

**40 CHESTER TERRACE,
REGENT'S PARK,
LONDON, NW1**

DESIGN AND ACCESS STATEMENT & HISTORICAL ASSESSMENT



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Chester Terrace Approx - 1900

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DESIGN AND ACCESS STATEMENT AND HISTORICAL ASSESSMENT

1.0 INTRODUCTION

- 1.1 This Design and Access Statement and Historical Assessment is submitted in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and follows guidance laid down in DCLG Circular 01/2006. The Historical Assessment considers the design of the proposed works in respect of PPS 5: Planning Policy Statement 5 and Camden's Core Strategy that forms a central part of the Local Development Framework (LDF) and Supplementary Planning Documents (SPDs) and The Regent's Park Conservation Area Statement.
- 1.2 The proposal seeks planning and listed building approval for the part excavation of the side garden area to create an underground basement extension; the excavation under the 1960's existing mews annexe to provide swimming pool and plant rooms together with the excavation of two front paving vaults to accommodate plant and condensing units with internal alterations to the main house and mews annexe as part of the single family dwelling.

2.0 HISTORICAL CONTEXT

- 2.1 At the beginning of the 19th century the Commissioners of Woods, Forests and Land Revenues took steps to develop the farm land comprised by Marylebone Park. John Nash, who was the then architect to the Office of Woods and Forests, submitted a very different plan to other architects consulted. Nash's conception of The Park was, in the first instance, an assemblage of villas in landscape with an almost continuous belt of terraces as a kind of architectural back-cloth. It is this original concept, his "Grand Design" that sets the architectural and historic value of The Park today.
- 2.2 The façade of Chester Terrace was designed by John Nash and constructed in 1825. The remainder of the building was the work of the project architect, James Lansdown. The Terrace was developed by James Burton (Decimus Burton's father), who also developed Cornwall and Clarence Terrace. The design is a Grand Palace style terrace comprising 37 houses and 5 semi-detached houses.
- 2.3 The Terrace, along with many other properties on the east-side of The Regent's Park Estate suffered from general bomb damage during the war, mainly from bombs that fell further to the east towards Euston Station. Two houses were destroyed and others damaged beyond repair. The entire Terrace suffered some bomb damage. In 1945 the leases for the houses were abandoned or requisitioned by the Office of Works. The Terrace had temporary repairs carried out to allow use as Government offices including the Ministry of Fuel and Power.

2.4 The Ministry of Works plans of 1946 show the Terrace adapted for use as Government Offices. A number of the existing staircases are shown removed to free up floor space for office use. The work carried out included the erection of new partitions and the creation of openings through the party walls to form corridors to connect all of the houses to serve the new offices. (See Appendix A – Figs. 6 to 11 inclusive)

2.5 The Gorell Committee reporting in 1947 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.”

2.6 The Crown Estate qualified matters relative to “preservation” in their publication The Future of The Regent’s Park Terraces - Third Statement by The Crown Estate Commissioners June 1962. They decreed under Clause 25(i) that:-

“We have said that the fronts of the Terraces would remain as in the original design. This will apply to the ends and to any other ornaments part covered by the original Nash design.”

and under Clause 25(ii) that:-

“Most of the back walls have no architectural merit. Many will, however, be kept and strengthened where this course is proper for the design of the interior. It must be emphasised that all Terraces were designed to be used as a series of single houses. Sometimes the shape, depth and size do not readily convert to flats. In Cumberland Terrace conversions extending over one, two or three houses have been very practical. But this will not be so in all Terraces. We shall insist on a proper treatment of all back elevations but shall not prevent demolition. In the case of York Terrace we shall, indeed, insist on the removal of the present back wall and its replacement in a better design. In proper places we shall encourage a reduction or an increase in the depth of the Terrace.”

and under Clause 25(iii) that:-

“We shall not insist on the preservation of party walls where conversions into flats are to be carried out. They have never had any significance in the Nash design and in some Terraces their retention would seriously hinder proper conversions.”

2.7 The Crown Estate Commissioners reported specifically for Chester Terrace in Schedule C of their Third Statement of June 1962 that:

“Roofs, floors, internal (not party) walls, timberwork and loose brickwork were renewed and internal plaster stripped from the walls. Small passenger lifts were installed, so that the whole of the internal construction of the houses is new. The repairs being made to the shell of the buildings are of such a nature that their strength and stability is very materially increased, resulting in their being

given a new life which will surely be at least equal to the 99 years lease which has been granted. The new wood floors and the domestic loading on them is no more that the structure was originally designed to sustain.

Smaller houses, a block of flats, shops and an underground garage are approved for the Mews site and the Albany Street frontage. The first section of this work is also under construction. Good progress is being made with the work which started in April 1961. This is the largest Terrace and the project will take a number of years to complete. Forty-two restored single houses will be provided. These will represent not far short of one half of the expected market demand for single large houses in Regent's Park."

- 2.8 Chester Terrace was reconstructed behind the original retained Nash façade. Other than the front façade hardly any of the original fabric remains. All of the Terrace was kept as individual houses within the front existing main wall, except for two destroyed houses that were renewed.
- 2.9 Louis de Soissons, Peacock, Hodges & Robertson submitted a planning application in February 1959 for the erection of shops, maisonette, flats, houses and garage and the conversion of the existing houses at Chester Terrace, Chester Terrace Mews and Albany Street, St Pancras which was approved by the London County Council on 16th October 1959. In July 1961 the architects submitted a further application for the erection of 19 dwelling houses and six lock-up garages at Chester Terrace, Chester Terrace Mews and Albany Street which was also approved by the LCC. Yet another application was submitted in July 1961 and approved in November 1961 for The erection of six-storey building including basement for use as ten shops and seven lock up garages on the ground floor and fifty two roomed self contained flats on first to fourth floors over and a garage for seventy-five cars at basement level forming Area 2, Chester Terrace, Chester Terrace Mews and Albany Street, St Pancras. These applications formed the core of the proposals to demolish the existing back additions and Mews houses in Chester Terrace Mews together with the houses in Albany Street (a terrace of approximately 35 houses) and undertake a comprehensive redevelopment at the rear of the retained front façade of Chester Terrace.
- 2.10 The planning application for the reconstruction of Chester Terrace proposed a number of standard plan forms. From the architects notes the ground and upper floor plans were applicable to all of the houses in the terrace i.e. Nos: 4 to 40 inclusive. The basement plans varied by the inclusion or omission of a garage space as the ground levels in some instances did not allow entry to a garage. The levels at the front of the terrace also varied with the slope of the ground and as such habitable rooms were not able to be incorporated at front basement level due to inadequate daylight. Nos: 36 and 37 have garages at basement level. Any resemblance to the original plan forms was more by accident than design. The inclusion of the new lifts from basement to third floors destroyed the historic layout of accommodation. The vaulted cellar in the centre of the basement plan was not renewed. The traditional Regency ground floor plan of a deeper front room and smaller annexe room behind was lost, the front room being reduced in depth to accommodate the lift in the

new floor plan. The interiors of the building were re-modelled to a style that bears no relationship to Nash's original detailing. The four panelled doors common to Nash's design were replaced with two panelled doors that had no historical source within The Park.

