

41-42 CHESTER TERRACE
NW1 4ND

DESIGN & ACCESS STATEMENT AND HERITAGE REPORT



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PREPARED FOR
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MARCH 2013

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1 INTRODUCTION

1.1 Aim of this Report

The purpose of this document is to support the Planning and Listed Building Application for the proposed refurbishment and alterations of 41 and 42 Chester Terrace and to provide further information outlining the history and development of the design proposals.

This statement complies with the requirements of the NPPF-National Planning Policy Framework (March 2012) ("The Framework") and Local Plan policies in respect of Heritage issues.

This document should be read in conjunction with:

- Architectural Drawings prepared by Stephen Levrant Heritage Architecture Ltd
- Structural Engineer Report and drawings prepared by Sinclair Johnston Partners Ltd
- Mechanical and Electrical Engineer's Report and drawings prepared by Martin Thomas Associates Ltd
- Landscape Design – Design Statement and drawings, prepared by Luciano Giubbilei Design.
- Acoustic and Noise report by Hann Tucker Associates
- Arboriculturalist report by Hal Appleyard of ACS Consulting Ltd

This report sets out:

- Assessment of the significance of the heritage assets that might be affected by the proposed works;
- A summary of the impact of the proposed works upon the significance of the heritage assets and their setting;
- How the proposed works comply with relevant policies in the NPPF and how the works are in accordance with local policies.

Nos. 41 & 42 Chester Terrace are a semi-detached pair of Grade I listed buildings within the Regents Park Conservation Area in the Borough of Camden.

1.2 Authorship

This heritage statement has been prepared by Stephen Levrant Heritage Architecture Ltd, which specialises in the historic cultural environment.

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Miriam Volic [BSc Architecture, PGDip AA Building Conservation]
- Claire Gayle [Bachelor of Env. Design, MSc Hist Cons] – Architectural Assistant
- Ellen Leslie BA (Hons) Dip Cons (AA) – Historic Research

1.3 Methodology Statement

This assessment has been carried out using desk-based data gathering and fieldwork.

The methods used in order to undertake the study were the following:

Literature and Documentary Research Review

The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. Attention was given to the National Archives, the RIBA Library and Archives, the London Metropolitan Archives and the Borough of Camden Local History Library and Archives.

Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites.

Area Surveying

A survey of the surrounding areas was conducted by visual inspection to analyse the site and identify the relevant parts of the Conservation Area that would be most affected by the proposed works. Consideration has been given to the Regents Park Conservation Area, its historical development and the building types and materials of the key buildings which contribute to the identification of the built form and the understanding of the special character of the area.

1.4 Planning Policy Guidance and Legislation

The assessment of the alteration on the listed building and conservation area has been prepared taking into account the information contained in:

- *National Planning Policy Framework (NPPF)*, 27 March 2012.
- *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*, March 2010.
- *Conservation principles, policies and guidance for the sustainable management of the historic environment*, English Heritage, April 2008.
- *The Setting of Heritage Assets: English Heritage Guidance*, October 2011.
- Section 4 - Conservation Areas, *Planning (Listed Buildings and Conservation Areas) Act 1990*;
- *Understanding Place: Historic Area Assessments in a Planning and Development Context*, English Heritage, June 2010;
- *Borough of Camden Local Development Framework, Core Strategy*, 2010

1.5 Summary

Stephen Levrant : Heritage Architecture Ltd and Christian Liaigre Studio have been commissioned to prepare proposals for the unification of two existing adjoining houses at Nos. 41 and 42 Chester Terrace to form a single family dwelling together with internal alterations. The proposals include:

- Removal of 1960's existing staircases in No 41 and 42 and existing lifts, and replacement with new traditionally constructed stone cantilever stair and new hydraulic lift.
- The removal of the 1960's floor construction and replacement with new timber floors
- Reconstruction of the 1960's subterranean room extension at No. 42 and the chiller compound at No. 41 to suit the new landscape design and as a consequence of the defective brickwork.
- Lowering of the vaults, to accommodate new boilers.
- Removal of recent partitions and re-configuring of the internal layouts of the rooms.
- Removal of inappropriate and intrusive plasterwork and joinery; and replacement with new in correctly proportioned a manner – cornices, architraves and skirtings etc.
- Re-design of the existing gardens on both sides. Includes new frosted glass link at the back of the house – at ground level.

2 SETTING AND HISTORIC INFORMATION

2.1 Location

Chester Terrace is located on the eastern boundary of Regent's Park and Nos. 41 and 42 are at the northernmost end and separated from the terrace.



Figure 1: The subject site, Nos. 41 and 42 Chester Terrace.

2.2 Statutory Site

The property is within the Regent's Park Conservation Area within the Borough of Camden. The entirety of Chester Terrace is listed Grade I (under a single entry) and is additionally surrounded by a number of other listed buildings and the Grade I listed Regent's Park.

2.3 The Environs of Chester Terrace

2.3.1 Brief History of Regent's Park and its Environs

Regent's Park was originally known as Marylebone Park. It was designated following the dissolution of the monasteries by Henry VIII when he made it a royal hunting park. Thereafter it was divided and fell into the hands of various landlords, either as gifts for services rendered or through purchase, and was used as pasture land. The park as we know it today was developed in the early nineteenth century as the northern end of the Regency Metropolitan Improvements, the great town plan for London extending northwards from Carlton House, the Prince Regent's residence in Pall Mall. The park had reverted to The Crown in 1806 and John Nash was commissioned by the Prince Regent to develop a scheme for the whole area, essentially to provide a grand route to Carlton House, on a scale not seen before in London. Nash's design was published in 1812 and approved by the Treasury. Work began immediately, though as the project developed, many modifications were made.

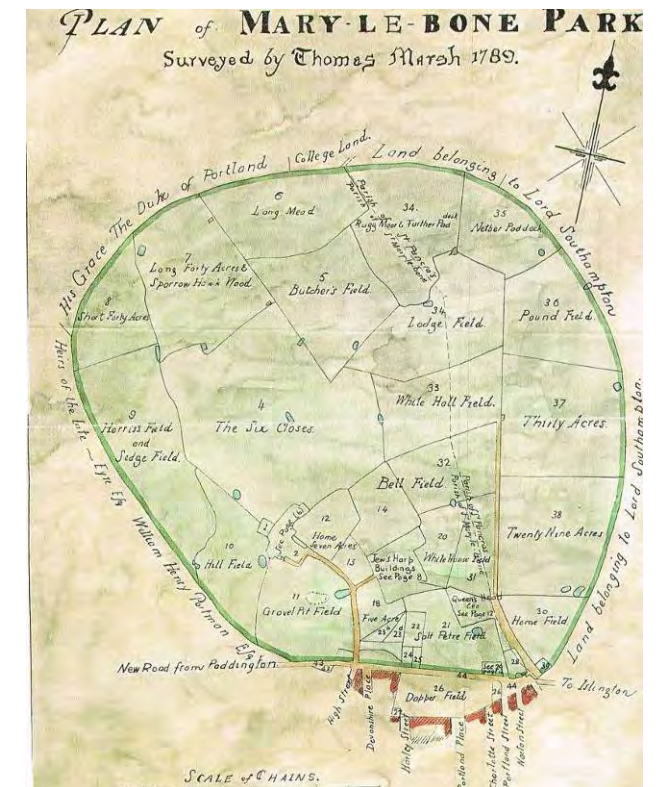


Figure 2: 1789 Plan of Marylebone Park – A plan copied by Peter Potter in the 1830s of the 1789 Thomas Marsh Plan. This shows how Marylebone was divided up among

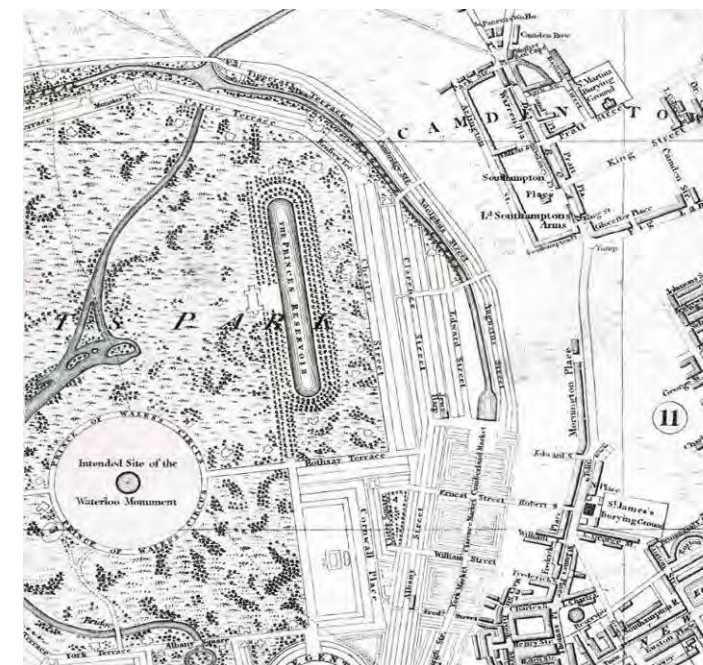


Figure 3: By 1818 the plan for the Regent's Park by Nash is underway. "Chester Street" would become "Outer Circle" and "Clarence Street" would be later named "Albany Street".

Only a few of the many villas proposed were constructed and the proposed circus at the top of Portland Place was reduced to a crescent when its builder went bankrupt. The construction of the terraces began with Cornwall Terrace in 1820 and continued over the next ten years to conclude with Gloucester Gate.

Nash produced the design for most of the facades assisted by Decimus Burton. The actual houses behind were of the standard London type, erected by speculative builders and sold on 99 year leases.

2.3.2 Townscape of the Regents Park Conservation Area

As mentioned earlier, Chester Terrace is surrounded by a number of listed buildings and the Grade I listed Regent's Park.



Figure 4: 1829, Chester Terrace - The Mirror

The Regents Park Conservation Area Appraisal defines its townscape as having 'a very clear hierarchy of building types, conforming to John Nash's masterplan with each type, making a 'particular contribution'. The building types vary from smaller mews houses to churches to large contemporary residential blocks to terraces appearing as triumphal palaces.

2.4 Chester Terrace

2.4.1 Brief History of Chester Terrace

Sir John Summerson has described the extravagant scenic character of the terraces as:

"...dream palaces, full of grandiose, romantic ideas such as an architect might scribble in a holiday sketch book ... It is magnificent. And behind it all, are rows and rows of identical houses."

To an extent Nash's architecture represented grandeur on the cheap. The spectacular frontages with their columns, statues and pediments were merely stucco. Even his classical facades, to a purist, showed inattention to detail. The structure behind was all stock brick and thin deals like any other London terrace.

The foundations were shallow, set on London clay and there were no damp courses at that time. This weakness of construction exacerbated the problems faced by the government and The Crown Estate in deciding the future of Regent's Park in the 1940's and 1950's after war damage and decades of lack of maintenance.

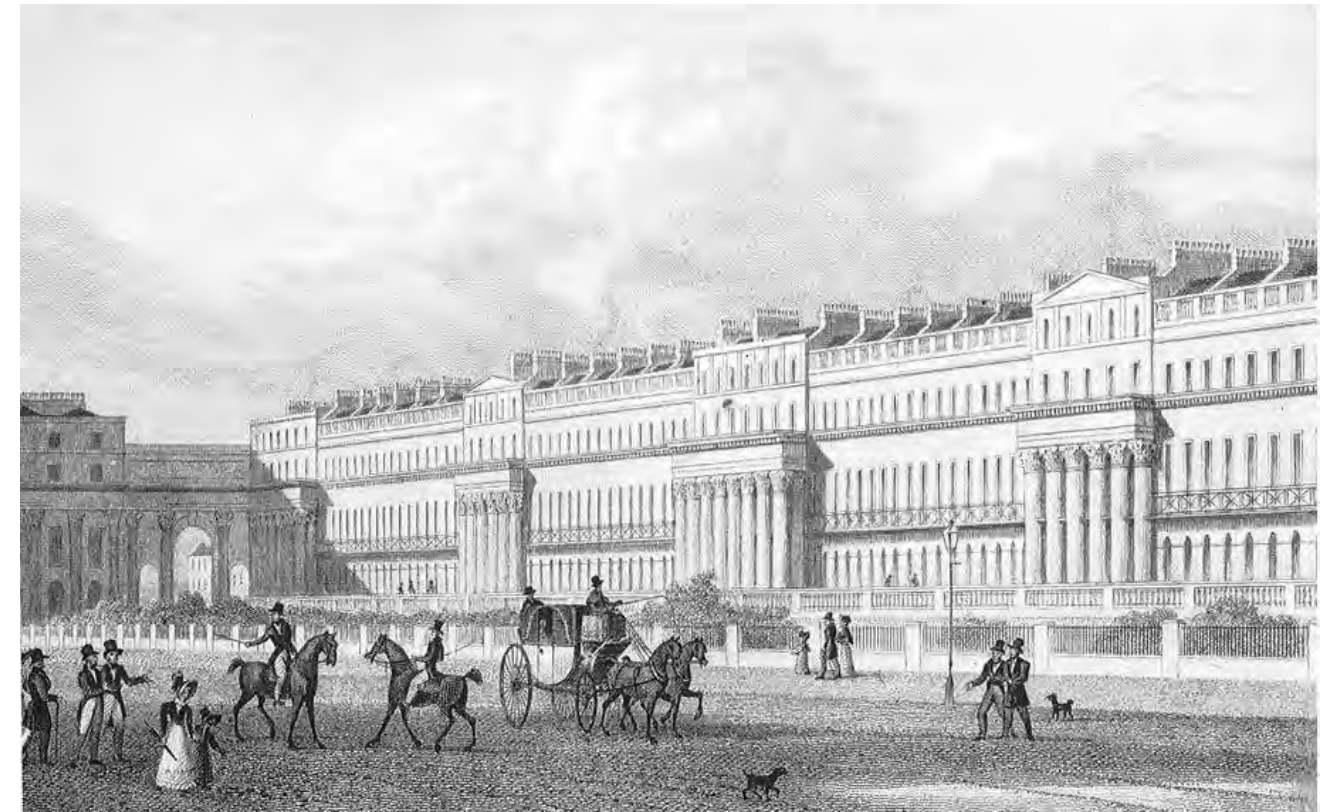


Figure 5: Painting of the Chester Terrace, by Shepherd TH., 1827 in Fox C. London -- World City, 1800-1840.

