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1.0 INTRODUCTION

1.1 This Design and Access Statement is submitted on behalf of our client, to accompany an application for Planning and Listed Building consent to carry out internal alterations, and create a roof terrace on their property at 2 Chester terrace. It has been prepared by SHH Architects in consultation with other consultants as scheduled under the Design Team. The applications are more formally described as:

"Internal alterations to plan layout of the dwelling house, including re-organisation and refurbishment of all floors, structural alterations, the enclosure of the small courtyard space to lower ground floor (western elevation) with a glazed roof, the lowering of cills to northern light well (lower ground), the insertion of a new cantilevered stone staircase throughout and an inset roof terrace within existing mansard roof"

1.2 The statement has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Development Management Procedure) (England Order 2010, "Guidance on Information and Requirements and Validation" March 2010) and guidance set out in Circular 01/2006.

The statement provides information to explain and understand the proposals, demonstrates the decision making process used to help develop them, and the reasoning behind key decisions, which have shaped the proposals. It also assesses the significance of the heritage assets, and impact of the proposed works on them. Compliance of the design proposals are also assessed within National Planning Policy Framework, as well as local policies of Local Development Framework, 2010 Core Strategy adopted by Camden Council.

This statement should be read in conjunction with all the documentation submitted with this application.

1.3 No 2 Chester Terrace forms part of a grade I listed terrace (with Nos. 1-42 and linking arches) by John Nash, built c.1825 and designated on 14 May 1974. The terrace overlooks the Outer Circle to Regents Park (to the west) and is located within the Regent's Park Conservation Area.

1.4 The entry within the Statutory List for 2 Chester Terrace reads:-

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

Projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to 'C' bays. 4 storeys. 5 windows and 3-window returns. Attached Corinthian

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columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows architraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central windows 2nd and 3rd floor form attic storey (2nd floor windows architraved) with cornice at 3rd floor sill level and cornice and blocking course above 3rd floor.

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.

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2.0 CONTEXT



Fig 1 – Aerial view of Regent's Park showing Chester Terrace on Easter boundary of the park

2.1 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 (under a single entry) 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.

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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



Fig 2 – Aerial view of the Chester Terrace

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2.2 Historical Context

2.2.1 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.

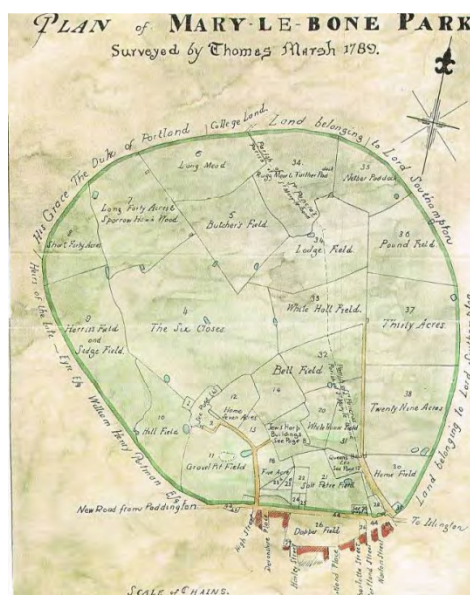


Fig 3 - 1789 Plan of Marylebone Park



Fig 4 - 1833 Map of Regent's park showing Nash Master Plan

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2.2.2 Brief History of Chester Terrace

