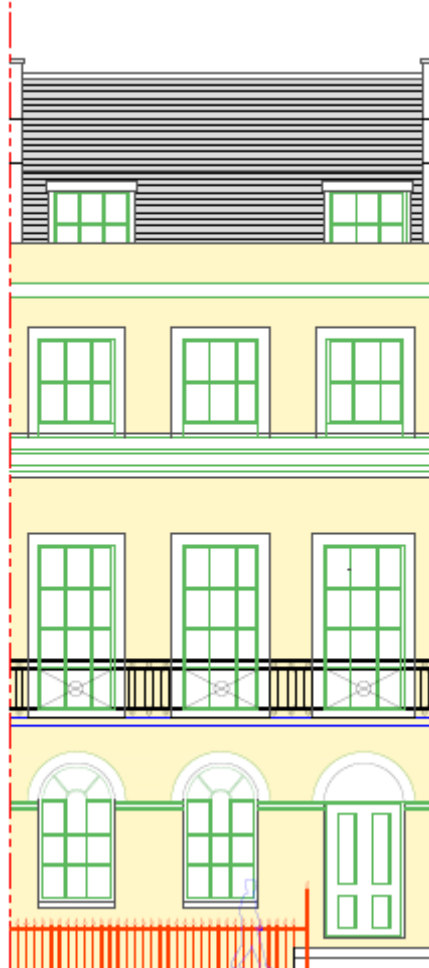


Design and Access Statement Construction Method & Heritage Statement



Proposed
roof terrace and internal alterations
Including Basement enlargement
at

35 CHESTER TERRACE
LONDON
NW1 4ND

Prepared by
awArchitecture
abdul@awarchitecture.co.uk

INTRODUCTION

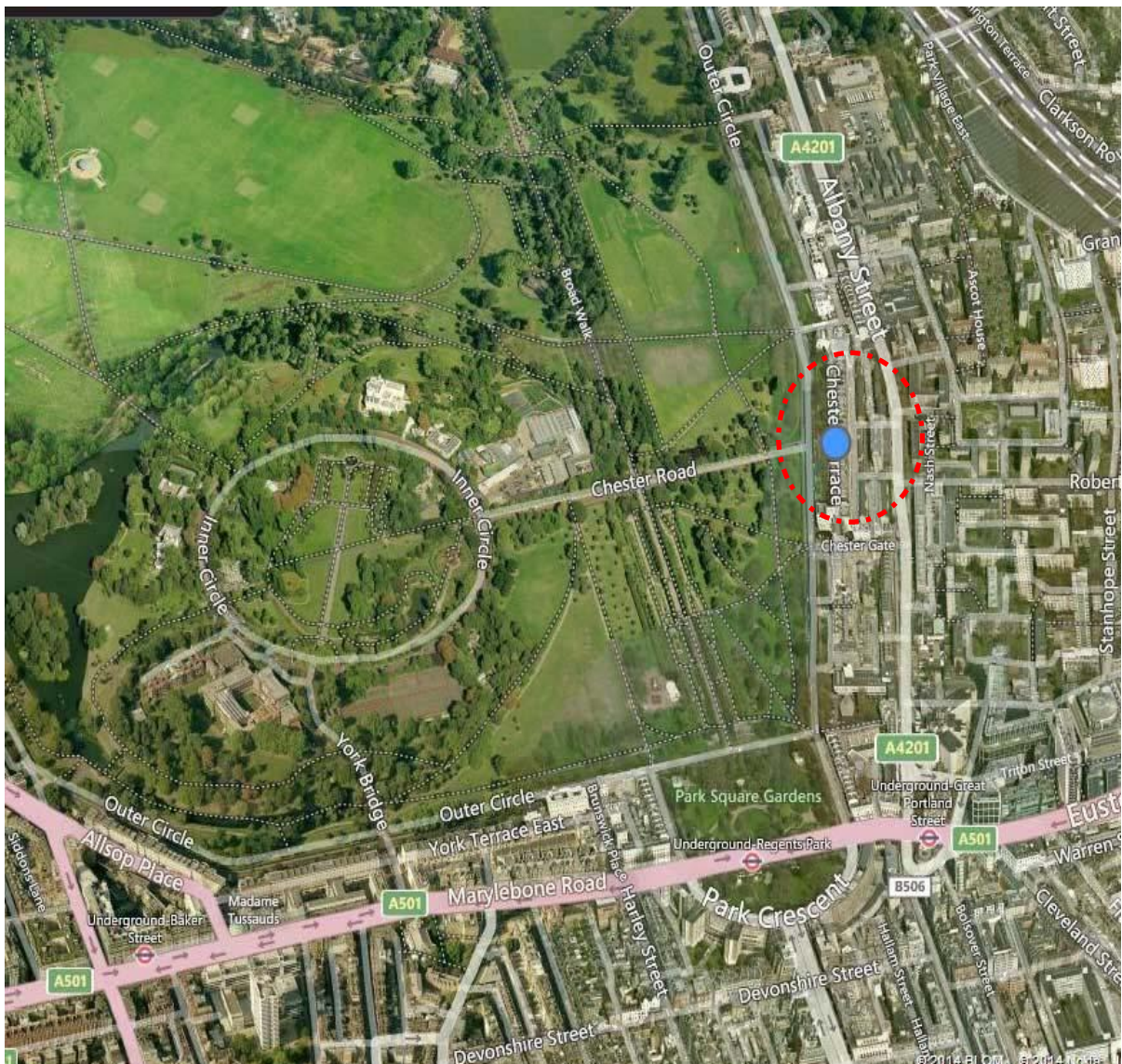
This Design and Access Statement is prepared for a Planning and Listed Building consent to Create a new roof terrace to the middle part of the roof and minor internal alterations including the basement enlargement.