- 2.11 This reconstruction work took place between 1959 and 1964 under the supervision of Mr. David Hodges FRIBA of Louis de Soissons, Peacock, Hodges & Robertson. The developers were a subsidiary of Hallmark Securities Ltd with Holland & Hannen and Cubitt Ltd as builders. At the same time Chester Terrace Mews was demolished and redeveloped into 19 three storey house (now Chester Close North).
- 2.12 The rear external wall was taken down as part of the demolition works and reconstructed. The size and configuration of the window openings were altered. All internal joinery and cornicing were renewed commonly to historically incorrect patterns and profiles. Sections of the party walls and chimneybreasts were reconstructed in common brickwork as evidenced by work carried out on other properties within the Terrace. Lift installations serving all floors were provided at the time of reconstruction and the floor plans did not follow the original layouts. In some instances where the ground levels permitted the design incorporated integral garages. The existing chimney pots were taken off and the flues capped and ventilated apart from those required for the boiler flues.
- 2.13 The basic context of the Terrace as a "set-piece" composition facing The Park remains unchanged. Architecturally, the front of the building has changed very little. What has changed is the use of the building behind the façade, given the Change of Use from mixed residential and commercial as originally intended to use as office space after the war to the present use of residential.

3.0 LISTED BUILDING DETAILS

- 3.1 The Listed Building Description for Chester Terrace is as below:-

Listed building details

Location: (East side) Nos. 1-42 (Consecutive) and attached railings and linking arches

Street: Chester Terrace

Grade: I

Reference No: 798-1-21287

Date of listing: May 14 1974 12:00AM



Description:

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: the longest unbroken facade in Regent's Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands.

Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony. 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

4.0 CAMDEN LOCAL DEVELOPMENT FRAMEWORK

4.1 Camden's Local Development Framework (LDF) replaced the Unitary Development Plan (UDP) in November 2010. It is a collection of planning documents that sets out a strategy for managing growth and development in the borough. Camden's Core Strategy sets out the key elements of the Council's planning vision and strategy for the borough. The following policies have been considered and addressed as part of the proposed planning and listed building applications.

4.2 As part of the Core Strategy Section **CS14 - Promoting high quality places and conserving our heritage** considers that:

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

4.3 The following policies are relevant under the Camden Policies under the LDF and have been considered as part of the design principles for the proposed alterations and additions to the property.

Policy DP24 - Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*

- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

Policy DP25 - Conserving Camden's heritage Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

4.4 Policy DP26 - Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical.

4.5 **Policy DP27 - Basements and lightwells**

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity, and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes:

- a) maintain the structural stability of the building and neighbouring properties;*
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;*
- c) avoid cumulative impacts upon structural stability or the water environment in the local area;*

and will consider whether schemes

- d) harm the amenity of neighbours;*
- e) lead to the loss of open space or trees of townscape or amenity value;*
- f) provide satisfactory landscaping, including adequate soil depth;*
- g) harm the appearance or setting of the property or the established character of the surrounding area; and*
- h) protect important archaeological remains.*

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

In determining applications for lightwells, the Council will consider whether:

- i) the architectural character of the building is protected;*
- j) the character and appearance of the surrounding area is harmed; and*
- k) the development results in the loss of more than 50% of the front garden or amenity area.*

27.9 A basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground.

Proposals for basements that take up the whole rear and / or front garden of a property are unlikely to be acceptable. Sufficient margins should be left between the site boundaries and any basement construction to sustain growth of vegetation and trees.

Developments should provide an appropriate proportion of planted material above the structure to mitigate the reduction in the natural storm water infiltration capacity of the site and / or the loss of biodiversity caused by the development. This will usually take the form of a soft landscaping or detention pond on the top of the underground structure, which is designed to temporarily hold a set amount of water while slowly draining to another location. It will be expected that a minimum of 0.5 metres of soil be provided above the basement development, where this extends beyond the footprint of the building, to enable garden planting.

27.10 Consideration should also be given to the existence of trees on or adjacent to the site, including street trees, and the root protection zones need by these trees. Where there are trees on or adjacent to the site, the Council will require an arboricultural report to be submitted as part of a planning application.

27.11 In the case of listed buildings, applicants will be required to consider whether basement and underground development preserves the existing fabric, structural integrity, layout, inter-relationships and hierarchy of spaces, and any features that are architecturally or historically important. Listed buildings form an intrinsic element of

the character of conservation areas and therefore basement development which harms the special architectural and historic interest of a listed building is also likely to fail to preserve or enhance the character or appearance of the conservation area in which it is located.

5.0 PLANNING POLICY STATEMENT 5 (PPS 5)

5.1 At the national level Planning Policy Statement 5: Planning for the Historic Environment (PPS5) replaces PPG15 and sets out the Government's planning policies on the conservation of the historic environment. Any works affecting a 'heritage asset' are subject to the guidance of PPS5 and in this case the 'heritage assets' are The Regent's Park Conservation Area and the listed building. As the proposed extension works are underground at basement level there is minimal impact on the conservation area and as such the main asset to consider is the listed building.

5.2 The Government's Statement on the Historic Environment for England 2010 is:-

"That the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation".

5.3 The Government's objectives for the historic environment are also reflected in *Planning Policy Statement 1: Delivering Sustainable Development*, ODPM (2005) (PPS1), which says that:-

"... planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by [amongst other things] protecting and enhancing the natural and historic environment, the quality and character of countryside, and existing communities."

5.4 Historic Environment Planning Practice Guide March 2010 states that:-

"1. The purpose of this guide is to assist local authorities, owners, applicants and other interested parties in implementing Planning Policy Statement 5 (Planning for the Historic Environment) and to help in the interpretation of policies within the PPS."

5.5 Paragraph 22 refers to HE1: Heritage assets and climate change and states that:-

"By taking a narrow and rigid view of what makes a building or development sustainable, opportunities may well be missed to adapt and enhance what is already there. In considering development proposals, local authorities will find it useful to take into account the embodied energy within existing buildings and the whole-life costs of any new scheme or proposed alterations."

