

DESIGN AND ACCESS STATEMENT

No.34 CHESTER TERRACE

REGENTS PARK

LONDON

NW1

HERITAGE STATEMENT

We have prepared this Design & Access Statement/Heritage Statement for No.34 Chester Terrace, Regents Park, NW1, to show the requirements for a roof terrace and double glazed units to the rear elevation windows only to the existing terraced property.

This will be in accordance with the requirements of the Town and Country Planning order 2006. This document will also outline the design intent and Solution for the roof terrace and double glazing

No. 34 Chester Terrace is one of 42 Grade 1 listed houses designed by John Nash and built by James Burton in 1825. At the end of the terrace there is a Corinthian arch with the terrace name in large lettering on a blue background probably the largest street sign in London.

The Terrace was extensively bombed during the second world war resulting in substantial refurbishment works in the sixties this however still retained many of the original features of Nash's design. The Architectural importance of the Terrace and its location mark these properties necessary of preservation and conservation.

In 1947 the Gorell Committee recommended that Chester Terrace was of a national interest and importance and therefore should be preserved without strict regard to the economics of prudent estate management. Thereafter the Terrace was refurbished with the addition of small lifts to each property. The Crown Estate and their Architects have been fully consulted during The design indeed a number of the alterations are at their request.

PROPOSED

ROOF TERRACE

A new roof terrace is proposed in the middle section of the existing roof between The front mansard and the rear sloping tiled section. The two timber truss members Either side of the proposed terrace will be retained a structural engineer has been Commissioned to ensure that the proposed terrace is constructed to meet the Current Building Regulations. It is proposed to form a parapet either side of the Terrace using the existing truss, the height will be 1250mm. above the proposed Finished floor level of the terrace.

The lining of the vertical faces and the sub base of the terrace will be carried out By a waterproof specialist providing a guarantee of there work.

All new structures built for this terrace will be kept below the height of the front Parapet so that the view from Regents Park remains the same.

Access to the roof terrace will be via a new staircase from the third floor with an Automatic glazed opening rooflight.

Both party walls forming the sides of the terrace will be rendered and painted to match existing.

With the terrace placed in the middle of the roof behind a 1250mm. high parapet There is no possibility that any part of the new structure can be seen by the public.

DOUBLE GLAZING TO REAR WINDOWS

The proposal is to install "slimlite" double glazed units to the rear elevation Windows

Slimlite double glazed units have been approved for a number of Grade 1&2 Listed buildings, conservation areas and several properties in Chester Terrace. We have included extracts from the manufacturers literature together with a short list of Listed buildings where this product has been approved.

The proposal is to retain the existing window sashes widening the existing rebate to maintain the existing position of the front pane of glass. The 12mm. Double glazed unit is made up of 4mm. clear float glass, 4mm. gas filled cavity. And a 4mm. internal clear float glass, the spacer at all edges is 5mm. wide and will be covered by a putty pointing.

As the double glazed units are gas filled there will be no concave distortion therefore the windows will look as existing.

ACCESS

The formal entrance to all of the properties in Chester Terrace is at the front of the building facing West towards Regents Park. Between the Park and Chester Terrace is a garden area for the use of the residents of the Terrace. There is parking provision in Chester Terrace for residents.

Chester Close is situated at the rear of the property a level entrance to the building and the lift at this level provides disabled access.

With the use retained the existing transport links and access are deemed to be acceptable

USE

There is no intention of changing the original use of the property it remains one residential unit.

LANDSCAPING

All of the properties in Chester Terrace have no gardens as noted there is A communal garden at the front of the Terrace.

There is an area at the front of the building below the entrance level with Access to the Basement and vaults beneath the pavement this area

SUMMARY

We maintain that the proposed works to this property are in keeping with The requirements of the historical and listed nature of the building.