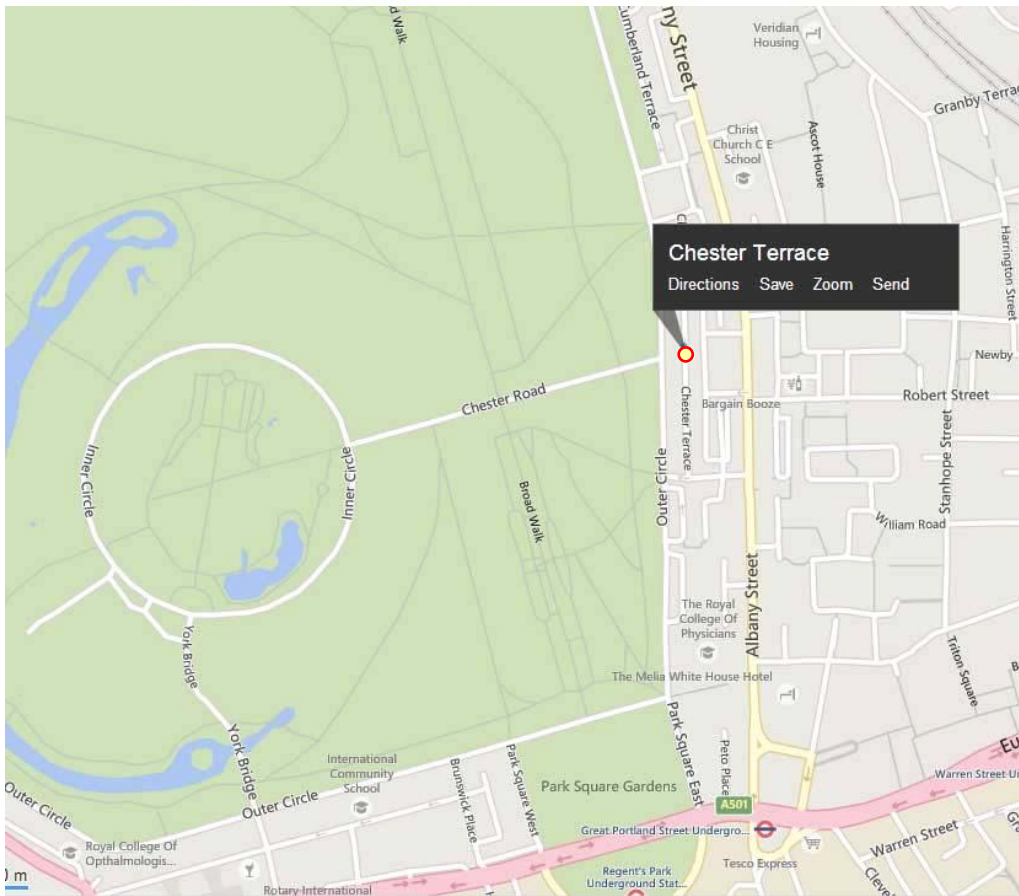
SITE AND SURROUNDING.

Location & Setting

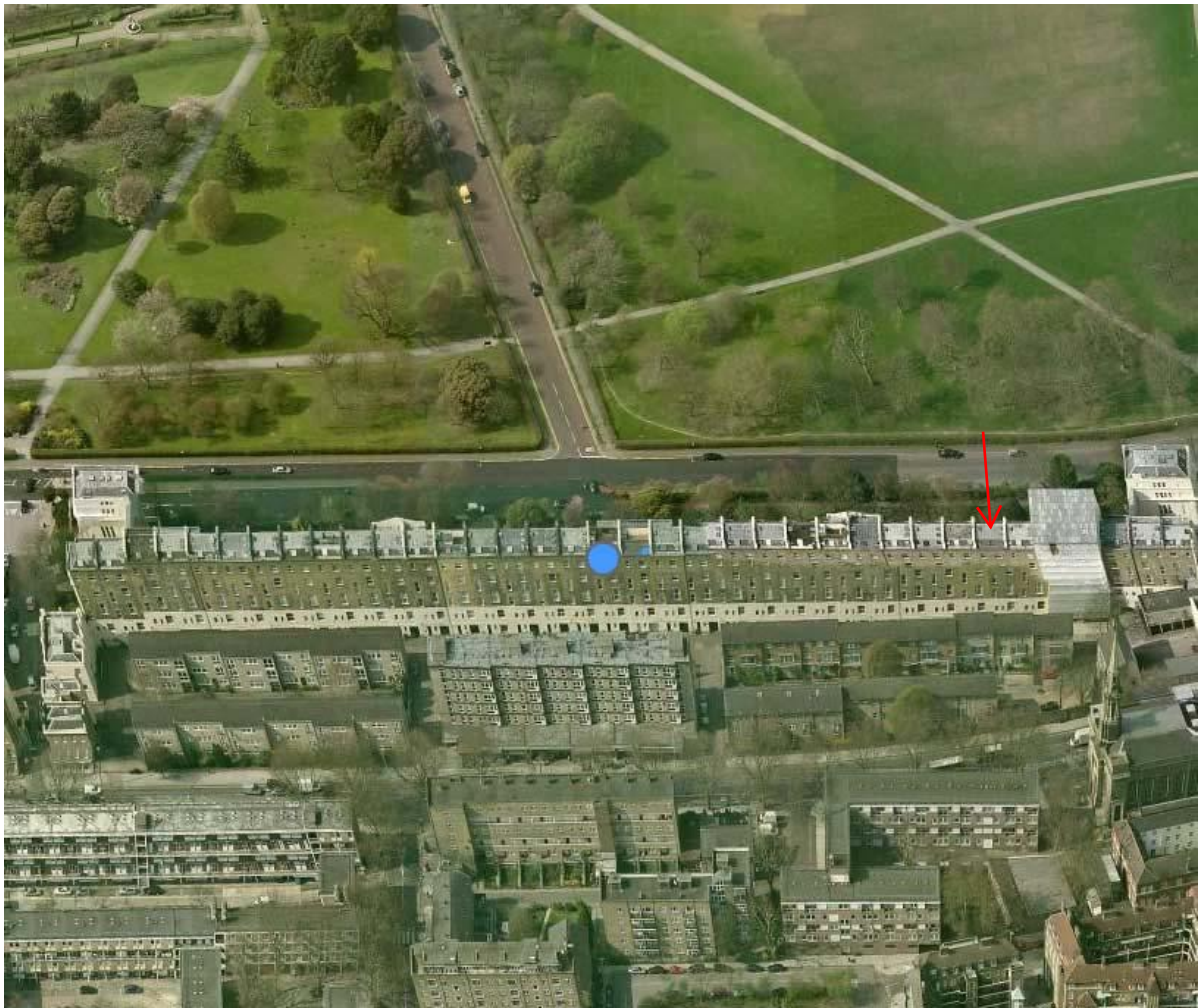
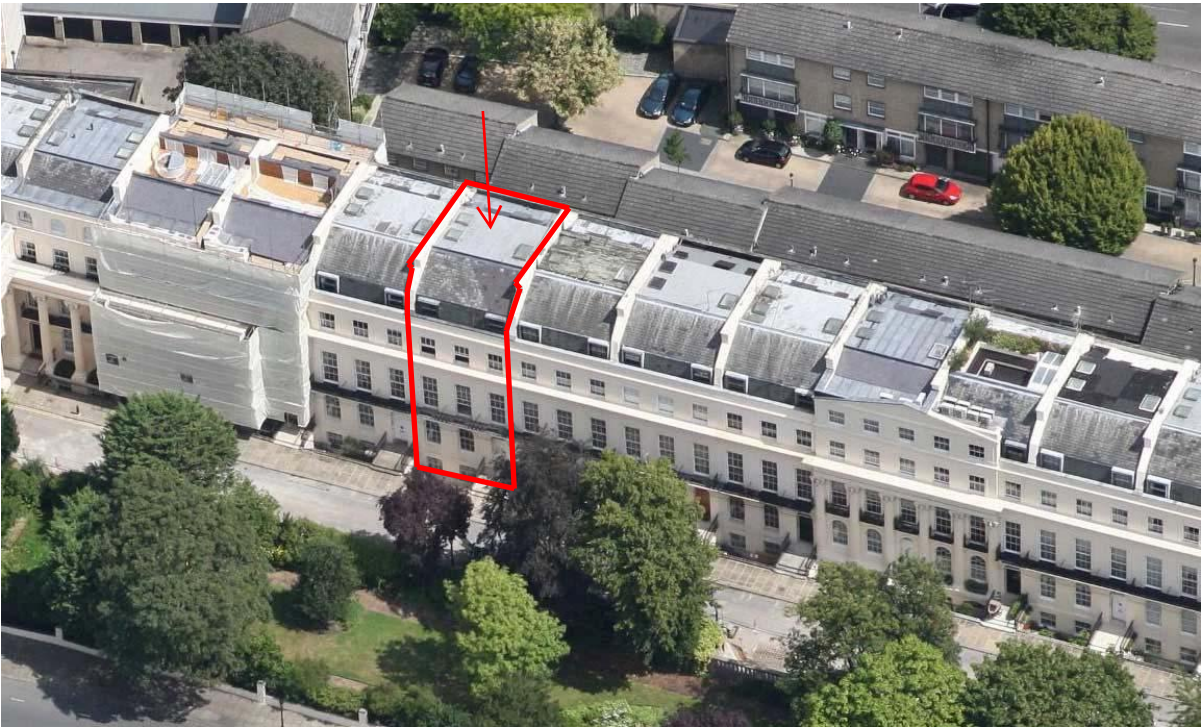
Chester Terrace is located on the eastern boundary of Regent's Park, part of Regent's Park Conservation Area within the Borough of Camden. The entirety of Chester Terrace is listed Grade I and is additionally surrounded by a number of other listed buildings and the Grade I listed Regent's Park. The stucco terrace is set back from the Outer Circle and framed by projecting pavilion blocks at each end linked to the main façade by triumphal arches that span the private drive.

