

DESIGN and ACCESS STATEMENT

For

**Alterations
&
Refurbishment**

At

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

John Cooper Associates

3 Midhurst Road
Fernhurst Haslemere Surrey
GU27 3EE

Tel: 01428 656 063

Fax: 01428 656 167

www.jcaarchitects.co.uk

April 2009

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 for the initial proposals at a meeting with our client, the client's agent and Ms Victoria.Fowlis of the Camden Council Planning and Urban Design section.

It was noted that precedents had been set at neighbouring properties for similar works namely number 21 and 26 and that on inspection of the plans of the preliminary proposals that there were deemed to be no contentious items, other than reservations expressed concerning the proposed double doors on the ground floor.

It was also confirmed that there were no original features worthy of retention other than the front façade.

Whilst researching details at the Georgian Group an informal discussion was also had and the proposals that had been discussed with Victoria Fowlis were tabled. It was noted that the proposed double doors on the ground floor between the front reception room and the entrance hall were not considered to be contentious. As no original features were left to the rear of the façade following the demolition in the 1960's it was felt that there would be little for the Georgian Group to comment on.

The Proposal

The proposal is to upgrade the property to meet the demands of the highest standards required of 21st century accommodation and aspirations, whilst also taking the opportunity of reinstating appropriate details and finishes.

All of the internal layouts are modified to some degree by removing and adding walls and doors however the principle sub division of the plan form remains.

Lower Ground Floor

In order to maximise the storage and services areas it is proposed to bring the vaults into use.

This will be achieved by lowering the floors to provide serviceable head room and waterproofing the vaults by providing an internal damp proof membrane and render system. The vaults will be interconnected by forming door openings between the vaults making them easily accessible from the house. The lowered floors will also ensure that disturbance to the brick vaults is minimised when creating the new arches. Windows are to be introduced into the old door openings which will provide natural light and rapid ventilation.

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.

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

Ground Floor

The proposals include the removal of the smoked glass doors and screen from the entrance hall and the creation of a new lobby by adding an internal door with a half round glazed light over to match the front door and forming a barrel vaulted coffered vault between to enforce the sense of arrival to a prestigious house.

Where once there would have been an arch between the front entrance hall and the rear hall this will be replaced creating a continuation of the wall that separates the front and rear rooms.

A new opening is to be created in the form of an arched recess which for most purposes is a dividing wall but can be slid to the side when entertaining to connect the dining room with the kitchen. This very much continues the idea of a jib door which was disguised as part of the wall.



A single door off the entrance hall into the dining room is to be replaced with double doors with panelling to suit the period of the property.



Cornice to replace hall cornice



Window shutters are to be introduced and arched panelling to the half round windows, and skirting's architraves dado rails and cornices to be replaced to suit the period of the property.

See drwg 0902/13 for details



Typical proposed Ground floor window detail

Typical proposed door detail



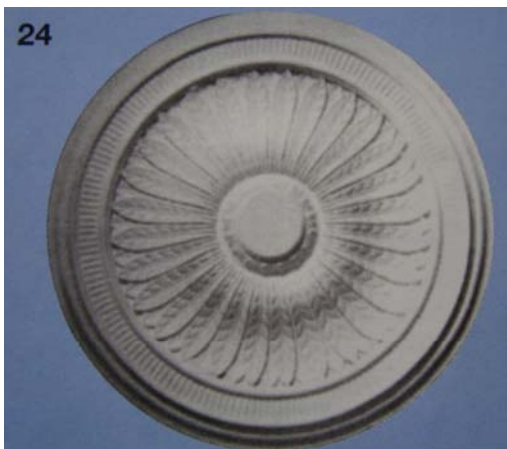
Proposed cornice to front ground floor and first floor reception rooms

First Floor

The proposals include the formation of two matching pairs of double doors in hardwood with raised and fielded panels to suit the period of the property in the wall between the stairwell and the front and rear rooms.

They also include the provision of wood panelling to the rear room as would have appeared in a library of the period and the introduction of window shutters; skirting's; dado rails; architraves and cornices

A fireplace and mantelpiece is to be sourced to suit the grandeur and period of the front reception room and a ceiling centre piece is to be provided.

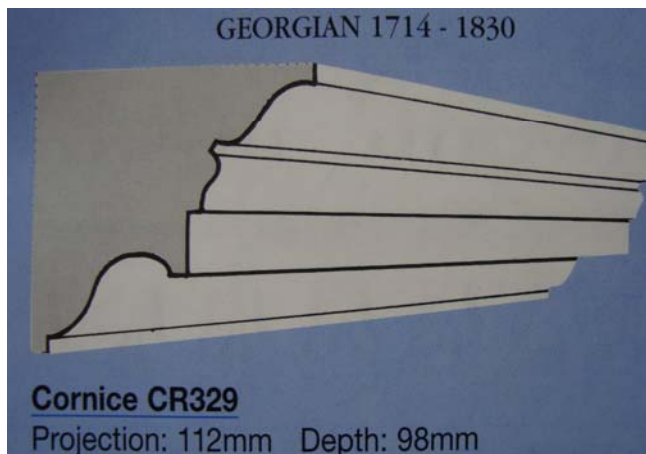


Examples of centre pieces taken from London Plastercrafts brochure which would be appropriate for the ground and first floor reception rooms

Second Floor

The proposals include the removal of the flight of stairs to the third floor and the provision of a continuation of the existing staircase to the third floor.

