

DESIGN AND ACCESS STATEMENT

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1 Chester Place

London

NW1 4NB

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DESIGN & ACCESS STATEMENT

For: Mr. and Mrs. Davies

Ref: 02962L

REVISION RECORD				
Rev	Description	Date	Originator	Reviewed
-	For submission	11.2.2025	<i>Erin Ke Woodt</i>	<i>Dr Phillips</i>

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1. Introduction

StructureHaus have been instructed to prepare this Design and Access Statement to accompany a planning application for proposed refurbishment works and alterations to the property at 1 Chester Place. A listed building application accompanies this application. This statement briefly summarises the proposed works and their impact on the property.

Reference is made to the attached Heritage Statement prepared by Nils White Conservation which describes the history and importance of the property and examines the proposed alterations in their historical context. As set out in more detail in the Heritage Statement, several changes and refurbishments have been undertaken on the property in history as it has developed. Due to water leaks and general dilapidation in previous periods of ownership, almost all the original features have been replaced over time. The property was also subject to a complete refurbishment in 2000, when listed building consent was obtained for internal alterations and repairs, secondary glazing and new fireplaces. Ceilings have also been replaced throughout the property and floorboards and finishes are almost all modern dating from during different refurbishments.

The current proposal is to carry out the essential maintenance and repairs to the property as per the previously approved planning application [2019/2225/P](#) and listed building consent [2019/2236/L](#), granted in in May 2019. These works were not commenced during the statutory period due to covid related delays. This application also seeks approval for internal alterations to bathrooms and the kitchen which are now in need of upgrade as well as an alteration to the rear lightwell, very similar to those carried out in neighboring properties (see Section [G] and Appendix 3 of the Heritage Statement).

In summary, the proposed alterations seek to modernize and improve all bathroom facilities and divide and enlarge the existing bathroom to create two on the third floor to suit modern family life. The additional bathroom is accommodated in an area where the current layout is non-original and does not affect the historic fabric of the building.

In the rear lightwell it is proposed to create a terrace at ground floor level over the current basement lightwell which is dark, damp and has fallen into disuse. No change to the property will be visible externally. Similarly to those in neighbouring properties, the terrace has been sensitively designed using glass panel flooring will provide high quality usable outdoor space thus enhancing the building. Access to the terrace at ground floor and to the space below at basement level will be through new French doors in place of existing non-original sash windows. The kitchen will also be modernised and upgraded.

As part of the programme of works, all old mechanical and electrical plant and services will be upgraded to meet higher environmental standards and to facilitate lower energy usage. All the upgrades to services will use existing conduits within the property wherever possible. Historically sensitive redecoration will also be carried out throughout the property, as will careful window and door repairs and the levelling of the severely uneven subsidence-affected floors (see 2019 application). If in places where repair/replacement

works are proposed, on dismantling or with further investigation it is considered best to retain and redecorate existing, this course of action will be taken if a superior outcome can be achieved. New or upgraded joinery is proposed in certain areas. Details are included in the documents accompanying this application.

The works will accord with best conservation practice and will be fully approved by the Crown Estate and their advisors including conservation architects Donald Insall Associates.

2. Site and Location

The site is located within Regent’s Park Conservation Area.