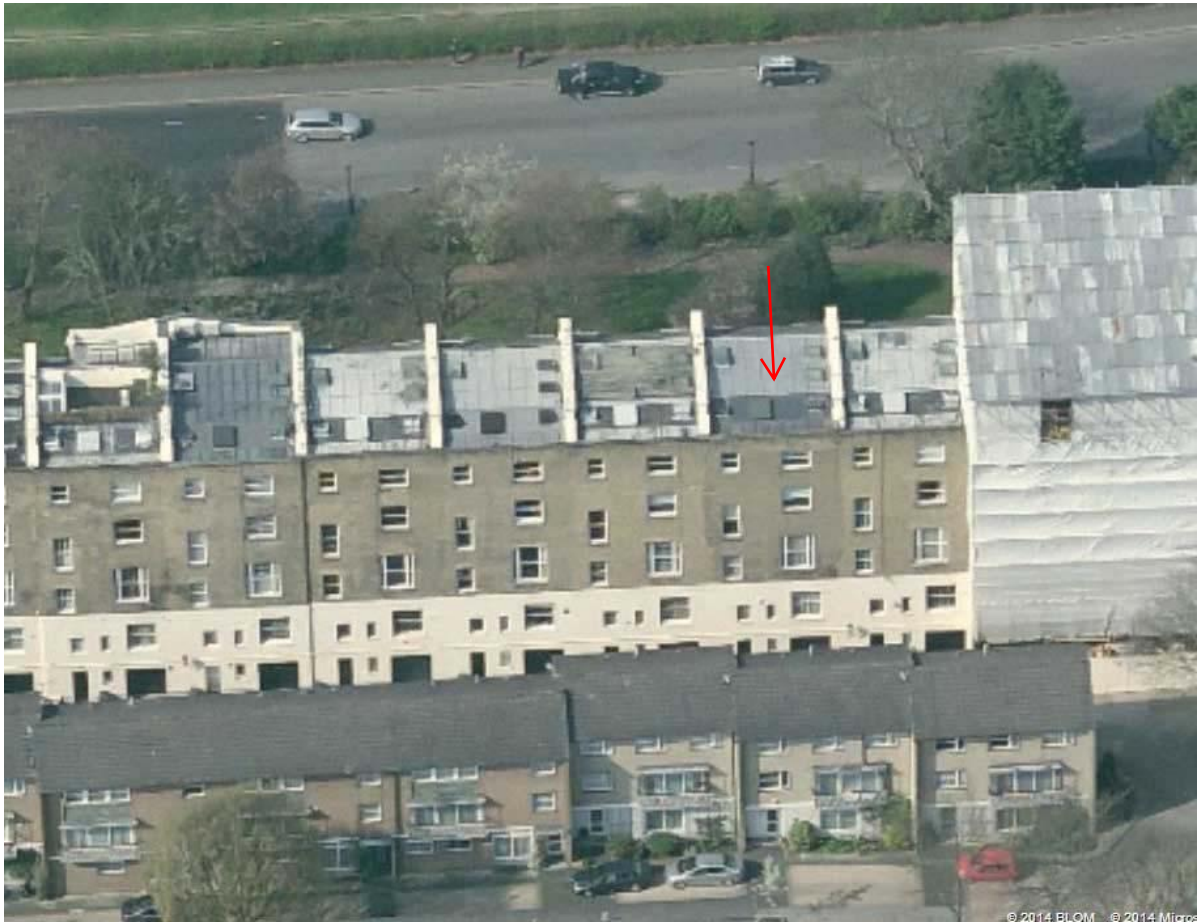
Other buildings in the area are two or three storeys, and also finished in stucco and slate consistent with the majority of the buildings and houses, which form an integral part of Nash's master plan for the Royal Park