Chester Terrace was named after the royal earldom of Chester. From the original leases in possession of the Commissioners of Crown Lands it appears that James Burton, father of Decimus Burton, was lessee and architect.

The frontage is continuous for a length of 300m, with five projecting Corinthian porticoes, the central and end ones being octastyle of three standing columns and the two intermediate hexastyle with three quarter columns. These columns stand a little above ground-level and carry an entablature between the porticoes. On the first and second floors, the cornice being continued to the main wall treatment between them. John Summerson, in his book *Georgian London*, describes Chester Terrace to be "[...] with two gimcrack 'triumphal' arches, superscribed with the name of the terrace, is more moderate in its pretensions."

The first-floor level is marked by a balcony with an ornamental cast-iron balustrade which is carried behind the three columns but is intercepted by the two groups of attached columns. The ground-floor doors and windows all have arched openings. The second floor windows have plain square heads. The attic storeys above the porticoes have their wall treatment divided by pilasters, but the general symmetry has been interrupted by an extra storey being added to several of the houses, and the balustraded parapet has also been affected.

2.4.2 41 and 42 Chester Terrace

Nos. 41 and 42, on the north end of the terrace, together with Nos. 1 and 2 Chester Terrace, at the south, have been purposely designed to look like large villas. In reality they were pairs of semi-detached houses, forming return wings of the terrace, connected to the frontage of the main buildings by triumphal arches. Augustus Pugin, in his book *Illustrations of the public buildings in London*, published in 1838, describes them as “two separate buildings, or advanced wings, connected to the main pile by triumphal arches, at right angles with the latter...certainly novelties, but we cannot call them beauties.”



Figure 6: Photograph taken in 1938 shows vitrine-type protruding Bay windows

The Survey of London states:

‘At each end of the main building are advanced return-wings connected to the frontage by triumphal arches. These have three semi-circular headed openings, the centre, which includes the roadway, being considerably higher than those at either side for foot passengers. They are framed towards the front by four three-quarter columns, the ones nearest the main building being also the last column of the end porticoes. The main entablature is carried across the archway with a panelled attic corresponding in height to the second floor. On the reverse side the columns are replaced by fluted Corinthian pilasters and the main entablature finishes above the archway, and does not continue round those houses in the terrace which are screened from the front by the advanced wings. To the west, that is facing the Park, these wings, which each comprise two houses, repeat the hexastyle portico treatment with the outer columns duplicated, while on the north and south faces the columns are replaced by four pilasters.’

2.4.3 Occupants

41 Chester Terrace

Date	Source	Occupier
1833-34	Survey of London	Ann Fenton
1836-37	Survey of London	Thomas Leek
1838	Survey of London	Mary Wilson
1841 Census		Francis Lorcham
1851 Census		Francis Lorcham
1861 Census		James Stuart
1881 Census		Fanny Longman
1890	Crown Estate	Edward Hunter
1897 & 1901	Crown Estate	Alex Paul
1903-1923	Census & Crown Estate	Lewis William Thomas (later years his widow Clara Thomas)
1923	Crown Estate	A J Davis
1924-1925	Crown estate	Rev J M E Ross
1925-1931	Crown Estate	Mrs Margaret Vernon Johnson
1931	Crown Estate	William & Margaret Duncan
1934-1944	Crown Estate	George Legh Jones – Chairman of Shell UK
1944-1961	Crown Estate	Ministry of Works
1966	Crown Estate	K V Grab

42 Chester Terrace

Date	Source	Occupier
1835-1841	Crown Estate & Census	John Peter Fearon
1851	Census	Hensleigh Wedgwood
1861	Census	Benjamin Steibel
1871	Census	James D Cowan
1881	Census	James D Cowan
1901-1911	Census	William McKay
1920	Crown Estate	Capt J M Wainscott (name not clearly displayed)
1944-1961	Crown Estate	Ministry of Works
1963	Crown Estate	The Trustees of the Bedford Settled Estates
1980	Crown Estate	Tubexco Imc
1994	Crown Estate	Christina Natasha Blair & Julie Le Brocquy
2001	Crown Estate	Julie Le Brocquy and Peter Elwood Stringham and Alberta Jean McLeod Stringham
2001	Crown Estate	Peter Elwood Stringham and Alberta Jean McLeod Stringham and Ruth Michelle Coffey and David Coffey

2.4.4 Listing Description

TQ2882NE CHESTER TERRACE

798-1/87/212 (East side)

14/05/74 Nos.1-42 (Consecutive) and attached railings and linking arches

GV I

Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the commissioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers.

EXTERIOR: the longest unbroken facade in Regent's Park (approx. 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos. 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands.

Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony. **INTERIORS:** not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings to garden and flanking steps. Nos. 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3 window returns. Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows architraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central window. 2nd and 3rd floor form attic storeys (2nd floor windows architraved) with cornice at 3rd floor sill level and cornice and blocking course above 3rd floor.

INTERIORS: not inspected.

2.5 Historic alterations to Nos. 41 and 42

Records show that both houses have been significantly and substantially changed over the years.

2.5.1 41 Chester Terrace

Earliest plans that show changes to the property are from 1890. (See Fig. 7-10). Changes have been proposed to all floors. (For more detailed plans, please see Appendix 3).

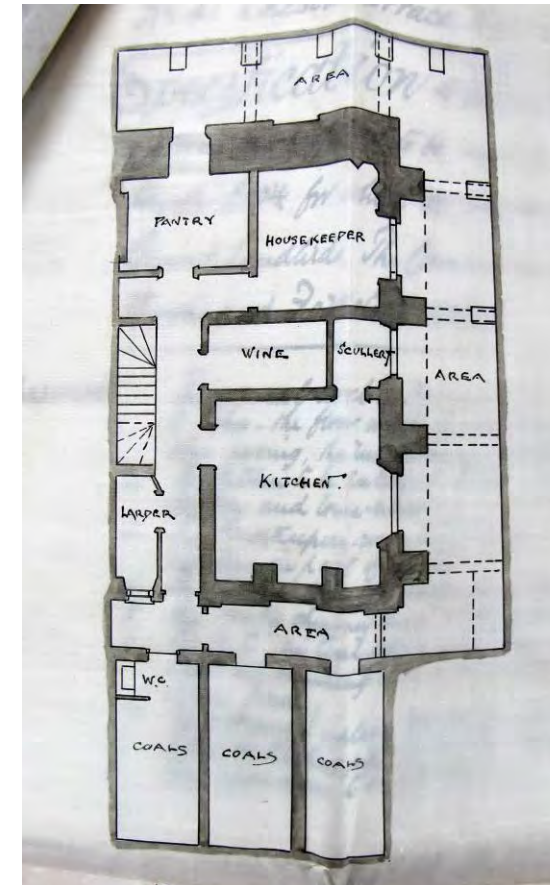


Figure 7: 1890 – Existing Basement plan

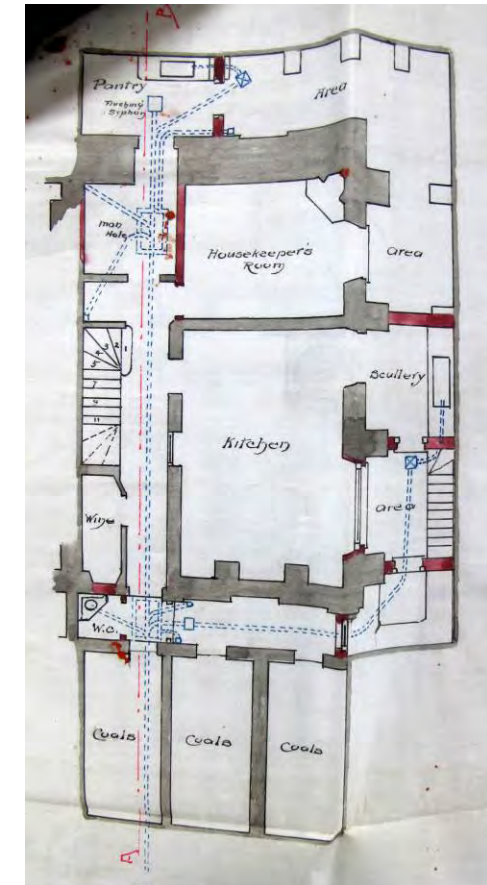


Figure 8: 1890 – Proposed Basement plan

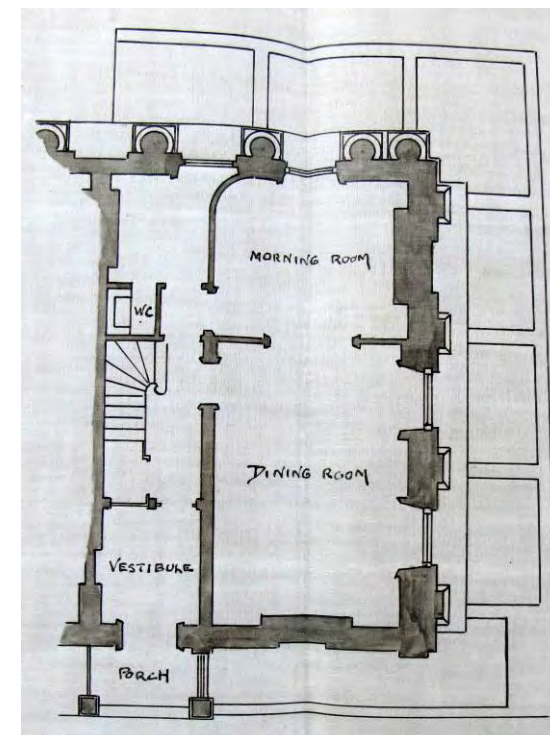


Figure 9: 1890 – Existing Ground Floor

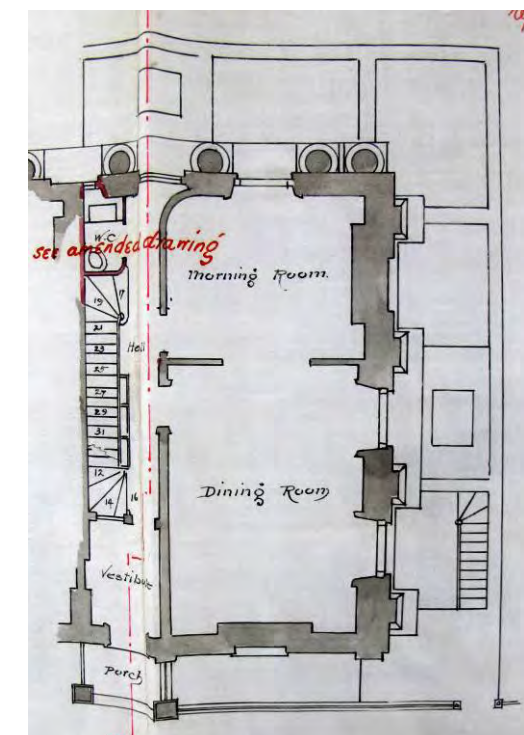


Figure 10: 1890 – Proposed Ground Floor

These include various new openings, removal and addition of the partition walls, as well as changes to the stairs. Stairs that are shown on these plans differ greatly from the current ones. Also, noticeable are changes in floor levels created to accommodate new toilet. In 1914, windows on the ground floor, overlooking the Regents Park were changed. (See Fig.11)

