

7.10.2024

HERITAGE STATEMENT

for the proposed works at:

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

Description & historical background

The subject property is a terrace house used as a single-family dwelling. The site sits within the Regent's Park Conservation Area in Camden Council. The building 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.

As described on Regent's Park Conservation Area Appraisal, '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 (ABCBABCBA) 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.'

The buildings on the terrace have sustained substantial bomb damage during the Second World War and during the 1960s / 1970s the subject building underwent major refurbishment works, which included the retention of the original façade, party walls and stone staircase, but brought on major changes to the internal floor plans, including the installation of a passenger lift, the removal of the rear closet wings and their replacement with a mews and mews houses at the rear, and the insertion of an internal garage at rear basement level.

Impact of Current proposals & Conclusion:

The proposal subject of this application is for the retention of works which were carried out by the Clients after they carried out the major refurbishment works in 2006 and moved in at the beginning of 2007. The proposal essentially consists in the conversion of the post-war garage into habitable accommodation, consisting of a bedroom, bathroom and a plant room serving the house. This is similar to works carried out on a number of buildings within the terrace and on Nash buildings in the area, the most recent example of which is the Listed Building consent granted at 26 Chester Terrace in September 2022.

Kiu Samii



Q Architectural Design Consultants Ltd