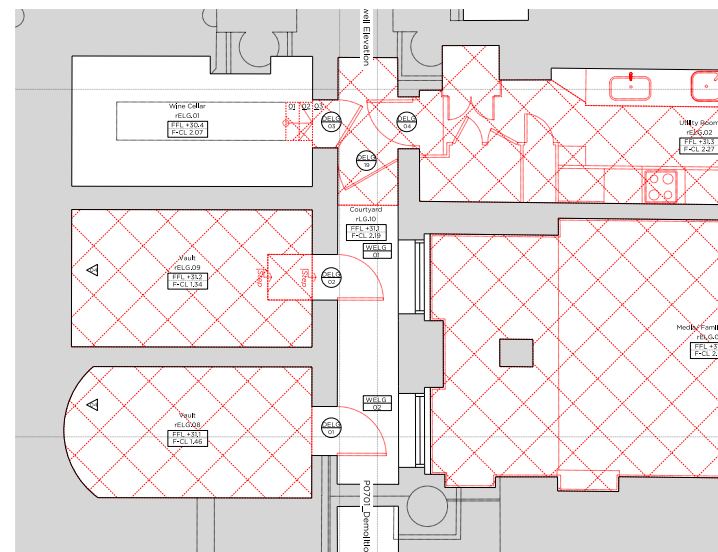
Decision: Both Permissions Granted - 18 May 2021



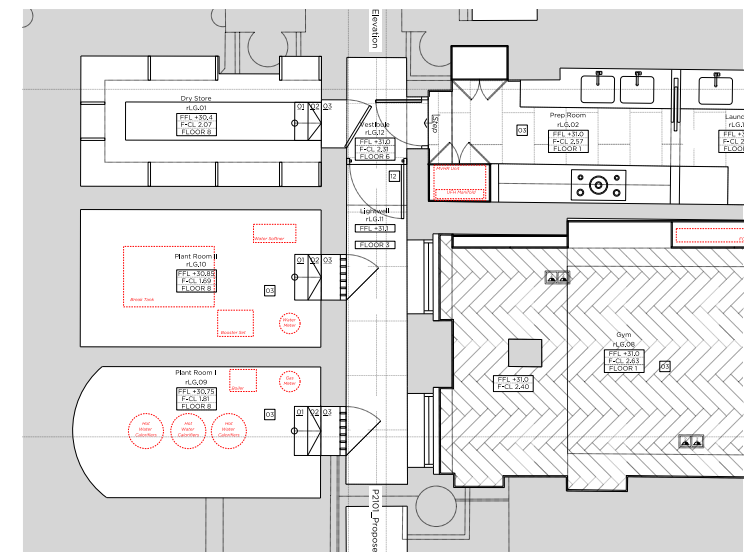
DEMOLITION SECTION BB
Ref: 2020/5801/P
38 Chester Terrace



PROPOSED SECTION BB
Ref: 2020/5801/P
38 Chester Terrace



DEMOLITION THIRD FLOOR PLAN
Ref: 2020/5801/P
38 Chester Terrace



PROPOSED THIRD FLOOR PLAN
Ref: 2020/5801/P
38 Chester Terrace

Pre-Application Response

Ref: 2023/0707/PRE:

Matthew Dempsey, the planning office, gave comments from the conservation officer on the 5th July 2023 (by email).

Essentially, the conservation officer noted that the 3 vaulted structures under the front pavement were originally used for storing coal. Despite the alterations in the 1960's, the vaults remained as a subservient space to the main house in terms of their 'overall proportions, scale and function.' However, he noted that 'many of the vaults along the terrace have undergone significant interventions to turn them into more usable spaces, so the principle of the proposals is acceptable.' However, the conservation officer did request that:

- the proposed amount by which the floor is to be lowered should be reduced. The Pre-Application showed the floor being lowered by 1.5m, but the recent approval at 26 Chester Terrace for example, had the floors in the vaults being lowered by 760mm.
- The proposed large opening between vaults blurs the spaces into one, so the size of the opening between two of the vaults should be reduced.
- Doors should be retained from the vaulted areas to the front lightwell. The conservation officer noted that this is because historically the vaults were originally used for the storage of coal, and a window into the lightwell would change the character of the openings to be a more 'domestic' in nature.

- Any stairs down to the vaults should be located substantially within the vaults themselves, not in the lobby under the entrance steps.
- The new proposed wall linking the main house to the vault area is set back under the existing steps so that the curve of the underside of the steps is better revealed. This new wall should be in a different material to the original stucco.

05 DESIGN PROPOSAL

The proposal is to lower the finished floor level of the vaults to gain enough height to turn the vaults into a usable area. The first vault will become a plant room, with the second and third vaults being used for storage. The client had originally hoped that the second and third vaults could be used as a Gymnasium.

An entrance lobby would also be created by enclosing the area under the existing front steps, in order to connect the storage to the main house via the lower ground floor existing entrance.

In response to comments by the conservation officer, the proposed lowering of the vaults has been reduced from 1.5m to 0.9mm. This will maintain the subservience of the vaults in relation to the main house in terms of their overall proportion, scale and function.