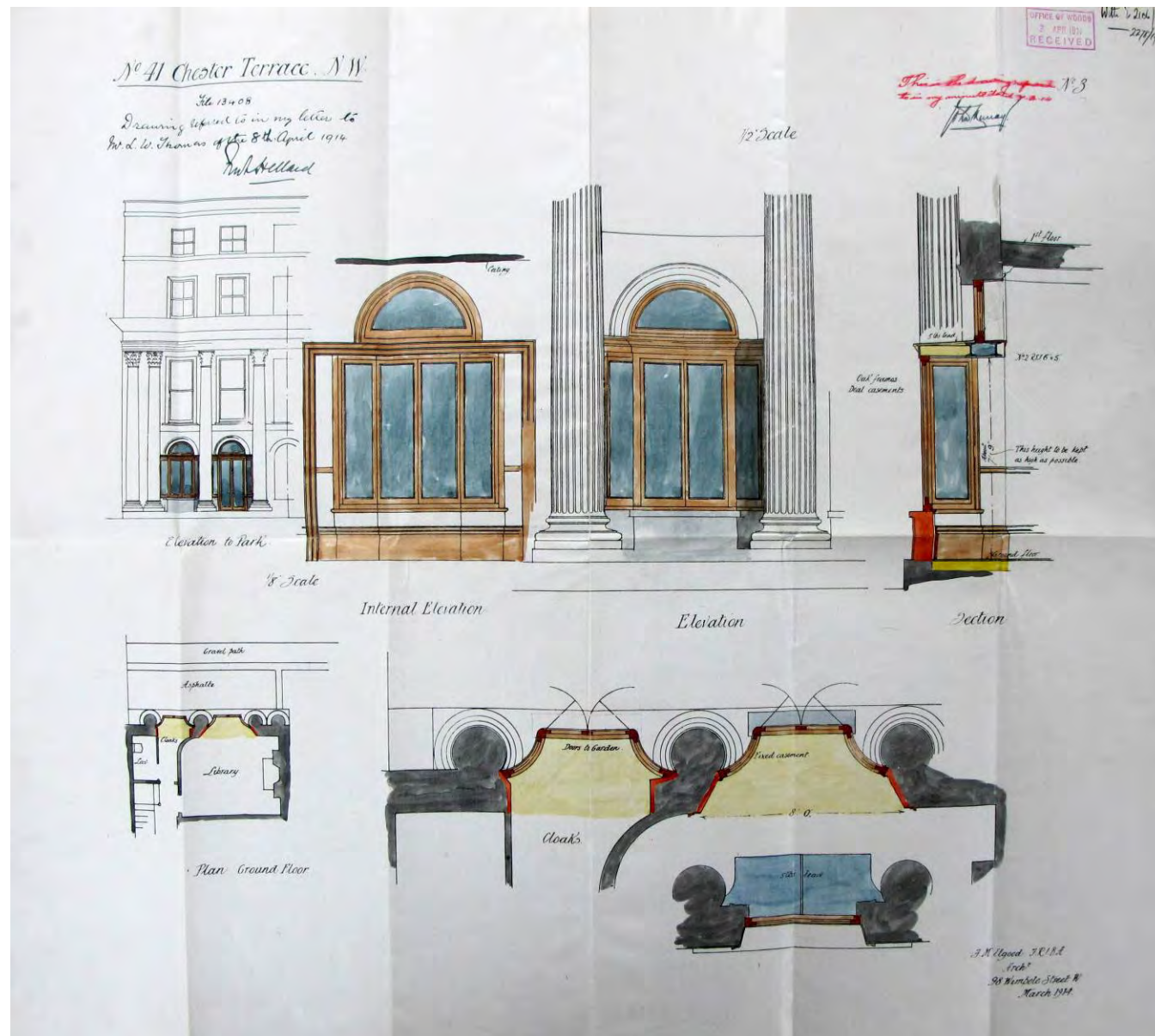


Figure 11: 1914 plans showing changes to the windows at the ground floor

1925 plans show further internal alterations (for full set of plans, please see Appendix 3), including further changes to the windows, (see Fig 12, 13), new landing, changes to the stairs...

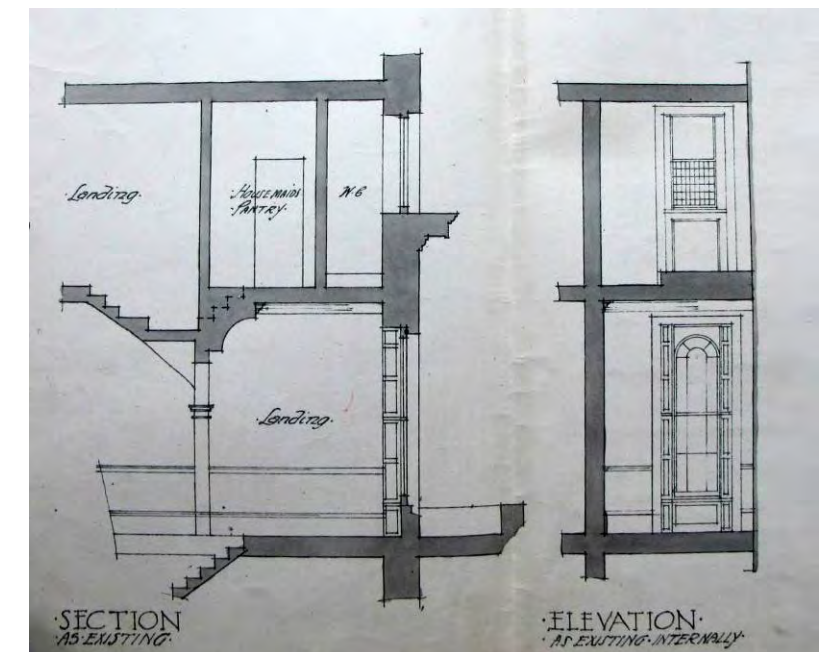


Figure 12: 1925 – Existing section of the stairs/landing between the first and second floors.

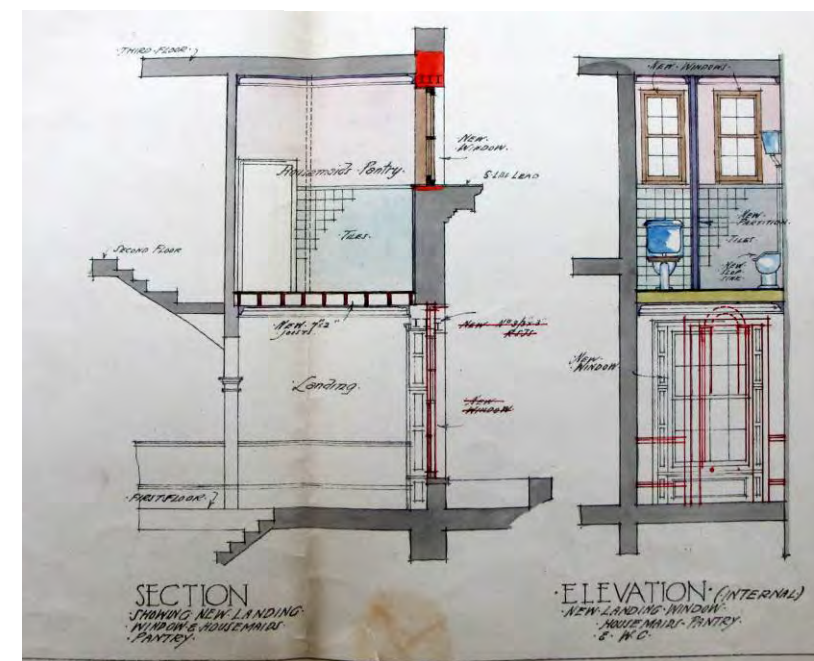


Figure 13: 1925 – Proposed section showing alterations to the stairs/landing between the first and second floors.

41 – 42 Chester Terrace

In 1936, there was a fire that damaged second floor dressing room. The letter from the resident of that time, Mr Jones (Fig. 14), describes the damage to the property:

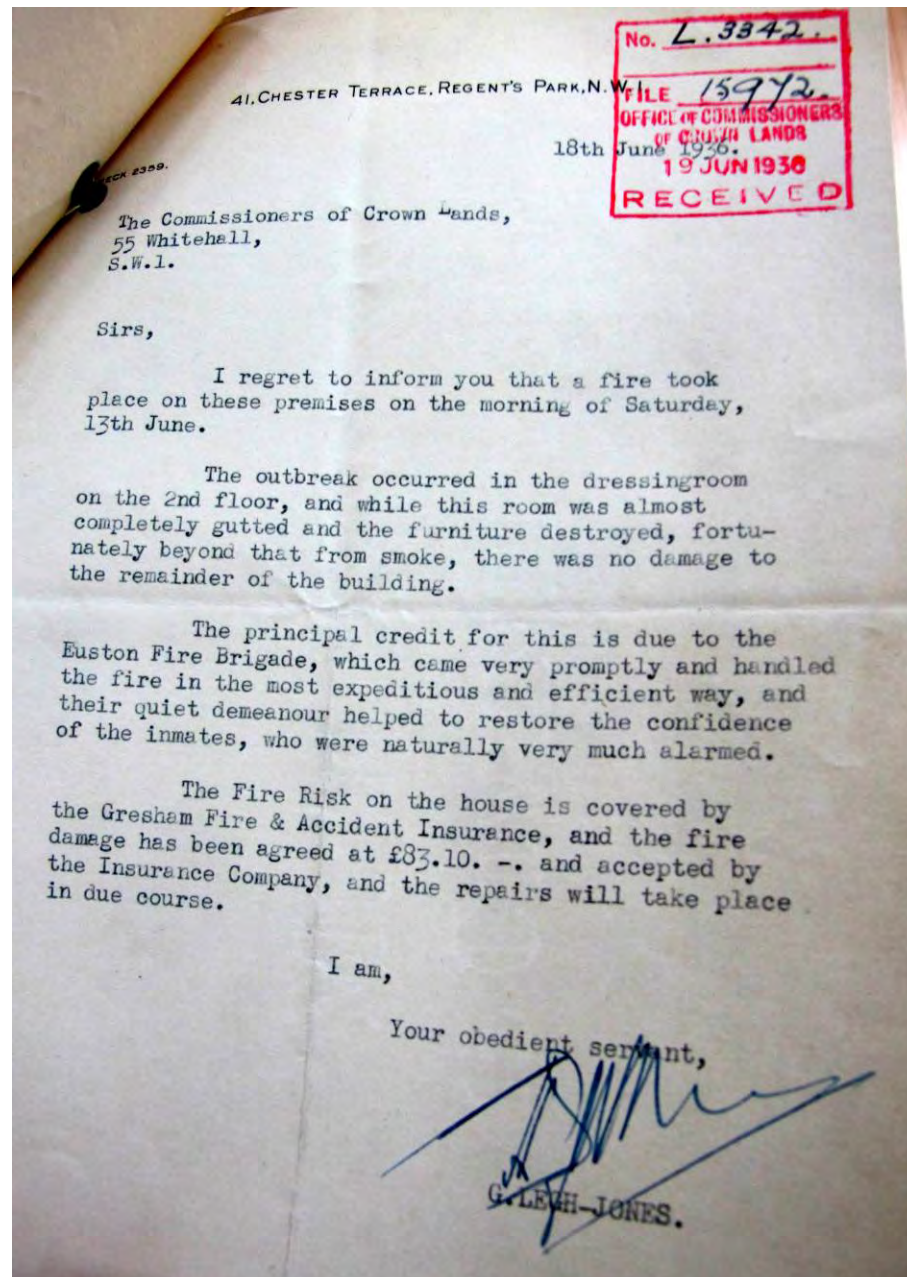


Figure 14: 1939 Letter informing Crown Estate of the fire.

1941- 1946 War Damage

Records show (see Appendix 5 for details) that No. 41 suffered from bomb damage to the roof, windows, ceilings and stair landings. It was declared uninhabitable and was later requisitioned by the War Office for use as the offices, similar to the rest of the terrace.



Figure 15: Photograph taken in 1943, shows 41 and 42, Regents Park elevation damage to the windows

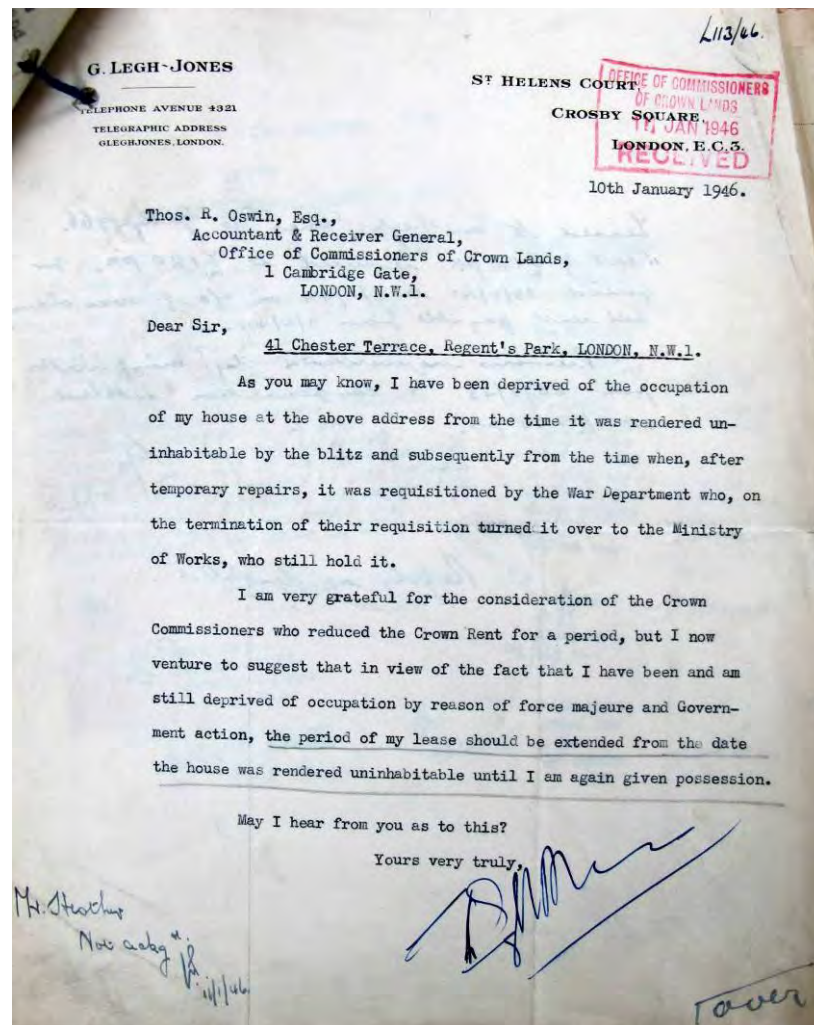


Figure 16: 1946 letter from the lessee, Mr Legh-Jones, asking for his lease to be extended due to the fact that his use has been requisitioned by War Office and Ministry of Works after that.

The repairs to No 41 during the war were just temporary, and further works to the building were undertaken as a part of the overall strategy of repairs to the Terraces, after the War.

Post War Period

The post-war period has seen major changes to the buildings, while recorded responses to the problem of the state of the buildings reflect the wider development of attitudes to historic buildings.

