

Hurst Peirce + Malcolm LLP

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Chester Terrace Retaining Wall and Balustrade Outer Circle Wall Works for Site Access **Design and Access Statement (REV01)**



Project No. 24509/JRH/DMC
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1.0 Introduction

- This Design and Access Statement has been prepared to support the application for the proposed alterations at:

Chester Terrace, Regent's Park, London, NW1 4ND.

- Planning permission has already been granted to conduct structural remedial works to a retaining wall and replacement of a balustrade that sits on the retaining wall.
- This new application is in relation to providing an alternative means of access for the construction traffic to complete the works for which permission has already been granted.

- Project Team:

- Client: Crown Estate Paving Commission (CEPC)
- Project Manager and Principle Designers: Hurst, Peirce + Malcolm (HPM)
- Heritage and Planning Consultant: Philip Davies [Heritage and Planning] Ltd.
- Landscape Architect and Consultant: Todd Longstaffe-Gown Landscape (TLG)
- Arborist: Tim Moya Associates (TMA)

- This document is to be read in conjunction with the following supplementary documentation:

- Heritage and Design Statement (by Philip Davies [Heritage and Planning] Ltd.).
- 220928-PD-21 Arboricultural Impact Assessment (by Tim Moya Associates)
- 220928-ED-01a - Biodiversity Net Gain Exemption Memo (by Tim Moya Associates)
- Structural Drawings (by Hurst, Peirce + Malcolm)
 - Drawing 24509-30: Estate Plan
 - Drawing 24509-31: Site Plan for Planning
 - Drawing 24509-5000: Indicative Site and Access Plan (Sheet 1 of 2)
 - Drawing 24509-5001: Indicative Site and Access Plan (Sheet 2 of 2)
 - Drawing 24509-5002: Indicative Elevation and Section

- Contents:

- Location and Maps
- Site and Existing Structure
- Planning Application
- Justification for Planning Application
- Work Proposals
- Summary



Image 1 - General View from Road Side of Balustrade



Image 2 - General View from Garden Side of Balustrade

2.0 Location and Maps



Figure 3 - Aerial View of Regent's Park
Image taken from Google maps

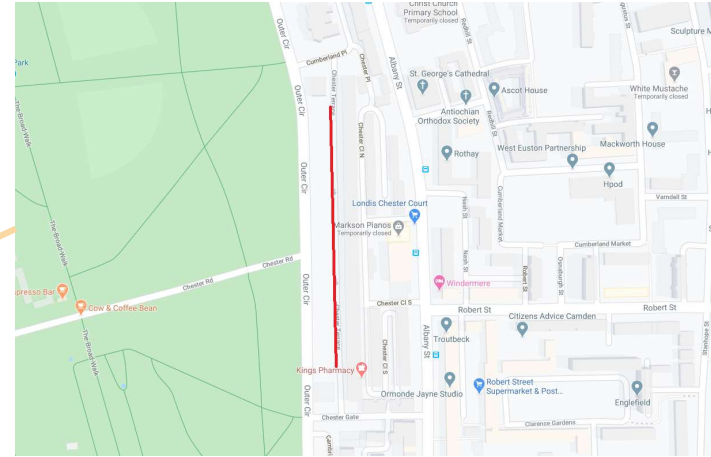


Figure 4 - Location of Chester Terrace (highlighted)
Image taken from Google maps

3.0 Site and Existing Structure

- On Chester Terrace there is a 280-metre long dwarf wall that supports a metal fence. The Outer Circle dwarf wall provides a boundary between the Outer Circle footpath and the terraces garden.
- The dwarf wall at Chester Terrace is Grade II listed adjoining the Chester Terrace houses which are Grade I listed. Chester Terrace falls within the boundaries of the Regent’s Park Conservation Area.
- The existing dwarf wall is brickwork with a metal fence. The brickwork is rendered on the Outer Circle face. The brickwork is exposed on the garden side.
- There are stone pier caps on the brick piers and stone copings on the dwarf brick wall.



