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HERITAGE STATEMENT

REV 1

**34 CHESTER TERRACE
LONDON
NW1 4ND**

Date of Report: April 2024

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1. GENERAL

- 1.1 The Site currently has double glazing to the rear (consented under planning permission 2011/4084/P and listed building consent 2011/4085/L accordingly).
- 1.2 The upper levels, as illustrated on the enclosed existing elevation drawing are currently “Double glazed Slimlight 12mm sash window approved under planning application 2011/4084/P drawing SL.CT.11.160”.
- 1.3 The lower levels, as illustrated on the enclosed existing elevation drawing are currently “Double glazed Slimlight 12mm Casement window approved under planning application 2011/4084/P drawing SL.CT.11.160”.
- 1.4 This heritage statement has been produced to accompany the listed building application which seeks to replace the existing double glazed windows with new, like-for-like, double glazed windows.
- 1.5 The proposed new windows will enhance the thermal performance of the building and, therefore, represent a sustainability benefit. The type of windows proposed are well established in the locality (both at the Site, itself, and at other properties on the terrace as set out in Section 4 of this Heritage Statement).

2. HISTORY AND LOCATION

- 2.1 Chester Terrace is situated within Regent's Park, in the London Borough of Camden, on the eastern side of the park and runs in a North/South direction. It was designed by the architect John Nash and built by James Burton in circa 1825. It is one of neoclassical terraces within the park, and consists of 42 town houses, and is 280m in length, making it the longest unbroken façade in the park. It takes its name from the title of George IV prior to him being crowned, Earl of Chester.
- 2.2 It is important to note that the terrace was significantly damaged by bombing in the Second World War but was subsequently repaired and used as government offices.
- 2.3 After the war, the Gorell Committee in 1947 reported that the terraces in the park were of such importance that they should be preserved. The front façade was retained in its original design and the rest (including the rear façade to which this application for listed building consent relates) rebuilt.

3. LISTING

- 3.1 The terrace is Grade I listed by Historic England. Relevant extract from the Listing is copied below (the internals of the building were not inspected and commented on, as we believe as noted in point 2.2, above, that it was bombed during the war and substantially rebuilt).

Description

“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 roundarched 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.

- 3.2 The listing describes in detail the original frontage of the terrace with no reference to architectural merit to the rebuilt elements (including the rear façade, and existing windows, to which this application for listed building consent relates).

4. PROPOSED ALTERATIONS

- 4.1 The proposal for this application is to replace the existing double glazed timber sash windows, to the rear elevation, with new replacement, like-for-like, double glazed timber sash windows.
- 4.2 The proposed new windows are illustrated and explained within the enclosed manufacturer's specification document titled "Slimlite Self-cleaning Double Glazed Units". This application is for the replacement of all rear double glazed timber sash windows with Slimlite double glazed timber sash windows. All Slimlite window units would consist of 12mm sealed units with 4mm panes and 4mm cavity – this is identical to that granted listed building consent at other properties along the terrace.
- 4.3 All of the existing box frames, shutters and cills remain intact and the proposals seek to simply install the double glazed slimline units in the openings. The fabric of the building is, therefore, completely unaffected by the window replacement.
- 4.4 The enclosed proposals (i.e. new slimlite windows) are exactly as per those previously consented at the Site, itself, and many other addresses in the terrace, as summarised below:
- 4.5 33 Chester Terrace (ref 2015/5742) was granted listed building consent for replacement windows like those being proposed at no. 34 Chester Terrace, as proposed under this application for Listed Building Consent. The documents associated with the consent at no. 33 also point to this being a longer standing acceptable precedent, with the same also, previously, being granted at no. 31 (*"Similar proposals were approved to the adjoining listed building at no. 31 Chester Terrace (2010/4300/L) dated 20/10/2010"*).

5. HERITAGE STATEMENT

- 5.1 It is proposed to replace all existing double glazed windows on the rear elevation with like-for-like double glazed windows.
- 5.2 The existing rear elevation was bombed and destroyed during the Second World War, it was re-built with what we see today in the early 1960s, meaning it does not hold any historical value like the front elevation does. The rear elevation faces east towards some 1950/60s flats which have little to no architectural merit.
- 5.3 The proposed replacement double glazed windows will enhance the thermal performance of the building and, therefore, represent an improvement in sustainability terms.
- 5.4 The proposed replacement windows are to an unoriginal façade with no architectural merit. The proposals mirror that which have been approved and installed at the Site, itself, and elsewhere in the terrace. As such, it is considered that the proposed replacement windows are wholly acceptable from an architectural and heritage perspective, they will provide sustainability enhancements and will help to protect the longevity and future enjoyment of the heritage asset.