Furthermore, other planning and listed building consent applications along Chester Terrace allowed: similar depth of lowering of vaults. For instance, 26 Chester Terrace was granted 0.79m lowering of front vaults in September 2022; 33 Chester Terrace was allowed 1.364m lowering of front vaults in March 2015.

Regarding the proposed openings between the vaults, the size of the openings have now been reduced and they are now proposed as 0.85m

and 1.075m (previously the proposed opening between the vaults was proposed as 1.64m). Again, referencing 26 Chester Terrace, permission was granted for openings between the front vaults of 1.9 and 0.8m wide.

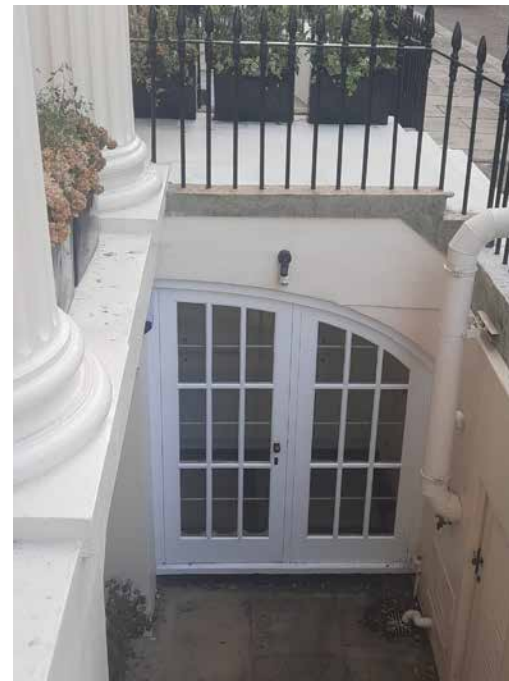
The conservation officer requested that doors should be retained from the vaulted areas to the front lightwell. Therefore, external doors into the vaulted areas have now been proposed as shown on the drawings (instead of 2 windows which were proposed on the Pre-Application submittal). These doors are to be partially glazed to let light into the front vault areas.

In addition, the conservation officer requested that any stairs down to the vaults should be located substantially within the vaults themselves, the proposed stairs have been relocated so that they are incorporated into the front vault area.

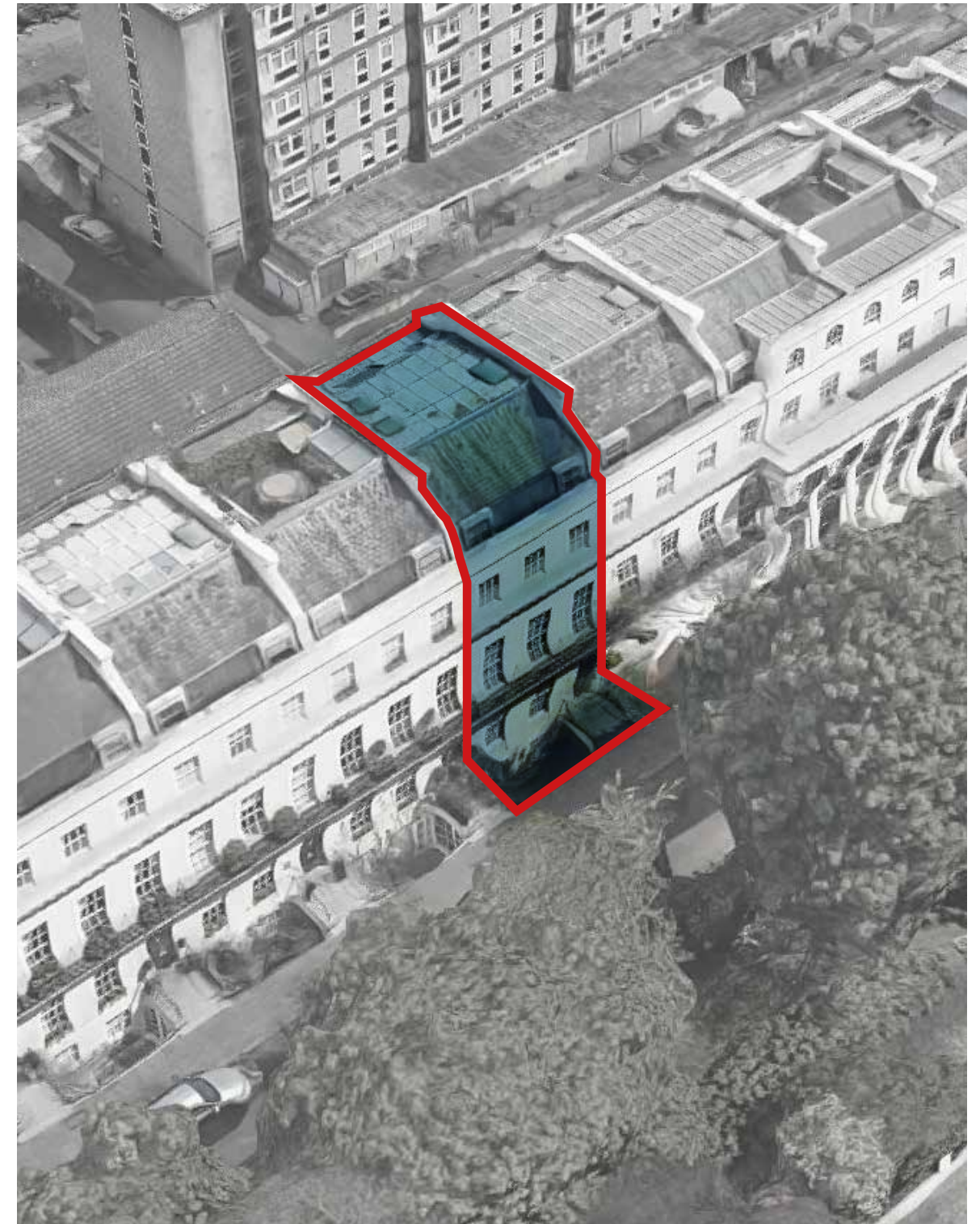
Furthermore, the new proposed wall linking the main house to the vault area is set back under the existing steps so that the curve of the underside of the steps is better revealed. This new wall has been modified to be a timber framed door and window configuration, which is similar to many of the configurations under the curved front entry steps, and so is in keeping with the other buildings along Chester Terrace.



