

**36 - 37 CHESTER TERRACE,
REGENT'S PARK,
LONDON, NW1**

DESIGN AND ACCESS STATEMENT & HISTORICAL ASSESSMENT



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Chester Terrace Approx - 1900

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Fig 1 – Mayhew’s Plan – Chester Terrace 1835 – The Crown Estate Archives

Fig 2 - RIBA Collection Oliver Hill - Interior of Chester Terrace 1936 - 1938

Fig 3 - Chester Terrace showing WW2 damage taken 1943 Herbert Felton. National Monuments Record

Fig 4 - 37-36-35 Chester Terrace taken 1943 Herbert Felton. National Monuments Record

Fig 5 - 35-34 Chester Terrace taken 1943 Herbert Felton. National Monuments Record

Fig 6. - Extract from Ministry of Works Plans April 1946 Basement Plans
Nos: 25 – 23 Chester Terrace – The Crown Estate Archives

Fig 7. - Extract from Ministry of Works Plans April 1946 Ground Floor Plans
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Fig 8. - Extract from Ministry of Works Plans April 1946 First Floor Plans
Nos: 26 – 24 Chester Terrace – The Crown Estate Archives

Fig 9 - Extract from Ministry of Works Plans April 1946 Second Floor Plans
Nos: 26 – 24 Chester Terrace – The Crown Estate Archives

Fig 10 - Extract from Ministry of Works Plans April 1946 Third Floor Plans
Nos: 26 – 23 Chester Terrace – The Crown Estate Archives

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DESIGN AND ACCESS STATEMENT AND HISTORICAL ASSESSMENT

1.0 INTRODUCTION

- 1.1 This Design and Access Statement is submitted in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and follows guidance laid down in DCLG Circular 01/2006. The Historical Assessment considers the design of the proposed works in respect of PPG 15: Planning and the Historic Environment and Camden's Planning Policies of the UDP 2006, Camden Planning Guidance and The Regent's Park Conservation Area Statement.
- 1.2 The proposal seeks planning and listed building approval for the unification of two existing adjoining terrace houses at Nos. 36 and 37 Chester Terrace to form a large single family dwelling together with internal alterations, the installation of a new staircase from third floor of No. 37 to give access to a new roof terrace above Nos. 36 and 37 set behind the slate roof slopes and the installation of a condensing unit and plant within the existing front pavement vaults.

2.0 HISTORICAL CONTEXT

- 2.1 At the beginning of the 19th century the Commissioners of Woods, Forests and Land Revenues took steps to develop the farm land comprised by Marylebone Park. John Nash who was the then architect to the Office of Woods and Forests, submitted a very different plan to other architects consulted. Nash's conception of The Park was, in the first instance, an assemblage of villas in landscape with an almost continuous belt of terraces as a kind of architectural back-cloth. It is this original concept, his Grand Design that sets the architectural and historic value of The Park today.
- 2.2 The façade of Chester Terrace was designed by John Nash and constructed in 1825. The remainder of the building was the work of the project architect, James Lansdown. The Terrace was developed by James Burton (Decimus Burton's father), who also developed Cornwall and Clarence Terrace. The design is a Grand Palace style terrace comprising 37 houses and 5 semi-detached houses.
- 2.3 The Terrace, along with many other properties on the east-side of The Regent's Park Estate suffered from general bomb damage during the war, mainly from bombs that fell further to the east towards Euston Station. Two houses were destroyed and others damaged beyond repair. The entire Terrace suffered some bomb damage. In 1945 the leases for the houses were abandoned or requisitioned by the Office of Works. The Terrace had temporary repairs carried out to allow use as Government offices including the Ministry of Fuel and Power.

2.4 The Ministry of Works plans of 1946 show the Terrace adapted for use as Government Offices. A number of the existing staircases are shown removed to free up floor space for office use. The work carried out included the erection of new partitions and the creation of openings through the party walls to form corridors to serve the new offices. (See Appendix A – Figs. 6 to 11 inclusive)

2.5 The Gorell Committee reporting in 1947 recommended that:

“the Nash Terraces were of national interest and importance and should be preserved as far as that was practicable, and without strict regard to the economics of prudent estate management.”

