41-42 CHESTER TERRACE

LONDON, NW1 4ND

PROPOSED ALTERATIONS TO EXISTING WINDOWS

DESIGN & ACCESS STATEMENT and HERITAGE STATEMENT





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PREPARED FOR

SHALIMAR INVESTORS LTD

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Contents

1 INTRODUCTION

1.1 Aim of this Report

Nos. 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 granted scheme was implemented on 16th April with the start of the excavation and underpinning works.

This Design and Access Statement and Heritage Statement has been prepared as supporting documentation for the application for Listed Building Consent for alterations to the existing windows.

The proposed works to Nos. 41-42 Chester Terrace comprise:

WINDOWS FRAMES AND GLAZING BARS:
- Repair and overhaul of early windows;
- Replace early sashes under-repair with new to match historic design and profile;
- Replace modern sashes with new to match historic design and profile.

GLAZING:
- Retain historic glazing;
- Replace modern damaged/scratched panes of glass with single plate Crown glass;
- Remove and replace adhesive film to panes under 800mm.

The Design Documents have been prepared by and with the input of the Project Team who are:

- Local Authority: London Borough of Camden (meeting on site on 17.06.2014)
- The Crown Estate (meeting on site on 17.06.2014 and 16.10.2014)
- Client: Shalimar Investor Ltd
- Project Managers: Bond Davidson
- Architects: MMM architects
- Heritage Consultants: Stephen Levrant Heritage Architecture
- Structural Engineer: Sinclair Johnston
- Contractor: Sherlock Interiors
- Specialist Contractor: Ventrolla (meeting on site on 03.09.2014)

This report sets out:

- Assessment of the significance of the heritage assets that might be affected by the proposed works;
- A summary of the impact of the proposed works upon the significance of the heritage assets and their setting;
- How the proposed works comply with the relevant local policies and the requirements of the NPPF.

1.2 Reference to other documentation

This document should be read in conjunction with:

- The Windows Schedule's Drawings compiled by MMM Architects, January 2015
- Plans Drawings prepared by MMM Architects, November 2014

1.3 Pre-application consultation

A pre-application meeting was held on 17th June 2014 with Antonia Powell, Senior Planner (Conservation) Development Management Team, London Borough of Camden, and Paul Prentice, The Crown Estate.

Additional cconsultation took place with the Crown Estate on site on 16th October 2014 with John Burton.

1.4 Authorship

This heritage statement has been prepared by Stephen Levrant Heritage Architecture Ltd, which specialises in the historic built environment.

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Francesca Cipolla [RIBA, Dottore dell'Architettura, MSc] – Senior Associate – Architect
- Claire Gayle [B.Envd., MSc] – Architectural Conservation Consultant

1.5 Methodology Statement

This assessment has been carried out using desk-based data gathering and fieldwork.

The methods used in order to undertake the study were the following:

Literature and Documentary Research Review

The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. Attention was given to the National Archives, the RIBA Library and Archives, the London Metropolitan Archives and the Borough of Camden Local History Library and Archives.

Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites.

Windows and Building Surveying

SLHA Ltd undertook a detailed, non-intrusive survey of the architectural condition and significance of the existing windows, in order to identify prioritised repairs and restoration works required to be undertaken for each window of the buildings. The survey included a explanation of the defects and justification for the proposed intervention.

Area Surveying

A survey of the surrounding area was conducted by visual inspection to analyse the site and identify the relevant parts of the Conservation Area that might potentially be affected by the proposed works. Consideration has been given to the Regents Park Conservation Area, its historical development and the building types and materials of the key buildings which contribute to the identification of the built form and the understanding of the special character of the area.

1.6 Planning Policy Guidance and Legislation

The assessment of the alteration's potential or actual impact on the listed building and conservation area has been prepared taking into account the information contained in:

- National Planning Policy Framework (NPPF), 27 March 2012.
- National Planning Policy Guidance (NPPG), March 2014.
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide, March 2010.
- DCLG Planning Practice Guidance web-based resource, 6th March 2014
- Camden Core Strategy and Development Policies, Local Development Framework, Nov 2010.
- Regent's Park Conservation Area Appraisal and Management Strategy, July 2011.
- Conservation principles, policies and guidance for the sustainable management of the historic environment, English Heritage, April 2008.
- Section 4 - Conservation Areas, Planning (Listed Buildings and Conservation Areas) Act 1990;
- Understanding Place: Historic Area Assessments in a Planning and Development Context, English Heritage, June 2010.
- Camden Development Policies 2010 – 2025, Local Development Framework
- Local Development Framework - Camden Core Strategy 2010 – 2025

1.7 Summary

- The proposal includes the repair and overhaul of the early windows and the replacement of modern windows to match the early ones.
- The proposal is considered to be minor and beneficial and will cause no harm.
- The proposed works will preserve and enhance the character of the listed building.

2 SETTING AND BUILDING APPRAISAL

2.1 Location

Chester Terrace is located on the eastern boundary of Regents Park and No. 41-42 is at the northernmost end and separated from the terrace. The house fronts on to Chester Terrace with gardens to both sides and rear. The site is bounded to the north by Cumberland Place, to the east Chester Terrace, and to the west by Outer Circular. Regent's Park is situated to the west.

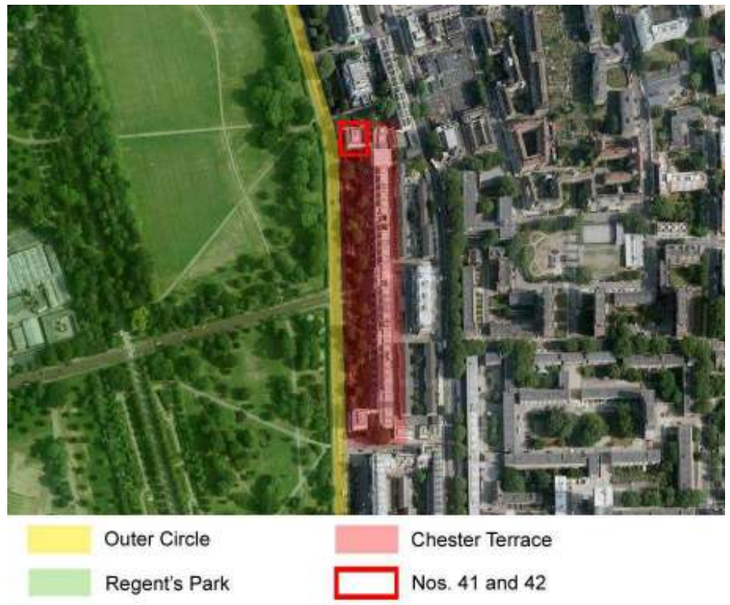


Figure 1: The subject site, 41- 42 Chester Terrace.

2.2 Statutory Site

The property is within the Regent's Park Conservation Area within the Borough of Camden. The entirety of Chester Terrace is listed Grade I (under a single entry) and is additionally surrounded by a number of other listed buildings and the Grade I registered Regent's Park.

Listing Description

TQ2882NE CHESTER TERRACE

798-1/87/212 (East side)

14/05/74 Nos.1-42 (Consecutive) and attached railings and linking arches

GV I

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 façade 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 headslinked 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 garden and flanking steps. Nos. 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3-window returns. Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows architraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central window. 2nd and 3rd floor form attic storeys (2nd floor windows architraved) with cornice at 3rd floor sill level and cornice and blocking course above 3rd floor. INTERIORS: not inspected.

2.3 41 and 42 Chester Terrace

Nos 41 and 42, have been designed by John Nash, prince Regent's architect, built in 1825, by James Burton. The design is a Grand Palace style terrace comprising 37 houses and 5 semidetached houses. Chester Terrace has been the longest unbroken terrace that was built at the time of Regent's Park developments.

Nos. 41 and 42, on the north end of the terrace, together with Nos. 1 and 2 Chester Terrace, at the south, have been purposely designed to look like large villas. In reality they were pairs of semi-detached houses, forming return wings of the terrace, connected to the frontage of the main buildings by triumphal arches.

The Terrace, along with many other properties on the east-side of The Regent's Park Estate suffered from bomb damage during the war and post-war redevelopment works have resulted in loss of most of the original fabric throughout the Terraces, including No 41 and 42.

In essence Chester Terrace was reconstructed behind the original retained Nash façade. Other than the front façade hardly any of the original fabric remains. Floor plans have also been substantially remodelled and changed. 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 interior of both houses have sustained considerable alteration and change particularly in the second half of the twentieth century (refer to Appendix 2: Planning History).

In 2013 permission was granted to unify the two adjoining houses to form a single family dwelling together with internal alterations. The proposal included:

- The removal of the 1960s existing staircases and lifts, and replacement with one new traditionally constructed stone cantilevered stair and new hydraulic lift.
- The removal of the 1960s floor construction and replacement with new timber floors
- The reconstruction of the 1960s subterranean room extension at no.42 and the chiller compound at no.41 to suit the new landscape design and as a consequence of the defective brickwork.
- Lowering the vaults to accommodate new boiler.
- Removal of recent partitions and re-configuring of the internal layout of the rooms.
- Removal of inappropriate and intrusive plasterwork and joinery; and replacement with new incorrectly proportioned a manner – cornices, architraves, skirtings, etc
- Re-design of the existing gardens on both sides. Includes new frosted glass link at the back of the house – at ground level.

This application was formally implemented in April 2014 following discharge of Pre-Commencement Conditions.

3 ASSESSMENT OF SIGNIFICANCE

3.1 Introduction

As recommended by NPPF (March 2012), proposals for the alteration or redevelopment of listed buildings or buildings within a Conservation Areas should be considered and be based on an understanding of the site's significance.

Significance is defined by English Heritage as "*The sum of the cultural and natural heritage values of a pace, often set out in a statement of significance".*

This section provides an assessment of the significance of 41-42 Chester Terrace, in order to identify, and to promote the protection and enhancement of significant and character defining features through the implementation of appropriate development proposals.

Significance is determined on the basis of statutory designation, research and professional judgment. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS 'Principles of Selection for Listing Buildings' (March 2010) and in the English Heritage Conservation Principles Policies and Guidance' (2008).

3.2 The Significance of 41-42 Chester Terrace

The concept and the design of the whole of Chester Terrace have architectural and historic interest in both national and local terms.

The houses in Chester Terrace are listed for 'group value', being part of the composition of neo classical buildings built around Regent's Park. The buildings' significance and special interest are well

established and inherent, as previously stated, principally in 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.

The elevations remain very much as originally conceived and constructed, enhancing the evidential value of this property and its group value as a typical terrace development of the Regency period.

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 (see Appendix 1: Background Information) 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. Furthermore evidence shows that 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. The significance of the interior and the internal layout is therefore minimal.

Nos.41-42 Chester Terrace stands at the end of the terrace and is fairly unique in this part of the Nash development as it has its own substantial garden sited to the north and south sides of the house. The garden gives considerable visual amenity to the surrounding. The garden is considered of highly significant as part of the setting of both No.41-42 Chester Terrace and the neighboring listed Grade I Nash houses. The listed walls and railings around the garden are also highly significant in terms of their contribution to the character and appearance of John Nash's development.

3.3 The Significance of the Windows

The result of our condition/significance survey has been tabulated in Appendix 4. The intention has been be to enable the data gathered to be assembled into a quantified 'Schedule of Works' on a window-by-window basis, individually specified in terms of appropriate materials and restoration techniques and thus justified in terms of the impact on the historic fabric. The resultant 'Schedules' could then be accurately priced for contract purposes and form the basis for the necessary statutory approvals. The survey was undertaken in close liaison with surveyors from Ventrolla who asisted in the window condition survey, again within the context set by SLHA.

In summary:

Basement – Original openings (high significance) throughout. Modern sash window frames and glazing bars (no significance) and modern single plate glass (no significance)

Ground Floor – Generally original openings (high significance) with early round-arched window frames and glazing bars (high significance); mix of modern single glazing and early/later date panes and modern single plate glass (no and medium/high significance). W-G42-01 is a later date frame of low significance with modern glass. The bottom sash of W-G42-04 is a late replacement too.

First Floor – Original openings (high significance) throughout. No.41 has early sash window frames and glazing bars (high significance); mix of modern single glazing and early/later date panes and modern single plate glass (no and medium/high significance). No.42 has early sash window frames and glazing bars, badly damaged by severals pieced in with thicker profiles (medium significance) and modern single plate glass (no significance).

Second Floor – Original openings (high signififcance) throughout. Both properties had number of window's frames replaced in later/modern date (low significance); mix of modern single glazing and early/later date panes and modern single plate glass (no and medium/high significance).

Third floor – Original openings (high signififcance) throughout. Modern sash window frames and glazing bars (no significance) and modern single plate glass (no significance)

Generally modern staff bead, cords and fittings of no significance throughout.

4 PROPOSALS

The proposal includes:

WINDOWS FRAMES AND GLAZING BARS:

- Repair and overhaul of early windows;
- Replace early sashes under-repair with new to match historic design and profile;
- Replace modern sashes with new to match historic design and profile.

GLAZING:

- Retain historic glazing;
- Replace modern damaged/scratched panes of glass with single plate Crown glass
- Remove and replace adhesive film to panes under 800mm.

Please refer to Appendix 4 for detailed schedules of works. Additionally, please refer to the Windows Schedule and drawings prepared by MMM Architects for details on the proposals for individual windows.

Reference should be made to Ventrolla Schedules as a guidance only (Appendix 5). The works will be carried out by a specialist subcontractor well-known in the building conservation industry approved by the Crown Estate and the Local Authority (Ventrolla; The Sash Window and Door Company Ltd.; Sash Window Conservation; Sash Restoration Ltd.).

5 DESIGN AND ACCESS STATEMENT

5.1 Description

Refer to Para 4 above.

5.2 Layout

The proposal does not involve changes in the layout of the building.

5.3 Use

The proposal does not involve any change of use of the building.

5.4 Scale

The proposal does not involve any changes in the existing scale.

5.5 Landscape and Context

The proposal does not involve any changes in the existing landscape and context.

5.6 Appearance

The historical character of Nos.41-42 Chester Terrace will be enhanced by the proposal. Works will be carried out using traditional materials and the replacement windows will match those remaining from the early periods. It is therefore considered that the appearance will be improved.

5.7 Access

The proposal does not involve any changes in access to the property.

5.8 Neighbour Amenity Issues

The proposed works to the Nos.41-42 Chester Terrace windows will have no impact on the amenity of any neighbouring buildings.

6 IMPACT ASSESSMENT

6.1 Introduction

This assessment aims to appraise the impact of the proposal on the special interest of the heritage asset within the site: No. 41-42 Chester Terrace. Furthermore, the assessment considers the impact of the proposed works on the Grade I listed house and the Regents Park Conservation Area; and on the setting of the designated and non-designated heritage assets within and surrounding the site.

The impact assessment on the special interest of the heritage asset and the conservation area also takes into account whether the proposal causes substantial or less than substantial harm by altering or eroding the authenticity and the heritage values identified on the assets.

