

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

Proposal;

1. **External railings (South/West Corner):** These railings are not original and of incongruous design. The perimeter wall railings will be removed at the natural break point with the communal garden adjacent, the top rail is fixed with a single screw. When works on site are completed, the existing railing is to be redecorated and repaired if required then reinstalled. The existing railing will be stored on site, boxed adjacent to the site cabins in the south garden.
2. **External railings (North/West Corner):** These railings are likely to be original. Careful attention will be taken not to cause any damage during their removal, storage and fixing. The existing railing is to be redecorated and repaired if required then reinstalled once access is not required.
3. **External wall:** The existing sections of wall and copings are likely to be original. It is proposed that they are carefully dismantled and original bricks are to be salvaged as practically possible.

When the works on site are completed, the boundary wall will be reinstated to match the original, ref to photos West Elevation Boundary Image 01, reusing salvaged bricks where possible, repointed with lime mortar any new bricks used are to match the original as best as possible. Finishes are to match existing as per The Crown Estate Specification 7th Edition January 2014.

4. **West balcony railings:** Based on site investigation and historic research, we can confirm that the original balconies (window boxes or Juliette balconies) are the ones on no.42 to both elevations (ref to photo 421_West Elevation, No.42). There is photographic evidence (ref to photo 421_Historic Photographs) to indicate that the original Juliette balconies at no.41 were replaced with the slab balconies before 1938

and that the original railings were altered/adapted to fit the new balcony perimeter (ref to photo 421_West Elevation, No.41).

It is proposed that the West balcony railings at no.41 will be removed, please refer to drawing ST_1_01 West Elevations 02, by carefully drilling out the lead caulking at the base of the six legs. The railing will then be handed to Shaun Stallard (Architectural Metalworker) to replicate railings on the north elevation balconies at no.41.

Please note that a separate LB application will cover the replacement of non-original railings on 41 CT, North Elevation (ref to photo 421_North Elevation, No.41), to match those on the original Juliet balconies of 42CT. Once used as a workshop reference (approx. 4 weeks), the railing will be returned to site, boxed and stored by the site cabins in the south garden.

5. **The existing sash window panes (west elevation FW-F41-03)** - The existing sash window panes (the mock-up samples prepared for the double-glazing exercise) will be removed, boxed and stored in the site cabins in the south garden, together with the historic ones (removed for the double-glazing exercise and currently stored in the house, no.41, first floor). The remaining window frame and cill will be protected with cushion wrap and encased in plywood to protect. When the works on site are completed, the early sash windows will be reinstated, repaired and redecorated.