Joinery under front entry steps.
Chester Terrace - example 1.

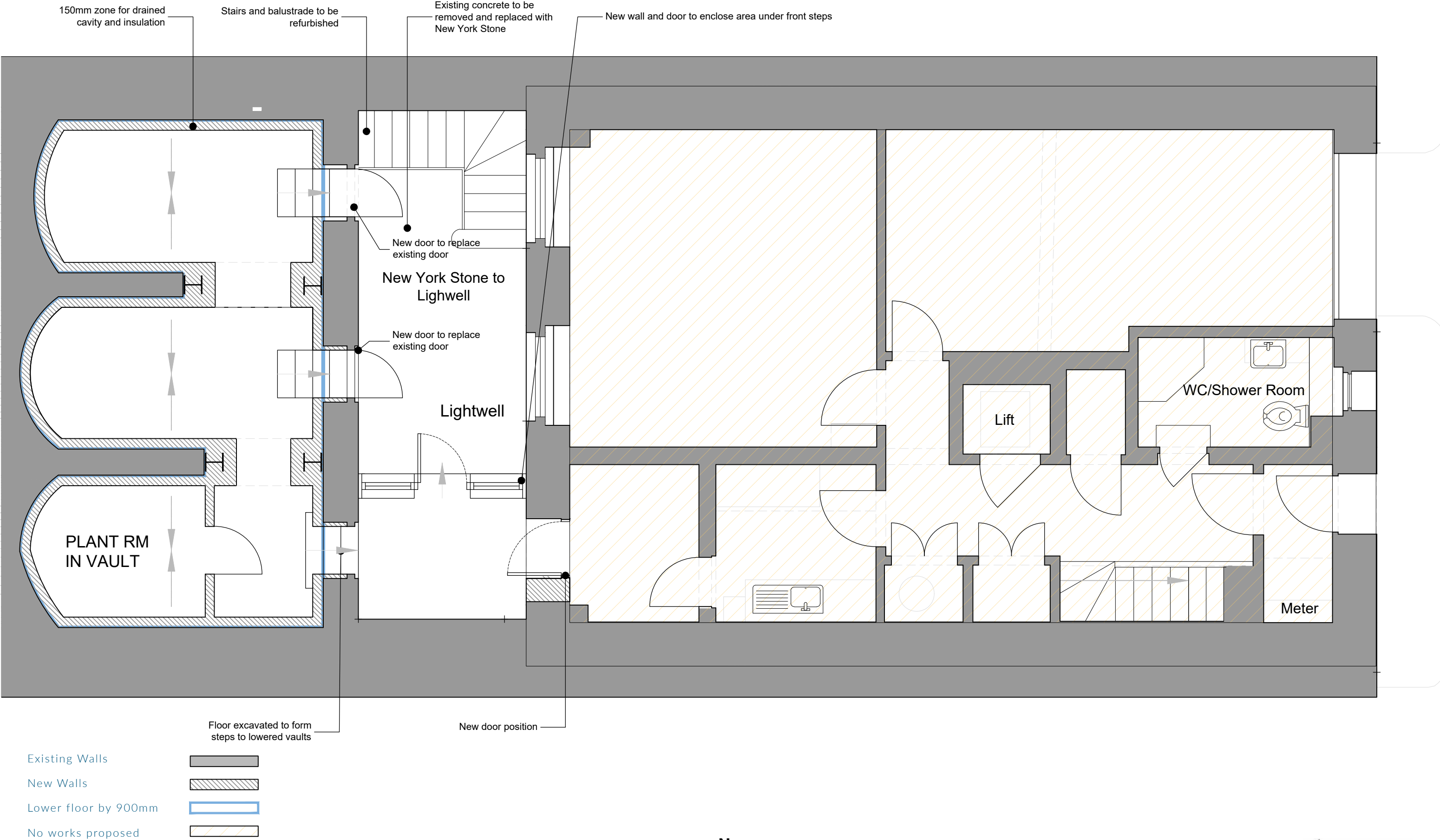


Joinery under front entry steps.
Chester Terrace - example 2.

