

41-42 CHESTER TERRACE
LONDON, NW1 4ND

HERITAGE JUSTIFICATION STATEMENT

To accompany the Full Planning and Listed Building Consent Application



PREPARED FOR
SHALIMAR INVESTORS LTD
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1 INTRODUCTION

No. 41-42 Chester Terrace is a Grade I listed building (c1825), part of the grand-palace style terrace by John Nash, within the Regents Park Conservation Area in the Borough of Camden.

In June 2013 Listed Building Consent (2013/1888/L) and Planning Permission (2013/1426/P) were granted for the conversion of two existing adjoining houses at Nos. 41 and 42 Chester Terrace to form a single family dwelling. The consented scheme has been implemented on 16th April 2014 with the start of the excavation and underpinning works.

Furthermore, Stephen Levrant: Heritage Architecture Ltd (SLHA) was commissioned to prepare a proposal for the subterranean development to the side of the building under the existing garden. The application for the planning permission and the listed building consent was submitted on 23/04/14, final decision expected in due course.

Following on from the previously consented application (2013/1888/L and 2013/1426/P) an application for Full Planning and Listed Building Consent has now been prepared in order to update all the necessary minor changes and missing information from the granted application.

This document should be read in conjunction with accompanying Architectural Drawings by MMM Architects; Design and Access Statement and Heritage Report by SLHA, March 2013; Consented application drawings by SLHA, March 2013 and 41/42 Chester Terrace Stucco Condition Report Rev A by PAYE, July 2014.

1.1 Pre-application consultation

A pre-application meeting was held on 17th June 2014 with Antonia Powell (Conservation Officer - Camden LA), Alasdair Young (English Heritage) and Paul Prentice (Crown Estate). The officers raised no objections to the amendments.

2 IMPACT ASSESSMENT

2.1 Introduction

As demonstrated and illustrated within the Design and Access Statement and Heritage Report for the granted application (2013/1888/L and 2013/1426/P) the interior of the buildings and indeed the whole of Chester Terrace were entirely remodelled and re-planned in the 1960's. Furthermore, evidence shows that Nos.41-42 Chester Terrace went through numerous alterations over the years, their internal layout changed to a great extent, the original proportionality and plan form are lost. No original fabric remains, apart from a party wall and the external walls.

For the purposes of assessing the likely impact to result from the proposed development on the fabric of the Grade I terraced house, established criteria have been employed.

- "negligible" – impacts considered to cause no material change;
- "minor" - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction

or change of a low to medium magnitudes for short periods of time.

- "moderate" - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- "substantial" - impacts considered to cause a fundamental change in the appreciation of the resource.

The impact of proposals can also be neutral, beneficial or adverse.

2.2 Impact Assessment

Summary of Impact of the proposed changes on the significance of the Grade I listed building at no.41-42 Chester Terrace and surrounding heritage assets, and on the character and appearance of the Conservation Areas as a whole.

1. *General update of missing "as existing" information* – Note: the existing measured survey has been amended following the soft stripping-out works carried out in April/May 2014 (agreed with LA by letter on 24.01.2014). Impact: Not Applicable
2. *General update of demolition drawings* – Note/Impact: As above
3. *Reconfiguration of the existing rooflight* – Note: The design of the existing modern rooflight was driven by the desire to

minimise the visual impact on the Park. However, the existing rooflight does not relate anymore to the granted staircase. It is out of scale and proportions; it is too small and ill designed for the granted staircase and space. The proposed rooflight will be formed by a low flat glazed panel to minimise any visual impact on the surrounding environment, combined internally with period Nash's panelling. Impact: Beneficial/Substantial.

4. *Reconfiguration of the existing hatch access onto the roof* – Note: modern hatch in area of no significance. Impact: Neutral/Negligible
5. *Alterations to the internal arrangement, to include lightwell staircase* - Note: the introduction of a lightwell to the granted staircase will enhance the appearance and status of the hall, particularly in combination with the new rooflight (refer to point 3 above) that will convey a cascade of light from top to ground floor. The staircase's balustrade, detailed as per Nash's design, will create a unique vertical composition that will enhance the high significance of the main hall. Other internal alterations are minor and do not impact significant fabric or appearance. Impact: Beneficial/Substantial (lightwell) Neutral/Negligible (others)
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* – Note: The roof and all its element and finishes are non-original and do not hold significance. All changes will be like for like and all repairs are to match existing. The exterior materials will be compatible with, or matching, the original. Impact: Beneficial/Negligible.
7. *Provide "ships" ladder to west elevation lightwell.* Impact: Neutral/Negligible.
8. *Existing roof vent hoods to east elevation to be re-clad in lead, two new vent hoods proposed on west elevation to match* - Note: The existing vent is non original and does not hold significance. The visual impact of the new proposed vent is none. Impact: Beneficial/Negligible.
9. *Reinstatement of chimney pots to provide background ventilation* - Impact: Beneficial/Minor to Moderate.
10. *TV aerial to south chimney breast to remain, others that are more prominent/visible to be removed* – Note: the TV aerial has been carefully located to minimise the visual impact from the public ground. The appreciation of the significance of the Grade I listed building is not affected by the proposal. Impact:

Adverse/Negligible: the existing aerals that adversely impact the roofline are proposed to be removed, mitigating any adverse impact caused by the aerial to the south chimney.