The decline of the Terraces accelerated during the Second World War, which precipitated significant changes to the buildings of Nash's project. The lack of building materials and craft skills during the war, but also the Crown Estate's failure to undertake even "the most elementary protective repairs", continued decay: in 1945 there was scarcely "a single terrace ... which does not give the impression of hopeless dereliction ..."¹

In April 1945 – the war yet to end – the Royal Fine Art Commission advised that the Terraces should be retained only as front and side elevations or facades 'in the most advantageous and economical way,

having regard to post-war requirements', supporting the ideas of the Crown Estate's architect, Louis de Soissons, for taking 'full advantage of the backland' areas.²

In 1946 the Atlee government set up the Gorrell Committee to investigate the future of the terraces. The Committee reported in 1947, giving as its main conclusion: '*We are unanimously of the opinion that the Nash Terraces are of national interest and importance and that they should be preserved as far as that is practicable and without strict regard to the economics of 'prudent' estate management.*'

In the long term, the Committee sought the residential use of the terraces, criticizing the Ministry of Works for occupying the majority of the houses in the terraces as offices, an arrangement which they noted was due to end in December 1952.



Figure 17: 1958 drawing shows that No 41 and 42 were still in possession of the Ministry of Works.

In 1957 – ten years after the publication of the Gorrell Report – the newly-reconstituted Crown Estate Commissioners issued the first of three statements entitled: *The future of the Regent's Park Terraces*.³

The Commissioners developed an approach over seven years which essentially abandoned many of the major recommendations of the Gorrell Committee. They also rejected the suggestion that they seek government funds to preserve the terraces, preferring to work with private developers, even though that approach required that a number of the buildings should not revert to residential use, while the 'first-

² Gorrell Report, p. 7.

³ The Crown Estate, *The future of the Regent's Park Terraces*. Statement by the Crown Estate Commissioners (London, HMSO, 1957), dated 28 November 1957; Second Statement, dated 19 March 1959; Third Statement, dated 14 June 1962.

¹ The Gorrell Report, p. 10 and 16.

class residential accommodation' sought by the private sector meant that 'the lower income groups' would be excluded from occupation of the houses facing the Park.⁴

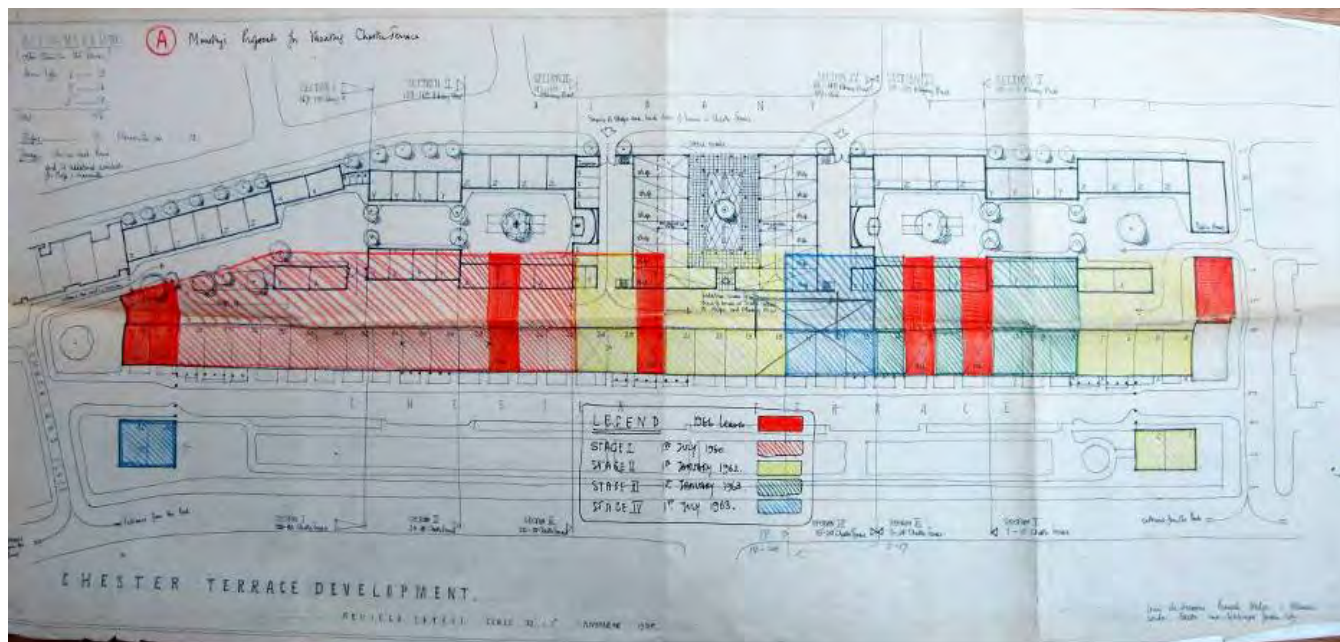


Figure 18: 1959 Sketch plan dating from 1961, showing stages of upgrade to Chester Terrace. Nos. 41 and 42 were in 1963 phase of the re-development

Most of the redevelopment works and restoration of these buildings were carried out in the late 1950's and 1960's by architects The Louis de Soisson s Partnership. The renowned architectural historian Sir John Summerson advised the Crown Estate and the Louis de Soissons Partnership during the restoration work.

WEDNESDAY APRIL 3 1963

TOWN

CHESTER TERRACE

HOUSES OF CHARACTER AND DISTINCTION
in an unrivalled position facing
REGENCY PARK
Originally designed and built by Nash
Now in course of complete restoration
The bold sweep of the original facade as designed by Nash has been retained
but the interior of each house has been entirely rebuilt to combine
THE DIGNITY AND PROPORTIONS OF THE REGENCY PERIOD
WITH THE LUXURY AND COMFORT OF MODERN LIVING

Spacious Hall
Dining Room
Double Drawing Room
7 Bedrooms
4 Bathrooms
Large fitted kitchen
Utility Room
PASSENGER LIFT
CENTRAL HEATING
HANDSOME
APPOINTMENTS
GARAGE

LEASES FOR 95 YEARS • Ground Rent £1,000 p.a.
PRICE £42,500
Joint Sole Agents:
FOR HALLMARK SECURITIES LTD.
MATCH & CO. 14-15, COLLEGE CRESCENT, N.W.3
HAMPTON & SONS 6, ARLINGTON STREET, S.W.1

News Record and Municipal Engineering October 18 1961

NASH TERRACE HAS FACE LIFT

Renovating and modernising fine architecture is one of the most difficult of a contractor's jobs. Chester Terrace, Regency Park, 136 years old, has to undergo this treatment and be preserved by Holland & Hannen and

Cubitts (Great Britain), Ltd., at a cost of £1,750,000, in four stages over a period of four years.

The interior of the 42 houses in the terrace will be rebuilt as modern homes. Outside, the terrace will retain its Nash frontage and will be rebuilt exactly in its original form, where it is necessary to fill gaps caused by bomb damage.

In 1962, on the east side of the Park, the Commissioners announced that at Chester Terrace 'the whole of the internal construction of each house is new'.

1960's works have resulted in loss of most of the original fabric throughout of the Terraces, including No 41 and 42.

A plan dating 1961 shows complete replacement of the roof, as well as installation of the lifts to both houses.

Figure 19: Newspaper cuttings relating to the re-development of the Terraces.

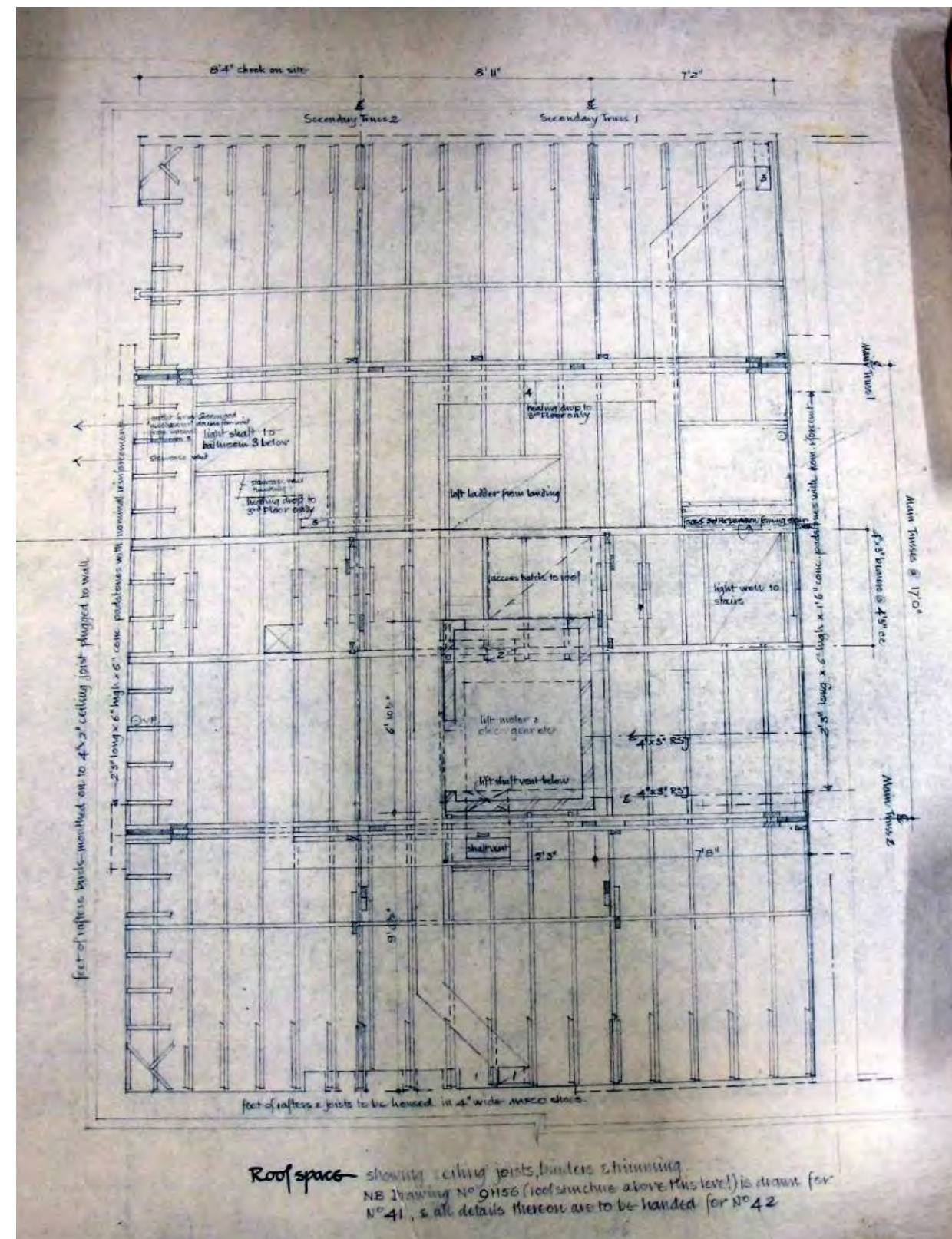


Figure 20: 1961 drawing showing roof-replacement for Nos. 41 and 42, indicating installation of the lifts.

⁴ Crown Estate, [First] Statement (1957) p. 4, 13 and 12, 'To assist in the conversions, we shall need some latitude to use parts of the buildings not facing the Park for some non-residential uses.' Second Statement (1959) p. 7 and 18 development at Cumberland Market 'for people in the lower income groups who will be unable to pay the rents which will have to be charged for the Terrace flats.'

In 1996, a planning application was granted for alterations to Ground and First Floor (Appendix 6). The alterations included removal of the partition walls, erecting new partitions, re-locating existing WC, creating large dining room, and kitchen (originally in basement).

In 2004, another application was submitted and granted for a major overhaul of the interiors (See plans in Appendix 7). This proposal has been executed, as proposed. This has resulted in virtually all the significant fabric other than the central party wall, being removed, including partitions and joinery, replacing the parts of the stairs, new doors, and other joinery.

2.5.2 42 Chester Terrace

The earliest records found for this house, were plans dating from 1920, which show that a lift had already been installed in the house, involving significant changes to the entrance lobby and relationship to the stairs. (See Fig 21).

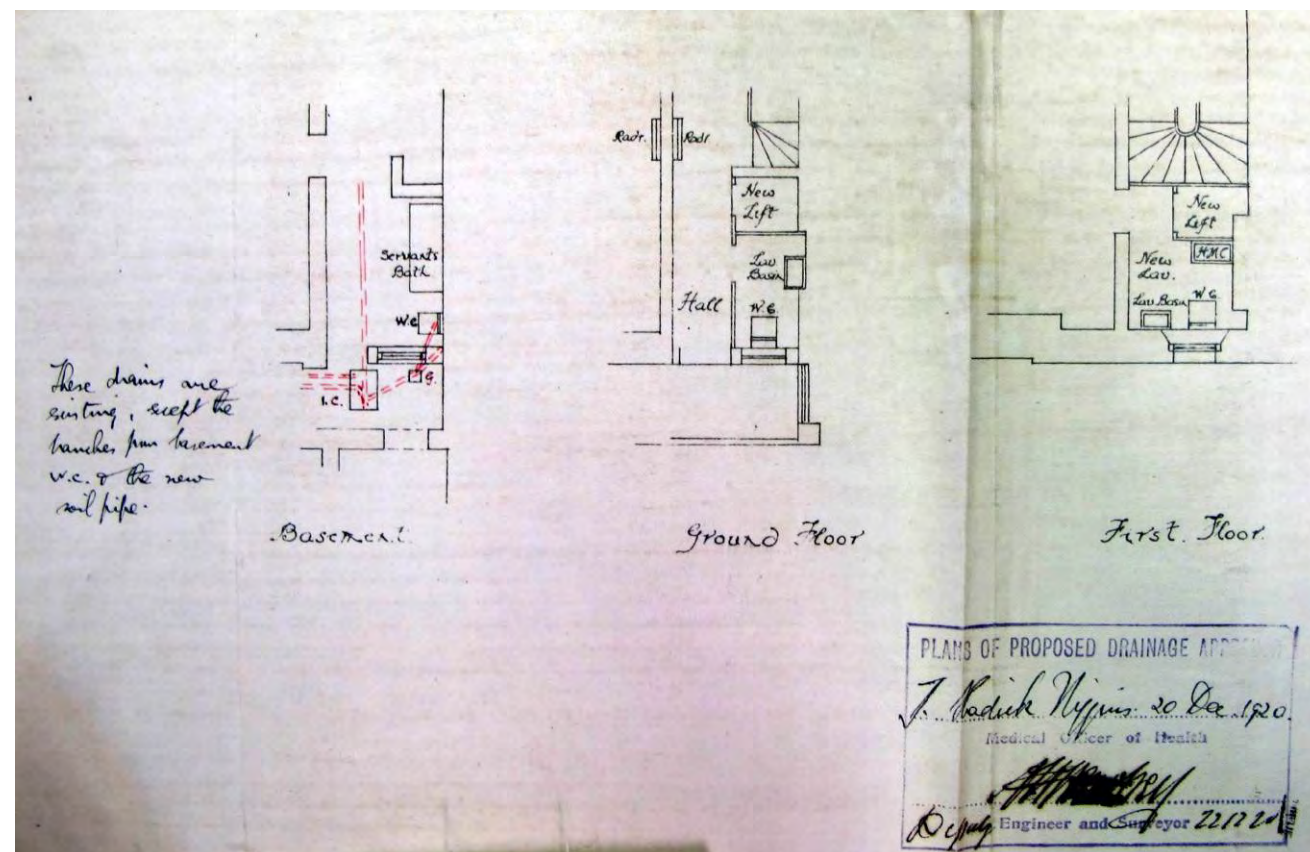


Figure 21: 1920 drawing showing installation of the lift.