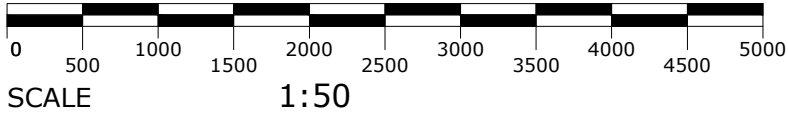
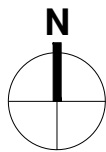


Site Location

Proposed Lower Ground



Design and Access Statement for the Vaults
25 Chester Terrace, London, NW1 4ND

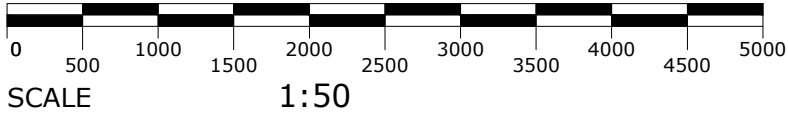
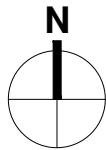


Proposed Ground Floor Plan



- Existing Walls
- New Walls
- Lower floor by 900mm
- No works proposed

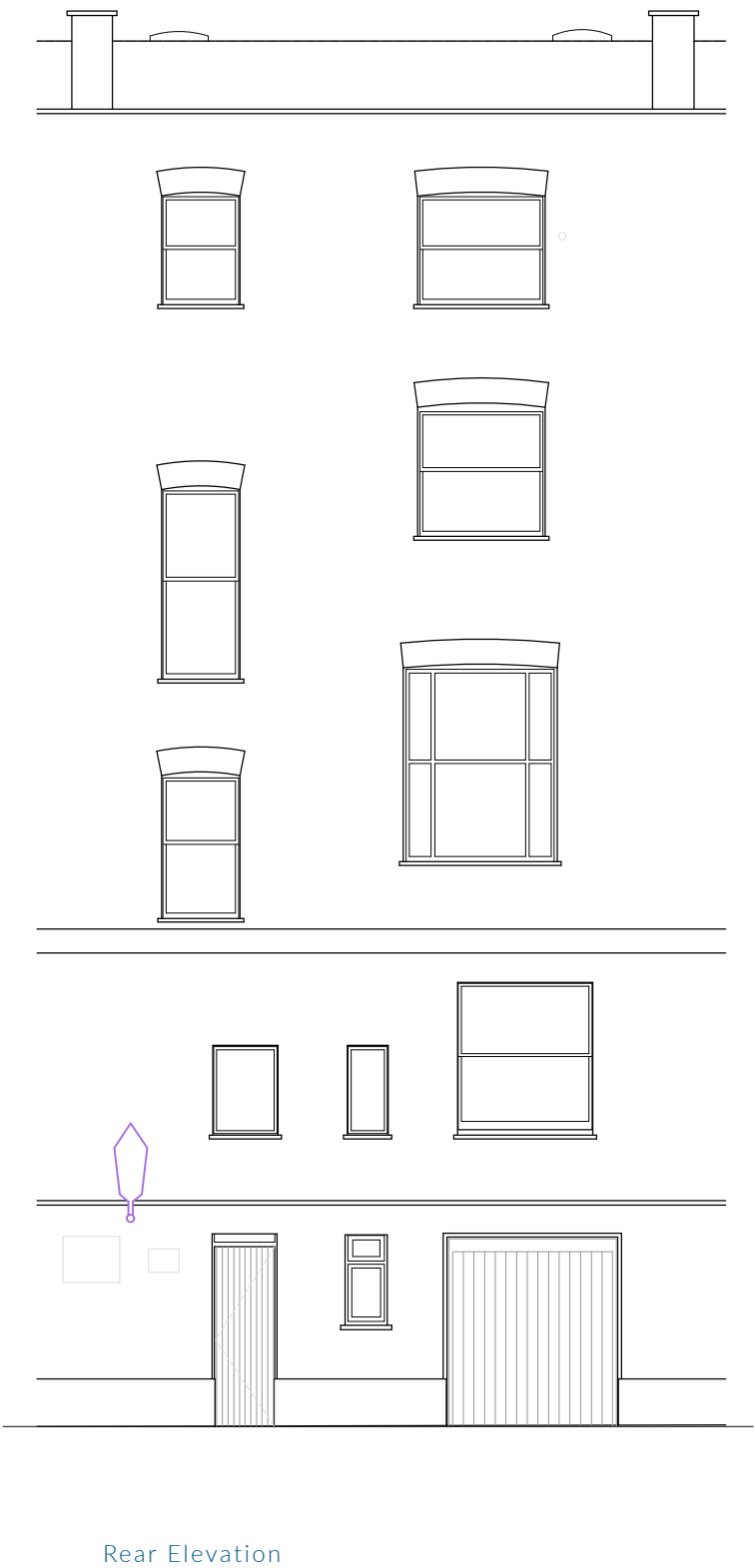
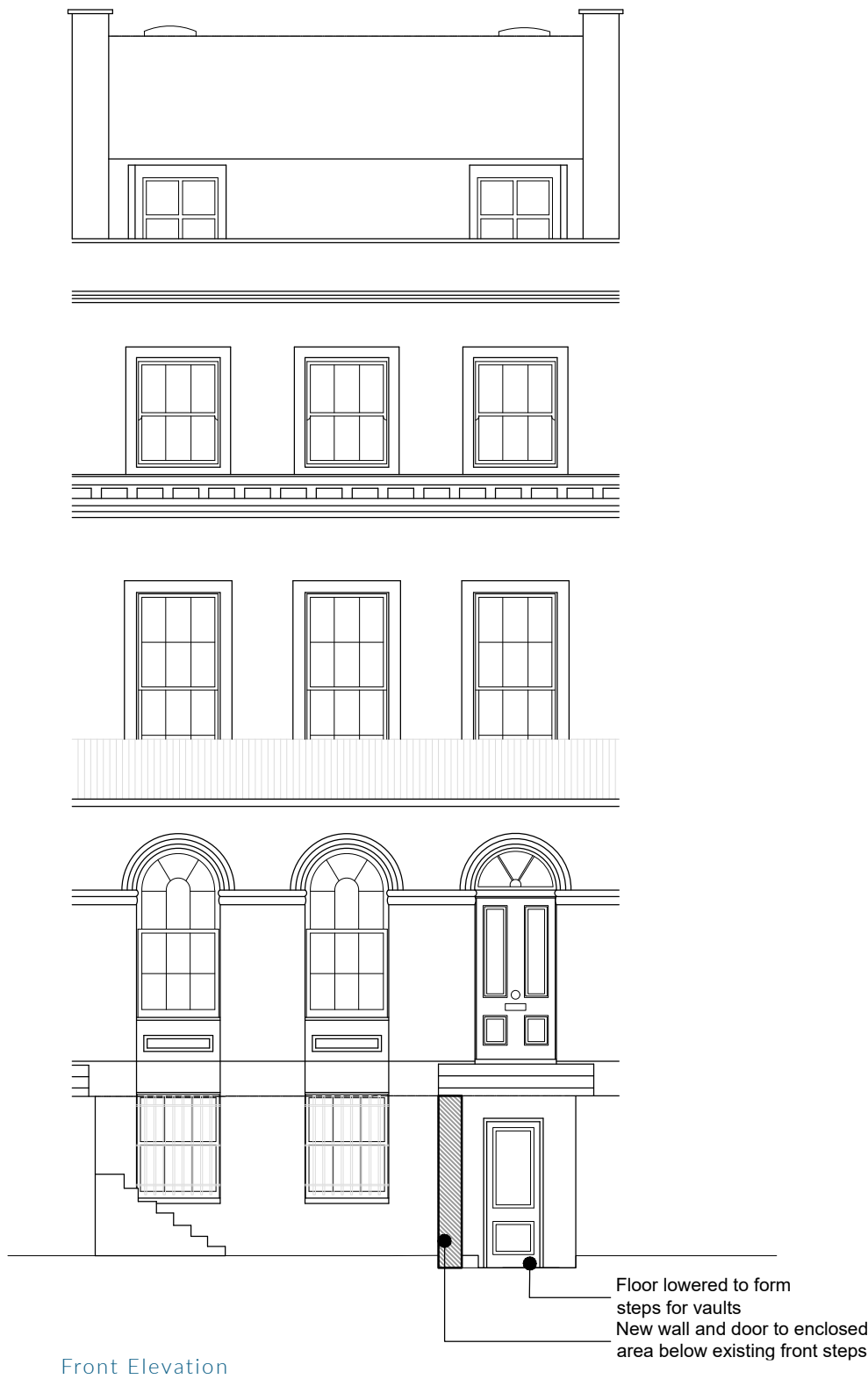