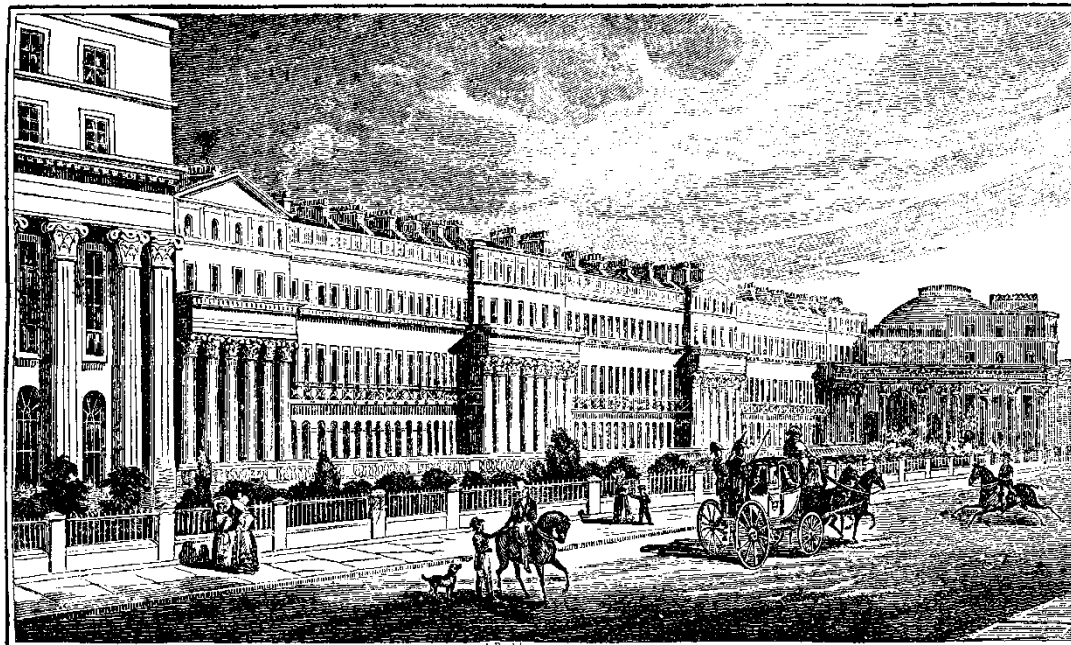


Fig 5 – Engraving of Chester Terrace circa 1829

2 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.

A more detailed chronology of the history of the terrace is set out in the accompanying Heritage Statement, along with a description of the interior and exterior of the building and assessment of its significance.

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3.0 DESIGN PROPOSALS

3.1 Current Built form

Currently, 2 Chester Terrace is a five storey semi-detached house consisting of lower ground, ground, first, second and third floors. The house is accessed via the entrance fronting onto Chester Terrace. There is also an access ladder besides the main door which leads to the service entrance on lower ground floor.

The lower ground floor currently houses, Boiler room, various services cupboards, Utility room, Staff pantry, Reception room, Bathroom, Bedroom, as well as staircase to ground floor.

On the ground level, the property is accessed via a series of steps leading up to the entrance lobby which opens on to the entrance/stair hall. The dining room/ living space and a downstairs W.C. are accessed off the entrance hall with the Kitchen accessed via the dining room. The dining room opens out onto the garden via a bespoke sash window/ door arrangement. The W.C is currently at the front of the building facing onto Regents Park. A lift connecting all the floors is located off the entrance hall. The current layout of this floor has been substantially altered from the original and is detrimental to the character of the property.

First floor is accessed via main stair from ground level. Currently, the principal Reception room is located on the Regents park façade and Study/Library is located towards Chester terrace with a view over the garden.

Second floor has one bedroom with an En-suite and Dressing area. While, the third floor has; three bedrooms, a main bathroom and shower room. Loft space in the roof is accessed via loft ladder within the stair landing at third floor.

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. See the Heritage report for detailed assessment of significance of the internal built form.

3.2 The Proposed Works

Aside from the works already approved (See application: *2 Chester Terrace 2014/2353/P*)

We would like to make the following amendments to the built form:

Within the Lower ground floor it was felt that the approved skirting, cornice, architrave and door panel would be overly ornate for the hierarchy of the spaces within the period of the building. We have therefore simplified the Skirting to be a rectangular softwood painted

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board (proportions as advised by Michael Costello of Atkey and Co). We have sourced a reduced depth architrave from the appropriate period. We have removed cornice from all rooms to this floor, following discussion with our heritage consultant and Nigel Sunter (Crown Estate architect). We have also reduced the detail to the internal doors, providing a simple two panelled door without moulded profiles.

At ground floor level, the client has requested a contemporary glazed slot to replace the existing archway through to W.C. In the previous application, we obtained approval for a historically appropriate door; however the client would prefer a feature slot from hallway to dining room.