6.2 Impact Assessment Criteria

For the purposes of assessing the likely impact to result from the proposed development on the fabric of the house or on the conservation area, 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. Impact to fabric of low significance.
- "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 to existing fabric or appearance of the asset.

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

The following impact assessment has to be read with regard to the foregoing significance appraisal which has determined that the special interest of the heritage asset is confined to the exterior and the remaining position of the party wall.

6.3 Impact Assessment on the Heritage Assets

The impact of the proposed development on the identified heritage asset is considered as follows.

It is considered that the subject areas of the building affected by this proposal (the openings/windows) are of high significance, therefore, there is limited scope for change. The proposals, however, will maintain and enhance the character of the Grade I listed building and the Regents Park Conservation Area by incorporating windows of an appropriate style with suitable profiles.

The exterior of the building would appear largely unaltered, if not improved, as the windows that are replaced will match the profiles and design of the early windows, and the early windows will be repaired.

There is minimal intervention on the existing historic building fabric. There will be no new openings created and the early windows will be repaired and overhauled. The replacement of windows predominantly concerns the modern windows.

In summary it is considered that the proposed alterations have been carefully designed not to harm significant fabric or significant appearance of the building; the replacement windows will be installed like-for-like and the early windows will be repaired. In judging the overall effect of the proposed alterations on the special interest of the heritage asset, it is considered that the overall impact would be **minor and beneficial.** The proposed works are considered to generate impact on the special interest of the building to a minor and beneficial degree due to the enhancements of repairing the original windows and replacing the modern ones to match the early ones.

7 THE STATUTORY FRAMEWORK

This section considers relevant objectives and policies contained in the Local Development Framework (LDF) that replaces the UDP[1] 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.

7.1 Camden Core Strategy

CS5 - Managing the impact of growth and development

The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development

Framework documents, with particular consideration given to:

a) providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;

b) providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;

c) providing sustainable buildings and spaces of the highest quality; and

d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.

The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:

e) making sure that the impact of developments on their occupiers and neighbours is fully considered;

f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and

g) requiring mitigation measures where necessary.

CS14. Promoting high quality places and conserving our heritage:

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.

Response:

The proposed alterations are designed to a high standard by practitioners of repute and acknowledged experience and skill; and is thus consistent with the policy requirement.

The appreciation of the character and historic values of the subject area have been a key consideration in the design concept of the proposed alterations.

The design, materiality and articulation of the proposed windows have been carefully considered within the Conservation Area and its immediate setting. Appropriate design, sympathetic to its context preserves the character, quality and local distinctiveness of the Regents Park Conservation Area.

7.2 Camden Development Policies

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.

[1] *The **Unitary Development Plan (UDP**) was the previous Development Plan for the borough*

Response:

The replacement of modern windows and the repair of the existing/early windows have minimal impact on the historic fabric (as detailed above in Chapters 4 and 5) and respects the existing context, character and the appearance.

The proposed works are intended to be of high quality of design and workmanship. The consistency of the repaired and replaced windows will enhance the Regents Park Conservation Area and the listed building as a whole. Views to and from the site will be improved.

DP25 – Conserving Camden's 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.

Response:

At the end of the Second World War the Nash terraces were in very poor 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. The 41 and 42 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.

The special interest of the buildings would normally also be applied to the internal layouts, finishes and fittings that formed part of the original construction, contemporary with Nash's external fabric.

However, extensive research and analysis demonstrated that the interior of Nos 41-42 (as is the case with 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 original plan form and all internal features were lost. The significance of the interior is therefore minimal.

It is, therefore, considered that the proposed works to repair and overhaul the early existing windows and replace the modern windows to match the early ones would have a minor and beneficial impact on the fabric of the Listed Building. The holistic approach to the windows of Nos 41-42 would contribute to the group value of the terrace and therefore enhance the special architectural significance of the building and the Conservation Area.

8 NPPF CONSIDERATIONS

In March 2012, the National Heritage Policy, Planning Policy Statement 5 (PPS5) was replaced by the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and outlines how these should be applied. The relevant local plan policies contained within the Camden Core Policy Strategy, Unitary Development Plan and SPD guidance have also been considered in the chapter above.

This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework contained within paragraphs 18 to 219. The conservation of heritage assets is one of the NPPF's 12 core principles.

The designated heritage asset subject of this application is No. 41-42 Chester Terrace. As the property is listed Grade I and in the Regent's Park Conservation Area, impact of the proposals will be considered in regards to both.

"Paragraph *132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or* garden *should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

Response:

It is considered that the proposed repair and replacement of windows do not alter the special interest and significance of the building, which is inherent principally to exteriors, and that the level of proposed intervention is acceptable in conservation terms and is substantiated by the research undertaken. The proposed extension has been very carefully considered and designed so as to ensure that the setting of Nos 41-42 Chester Terrace and its immediate context will not be harmed.

The element that makes up the special interest of the house at 41-42 Chester Terrace is the front façade of the Terrace which will be improved by the holistic approach to the scheme and the intention to restore the original character of the building.

As no historic fabric is lost or destroyed with the proposed development such work cannot constitute "substantial harm" as propounded in this NPPF policy. Thus the tests and requirements for mitigation are not relevant.

It is considered that the proposals would not cause substantial harm to / or loss of designated heritage assets.

*"*Paragraph *134: Where a development proposal will lead to less than substantial harm to the significance of a designated* heritage *asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*

Response:

The proposal has a minor and beneficial impact on the fabric of the Listed Building; therefore, it will enhance the special architectural significance of the building and the contribution it makes to the Conservation Area. The proposal is considered to cause no harm.

Although the proposal is considered to cause no harm, the benefits that thus accrue, as propounded in the PPS 5 Practice Guide include, sustaining its significance as a heritage asset; optimum viable use of the heritage asset in support of its long term conservation; the enhanced status makes a positive contribution to the economic vitality and sustains the unique attributes of the Crown Estate community.

*"*Paragraph *137: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."*

Response:

It is considered that the proposals will sustain the special historic and architectural interest of the heritage assets at 41-42 Chester Terrace by preserving those elements of significance that have been identified as contributing to that special interest.

The proposals are preserving the early windows to the building whilst replacing the modern ones to match the early ones.

*"*Paragraph *141: Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."*

Response:

As recommended by NPPF, an assessment of the significance of the heritage asset has been provided above and it is believed that this document is, indeed, proportionate to the importance of the asset being considered.

The assessments and analyses that have been carried out have not only informed the design process, but are also believed to be sufficient to understand the potential impact of the proposal on the significance of the heritage assets and its setting and the applicant and the professional team are content that this information should be publicly accessible as in the format and content of this statement. Copyright is reserved to Stephen Levrant Heritage Architecture.

8.1 National Planning Practice Guidance (NPPG) – March 2014; ID 18a: Conserving & enhancing the historic environment (Updated: 10 04 2014)

PPG Paragraph: 003 - Reference ID: 18a-003-20140306

What is meant by the conservation and enhancement of the historic environment?

Response: The proposals recognise that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource. This is implicit in the proposed development. Equally important is the definition of 'conservation' as the 'active process of maintenance and managing change'. The site and the wider Conservation Area is not a static place. It has been subject to change and in order to remain a sustainable welcome and pleasing place it will continue to change. The proposed scheme has been driven by the need to ensure a sustainable solution for the site in conjunction with a positive and informed response to the significant context. The proposed scheme will represent a sympathetic yet contemporary approach respecting the historic significance of the site and reflecting the character and appearance of its surrounding.

PPG Paragraph: 009 - Reference ID: 18a-009-20140306

Why is 'significance' important in decision taking?

Response: Heritage assets can be adversely affected by physical change or change in their setting. It is contended the nature, extent and importance of the significance of the affected heritage assets – including the building's setting – has been properly assessed thereby enabling an acceptable and justifiable proposal to be developed. Key to this process has been a consideration of the impact on historic environment.

PPG Paragraph: 017 - Reference ID: 18a-017-20140306

How to assess if there is substantial harm?

Response: The impact on the significance of the heritage assets has been fully considered in the proposal. Proposals are considered to cause no harm.

PPG Paragraph: 019 - Reference ID: 18a-019-20140306

How can proposals avoid or minimise harm to the significance of a heritage asset?

Response: It is considered that no harm is caused by the proposal.

9 CONCLUSION

The proposed alterations were designed as to cause ‘no harm’ to the heritage assets.

The proposed replacement windows have been designed to the highest architectural standards, and will be constructed to exacting conservation requirements. The works are necessary in order to enhance existing living quarters and provide for its future through achieving present day acceptable standards in one of the most affluent areas of London.

English Heritage "Conservation Principles" and the NPPF define conservation as “managing change”. 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.

Furthermore, the applicant has recognised the importance of undertaking investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of heritage assets. This approach has been both beneficial with regard to the consideration of alternatives and important with regard to the process of acknowledging the best practice guidance as outlined in NPPF.

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

It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local policies and national conservation principles and therefore there must be a presumption for its approval.

APPENDIX 1: BACKGROUND INFORMATION

9.1 The Environs of Chester Terrace

9.1.1 Brief History of Regent's Park and its Environs

Regent's Park was originally known as Marylebone Park. It was designated following the dissolution of the monasteries by Henry VIII when he made it a royal hunting park. Thereafter it was divided and fell into the hands of various landlords, either as gifts for services rendered or through purchase, and was used as pasture land. The park as we know it today was developed in the early nineteenth century as the northern end of the Regency Metropolitan Improvements, the great town plan for London extending northwards from Carlton House, the Prince Regent's residence in Pall Mall.

The park had reverted to The Crown in 1806 and John Nash was commissioned by the Prince Regent to develop a scheme for the whole area, essentially to provide a grand route to Carlton House, on a scale not seen before in London. Nash's design was published in 1812 and approved by the Treasury. Work began immediately, though as the project developed, many modifications were made.

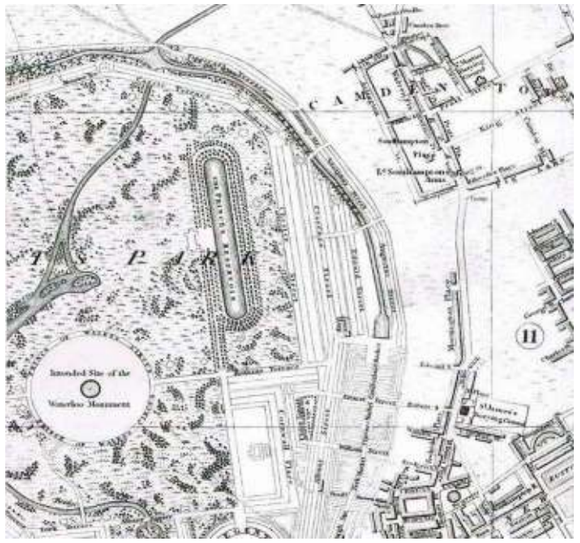


Figure 1: By 1818 the plan for the Regent's Park by Nash is underway. "Chester Street" would become "Outer Circle" and "Clarence Street" would be later named "Albany Street".

Only a few of the many villas proposed were constructed and the proposed circus at the top of Portland Place was reduced to a crescent when its builder went bankrupt. The construction of the terraces began with Cornwall Terrace in 1820 and continued over the next ten years to conclude with Gloucester Gate.

Nash produced the design for most of the facades assisted by Decimus Burton. The actual houses behind were of the standard London type, erected by speculative builders and sold on 99 year leases.

9.1.2 Townscape of the Regents Park Conservation Area

As mentioned earlier, Chester Terrace is surrounded by a number of listed Grade I buildings and the Regent's Park. Camden's Regent's Park Conservation Area Appraisal presents the surrounding townscape in terms of heritage assets and clearly demonstrates the high sensitivity of the area.

Figure 2: 1829, Chester Terrace - The Mirror

The Regents Park Conservation Area Appraisal defines its townscape as having '*a very clear hierarchy of building types, conforming to John Nash's masterplan* with each type, making a '*particular contribution'*. The building types vary from smaller mews houses to churches to large contemporary residential blocks to terraces appearing as triumphal palaces.

9.2 Chester Terrace

9.2.1 Brief History of Chester Terrace

Sir John Summerson, has described the extravagant scenic character of the terraces as:

"...*dream palaces, full of* grandiose*, romantic ideas such as an architect might scribble in a holiday sketch book ... It is magnificent. And behind it all, are rows and rows of identical houses*."

To an extent Nash's architecture represented grandeur on the cheap. The spectacular frontages with their columns, statues and pediments were merely stucco. Even his classical facades, to a purist, showed inattention to detail. The structure behind was all stock brick and thin deals like any other London terrace.

The foundations were shallow, set on London clay and there were no damp courses at that time. This weakness of construction exacerbated the problems faced by the government and The Crown Estate in deciding the future of Regent's Park in the 1940s and 1950s after war damage and decades of lack of maintenance.

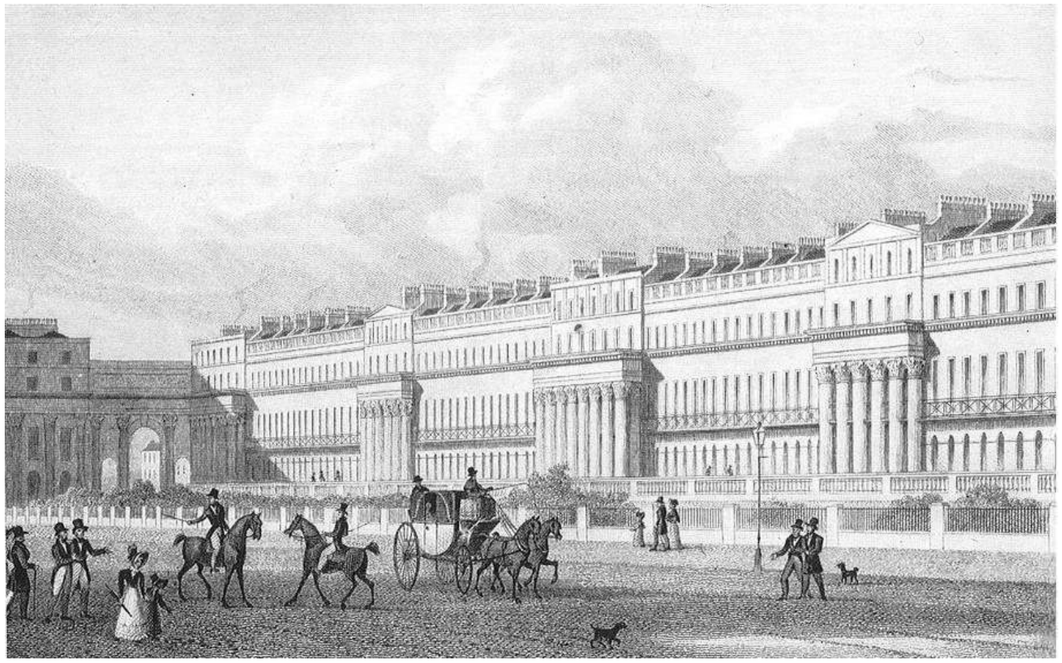


Figure 3: Painting of the Chester Terrace, by Shepherd TH. , 1827 in Fox C. London -- World City, 1800-1840.

