

# DESIGN, ACCESS AND HERITAGE STATEMENT

34 Chester Terrace, Regents Park, London.

Works to the front of the building at ground and basement level



**CHRIS DYSON ARCHITECTS LLP**

11 Princelet Street, Spitalfields, London E1 6QH

T ; 020 7247 1816

7 Pierrepont Street , Bath BA1 1LB

T ; 01225 314 074

## INTRODUCTION

This report is to be read in conjunction with the application to carry out alterations to the paving and external areas to the front of 34 Chester Terrace, Regents Park

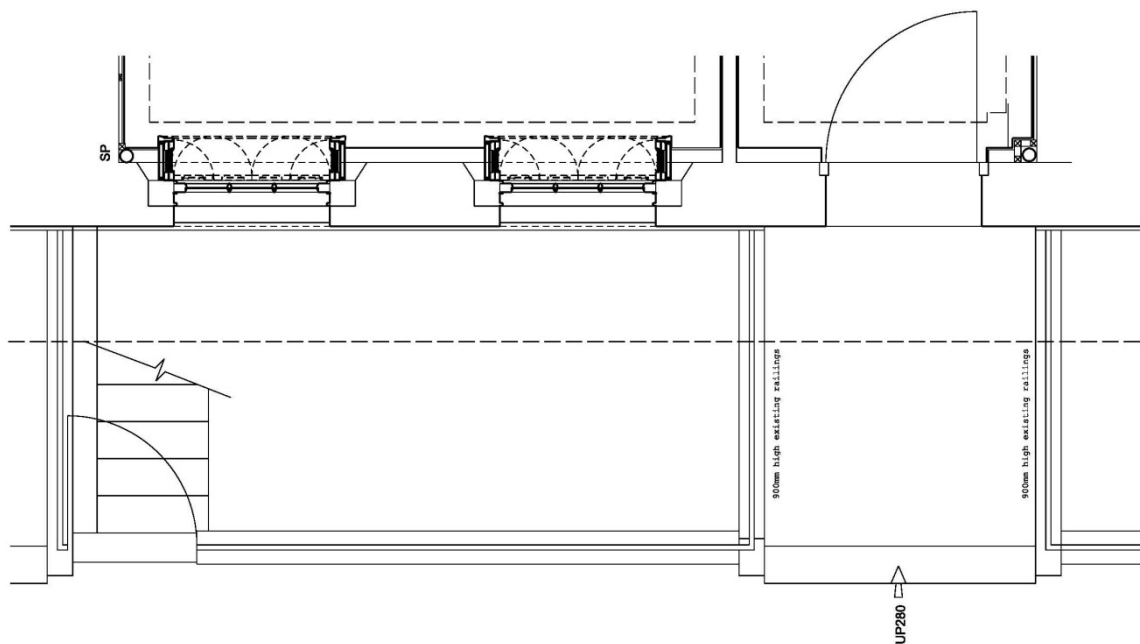
Chester Terrace is one of the principal, neo-classical terraces in Regent's Park, London, designed by John Nash and built in 1825. The terrace has the longest unbroken facade in Regents and takes its name from one of the titles of George IV before he became king, Earl of Chester. All 42 houses in the Terrace are listed Grade I

## THE EXISTING BUILDING

No' 34 as with all the houses in the terrace were substantially refurbished in the 1960's following bomb damage. No internal fittings or finishes remain from before this period.