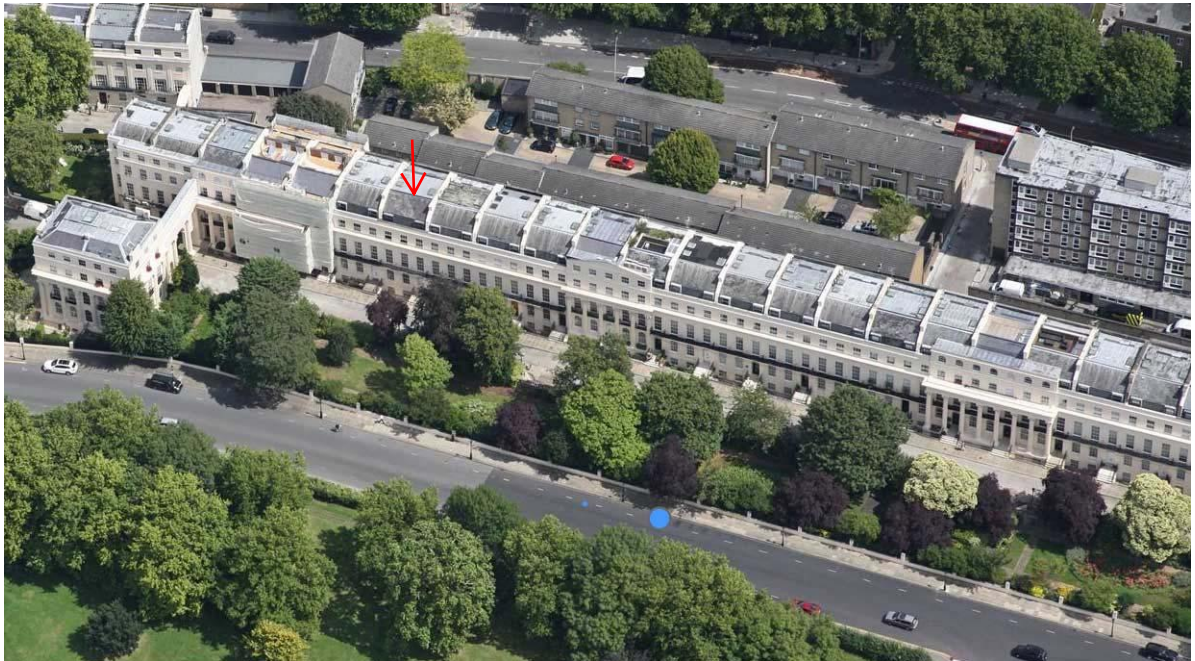


Regent's Park showing in relation with Chester Terrace





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DESIGN PROPOSALS

Existing layout

Application site is a five storey mid terraced house consisting of lower ground, ground, first, second and third floors. The house is accessed via front main entrance from Chester Terrace at ground level. A secondary access to the property and a garage entrance is from Chester Close.

Lower Ground floor.

The lower ground floor consists of a Garage, WC/shower room, a study room, Boiler room, storage and services cupboards, Utility room, lift, three vaults as well as staircase to ground floor.

Ground floor.

On the ground level, the property is accessed via two steps leading up to the main entrance.

Ground floor consists of an entrance lobby, hall way, a lift, kitchen dining room cloakroom/wc.

First floor.

First floor consists of landing space, hall way, a lift, and open living room.

Second floor.

Second floor consists of landing space, hall way, a lift, a master bedroom cupboard, master bathroom and a cinema room.

Third floor.

Third floor consists of landing space, hall way, a lift, four bedrooms and two bathrooms.

Due to bomb damage during the Second World War, none of the original internal fabric of the building has survived. Current Interiors consists of 1960s modern refurbishment, with very little heritage value.

The Proposed Works

A careful consideration has been given to the proposed works. Which also fulfils the requirements of the client as well as respects the listed nature of the dwelling.

Detailed summary of the proposed works is as follows:

Lower Ground floor

Vaults

Existing three vaults with 1.4m internal height which are currently being used for storage will be enlarged by lowering the floor levels. Proposed space will be used as a games room.

UTILITY:

- Remove existing walls, floor tiles, sanitary ware
- Add supporting beam as shown in the plans.
- Plumbing points for appliances
- Electrics
- Partition walls
- Plastering and skimming.
- Build new walls as per layout

- Gas boiler and 100l megaflow installation
- New Floor tiles
- New Wall tiles
- Painting and decorating
- New ceiling
- New Wall and base units
- New Sink and tap
- New Granite worktop
- New Light fittings & switches
- New matching handles, locks, hinges & door stopper

CLOAKROOM:

- New Partition walls as shown in the drawings.
- New Ceilings
- Plastering and skimming
- Plumbing
- Electrics
- New Floor and wall tiles.
- New door
- sanitary ware
- Accessories
- Mirror
- Light fittings
- Switches , shaver socket
- New matching handle, locks, hinges & door stopper

BAR

- Remove existing storage, ceiling , flooring
- New flooring, ceiling
- Wall plastering
- Painting & decorating
- Light fittings, sockets & switches
- Bespoke bottle storage furniture
- New matching handle, lock, hinges & door stopper

BAR PASSAGE & BOILER:

- Remove existing walls
- Remove existing meter cupboard
- Remove existing staircase
- Remove existing bar furniture
- Remove Meridien Nostar telephone box
- Remove existing boiler
- Remove existing floor tiles
- Remove existing door to void
- Proposed partitions as per the drawings.
- New floor boards
- Under floor heating with thermostat controls x2
- New ceiling
- Wall plastering and skimming
- New staircase
- New floor tiles
- New wall carcasses for bar area
- Re-fit existing bar furniture with plumbing and electrics
- New electrics and plumbing in boiler room
- New sliding door for boiler room

- New lift door frame
- New garage door match to existing.
- New patio double door
- Painting & decorating
- Pull out storage under stairs
- Custom made storage to align the walls opposite boiler room and patio door
- New staircase covering
- Light fittings, switches & sockets
- Matching handles, lock, hinges & doorstopper