2.6 The Crown Estate qualified matters relative to “preservation” in their publication The Future of The Regent’s Park Terraces - Third Statement by The Crown Estate Commissioners June 1962. They decreed under Clause 25(i) that:-

“We have said that the fronts of the Terraces would remain as in the original design. This will apply to the ends and to any other ornaments part covered by the original Nash design.”

and under Clause 25(ii) that:-

“Most of the back walls have no architectural merit. Many will, however, be kept and strengthened where this course is proper for the design of the interior. It must be emphasised that all Terraces were designed to be used as a series of single houses. Sometimes the shape, depth and size do not readily convert to flats. In Cumberland Terrace conversions extending over one, two or three houses have been very practical. But this will not be so in all Terraces. We shall insist on a proper treatment of all back elevations but shall not prevent demolition. In the case of York Terrace we shall, indeed, insist on the removal of the present back wall and its replacement in a better design. In proper places we shall encourage a reduction or an increase in the depth of the Terrace.”

and under Clause 25(iii) that:-

“We shall not insist on the preservation of party walls where conversions into flats are to be carried out. They have never had any significance in the Nash design and in some Terraces their retention would seriously hinder proper conversions.”

2.7 The Crown Estate Commissioners reported specifically for Chester Terrace in Schedule C of their Third Statement of June 1962 that:

“Roofs, floors, internal (not party) walls, timberwork and loose brickwork were renewed and internal plaster stripped from the walls. Small passenger lifts were installed, so that the whole of the internal construction of the houses is new. The repairs being made to the shell of the buildings are of such a nature that their strength and stability is very materially increased, resulting in their being

given a new life which will surely be at least equal to the 99 years lease which has been granted. The new wood floors and the domestic loading on them is no more that the structure was originally designed to sustain.

Smaller houses, a block of flats, shops and an underground garage are approved for the Mews site and the Albany Street frontage. The first section of this work is also under construction. Good progress is being made with the work which started in April 1961. This is the largest Terrace and the project will take a number of years to complete. Forty-two restored single houses will be provided. These will represent not far short of one half of the expected market demand for single large houses in Regent's Park."

- 2.8 Chester Terrace was reconstructed behind the original retained Nash façade. Other than the front façade hardly any of the original fabric remains. All of the Terrace was kept as individual houses within the front existing main wall, except for two destroyed houses that were renewed.
- 2.9 Louis de Soissons, Peacock, Hodges & Robertson submitted a planning application in February 1959 for the erection of shops, maisonette, flats, houses and garage and the conversion of the existing houses at Chester Terrace, Chester Terrace Mews and Albany Street, St Pancras which was approved by the London County Council on 16th October 1959. In July 1961 the architects submitted a further application for the erection of 19 dwelling houses and six lock-up garages at Chester Terrace, Chester Terrace Mews and Albany Street which was also approved by the LCC. Yet another application was submitted in July 1961 and approved in November 1961 for The erection of six-storey building including basement for use as ten shops and seven lock up garages on the ground floor and fifty two roomed self contained flats on first to fourth floors over and a garage for seventy-five cars at basement level forming Area 2, Chester Terrace, Chester Terrace Mews and Albany Street, St Pancras. These applications formed the core of the proposals to demolish the existing back additions and Mews houses in Chester Terrace Mews together with the houses in Albany Street (a terrace of approximately 35 houses) and undertake a comprehensive redevelopment at the rear of the retained front façade of Chester Terrace.
- 2.10 The planning application for the reconstruction of Chester Terrace proposed a number of standard plan forms. From the architects notes the ground and upper floor plans were applicable to all of the houses in the terrace i.e. Nos: 4 to 40 inclusive. The basement plans varied by the inclusion or omission of a garage space as the ground levels in some instances did not allow entry to a garage. The levels at the front of the terrace also varied with the slope of the ground and as such habitable rooms were not able to be incorporated at front basement level due to inadequate daylight. Nos: 36 and 37 have garages at basement level. Any resemblance to the original plan forms was more by accident than design. The inclusion of the new lifts from basement to third floors destroyed the historic layout of accommodation. The vaulted cellar in the centre of the basement plan was not renewed. The traditional Regency ground floor plan of a deeper front room and smaller annex room behind was lost, the front room being reduced in depth to accommodate the lift in the

new floor plan. The interiors of the building were re-modelled to a style that bears no relationship to Nash's original detailing. The four panelled doors common to Nash's design were replaced with two panelled doors that had no historical source within The Park.