Image 5 - Outer Circle Dwarf Wall Photo



Image 6 - Outer Circle Dwarf Wall Photo



Image 7 - Outer Circle Dwarf Wall Photo

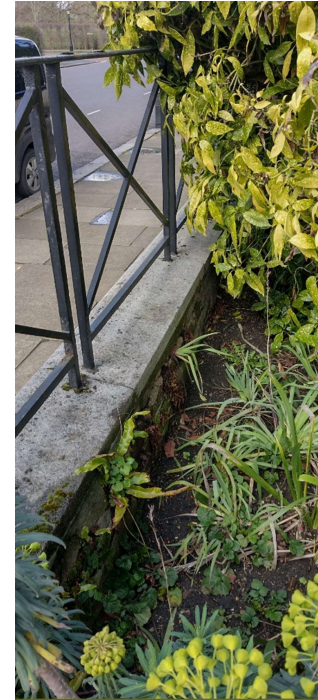


Image 8 - Outer Circle Dwarf Wall Photo



Image 9 - Outer Circle Dwarf Wall Photo

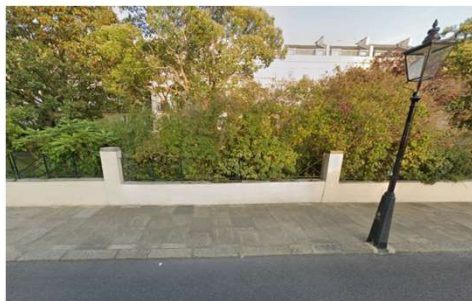


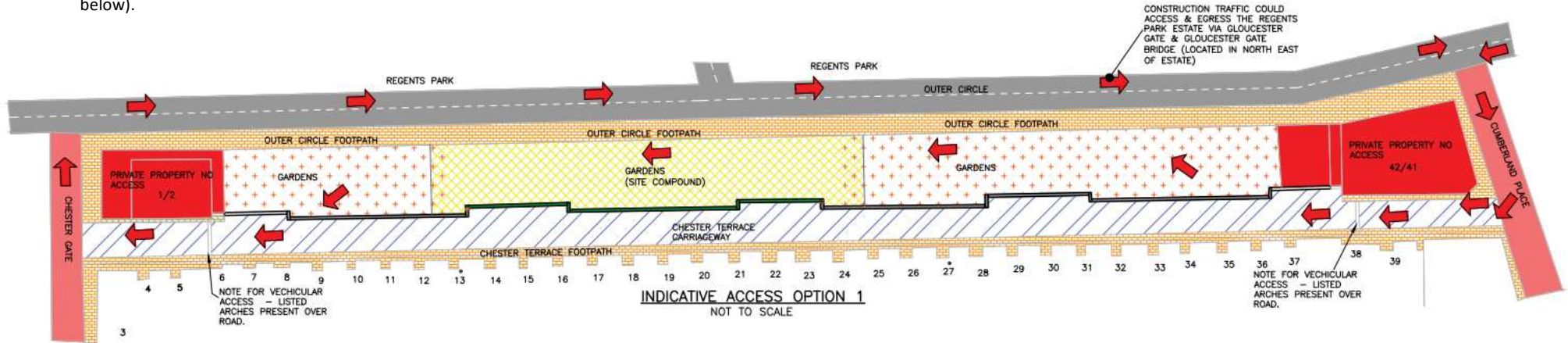
Image 10 - Typical Photo of Dwarf Wall



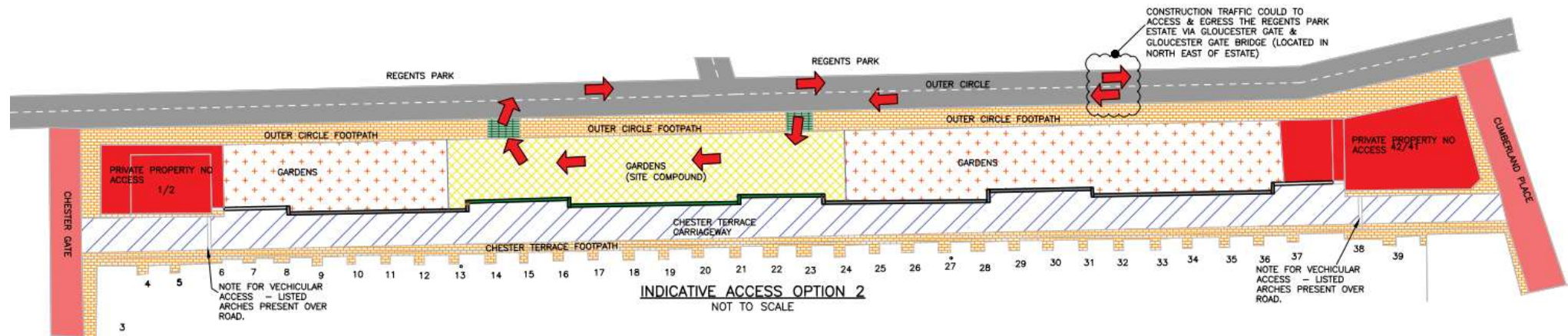
Image 11 - Typical Photo of Dwarf Wall

4.0 Planning Application

- Planning permission and listed building consent has been granted for the full replacement of the retaining wall and balustrade at Chester Terrace.
- The planning permission granted covered the access for the proposed construction site via the Chester Terrace carriageway as seen in “Indicative Access Option 1” on drawing 24509-5000 (and below).



- Planning permission is being sought to allow for an alternative means of access. The alternative means of access would be for construction traffic to access the site via the Outer Circle as per “Indicative Access Option 2” on drawing 24509-5000 (and seen below). This requires the temporary deconstruction of 2no. bays of the Outer Circle dwarf wall.