STUDY:

- Painting & decorating
- Light fittings, switches & sockets
- New flooring

VOID:

- Remove existing floor
- New garden stone floor tiling.
- New drainage layout as per building control's satisfaction.
- New staircase
- New hand rail with existing balustrades
- Painted handrail
- Electric and plumbing point

Ground floor

POWDER ROOM:

- New partition walls
- New ceilings
- Plastering and skimming
- Plumbing
- Eclectics
- New floor tiles
- New wall tiles
- New sliding door
- New sanitary ware
- New accessories
- Light fittings
- New Switches , shaver socket
- New matching handle, locks, hinges & door stopper

LOBBY STAIRCASE & HALL:

- Removal of existing walls in front of kitchen door
- Removal of walls under stairs
- Removal of existing flooring
- Removal of existing wall finishes
- New floor boards
- New under floor heating
- New wall plastering and skimming
- Re paint French doors
- Refurbish and fit existing front door, patio door, dining room door & lift door frame
- New sliding door for kitchen
- Painting & decorating (skirting boards, hand rail, metal balustrades, walls & ceiling)
- Access point for above ceiling storage

- New light fittings, switches & sockets
- New matching, locks, hinges & doorstoppers

DINING:

- Remove existing wall finishes
- Re-fill cracks and joints
- Remove existing marble around fireplace
- Add gas point to fireplace
- Painting & decorating
- Replace light fittings, switches & sockets
- New marble or plaster decorating around fireplace
- New matching handles, locks, hinges & doorstopper

First Floor Plan

LOBBY & STAIRS:

- Plumbing for new radiators
- Painting & decorating (handrails, wall & ceiling)
- New lift door frame
- New light fittings, switches & sockets
- New matching handles, locks, hinges & door stopper

Second Floor Plan

LOBBY & STAIRS:

- Plumbing for new radiators
- Remove wall finishes
- Make good for decorating
- Refurbish & re-fit existing doors
- New lift door frame
- Painting & decorating walls and ceiling
- New radiators
- New light fittings, switches & sockets
- New matching handles, locks, hinges & doorstopper

MASTER WARDEOBE:

- Remove existing walls as shown in the plans.
- Remove existing storage
- Treat damp on ceiling & walls
- Remove existing wall finishes & ceiling
- New plastering & skimming
- New electrics
- Re-fit floorboards
- Build new walls as per layout
- Painting & decorating
- New door
- New flooring
- New Framed, perfect fit wardrobes
- New matching handles, lock, hinges & doorstopper
- New light fitting, switches & sockets

MASTER BEDROOM:

- Remove existing walls & finishes
- Remove existing floor and ceiling
- New electrics
- New plumbing for AC

- New ceiling
- Wall plaster & skimming
- Build new walls as per layout
- New flooring (TBC)
- Painting and decorating
- New skirting board
- New AC unit
- New doors x2
- New curtain rails
- Light fittings, switches & sockets
- New matching handles, locks, hinges & doorstoppers

MASTER BATHROOM:

- Remove existing walls
- Remove existing sanitary ware, floor tiles, wall tiles, shower, furniture
- New plumbing
- New electrics
- New floor boards
- Plumbing for sauna
- New plastering
- Build new walls as per layout
- New wall finishes & tiles
- New flooring
- New ceiling
- Painting & decorating
- New sanitary ware
- New shower cubicle, mirror, glass shelves
- New light fittings, switches & sockets
- New matching handles, locks, hinges & doorstoppers
- Whirl pool/Jacuzzi in the bath

Third Floor Plan

STAIRS & LOBBY:

- Remove existing walls
- Remove existing skyline
- Remove existing floors
- Remove existing ceiling
- New electrics
- New platform for stairs
- New staircase
- Wall plastering and skimming
- Build new walls as per layout
- New flooring, ceiling
- New lift door frame
- New skirting board
- Painting and decorating
- New railing & metal balustrades
- New light fittings, switches & sockets
- New matching fit handles, locks, hinges & doorstopper

BEDROOM 2:

- Remove existing walls & finishes
- Remove existing floor and ceiling
- New electrics
- New plumbing for air con
- Wall plaster & skimming
- Build new walls as per layout
- New flooring
- Painting and decorating
- New skirting board
- New AC unit
- New doors x 2
- New curtain rails
- New light fittings, switches & sockets
- New matching handles, locks, hinges & doorstoppers

BATHROOM 2:

- Remove existing walls
- Remove existing sanitary ware, floor tiles, wall tiles, shower, furniture
- New plumbing
- New electrics
- New under floor boards
- New plastering
- Build new walls as per layout
- New wall finishes & tiles
- New flooring
- New ceiling
- Painting & decorating
- New sanitary ware
- New new mirror, glass shelves
- New light fittings, switches & sockets
- New matching handles, locks, hinges & doorstoppers
- New accessories

BEDROOM 3:

- Remove existing walls
- Remove existing sanitary ware, floor tiles, wall tiles, shower, furniture
- New plumbing
- New electrics
- New floor boards
- New plastering
- Build new walls as per layout
- New wall finishes & tiles
- New flooring
- New ceiling
- Painting & decorating
- New sanitary ware
- New mirror, glass shelves
- New light fittings, switches & sockets
- New matching handles, locks, hinges & doorstoppers
- New accessories

BATHROOM 3:

- Remove existing walls
- Remove existing sanitary ware, floor tiles, wall tiles, shower, furniture
- New plumbing
- New electrics
- New under floor boards
- New plastering
- New walls as per layout
- New wall finishes & tiles
- New flooring
- New ceiling
- Painting & decorating
- New sanitary ware
- New mirror, glass shelves
- New light fittings, switches & sockets
- New matching handles, locks, hinges & doorstoppers
- New accessories

BEDROOM 4:

- Remove existing walls & finishes
- Remove existing furniture
- Remove existing floor and ceiling
- New electrics
- New plumbing for AC
- New ceiling
- Wall plaster & skimming
- Build new walls as per layout
- New flooring
- Painting and decorating
- New skirting board
- New AC unit
- New doors x 1
- New bedroom furniture as per layout
- New curtain rails
- New light fittings, switches & sockets
- New matching handles, locks, hinges & doorstoppers

BATHROOM 4:

