

Heritage Statement

Site address: 5 Chester Place, London NW1 4NB

PROPOSAL DESCRIPTION

The proposed works involve underpinning at 5 Chester Place, London, NW1 4NB. Listed building consent is required because the property forms part of a Grade I listed terrace building which forms part of Nash's planned Regent's Park development.

The works are internal and no impact on the external fabric of the building is involved. Permission has been granted to lower the ground levels to the rear vaults of the applicant property in connection with planning and listed building consents 2014/2834/P and 2014/2954/L. On commencement of works, opening up has revealed that the vaults have no foundations, having been simply built on top of clay. As a result, listed building consent is required to introduce additional underpinning to the building.

HERITAGE ASSET

The statutory and policy requirements necessitate that an assessment is provided on the impact of any development work on the significance of a heritage asset.

In this case the heritage asset is the Grade 1 listed terrace. The HER for the property confirms as follows:

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 1-12 AND ATTACHED RAILINGS

List entry Number: 1242936

Location: NUMBERS 1-12 AND ATTACHED RAILINGS, 1-12, CHESTER PLACE

Grade: I

Date first listed: 10-Jun-1954

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476891

Details

CAMDEN TQ2882NE CHESTER PLACE 798-1/87/207 (East side) 10/06/54 Nos. 1-12 (Consecutive) and attached railings GV I Terrace of 12 houses. c1826. By John Nash. Stucco with rusticated ground floor. Slated mansard roofs with dormers and massive slab chimney-stacks. Symmetrical terrace of 3 storeys, attics and basements; centre and ends with additional attic storey. Nos 6, 7 & 12 with prostyle stucco porticoes, otherwise plain recessed doorways with panelled doors, some partly glazed. Pilasters rise through 1st and 2nd floors to carry continuous entablature at 3rd floor level. Recessed sashes; ground floor mostly with margin glazing, 1st floor tripartite with continuous cast-iron balcony, 2nd floor architraved. Above those with attic storey, a cornice and blocking course; those with 3 storeys mostly retaining balustraded parapet. At south end, to former Chester Terrace Mews, attached stucco Greek Doric portico with fluted three-quarter columns carrying entablature and pediment.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas.

*Nos 1 & 2 and 4-12 (consec) were listed on 14/05/74. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 119).
Listing NGR: TQ2876382943*

IMPACT

The proposal will not affect the preservation of this listed building, its setting or any features of architectural or historic interest.

The proposed alterations will not involve the loss of any historic parts of the building, obscure the original plan form, layout or structural integrity, or otherwise diminish the historic value of this listed building.

The use and layout of this listed building is not affected by the proposal.

The proposal will not therefore have a detrimental impact on the significance of the listed building and the structural integrity of the listed building will be preserved through the implementation of planning and listed building consent 2014/2834/P and 2014/2954/L.