



DESIGN and ACCESS STATEMENT

For

**Alterations
&
Refurbishment**

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 enhance the interior period detailing of the property.
- b) *Policy SD6 –Amenity* – We will demonstrate that there will be no loss of amenity for neighbouring properties and that disturbance caused during building works is minimised by planning the works appropriately.
- 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 proposal is to provide additional accommodation under the vaults and lightwell area adjacent to and under the front pavement area.

All of the internal layouts of the vaults and the plan form remains as existing .

The light well area also is to remain as existing, except for the improvements as described below.

All proposed works are below ground level.

The proposed new door and side lights to form an entrance lobby at the lower ground level is all as previously approved on the above mentioned applications.

Lower Ground Floor

In order to maximise the storage and services areas it is proposed to bring the 3 vaults into use 2 of which will be used for services and the one adjacent to the lower ground floor door as an access down to a WC and additional basement floor below the vaults and light well area.

This will be achieved by excavating below the floors of the vaults and light well to provide serviceable head room, underpinning the walls and providing beams to support the dividing walls of the vaults and light well wall. The vaults will be waterproofed by a non invasive internal damp proof membrane and render system which is independent of the brick vaults. Please note that vaults will not be interconnected by forming door openings between the vaults as per the recently approved applications and therefore the disturbance to the brick vaults is minimised. All proposed works is to be below the level of the existing floor in the vaults. The doors in the two end vaults are to be replaced into the old door openings to match the existing detail and maintain the status quo.

The space under the steps and ground floor entrance is to be enclosed with a glazed screen incorporating French doors and a fixed side light to provide an alternative entrance to the property and an internal lobby area connecting the refurbished vaults to the house. The screen is to be white painted hardwood with glazing bars and frame detail profiles to match existing. A 12 mm double glazed unit is proposed which only has a rebate depth of 7mm ensuring that period details can be maintained. The floor is to be raised to suit the existing levels with a stone finish to match the replaced ground finish in the light well. All as previously approved on the aforementioned applications.

Air handling plant is to be removed from this external space the stone steps repaired and a new boiler is to be housed discreetly under the stairs and adjacent to the end vault plant room area, hidden by a recessed removable front cover decorated to match the finish of the surrounding stucco.

The overall effect from the pavement will be of improvement and the setting of the listed building will be enhanced.



Light well area

Access.

Access into the buildings will be via existing thresholds.

All doors into the building at ground floor level will be through doors, wide enough to be classified as mobility doors.

Most of the internal doors will be 838mm wide with an accessible cloakroom on the ground floor being designed in accordance with Part M of the Building Regulations.

An existing lift albeit not in accordance with Part M of the Building Regulations will connect all levels.

Conclusion

We feel that because of the recent precedents set in the terrace of similar works and due to the proposed works at 1-2 Chester Gate and 6-10 Cambridge Terrace that the proposals should be viewed as acceptable.

All works are below ground and will not be seen, all those works above ground have recently been approved on the previous applications.

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

We therefore request your support for this application.