Chester Terrace was named after the royal earldom of Chester. From the original leases in possession of the Commissioners of Crown Lands it appears that James Burton, father of Decimus Burton, was lessee and architect.

The frontage is continuous for a length of 300m, with five projecting Corinthian porticoes, the central and end ones being octastyle of three standing columns and the two intermediate hexastyle with three quarter columns. These columns stand a little above ground-level and carry an entablature between the porticoes. On the first and second floors, the cornice being continued to the main wall treatment between them. John Summerson, in his book *Georgian London*, describes Chester Terrace to be "[…] *with two gimcrack "triumphal" arches, superscribed with the name of the terrace, is more moderate in its pretensions."*

The first-floor level is marked by a balcony with an ornamental cast-iron balustrade which is carried behind the three columns but is intercepted by the two groups of attached columns. The ground-floor doors and windows all have arched openings. The second floor windows have plain square heads. The attic storeys above the porticoes have their wall treatment divided by pilasters, but the general symmetry has been interrupted by an extra storey being added to several of the houses, and the balustraded parapet has also been affected.

9.2.2 41 and 42 Chester Terrace

Nos. 41 and 42, on the north end of the terrace, together with Nos. 1 and 2 Chester Terrace, at the south, have been purposely designed to look like large villas. In reality they were pairs of semi-detached houses, forming return wings of the terrace, connected to the frontage of the main buildings by triumphal arches. Augustus Pugin, in his book *Illustrations of the public buildings in London*, published in 1838, describes them as "*two separate buildings, or advanced wings, connected to the main pile by triumphal arches, at right angles with the latter…certainly novelties, but we cannot call them beauties*."

Figure 4: Photograph taken in 1938 shows vitrine-type protruding Bay windows

The Survey of London states:

'At each end of the main building are advanced return-wings connected to the frontage by triumphal arches. These have three semi-circular headed openings, the centre, which includes the roadway, being considerably higher than those at either side for foot passengers. They are framed towards the front by four three-quarter columns, the ones nearest the main building being also the last column of the end porticoes. The main entablature is carried across the archway with a panelled attic corresponding in height to the second floor. On the *reverse side the columns are replaced by fluted Corinthian pilasters and the main entablature finishes above the archway, and does not continue round those houses in the terrace which are screened from the front by the advanced wings. To the west, that is facing the Park, these wings, which each comprise two houses, repeat the hexastyle portico treatment with the outer columns duplicated, while on the north and south faces the columns are replaced by four pilasters.'*

9.2.3 Occupants

41 Chester Terrace

Date	Source	Occupier
1833-34	Survey of London	Ann Fenton
1836-37	Survey of London	Thomas Leek
1838	Survey of London	Mary Wilson
1841	Census	Francis Lorcham
1851	Census	Francis Lorcham
1861	Census	James Stuart
1881	Census	Fanny Longman
1890	Crown Estate	Edward Hunter
1897 & 1901	Crown Estate	Alex Paul
1903-1923	Census & Crown Estate	Lewis William Thomas (later years his widow Clara Thomas)
1923	Crown Estate	A J Davis
1924-1925	Crown estate	Rev J M E Ross
1925-1931	Crown Estate	Mrs Margaret Vernon Johnson
1931	Crown Estate	William & Margaret Duncan
1934-1944	Crown Estate	George Legh Jones – Chairman of Shell UK
1944-1961	Crown Estate	Ministry of Works
1966	Crown Estate	K V Grab

42 Chester Terrace

Date	Source	Occupier
1835-1841	Crown Estate & Census	John Peter Fearon
1851	Census	Hensleigh Wedgwood
1861	Census	Benjamin Steibel
1871	Census	James D Cowan
1881	Census	James D Cowan
1901-1911	Census	William McKay
1920	Crown Estate	Capt J M Wainscott (name not clearly displayed)
1944-1961	Crown Estate	Ministry of Works
1963	Crown Estate	The Trustees of the Bedford Settled Estates
1980	Crown Estate	Tubexco Imc
1994	Crown Estate	Christina Natasha Blair & Julie Le Brocquy
2001	Crown Estate	Julie Le Brocquy and Peter Elwood Stringham and Alberta Jean McLeod Stringham
2001	Crown Estate	Peter Elwood Stringham and Alberta Jean McLeod Stringham and Ruth Michelle Coffer and David Coffer

9.3 Historic alterations to Nos. 41 and 42

Records show that both houses have been significantly and substantially changed over the years.

9.3.1 41 Chester Terrace

Earliest plans that show changes to the property are from 1890. (See Fig. 7-10). Changes have been proposed to all floors. (For more detailed plans, please see Appendix 3).

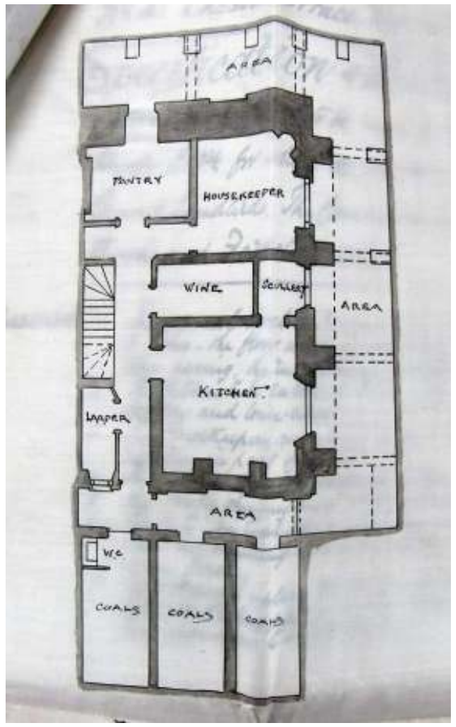


Figure 5: 1890 – Existing Basement plan

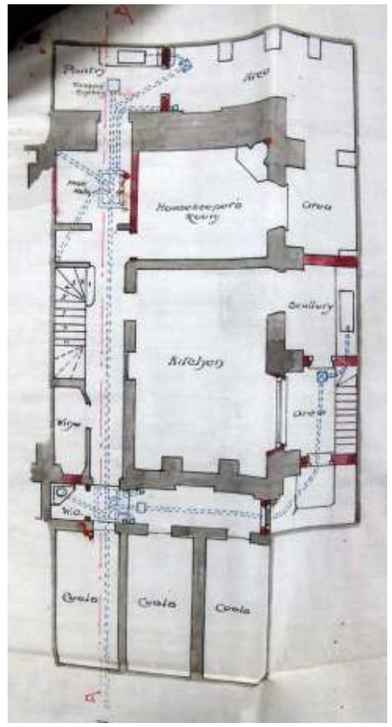


Figure 6: 1890 – Proposed Basement plan

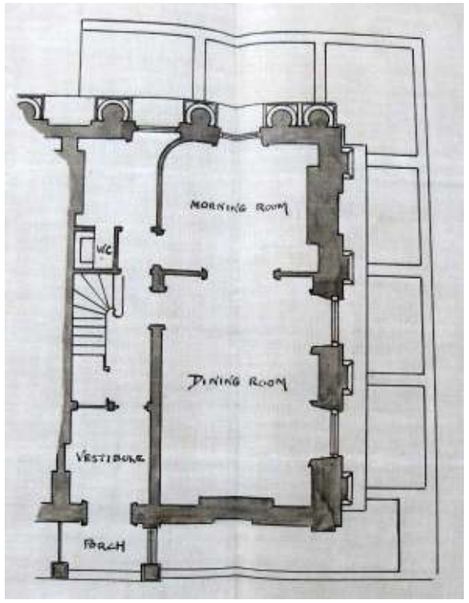


Figure 7: 1890 - Existing Ground Floor

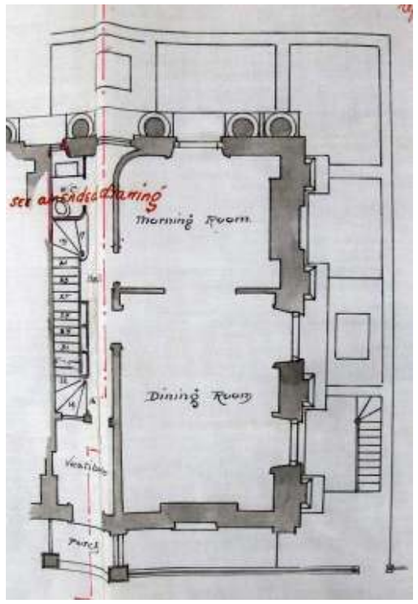


Figure 8: 1890 - Proposed Ground Floor

These include various new openings, removal and addition of the partition walls, as well as changes to the stairs. Stairs that are shown on these plans differ greatly from the current ones. Also, noticeable are changes in floor levels created to accommodate new toilet. In 1914, windows on the ground floor, overlooking the Regents Park were changed. (See Fig.11)

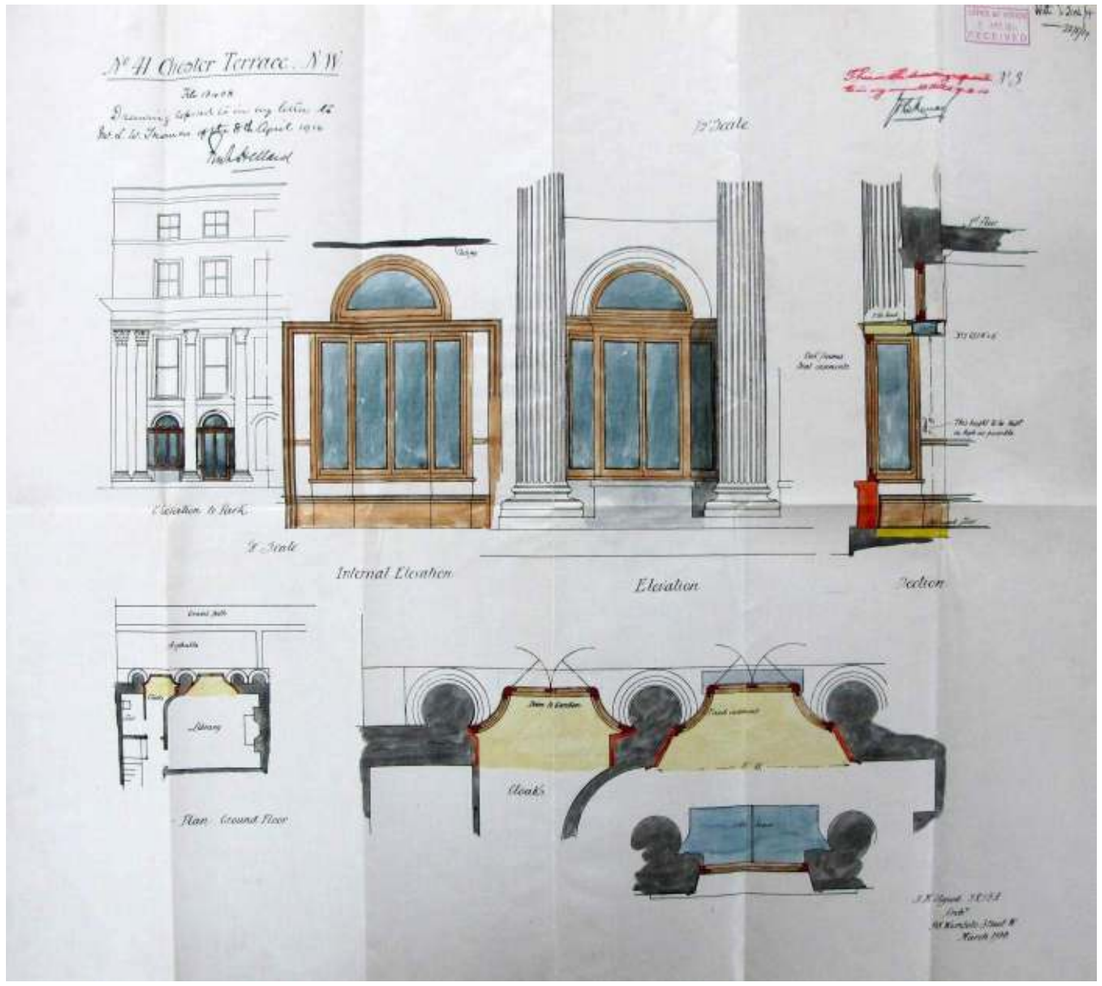


Figure 9: 1914 plans showing changes to the windows at the ground floor

1925 plans show further internal alterations (for full set of plans, please see Appendix 1), including further changes to the windows, (see Fig 12, 13), new landing, changes to the stairs…

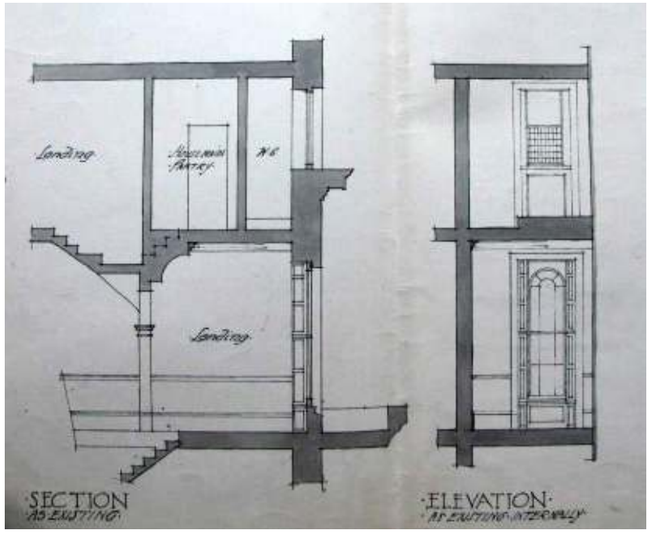


Figure 10: 1925 – Existing section of the stairs/landing between the first and second floors.