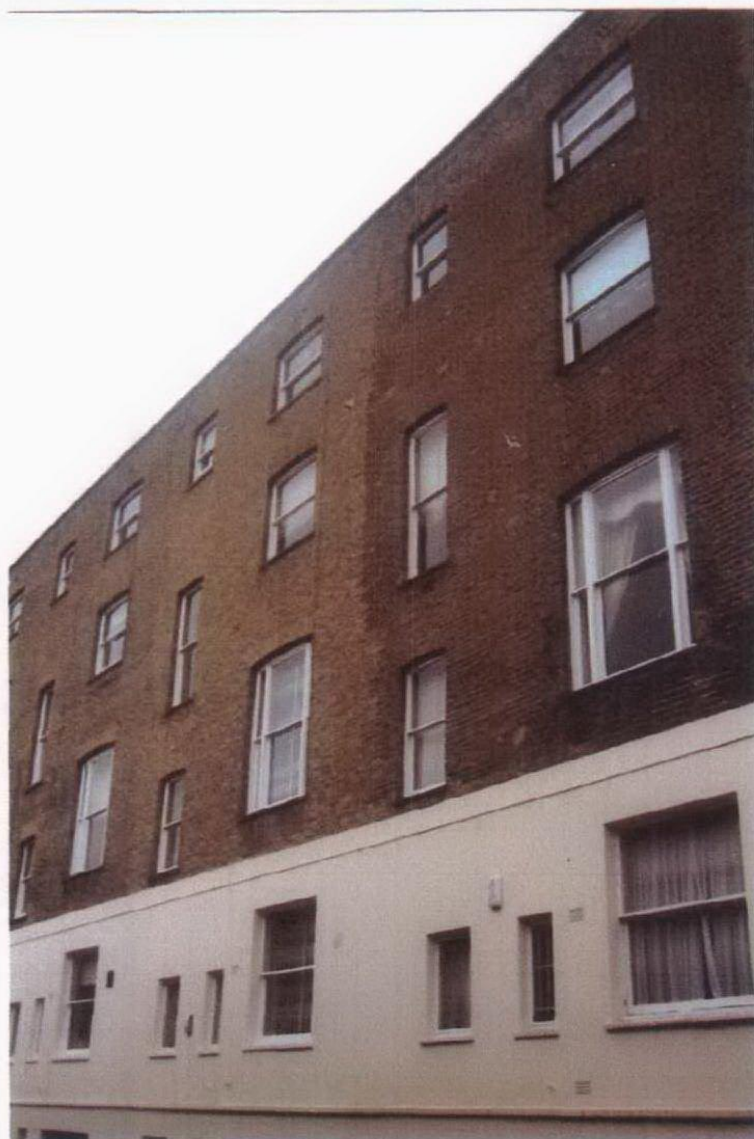
We strongly believe that the proposed double glazed units will not be Noticed from the road at the rear or from adjacent properties, therefore There will be no effect on the listed building.

We also feel that because of the recent precedents set in the Terrace With a number of similar Roof Terraces and the fact that the works will Not affect the view from Regents Park our proposal should be viewed as acceptable

We trust therefore that we will also receive a favourable response to this Panning application.

All new works are subject to approval from the Crown Estate and will be Carried out in accordance with their current specification.

Front



Back



Grade I Listed Buildings

Royal Chelsea Hospital
Royal Hospital Road
LONDON
SW3 4SR

Architects Peregrine Bryant
The Courtyard
Fulham Palace
LONDON
SW6 6EA

Grade II Listed Buildings

Mr. P Kirby, Strategic Director and Chief Planner
Broadland District Council
Thorpe, Lodge, 1 Yarmouth Road
Thorpe, St Andrew, Norwich, NR7 0DU

Address of Property: Owls Barn, Lingwood Road, Bloefield, Norwich, NR13 4LL

Chris France, Director of Planning and Sustainable Development
Dartmoor National Park Authority
Parke
Bovey Terrace
Newton Abbot
DEVON, TQ13 9JQ

Address of Property: Higher Hele Farm, Cornwood, DEVON.