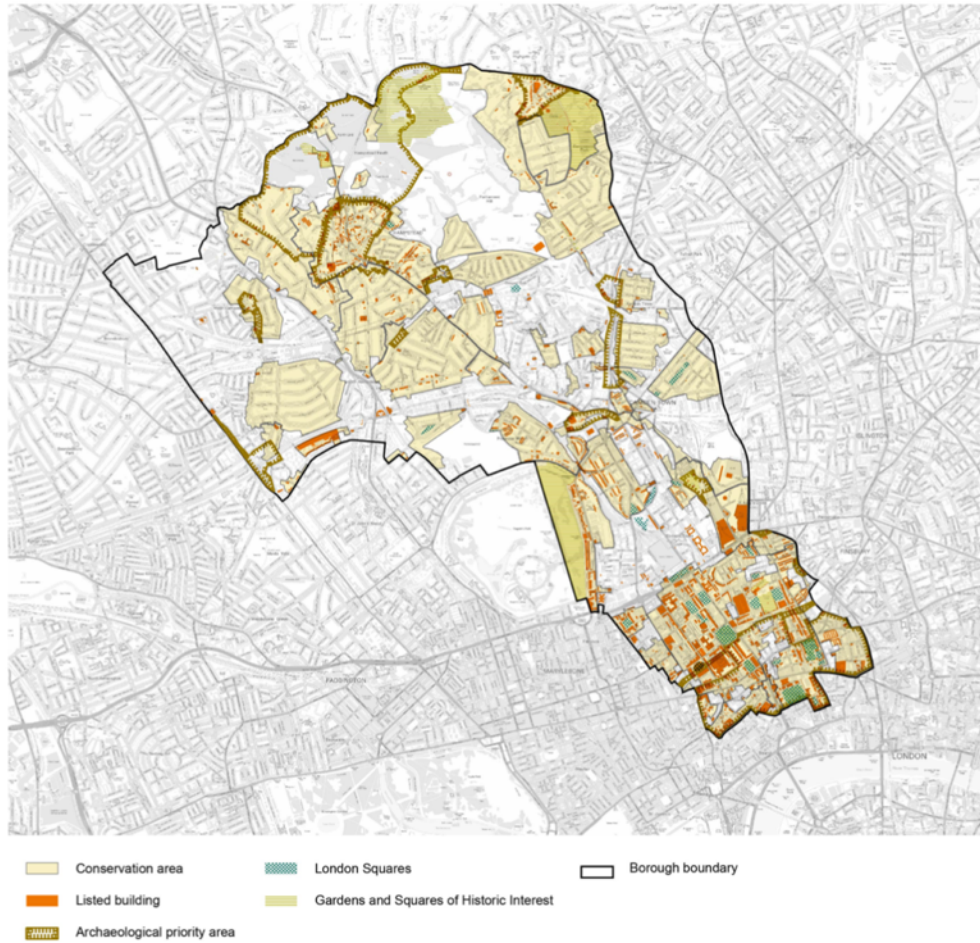
1 Chester Place forms one end of a Grade I listed terrace designed by John Nash as part of his masterplan for this area. The terrace comprises No 1 to 12 and dates from 1826. The façade of the terrace is by far its most important aspect.

The buildings are four storeys above ground plus a basement. The rear of the terrace backs on Albany Street where there are entrances to the properties. Albany Street is a busy road leading from Camden to Great Portland Street Station.

The freeholder is the Crown Estate.



Figure 1. Heritage and archaeological sites showing Conservation Areas



Camden Conservation Area map

3. Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<u>2019/2236/L</u>	1 Chester Place London NW1 4NB	Structural reinforcement and associated repair and restoration works of the flank wall.	FINAL DECISION	16-05-2019	Granted
<u>2019/2225/P</u>	1 Chester Place London NW1 4NB	Structural reinforcement and associated repair and restoration works of the flank wall.	FINAL DECISION	16-05-2019	Granted
<u>2018/5037/T</u>	Outside 1-11 Chester Place London NW1 4NB	LAND OUTSIDE FRONT: 1 x Tree of Heaven (T1): Lift crown to 5m over road 1 x Cherry (T3): Lift crown to 3m over road	FINAL DECISION	18-10-2018	No Objection to Works to Tree(s) in CA
<u>LSX0005044</u>	1 Chester Place, W1	Submission of details of render repairs, new fireplaces, new cornices and secondary glazing to second and third floor rear rooms, pursuant to additional condition 3 (a-d) of listed building consent (Reg No: LSX0004542/R1) dated 15 August 2000. (as shown on drawing number; JSP/CD2-03 and letter dated 1st September 2000, and details of cornices).	FINAL DECISION	04-09-2000	Grant Approval of Details (Listed Bldg)
<u>LSX0004542</u>	1 CHESTER PLACE LONDON NW1 4NB	Removal of two internal partitions, built in kitchen and other alterations and repairs. (as shown on drawing nos: JSP/CD5-01B, 02B, 03, 04B, 06, JSP/SK01E, 02E, 03C, JSP/SKV01B, JSP/SL01A, 02, 03, JSP/SV01 and JSP/SX01)	FINAL DECISION	22-06-2000	Grant L B Consent with Conditions

4. Planning Policies and Guidance

The following Policies and guidance documents were considered for this proposal:

- NPPF 2021
- London Plan 2021
- Camden Local Plan adopted on 3rd July 2017
- Camden Planning Guidance 2021
- Regent's Park Conservation Area Appraisal and Management Strategy

In more detail:

NPPF 2021:

2. Achieving sustainable development
16. Conserving and enhancing the historic environment
4. Decision Making

London Plan:

Policy HC1: Heritage conservation and growth

Camden Planning Guidance:

2. Design Excellence
3. Heritage

Camden Local Plan:

Policy CC1: Climate change mitigation

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

Policy CC2 Adapting to climate change

The Council will require development to be resilient to climate change.

