



HERITAGE STATEMENT

For

**Proposed Comfort
Cooling System**

To

Roof Terrace

At

**31 Chester Terrace
Regents Park
London
NW1 4ND**

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Property and site description

31 Chester Terrace a Grade 1 listed building is situated towards the North end of the terrace and on the East side of Regents Park, it is mid terrace with similar properties on either side.

The property is part of the Regents Park Estate with its classical terraces and villas designed by John Nash and Decimus Burton for the Prince Regent. Number 14 was the first property to be occupied in 1827 and number 31 was first occupied in 1830.

The terrace was subject to a complete refurbishment in the 1960's when everything to the rear of the façade was demolished and rebuilt. Therefore there are no details or historic fabric other than the front façade remaining.

The building falls within the Regents Park Conservation Area.

The overall area is 388 sq m or 4170 sq ft and is arranged over lower ground, ground, and first to third floors and is a single family residence.



31 Chester Terrace

Planning Policies

The planning policies of Camden Council UDP that relate specifically to this site are:-

- a) *Policy B6 & B7 Listed Buildings and Conservation Areas* –We will demonstrate that our proposals maintains the status quo of the listed building in the conservation area and that the proposals will not be detrimental in any way.
- b) *Policy SD6 –Amenity* – We will demonstrate that there will be no loss of amenity for neighbouring properties .
- c) *Policy B3 – Alterations and Extensions*–it will be argued within the proposals section and the attached drawings that the appearance setting and features of the buildings are to be safeguarded as required by the policy.
- d) SPG : Conservation areas; Extensions, alterations and conservatories; Listed buildings; overlooking & privacy; Residential development standards; and roofs and terraces.
- e) Regents Park Conservation Statement Area 4

Pre-application Advice

Advice was sought via e-mail and the telephone from Aysegul Olcar-Chamberlin of the Camden Council Planning and Urban Design section.

It was agreed that the most expedient action was to make an application and if required discuss any requirements post application.

Previous Planning History

Planning and Listed Building Consent approval has recently been granted for Application numbers 2009/5065/P & 2009/5066/L respectively.

The Proposal

The front elevation of the property faces West and enjoys long period of sunshine during the day. Due to the large areas of glazing to the principal rooms off this elevation they are subject to solar gain.

The proposal is to provide comfort cooling as part of the heating and mechanical extract package for the building, and this requires the siting of an externally placed fan coil convector unit.

It is proposed to site the unit on the new roof terrace area as it is deemed that this is the most desirable location both visually and acoustically.

It is evident from the long section on drawing number 38 that the unit would not be visible from neighbouring properties , Chester Close and The Outer Circle.

An acoustic screen is required to the unit as identified in the Environmental Noise Assessment which accompanies the application. This will be finished externally with stucco on stainless steel expamet dedecorated to match the existing party walls

Conclusion

As the proposals do not change the status quo of the previously consented applications and that the proposal meet the acoustic requirements as demonstrated in the Appendix A of the Design and Access Statement we request your support of this application

All new works are to be subject to the Crown Estates approval and are to be in accordance with their current specification