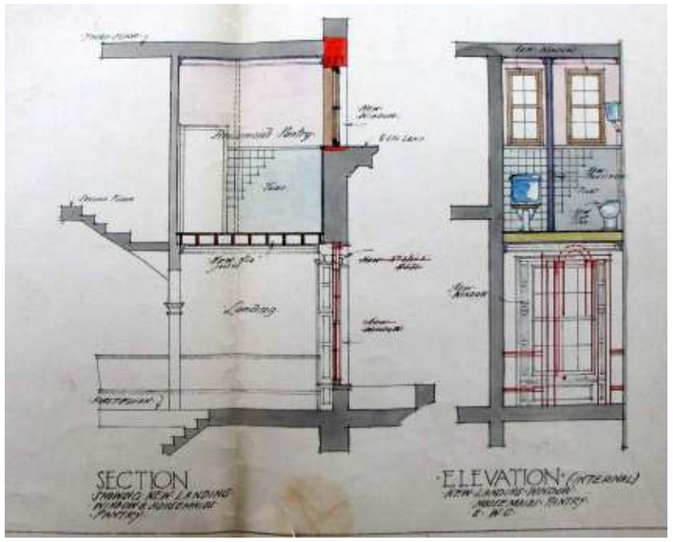
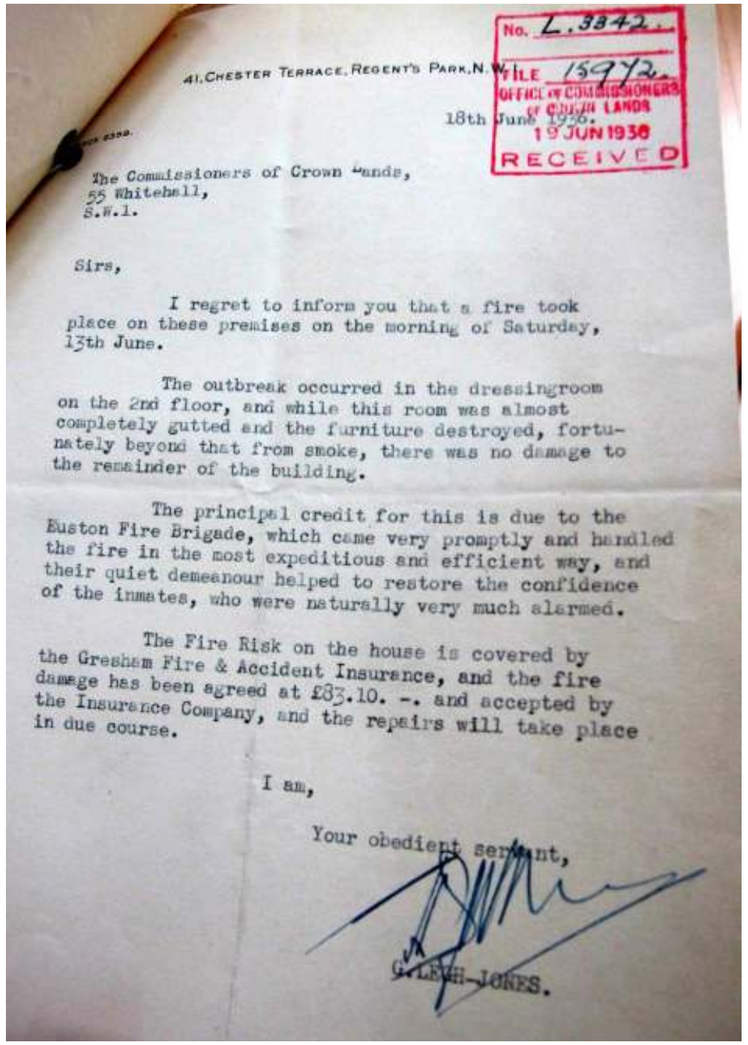


Figure 11: 1925 – Proposed section showing alterations to the stairs/landing between the first and second floors.


No. L.3842.
FILE 15972.
OFFICE OF COMMISSIONERS OF CROWN LANDS
19 JUN 1939
RECEIVED

41, CHESTER TERRACE, REGENT'S PARK, N.W.1.

18th June 1939.

The Commissioners of Crown Lands,
55 Whitehall,
S.W.1.

Sirs,

I regret to inform you that a fire took place on these premises on the morning of Saturday, 13th June.

The outbreak occurred in the dressingroom on the 2nd floor, and while this room was almost completely gutted and the furniture destroyed, fortunately beyond that from smoke, there was no damage to the remainder of the building.

The principal credit for this is due to the Euston Fire Brigade, which came very promptly and handled the fire in the most expeditious and efficient way, and their quiet demeanour helped to restore the confidence of the inmates, who were naturally very much alarmed.

The Fire Risk on the house is covered by the Gresham Fire & Accident Insurance, and the fire damage has been agreed at £83.10. -. and accepted by the Insurance Company, and the repairs will take place in due course.

I am,

Your obedient servant,

G. LLEWH-JONES.

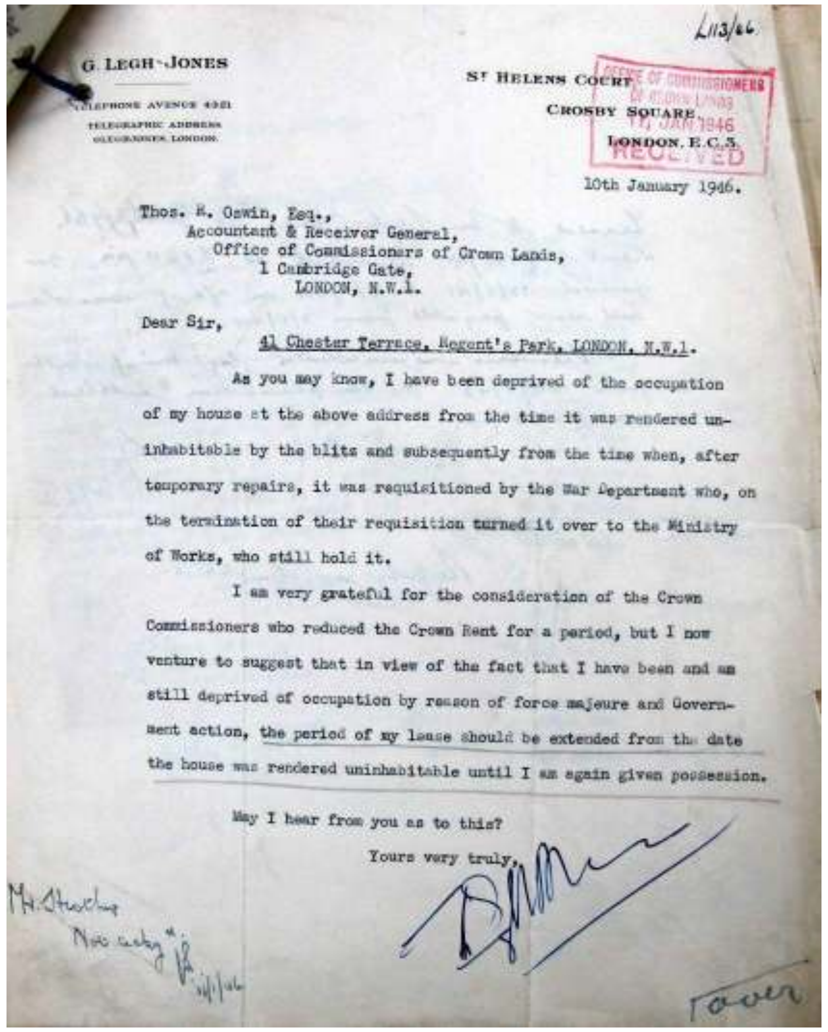
Figure 12: 1939 Letter informing Crown Estate of the fire.

In 1936, there was a fire that damaged second floor dressing room. The letter from the resident of that time, Mr Jones (Fig. 14), describes the damage on the property:

1941- 1946 War Damage

Records show (see Appendix 5 for details) that No. 41 suffered from bomb damage to the roof, windows, ceilings and stair landings. It was declared uninhabitable and was later requisitioned by the War Office for use as the offices, similar to the rest of the terrace.

Figure 13: Photograph taken in 1943, shows 41 and 42, Regents Park elevation damage to the windows



L113/46

G. LEGH-JONES

TELEPHONE AVENUE 4321

ST HELENS COURT
CROSBY SQUARE,
LONDON, E.C.3.

OFFICE OF COMMISSIONERS OF CROWN LANDS
11 JAN 1946
RECEIVED

10th January 1946.

Thos. H. Oswin, Esq.,
Accountant & Receiver General,
Office of Commissioners of Crown Lands,
1 Cambridge Gate,
LONDON, N.W.1.

Dear Sir,

41 Chester Terrace, Regent's Park, LONDON, N.W.1.

As you may know, I have been deprived of the occupation of my house at the above address from the time it was rendered uninhabitable by the blitz and subsequently from the time when, after temporary repairs, it was requisitioned by the War Department who, on the termination of their requisition turned it over to the Ministry of Works, who still hold it.

I am very grateful for the consideration of the Crown Commissioners who reduced the Crown Rent for a period, but I now venture to suggest that in view of the fact that I have been and am still deprived of occupation by reason of force majeure and Government action, the period of my lease should be extended from the date the house was rendered uninhabitable until I am again given possession.

May I hear from you as to this?

Yours very truly,

over

Figure 14: 1946 letter from the lessee, Mr Legh-Jones, asking for his lease to be extended due to the fact that house has been requisitioned by War Office and Ministry of Works after that.

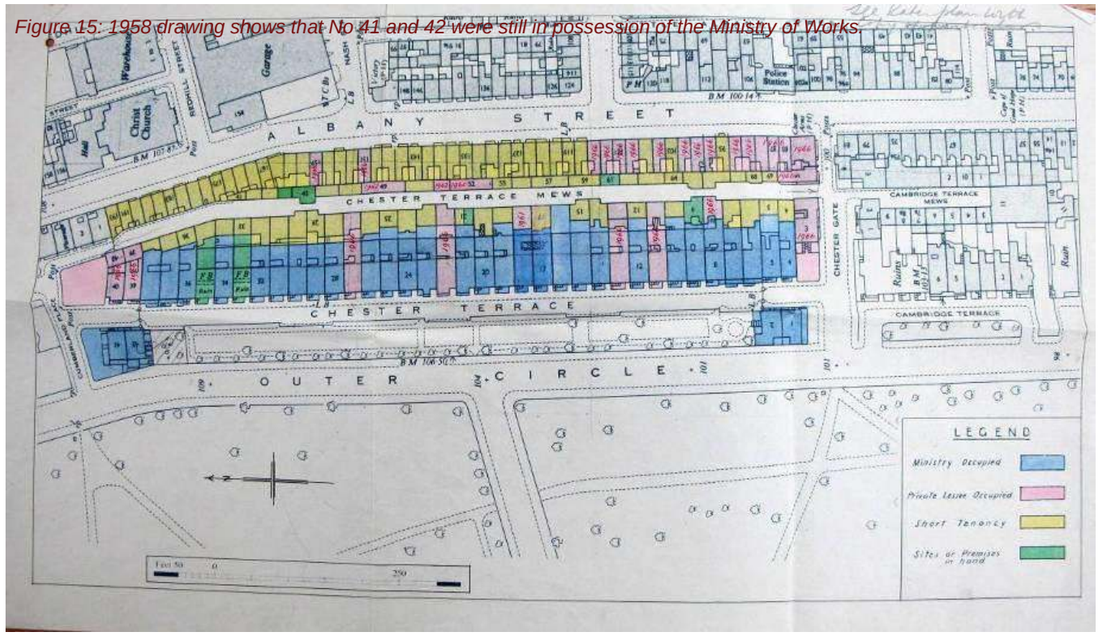


Figure 15: 1958 drawing shows that No 41 and 42 were still in possession of the Ministry of Works.

The repairs to No 41 during the war were just temporary, and further works to the building were undertaken as a part of the overall strategy of repairs to the Terraces, after the War.

Post War Period

The post-war period has seen major changes to the buildings, while recorded responses to the problem of the state of the buildings reflect the wider development of attitudes to historic buildings.

The decline of the Terraces accelerated during the Second World War, which precipitated significant changes to the buildings of Nash's project. The lack of building materials and craft skills during the war, but also the Crown Estate's failure to undertake even "the most elementary protective repairs" continued decay: in 1945 there was scarcely "a single terrace ... which does not give the impression of hopeless dereliction ..."[2]

In April 1945 – the war yet to end – the Royal Fine Art Commission advised that the Terraces should be retained only as front and side elevations or facades 'in the most advantageous and economical way, having regard to post-war requirements', supporting the ideas of the Crown Estate's architect, Louis de Soissons, for taking 'full advantage of the backland' areas.[3]

In 1946 the Atlee government set up the Gorrell Committee to investigate the future of the terraces. The Committee reported in 1947, giving as its main conclusion: '*We are unanimously of the opinion that the Nash Terraces are of national interest and importance and that they should be preserved as far as that is practicable and without strict regard to the economics of 'prudent' estate management.'*

In the long term, the Committee sought the residential use of the terraces, criticizing the Ministry of Works for occupying the majority of the houses in the terraces as offices, an arrangement which they noted was due to end in December 1952.

In 1957 – ten years after the publication of the Gorrell Report – the newly-reconstituted Crown Estate Commissioners issued the first of three statements entitled: *The future of the Regent's Park Terraces.*[4]

The Commissioners developed an approach over seven years which essentially abandoned many of the major recommendations of the Gorrell Committee. They also rejected the suggestion that they seek government funds to preserve the terraces, preferring to work with private developers, even though that approach required that a number of the buildings should not revert to residential use, while the 'first-class residential accommodation' sought by the private sector meant that 'the lower income groups' would be excluded from occupation of the houses facing the Park.[5]

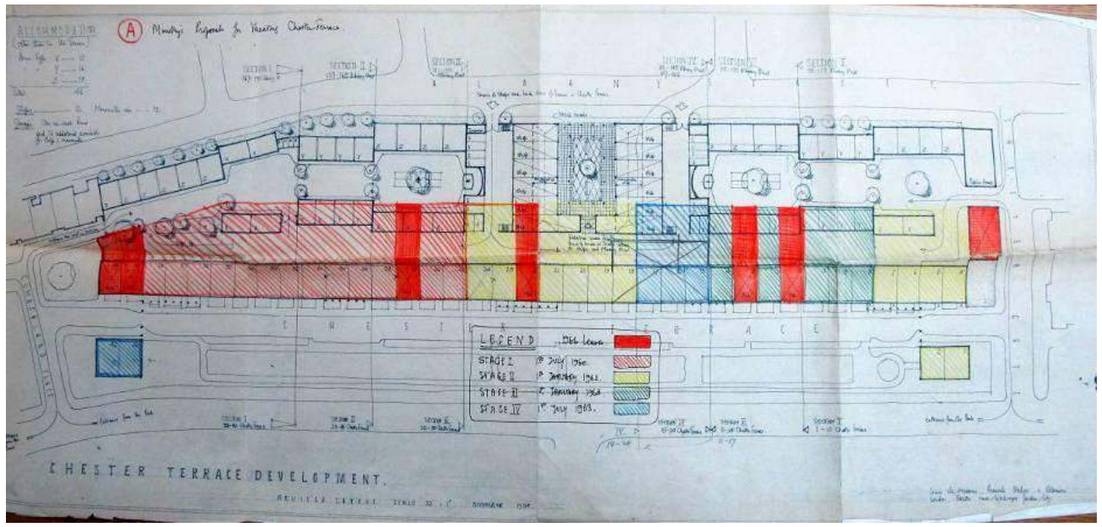


Figure 16: 1959 Sketch plan dating from 1961, showing stages of upgrade to Chester Terrace. Nos. 41 and 42 were in 1963 phase of the re-development

Most of the redevelopment works and restoration of these buildings were carried out in the late 1950's and 1960's by architects The Louis de Soissons Partnership. The renowned architectural historian Sir

[2] *The Gorrell Report, p. 10 and 16.*

[3] *Gorrell Report, p. 7.*

[4] *The Crown Estate, The future of the Regent's Park Terraces. Statement by the Crown Estate Commissioners (London, HMSO, 1957), dated 28 November 1957; Second Statement, dated 19 March 1959; Third Statement, dated 14 June 1962.*

[5] *Crown Estate, [First] Statement (1957) p. 4, 13 and 12, 'To assist in these conversions, we shall need some latitude to use parts of the buildings not facing the Park for some non-residential uses.' Second Statement (1959) p. 7 and 18 development at Cumberland Market 'for people in the lower income groups who will be unable to pay the rents which will have to be charged for the Terrace flats.'*

John Summerson advised the Crown Estate and the Louis de Soissons Partnership during the restoration work.