- Remove existing walls
- Remove existing sanitary ware, floor tiles, wall tiles, shower, furniture
- New plumbing
- New electrics
- New under floor boards
- New plastering
- New walls as per layout
- New wall finishes & tiles
- New flooring
- New ceiling
- Painting & decorating
- New sanitary ware
- New mirror, glass shelves

- New light fittings, switches & sockets
- New matching handles, locks, hinges & doorstoppers
- New accessories

BEDROOM 5:

- Remove existing walls & finishes
- Remove existing furniture
- Remove existing floor and ceiling
- New electrics
- New plumbing for AC
- New ceiling
- Wall plaster & skimming
- Build new walls as per layout
- New flooring
- Painting and decorating
- New skirting board
- New air con unit
- New doors x 2
- New curtain rails
- New light fittings, switches & sockets
- New matching handles, locks, hinges & doorstoppers

BATHROOM 5:

- Remove existing walls
- Remove existing sanitary ware, floor tiles, wall tiles, shower, furniture
- New plumbing
- New electrics
- New floor boards
- New plastering
- Build new walls as per layout
- New wall finishes & tiles
- New flooring
- New ceiling
- Painting & decorating
- New sanitary ware
- New mirror, glass shelves
- New light fittings, switches & sockets
- New matching handles, locks, hinges & doorstoppers
- New accessories

ROOF PLAN:

- Remove middle part of the existing roof
- Remove lift motor
- Remove existing walls
- New structural frame work
- New electrics
- New plumbing
- Build new walls as per structural engineers drawing
- Plastering
- Waterproofing floor & walls
- New floor boards
- New drainage system

- New electronic skyline
- Painting & decorating
- Custom made storage
- New light fittings, switches & sockets
- Sink & tap
- Stone worktop
- Flower beds/shrubs

Design

Proposed design doesn't affect the external appearance of the building. While consideration has been given to the historic nature of the property while redesigning interiors. The proposed scheme will also be submitted to Crown Estate for approval.

Use : The current use of the property as a residential home is retained. Creation and use of the new roof terrace is incidental to the enjoyment of the main house .

Appearance - The external appearance of the property remains the same.

Access – The main entrance is from Chester Terrace while vehicular access and a secondary door is from Chester Close at the rear of the property into the Garage at lower ground level.

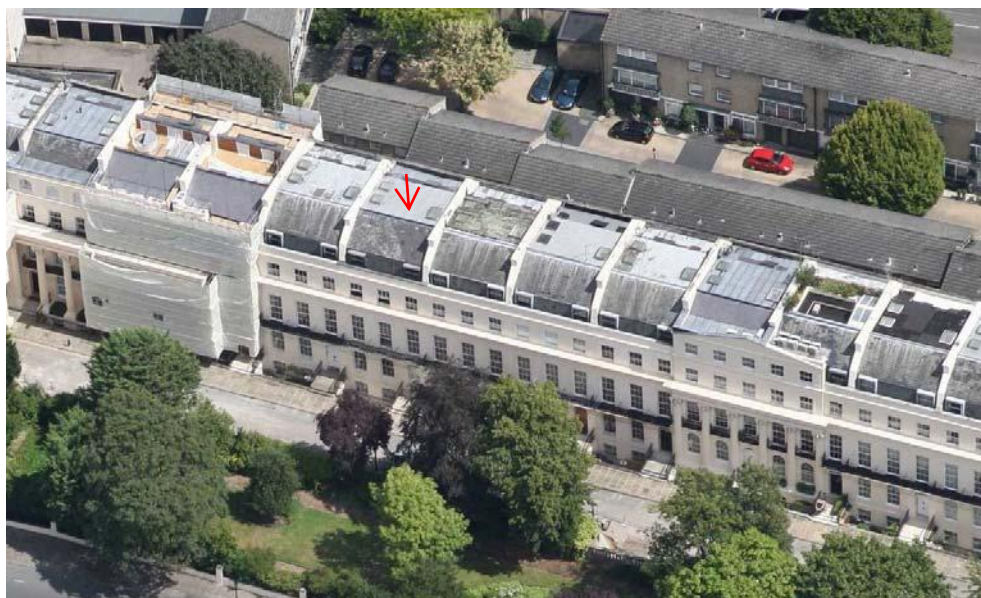
Heritage Statement

Chester Terrace

Chester Terrace is one of the neo-classical terraces in Regent's Park, London, designed by John Nash and built in 1825. The terrace has the longest unbroken facade in Regent's Park (about 280 metres). It takes its name from one of the titles of George IV before he became king, Earl of Chester. It now lies within the London Borough of Camden.

Architecture.

All 42 houses are Grade I listed buildings. They were designed by John Nash, and built by James Burton in 1825. At each end there is a Corinthian arch bearing at the top the terrace name in large lettering on a blue background, probably the largest street signs in London. Five houses are semi-detached. One of these, Nash House (3 Chester Terrace, although the main entrance is on Chester Gate), has a bust of John Nash on its west side, looking identical to the bust on All Souls Church, Langham Place.