Within the Ground floor, we feel that the number of light fixtures within the kitchen will not provide adequate lux levels for food preparation. We have therefore introduced 3 no. down lights above the food preparation counter to the east wall.

The client has also requested that the existing low level lighting within the garden bridge be retained and enhanced to allow for safe access to the garden at night.

At Second floor, we have added 3 no. down lights to the master bedroom to improve the overall lighting scheme.

At Third floor level it was felt that the approved skirting, cornice, architrave and door panel would be overly ornate for the hierarchy of the spaces within the period of the building. We have therefore simplified the Skirting to be a rectangular softwood painted board (proportions as advised by Michael Costello of Atkey and Co). We have sourced a reduced depth architrave from the appropriate period. We have removed cornice from all rooms to this floor, following discussion with our heritage consultant and Nigel Sunter (Crown Estate architect). We have also reduced the detail to the internal doors, providing a simple two panelled door without moulded profiles.

Also at Third floor we have introduced an additional pendant light to Study room on the Regents Park façade.

Garden

The client will appoint a Landscape Architect to update the outdoor space, complementing the property and its environs. We would like to request that this be included as a condition of the current application.

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3.3 Design

The proposed interior takes precedent from key buildings of the Georgian period. Current, non-original, skirting and cornice throughout the building is to be removed and replaced with architraves, cornices, skirtings and architectural details that have been extensively researched with advice sought from specialists such as Michael Costello of Atkey & Company Ltd. (specialist in historic timber profiles) and Simon Willcox of Locker & Riley (historic cornice specialist). They have been varied in terms of proportion and size to suit the scale and hierarchy of spaces at each floor. Please refer to the drawings for details of the element profiles and their period source. All mouldings and specified details will be of very high quality. Non original doors with varying heights will be regularised, and hierarchy will be introduced in terms of height based on the spaces they serve. The historically appropriate existing fireplace to main reception will be retained.

The whole proposed scheme, including all the profiles of timber joinery, mouldings, cornices etc. have been discussed with Crown Estate and approved by their Architect Nigel Sunter.

3.4 Use: The current use of the property as a residential home is retained.

3.5 Landscape – The property has a private garden adjacent to the shared communal private fronting the Outer Circle. Beyond the Outer Circle is Regent’s Park itself. There are no landscape proposals included within this submission as the client intends to appoint a landscape Architect at a later phase of the project; however we would like this item to be included as a condition of the current application. The design will be in keeping with the character and significance of the terrace.

3.8 Access – The formal entrance to property is located off a private road (Chester Terrace) and linked to the main façade by triumphal arches facing west towards Regent’s Park. There is a private garden for the residents dividing Chester Terrace from the Regent’s park. There is no Vehicular access to the property. An existing lift shaft, albeit not in accordance with Part M of the Building Regulations, will connect all levels. It is intended that the current lift will be replaced with a high speed (larger carriage) modern alternative. This will be housed within the existing shaft walls. Existing thresholds at the entrance doors will be maintained.

Given the retained use of the property as a single family dwelling, vehicular and transport links are not relevant to this application.

3.9 Sustainability - The historic nature of the building creates restrictions in the successful implementation of sustainable building design. While conforming to listed building constraints, the new roof structure, including glazed roof lights will be in accordance with current U value standards in terms of thermal performance. Concrete floor at lower ground level will also be upgraded and insulated to current standards. Please refer to M&E services

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for further details on performance standards of the new services equipment and their compliance with the current regulations.

4.0 Conclusion –

The proposed internal alterations have been designed to restore a sense of grandeur to this important and historic building. The intention is to create an interior which combines the needs of a high-end residential property, with the importance of preserving the original detailing of a grade 1 listed property for future generations.

We have amended the details at lower ground and third floor as a response to comments made by the Crown Estate regarding the suitability and hierarchy of cornice, skirting, architrave and door panel details within tertiary (back of house) spaces.

Aside from this the proposals attempt to increase the comfort of the occupants by improving lighting levels within key spaces.

Finally the proposed historically researched details will greatly improve the overall appeal of the interior and the works on the whole will ensure that the interior can finally be restored to the same standard as the exterior detailing.