

41-42 Chester Terrace, London, NW3 4ND | **Design and Access Statement**

July 2014

**REV A**

On behalf of our client we hereby submit an application for Householder Planning and Listed Building Consent.

The attached application intends to cover the minor missing existing information, updates the demolition set and deals with some changes in design from the original approved applications 2013/1888/L and 2013/1426/P. As a summary the following revisions are being proposed;

1. General update of missing "as existing" information.
2. General update of demolition drawings.
3. Reconfiguration of the existing rooflight
4. Reconfiguration of the existing hatch access onto the roof.
5. Alterations to the internal arrangement, to include lightwell staircase.
6. Slates to be removed, insulation and breather membrane installed, damaged slates to be replaced with reclaimed ones to match. All leadwork to be removed and new leadwork installed and sympathetically detailed, to also include SVP penetrations.
7. Provide "ships" ladder to west elevation lightwell.
8. Existing roof vent hoods to east elevation to be re-clad in lead, two new vent hoods proposed on west elevation to match.
9. Reinstatement of chimney pots to provide background ventilation.
10. TV aerial to south chimney breast to remain, others that are more prominent/visible to be removed.
11. Removal of redundant fixtures, fittings, airbricks, pipe work, etc to all elevations.
12. New mastic asphalt roof covering to porch (to match existing on the porch)
13. Repair and make good the mouldings to the dummy windows.

14. Code 4 and 5 leadwork to principle corning and copings.
15. Cut Yorkstone to lightwell surface on pedestals (Wallbarn or similar) with new RC slab. Slip membrane to historic corbelled footings.
16. Render to outside wall of East lightwell to be carefully removed. To North, South and West lightwells brickwork to be repaired and rendered, waterproof membrane applied with render and ashlar lines to match existing.
17. Removal of plant room grille in garden to Outer Circle side, walk-on grille to be reconfigured.
18. Redundant high-level window to lightwell on west elevation to be blocked up and rendered to match existing
19. Remaining vault doors to east elevation to be timber louvered for ventilation to technical areas and to match proposed enlarged vault doors.
20. Balconies: replacement of non-original railings on no.41 Chester Terrace, North Elevation, to match those on the original Juliet balconies of no.42 Chester Terrace. Mastic asphalt and lead drips to be applied to the balconies as this is a weak point for water ingress.
21. Removal of modern build chimney breasts at no.42 (from Basement to 2nd floor) east elevation.
22. Removal of concrete support structure of the chimney breast in the 1st floor east elevation (the original chimney breasts start from the 2nd floor)
23. Removal of modern internal infill under window sills to 1st floor.
24. New stairs proposed to front lightwells (East elevation).
25. Repair to all fractured and deboned stucco as per the Paye Stucco Condition Report hammer test and redecorate. Strip and redecorate all corning and columns. Boundary wall to south garden to have all split and fractured bottles replaced in reconstituted stone to match the existing. Repair and replace the cast iron balustrade rails and spindles as necessary and redecorate.
26. Proposed cameras to entrance porch high level, one camera mounted under balcony to north elevation corner. Two cameras proposed in west elevation lightwell. One camera proposed to south elevation high level.

Submitted with the previous application Stephen Levrant Heritage Architecture produced a comprehensive Design and Access Statement and Heritage Report, detailing the historical information, impact assessment, design approach and access that still remain relevant, along with the supplementary information.

To accompany this application Stephen Levrant Heritage Architecture have prepared a Heritage Justification Statement to outline in detail the amendments. Accordingly, please find enclosed submission of the following documents:

-Heritage Justification Statement (Stephen Levrant Heritage Architecture)

-Heritage Detail Book ()

-Stucco Survey (PAYE)

-As Approved Series (Stephen Levrant Heritage Architecture)

-Existing Series (MMM Architects)

-EX\_1\_01 – EX\_1\_07 (Existing Plans)

-EX\_2\_01 – EX\_2\_10 (Existing Elevations)

-EX\_3\_01 – EX\_3\_03 (Existing Sections)

-Demolition Series (MMM Architects)

-D\_1\_01 – D\_1\_07 (Proposed Demolition Plans)

-D\_2\_01 – D\_2\_10 (Proposed Demolition Elevations)

-D\_3\_01 – D\_3\_03 (Proposed Demolition Sections)

-Proposed Series (MMM Architects)

-PL\_1\_01 – PL\_1\_07 (Proposed Plans)

-PL\_2\_01 – PL\_2\_10 (Proposed Elevations)

-PL\_3\_01 – PL\_3\_03 (Proposed Sections)

-Proposed Landscape Plan (Luciano Giubbilei Design)

I hope that the above is sufficient for this application, however should you have any queries please do not hesitate to contact me.

Yours Sincerely

Aaron Thompson  
For and on behalf of MMM Architects Ltd