Following these, 1932 plans show changes proposed to all floors, involving new openings on various partition walls, replacement of the fireplaces, and other significant alterations and removals. (See Fig 22).

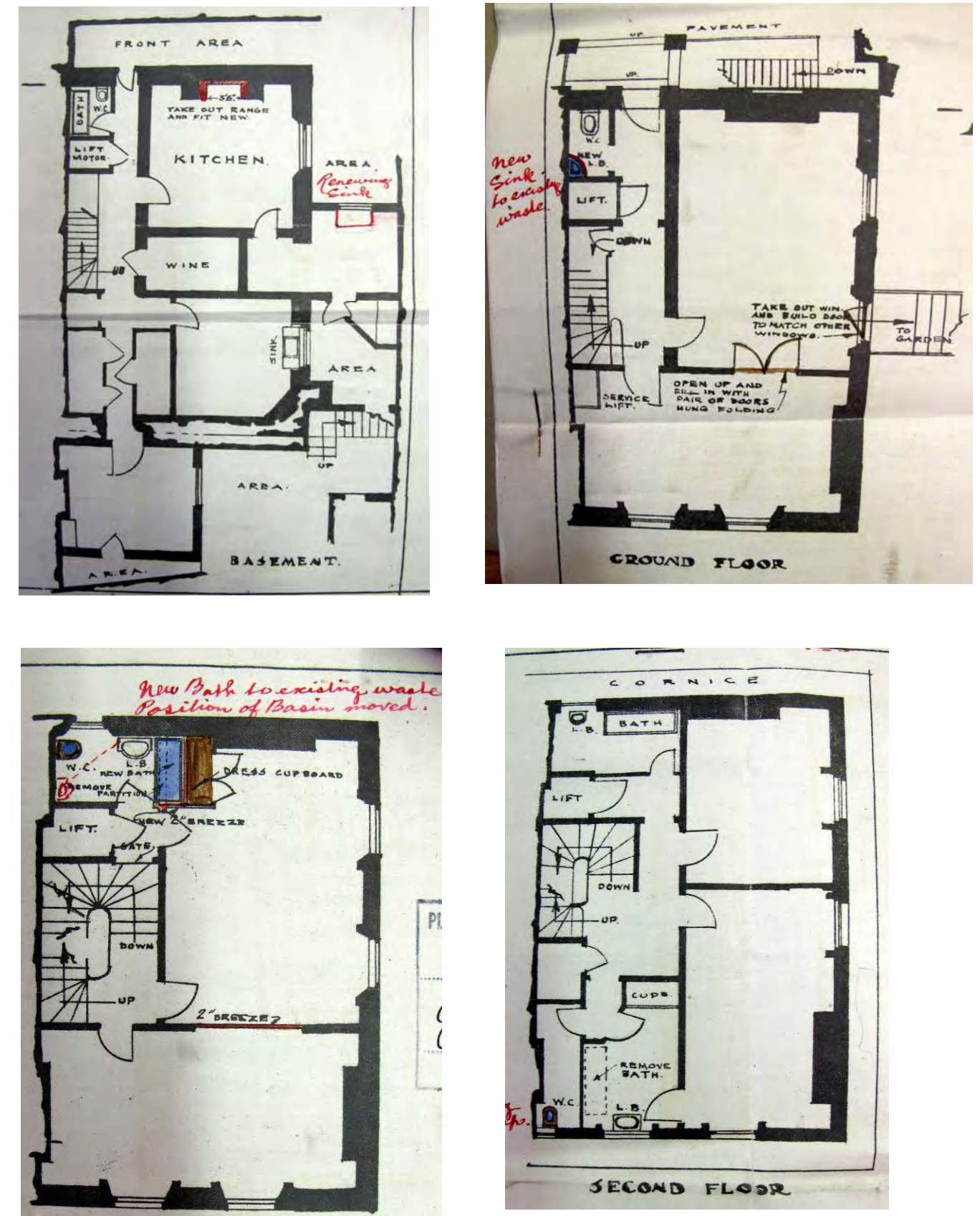


Figure 22: 1932 drawing showing changes proposed in the basement and ground floor. There is a proposed opening between front and rear room on the ground floor, as well as the window being replaced with a new door.

It is considered that it is likely that during major works to all houses in the Terraces in 1960's, No. 42 has also been re-modelled, to incorporate new lift. The current stair must have been replaced possibly at the same time or in 1988, when a planning application for internal repairs was granted. The stairs shown on 1932 plans has different size and layout to the current staircase.

Also, comparison of these plans, allow us to deduce that entrance door to No 42 (opening and the door) has been changed, and is not original. All floors were changed and their levels adjusted to meet requirements of the new stair levels.

In 1988, house had been remodelled, and although it was not possible to locate drawings of the proposals, the site survey revealed significant interventions to the interiors.

In 1994, planning permission was awarded for "erection of infill extension in the basement well area and associated external alterations." (See appendix for details).

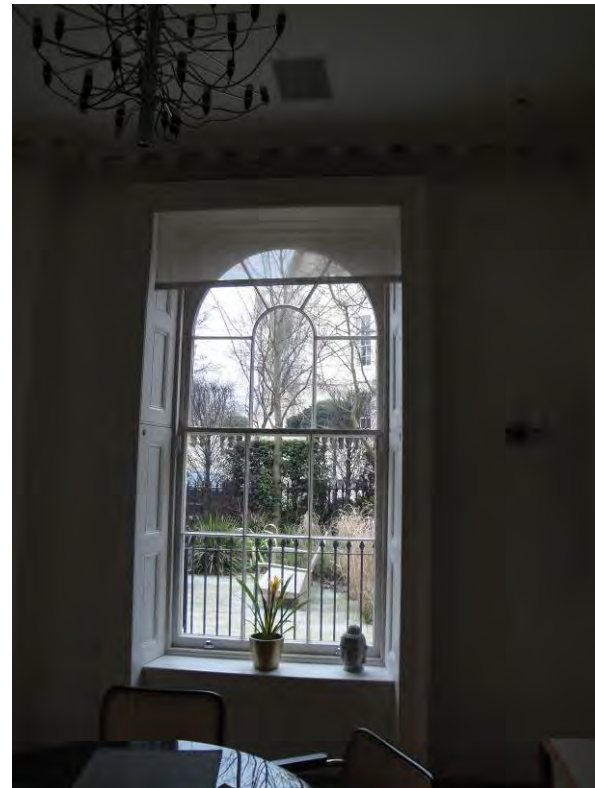
Another planning application dated 2008, was approved for removal of window at basement level and replacement with double door and side light of matching style.

3 PHOTOGRAPHIC SURVEY



Basement

Stairs and ceilings (and floors) are all recent replacements.



Ground floor - kitchen



Ground floor – kitchen, view to the side garden. The cornice, ceiling and joinery are all new



Ground floor – view towards Regents park The cornice, ceiling and joinery are all new, note recessed downlighters and services in ceiling, boxed out soffits.



First Floor – Living Room; Note intrusive shadow gap cornice with lighting, recessed TV.



First Floor - Fireplace C20



First Floor –Living Room; View towards Regents Park, Modern cornice with concealed light fittings



First floor Living Room - modern joinery, flooring, altered plan form



First floor Living Room - - air condiitoning vents; modern cornice, with shadow gap



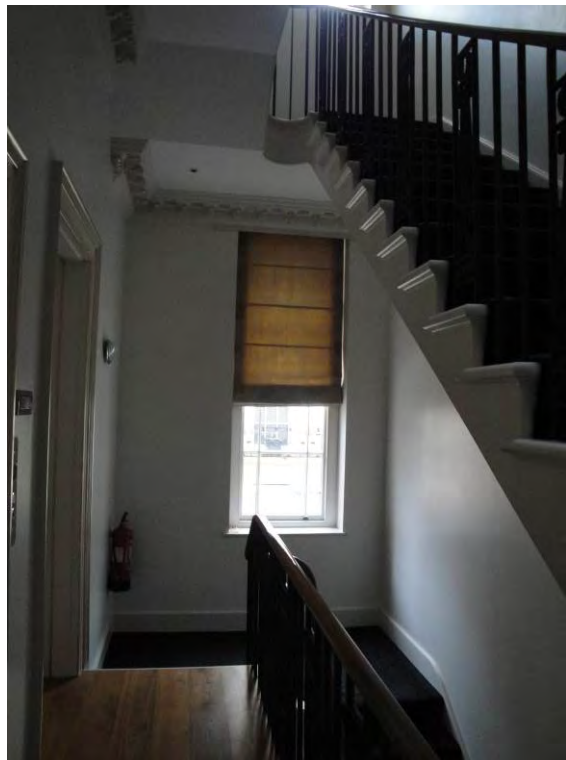
Second floor bedroom windows



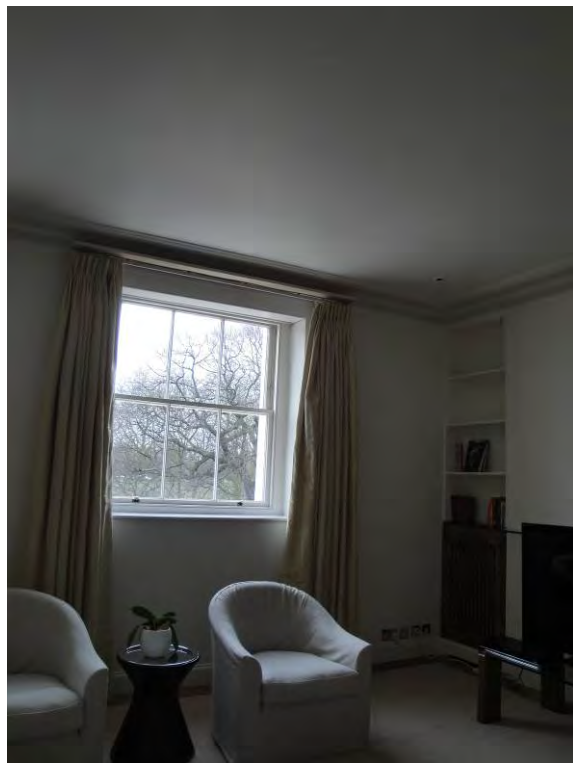
Second floor - modern joinery



First floor – Modern window shutter I



First floor landing stairs, all new.



Second Floor - Bedroom No 2



Second Floor - Bathroom, modern



Third Floor – Bedroom; 3-O-3 Sash Window



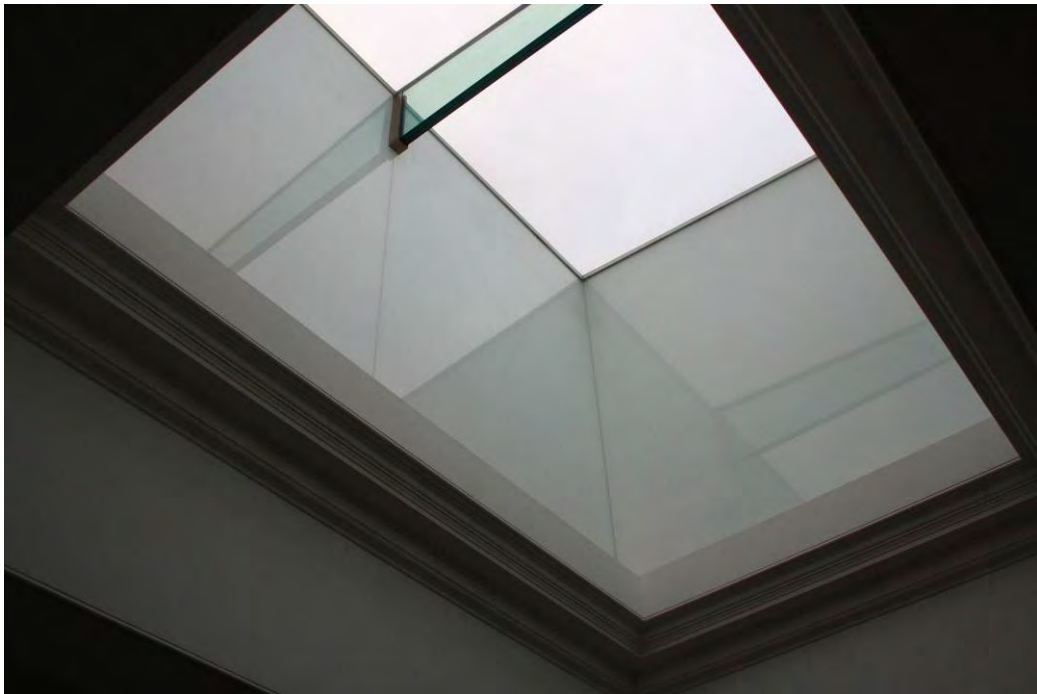
Third Floor Bathroom; Modern Cornice; ceiling Lights;



Third floor - ceiling in bedroom; elaborate cornice, inappropriate size for this floor, services



Boxed-in heating under the window



Large modern rooflight

No 42 Chester Terrace - Ground Floor



Ground Floor – Entrance Hall, all new.