In 1962, on the east side of the Park, the Commissioners announced that at Chester Terrace 'the whole of the internal construction of each house is new'.

1960's works have resulted in loss of most of the original fabric throughout of the Terraces, including No 41 and 42.

A plan dating 1961 shows complete replacement of the roof, as well as installation of the lifts to both houses.

NASH TERRACE HAS FACE LIFT

Renovating and modernising fine architecture is one of the most difficult of a contractor's jobs. Chester Terrace, Regents Park, 130 years old, has to undergo this treatment and be preserved by Holland & Hannen and

Cubitts (Great Britain), Ltd., at a cost of £1,750,000, in four stages over a period of four years.

The interior of the 42 houses in the terrace will be rebuilt as modern homes. Outside, the terrace will retain its Nash frontage and will be rebuilt exactly in its original form, where it is necessary to fill gaps caused by bomb damage.

WEDNESDAY APRIL 3 1963

TOWN

CHESTER TERRACE

HOUSES OF CHARACTER AND DISTINCTION

in an unrivalled position facing

REGENT'S PARK

Originally designed and built by Nash

Now in course of complete restoration

The bold sweep of the original facade as designed by Nash has been retained but the interior of each house has been entirely rebuilt to combine

THE DIGNITY AND PROPORTIONS OF THE REGENCY PERIOD WITH THE LUXURY AND COMFORT OF MODERN LIVING

Spacious Hall
Dining Room
Double Drawing Room
7 Bedrooms
4 Bathrooms
Large fitted kitchen
Utility Room

PASSENGER LIFT
CENTRAL HEATING
HANDSOME APPOINTMENTS
GARAGE

LEASES FOR 95 YEARS • Ground Rent £1,000 p.a.
PRICE £42,500
Joint Sole Agents:
FOR HALLMARK SECURITIES LTD.
MATCH & CO.
14-15, COLLEGE CRESCENT, N.W.3
PRI 8811
HAMPTON & SONS
6, ARLINGTON STREET, S.W.1
HYD 8222

Figure 17: Newspaper cuttings relating to the re-development of the Terraces.

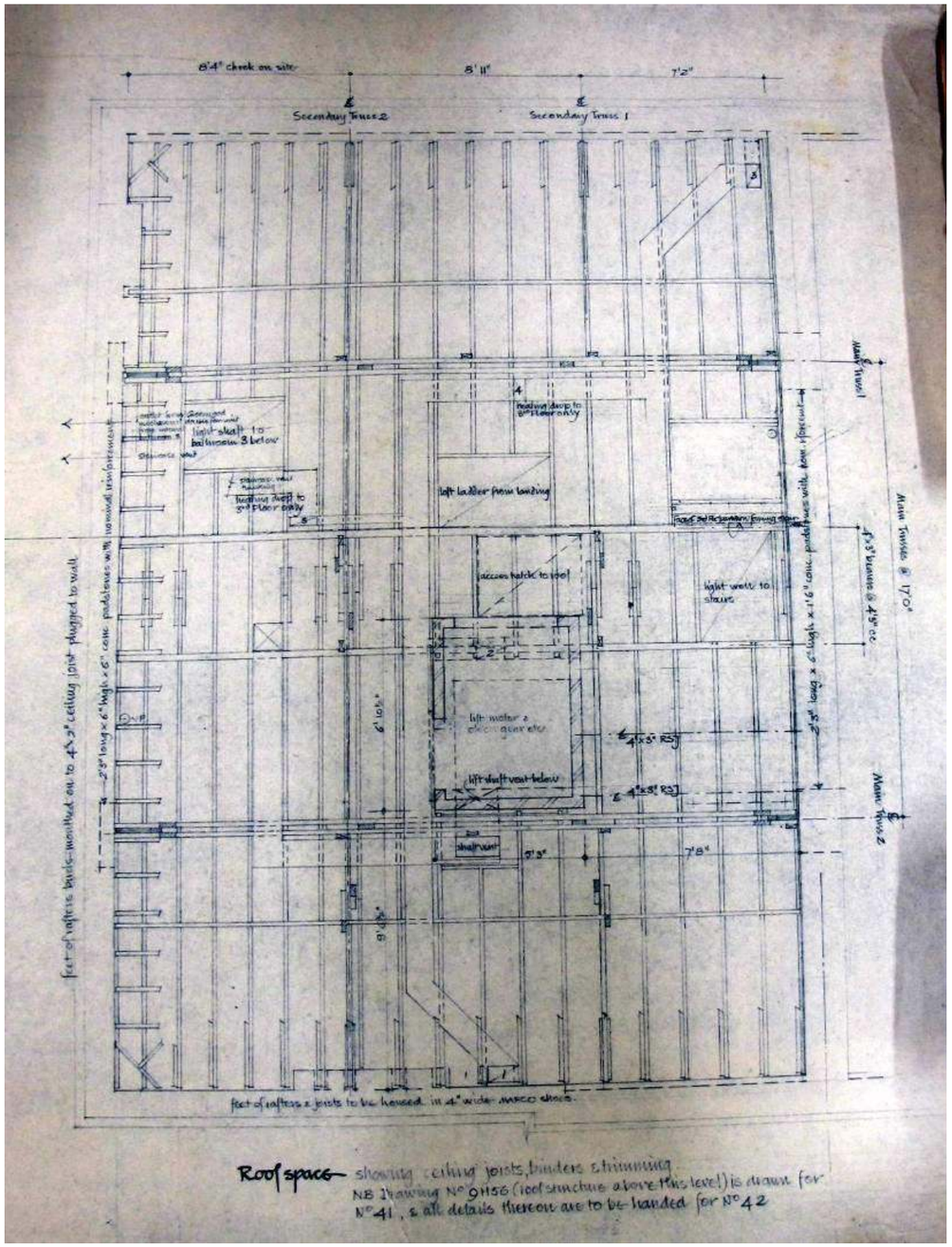


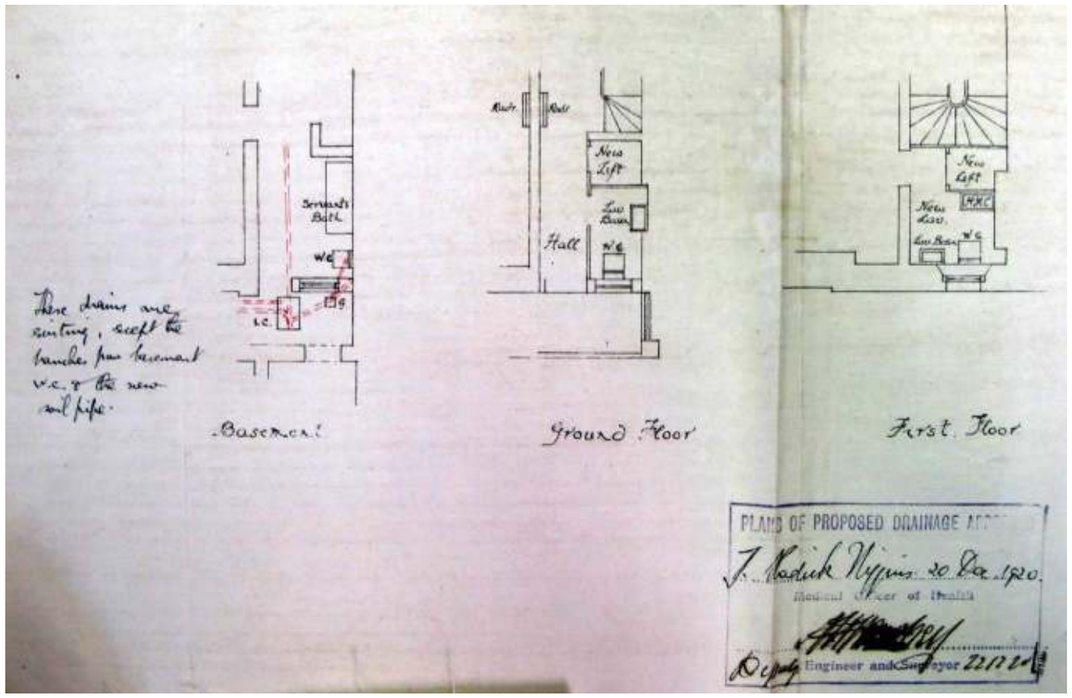
Figure 18: 1961 drawing showing roof-replacement for Nos. 41 and 42, indicating installation of the lifts.

1996, a planning application was granted for alterations to Ground and First Floor (Appendix 6). The alterations included removal of the partition walls, erecting new partitions, re-locating existing WC, creating large dining room, and kitchen (originally in basement).

In 2004, another application was submitted and granted for a major overhaul of the interiors (See plans in Appendix 7). This proposal has been executed, as proposed. This has resulted in virtually all the significant fabric other than the central party wall, being removed, including partitions and joinery, replacing the parts of the stairs, new doors, and other joinery.

9.3.2 42 Chester Terrace

The earliest records found for this house, were plans dating from 1920, which show that a lift had already been installed in the house, involving significant changes to the entrance lobby and relationship to the stairs. (See Fig 21).



Following these, 1932 plans show changes proposed to all floors, involving new openings on various partition walls, replacement of the fireplaces, and other and other significant alterations and removals. See Fig 2

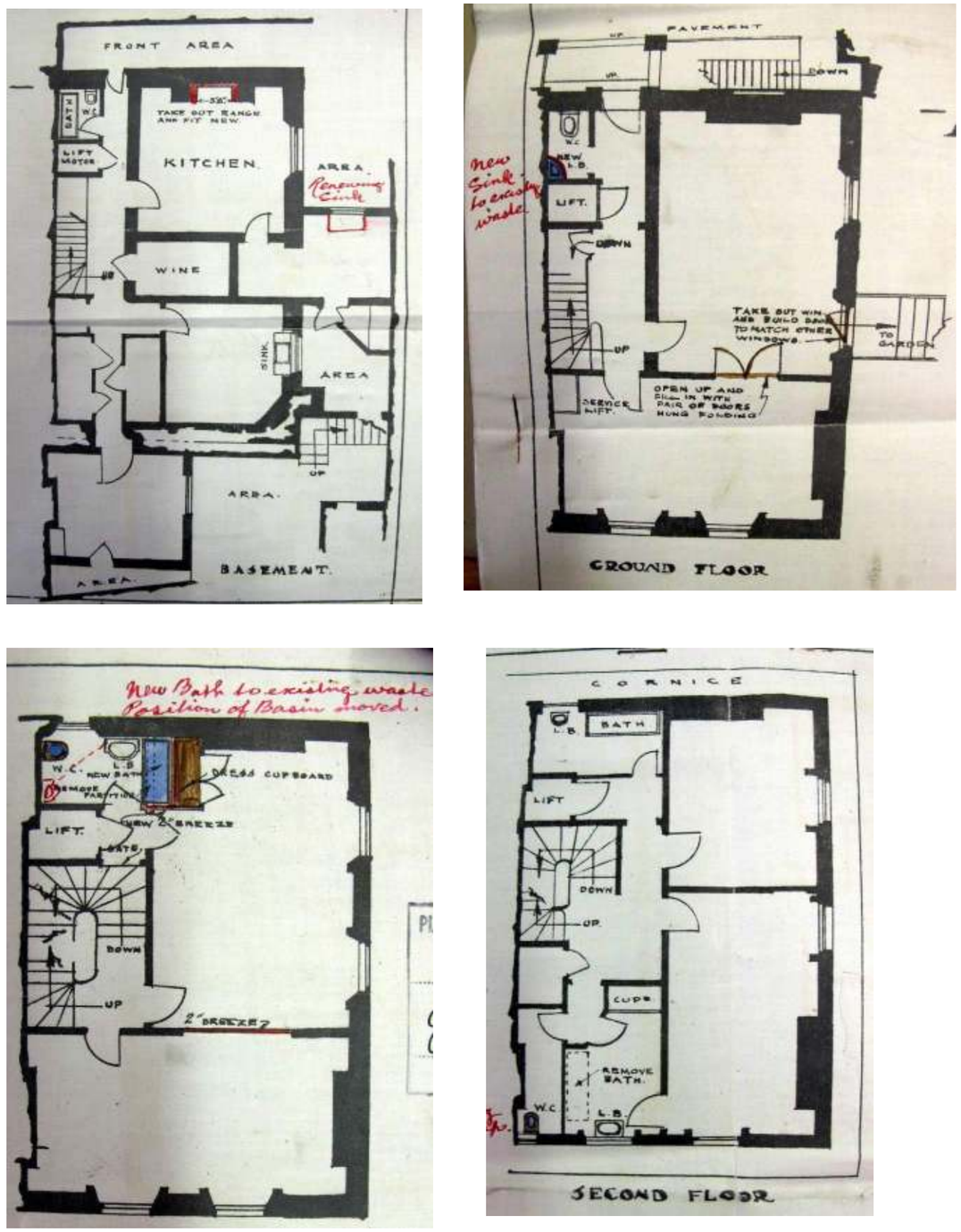


Figure 20: 1932 drawing showing changes proposed in the basement and ground floor. There is a proposed opening between front and rear room on the ground floor, as well as the window being replaced with a new door.

It is considered that it is likely that during major works to all houses in the Terraces in 1960's, No. 42 has also been re-modelled, to incorporate new lift. The current stair must have been replaced possibly at the same time or in 1988, when a planning application for internal repairs was granted. The stairs shown on 1932 plans has different size and layout to the current staircase.

Also, comparison of these plans, allow us to deduce that entrance door to No 42 (opening and the door) has been changed, and is not original. All floors were changed and their levels adjusted to meet requirements of the new stair levels.

In 1988, house had been remodelled, and although it was not possible to locate drawings of the proposals, the site survey revealed significant interventions to the interiors.

In 1994, planning permission was awarded for "erection of infill extension in the basement well area and associated external alterations."