- 2.11 This reconstruction work took place between 1959 and 1964 under the supervision of Mr. David Hodges FRIBA of Louis de Soissons, Peacock, Hodges & Robertson. The developers were a subsidiary of Hallmark Securities Ltd with Holland & Hannen and Cubitt Ltd as builders. At the same time Chester Terrace Mews was demolished and redeveloped into 19 three storey house (now Chester Close North).
- 2.12 The rear external wall was taken down as part of the demolition works and reconstructed. The size and configuration of the window openings were altered. All internal joinery and cornicing were renewed commonly to historically incorrect patterns and profiles. Sections of the party walls and chimneybreasts were reconstructed in common brickwork as evidenced by work carried out on other properties within the Terrace. Lift installations serving all floors were provided at the time of reconstruction and the floor plans did not follow the original layouts. In some instances where the ground levels permitted the design incorporated integral garages. The existing chimney pots were taken off and the flues capped and ventilated apart from those required for the boiler flues.
- 2.13 The basic context of the Terrace as a "set-piece" composition facing The Park remains unchanged. Architecturally, the front of the building has changed very little. What has changed is the use of the building behind the façade, given the Change of Use from mixed residential and commercial as originally intended to use as office space after the war to the present use of residential.

3.0 LISTED BUILDING DETAILS

- 3.1 The Listed Building Description for Chester Terrace is as below:-

Listed building details

Location: (East side) Nos.1-42 (Consecutive) and attached railings and linking arches

Street: Chester Terrace

Grade: I

Reference No:798-1-21287

Date of listing: May 14 1974 12:00AM



[View a full sized photograph](#)

Description:

Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commissioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers. EXTERIOR: the longest unbroken facade in Regent's Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to

each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands.

Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances. Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer elevations with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed "Chester Terrace", cornice and blocking

4.0 PLANNING POLICIES

4.1 The Camden planning policies are as set in the London Borough of Camden adopted Unitary Development Plan 2006. The following policies have been considered and addressed as part of the proposed planning and listed building applications.

4.2 *Policy SD1 – Quality of Life*

Comment:- No adverse impact.

4.3 *Policy SD6 – Amenity and Policy SD7 – Light, noise and vibration pollution.*

Comment:- The proposed works are contained within the existing external envelope of the building. There will be no loss of amenity as a result of the works. During the course of the works all efforts will be made to reduce any inconvenience to the neighbours. The works to the buildings will be subject to a Licence to Alter prepared by The Crown Estate which limits the hours of work and more particularly controls and limits any potential noisy building operations to specific times of day.

The attached Environmental Noise Assessment Report dated 10/07/09 prepared by Paragon Acoustic Consultants considers and evaluates the environmental impact of the proposed plant equipment and machinery and concludes that they will meet the Local Authority's Requirements.

4.4 *Policy B1 – General Design Principles.*

Comment:- The proposed development will is designed to a high standard consistent wit the requirements of Policy B1.

4.5 *Policy B3 – Alterations and Extensions.*

Comment:- The architectural quality and appearance of the existing building externally will remain visually unaltered. As such the form, proportions and character of the building and its setting will be retained.

4.7 *Policy B6 – Listed Buildings and Policy B7 Conservation Areas.*

We have demonstrated that the proposed works will preserve and enhance the character of the listed buildings as buildings of special architectural or historic interest. The proposed development maintains the status quo of the listed building in its setting within the Regent’s Park Conservation Area.

4.8 *Policy H3 – Protecting Existing Housing*

The proposed unification of 36 and 37 Chester Terrace to create a large single dwelling means that there will be no overall loss of residential floor space. As such the proposal conforms to Policy H3.