Lift Door – Elaborate Joinery, modern



Ground Floor - Modern Paneling



Ground Floor – 20 C Fireplace, two identical in each room, new flooring.



Window / door to the side garden, modern joinery

No 42



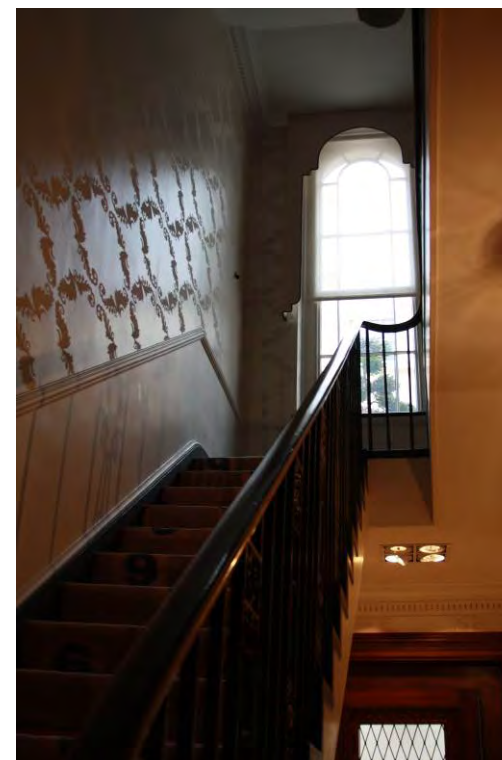
Ground Floor –Elaborate Joinery – 20C



Investigative openings, revealing fletton bricks infill in the party wall



Investigative opening – Ground floor – entrance area party wall– fletton brick infill; cement rendering



Stairway up to First Floor – all modern including balustrade and handrail



Opening on the First Floor Landing – party wall, more infills revealed – cement render damage to the brickwork

FIRST FLOOR – No 42



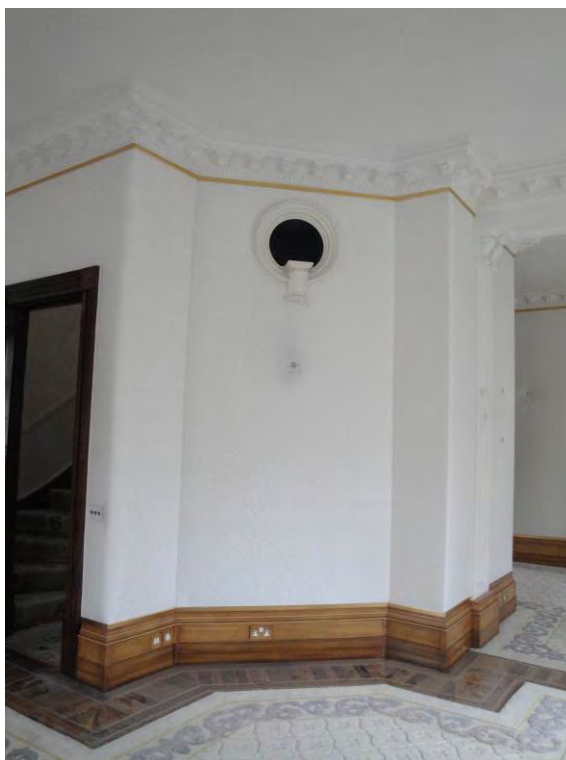
Living Room – 20C Fireplace; Modern Cornice



Room layout changed - partition wall between two rooms removed, creating awkward narrow layout



Modern skirting - behind concealed electrical and mechanical installations



Incognuous lift surround build-up – protruding into the room;



Modern Joinery; Modern Cornices.



20C Marble Fireplace;

SECOND FLOOR - No 42



Investigative opening – party wall - landing reveals more infills – Fletton bricks



Fireplace missing – all modern joinery plasterwork and floor structure.



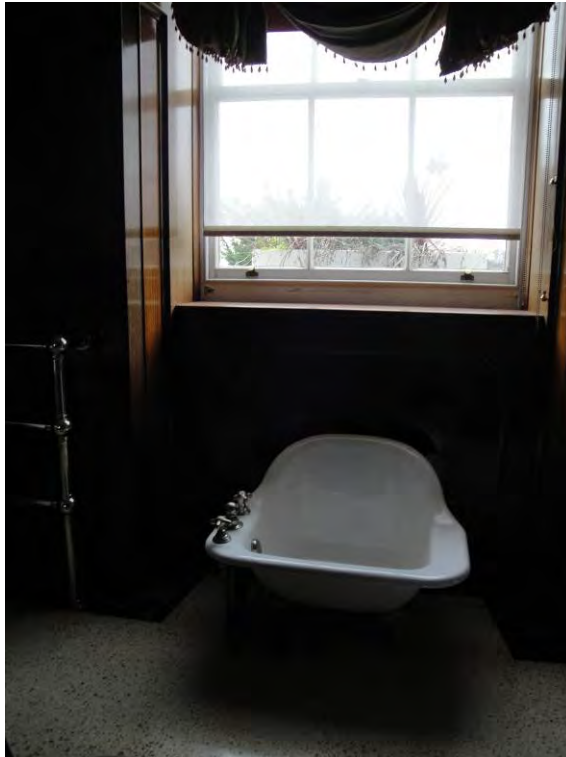
Elaborate fireplace- not original; Walls covered with decorative fabric; elaborate modern joinery, later; modern cornice, skirting, ceiling with services fittings.



View towards bathroom and walk-through wardrobes



Bathroom; stone finish on the floor; wall panelling – 20c elaborate cornice; modern



Bathroom fittings



WC – custom made timber paneling



Third Floor Opening in party wall - cement render over modern Flatton bricks



Custom made elaborate wardrobes - modern



Bathroom



Modern vaulted niche, for a small wash-hand basin



Elaborate fireplace – not original to the house

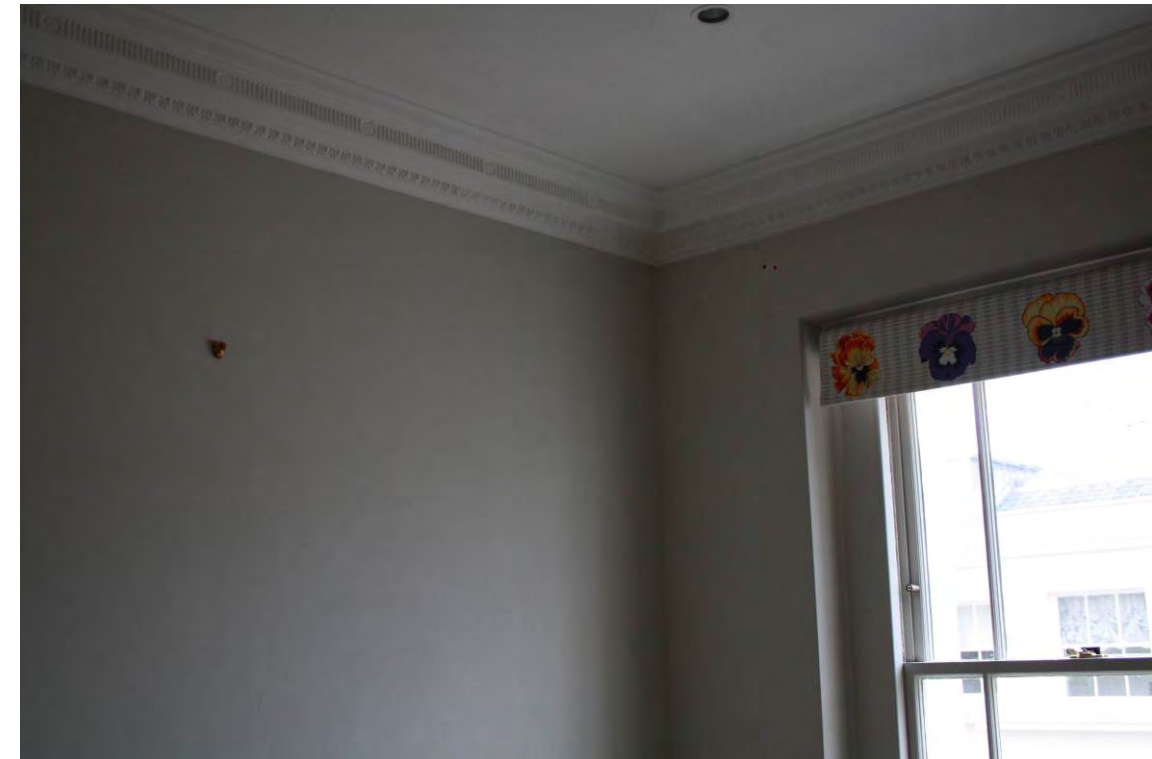
THIRD FLOOR – No 42



Opening to party wall reveals modern construction



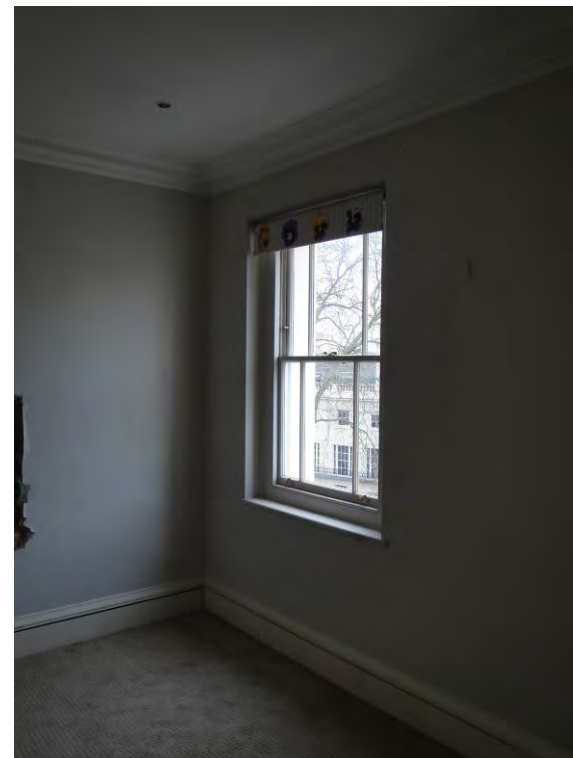
Wall – boxing to create space for installations, affects plan form



Ceiling - third floor – plaster, with downlights and modern cornice



Bedroom - partition wall close to window, later modern cornices; ceiling plaster, downlighters;



Bedroom 2 - Plaster ceiling with downlighters
Sash window, later joinery and ironmongery



3-o3 sash window, later joinery and ironmongery



Bathroom, modern fittings



Rooflight - later



Roof area – evidence of earlier strengthening works



Rooflight - cornice - modern



Lift shaft – modern brick



Front and Side Elevations

4 ASSESSMENT OF SIGNIFICANCE

4.1 Introduction

As recommended by NPPF (March 2012), proposals for the alteration or redevelopment of listed buildings or buildings within a Conservation Areas should be considered and be based on an understanding of the site's significance.

Paragraph 128 of NPPF states that *'In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should also be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance'*.

Significance is defined by English Heritage as *"The sum of the cultural and natural heritage values of a place, often set out in a statement of significance"*.

This section provides an assessment of the significance of Nos. 41 and 42 Chester Terrace, in order to identify, and to promote the protection and enhancement of significant and character defining features in both buildings through the implementation of future proposals for redevelopment and/or alterations to the properties.

Significance is determined on the basis of statutory designation, research and professional judgment. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS 'Principles of Selection for Listing Buildings' (March 2010) and in the English Heritage Conservation Principles Policies and Guidance' (2008).

DCMS, 2010, provides a list of principles for assessing significance based on its Architectural and Historic Interest, assessed through the principles of Age and Rarity, Aesthetic Merits, Selectivity and National Interest.

English Heritage suggests that the aspects that reflect worth are the following values that people associate to a place: Aesthetic value, Communal value, Evidential value and Historical value⁵, and the same principles of assessments are recommended by NPPF.

- ⁵ Evidential Value – relating to the potential of a place to yield primary evidence about past human activity;
- Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds;

4.2 The Significance of 41-42 Chester Terrace

4.2.1 Evidential Value⁶

Evidence shows that Nos. 41 and 42 went through numerous alterations over the years. Their internal layout changed to a great extent. No original fabric remains, apart from party wall and the external walls.

Most of it was lost during and immediately after the WWII period, while it was used by Ministry of Works (see Para 2.5 – historical changes to 41 and 42).

The elevations remain very much as originally conceived and constructed, enhancing the evidential value of this property and its group value as a typical terrace development of the Regency period.