Another planning application dated 2008, was approved for removal of window at basement level and replacement with double door and side light of matching style.

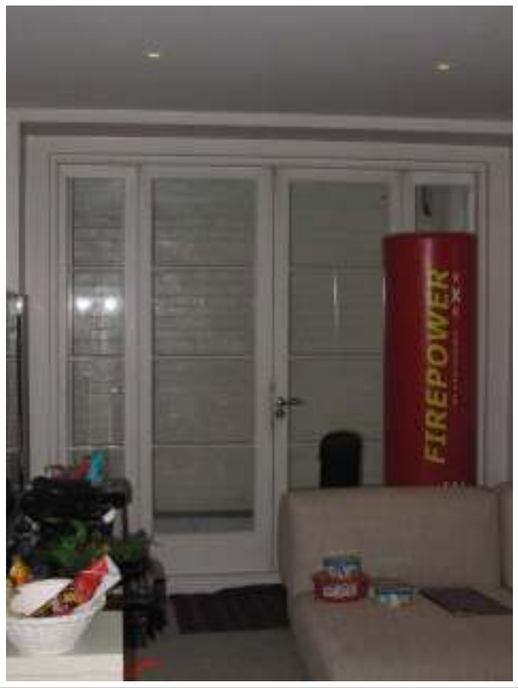
APPENDIX 2: PLANNING HISTORY

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2014/7886/P	41-42 Chester Terrace London NW1 4ND	Variation of condition 3 (in accordance with approved plans) to extend increased depth of 1593mm to plunge pool for full width of basement granted under reference 2014/2872/P dated 22/09/14.	REGISTERED	09-01-2015	
2014/5315/L	41 Chester Terrace London NW1 4ND	Amendments to approved applications 2013/1888/L and 2013/1426/P, including internal alterations and proposed changes to demolition.	FINAL DECISION	29-08-2014	Granted
2014/4977/P	41 Chester Terrace London NW1 4ND	Amendments to approved applications 2013/1888/L and 2013/1426/P, including proposed changes to demolition schedule, internal alterations, external repairs including repairs to exterior walls, boundary walls, adjustment to rooflight, bespoke metal grilles over lightwell, ship ladder to external hatch, balcony railings, boundary railings and the installation of 5 X security cameras to external facades of building.	FINAL DECISION	29-08-2014	Granted
2014/4921/L	41 Chester Terrace London NW1 4ND	Temporary removal of railings to west elevation during the course of construction works (to be reinstated once work is complete).	FINAL DECISION	13-08-2014	Granted
2014/2938/L	41-42 Chester Terrace London NW1 4ND	Construction of a single storey basement extension adjacent to the existing property and within the grounds of the garden. Construction of a subterranean link between the new basement and the existing basement, all in connection with the existing residential dwelling.	FINAL DECISION	20-05-2014	Granted Subject to a Section 106 Legal Agreement
2014/2872/P	41-42 Chester Terrace London NW1 4ND	Construction of a single storey basement extension adjacent to the existing property and within the grounds of the garden. Construction of a subterranean link between the new basement and the existing basement, all in connection with the existing residential dwelling.	FINAL DECISION	20-05-2014	Granted Subject to a Section 106 Legal Agreement
2013/7694/P	41 Chester Terrace London NW1 4ND	Details of hard and soft landscaping (condition 6) of planning permission (2013/1426/P) dated 12/06/2013 for conversion to a dwelling house.	FINAL DECISION	18-12-2013	Granted
2013/7692/L	41 Chester Terrace London NW1 4ND	Details of structural report and method statement in relation to condition 5 of listed building consent ref: 2013/1888/L dated 12/6/13, for unification of 41 and 42 Chester Terrace.	FINAL DECISION	10-12-2013	Granted
2013/4821/P	Outer Circle, S/O 41 Chester Terrace, London NW1 4ND	Installation of 1 x BT cabinet on public footway	FINAL DECISION	31-07-2013	Prior Approval Required - Approval Given
2013/1888/L	41 and 42 Chester Terrace London NW1 4ND	Conversion of two existing adjoining houses at Nos. 41 and 42 Chester Terrace to form a single family dwelling.	FINAL DECISION	March 2013	Granted
2013/1426/P	41 and 42 Chester Terrace London NW1 4ND	Conversion of two existing adjoining houses at Nos. 41 and 42 Chester Terrace to form a single family dwelling.	FINAL DECISION	March 2013	Granted

2012/3769/T		DD - (TPO Ref: C445a) FRONTING OUTER CIRCLE: 1 x Maple - Fell - DD.	FINAL DECISION	19-07-2012	Approve Emergency Works (TPO)
2012/3770/T	41 Chester Terrace London NW1 4ND	(TPO Ref: C445a) FRONTING CUMBERLAND PLACE: 1 x Maple - Fell.	FINAL DECISION	19-07-2012	Approve Works (TPO)
2003/3688/L	41 Chester Terrace London NW1 4ND	Various alterations, including reconfiguration of internal layout of the accommodation on all floors.	FINAL DECISION	12-01-2004	Granted
2004/3126/T	41 Chester Terrace London NW1 4ND	FRONT GARDEN 1 x Prunus, 2 x Norway Maple, 1 x Eucalyptus - fell.	FINAL DECISION	27-07-2004	Objection to Works to Tree(s) in a CA
2004/4393/T	41 Chester Terrace London NW1 4ND	(TPO ref C445) FRONT GARDEN 1 x Eucalyptus - Fell and remove stump. 2 x Norway Maple - 30% crown thin and reshape. Deadwood crown as required. 1 x Prunus - Felll and remove stump.	FINAL DECISION	13-10-2004	Approve Works (TPO)
2004/4483/L	41 Chester Terrace London NW1 4ND	Removal of existing railings and bridge to lightwell and replacement with new railings and bridge, and ancillary works to stonework.	FINAL DECISION	26-10-2004	Granted
LS9904515	41 Chester Terrace, NW1	The excavation of a two storey side extension below ground level together with internal alterations and landscaping, as shown by drawing numbers 0344/P1D, P2C, P3C, P4C, 12B, 13A & 16A.	APPEAL DECIDED	11-11-1999	Refuse Listed Building Consent
PS9904514	41 Chester Terrace, NW1	The excavation of a two storey side extension below ground level together with internal alterations and landscaping, as shown by drawing numbers 0344/P1D, P2C, P3C, P4C, 12B, 13A & 16A.	APPEAL DECIDED	11-11-1999	Refuse Planning Permission
PE9900251	41 Chester Terrace, NW1	The formation of a two storey side extension below ground level. (plans submitted)	FINAL DECISION	07-04-1999	Withdrawn Application
LE9900252	41 Chester Terrace, NW1	The formation of a two storey side extension below ground level. (plans submitted)	FINAL DECISION	07-04-1999	Withdrawn Application
TC9706355	41 Chester Terrace NW1	Reduction of one Plum Tree and one Maple in rear garden	FINAL DECISION	18-06-1997	No objection to works-TCA-Council spec
L9603127	41 Chester Terrace, NW1	Alterations to ground and first floor interiors, as shown by drawing numbers GR010/01 & 02A.	FINAL DECISION	14-10-1996	Grant L B Consent with Conditions
Application Number	Site Address	Development Description	Status	Date Registered	Decision

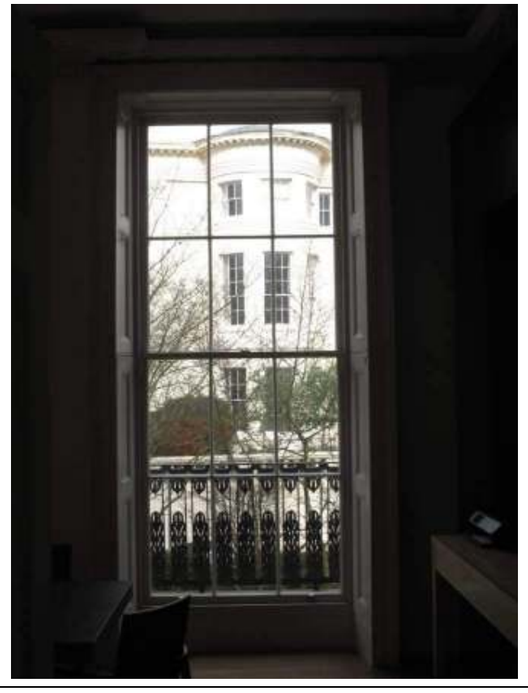
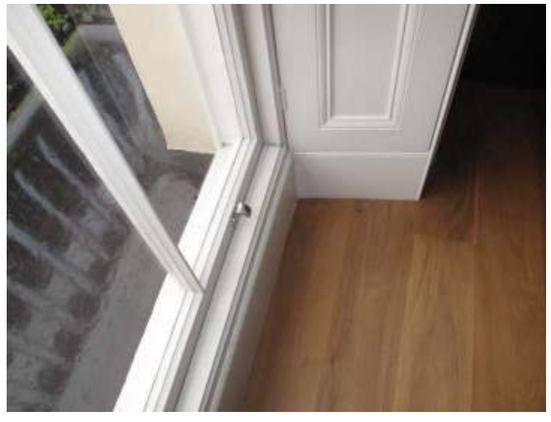
2013/0377/P	pavement adjacent to 41-42 Chester Terrace London NW1 4ND	Installation of 1 x BT equipment cabinet on footway.	REGISTERED	24-01-2013	
2009/2957/L	42 Chester Terrace London NW1 4ND	Removal and replacement of existing window at basement level with single glazed French window of matching width.	FINAL DECISION	20-08-2009	Granted
2008/0871/L	42 Chester Terrace London NW1 4ND	Replacement of an existing window at lower ground floor level with a double door and side light.	FINAL DECISION	16-04-2008	Granted
2007/2243/T	42 Chester Terrace, London, NW1 4ND	FRONT GARDEN, FRONTING THE OUTER CIRCLE: 1 x Lime - Reduce crown by 30% and shape. Lift to 6m above ground level. 1 x Leyland Cypress - Reduce by 40% in height and shape. 1 x False Acacia - Reduce stump to hedge height. FRONT/SIDE GARDEN: 1 x Leyland Cypress - Reduce by 40% in height and shape to hedge. 1 x Leyland Cypress - Reduce by 40%in height and shape. 1 x Apple - Reduce right hand side overhanging pavement by 50% to balance.	FINAL DECISION	11-05-2007	No Objection to Works to Tree(s) in CA
2005/3492/T	42 Chester Terrace, London, NW1 4ND	SIDE GARDEN: 1 x Mulberry - Thin by 30%.	FINAL DECISION	18-08-2005	No Objection to Works to Tree(s) in CA
8870369	42 Chester Terrace NW1	Alterations of internal partition walls on the basement ground first second and third floors as shown on drawing nos:7391/01;8262/30A and 8262/31	FINAL DECISION	01-08-1988	Grant List.Build. or Cons.Area Consent
9401891	42 Chester Terrace NW1	The erection of infill extension in the basement well area and associated external alterations. as shown on drawing numbers A9452C/01E 002C 03E 04C 05 & 06C and S/01B 02B & 03 and 4 unnumbered photographs as revised by letters dated 22 December 1994 10 February 1995 28 April 1995 and 28 June 1995.	FINAL DECISION	08-12-1994	Grant Full or Outline Planning Permission.
9470374	42 Chester Terrace NW1	The erection of infill extensions in the basement well area together with external and internal alterations. as shown on drawing numbers A9452C/01E 02C 03E 04C 05 & 06C and S/01B 02B & 03 and 4 unnumbered photographs as revised by letters dated 22 December 1994 10 February 1995 28 April 1995 and 28 June 1995.	FINAL DECISION	08-12-1994	Grant List.Build. or Cons.Area Consent
9492331	42 Chester Terrace Regents Park NW1	Seeking permission to carry out the following:- Rear Garden: Robinia acacia remove major deadwood and reduce and balance crown to reshape. Lime lift crown to height reduce crown 30% thin 20%	FINAL DECISION	04-11-1994	Approve works(TPO)specified by Council
10	42 Chester Terrace NW1	Pollarding of Lime tree.	FINAL DECISION	30-09-1992	Refuse Tree works/suggest altern.action