1. *measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.*

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

Policy A4 Noise and vibration

The Council will seek to ensure that noise and vibration is controlled and managed.

Policy D1 Design

The Council will seek to secure high quality design in development.

7.7 Sustainable design and durability

The Council expects development to be sustainable in design and construction.

7.9 Details and materials

Architectural detailing should be carefully integrated into a building.

7.17 Health

The way an area is designed and managed can have a significant impact on people's quality of life, health, and wellbeing.

7.23 Amenity space

Private outdoor amenity space including gardens, balconies and roof terraces, can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space.

Policy D2 Heritage

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

5. Proposals for maintenance and alterations

Previously approved maintenance works

The proposal is to refresh the permission granted by application 2019/225/P and listed building consent 2019/2236/L granted in May 2019.

The essential maintenance repairs which include reinforcing work to the external walls, as per the previously approved application, do not alter the appearance of the building. These changes will enhance the property and help safeguard the future of the building.

All existing materials and finishes to be removed as part of the maintenance works are to be set aside for reinstatement where possible. Where this is not possible, finishes and fittings are to be replaced using materials to match the existing.

Further details of a floor levelling strategy to correct historic subsidence are included in the drawings and have no impact on the historic fabric of the building. The vast majority of the floorboards and finishes are modern and were replaced in recent refurbishments.

Bathrooms and Kitchen

All bathrooms in the property are outdated and in need of refurbishment. As part of the proposal, all bathrooms will benefit from upgraded sanitaryware and better quality fittings.

On the third floor, a second bathroom will be formed within the space of the existing slightly enlarged bathroom at the rear of the property to support the number of bedrooms on this floor to meet modern standards and expectations. The current layout dates from the 2000 refurbishment and is not original.

On the second floor, a modern partially lowered ceiling height from the 2000 refurbishment

will be removed and the ceiling restored to its original height in the bathroom whilst improving the layout to allow better appreciation of the space and aspect of the room and its features.

The layout of the existing ground floor bathroom is not original, and the current layout features an unattractive modern slanted entrance to the bathroom. This will be rectified in the redesigned layout with more classical sightlines restored, thus enhancing the rear aspect of the corridor. The bathroom itself will be reconfigured to optimise use by guests with a double vanity unit introduced. The design also allows for the creation of much needed refuse and recycling storage at ground floor level.

The basement bathroom in the rear extension has a reduced height due to entrance from Albany Street immediately above it. Here the only proposal is to make a minor optimisation to the structural height to accommodate the refuse storage space above.

The current kitchen also dates from the 2000 refurbishment and is now in need of renewal. The kitchen appliances and surfaces will be renewed with layout oriented to allow optimisation of the space whilst retaining period style of the room in the doors and architraves.

For detailed layouts please refer to the application drawings.

Table 1 - Bathrooms

		
<p><i>Picture 1 - Ground Floor Bathroom</i></p>	<p><i>Picture 2 - 3rd Floor Bathroom</i></p>	<p><i>Picture 3 - 3rd Floor Bathroom</i></p>
		
<p><i>Picture 4 - Basement Bathroom under stairs</i></p>	<p><i>Picture 5 - 2nd Floor Master Bathroom</i></p>	<p><i>Picture 6 - Ground Floor Rear Entrance</i></p>

All new work and work of making good will be carried out to match the existing adjacent work as closely as possible in materials and detailed execution and to maintain the building and historic fabric. Skirtings and architraves are to be replaced with profiles appropriate to the location and period of the property and to match the existing.

Joinery

Apart from the upgrading of the bathrooms and kitchen as described above only minor reversible changes or improvements to non-original joinery are proposed. At first floor level it is proposed to replace the modern double doors between the reception room and library with paneled sliding doors with matching historic design and architraves. The existing fabric will largely be maintained with new joinery added. This will facilitate the planned use of the room as a library/reading room which can be opened to or separated from the main entertaining space in the adjoining room.

New high-quality stoves will be sourced to suit the period style of the house and replace the existing modern ornamental stoves in the fireplaces in the main reception room, library and ground floor dining room.

Please refer also to the Schedule of Works and associated drawings submitted with this application.



Vault maintenance and upkeep

The existing vaults suffer from long-term and ongoing slow water ingress and are currently unused due to the damp issues.

It is proposed to renew and upgrade the tanking system to better protect the historic fabric of the vaults and make the spaces useable for storage and plant.