4.2.2 Historical Value⁷

Nos 41 and 42, have been designed by John Nash, prince Regent's architect, built in 1825, by James Burton. Chester Terrace has been the longest unbroken terrace that was built at the time of Regent's Park developments. The concept and the whole of Chester Terrace has architectural and historic interest in both national and local terms. Both houses are listed Grade I, and they are within the Regents Park conservation area.

The interior of both houses have sustained considerable alteration and change particularly in the second half of the twentieth century.

Terence Davies /John Summers book John Nash, describes houses in the terrace:

"The houses in this terrace are smaller than those in Cumberland Terrace and the scheme is less ambitious and full of careless detail. The three Corinthian porticoes appear heavy and gauche grouped along the vast façade of the terrace. The great 'triumphal' arches, set at right-angles to each end, merely serve as thin theatrical screens to the composition.

The interiors of the houses are dull with narrow entrance halls, but the terrace as a whole, however ungrammatical, has an expansive air and the houses enjoy fine views of gardens and Park"

⁶ "Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 36).

⁷ "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative." (Conservation Principles Para 39). and "The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44)."

The plan form of the pair has been altered by removal of partition walls, installation of lifts and change of stairs, altering floor levels, and removal of all original features / joinery.

The significance of these houses, same as of the rest of the terrace, is mainly attributed to their exteriors and their setting. The whole of the Terrace makes a considerable contribution to the local scene, which is a very important element of the landscape of Regents Park.

The buildings are a part of this whole, with their own architectural importance within the Chester Terrace.

Chester Terrace shares with the other terraces in Regents Park, and with the work of John Nash, the special characteristics of his architecture.

4.2.3 Aesthetic Value⁸

The exterior, street elevation still retains a high level of aesthetic value. Internally, the original proportionality and planform are lost. This building is a special example of the speculative developments that occurred in the Regents Park area during this period.

The greater aesthetic merit derives from the group expression of the front elevations with the five projecting Corinthian porticoes and more elaborate detailing on the end and middle terraces, particularly the return wings (one being Nos. 41 and 42) connected by the triumphal arches.

4.2.4 Communal Value⁹

Communal value of Nos. 41 and 42 Chester Terrace, lies with them being a part of the grandiose setting of Regent's park, and surrounding residential assemblies, all belonging to the same architectural and historical period. The houses were built as family residences, and as a part of the Terrace; their use was changed during the WWII, when used by Ministry of War / Works. In 1960's residential use was reinstated.

⁸ "Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).

"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48).; "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).

⁹ Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects" (Conservation Principles, Para 54).

5 PROPOSALS

5.1 Concept

It is proposed to unify two existing adjoining semi-detached houses at Nos. 41 and 42 Chester Terrace, to form a large single family dwelling. The use of the site is to remain unaltered and appropriate.

Research has revealed that both properties have undergone substantial changes and interventions since they were built, including total replacement of all the interior fabric and complete modern roofs. In fact, the only original fabric remaining is the external facades, and these do not have original fenestration, due to earlier alterations and the bomb damage during the WWII (refer to morphological & significance plans). The aesthetic integrity of the exteriors, the principle element of significance that warrants the grade I listing, remains.

The two houses were designed to appear externally as a single house – a particular design concept of Nash. Conversion to a single dwelling house would not, therefore, adversely affect the important architectural character externally.

The concept is thus for the remodelling and insertion of a new layout and interior within the shell of the existing building. The scheme is high quality and not without precedent even in the context of listed buildings. The modern interior would run through all floors and spaces but would be offset against a carefully detailed and classically proportioned back-drop of Regency cornices, reinstated sash window joinery and other traditionally detailed elements of the joinery. Also, proposal to replace one of the existing stairs with a traditionally built stone cantilever stair will further enhance proposed interiors. Proportionality of plan form is also improved, but reflects present day functionality. As the works affect only recent fabric and construction they would be “reversible” should there ever be a desire to “restore”.

5.2 Proposed works

- Removal of the existing lifts – both houses
- Removal of the existing stairs – both houses
- Removal of the existing floors – both houses
- New openings in the party wall, on all floors, to connect two houses
- Partial removal of the iron balustrade – external No 41
- Partial removal of the stone balustrade – external No 42
- Installation of new lift - No 41
- Installation of new stone cantilever stairs – No 42
- Installation of new timber floors – both houses
- Closing of the existing roof lights – both houses
- New partition walls to form new layouts on all floors.
- Lowering of the floors to the existing vaults, to accommodate new boilers
- Lowering of the floor to the existing basement extension (No 42)

and rebuilding existing external area, to repair structural cracks to the walls (see structural engineer's drawings and statement;

- New cornices; new skirting – main rooms – ground to third floor
- New landscape design to garden
- Partial glass path at the ground level over the existing light wells;
- New floor covering throughout
- Windows – overhaul of all existing windows; New doors;

5.3 Consultations

Pre-application consultations were held with Conservation Officer, Antonia Powell of Camden Planning and Conservation Department, following the submission of an information package for their review containing drawings, photographic evidence, and the historic background statement.

Site meeting was held between Stephen Levrant Heritage Architecture and Ms Powell on 6th September 2012, and further meeting to discuss amendments to the proposals on 9th October, 2012, at the Camden Planning offices. Alternative options to create openings in the party wall were presented, and Ms Powell agreed to discuss them with her team.

The proposals were seen as acceptable in principle, pending further investigative openings to the party wall in order to assess extent of previous changes to the building.

Ms Powell inspected these works on 31st October, with Heritage Architecture, and indicated that Council would be prepared to consider allowing openings to the party wall, of certain size, to every floor.

Since then, consultation has been ongoing, and Ms Powell is in principle supporting proposals, subject to receiving detailed application.

Consultations also took place with Crown Estate and their appointed Heritage architects Purcell, to explain the concepts and extent of alterations envisaged. See below under “design approach”.

5.4 Use

The existing use as residential will remain although conversion of two semi-detached houses to one will give rise to a larger dwelling. The element that makes up the special interest are façades of the houses, which will remain unaltered. Any original internal features that remained after WWII were removed when the whole Terrace was reconstructed in the 1960's.

5.5 Scale / Appearance

As there will be no changes to the exterior of the house, (only proposals to the exterior are to the railings / balustrade, and to the treatment of the garden around the houses), it is considered that impact on the scale or appearance of the property is minimal.

Proposed internal alterations do not have an impact on the appearance on the exterior of the buildings.

5.6 Design Approach

The intention is to combine a high quality interior for modern use with restoration of appropriate historic detail. The Client commissioned internationally renowned designer Christian Liaigre for the interiors in

consultation with SLHA. (Information about Christian Liaigre is included in Appendix). Opportunity was taken of the complete lack of historic or significant interior fabric to reconfigure the plan form, much as was envisaged – in principle – by the Royal Fine Art Commission in the 1940s.

The initial design intent was to remove most of the party wall to create a true single villa as expressed by the exterior, and this was welcomed by the Crown Estate as providing a unique opportunity to formulate a single villa. The intention was to exploit original design of the semi-detached pair as appearing as a single villa. Different significance criteria would apply to the terraced houses adjacent. There would be no loss of any significant fabric or plan form, other than much of the party wall, which investigation demonstrated had suffered much intervention.

Camden officers regarded the remaining party wall fabric and the subdivision of two properties as significant, would not support such a proposal, and would have recommended it for refusal. This was non-negotiable.

The design was then altered by Christian Liaigre to retain the form of two separate houses retaining the party wall. The plan form was reconfigured to provide living accommodation for a single family with four bedrooms. Opportunity was taken to provide well proportioned rooms in the spirit of Burton and Nash. However there are no direct precedents as Nash had no influence on the interiors.

The principle design ethos was to provide correctly proportioned joinery and plasterwork within the era of their construction i.e. broadly “Regency”. This was discussed with Camden conservation officer. It was not thought appropriate or correct to try and reproduce exactly any particular Nash interiors. Instead each floor has been detailed within a suitable proportional regime based on the orders, but adjusted to suit the present proposed use. Thus, the basement utilised the lowest, Tuscan, order, and where this would have been the preserve of the servants almost exclusively in the past, it now has both service and family accommodation.

The Ground floor is in the Ionic order, and adjustments will be made to reflect proportionality of room heights, although the strict interpretation may not extend to modern facility rooms such as WC. The *Piano Nobile* presented the most difficult choice. Originally this would have contained the principle reception rooms, which are now on the ground floor, and a Corinthian order would have been appropriate. (The use of Composite Order was rejected as the house is probably not of sufficient status). The bedroom suite is now on this floor and opportunity has been taken to recreate larger floor areas but Corinthian was not considered appropriate for bedroom and bathrooms etc, which would have originally been on the upper floors.

We therefore decided to use Ionic again but from different reference source. Thus the ground floor Ionic will be embellished to reflect the reception room status, and the Piano Nobile, despite slightly higher ceilings, will be plainer. There are various examples of slight changes to proportion in the depiction of the orders over time and according to different practitioners.

The second floor will be Doric order as it represents a slightly higher status than Tuscan; and the third floor reverts again to Tuscan as the basement. This is befitting to the much lower ceiling heights of these spaces, where deep cornices are visually intrusive. It is also common in modest houses to see only parts of a cornice order utilised in the upper storeys, usually restricted to the cyma and a fillet or ovolo.

It is expected that full details of these interior finishings will be reserved by “conditions” attached to the listed building consent, and therefore open for further discussion prior to approval.

Joinery will not all be of reproduction panelled doors and composite architraves and skirtings. Liaigre has proposed use of contemporary joinery details, purpose-made for the openings they enclose, and utilising the highest quality materials and craftsmanship. This is no doubt superior to that of the original houses, which used much softwood and often quite crude construction techniques. This reflects the present day design ethos and is particularly apt where there is reconfigured plan form. SPAB and other charters and philosophies call for “truth” in expressing the contemporary interventions, and this has also been a factor in the design approach. The combination of historic and contemporary detail, by a designer of high repute and skill, imbues the house with architectural qualities befitting its status.

The uses and disposition of the rooms have been articulated to meet the requirements of present day living, and will become part of the historical evolution of the house. Alterations have also been formulated with regard to other precedents for such houses both in the Regents Park estate and elsewhere. Structural alterations have been necessary to repair failing brickwork and to make optimum viable use of the heritage assets, considering its significance. Thus it is proposed to extend the presently unusable basement vaults by lowering their floors – which are not original – to increase headroom and to glaze over a small part of light-well area in an unobtrusive manner, to allow communication between the two gardens, and provide weatherproof space.

The two gardens are being retained as separate entities and so identified, although there will be unifying features, to enhance and improve the setting of the house.

Services have been designed to be incorporated in the new structure and construction rather than added as post fitting as is often the only option in listed structures. The risers and ducts will thus be subordinate to the architectures and have been specified to be as unobtrusive visually as possible. There will be full compliance with sustainability and energy conservation requirements. However, double glazing is generally not appropriate or acceptable in listed buildings, so the windows will be fully draught proofed unobtrusively and will utilise laminated single glazing to reduce sound and heat transmissions.

5.7 Access

The access to the property is unaffected.

5.8 Amenity Issues

The proposals will not have an impact on the Conservation Area or create sense of enclosure or have impact on the daylight enjoyed by neighbouring properties.

6 IMPACT ASSESSMENT

6.1 Introduction

This assessment aims to appraise the impact of the proposals on the special interest of the heritage assets within the site: Nos. 41 and 42 Chester Terrace. Furthermore, the assessment considers the impact of the proposed works on the Grade I listed terrace and the Regents Park Conservation Area; and on the setting of the designated and non-designated heritage assets within and surrounding the site.

The impact on the special interest of the conservation area takes into account whether the proposals cause substantial or less than substantial harm to the heritage assets by altering or eroding the authenticity and of the heritage values identified on the assets (aesthetic, historic, communal and evidential).

For the purposes of assessing the likely impact to result from the proposed development on the fabric of the house and its subsequent impact on the conservation area, established criteria have been employed.

- "negligible" - impacts considered to cause no material change;
- "minor" - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time. Impact to fabric of low significance.
- "moderate" - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset, as it appears at this time.
- "substantial" - impacts considered to cause a fundamental change to existing fabric or appearance of the resource/asset.

The impact of proposals can also be neutral, beneficial or adverse.

The following table has to be read with regard to the foregoing significance appraisal which has determined that the special interest of the heritage asset is confined to the exterior and the remaining position of the party wall. Thus there are substantial impacts to fabric of no significance.