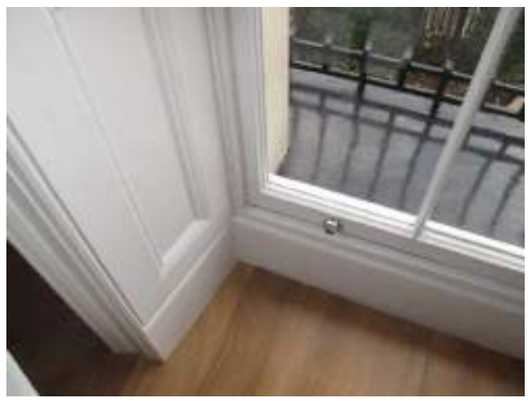
APPENDIX 3: WINDOWS PHOTOGRAPHIC SURVEY

NUMBER 41				
FLOOR	**WINDOW**	**OUTSIDE**	**INSIDE**	**DETAIL**
BASEMENT	WB41-01			
	WB41-02			

NUMBER 41				
	WB41-03			
	WB41-04			
GROUND FLOOR	WG41-01			

NUMBER 41				
	WG41-02			
	WG41-03			

NUMBER 41				
	WG41-04			
1ST FLOOR	WF41-01			

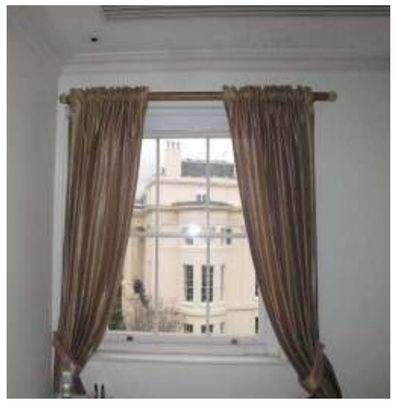
			NUMBER 41	
	F41-02			
	WF41-03			

			NUMBER 41	
	WF41-04			
	WF41-05			

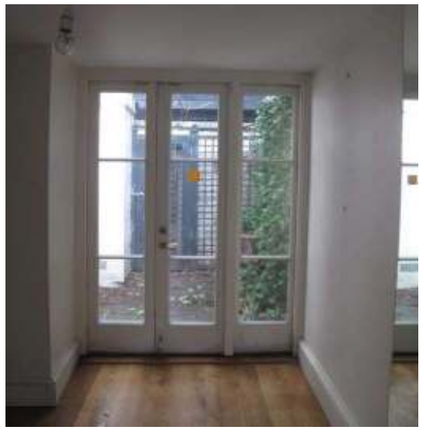
				
NUMBER 41				
2ND FLOOR	WS41-01			
	WS41-02			

				
WS41-03				
NUMBER 41				

	WS41-04			
	WS41-05			
NUMBER 41				

	WS41-06			
3rd FLOOR	WT41-01			
	WT41-02			
NUMBER 41				

	WT41-03			
	WT41-04			
	WT41-05			
NUMBER 42				

FLOOR	WINDOW	OUTSIDE	INSIDE	DETAIL
BASEMENT	WB42-01			
	WB42-02			
	WB42-03			
NUMBER 42				

	WB42-04	**NO ACCES**		
GROUND FLOOR	WG42-01			
NUMBER 42				

	WG42-02			
	WG42-03			
NUMBER 42				

	WG42-04			
1ST FLOOR	WF42-01			
NUMBER 42				

	WF42-02			
	WF42-03			

NUMBER 42				
	WF42-04			
	WF42-05			

NUMBER 42				
2ND FLOOR	WS42-01			
	WS42-02			

NUMBER 42				
	WS42-03			
	WS42-04			
	WS42-05			

NUMBER 42				
3RD FLOOR	WT42-01			
	WT42-02			
	WT42-03			

NUMBER 42				
	WT42-04			
	WT42-05			

APPENDIX 4: SLHA WINDOWS SCHEDULE

WINDOW			WINDOW TYPE									GLAZING	
Number	**Window Number**	**Elevation**	**Description**	**Structural Opening**	**Date/ Significance**	**Width mm (approx - to be checked on site)**	**Height mm (approx - to be checked on site)**	**Fixed/ Open**	**Material/Finish**	**Condition**	**Repair Works**	**Existing Type**	**Proposed Type**
LOWER GROUND FLOOR													
B-10	**W-B41-01**	North	4 over 4 panes sash window	Original opening / altered	None. Modern frame and glazing bars. Modern staff bead, cords and fittings of no significance.	1670	1530	Openable	Timber/ Paint	Fair/ Good.	Replace window to match early design and profile (to be agreed with SLHA and LA/EH/CE) - refer to proposed detail design by MMM Architects.	Modern single plate glass.	New single plate Crown glass. Apply protective film to panes under 800mm.
B-08	**W-B41-02**	North	French doors	Original opening / altered	None. Modern frame and glazing bars. Modern staff bead, cords and fittings of no significance.	NA	NA	Openable	Timber/ Paint	Fair/ Good.	Removed as per consented drawings BB-PF-02 by SLHA April 2014.	Modern single plate glass.	NA
B-08	**W-B41-03**	North	4 over 4 panes sash window	Original opening / altered	None. Modern frame and glazing bars. Modern staff bead, cords and fittings of no significance.	1670	1530	Openable	Timber/ Paint	Fair/ Good.	Replace window to match early design and profile (to be agreed with SLHA and LA/EH/CE) - refer to proposed detail design by MMM Architects.	Modern single plate glass.	New single plate Crown glass. Apply protective film to panes under 800mm.
B-08	**W-B41-04**	West	3 panes casement window	Original opening	None. Modern frame and glazing bars. Modern staff bead, cords and fittings of no significance.	NA	NA	Openable	Timber/ Paint	Fair/ Good.	To be removed and blocked to fit new design.	Modern single plate glass.	NA
B-02	**W-B42-01**	South	3 over 3 panes sash window	Original opening	None. Modern frame and glazing bars. Modern staff bead, cords and fittings of no significance.	1420	1530	Openable	Timber/ Paint	Fair/ Good.	Replace window to match early design and profile (to be agreed with SLHA and LA/EH/CE) - refer to proposed detail design by MMM Architects.	Modern single plate glass.	New single plate Crown glass. Apply protective film to panes under 800mm.
B-03	**W-B42-02**	South	French doors with 3x3 panes (fixed side panes)	Modern opening	None. Modern frame and glazing bars. Modern staff bead, cords and fittings of no significance.	TBC check on site	TBC check on site	Openable	Timber/ Paint	Fair/ Good.	Replace french doors and fixed pane to match early design and profile (to be agreed with SLHA and LA/EH/CE) - refer to proposed detail design by MMM Architects.	Modern single plate glass.	Double Glazing.
B-03	**W-B42-03**	South	French doors with 3x3 panes (fixed side panes)	Modern opening	None. Modern frame and glazing bars. Modern staff bead, cords and fittings of no significance.	TBC check on site	TBC check on site	Openable	Timber/ Paint	Fair/ Good.	Replace french doors and fixed pane to match early design and profile (to be agreed with SLHA and LA/EH/CE) - refer to proposed detail design by MMM Architects.	Modern single plate glass.	Double Glazing.
B-03	**W-B42-04**	South	3 over 3 panes sash window	Original opening	None. Modern frame and glazing bars. Modern staff bead, cords and fittings of no significance.	1260	1530	Openable	Timber/ Paint	Fair/ Good.	Replace window to match early design and profile (to be agreed with SLHA and LA/EH/CE) - refer to proposed detail design by MMM Architects.	Modern single plate glass.	New single plate Crown glass. Apply protective film to panes under 800mm.
GROUND FLOOR													

WINDOW			WINDOW TYPE									GLAZING	
G-08	**W-G41-01**	North	Round-arched 6 over 6 sash window.	Original opening	High. Early frame and glazing bars. Modern staff bead, cords and fittings of no significance.	1250	2520	Currentely sealed. To make it openable.	Timber/ Paint	Fair/Good. The window has been sealed.	Retain existing window. Repair and overhaul (refer to Ventrolla schedules).	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass) except for 4 panes (probably early). Covered by protective plastic coating internally.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Historic glazing to be retained (4 panes - to be confirmed on sited by SLHA). Remove adhesive film and replace to panes under 800mm.
G-04	**W-G41-02**	North	Round-arched sash window with "dwarf" doors under the window.	Original opening	High. Early frame and glazing bars. Modern plywood on "dwarf" doors. Two later date glazing bars on lower sash of no significance (poor repair). Modern staff bead, cords and fittings of no significance.	1250	2520 (+ 600 dwarf doors)	Openable	Timber/ Paint	Fair/ Good.	Retain existing window. Repair and overhaul (refer to Ventrolla schedules). Replace "dwarf doors" to match historic design and profile (As a guidance W-G42-02. To be agreed with SLHA and LA/EH/CE).	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass) except for 3 panes (probably early). Covered by protective plastic coating internally.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Remove and replace adhesive film to panes under 800mm.
G-04	**W-G41-03**	West	Round-arched 6 over 6 sash window.	Original opening	High. Early frame and glazing bars. Modern staff bead, cords and fittings of no significance.	1250	2520	Currentely sealed. To make it openable.	Timber/ Paint	Fair/ Good.	Retain existing window. Repair and overhaul (refer to Ventrolla schedules).	Single Glazing (3-4 mm). Modern (blown or horicultural plate glass). Covered by protective plastic coating internally.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Remove and replace adhesive film to panes under 800mm.
G-04	**W-G41-04**	West	Round-arched 6 over 6 sash window.	Original opening	High. Early frame and glazing bars. Two later date glazing bars on lower sash of no significance. Modern staff bead, cords and fittings of no significance.	1250	2520	Currentely sealed. To make it openable.	Timber/ Paint	Fair/ Good.	Retain existing window. Repair and overhaul (refer to Ventrolla schedules).	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass) except for 2 panes (probably early). Covered by protective plastic coating internally.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Historic glazing to be retained (3 panes - to be confirmed on sited by SLHA). Remove adhesive film and replace to panes under 800mm.
G-02	**W-G42-01**	South	Round-arched 6 over 6 sash window.	Original opening	Low. Later date frame and glazing bars. Modern staff bead, cords and fittings of no significance.	1250	2520	Openable	Timber/ Paint	Fair/ Good.	Replace top and bottom sashes to match early profile (to be agreed with SLHA AND LA/EH/CE - as a guidance W-F41.02). Refer to Ventrolla schedules.	Modern single plate glass.	New single plate Crown glass to new sashes (12 panes). Apply adhesive film to panes under 800mm.
G-02	**W-G42-02**	South	Round-arched 6 over 6 sash window with "dwarf" doors under the window.	Original opening	High. Early frame, glazing bars and "dwarf doors". Modern staff bead, cords and fittings of no significance.	1250	2520	Openable	Timber/ Paint	Fair/ Poor ("dwarf doors")	Retain existing window. Repair and overhaul. Replace "dwarf doors" to match existing historic profile and design. Refer to Ventrolla schedules.	Modern single plate glass.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Apply adhesive film to panes under 800mm.

WINDOW			WINDOW TYPE								GLAZING	
G-03	**W-G42-03**	West	Round-arched 6 over 6 sash window.	Original opening	High. Early frame and glazing bars (top moulding completely eroded). One later date glazing bars on lower sash of no significance. Modern staff bead, cords and fittings of no significance.	1250	2520	Openable	Timber/ Paint	Fair/ Good.	Retain existing window. Repair and overhaul. Replace later date glazing bar to match historic profile. Refer to Ventrolla schedules.	Modern single plate glass.	Glaze new 2 panes panes of glass in bottom sash. Replace modern damaged/scratched panes of glass with single plate Crown glass. Apply adhesive film to panes under 800mm.
G-03	**W-G42-04**	West	Round-arched 6 over 6 sash window.	Original opening	Top - High. Early frame and glazing bars. Bottom - Low. Later replacement. General: Modern staff bead, cords and fittings of no significance.	1250	2520	Openable	Timber/ Paint	Fair/ Good.	Retain window and overhaul. Refer to Ventrolla schedules.	Top - Modern single plate glass (x2) and probably early glazing (x4). Bottom - Modern single plate glass.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Historic glazing to be retained (4 panes - to be confirmed on sited by SLHA). Apply adhesive film to panes under 800mm.
FIRST FLOOR													
F-07	**W-F41-01**	North	6 over 6 panes sash window.	Original opening	High. Early frame and glazing bars. Modern staff bead, cords and fittings of no significance.	1250	2980	Openable	Timber/ Paint	Fair. Loose sashes.	Retain existing window. Repair and overhaul. Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Top- Probably early glazing (6 panes). Bottom- Modern (blown or horicultural plate glass). Covered by protective plastic coating internally.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Historic glazing to be retained (6 panes - to be confirmed on sited by SLHA). Remove and replace adhesive film to panes under 800mm.
F-05	**W-F41-02**	North	6 over 6 panes sash window.	Original opening	High. Early frame and glazing bars. One glazing bar on lower sash repaired badly and pieced in of no significance. Modern staff bead, cords and fittings of no significance.	1250	2980	Openable	Timber/ Paint	Fair/ Good.	Retain existing window. Repair and overhaul. Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass) except for 3 panes (probably early). Covered by protective plastic coating internally.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Historic glazing to be retained (3 panes - to be confirmed on sited by SLHA). Remove and replace adhesive film to panes under 800mm.

WINDOW			WINDOW TYPE									GLAZING	
F-05	**W-F41-03**	West	6 over 6 panes sash window.	Original opening	High. Early frame and glazing bars. Modern cords and fittings of no significance. (Temporarily removed for mock-up samples)	1250	2980	Openable	Timber/ Paint	Fair/ Good.	Reinstate. Retain existing window. Repair and overhaul. Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass) except for 2 panes (probably early). Covered by protective plastic coating internally.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Historic glazing to be retained (2 panes - to be confirmed on sited by SLHA). Remove and replace adhesive film to panes under 800mm.
F-05	**W-F41-04**	West	6 over 6 panes sash window.	Original opening	High. Early frame and glazing bars. Modern cords and fittings of no significance. (Temporarily removed for mock-up samples)	1250	2980	Openable	Timber/ Paint	Fair/ Good.	Reinstate. Retain existing window. Repair and overhaul. Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass) except for 5 panes (probably early). Covered by protective plastic coating internally.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Historic glazing to be retained (5 panes - to be confirmed on sited by SLHA). Remove and replace adhesive film to panes under 800mm.
F-01	**W-F41-05**	East	Round-arched double hung 9 over 6 sash.	Original opening	High. Early frame and glazing bars. Modern staff bead, cords and fittings of no significance.	795	2720	Openable	Timber/ Paint	Fair. Loose sashes.	Retain existing window. Repair and overhaul. Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass) except for 2 panes (probably early). Covered by protective plastic coating internally.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Historic glazing to be retained (2 panes - to be confirmed on sited by SLHA). Remove and replace adhesive film to panes under 800mm.
F-02	**W-F42-01**	South	6 over 6 panes sash window.	Original opening	Medium. Early frame and glazing bars, badly damaged by several pieced in with thicker profiles. Modern staff bead, cords and fittings of no significance. Existing cill in poor condition.	1250	2980	Openable	Timber/ Paint	Fair/Poor (cill)	Retain existing window. Repair and overhaul. Replace bottom sash to match historic design and profile profile. Possible new timber cill. Refer to Ventrolla schedules.	Modern single plate glass.	New single plate Crown glass to bottom sash (6 panes). Replace modern damaged/scratched panes of top sash with single plate Crown glass. Apply adhesive film to panes under 800mm.
F-03	**W-F42-02**	South	6 over 6 panes sash window.	Original opening	Medium. Early frame and glazing bars, badly damaged by several pieced in with thicker profiles. Modern staff bead, cords and fittings of no significance.	1250	2980	Openable	Timber/ Paint	Fair	Retain existing window. Repair and overhaul. Refer to Ventrolla schedules.	Modern single plate glass.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Apply adhesive film to panes under 800mm.