5.6 Under General points Paragraph 178 the Practice Guide states:-

"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets,

alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate."

Comment:-

The basement extensions are set underground with minimal clues to their existence as such the design has zero impact on the heritage asset and the setting of the listed building within the conservation area.

- 5.7 Policies HE6 and HE7 require an appropriate degree of understanding of the heritage asset and its significance in order to allow informed judgements to be made.
- 5.8 Policy HE9 gives principles for determining applications involving designated assets such as listed buildings. It is not considered that the proposed works involve substantial harm or loss of significance and as such the relevant parts of the policy are HE9.1 which states that "Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification". HE9.4 states "Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:
- (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and
 - (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.

Under the Guidance Notes - General points Paragraph 179 states:-

"The fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new."

Comment: The element that makes up the special interest is the front façade of the Terrace which will remain unaltered. Any original internal features that remained after WWII were removed when the Terrace was reconstructed in the 1960's behind a part retained and reconstructed façade. The internal alterations will not give rise to loss of original fabric.

- 5.9 Under General points Paragraph 180 states:-

"The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting. Where possible it is preferable for new work to be reversible, so that changes can be undone without harm to historic fabric. However, reversibility alone does not justify alteration. If alteration is justified on other grounds then reversible alteration is preferable to non-reversible. New openings need to be considered in the context of the

architectural and historic significance of that part of the asset. Where new work or additions make elements with significance redundant, such as doors or decorative features, there is likely to be less impact on the asset's aesthetic, historic or evidential value if they are left in place."

Comment:

The junction points between the new basement extensions and the main building are limited to locations of existing openings at basement level.

5.10 Under Buildings and structures Paragraph 182 states:-

"The plan form of a building is frequently one of its most important characteristics and internal partitions, staircases (whether decorated or plain, principal or secondary) and other features are likely to form part of its significance. Indeed they may be its most significant feature. Proposals to remove or modify internal arrangements, including the insertion of new openings or extension underground, will be subject to the same considerations of impact on significance (particularly architectural interest) as for externally visible alterations."

Comment:

The original plan form of the main house was much altered by the 1960's refurbishment works. A new lift and brick shaft were inserted into the building shell. All joinery, intermediate floors, cornices and roof are of modern construction dating from this time. Where new internal joinery and cornices are proposed within the core building these are replicated from historic Regency sources within The Park.

6.0 THE BUILDINGS SPECIAL INTEREST AND SIGNIFICANCE

- 6.1 At the end of the Second World War the Nash terraces were in deplorable condition. Many had been damaged by bombing, while all the buildings were badly affected by dry rot and the effects of the minimum maintenance during the war years. The terraces presented a gap toothed, peeling prospect and most of the houses were empty and derelict.
- 6.2 The houses in Chester Terrace are listed as of "group value" being part of the composition of neo classical buildings built around Regent's Park designed to John Nash's plan of the 1820's. The buildings' significance and special interest is the external fabric and in particular any original fabric that relates to the neighbouring buildings and the composition as a whole that forms part of the architecture of The Park.
- 6.3 The special interest of the buildings would normally be expected to include the internal layout and finishes and fittings that formed part of the original construction that were contemporary with Nash's external fabric. However, as demonstrated and illustrated the interior of the buildings and indeed the whole of Chester Terrace were entirely re-modelled and re-planned in the 1960's as part of The Louis de Soissons Partnership's design. The significance of the interior is therefore minimal.
- 6.4 The proposed underground extension to the side of the house is of limited width and colonises only a small part of the garden area. The discrete nature of the underground extension would not have an adverse impact on the

special interest of the listed building, its setting, on the neighbouring buildings or the setting and character of The Regent's Park Conservation Area. The proposed works will preserve and enhance the character of the listed buildings as buildings of special architectural or historic interest.

- 6.5 The proposed works are contained within the existing external envelope of the main building with a limited underground basement extension to the side garden. There will be no loss of amenity as a result of the works. During the course of the works all efforts will be made to reduce any inconvenience to the neighbours. The works to the buildings will be subject to a Licence to Alter prepared by The Crown Estate which limits the hours of work and more particularly controls and limits any potential noisy building operations to specific times of day.

7.0 DESIGN & HISTORICAL IMPACT

7.1 Exterior

The front façade of 40 Chester Terrace remains unaltered apart from replacing the modern travertine stone to the entrance steps with Portland Stone to historical details. Under the entrance steps at basement level a half glazed screen is proposed to form an entrance lobby and covered access into the paving vaults. The insertion of glazed screens at this level has been approved elsewhere in Chester Terrace as part of recent planning and listed building applications. The side elevation facing onto the private garden also remains unaltered apart from the removal of modern metal work steps and railings guarding the existing lightwell. Here the proposal is to retain the location and plan form of the lightwell but to glaze with structural glass to light the new basement lobby in the underground extension. As such guard railings are no longer necessary to the lightwell and this allows a more simple traditional design of metal work to form replacement entrance steps to the hallway. The flank wall of the mews annexe elevation dates from the 1960's when the original mews houses were demolished as part of The Louis de Soissons' design. It is proposed to insert a three light sash window to line through with the French doors and side lights below at ground floor level so complementing the design and allowing a view into the private garden from the mews annexe at first floor level. This section of the building is subservient to the main house elevation facing the garden and will remain so after the insertion of the new window. The other elevations to the mews annexe remain much as before as part of the 1960's design facing onto Chester Close North. The private rear courtyard is colonised in part by a proposed extension to accommodate plant to serve the underground pool. The height to the structure is kept below the existing boundary wall separating the area from the neighbouring courtyard.

7.2 Basement Extension

The basement extension has been carefully positioned to the side garden area. The area of excavation is a very limited part of the overall garden area the majority of which will be left undisturbed and protected during the construction phase. The proposal is to create a sustainable addition to the property whilst upgrading the rest of the building's efficiency through new boilers and plumbing together with energy efficient lighting and control systems. The proposed accommodation reflects the changing nature of the use of the property arising from present day social and economic circumstances. The overall design will adhere to the Lifetime Homes

standards wherever possible given the limitations imposed by the fact that the building is Grade 1 listed. The insulated concrete roof of the basement is set 600mm below ground level with York Stone paving laid with open joints on top in the same location as the existing paving. Two escape routes are proposed from the basement extension within the envelope of the existing building so alleviating the need for any external escape staircase. The original position of the existing lightwell to the side of the house is retained and glazed with toughened glass. The modern railings guarding this lightwell are shown removed and replaced with a simple metal staircase to access the existing French doors at ground floor level. The proposed basement extension under part of the garden and the extension under the mews annexe are not visible from above and as such will not harm the special interest or the setting of the listed building, or the character and appearance of the Conservation Area.