Entrance Elevation of No 41 and 42

6.2 Impact Assessment on the Heritage Assets

Summary of Impact of the proposals on the significance of 41 and 42 Chester Terrace, within the Regents Park Conservation Area			
Floor Level	Proposals	Intervention on the Existing Fabric	Overall Impact on the Existing Fabric
Interiors All Floors	Removal of the existing stairs, lifts and floors; (Refer to Architect's and Structural engineer's Method statement and drawings)	Removal of the 1960's fabric.	Substantial / Neutral
	Alterations to the internal layout with creation of the new lift shaft and new stone stair; (Refer to Architects and Structural Engineer's drawings).	Removal of the 1960's partition walls and later alterations. Creation of the new area in the basement to accommodate for the new lift shaft - excavation of the small area of the basement. Small area of the party wall to need underpinning; New basement slab to replace existing.	Substantial / Beneficial
	New timber floors throughout the houses. (Refer to Architects and Structural Engineer's drawings).	Removal of the existing floors, that is not original. New floors will be supported on the existing walls utilising metal joist hangers carefully cut into bed joints. Where new beams are required to support floors these will be supported on local padstones carefully cut into existing walls in a limited number of places.	Substantial / Neutral
	Lowering and connecting vaults. (Refer to Architects and Structural Engineer's method statement and drawings).	Excavation of the floors and moderate side openings of the vaults. The underpinning of the vaults foundation will be required;	Moderate / Beneficial
	Subterranean room to the rear of No . 42 - The roof of this room is to be lowered in order to provide planting space over for landscaping, and also, therefore, to lower the floor level to achieve necessary headroom.	Existing modern brickwork will be removed and replaced with a new reinforced concrete enclosure.	Minor / Beneficial
	New openings in the party wall on all floors, to connect two houses.	Two new openings on each floor. Openings on the landings, require removal of the areas of the party wall, that have been infilled with modern brickwork. Openings in the main rooms will require removal of the small areas of the original brickwork.	Moderate / Neutral
	Overhaul of all windows.	Like - for-like repairs and refurbishment, installation of high performance laminated single glazing	Moderate / Beneficial
	New services throughout	Removal of the existing services, electrical and mechanical; air-conditioning units, data cables, and other equipment. These services are placed in the ducts, under the floors, or behind skirting.	Minor / Beneficial
All Floors	Interior finishing	Removal of inappropriate and intrusive plasterwork and joinery, and replacement with proportioned and high quality detailing throughout	Substantial/ Beneficial

Exterior	Chiller Compound to No. 41- due to structural failings of the existing walls, new walls are proposed; Also, it will be covered with the new roof, to allow for planting space over for landscaping; area for ventilation of the chiller will be retained open, but covered with grille, incorporated in the landscape.	Re-building of the existing walls and it would be proposed to undertake this in reinforced concrete. New roof to be constructed over to structural engineer's details.	Minor / Beneficial
	New landscape design to all garden areas. (Refer to Landscape Design Drawings, and design statement).	Removal and replacement of the number of existing trees (not considered to be of significance), with plants of superior quality.	Moderate / Beneficial
Exterior	New glass infill over limited number of existing light wells, to enable continuous access to both gardens	New structural supports for glass walkway, to mirror existing intervention to the side of No 41, to be carefully inserted between existing buttresses.	Moderate / Neutral
Roof	Closing of the existing roof lights	Removal of the existing rooflights, created in 20C Like-for like repairs and refurbishment	Minor / Beneficial.
<p><u>Overall Impact:</u> Moderate / Beneficial:</p> <p>It is considered that the significance of 41 and 42 will remain high, as the works will not affect the exteriors of the houses; The aesthetic improvements to the interiors will enhance significance of the listed structure and the proposed alterations will have moderate impact upon existing historic fabric of the houses.</p>			

7 THE STATUTORY FRAMEWORK

7.1 Preserved UDP Policies:

This section considers relevant objectives and policies contained in the Core Strategy that was adopted on 8 November 2010 and replaces most of the policies in the UDP¹⁰.

In this regard, it is acknowledged that the Borough of Camden has set down a number of objectives and policies as part of the Core Strategy of the LDF, and preserved UDP policies, amongst which relevant to this application following are included:

S7

The Council will seek to protect and enhance the Borough's historic environment and ensure that all development is designed to the highest standard and protects and enhances its surroundings.

B1 – General design principles

The Council will grant planning permission for development that is designed to a high standard.¹¹

Response: The proposed development is designed to a high standard by practitioners of repute and acknowledged experience and skill; and is thus consistent with the policy requirement.

B3 – Alterations and extensions

A - Alterations and extensions

The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area.¹²

B - Townscape features

Where it considers it would cause harm to the appearance and setting of a building or the established

¹⁰ The **Unitary Development Plan (UDP)** was the previous Development Plan for the borough. It provided the statutory planning framework for the local planning authority setting out the objectives, policies and proposals for the use of land and buildings in the Royal Borough of Kensington and Chelsea between 2002 and 2010. Under the Planning and Compulsory Purchase Act 2004 some of the policies contained within the Council's UDP were saved in September 2007. The others were shown as expired.

¹¹ Development should:

a) respect its site and setting;
b) be safe and accessible to all;
c) improve the spaces around and between buildings, particularly public areas;
d) be sustainable by promoting energy efficiency and efficient use of resources;
e) be easily adaptable to changing economic and social requirements;
f) provide appropriate high quality landscaping and boundary treatments; and
g) seek to improve the attractiveness of an area and not harm its appearance or amenity.
In assessing how the design of a development has taken these principles into account, the Council will consider:
h) building lines and plot sizes in the surrounding area;
i) the existing pattern of routes and spaces;
j) the height, bulk and scale of neighbouring buildings;
k) existing natural features, such as topography and trees;
l) the design of neighbouring buildings;
m) the quality and appropriateness of detailing and materials used;
n) the provision of visually interesting frontages at street level; and
o) the impact on views and skylines.

In exceptional circumstances, to re-establish cohesive building groups in areas of high design quality, the Council will only grant planning permission for new in-fill development that is designed as an authentic reconstruction of the missing building. Applicants should submit a 'design statement' with proposals for large-scale developments and for sites in prominent or sensitive locations.

¹² The Council will consider whether:

a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;
b) extensions are subordinate to the original building in terms of scale and situation;
c) original features are retained or restored;
d) high quality materials that match or complement existing materials are used;
e) unsympathetic alterations or extensions are removed or improved;
f) the architectural integrity of the existing building is preserved; and
g) building services equipment is appropriately located.

character of the surrounding area, the Council will not grant consent for:

- a) the infilling or covering of front light wells;*
- b) excavation to create new basements; or*
- c) the inappropriate alteration and replacement of boundary enclosures.*

Response: There is no proposals to infill front light- wells, or further excavate new basement; The proposed development respects the existing context, character and the appearance. The proposed alterations have no implications to either scale, height, form massing of the existing listed building. The proposed works are intended to be of high quality of design and workmanship and would be beneficial to the longevity of the existing building.

B6 - Listed buildings

To preserve or enhance the character of listed buildings as buildings of special architectural or historic interest, the Council will only grant listed building consent for:

a) The total or substantial demolition of a listed building where exceptional circumstances are shown that outweighs the case for retention; and for

b) Alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.

The Council will only grant planning permission for the change of use of a listed building where it considers this would not cause harm to its special architectural or historic interest. The Council will not grant planning permission for development that it considers would cause harm to the setting of a listed building.

Response: Chapter 4 of this report assesses the significance of 41 and 42 Chester Terrace listed buildings, both situated within the Regents Park Conservation Area, and the value that it holds for future generations. Significance plans have been produced and are attached to this report (Appendix 3). The assessment provides evidence that proposed works to No 41 and 42 will sustain and enhance the character of the listed buildings, as buildings of special architectural or historic interest.

The proposed development will not cause harm to the setting of a listed buildings within the Regent's Park Conservation Area.

7.2 Core Strategy Policies

CS14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

a) requiring development of the highest standard of design that respects local context and character;

b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;

c) promoting high quality landscaping and works to streets and public spaces;

d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;

e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

Response: The proposed development respects the local context, character and appearance of the houses and the conservation area in general. The works are intended to be of the highest quality of design and workmanship and would be beneficial to the longevity of the existing buildings.

7.3 Local Development Framework

DP 24 – Securing high quality design

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design.*¹³

Response: See above

DP25 – Conserving Camden’s heritage

*Conservation areas*¹⁴

Listed buildings

To preserve or enhance the borough’s listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

*Archaeology*¹⁵

*Other heritage assets*¹⁶

Response: At the end of the Second World War the Nash terraces were in very poor condition. Many had been damaged by bombing, while all the buildings were badly affected by dry rot and the effects of the minimum maintenance during the war years. The terraces presented a gap-toothed, peeling prospect and most of the houses were empty and derelict. The 41 and 42 Chester Terrace are listed as

of “group value” being part of the composition of neo-classical buildings built around Regent’s Park designed to John Nash’s plan of the 1820’s. The buildings’ significance and special interest is the

¹³ The Council will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

¹⁴ In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.

¹⁵ The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

¹⁶ The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

external fabric and in particular any original fabric that relates to the neighbouring buildings and the composition as a whole that forms part of the architecture of The Park

The special interest of the buildings would normally be apply to external and in internal layouts, finishes and fittings that formed part of the original construction, contemporary with Nash’s external fabric. However, extensive research and a analysis demonstrated that the interior of No 41 and 42, (as is the case with the whole of Chester Terrace), were entirely re-modelled and re-planned in the 1960’s as part of The Louis de Soissons Partnership’s design. The significance of the interior is therefore minimal.

Therefore it is considered that the proposed works would not cause greater than minor impact upon the historic fabric, and that would have minimal effect on the special interest of the buildings.

8 NPPF CONSIDERATIONS

In March 2012, the National Heritage Policy, Planning Policy Statement 5 (PPS5) was replaced by the National Planning Policy Framework (NPPF). The NPPF sets out the Government’s planning policies for England and outlines how these should be applied. The relevant local plan policies contained within the Camden Core Policy Strategy, Unitary Development Plan and SPD guidance have also been considered in the chapter above.

This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government’s definition of sustainable development is one that incorporates all the relevant policies of the Framework contained within paragraphs 18 to 219. The conservation of heritage assets is one of the NPPF’s 12 core principles.

The designated heritage asset affected by the proposals is Nos. 41 and 42 Chester Terrace. As the property is listed Grade I as well as in the Regent’s Park Conservation Area, impact of the proposals will be considered in regards to both.

7.3.2 - “13 2. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

Response:

The proposals require removal of the modern interiors and although this and the replacements are extensive, as no historic fabric is lost or destroyed such work cannot constitute “Substantial harm” as propounded in this NPPF policy. Thus the tests and requirements for mitigation are not relevant. It is considered that the proposals would not cause substantial harm to / or loss of designated heritage assets.

7.3.3 - “134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

The proposals are sympathetic to the scale, mass, height and aesthetic attributes of the listed building and to the Conservation Area. The level of intervention on the fabric of the building itself is reasonable but preserves the character-defining elements of the fabric, retaining the style of the building. The impact of the proposals will cause “less than substantial harm” to the heritage assets.

The main proposal is to join two adjacent houses into one, single residence. To achieve that, new openings in the party wall are proposed. Openings of modest floor width are formed in such places, where they would not have any impact to the appearance of the buildings from the outside.

In order to provide an overall comprehensive functioning floor plan, suitable for a single family house, it has been necessary to propose structural work to both houses, mainly because of the removal of the existing lifts and stairs, to create larger rooms appropriate to the size of the house. The layout of the proposed accommodation has been governed by the requirement to maintain all façades and fenestration untouched.

New arrangements are placing principal rooms to the side of the houses that overlook Regents Park. The kitchen and areas of lesser importance are situated at the back of the house. Bedrooms are proposed to be on First, Second and Third floor, accommodating family requirements. Basement will be used to house housekeeper’s accommodation, services to the house as well as areas for recreation. Although it is proposed to remove existing stair from No 41, the layout will be preserved with the new lift, and new stair to the 42, retaining the entrance lobby to both houses, but much enhanced. The installation of the new lift will not require removal of the original fabric, as No 41 stairs are not original.

It is considered that removal of lifts installed in 1960’s and existing stairs, also modern, benefits the house, as new rooms have better proportions, and new stone cantilever stair, traditionally constructed would greatly enhance value of the buildings. These internal alterations will not have impact on the appearance of the buildings from the outside.

Other works proposed is to the existing vault floors, to accommodate new boilers. The proposed works will keep the existing arches to the vaults, but would lower the floors. It is also proposed to connect the vaults with small openings, to accommodate access to services. (See Structural Engineer’s Drawings).

The current state of the gardens is detracting to the exterior and settings. New proposals for landscape design, prepared by Luciano Giubbilei Design, envisage gardens of high quality, expected to be seen as a setting to such grandiose exteriors.

The benefits that thus accrue from the development proposals, as propounded in the PPS 5 Practice Guide include, sustaining its significance as a heritage asset; optimum viable use of the heritage asset in support of its long term conservation; the enhanced status makes a positive contribution to the economic vitality and sustains the unique attributes of the Crown Estate community; the new design of the interiors are appropriate for their context and make a positive contribution to the distinctiveness of the heritage asset of the houses

7.3.4 – “13 7. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

Response: It is considered that the proposed alterations and extensions will have significant and substantial benefits to the building, including the reinstatement of some of the features that were lost during many preceding insensitive interventions. It is not often that opportunity arises to re-vitalise and enhance existing heritage asset.

The proposals are preserving exteriors to these buildings, and their setting, while internal alterations would enhance the existing assets.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Response: Extensive research has been carried out to determine the significance of the subject buildings and the applicant and the professional team are content that this information should be publicly accessible as in the format and content of this statement. Copyright is reserved to Stephen Levrant Heritage Architecture.

9 CONCLUSION

The proposed alterations were designed as to cause “less than substantial harm” to the heritage assets. Furthermore, the alterations to this property ensure the continuous use of this asset over time.

The proposed alterations have been designed to the highest architectural standards, and will be constructed to exacting conservation requirements. The works are necessary in order to enhance existing living quarters, and provide for its future.

The works are necessary for the reconditioning of the house to achieve present day acceptable standards in one of the most affluent areas of London.

English Heritage "Conservation Principles" and the NPPF define conservation as “managing change”. Buildings, designated or undesignated, are dynamic environments that have been subject to change and in order to remain a sustainable, welcome and pleasing place they will continue to change.

The proposed scheme has been driven by the need to ensure a sustainable solution for the building in this area of London. Although the design may be proposing alterations to the fabric, retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible, as the authenticity also lies in a viable adaptation that will allow a building to meet changing requirements.

The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of heritage assets. This approach has been both beneficial with regard to the consideration of alternatives and important with regard to the process of acknowledging the best practice guidance as outlined in NPPF.

It is considered that the impact of the proposed works would be minor and beneficial and would assist in the long-term preservation of the heritage asset.

The proposal is considered to sustain and enhance the special historic and architectural interest of the relevant heritage assets by preserving those elements of significance that have been identified as contributing to that special interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local policies and national conservation principles and therefore there must be a presumption for its approval.