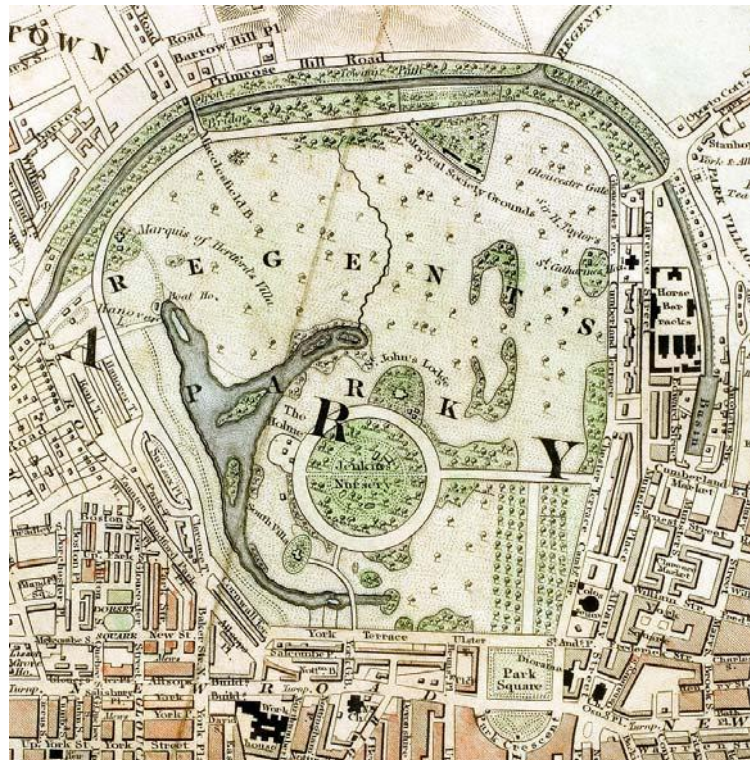


View of the Chester Terrace

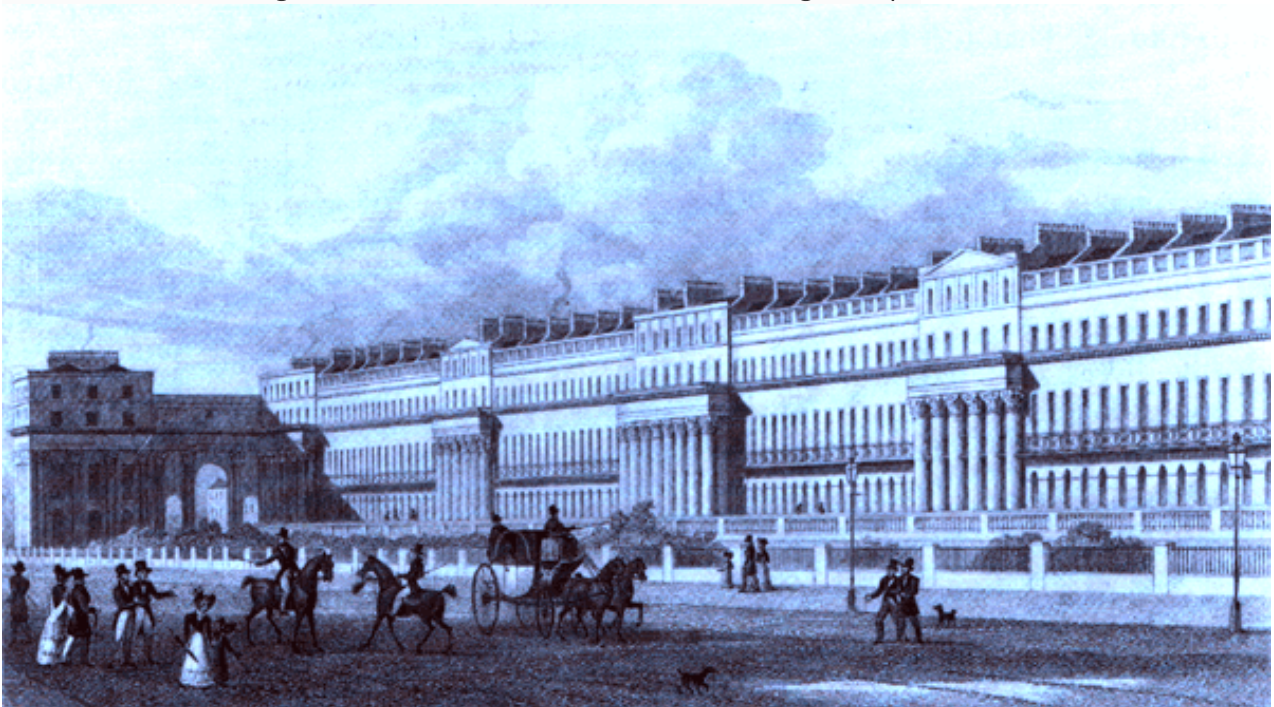
Historical Context

Brief History of Regent's Park

The Regent's Park, formerly known as Marylebone Park was open farmland / hunting grounds up to early 19th century. With expiry of the leases in 1811, the land was reverted back to the Crown estate. John Nash was commissioned by the Prince Regent to develop a scheme for the whole area, essentially to provide a grand route to Carlton House on a scale not seen before in London. Nash's design was published in 1812 and approved by the Treasury. Nash produced the design for most of the facades of the buildings and was also responsible for the landscape design. Most of Regent's Park was built between 1820 and 1830 by big speculative builders such as James Burton & William Nurse. Nash gave the builders an outline block plan and elevation design, leaving the internal planning to the builder concerned and his own architect.



Regent's Park London from 1833 Schmolinger map



Source: Shepherd TH. *Chester Terrace, Regent's Park, 1827* in Fox C. *London -- World City, 1800-1840*, 1992

35 Chester Terrace is Grade 1 listed property built in 1825, part of one of ten grand terraces built as part of John Nash's original plan for the Royal Park. It takes its name from the royal earldom of Chester. From the original leases in possession of the Commissioners of Crown Lands it appears that James Burton, father of Decimus Burton, was lessee and the architect of the development.

The Terrace was extensively damaged due to bombing during Second World War. In 1947, the Gorell Committee 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.

During the early 1960s Chester Terrace was reconstructed internally, behind the original retained Nash façade. The lifts and garages (in some houses) were introduced during the refurbishment and the whole of the internal construction of each house was renewed.

Architecturally, the front facade of the building has changed very little since original Nash design of early nineteenth century, but apart from that, hardly any of the original fabric remains. It has been occupied as a private house for more than 30 years, before which (post war) it was used as government offices.

PROPOSALS

The proposed internal alterations primarily affect modern fabric. The interior of No.35 (as with the other properties within the terrace) is almost entirely new – the result of a comprehensive refurbishment in the 1960s.

Those elements of the proposals which amount to simple repairs, replacement like-for-like of any surviving historic features or the removal of wholly modern features have not been discussed below as they are not considered to have any impact on the heritage values of the building and/or do not affect historic fabric in any way. All other changes have been set out below.

Location	Type of fabric	Assessment of impacts
<i>General</i>		
New doors	Non-original	The interior of No.35 was substantial refurbished in the early 1960s. It is proposed to replace some of the doors. There will be no harm to heritage significance.
Installation of under floor heating (UFH)	Non-original	The majority of floors within No.35 were replaced in the mid-1930s, and are therefore not original. Although of generally good quality, they are of limited heritage value. Where UFH is to be laid, existing floorboards (new ply flooring) will be raised and re-laid once the UFH plates have been fixed into place. The existing floors are of no particular heritage value and as such, the provision of UFH is considered to be acceptable with no harm to significance.