7.3 **Internal alterations**

Part of the proposal involves minor internal alterations to the main section of the house and to the mews annexe. The mews annexe is a modern construction dating from the 1960's to replace the historic mews house that was demolished. The proposal includes for the insertion of a new window to the elevation facing the garden to line through with the opening below. Again this wall is a modern interpretation dating from the 1960's and does not follow the existing design. The mews annexe and the design of the new window are subservient to the main elevation and do not compromise the historical elevation to the main house façade. As such there is no loss of any historic fabric as a result of the works. At basement level minor modifications to the layout of the partitions is proposed together with refitting of sanitary fittings and kitchen units. A new staircase is proposed from basement to ground level to replace the existing dating from the 1960's. At ground floor level existing two-panel doors installed as part of the modern alterations are to be replaced to traditional Regency details taken from historical sources within The Park. It is also proposed to reinstate the shutters and shutter boxes to the ground floor front windows that were lost during the 1960's works. Similarly doors, architraves and skirtings are to be replaced at first, second and third floor levels to reintroduce a degree of architectural hierarchy that was lost during the modern reconstruction of the terrace. Second and third floor levels show minor alterations to the partition layout to create more usable accommodation to suit modern requirements

7.4 It proposed to excavate two of the existing front basement vaults to locate a condensing unit to service the new basement extension. The brickwork vault structure is retained and excavations are set at a minimum depth to accommodate the new plant. Existing walls are proposed to be underpinned using conventional methods to maintain the structural integrity. The mass of the vault structure will provide acoustic insulation to any noise emanating from the unit. Ian Sharland Limited was commissioned to conduct an environmental noise survey to obtain statistical noise data to characterise the existing local background and ambient noise climate at the site. The data acquired and the Local Authority Noise Policy limiting noise levels will be set to be maintained by the proposed mechanical plant at the site. A copy of their report forms part of the applications.

8.0 LANDSCAPE

8.1 A meeting was held on site with Hall Appleyard of ACS Urban & Rural Tree Management Ltd and Tom Little from Camden's Arboricultural Department. The purpose of the meeting was to agree the envelope of the proposed basement underground extension relative to the existing trees on site. The dimensions agreed on site form the basis of this planning submission. The conclusion was that there would be no threat to the survival and well being of the existing trees as a result of the basement extension works. The application is supported by ACS's Arboricultural Implications Assessment and Method Statement that forms part of the submission. The section of boundary hedges removed to allow excavation would be re-instated on completion of the works to maintain privacy to the private garden. Specimen trees as before would be planted to either side of the York Stone paving to soften the hard landscape. The remaining garden area and existing trees which would be protected during the construction works would remain undisturbed on completion.

9.0 USE

9.1 The use of the residential property remains unaltered. The basement extensions would result in a larger single family dwelling providing accommodation incidental to the enjoyment of the main dwelling house for single family use and their guests and friends.

10.0 SIZE AND LAYOUT OF ACCOMMODATION

10.1 The layout of the accommodation is shown modified to suit family requirements. The internal floor area of the main house remains the same but with the creation of a new basement extension under the side garden and a new basement under the existing mews annexe following the existing footprint. An enlarged plant room is shown within the rear courtyard but the overall height of the structure is set below the boundary wall separating the neighbours' courtyard. Additional height is gained to two front pavement vaults but again the footprint remains as existing.

11.0 ACCESS

11.1 Chester Terrace faces west towards Regent's Park and is separated from the Outer Circle by private communal gardens. At either end of Chester Terrace are triumphal arches that give access to Chester Gate and to Cumberland Place before linking to the Outer Circle. The rear of the Terrace faces east towards Chester Close North and to the Chester Court development. The existing integral garage with vehicular access from Chester Close North is maintained. Pedestrian access is via the front door onto Chester Terrace itself. The paving and highway is the responsibility of The Crown Estate Paving Commissioners. As the building is existing as a single family dwelling vehicular and transport links are not relevant to these applications.

12.0 CONCLUSION

12.1 The proposed development is minor in nature and comprises work to a building reconstructed behind a retained façade in the 1960's. There is no loss of historic fabric. The basement extensions are discrete and invisible

from above. The exterior of the building would appear unaltered. We trust that the London Borough of Camden will have no difficulty approving the applications as submitted.