5.0 Justification for Planning Application

- Planning permission has already been granted for the site access via the Chester Terrace carriageway.
- To suit the phased approach to the full replacement of the wall and balustrade it is believed that site access via the Outer Circle will be less disruptive during the 1st phase of the works. There would be less construction traffic on the terrace carriageway and less damage to existing vegetation.
- The final construction methodology will be to the contractors proposals – so access from the carriageway may still be the preferred solution by a contractor. Therefore, either access option may be used in the final works. However, to give a less disruptive option to the tendering parties, this new planning permission and listed building consent is being sought.
- During the 1960’s re-development of Chester Terrace, which included the replacement of the original balustrade, a means of access via the Outer Circle was used. A temporary road for contractors vehicles was provided across the garden as seen in the below 1960’s extract (taken from Crown Estate archives). The Outer Circle Dwarf wall was deconstructed and replaced.
- This method for access via the deconstruction of the Outer Circle dwarf wall was also adopted during the 2014-2015 redevelopment of 2 Chester Terrace (planning permission 2014/2353/P). Shrubs were removed and replaced after the completion of the works.

See note referring to contractors access via temporary road across gardens.

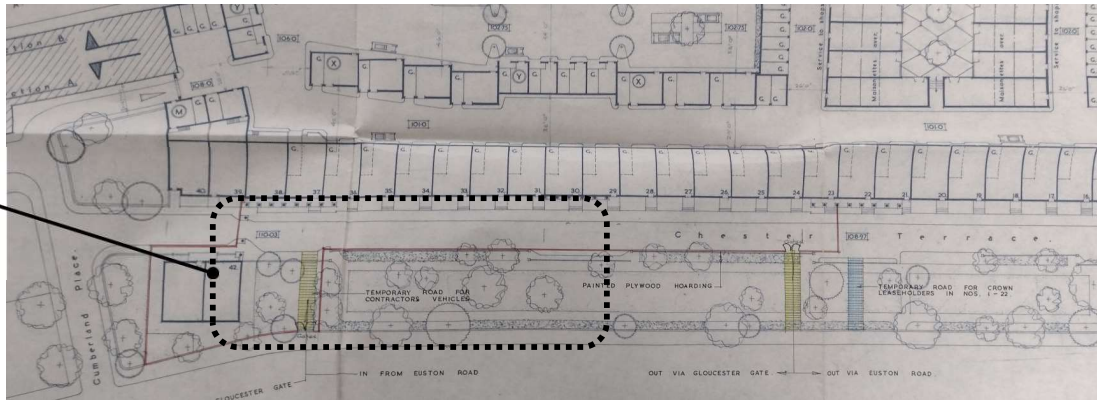


Image 12 - Extract of Construction Methodology Plan from 1960’s Redevelopment of Chester Terrace



Image 16 - Pre-2014 Development of 2 Chester Terrace

Metal fencing profile pre-war different to current profile



Image 13 - Photo from 1938
[\(London Picture Archive\)](#)

1943 no metal fencing present (maybe taken for metal drive as part of war effort)



Image 14 - Photo from 1943
[\(Historic England\)](#)



Post development new metal profile of fence present

Image 15 - Photo from 1968 (filter applied to show railing clearer)
[\(London Picture Archive\)](#)

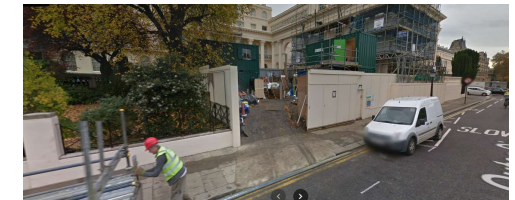


Image 17 - During 2014 Development of 2 Chester Terrace
 (Note deconstructed Outer Circle Wall)



Image 18 - Post 2014 Development of 2 Chester Terrace

6.0 Works Proposals

- The proposals of the works, if the access option is selected by the contractor, is to deconstruct 2 of the Outer Circle dwarf wall bays.
- The dwarf brick wall will be deconstructed. Any salvageable bricks will be retained and reused. Where new bricks are required reclaimed London stock bricks with lime mortar, will be used to reconstruct the wall post completion of the balustrade works. The dwarf wall will be rendered and painted to match the existing.
- The metal fences will be removed and retained. They will be cleaned, repainted and reinstated.
- The coping stones will be retained and reinstated.