5.0 PPG 15

5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the statutory protection of listed buildings. Guidance on the implementations of this Act is set out in **Planning Policy Guidance 15: Planning and the historic environment**, which provides a statement of Government Policies for the identification and protection of listed buildings, conservation areas and other aspects of the historic environment. PPG15 provides guidance and criteria which should be considered in respect of proposed works to listed buildings.

5.2 General criteria

3.5 *The issues that are generally relevant to the consideration of all listed building consent applications are:*

5.3 *Criteria (i): “The importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms ('historic interest' is further explained in paragraph 6.11).”*

Comment: As Chester Terrace is a reconstructed building behind a retained façade the importance is primarily its group value as part of The Park setting.

5.4 *Criteria (ii): “The particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list: list descriptions may draw attention to features of particular interest or value, but they are not exhaustive and other features of importance (eg. interiors) may come to light after the building's inclusion in the list.”*

Comment: This again is its front elevation which is all that remains of the original structure as the interiors have been reconstructed.

- 5.5 *Criteria (iii): “The building's setting and its contribution to the local scene, which may be very important, eg. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby.”*

Comment: Yet again the value is the front façade which is of major importance to the architecture of The Park and its immediate neighbouring Terraces of Cumberland Terrace to the north and Cambridge Gate to the south.

- 5.6 *Alterations and extensions*

Section 3.12 *Many listed buildings are already in well-established uses, and any changes need be considered only in this context. But where new uses are proposed, it is important to balance the effect of any changes on the special interest of the listed building against the viability of any proposed use and of alternative, and possibly less damaging, uses. In judging the effect of any alteration or extension it is essential to have assessed the elements that make up the special interest of the building in question. They may comprise not only obvious visual features such as a decorative facade or, internally, staircases or decorated plaster ceilings, but the spaces and layout of the building and the archaeological or technological interest of the surviving structure and surfaces. These elements are often just as important in simple vernacular and functional buildings as in grander architecture.*

Comment: The existing use as residential will remain albeit that the conversion of two terrace house to one will give rise to a larger dwelling. The element that makes up the special interest is the front façade of the Terrace which will remain unaltered. Any original internal features that remained after WWII were removed when the Terrace was reconstructed in the 1960's behind a part retained and reconstructed façade. The roof structure also dates from the 1960's and as such the formation of the roof terraces will not give rise to loss of original fabric. The roof terraces are set below the line of the roof ridges so that they would not be visible from The Park or Chester Close at the rear.

- 5.7 **3.13** *Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted. Nevertheless, listed buildings do vary greatly in the extent to which they can accommodate change without loss of special interest. Some may be sensitive even to slight alterations; this is especially true of buildings with important interiors and fittings - not just great houses, but also, for example, chapels with historic fittings or industrial structures with surviving machinery. Some listed buildings are the subject of successive applications for alteration or extension: in such cases it needs to be borne in mind that minor works of indifferent quality, which may seem individually of little importance, can cumulatively be very destructive of a building's special interest.*

Comment: The existing use is residential and this will be sustained. The interior of the building is reconstructed with no original historic fabric remaining. The proposed roof terraces are set low and concealed by front and rear slate roof slopes.

- 5.8 **3.15** *Achieving a proper balance between the special interest of a listed building and proposals for alterations or extensions is demanding and should always be based on specialist expertise; but it is rarely impossible, if reasonable flexibility and imagination are shown by all parties involved. Thus, a better solution may be possible if a local planning authority is prepared to apply normal development control policies flexibly; or if an applicant is willing to exploit unorthodox spaces rather than set a standardized requirement; or if an architect can respect the structural limitations of a building and abandon conventional design solutions in favour of a more imaginative approach. For example, standard commercial office floor-loadings are rarely needed in all parts of a building, and any unusually heavy loads can often be accommodated in stronger areas such as basements. The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of listed buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.*

Comment: The interior of the buildings were gutted in the 1960 reconstruction work. The buildings are however sound structurally and in the stability or integrity of the structure will not be damaged by the proposed works. In this respect see the Structural engineer's report prepared by Jampel Davison & Bell that forms part of the application.