APPENDIX A

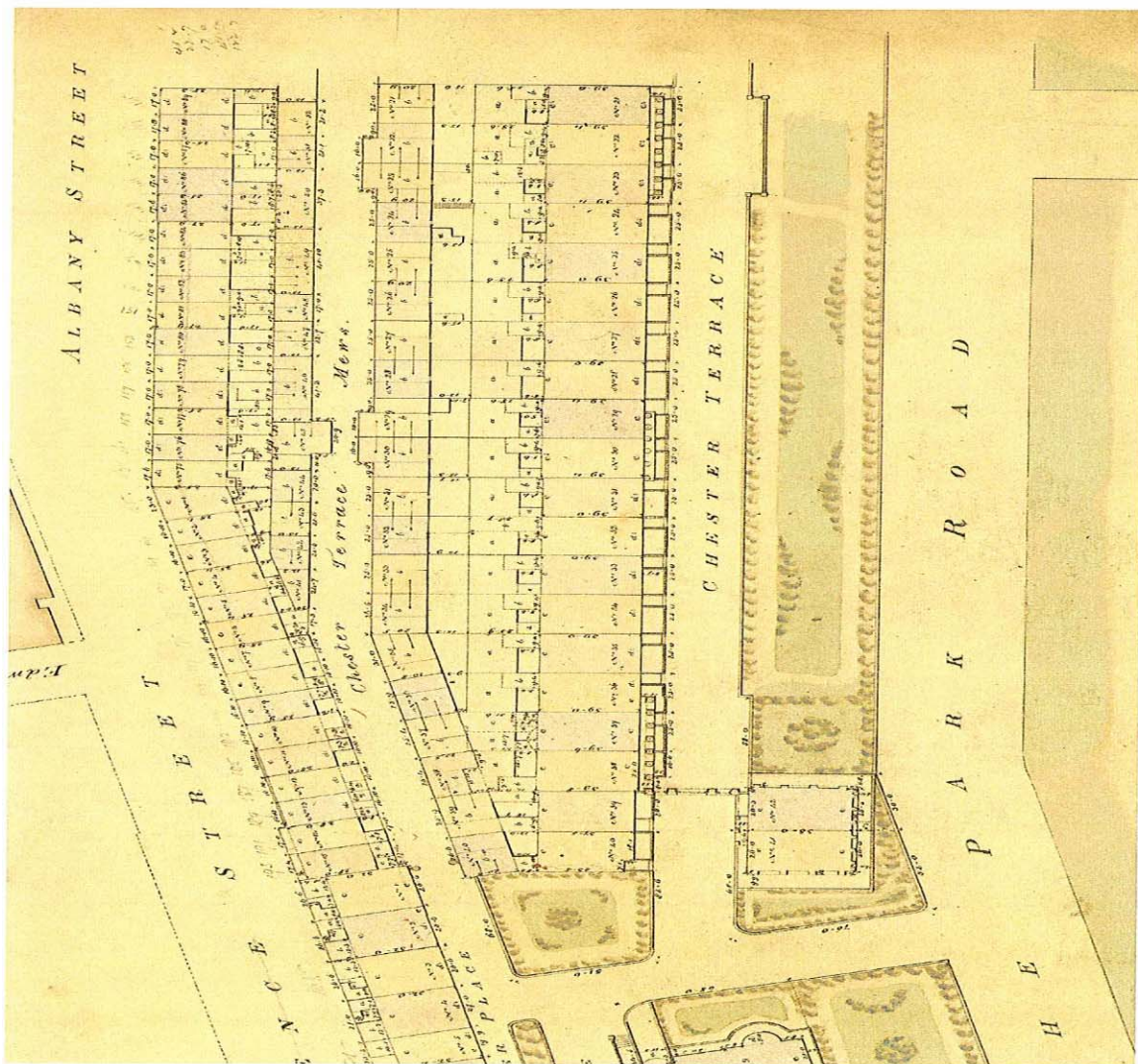


Fig 1. – Extract Mayhew's Plan – Chester Terrace 1835 – The Crown Estate Archives



Fig 2. - RIBA Collection Oliver Hill - Interior of Chester Terrace 1936 - 1938



Fig 3.- 37 – 36 Chester Terrace showing WW2 damage taken 1943 Herbert Felton. National Monuments Record



Fig 4. - 37-36-35 Chester Terrace taken 1943 Herbert Felton. National Monuments Record



Fig 5. - 35-34 Chester Terrace taken 1943 Herbert Felton. National Monuments Record

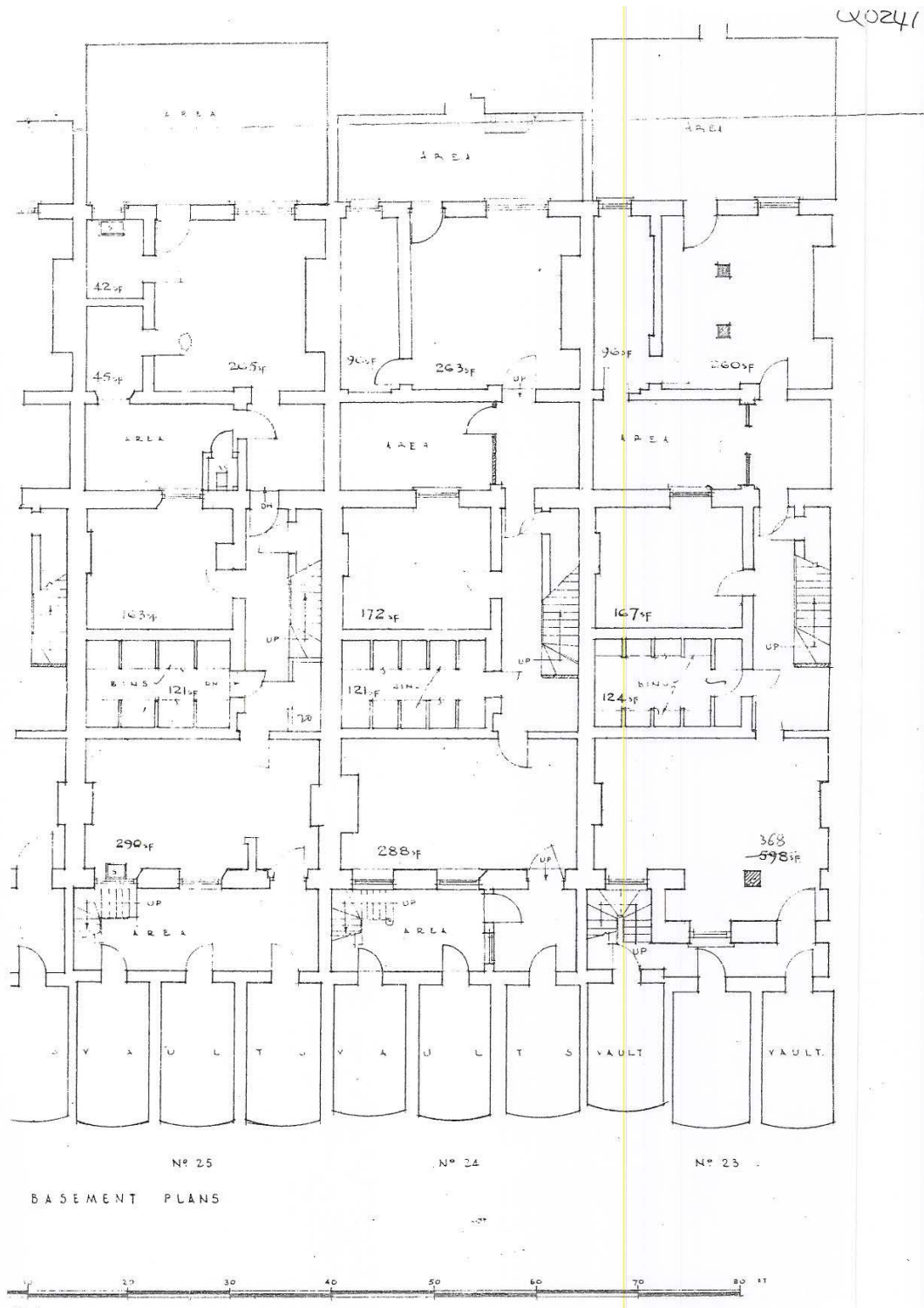


Fig 6. - Extract from Ministry of Works Plans April 1946 Basement Plans Nos: 25 – 23 Chester Terrace – The Crown Estate Archives