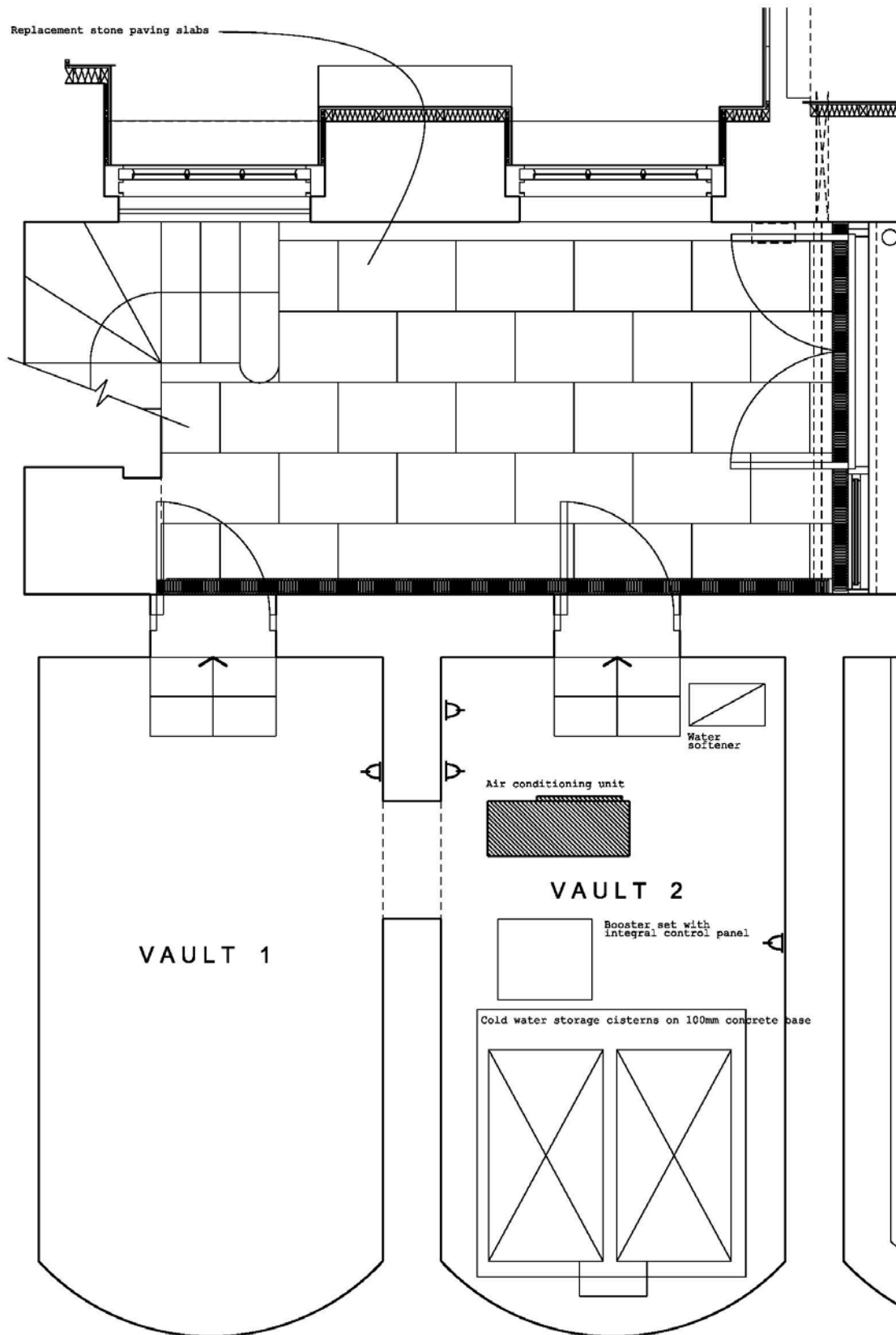
## PROPOSEDWORKS

The proposed works include the replacement of the concrete paving slabs to the lower, basement level with York stone slabs, the replacement of the paving to the entrance steps, again in natural Portland stone, the repair of the iron railings and the reinstatement of missing spear heads, and the installation of an air conditioning condenser unit within the vault.