Skirting boards	Non-original	<p>The existing skirting boards are all modern additions and not of particularly good quality. They do not contribute anything to the overall significance of the property.</p> <p>New skirting boards will be used where required and this addition will result in an enhancement to the property, with no harm to heritage significance.</p>
<i>Lower Ground Floor</i>		
Removal or modification of existing three vaults and creation of habitable space to be used as a games room.	Original	<p>The modification doesn't affect the external appearance of the building hence there will be no harm to heritage significance.</p>
- Replacement of the two vaults doors with new matching windows and existing single door in the VOID will be replaced with matching double door.	- Non-Original	<p>The doors and windows will be matching with the existing doors and windows of the property. The proposed change will not be visible from the street scene hence there will be no harm to heritage significance.</p>
Removal of some of the existing walls, floor tiles and removal of some of the existing cabinetry	- Non-original	<p>There will be little change to the existing layout at basement level. Existing cupboards and part of one wall will be removed as shown in the drawing outlined in red to free up spaces and allow for the provision of a toilet and a utility space. This floor has already be subject to considerable change and the proposed minor amendments to the existing layout, along with the removal of existing cabinetry will have a positive impact with no harm to heritage values.</p>
New floor finish to replace existing.	Non-original	<p>New floor and wall tiles will be laid at LGF (please refer to drawings).</p> <p>The existing flooring is not original and of no particular heritage value.</p> <p>No harm to heritage significance.</p>

New Staircase to replace existing	Non Original	New staircase will be replaced with the existing. The existing staircase is not original and of no particular heritage value. No harm to heritage significance.
<i>Ground Floor</i>		
Strip some of the existing floorboards and lay new floor finish, minor alterations to some of the partition walls, re plastering skimming and painting decoration. A new sliding door to kitchen and cloakroom (see Architect's drawings).	Non-original.	New flooring will be laid. The existing floors are not original. They are of good quality but of no particular heritage value. The proposed new flooring is of high quality, sympathetic to the building and an improvement on the existing. No harm to heritage significance.
<i>First Floor</i>		
Minor refurbished works as given in the Design and access statement above	Non-original	No harm to heritage significance.
<i>Second Floor</i>		
Rearrangement of internal partition walls.	Non-original.	Some internal walls to be relocated. No harm to the heritage.
Minor refurbished works as given in the Design and access statement above	Non-original.	No harm to heritage significance.

<i>Third Floor</i>		
New partitions walls and rearrangement of the wc/showers. New layout as shown in the drawings	Non-riginal,	There are no original features to be affected by the proposed alterations. That's why no harm to the heritage. There will be a new stair inserted to provide access to roof level.
New stair from third floor to roof level.	N/A	There will be limited impact on heritage significance.
<i>Roof (external)</i>		
Replacement of existing mansard with hidden roof terrace to centre of roof.	Non-original.	The existing roof structure is 20 th century in date and of limited interest. The proposed new roof will not be visible from the street level. There will be no harm to heritage significance as a result of this proposed change.

Summary

The proposed alterations set out above, do not result in harm to the significance of the listed building or to the character and appearance of the conservation area. In general, the existing layout of the No.35 is respected with alterations which improve on the existing (largely non-original) arrangement.

External changes are kept to a minimum. The front (west) elevation remains wholly unaffected by proposals, to insert a more sympathetic door at lower-ground floor level.

Garage door and proposed utility external door onto Chester Court will be replaced with new matching doors .

The proposed roof terrace is in-keeping with those already present within the terrace. The existing roof structure is 20th century and of no heritage value in its own right. The traditional mansard appearance will be retained both to the front and rear of the property, with the terrace set within the central roof space, out of view from within the conservation area. The existing lift overrun will be cut back to create a level roof terrace and to further reduce and potential visual impacts. There will be no harm to the overall heritage significance of the property as a result of this proposed change, affecting only those parts of the building (and wider terrace) which are of lesser significance and comprising modern fabric.

Conclusion.

The Design and Access Statement and Heritage Statement has demonstrated that the proposal has been carefully considered. The proposed internal alterations to the property do not cause any harm to the historic fabric or its setting within the conservation area. The proposed roof terrace also has no visual impact on the exterior of the listed building, which remains unchanged. A number of similar developments have been granted permission on Chester terrace in recent years.

CONSTRUCTION METHOD STATEMENT

THE SCOPE OF THE STATEMENT

The proposed development is of small size so the use of any heavy machinery/plant will be negligible. The basic builder's tools and machinery, cement mixer and some drills are to be used.

This document is to be used as a guide for construction related vehicles regarding their parking or stopping for unloading as well as storage of material/s and any plants.

METHOD STATEMENT

Proposal of Works:

The proposal consists of the internal alterations and roof terrace.

Areas of Potential Risk:

- Causing safety hazard/s or inconvenience to other Road users, vehicles as well as pedestrians.

- Rubbish/mud/dust contamination from Construction Operations carrying towards the Public Highway.

- Causing parking inconvenience by development related vehicles.

- Potential pollution caused by dust.

- Protection of the amenity of residents within the vicinity of the site

MEASURES OF PREVENTION

- No deliveries to the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays

- The contractor to carry out the works by bringing not more than one van on site and possibly park his vehicle on site. Off street parking will be avoided where possible.

- There is no Proposal for permanent Crane on Site in view of the small size of the development.

- There is no proposal for the use of any earth moving machinery .

- Larger deliveries to be unloaded with supervision of the site supervisor.

- Site to be kept clean all the time and clear of any rubbish/mud on the public highway due to construction activity.

- It is envisaged that adherence to this document in conjunction with Environment Agency guidelines (PPG) will minimize potential pollution ensuring a safe, clean construction project.

-Operations will be closely supervised with any potential hazardous materials identified prior to works commencing. Any area of work considered to contain 'hazardous' materials will be ceased until agreed with the Contract administrator. NB. The new building will not contain any hazardous materials (i.e asbestos etc)

-During the demolition / construction phase of the development.

No work shall be carried out on the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

-Samples of materials to be used in the construction within the development are attached.

-The development shall not obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.

References

http://en.wikipedia.org/wiki/Chester_Terrace

<http://www.british-history.ac.uk/report.aspx?compid=64873>

http://en.wikipedia.org/wiki/Regent's_Park

http://www.ph.ucla.edu/epi/snow/1859map/chester_terrace_a4.html

<http://www.artandarchitecture.org.uk/images/conway/2f927350.html>