11. *Removal of redundant fixtures, fittings, airbricks, pipe work, etc to all elevations* - Impact: Beneficial/Minor to Moderate.
12. *New mastic asphalt roof covering to porch (to match existing on the porch)* - Note: All changes will be like for like and all repairs are to match existing. The exterior materials will be compatible with, or matching, the original. Impact: Beneficial/Negligible.
13. *Repair and make good the mouldings to the dummy windows* - Note: All changes will be like for like and all repairs are to match existing. The exterior materials will be compatible with, or matching, the original. The moulding of the dummy window will not be painted 'too sharp'. Impact: Beneficial/Negligible.
14. *Code 4 and 5 leadwork to principle cornicing and copings* - Note: All changes will be like for like and all repairs are to match existing. The exterior materials will be compatible with, or matching, the original. Impact: Beneficial/Negligible.
15. *Cut Yorkstone to lightwell surface on pedestals (Wallbarn or similar) with new RC slab. Slip membrane to historic corbelled footings* - Impact: Beneficial/Negligible.

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* - Note: The existing render to the East lightwell is non original and does not hold significance. The visual impact of the new proposed finishes will be improved. Impact: Beneficial/Minor.
17. *Removal of plant room grille in garden to Outer Circle side, walk-on grille to be reconfigured* - Impact: Neutral/Negligible.
18. *Redundant high-level window to lightwell on west elevation to be blocked up and rendered to match existing* – Note: Modern basement windows of no significance. There is not impact on significant fabric or appearance. Impact: Neutral/Negligible.
19. *Remaining vault doors to east elevation to be timber louvered for ventilation to technical areas and to match proposed enlarged doors* – Note: Modern doors of no significance. The proposed doors have been carefully design to be compatible to the design and character of the original doors and use of the vaults. Impact: Neutral/Negligible.
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. Note: Based on site investigation and historic research, we can confirm that the original balconies are the ones on no.42 (both elevations) – the ‘window boxes’ or ‘Juliette balconies’. Photographic evidence shows that the original Juliette balconies at no.41 were replaced with the slab balconies we can see now before 1938, and the original railings were altered/adapted to fit the new balcony perimeter. It is proposed that the replacement of non-original railings on no.41, North Elevation, to match those on the original Juliet balconies of 42. Mastic asphalt and lead drips are compatible with, or matching, the original and extensively used in similar case throughout the Estate. Impact: Beneficial/Substantial.

21. *Removal of modern build chimney breasts at no.42 (from Basement to 2nd floor) east elevation* – Note: the fabric is modern and of no significant. The original planform has been lost in previous alterations. The loss of the chimney breast do not impact the significance of the building. Impact:

Neutral/Negligible

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)* - Note: the fabric is modern and of no significant. The original planform has been lost in previous

alterations. The loss of the chimney breast do not impact the significance of the building. Impact: Neutral/Negligible

23. *Removal of modern internal infill under window sills to 1st floor* – Note: Modern infill of no significance. Impact: Neutral/Negligible

24. *New stairs proposed to front lightwells (East elevation)* – Note: Existing staircase are modern and will be replaced with a design more appropriate to the historic significance of the house and in keeping with the character of the Conservation Area - Impact: Neutral/Negligible

25. *Repair to all fractured and debonded stucco as per the Paye Stucco Condition Report hammer test and redecorate. Strip and redecorate all cornicing 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* – Note: Repair and replacement as per original design. Impact: Beneficial/Substantial.

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. – Note: Cameras have been carefully positioned to minimise the impact on the listed building and on the character and appearance of the

Conservation Area. The camera's model will be carefully chosen to simple design, small dimensions and neutral colour. Impact: Minor/Negligible

2.1 Overall Impact

The proposed changes, as described above, are minor in nature and necessary in order to meet 21st century standards and to accommodate the facilities required by a property of this status in this area.

There is minimal intervention on historic building fabric and all works are to be removable and carried out to exemplary conservation standards.

The proposed alterations have been carefully designed to accord with the original architectural ethos ensuring that the principal elements and character of the building remain dominant. All changes will be like for like and all repairs are to match existing. The exterior materials will be compatible with, or matching, the original; and the interior works will be of quality and standards applicable to a building of this status.

It is considered that proposed changes described in this application have a very limited impact upon the historic fabric of

the listed building and a negligible impact upon the character and appearance of the listed building and the conservation area.

Overall it is considered that the proposed changes would improve the existing consented proposals and make the house more sustainable for the future.

3 CONCLUSION

English Heritage "Conservation Principles" and the NPPF define conservation as 'managing changes'. Buildings, designated or undesignated heritage assets, are dynamic environments that have been subject to change and in order to remain a sustainable, welcoming and pleasing place they will continue to change.

In summary the proposed works are considered not to be detrimental to the architectural or historic integrity or detailing of the building. The original appearance and relationship of the listed building with its setting in the Regents Park and the Conservation Area will be maintained with little evidence of the changes.

It is considered that the impact of the proposed works would be negligible and neutral and would assist in the long-term use of the heritage asset.

The proposed minor changes are consistent with the NPPF policies, the spirit of local policies and national conservation principles and therefore there should be a presumption for approval of the amended scheme.