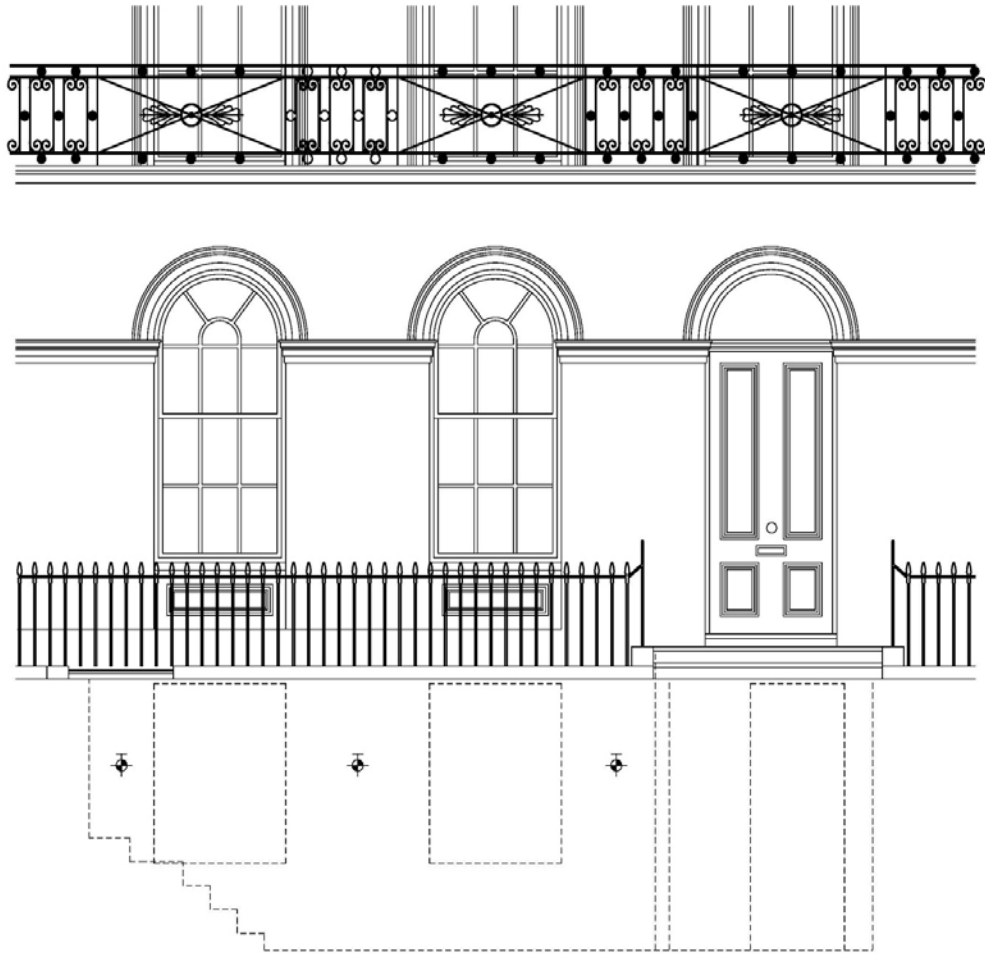
## GROUND FLOOR PLAN AS PROPOSED

The entrance steps and paving to the right are to be replaced and the steps down to the lower level, repaired and cleaned.

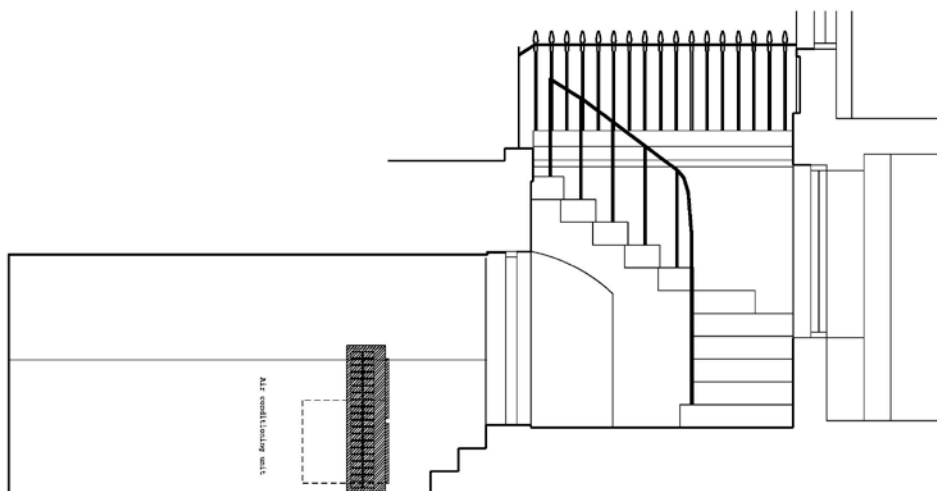


# **BASEMENT FLOOR PLAN AS PROPOSED**

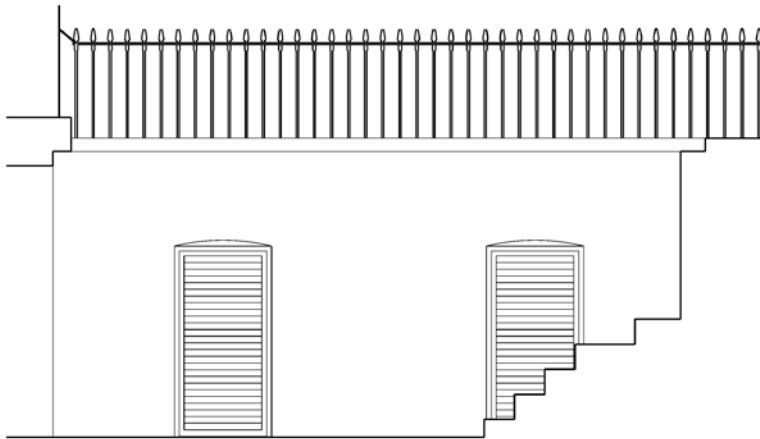
Showing the new stone floor slabs and air conditioning unit together with the position of the previous air handling unit



PRINCIPAL ELEVATION FROM THE STREET



SIDE ELEVATION



## FRONT ELEVATION



Above, the steps as existing. The cracked twentieth century limestone paving is to be replaced with Portland stone

## ACCESS STATEMENT

The scope for achieving full access to a historic building is always limited by the nature of the building, the constraints of the existing structure. There is and will continue to be full access into the ground floor of the building although the entrance steps are to remain.

## HERITAGE STATEMENT

The proposed interventions contained in the associated Listed Building Consent and License applications which this report relates, have been considered within the context of the historic core of the Regents Park are. The alterations involve the stripping out of modern concrete paving slabs, the replacement of modern paving to the entrance and the installation of the air conditioning unit where this will be least obtrusive within the vault.



Below are a series of photographs of the houses in the same street with similar AC installations which are more obtrusive than this proposal.



To summarise - care has been taken to ensure the proposed interventions respect the building and its surroundings by: -

- ☐ Being unobtrusive
- ☐ Having the minimum impact on the adjoining properties.
- ☐ Specifying paving materials which are in line with the original building, not its 1960's refurbishment

In all, the alterations will improve the quality of the entrance, approach to the house and it is hoped provide a method to be emulated elsewhere in the Terrace

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Harry Whittaker RIBA. 8 May 2013

CHRIS DYSON ARCHITECTS LLP