

## SUMMARY HERITAGE AND DESIGN STATEMENT

### CHESTER TERRACE BALUSTRADE, OUTER CIRCLE, REGENT'S PARK

- 1.0 This summary Heritage and Design Statement should be read in conjunction with the full statement dated December 2022 for the reconstruction of the inner balustrade at Chester Terrace. Its purpose is to assist the client and the Council and provide the context for the creation of a temporary access through two bays of the outer perimeter wall from the Outer Circle. This is required for construction vehicles to minimise the impact of the construction work on the existing fabric, the planting and the landscape, and also noise and disturbance to residents of the terrace. It involves less intrusion, disturbance and impact than the approved scheme.
- 2.0 Chester Terrace was designed by John Nash and completed by James Burton. It was his last undertaking in the park. It comprises a grand palace-style terrace of thirty-seven houses and five semi-detached houses with an alternating rhythm of bays. At either end are projecting pavilions connected to the principal façade by lateral triumphal arches. The entire facade is painted stucco. At 280m., it is the longest unbroken faced in Regent's Park.
- 3.0 Chester Terrace and its linking arches and pavilions were listed grade I on 14 May 1974. The railing, parapets and balustrades were listed grade II at the same date (subsequently amended on 11 January 1999) together with fourteen George IV lamp columns. The terrace lies within the Regent's Park Conservation Area designated in 1969. Regent's Park is included in the English Heritage Register of Historic Parks and Gardens at grade I. The park is also Metropolitan Open Land and a site of Metropolitan Importance for Nature Conservation.
- 4.0 During the Second World War the terrace was damaged by two high explosive bombs – one at the northern end the other close to Chester Gate. After a prolonged period of neglect and extensive disrepair, by the 1960s the terrace was restored. The inner balustrade was reconstructed for its entire length in aggregate faced concrete. Having lost its original railings, the balustrade to the Outer Circle was repaired with a simple new, cruciform metal railing. An engraving showing the original design of the perimeter wall to the Outer Circle with cast iron railings between brick and stucco piers can be seen as illustration 4 on p.28 of the full statement dated December 2022. A short section of the original railings can be seen at the northern end of the terrace.

- 5.0 Planning permission and listed building consent were granted for the reconstruction of the inner balustrade in August 2024. This included permission for a ramped access from the terrace carriageway down into the gardens for the proposed construction methodology. Since the original application, an alternative access method involving less disturbance has since been identified. This will minimise the impact on the fabric of the perimeter wall and cause less disturbance to residents during the 1<sup>st</sup> phase of the works.
- 6.0 The final construction methodology will be to the contractors' proposals – so access from the terrace carriageway may still be preferred by the contractor. However, in the interest of providing an alternative solution, that may be less disruptive to residents, a new planning permission and listed building consent is being applied for.
- 7.0 The alternative proposal, for which planning permission and listed building consent are now sought, involves the dismantling of two bays of the outer boundary wall to create a level access into the gardens from the Outer Circle. The existing brickwork and later post-war railing would be carefully removed and set aside in a secure location. The granite kerbs and York stone paving to the footway of the Outer Circle would be completely protected with reinforced sheeting capable of withstanding the passage of heavy vehicles. On completion of the works, the wall and railing would be reinstated to seamlessly match the appearance of the existing adjacent work. If any damage occurs to the kerbing or paving then these will be replaced with like-for-like granite kerbs or yorkstone pavers.
- 8.0 Planning permission and listed building consent have already been granted for access arrangements from the terrace carriageway for the full replacement works. The alternative proposals, for the 1<sup>st</sup> phase of works, will cause no harm to the character, appearance or integrity of the perimeter wall or to the setting of the terrace which will be significantly enhanced by the major restoration works to the inner balustrade, which is a substantial public benefit.
- 9.0 It is recommended that conditional planning permission and listed building consent should be granted for the alternative proposals.