Design and Access Statement for the Vaults
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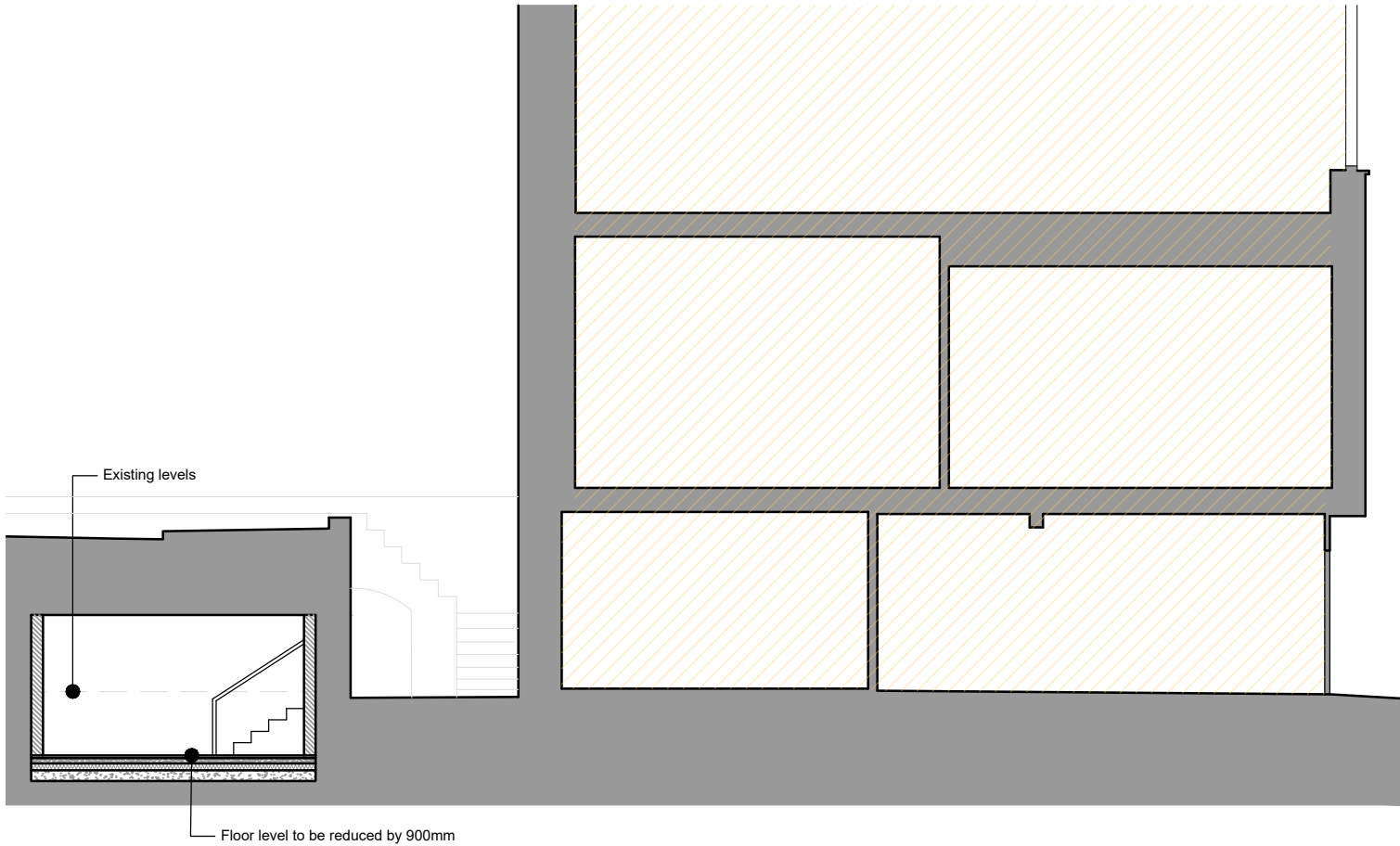
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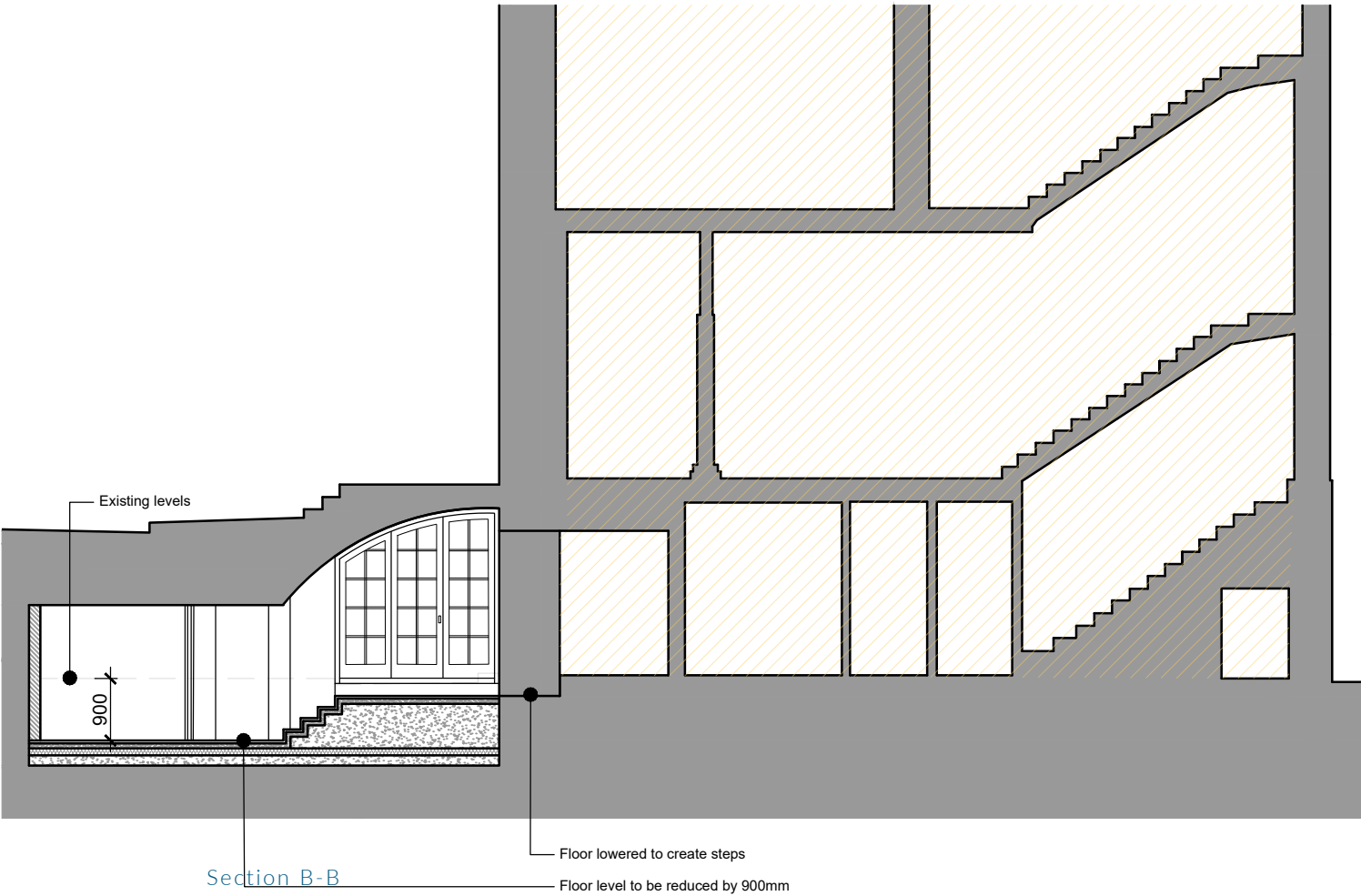
Proposed Elevations



