

7.10.2024

## **DESIGN AND ACCESS STATEMENT**

for the proposed refurbishment at:

**29 Chester Terrace, London NW1 4ND [Mr& Mrs Satrap]**

### **1. DESIGN:**

#### **A. Historic background & context:**

The subject property is a Grade I listed building, part of the 'Numbers 1-42 and attached railings and linking arches' group listing: a grand-palace style terrace of 37 houses and 5 semi-detached houses by John Nash, circa 1825. The site sits within the Regent's Park Conservation Area in Camden Council.

The only original elements of the property are the façade on Chester Terrace, the internal stone staircase from Lower Ground Floor level to Second Floor level and the party walls and chimney breasts. Beyond that the building has been almost totally rebuilt in the 1960s/1970s, having sustained war damage, as the rest of the terrace. Very little of any historical or heritage value, either by way of historic plan form or historic fabric, is left in the building, and the original plan form had already been compromised by the addition of a lift. Moreover the original rear elevation had already been altered when the original garden was converted into a mews [Chester Close North].

Relevant planning applications [precedent]:

- 26 Chester Terrace, London NW1 4ND [2021/5977/L], Listed Building Consent granted in September 2022 for conversion of existing garage into a habitable room [Bedroom].

#### **B. Design Concepts:**

Our proposal involves turning a garage into habitable accommodation. No external change is being proposed: the 1960s post-war works carried out by The Crown Estate in putting a window and a garage door will be kept as they are. None of the existing non-original party walls and spine wall are being removed and all proposed new partitions are non-structural and reversible.

The property benefits from use of two allocated private parking spaces on Chester Terrace, which is a private road owned by The Crown Estate Paving Commission.

**2. ACCESS:**

A. Pedestrian access:

Unaltered

B. Vehicular access:

Unaltered

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Q Architectural Design Consultants Ltd