Alison Cummings (Oliver Peel), Conservation Officer, Ashford Borough Council
Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL

Address of Property: The Dovecote, Church Lane, Hothfield, Nr. Ashford, KENT, TN26 1EL

47 Ridgemont Gardens, LONDON, WC1E 7AT

Highbury Stadium, London

Apprentice Store, Bath
Parsonage Farm

Marshborough
Sandwich
KENT

2 Hampstead Hill Gardens
London
NW3

Conservation

43a Redcliffe Gardens, London, SW10 9JH

3 Shamrock Street, Clapham, SW4

15 Quentin Road, London, SE13 5BQ

Flat 9, 61/62 Leinster Square, London, W2

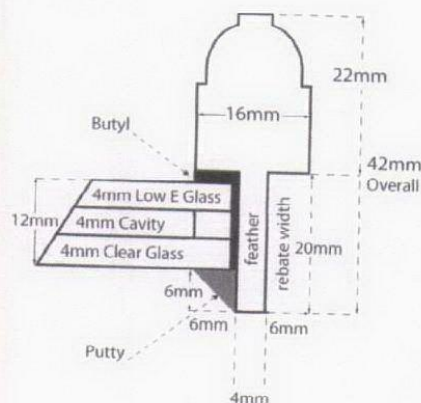
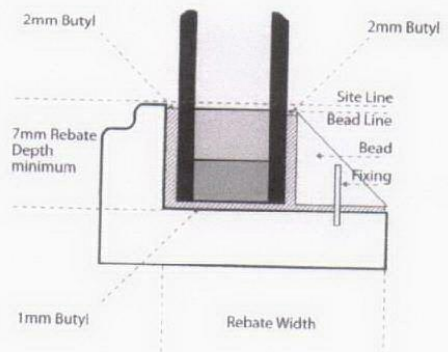
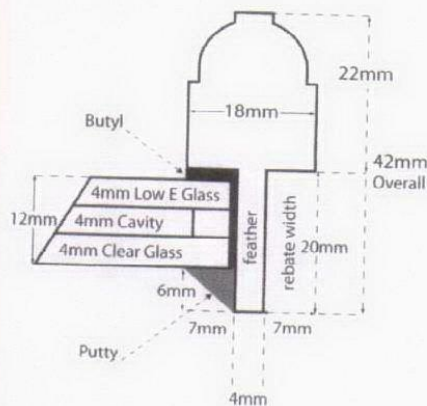
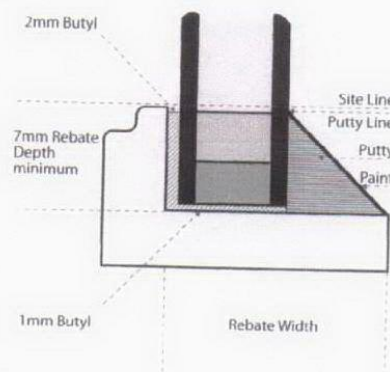
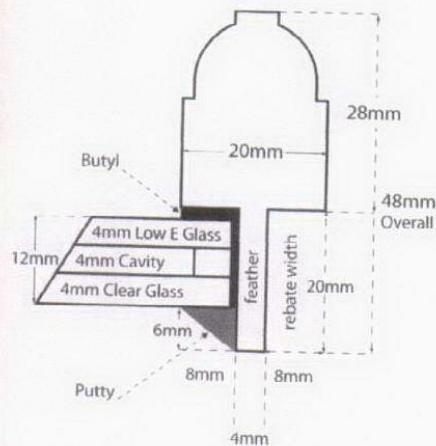
286 Beulah Hill, London, SE19 3HF

slimlite Double Glazed Units

Were originally designed specifically for Georgian sash and case windows with glazing bars or astragals but will fit virtually into any suitable window rebate.

- Standard Cavity Widths - 3.0mm - 4.0mm - 5.0mm - 6.0mm - 8.0mm (overall tolerances + or - 1mm)
- Standard overall Perimeter Seal Depth - 5.0mm (overall tolerances + or - 1mm)
- Minimum timber rebate depth - 7.0mm

Section Standard astragal or glazing bars with Slimlite (not to scale)



Note

Butyl is a non hardening compound with similar consistency to putty.

Glazing Sizes

Should be less than 2mm from height and 2mm from width of opening.

Allowance should be made where opening sizes are irregular.

General

These glazing recommendations reflect our many years of experience in the glazing trade. The main purpose of fore putty or beads is to shed water from the frame and protect the timber and unit from water. Neither Butyl or putty have a detrimental effect on slimlite.