The proposal is also to replace the existing plant with modern and more environmentally efficient plant technology and relocate this to the vaults as has been done in neighbouring properties.

Table 2 - Vaults

		
<p>Picture 1 - Vault 1</p>	<p>Picture 2 - Vault 2</p>	<p>Picture 3 - Opening between vault 2 and vault 3</p>

Rear lightwell

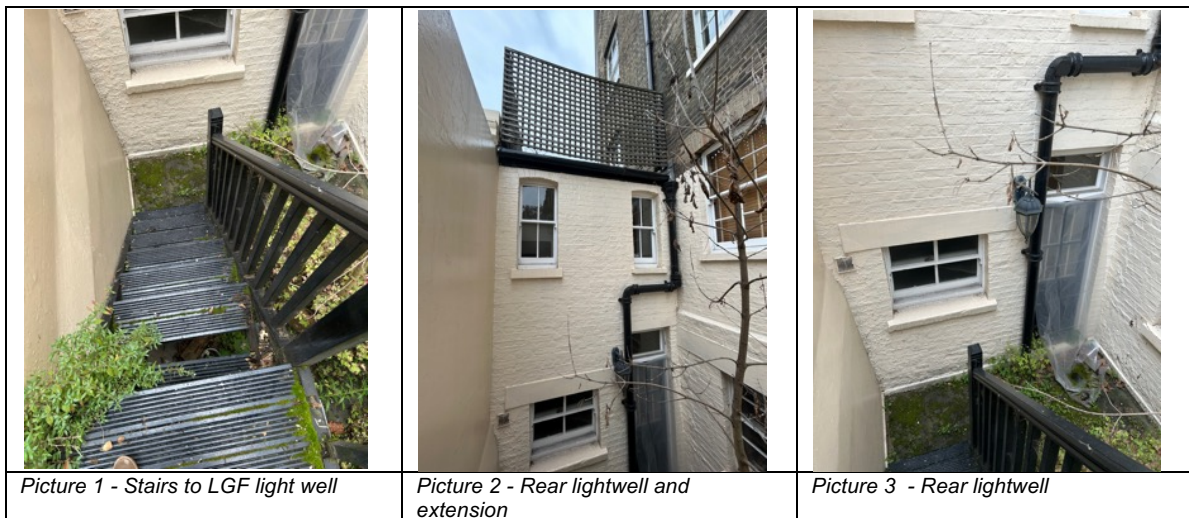
The existing lightwell at the rear of the property is not used due to its depth, damp and lack of daylight. This part of the house has been changed and developed over time with changing lifestyles and uses (see Heritage Statement). The proposal is to recreate usable outdoor space in this area by introducing glazed flooring at ground floor level to create a terrace over the basement lightwell below. The existing modern rotten timber stairs to the basement will be removed.

Externally, the change will not be visible from the outside of the property due to the high rear wall and the rear elevation will not appear any different. The terrace will be accessed from the existing kitchen in the rear room on ground floor via new double doors which will replace the existing non-original window.

At the basement level, a new enclosed area will be formed and accessed via new doors to replace the existing non-original sash window (mirroring the ground floor design) and the more modern door from the hall will be sensitively replaced in historically accurate style to maintain the existing flow within the space.

These proposals are consistent with adjacent schemes that were approved and successfully implemented in the past for neighbouring properties in the terrace including no. 2 Chester Place, no. 3 Chester Place.

The alteration proposed is not considered to have significant impact on the historic fabric or form of the building. It is also not considered to harm the special architectural and historic interest of the building or affect the character and appearance of the conservation area (see further analysis in the Heritage Statement). The overwhelming majority of the work will affect only non-original features, and new fabric will be “light touch” using appropriate quality materials designed to enhance the rear of the property by restoring usable outdoor space for the family.