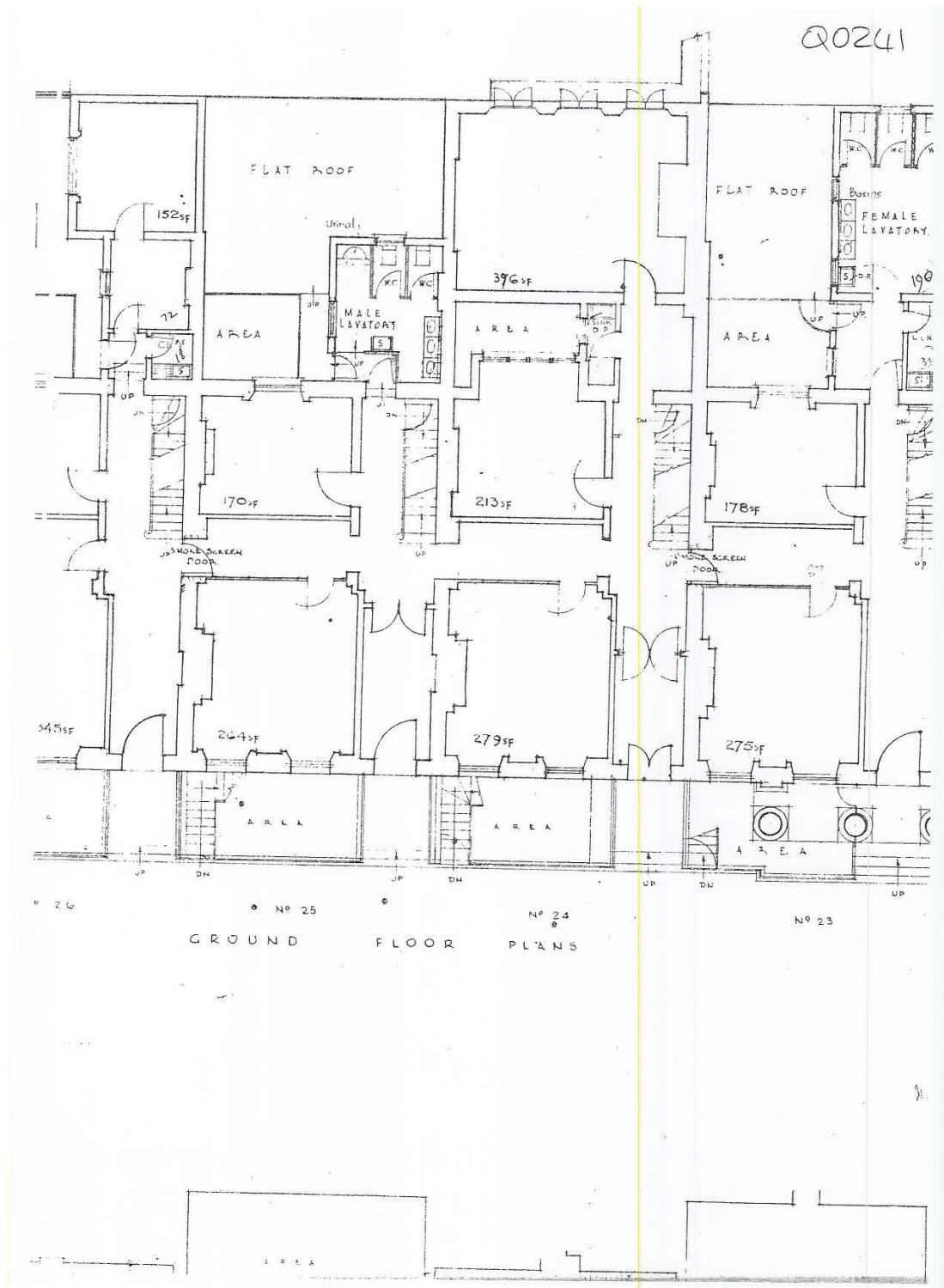


Fig 7. - Extract from Ministry of Works Plans April 1946 Ground Floor Plans Nos: 25 – 23 Chester Terrace – The Crown Estate Archives