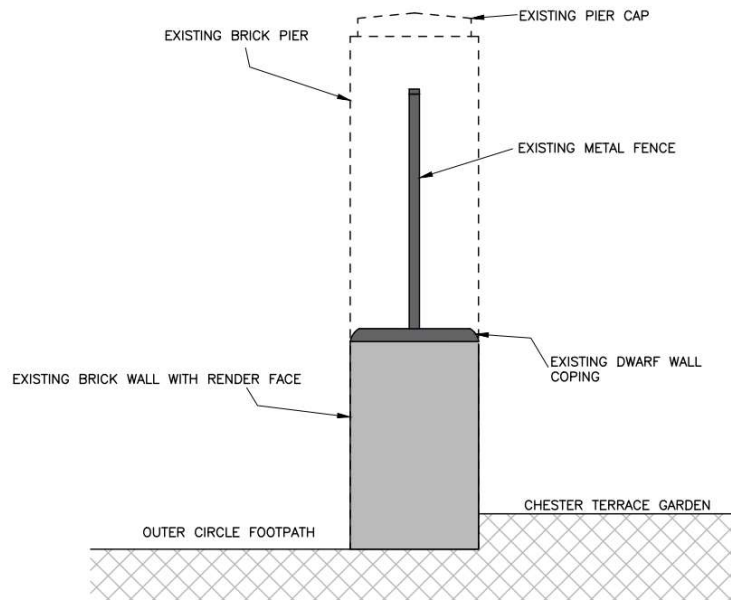


Figure 19 - Existing Section

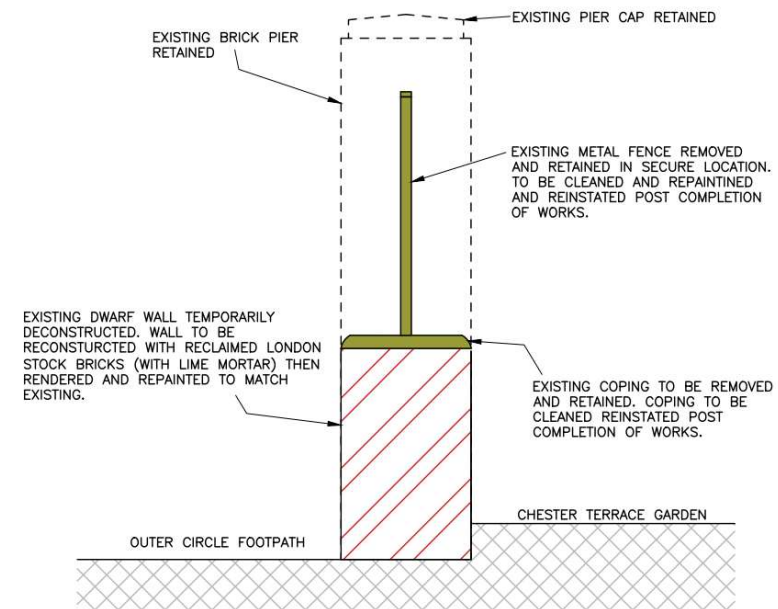


Figure 20 - Work Proposals

- The planned phased approach of the full retaining wall replacement works does not negate the removal of the trees which have been previously given permission. A revised AIA (Arboricultural Impact Assessment) has been provided to illustrate to LBC that the impact to vegetation has been considered and necessary measures undertaken to protect the trees during the 1st phase of the works. The protective measures required for the trees are already covered by conditions in the original planning application.
- In addition to the Arboricultural Impact Assessment, a Biodiversity Net Gain Exemption Memo has been commissioned to support the planning application. Please refer to the report by TMA for further detail.

7.0 Summary

- The following guidelines have been taken into account during the development of the proposals:
 - *National Planning Policy Framework*
 - *National Planning Policy Guidance*
 - Historic England: *Conservation Principles*
 - Historic England: *Good Practice Advice in Planning 2 (GPA2)*
 - Mayor of London: *The London Plan 2021*
 - Camden Council: *Local Plan 2017*
 - CEPC: *A Total Work of Architectural and Landscape Art: A Vision for Regent's Park*
 - CEPC: *Regent's Park: Streetscape: A Special Precinct*
 - CEPC: *Chester Terrace Management Vision*
- The application seeks permission to temporarily deconstruct 2 bays of the Outer Circle dwarf wall as part of an site access solution as an alternative for the solution previously granted as part of the full wall and balustrade replacement application.
- The dwarf Outer Circle wall will be reinstated like-for-like to match existing post completion of the 1st phase of the wall and balustrade replacement works.
- The final construction method is subject to the appointed contractors preferred methodology. Therefore, this applied for methodology may not be followed. However, the client wishes to provide the contractor with an option that is less disruptive to the residents of the terrace.
- The design has been reviewed and overseen by a specialist heritage consultant. Please refer to the accompanying "Heritage and Design Statement" by Philip Davies (Heritage and Planning) Ltd.
- TMA arboriculturists have been consulted to produce an technical note and a biodiversity net gain exemption memo on the works.
- The phasing of the full replacement works does not negate the removal of the trees which have been previously given permission.