

## 1.0 INTRODUCTION

This Historical Building Assessment is based on the following guidance, and source information:  
Camden Council Planning Departments PPS5 recommendations and the Information Sheet for Listed Buildings.

CABE Design And Access guidance has also been read in producing this document.

Heritage Gateway sources

Historical Archive of English Heritage

Camden Councils own Web site

The document has been prepared to support a Planning and Listed Building application for internal works to the flat 3b Chester Gate, Regents Park, London. This document should be read with the Design and Access Statement and drawings attached to this planning application.

## 1.1 HISTORICAL BACKGROUND TO PROPERTY

Below is an extract from the Heritage Gateway web site giving details of 3 Chester Gate, detailing the properties character and points of interest. The extract relates to the group of buildings, 1 to 4 Chester Gate, which 3c is within the Cartilage of.

*"Group of 4 semi-detached houses. c1825. By John Nash. Nos 1 & 2: stuccoed front; brick left hand return. 4 storeys and basements. 3 windows each with slightly recessed, flanking entrance bays. Square-headed, architraved doorways with panelled doors and fanlights in shallow segmental-arched recesses. Recessed sashes; 1st floor with wrought-iron balconies (except entrance bays). Plain stucco 1st floor band. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. Nos 3 & 4: stucco with channelled ground floor. Irregular L shaped plan with 3 windows and 2 window (1 blind) left hand return. 4 storeys and basements. No.3 entrance to right with enriched stucco surround and entablature with balustraded balcony above. No.4, prostyle portico on left hand return. Pilaster strips through ground, 1st and 2nd, and 3rd floors (upper floors enriched). Tripartite sashes to ground and 1st floors; 1st floor, architraved with cornices and cast-iron balconies except above entrance to No.3, having architraved sash with decorated frieze and cornice. 2nd and 3rd floor windows architraved with guttae. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor.*

*INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings and walls to areas and rear."*

Research into the property has indicated that the grouping of properties was given grade 2 listed building status on the 16<sup>th</sup> October 1973. The extract refers to 1-4 Chester Gate and the attached railings.

## 1.2 ASSOCIATED PLANNING HISTORY OF BUILDING

Below is a summary of the planning history of 3 Chester Gate and adjoining structures, sourced from Camden Council and other resources:

- 16<sup>th</sup> October 1973, 1-4 Chester Gate given Listed Building status
- 15<sup>th</sup> June 1983, consent granted to convert 3-4 Chester Gate into 1 dwelling house, 2 maisonettes, 1 flat and 2 bed sitting rooms, Planning reference HB/2941/R3
- 18<sup>th</sup> June 2001, Planning permission was granted to enclose one of the basement light wells into a habitable room, now used as a closet, Planning reference LSX0104162. This specifically relates to 3b Chester Gate
- 21<sup>st</sup> November 2011, retrospective planning consent was granted for the works as they currently stand. They show the partitions that we intent to remove as later additions and not original, Planning reference LSX0005114

## 2.0 AS ASSESSMENT OF THE SITE AND ITS SURROUNDINGS

Planning and design is subjective and involves the skill of the designer, planner and architect in evaluating many issues in the process. It is hoped that the concerns of the Planning department have been addressed in this document and the questions we have responded to below in Section 3.

3 Chester Gate is a terrace of painted Stucco properties built in 1825 by the Nash, leading from Regents Park outer ring, the area is listed and of Historic interest. The façade is of particular interest and typical of the area, Regent in appearance with classic proportions of base, middle and topped with a classical cornice.

Historically the properties on Chester Gate were single-family dwellings, but like similar properties on this scale and period have been subdivided into individual flats or offices. The

layout of a lot of these properties remains, large formal rooms facing the front of the property with stairs running the party wall of the adjoining property.

As stated later in this document, it is felt that the front elevation and the common parts of 3 Chester Gate are of the most significant Architectural and historic interest, and when assessing the clients brief to refurbish 3b Chester Gate.

The proposed works have no impact on the external appearance of the property. The proposed removal of walls, are the same walls which were granted consent on the 21<sup>st</sup> November 2000, hence not original.

### 3.0 DESIGN AND APPEARANCE

Referring specifically to the questions listed in the Information Sheet for Listed Buildings, we will answer with regard to the proposed works and its impact.

- 3.1 *"Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact."*

It is our opinion having made a lengthy and detailed assessment of 3 Chester Gate in its entirety, the elements that constitute historical and special Architectural interest of the building, are the front façade and internal Common parts. The proposals have no impact on these two elements.

As detailed in the Design and Assess statement, 3 Chester Gate like other properties in the area has over time been converted from a sole family residence to a number of internal flats of various size and shape, with some original internal architectural features lost, we propose to reinstate where possible period details, such as removal of new plaster board arched openings to the ground floor, with timber architrave, frame and period door.

- 3.2 *"Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?"*

As the proposals are solely internal, it is our opinion that the proposals have no impact on the building's settings or views internally or externally to the building. The proposals have no effect on the wider area.

- 3.3 *"If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?"*

Not applicable

- 3.4 *"If an extension is proposed, what thought has been given to its appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?"*

Not applicable

- 3.5 *"If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?"*

As previously stated, most of the original features of the property have been stripped out over time. A poor Mezzanine already exists. The proposals attached we feel are more respectful to the main character of the property in terms of the original layout and room proportions.

- 3.6 *"Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?"*

The proposals do not effect the external appearance of the property.

Environmentally, the majority of the construction is proposed to be made in timber that is an age old tested building material and has sound environmental credentials. Materials such as concrete will be kept to a minimum, it is not proposed to use concrete other than where necessary.

Cornice, and timber details will all be retained, and were these have been removed, reinstated like for like

- 3.7 *"How have you followed the advice provided by CABI and Camden Council on the issue of inclusive access? If not explain the reasons for your departure from this guidance."*

Yes, we have studied the CABI and Camden Council documentation on the issues of inclusive access.

- 3.8 *"What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered? "*

It should be noted that the apartment is on the ground and basement levels, this will allow for some disabled access to the ground floor level only. There is a small WC a number of steps down from the ground level, though this could be used for disabled people, it was not originally designed for this purpose.

Such restrictions are typical of such a period property. The proposals in no way lessen the access to those in wheel chairs, or with other forms of disability.



Should you require further clarification or detail, please do not hesitate to contact EMGA Limited.

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(Managing Director)  
**For and on behalf of EMGA Limited**