6. Access

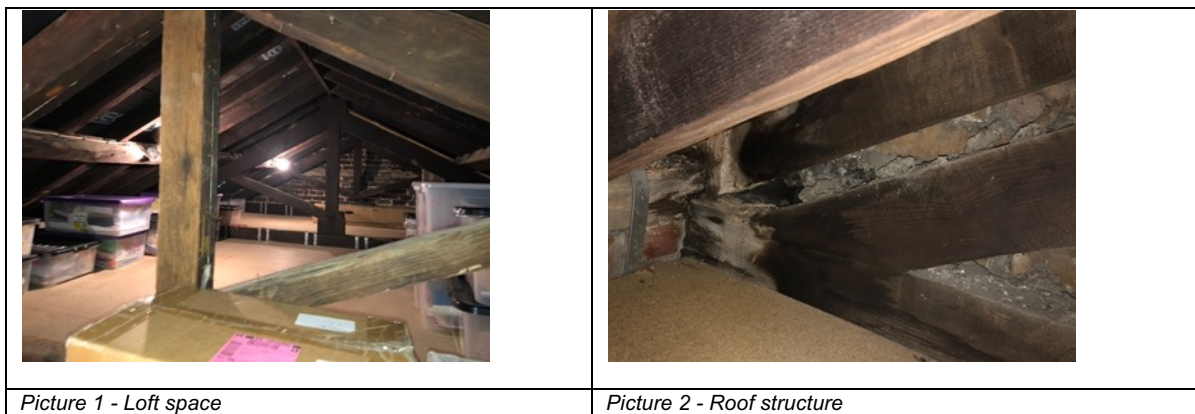
No alterations are proposed to the existing entrances to and from the building which can be accessed both from Chester Place and Albany Street.

7. Amenity

The proposals will not result in any loss of daylight, sunlight, or outlook to surrounding properties. The proposed terrace is located behind a high boundary wall and will not result in any loss of privacy to surrounding properties but will provide new quality outdoor space for the dwelling in an area intended to be used as such, contributing to the family’s wellbeing, health, and quality of life.

8. Sustainability

The existing roof structure at loft level will be maintained and carefully filled with suitable removable insulation between and around the rafters to improve the general thermal performance of the building and to provide better resistance against heat loss and gain. The existing timber roof structure will be fully maintained, and the roof finishes and leaking gutters repaired to match the existing to maintain and protect the existing historic fabric.



Upgrades to existing secondary glazing and additional secondary glazing are proposed to improve the thermal performance and sound protection of all windows within the building.

Secondary glazing was proposed and approved in the Planning Application and Listed Building Consent (LSX0005044 / LSX0004542) in 2000 for the windows at second and third floor level. These have become damaged and ill-fitting and will be replaced with new to match the new proposed secondary glazing.

The proposed systems in this application have been specifically designed for and frequently used in heritage buildings. They will not harm or otherwise affect the external appearance of the building, have minimal impact on the internal appearance and are ultimately reversible. They will significantly improve the energy efficiency, thermal performance and overall environmental standard of the building.

9. Trees

Trees are not affected by this proposal.

10. References

Multiple applications for works in Chester Place have been granted in the past and have included very similar proposals. For a fuller list please see the Heritage Statement. Some of the most pertinent proposals include:

- [2023/2523/L](#), 4 Chester Place, (Internal alterations consisting of conversion of third floor room to bathroom.), Granted
- [2023/2570/L](#) , 2 Chester Place (Alterations to the rear courtyard, retention of the existing ground floor trellis, installation of rooflight to the rear closet wing and internal alterations to the lower, ground and second floors including, installation of bathroom to rear, partitions formed to create shower/WC and front small room repurposed as dressing room with fitted joinery. Retrospective), Granted
- [2017/4608/P](#), Creation of terrace in rear lightwell: 2 Chester Place,
- [2008/11911/L](#) and [2008/1783/P](#), 3 Chester Place (Internal and external alteration including creation of glazed terrace deck at ground floor rear)
- [2017/5224/L](#), 10 Chester Place – (External and Internal works, secondary glazing, rear elevation French glazing)
- [2014/6740/L](#), 8 Chester Place (restore, refurbish, widening of double doors, rehousing of heating system)

11. Summary

The proposed alterations and works were closely discussed during the design process with Nils White Conservation and have been designed to have minimal or no impact on the historic fabric or plan of the building but rather are focussed on conserving, protecting and upgrading the fabric of the building.

Most of the existing internal features are not original with some existing replacements being unsympathetic. These will be replaced to reintroduce traditional historically appropriate details in a way which is respectful of the building's heritage. The Heritage Statement itself concludes that the proposed alterations do no harm to the historic fabric of the building, improve the quality of the residence and in some aspects enhance the significance of the building.

All works will be carried within the guidelines and specifications of the Crown Estate and under their supervision.

Overall, the proposal will provide a valuable improvement to restore and safeguard an historic building whilst facilitating the continued longterm use of the property for residential purposes. The works will also significantly improve the energy performance of the building from an environmental perspective with no detrimental impact to the surrounding area or neighbours. We therefore consider that the proposal meets the relevant policies and recommend that planning and listed building consent should be granted.



Brigitte Mandt,

structureHaus Ltd.
Dipl.-Ing. Architect, RIBA, ARB