

conservation area. ‘Regents Park and Terraces fronting the park and their mews’ is sub-area 1, and takes in the application site.

‘The Regent’s Park and Terraces fronting the park, and their mews

‘This area is from the northern apex of the conservation area at Cumberland Footbridge to Park Square East. At the southern end, the Adam’s design in the 1770s for a circus was not completed; the design for the circus was opened out instead to form a square (1822) which frames the entrance to the Park.

‘This character area is at the transition of park and terrace. The eastern part of the Park that lies within the conservation area contains the Broadwalk, and Nesfield’s Avenue Gardens of 1863 at its southern end, which lie on the boundary with Westminster City Council. The buildings at the parks’ edge form a triumphant classical route; buildings with giant orders and sculpture to be seen from a distance and to impress. The gates, metalwork, paving and stone details all contribute to the quality of the area.

‘The stucco terraces were originally rendered and intended to look like stone. The variation in finish was not acceptable to the Estate from the start, and over time a uniformity of finish has been achieved, by control of the paint specification by the Crown Estate along with many other details. The quality of the lighting and paving are all exceptional.’

The conservation area appraisal states the following about Chester Terrace specifically:

‘Chester Terrace

‘Chester Terrace is set back from the park with a strip of contained shared gardens with flowering plants, shrubbery and trees. Chester Terrace is the longest unbroken façade in the park (287m/840 ft) with a complex alternating system of bays (ABCBAABCBA) totalling 99 bays, marked by giant Corinthian columns attached and detached in groups which rise from ground floor level. Balconies run continuously between and behind the columns. At either end are projecting wings, connected to the main façade by theatrically thin triumphal arches inset with the name ‘Chester Terrace’ across the full street width.’

It also observes that the space created between Cumberland Place, Chester Terrace and Chester Place is a complex one which is the result of Nash’s overall theatrical composition. Other than the above examples, Chester Terrace is mentioned relatively little within the document. It does mention that ‘the whole of the internal construction of each house is new’ as announced by the Commissioners in 1962.

Number 34 is located within the section identified as ‘B’ characterised by the gambrel roof as opposed to the full third storey windows (A) and those located beneath a pediment (C).

Cartographic and documentary sources

The broad background of the site is covered in the Conservation Area appraisal and Management Scheme (RPCAAMS 2011). The first detailed map of the area is Rocque’s 1746 10-mile map of London (Fig. 3). This map is prior to the development of the area with the location of 34 Chester Street and the terrace as a whole located in an undeveloped field directly to the west of Green Lane.

Thompson’s map of 1822 (Fig. 4) shows the area prior to the construction of the terrace. Substantial development is notable in the area by this time. Regent’s Park has been constructed and landscaped to the west