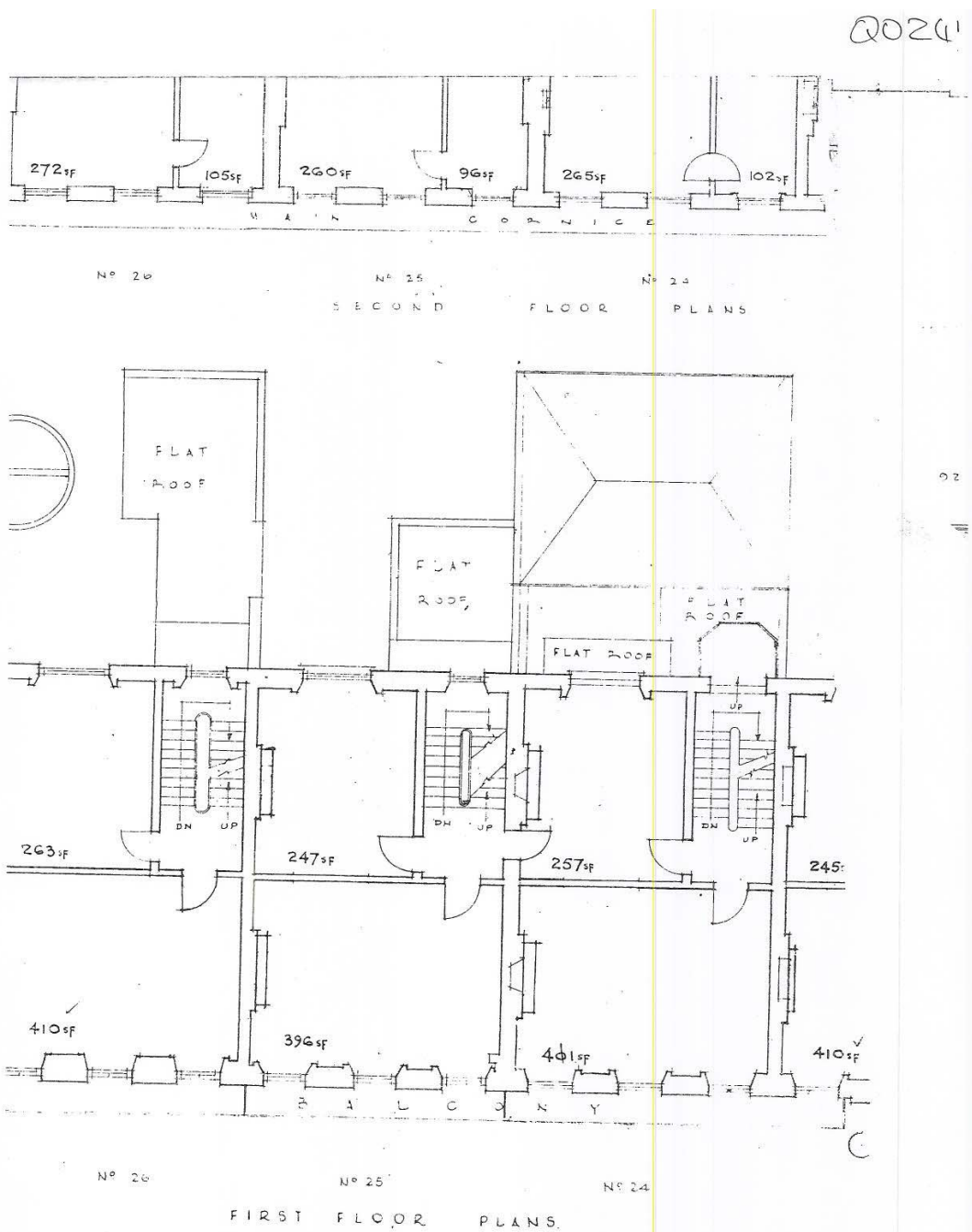


Fig 8. - Extract from Ministry of Works Plans April 1946 First Floor Plans Nos: 26 – 24 Chester Terrace – The Crown Estate Archives

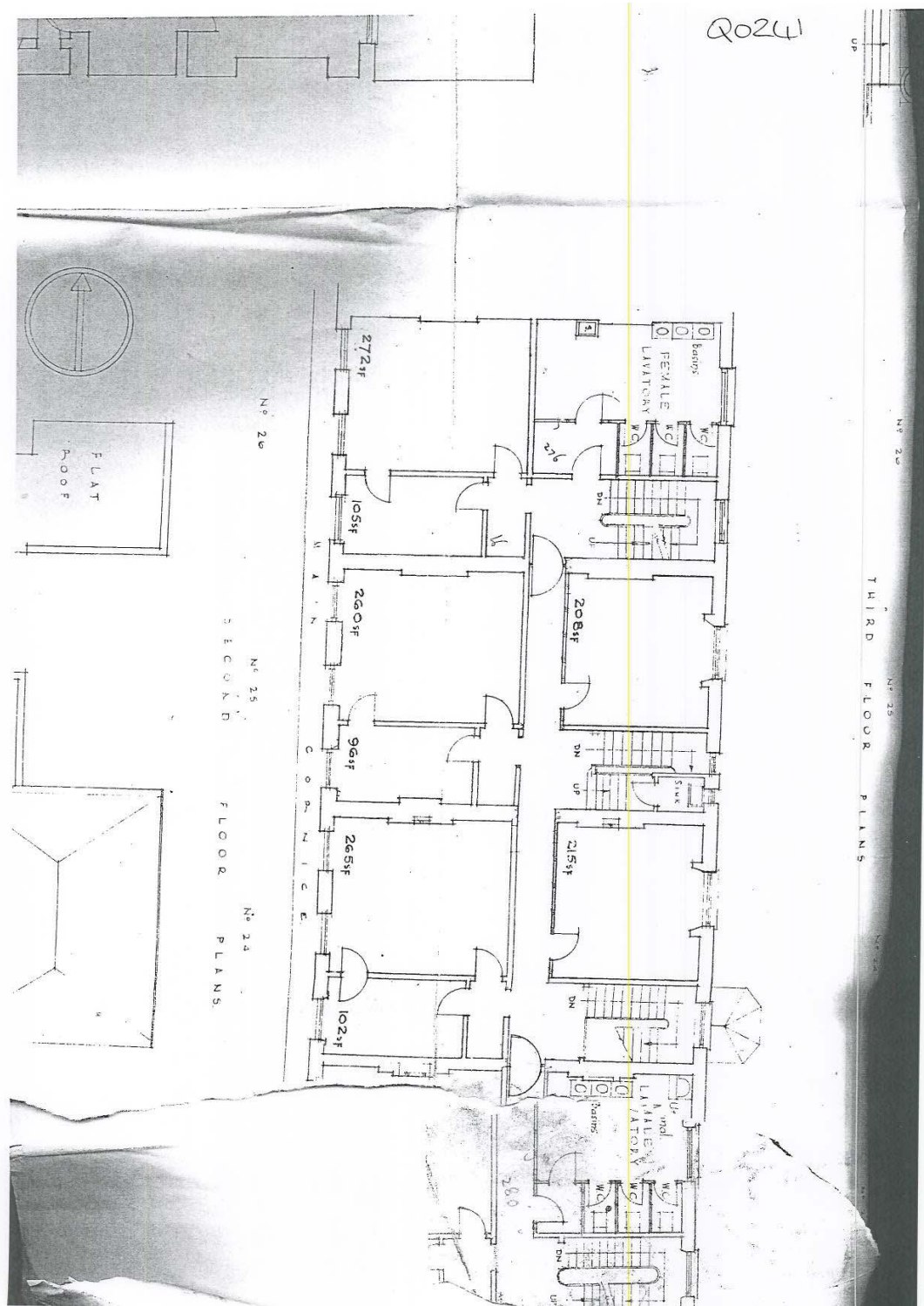


Fig 9 - Extract from Ministry of Works Plans April 1946 Second Floor Plans Nos: 26 – 24 Chester Terrace – The Crown Estate Archives

