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I. PROJECT DETAILS

I.1 Applicants details:

Name: Niall Curran and Sue Reid

Address: 3B Chester Gate, Regents Park
London
NW1 4JH

I.2 Agents Details:

Name: EMGA Limited
121c Cleveland Street
Fitzrovia
London
W1T 6PZ

Contact: Mr. Eamon McGurnaghan
Telephone No: 07974 393 481
Fax No: 020 7631 1191
e-mail: eamon@emgarchitects.co.uk

I.3 Site Address:

The application is made for the address below:

Address: 3B Chester Gate, Regents Park
London
NW1 4JH

2. INTRODUCTION

2.1 This design and access statement has been prepared on behalf of Mr. Niall Curran and Sue Reid in support of a full planning and listed building application for internal works to apartment 3b Chester Gate, London. This document should be read with the planning drawings attached to this document.

2.2 This statement provides background information on the site and a detailed assessment of the proposals for apartment 3b Chester Gate in relation to the planning history, policy and other relevant material considerations.

The proposals are as listed below:

Ground floor

- Internal reconfiguring of partitions and refurbishment of floor plan, respectful to the architectural history and location of the property
- Introduction of timber doors to current arched plasterboard opening leading to the main reception from the kitchen dining area
- Restoration of the base of the two main windows, removal of the build in radiators under the poorly finished timber work and replaced with period units in keeping with the properties age and status
- Removal of the garish kitchen, and installation of kitchen with local lowered ceiling and new partitions to form lobby, cornice to return across new bulk head
- Removal of tiled floor and fitting of timber flooring through out
- Alterations to the cornice to reflect the lowered ceiling above the new kitchen.
- Decoration through out

Lower Ground floor

- Internal reconfiguring of partitions and refurbishment of floor plan
- Refurbishing bathrooms through out
- Removal of existing joinery that is not period
- Removing frosted glass to back sash window, and replacing existing unit with clear glazing
- Removal of false chimney to master bedroom
- Cosmetic works to the external terrace to allow for small planted beds and seating
- Decoration through out

3. SITE AND CONTEXT

- 3.1 3b Chester Gate is located close to Regents part, a short walk from Great Portland Street tube station, in an area made up of grand Stucco period terrace houses. Grand and in the classic style. The apartment is one of several formed from a single large house. The property is close, but not attached to Chester Terrace, which was designed by leading architect John Nash.



The property, like a number of properties in the area, date from the early 19th century. The façade is typical of the period with detailed rendering to the principle facades, London stock brick construction is exposed to the rear of 3b Chester Gate, there are also indications of later additions such as the ground floor cloak room. It should be noted that the external elevations are not effected by the proposed works. The works are strictly internal.

The apartment is in a reasonable internal condition, but numerous internal treatments and alterations has resulted in a need to refurbish the property to a standard respectful of the properties age, architectural heritage and location.

On the ground floor, the kitchen is ugly, door details are poor and the flooring is inappropriate. On the lower ground, the years of alterations can be seen, with mismatched door sizes, cornices and architraves.

4.0 DESIGN

4.1 Brief

As stated in section 3.1. The apartment is in need for considered and sympathetic refurbishment. My clients' brief was as follows:

- To carry out the refurbishment work to 3b Chester Gate that has been neglected over the years and to made it a safe and comfortable family home.
- My client is also very keen to produce a piece of architecture to a high standard that complimented the properties locality and history.

4.2 The Process

Planning and design is subjective and involves the skill of the designer, planner and architect in evaluating many issues in the process. The proposals, though internal at 3b Chester Gate have been designed in consideration of the following facts:

- studying the site as it exists and its surroundings, giving consideration to the visual impact on the streetscape of any potential development, again noting the works are internal and the external appearance of the building is unaffected;
- considering my client's requirements and the need to improve their quality of life;
- studying the local area in terms of finish, proportion and form, whenever appropriate;
- continual review of the proposals to ensure that the correct solution has been reached;
- improve the thermal and environmental performance of the building;

4.3 Use

The current use of the site is residential, it is not intended to change this. The property is an apartment formed from what appears to once have been a single dwelling.

4.4 Massing

The external visible street dimensions of the property are not effected by the works.

4.5 Appearance

It was important to produce a building that would reflect the quality of the surrounding architecture whilst continuing to respect the local area, internally and externally.

The only alterations to the windows are to replace frosted glazing with clear glass, in keeping to the period and character of the property, noting the fact that the property is in the Regents Park conservation area.

4.6 Environmental

All new constructions will comply with current building regulations, waste will connect into the existing mains, as it currently does.

A new more energy efficient boiler will be fitted. Waste recycling facilities will be housed in the proposed kitchen.

5.0 PLANNING HISTORY

The property is located within the Regents Park Conservation Area, and all related documents (CAP) have been fully reviewed in preparation of the drawings. The property is grade 2 listed. EMGA Limited has been unable to find out when the property was slit into apartments, or dates of former applications for 3b Chester Gate.

5.1 No previous applications have been made for the works described in this Design and Access document by my client.

5.2 My client is not related to, and has not been in contact with any local Councillors regarding this application.

5.3 Pre application advice has not been sought for the proposed works.

6.0 EXECUTIVE SUMMARY

6.1 It is our opinion that the proposals are of a high architectural quality that compliments the existing building and local area.

The design is respectful to the Conservation legislation and other Planning restrictions.

The proposals fulfil the needs of the user in the 21st century and address the numerous ill conceived works to the property over the years

Should you wish to discuss the application or require further clarification or detail, please do not hesitate to contact us. We endeavour to work with the Local Authority to ensure that the works are to a high and acceptable standard.

APPENDIX I

Existing Site Photographs