6.0 THE BUILDINGS SPECIAL INTEREST

- 6.1 At the end of the Second World War the Nash terraces were in deplorable condition. Many had been damaged by bombing, while all the buildings were badly affected by dry rot and the effects of the minimum maintenance during the war years. The terraces presented a gap toothed, peeling prospect and most of the houses were empty and derelict.
- 6.2 The 36 & 37 Chester Terrace are listed as of "group value" being part of the composition of neo classical buildings built around Regent's Park designed to John Nash's plan of the 1820's. The buildings' significance and special interest is the external fabric and in particular any original fabric that relates to the neighbouring buildings and the composition as a whole that forms part of the architecture of The Park.
- 6.3 The special interest of the buildings would normally be expected to include the internal layout and finishes and fittings that formed part of the original construction that were contemporary with Nash's external fabric. However, as demonstrated and illustrated the interior of the buildings and indeed the whole of Chester Terrace were entirely re-modelled and re-planned in the 1960's as part of The Louis de Soissons Partnership's design. The significance of the interior is therefore minimal.

7.0 PRE-APPLICATION CONSULTATIONS

7.1 A pre-application meeting took place on site on 23rd February 2009 with Victoria Fowles a Conservation and Urban Design Officer from the London Borough of Camden when sketch plan proposals were discussed.

7.2 Comments were received from Victoria Fowles via email on 10th March 2009

"I'm happy to offer some comment following some general discussion with my team and with English Heritage.

Much of the special interest of these buildings undoubtedly lies in their value as a part of a planned townscape. It is well documented that many of the Nash-designed terraces around Regent's Park were comprehensively rebuilt behind the retained façade post-war, and as such, the interiors of the buildings are arguably of lesser interest than in other terraced buildings of the same period which retain their historic fabric and construction. The reconstruction was not a scholarly replica or facsimile, but undoubtedly some attempt - whether by accident or by design - was made to reinstate the general layout and detailing of the buildings, in the historic two room plan form, the reinstatement of the principal stair flights in their original position, and in a few of the decorative elements (albeit a much simplified interpretation befitting of the period).

The Council have often taken a more flexible view regarding works to the interiors of these buildings than on terrace houses which retain their historic fabric and features, but would usually seek to ensure that the general plan form of the principal floor levels – ground and first – is retained, and that any proposed internal alterations do not have an impact on the appearance of the buildings from the outside which would confuse the understanding of the original domestic layout of the buildings or the proportions of the principal rooms in relation to the exterior.

With the above in mind, the lateral conversion proposed is not considered to be unacceptable in principle, but I consider that any evidence of this - namely breaches in the party wall line - should be confined to the rear portion of the building, behind the spine wall line, so as not to impact on the exterior of the buildings and one's appreciation of these properties as two distinct terraced houses, given the aforementioned significance of the front facade. The double door opening between the two front rooms at first floor level and also the corresponding single door opening at second floor level are considered to be unacceptable for this reason.

With regard to the roof terrace, as we discussed this too should not impact on the external envelope of the building and the views of the terrace from the park.

The below-pavement vaults were not mentioned in detail in our discussion but as a surviving original feature, these should be retained.

I hope that this is of use to you at this stage. The proposals will of course be subject to consultation, including the statutory consultation with English Heritage.