Proposed Sections

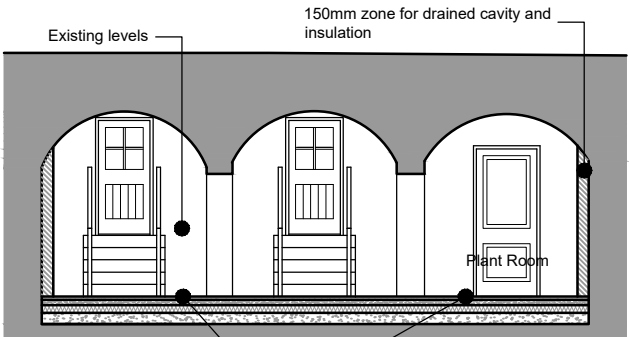


Section A-A

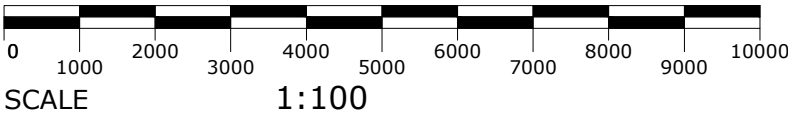
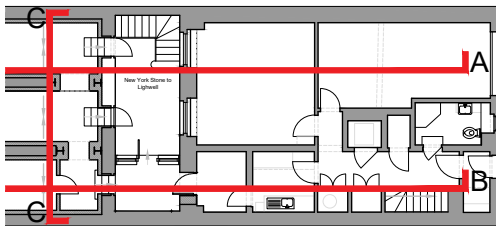


Section B-B

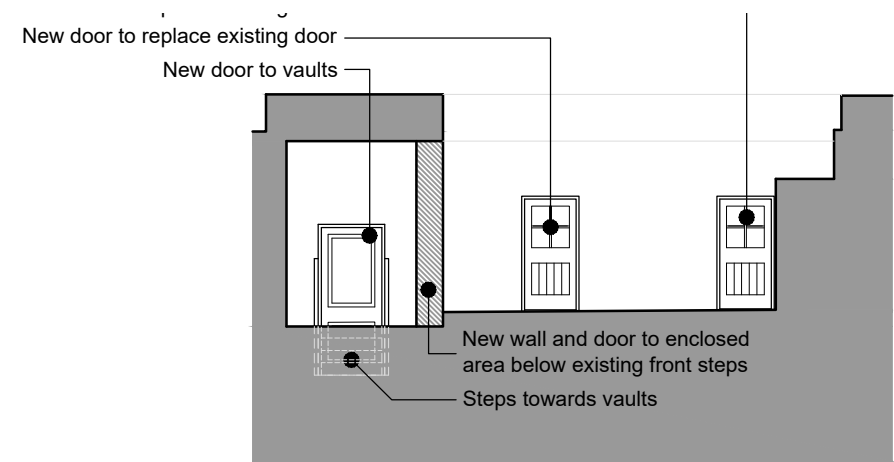
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GHV	1:100 @ A3