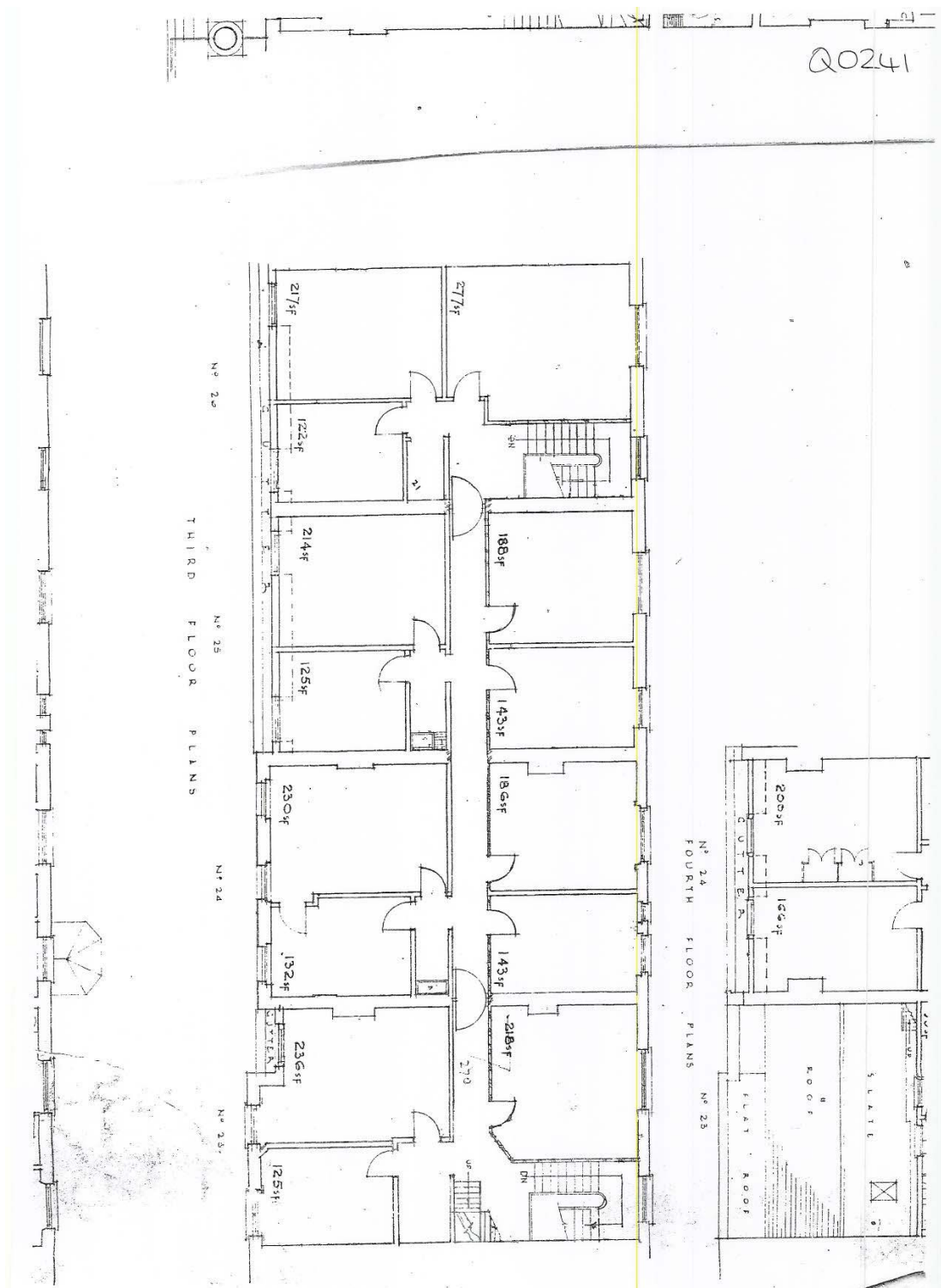


Fig 10 - Extract from Ministry of Works Plans April 1946 Third Floor Plans Nos: 26 – 23 Chester Terrace – The Crown Estate Archives

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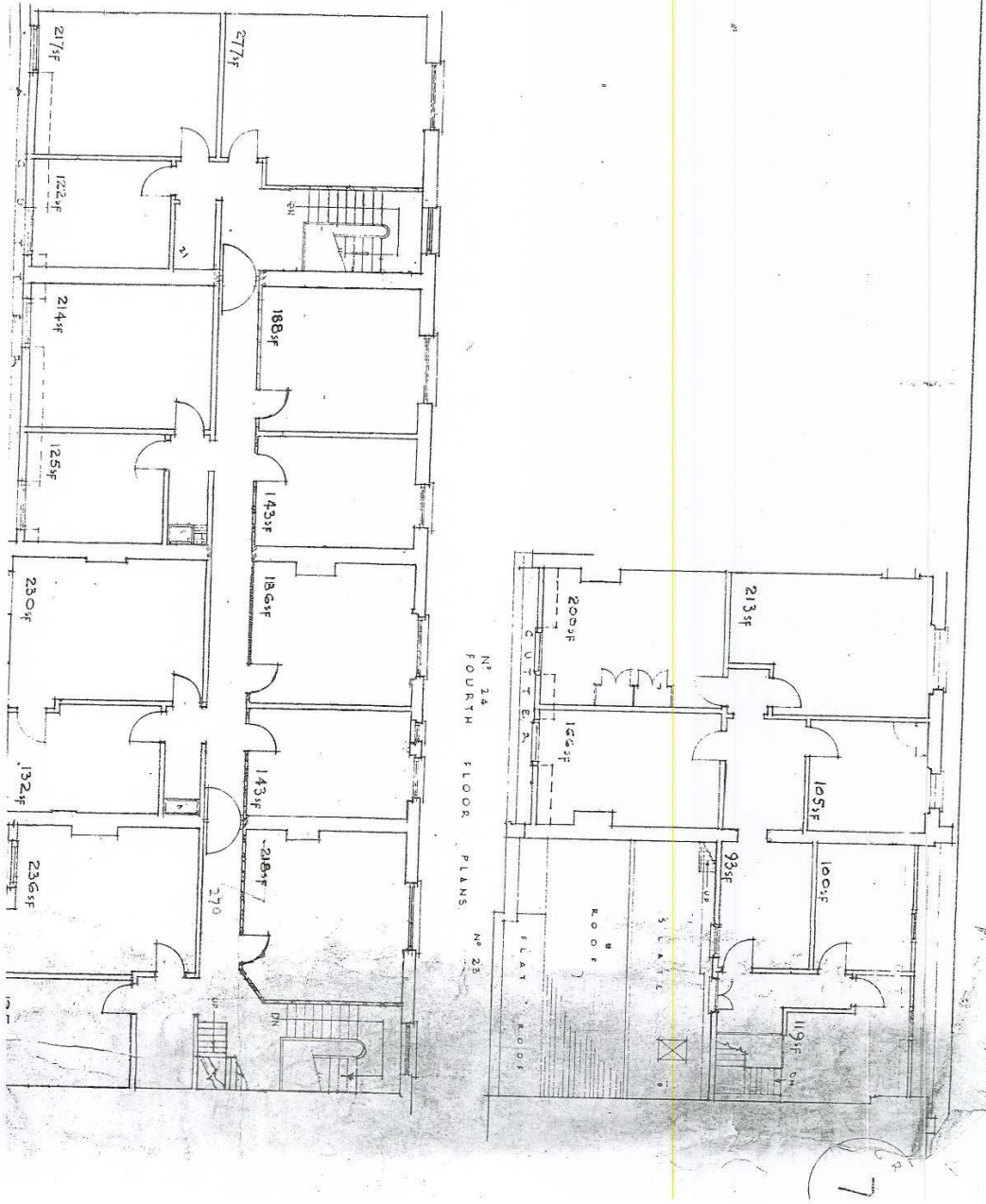


Fig 11 - Extract from Ministry of Works Plans April 1946 Fourth Floor Plans Nos: 24 – 23 Chester Terrace – The Crown Estate Archives