8.0 DESIGN & HISTORICAL IMPACT

- 8.1 Part of the proposal involves the unification of 36 and 37 Chester Terrace to form a large single family dwelling. To achieve this limited openings are shown formed in the party wall between the two houses to combine the two dwellings into one. The size and location of the openings has regard to advice and comments received from Victoria Fowles a Conservation and Urban Design Officer from the London Borough of Camden. Openings are formed generally towards the rear of the buildings beyond the line of the spine wall so as not to impact on the appearance of the buildings from the outside. Openings are shown formed at basement; ground, first, second and third floors to connect the two houses and to allow easy communication between rooms. The openings at first floor are slightly forward of the spine walls but here they are detailed as jib doors to give the appearance of a solid wall when closed. The 1946 Ministry of Works Plans show openings formed in similar locations in the party walls to connect the row of terrace houses and to allow the construction of corridors so that existing rooms could be used as office space. Indeed whilst undertaking refurbishment on other properties in the Terrace these openings have been located complete with lintels and infill panels in Fletton brickwork.
- 8.2 In formulating the design of the floor plans it was decided to retain much of the existing structure to 37 Chester Terrace albeit that it is not historic fabric. To a degree the altered 1960's floor plan has been retained and the location of the main staircase preserved. However, to provide an overall comprehensive usable floor plan to suit a large single family house it has been necessary to propose rather more structural work to 36 Chester Terrace to create larger rooms commensurate with the size of the house. However, the layout of the accommodation is governed by the necessity to maintain the front and rear façades and the existing structural openings for windows and doors. As such the floor plans follow an historic pattern to a degree. The existing staircase has been removed but the location can still be read by the configuration of the rear windows that indicate the position of the half landings. To make sense of the plan it has been necessary to mask these windows internally so that general floor levels can be carried across and these areas incorporated into the plan form. This is a feature that is not uncommon in The Park. Nash has used false windows to complete the illusion of the grand façade. Examples can be readily seen at the pavilion house in Chester Terrace and at Park Square West and Park Square East where arch headed windows rise above floor levels to be blanked out internally.
- 8.3 The ground floor plan to 36 Chester Terrace maintains the entrance hall and front reception room and similarly on the first floor the main reception room at the front of the house is repeated. As such there is no impact on the appearance of the buildings from the outside which would confuse the understanding of the original domestic layout of the buildings or the proportions of the principal rooms in relation to the exterior.
- 8.4 Part of the design proposes the insertion of a new flight of stairs in 37 Chester Terrace to connect the third floor to a new roof terrace which then continues to a linked terrace to 36 Chester Terrace. The roof terrace would be formed by lowering the centre section of the roof behind the existing front and rear slate roof slopes. The ridge lines would remain unaltered. The height and

position of the building is such that the proposed roof terrace would be virtually undetectable when viewed from The Park or from Chester Close at the rear. Application drawing nos: 36/37CT-GA-0053, 0053a and 0053b shows sight lines in section to demonstrate this point. The physical alterations would not result in any loss of historic fabric as the roof was constructed in 1961 as part Louis de Soissons, Peacock, Hodges & Robertson's design. The character of the listed building and Conservation Area would be unharmed.

- 8.5 The height of the roof ridges above the level of the proposed roof terrace and the distance from the main front and rear external walls is such that there would be no loss of privacy or noise disturbance caused to neighbours. The principle of allowing the use of the roof as a roof terrace has already been established in the Terrace with the granting of planning permission for similar developments at nos: 16, 21, 26 and 29 Chester Terrace.
- 8.6 Internally to 37 Chester Terrace it is proposed to make minor reconfigurations to the layout of the accommodation to suit client's requirements. The integral garage at basement level is retained to provide off street parking. It has been necessary to omit the garage to 36 Chester to allow flexibility in the plan form and as the two houses are shown combined there would no longer be a requirement for the additional garage. In any event there is additional private parking for residents in Chester Terrace. The lift shaft to 37 Chester is retained and refitted with a new lift car. The extent of the internal demolitions and reconfiguring is shown on the demolition plan drawings that form part of the application. The internal alterations would be undetectable from the exterior of the building.
- 8.7 It proposed to locate an a/c condensing unit within the front basement vault. The mass of the vault structure would provide acoustic insulation to any noise emanating from the unit. Paragon Acoustic Consultants Ltd was commissioned to conduct an environmental noise survey to obtain statistical noise data to characterise the existing local background and ambient noise climate at the site. The data acquired and the Local Authority Noise Policy limiting noise levels will be set to be maintained by the proposed mechanical plant at the site. A copy of their report forms part of the applications.

9.0 LANDSCAPE

- 9.1 There are no landscape issues to consider as part of the applications. The building has a front basement paved area with a staircase giving access to pavement level. There are shared communal private gardens to the other side of Chester Terrace fronting the Outer Circle. Beyond the Outer Circle is Regent's Park itself.

10.0 USE

- 10.1 The use of the residential properties remains unaltered. The unification of the two houses would result in a larger single family dwelling. The proposed roof terrace is incidental to the enjoyment of the main dwelling house for single family use and their guests and friends.