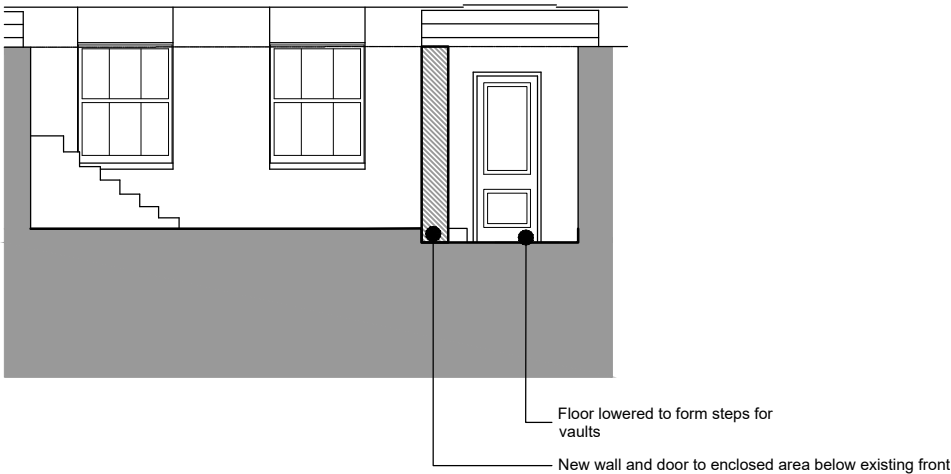
Section C-C



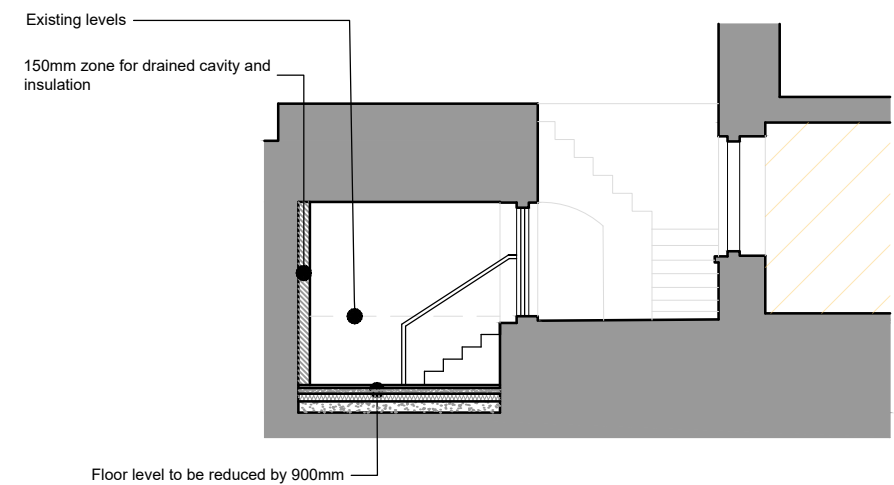
Proposed Lightwell Elevations



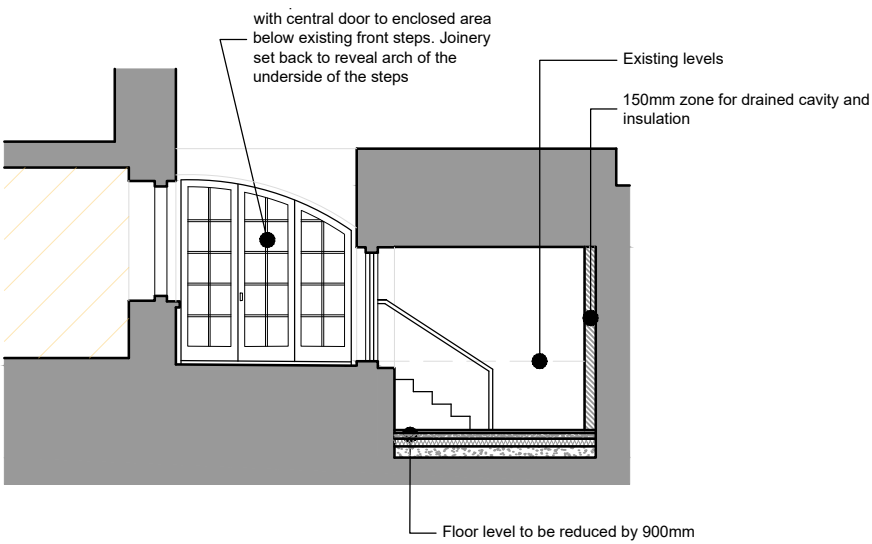
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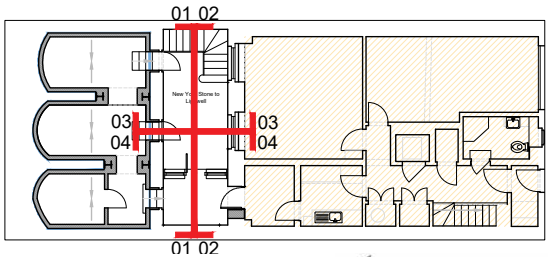
Section 02-02



Section 03-03



Section 04-04



Access

The proposed access to the house will remain as existing and does not relate to this proposal

Used

The existing residential use of the property will be unchanged. The property will remain as a single-family dwelling.

Landscape

There are no landscape changes associated to this proposal. There are shared communal private gardens to the other side of Chester Terrace fronting the Outer Circle.

Conclusion

The proposed works to 25 Chester Terrace are minor in nature. They do not affect the external appearance of the listed building, and just seek to turn the front vault area into a usable space for the clients. Any less than 0.9m reduction lowering of the floor will virtually make the front vault area unusable in terms of the resulting head height that can be achieved (especially given the insulation and waterproofing that also needs to be applied to the underside of the vaulted areas).

In conclusion, given that the proposals are similar to those previously approved along the terrace, the conservation officer has deemed that the principle of the proposals is acceptable. The vaults remain subservient spaces to main house in terms of their ‘overall proportions, scale and function’, but the proposed works do enable the client to properly utilise the space under the front vault area.