A new ensuite and dressing area is to be provided for the master bedroom



The doors to this floor are to be replaced with 6 panel doors.

Skirtings and architraves are to be replaced with profiles appropriate to the location and period of the property

Typical cornice to 2nd & third floors

Third Floor

The proposals include the alterations to the internal layout to form two ensuite bedrooms and a stair leading up to a new roof terrace detailed to match that of the staircase removed on the second floor.

The doors to this floor are to be replaced with four panel doors and the skirtings and architraves are to be replaced with profiles suitable for the location and period of the property.

This floor has been planned so that it could easily be converted back to three bedrooms in the future.

Roof Terrace

A new roof terrace is to be formed between the front mansard roof pitch and the rear sloping tiled section of the roof. The zinc clad flat portion of the roof is effectively lowered to a level where the high point or ridge of the front mansard is 1100 mm above roof terrace level thereby creating the balustrade height required by Building Regulations.

Linings to the vertical faces of the roof well is to be Code 5 lead with welted joints.

Any new structure i.e. the roof light and access to the terrace from the stairs is to be kept below the height of the front mansard so that the profile of the roof is maintained from the public domain.

The internal party walls are to be rendered and painted to match existing.

As the terrace is set back from the front and rear elevations there is no possibility of overlooking and the area is so remote that the possibility of disturbance from noise is unlikely.

A planning supervisor will be employed throughout the works to ensure that disturbance during the construction phase due to noise and dust etc is kept to the minimum.

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 relatively modern construction to the rear of the front façade that our proposals should be viewed as acceptable.

We would add that they should also be seen as adding a positive contribution by reintroducing details that may have been used during the first three decades of the 19th century.

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.

31 CHESTER TERRACE

LONDON NW1

APPENDIX A

**Photos indicting existing
Fittings and Finishes**

March 2009

John Cooper Associates

3 Midhurst Road
Fernhurst Haslemere Surrey
GU27 3EE
Tel: 01428 656 063
Fax: 01428 656 167
www.jcaarchitects.co.uk

LOWER GROUND FLOOR



Basement West



Basement West



Basement West



Basement Hall

GROUND FLOOR



Kitchen



Entrance Hall



Front Reception Room

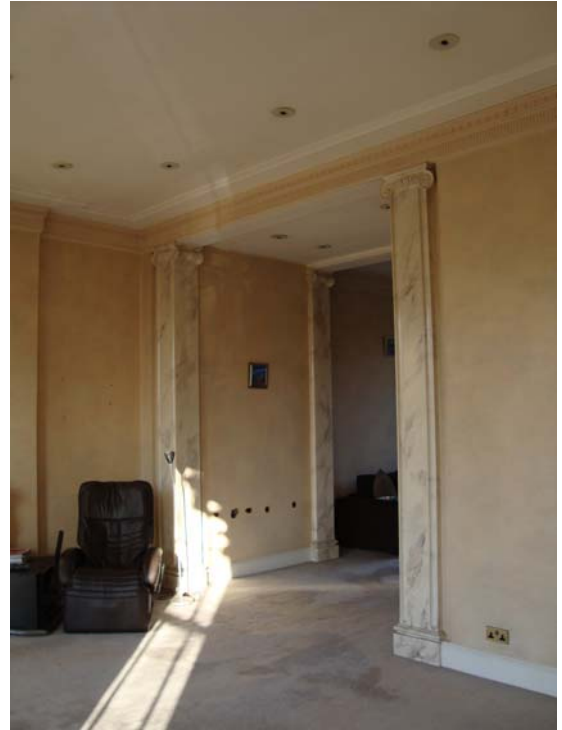


Ground Floor Hall

FIRST FLOOR



Front Reception Room



First Floor Reception



Mantle piece Front Reception



Rear Reception

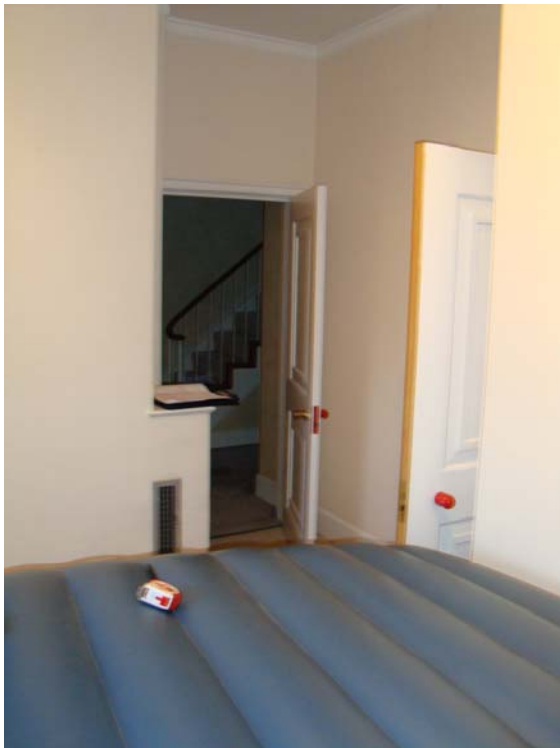
SECOND FLOOR



Front Bedroom



Ensuite



Rear Bedroom



Staircase

THIRD FLOOR



Stair landing



Front Study



Rear Bedroom South



Rear Bedroom North

ROOF



Looking South



Looking West



Looking South West



Rear Roof Ventilator