WINDOW			WINDOW TYPE									GLAZING	
F-04	**W-F42-03**	West	6 over 6 panes sash window.	Original opening	Medium. Early frame and glazing bars, badly damaged by several pieced in with thicker profiles. Modern staff bead, cords and fittings of no significance.	1250	2980	Openable	Timber/ Paint	Fair	Retain existing window. Repair and overhaul. Refer to Ventrolla schedules.	Top - Modern single plate glass (x3) and probably early glazing (x3). Bottom - Modern single plate glass.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Historic glazing to be retained (3 panes - to be confirmed on sited by SLHA). Remove and replace adhesive film to panes under 800mm.
F-04	**W-F42-04**	West	6 over 6 panes sash window.	Original opening	Medium. Early frame and glazing bars, badly damaged by several pieced in with thicker profiles. Modern staff bead, cords and fittings of no significance.	1250	2980	Openable	Timber/ Paint	Fair	Retain existing window. Repair and overhaul. Repair later date glazing bars to match historic profile. Refer to Ventrolla schedules.	Top - Modern single plate glass (x1) and probably early glazing (x5). Bottom - Modern single plate glass.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Historic glazing to be retained (5 panes - to be confirmed on sited by SLHA). Remove and replace adhesive film to panes under 800mm.
F-01	**W-F42-05**	East	Round-arched double hung 9 over 6 sash.	Original opening	High. Early frame and glazing bars. Modern staff bead, cords and fittings of no significance.	795	2720	Openable	Timber/ Paint	Fair. Loose sashes.	Retain existing window. Repair and overhaul. Refer to Ventrolla schedules.	Modern single plate glass.	Replace modern damaged/scratched panes of glass with single plate Crown glass. Remove and replace adhesive film to panes under 800mm.
SECOND FLOOR													
S-12	**W-S41-01**	North	3 over 3 panes sash window.	Original opening	High. Early frame and glazing bars. Modern staff bead, cords and fittings of no significance. Timber cill in poor condition.	1250	1430	Openable	Timber/ Paint	Poor. Loose sashes. Low and top sashes and cill are rotten.	Repair and overhaul. Replace low and bottom sashes to match historic design and profile (W-S41-04 to be confirmed by SLHA). Renew timber cill. Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass) except for 2 panes (probably early). Covered by protective plastic coating internally.	Carefully remove historic panes and re-use when possibble. Glaze new sashes with single plate Crown glass.
S-11	**W-S41-02**	North	3 over 3 panes sash window.	Original opening	Top - High. Early frame and glazing bars. Bottom - Low. Later date replacement. Generally - Modern staff bead, cords and fittings of no significance.	1250	1430	Openable	Timber/ Paint	Poor. Loose sashes. Low and top sashes are rotten.	Repair and overhaul. Replace low and bottom sashes to match historic design and profile (W-S41-04 to be confirmed by SLHA). Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass). Covered by protective plastic coating internally.	Glaze new sashes with single plate Crown glass.
S-11	**W-S41-03**	West	3 over 3 panes sash window.	Original opening	Top - Medium. Later frame and glazing bars; one badly repaired glazing bar. Bottom - Low. Later date replacement. Generally - Modern staff bead, cords and fittings of no significance.	1250	1430	Openable	Timber/ Paint	Poor. Loose sashes. Low and top sashes are rotten.	Repair and overhaul. Replace low and bottom sashes to match historic design and profile (W-S41-04 to be confirmed by SLHA). Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass). Covered by protective plastic coating internally.	Carefully remove historic panes and re-use when possibble. Glaze new sashes with single plate Crown glass.

WINDOW			WINDOW TYPE								GLAZING	
S-08	**W-S41-04**	West	3 over 3 panes sash window.	Original opening	High. Early frame and glazing bars. Modern staff bead, cords and fittings of no significance.	1250	1430	Openable	Timber/ Paint	Poor. Loose sashes. Low and top sashes are rotten.	Repair and overhaul. Replace low and bottom sashes to match historic design and profile (W-S41-04 to be confirmed by SLHA). Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Generally modern (blown or horicultural plate glass) except for 2 panes (probably early). Covered by protective plastic coating internally.	Carefully remove historic panes and re-use when possibble. Glaze new sashes with single plate Crown glass.
S-01	**W-S41-05**	East	4 over 4 panes sash window.	Later date Opening	None. Later date frame and glazing bars. Modern staff bead, cords and fittings of no significance.	690	1440	Openable	Timber/ Paint	Fair/ Good.	Repair and overhaul. Replace low and bottom sashes to match historic design and profile (W-S41-04 to be confirmed by SLHA). Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Modern (blown or horicultural plate glass). Covered by protective plastic coating internally.	Glaze new sashes with single plate Crown glass.
S-01	**W-S41-06**	East	4 over 4 panes sash window.	Later date Opening	None. Later date frame and glazing bars. Modern staff bead, cords and fittings of no significance.	690	1440	Openable	Timber/ Paint	Fair/ Good.	Repair and overhaul. Replace low and bottom sashes to match historic design and profile (W-S41-04 to be confirmed by SLHA). Refer to Ventrolla schedules.	Single Glazing (3-4 mm). Modern (blown or horicultural plate glass). Covered by protective plastic coating internally.	Glaze new sashes with single plate Crown glass.
S-04	**W-S42-01**	South	3 over 3 panes sash window.	Original opening	None. Modern frame and glazing bars. Modern staff bead, cords and fittings of no significance.	1250	1430	Openable	Timber/ Paint	Fair/Poor (cill)	Repair and overhaul. Replace top and bottom sashes to match early profile (to be agreed on site with SLHA - as a guidance W-S41-04). Renew timber cill. Refer to Ventrolla schedules.	Modern single plate glass.	Glaze new sashes with single plate Crown glass.
S-06	**W-S42-02**	South	3 over 3 panes sash window.	Original opening	Medium. Later date frame and glazing bars, of slightly different profile. Modern staff bead, cords and fittings of no significance.	1250	1430	Openable	Timber/ Paint	Fair/Poor (cill)	Repair and overhaul. Few local repairs to both sashes. Renew timber cill. Refer to Ventrolla schedules.	Modern single plate glass.	Replace modern damaged/scratched panes of glass with single plate Crown glass.
S-06	**W-S42-03**	West	3 over 3 panes sash window.	Original opening	Top - High. Early frame and glazing bars. Moulding almost lost. Bottom - Low. Repaired twice. Generally - Modern staff bead, cords and fittings of no significance.	1250	1430	Openable	Timber/ Paint	Fair	Repair and overhaul. Retain existing top sash; repair and overhaul. Replace bottom sash to match historic profile. Refer to Ventrolla schedules.	Modern single plate glass.	Glaze new sashes with single plate Crown glass. Replace modern damaged/scratched panes of glass with single plate Crown glass.
S-07	**W-S42-04**	West	3 over 3 panes sash window.	Original opening	High. Early frame and glazing bars. Repaired several times. Generally - Modern staff bead, cords and fittings of no significance.	1250	1430	Openable	Timber/ Paint	Fair	Repair and overhaul. Few local repairs to both sashes. Refer to Ventrolla schedules.	Modern single plate glass.	Replace modern damaged/scratched panes of glass with single plate Crown glass.
S-01	**W-S42-05**	East	3 over 3 panes (with margin glasses) sash window.	Original opening	Top - High. Early frame and glazing bars. Bottom - Low. Later date. Generally - Modern staff bead, cords and fittings of no significance.	800	1500	Openable	Timber/ Paint	Fair. Loose sashes.	Retain existing top sash; repair and overhaul. Replace bottom sash to match historic profile.	Top - Early glazing . Bottom - Modern single plate glass.	Single Glazing. Historic glazing to be retained (TBC by SLHA)
THIRD FLOOR													
T-08	**W-T41-01**	North	3 over 3 panes sash window.	Original opening	None. Modern frame and glazing bars; staff bead, cords and fittings of no significance.	1245	1370	Openable	Timber/ Paint	Fair/ Poor. Loose sashes. Low sash is rotten.	Repair and overhaul. Replace top and bottom sashes to match historic design and profile (as a guidance W-T41-02 top sash - to be confirmed by SLHA). Refer to Ventrolla schedules.	Modern (blown or horicultural plate glass). Covered by protective plastic coating internally.	Glaze new sashes with single plate Crown glass.

WINDOW			WINDOW TYPE									GLAZING	
T-08	**W-T41-02**	North	3 over 3 panes sash window.	Original opening	Top - High. Early frame and glazing bars. Bottom - None. Modern replacement. Generally - Modern staff bead, cords and fittings of no significance.	1245	1370	Openable	Timber/ Paint	Poor	Repair and overhaul. Replace top and bottom sashes to match historic design and profile (as a guidance W-T41-02 top sash - to be confirmed by SLHA). Refer to Ventrolla schedules.	Top - Probably early glazing. Bottom - Modern single plate glass	Carefully remove historic panes and re-use when possibble. Glaze new sashes with single plate Crown glass.
T-05	**W-T41-03**	West	3 over 3 panes sash window.	Original opening	None. Modern frame and glazing bars; staff bead, cords and fittings of no significance.	1245	1370	Openable	Timber/ Paint	Fair/ Poor. Loose sashes. Low sash is rotten.	Repair and overhaul. Replace top and bottom sashes to match historic design and profile (as a guidance W-T41-02 top sash - to be confirmed by SLHA). Refer to Ventrolla schedules.	Modern (blown or horicultural plate glass). Covered by protective plastic coating internally.	Glaze new sashes with single plate Crown glass.
T-05	**W-T41-04**	West	3 over 3 panes sash window.	Original opening	None. Modern frame and glazing bars; staff bead, cords and fittings of no significance.	1245	1370	Openable	Timber/ Paint	Fair/ Poor. Loose sashes. Low sash is rotten.	Repair and overhaul. Replace top and bottom sashes to match historic design and profile (as a guidance W-T41-02 top sash - to be confirmed by SLHA). Refer to Ventrolla schedules.	Modern (blown or horicultural plate glass). Covered by protective plastic coating internally.	Glaze new sashes with single plate Crown glass.
T-01	**W-T41-05**	East	3 over 3 panes (with margin glasses) sash window.	Original opening	None. Modern frame and glazing bars; staff bead, cords and fittings of no significance.	1245	1370	Openable	Timber/ Paint	Fair/ Poor. Loose sashes. Low sash is rotten.	Repair and overhaul. Replace top and bottom sashes to match historic design and profile (as a guidance W-T41-02 top sash - to be confirmed by SLHA). Refer to Ventrolla schedules.	Modern (blown or horicultural plate glass). Covered by protective plastic coating internally.	Glaze new sashes with single plate Crown glass.
T-02	**W-T42-01**	South	3 over 3 panes sash window.	Original opening	Low. Later date frame and glazing bars. There is not consistency of profiles. Modern staff bead, cords and fittings of no significance. Cill in poor condition.	1245	1370	Openable	Timber/ Paint	Fair/poor (cill)	Repair and overhaul. Replace both sashes to match early profile (to be agreed on site with SLHA - as a guidance W-S41-04). Renew timber cill. Refer to Ventrolla schedules.	Modern single plate glass.	Glaze new sashes with single plate Crown glass.
T-02	**W-T42-02**	South	3 over 3 panes sash window.	Original opening	Low. Later date frame and glazing bars. There is not consistency of profiles. Modern staff bead, cords and fittings of no significance. Cill in poor condition.	1245	1370	Openable	Timber/ Paint	Poor	Repair and overhaul. Replace both sashes to match early profile (to be agreed on site with SLHA - as a guidance W-S41-04). Renew timber cill. Refer to Ventrolla schedules.	Modern single plate glass.	Glaze new sashes with single plate Crown glass.
T-03	**W-T42-03**	West	3 over 3 panes sash window.	Original opening	Low. Later date frame and glazing bars. There is not consistency of profiles. Modern staff bead, cords and fittings of no significance. Cill in poor condition.	1245	1370	Openable	Timber/ Paint	Fair/poor (cill)	Repair and overhaul. Replace both sashes to match early profile (to be agreed on site with SLHA - as a guidance W-S41-04). Renew timber cill. Refer to Ventrolla schedules.	Modern single plate glass.	Glaze new sashes with single plate Crown glass.
T-04	**W-T42-04**	West	3 over 3 panes sash window.	Original opening	Low. Later date frame and glazing bars. There is not consistency of profiles. Modern staff bead, cords and fittings of no significance. Cill in poor condition.	1245	1370	Openable	Timber/ Paint	Fair/poor (cill)	Repair and overhaul. Replace both sashes to match early profile (to be agreed on site with SLHA - as a guidance W-S41-04). Renew timber cill. Refer to Ventrolla schedules.	Modern single plate glass.	Glaze new sashes with single plate Crown glass.
T-01	**W-T42-05**	East	3 over 3 panes (with margin glasses) sash window.	Original opening	Low. Later date frame and glazing bars. There is not consistency of profiles. Modern staff bead, cords and fittings of no significance. Cill in poor condition.	790	1360	Openable	Timber/ Paint	Fair/poor (cill)	Repair and overhaul. Replace both sashes to match early profile (to be agreed on site with SLHA - as a guidance W-S41-04). Renew timber cill. Refer to Ventrolla schedules.	Modern single plate glass.	Glaze new sashes with single plate Crown glass.

APPENDIX 5: VENTROLLA SCHEDULE

By Email : - aaron@mmmarchitects.com

SASH WINDOW RENOVATION SPECIALISTS
London Commercial
Ventrolla House
Unit 5 Peacock Industrial Estate
20 White Hart Lane
London
N17 8DT
Telephone 020 8801 0181
Facsimile 020 8365 1537
Email melvyn.jordan@ventrolla.co.uk
web http://www.ventrolla.co.uk

Ref :- MJ/14/6301

11th September 2014

MMM Architects Ltd
The Banking Hall
26 Maida Vale
London
W9 1RS

Att : - Aaron Thompson

Re : - 41 & 42 Chester Terrace London NW1

We have great pleasure in providing our estimate for supply and installation of the Ventrolla Perimeter Sealing System and associated overhauling work including any repairs identified and itemised as in the following schedule.

The core principle of Ventrolla, that we have up held for over 30 years is the retention of sash and other original wooden windows, achieved through a renovation and performance upgrading service.

Perimeter sealing system performance

- Air permeability - BS EN 12207 Class 3 and BS 6375 (600 Pa – equivalent to 71mph winds).
- Air permeability reduced to 0.4 air-changes per hour lowest recommended level by English Heritage – as tested by Oxley Conservation.
- 30% improvement in WER (Window Energy Rating) - British Board of Agrément (test report number 2756).
- Weatherfin pile manufactured to EN 29009 and designed to BS 7386:1990.
- Sound insulation: Falls within the 6 to 10dB noise reduction range as tested by Hanns Tucker Acoustic Engineers.

(Please note: noise reduction level is dependant upon the condition and location of the windows prior to installation and will therefore vary).

Warranty
Ventrolla provide a **5 year warranty** on all its work as standard, which covers not only the insulation system itself, but also, replacement timber and any repairs carried out during the course of the renovation.

Associations
Ventrolla's ethos and its 30 years of experience in window renovation has created long standing relationships with English Heritage, RIBA, CADW, IHBC and most Conservation Offices/Organisations throughout the UK and Ireland .

Scope of Works
The Ventrolla system is a two part operation. The first part renovates the window or door and the second part provides the performance upgrade by ensuring the window operates correctly and is properly sealed using a unique system and high grade materials.

Preparation

- Remove all existing parting beads and staff beads. With the exceptions of curved head and bowed units where the curved beads will need to be retained and lower staff beads possibly grooved to accept single pile carriers.
- Remove and modifying sashes by easing, adjusting and realigning them.
- Remove any "Barrel Locks" if fitted to the mid rail to permit the installing of the single pile carrier into the rear of the rail and make good
- Remove any restrictor fittings from sash stiles where they are likely to foul the parting beads and make good.
- All sash cords are replaced and the pulleys serviced to ensure free and smooth operation.

Window Performance Upgrading
A perimeter sealing systems using Weatherfin two-piece parting bead comprising of a pile carrier fitted into a U-section is installed to ensure the seal achieves Class 3 of BS6375 -1: 2004 (tested to 600 Pa).

- Mid rail and lower rail of bottom sash are routed to the profile of pile carrier.
- The sealing system is installed to the top of the box, mid rail and bottom rail. A patented Ventrolla parting bead comprising rebated section and weatherfin pile of appropriate height is installed. **(Please note: The special parting bead is not fitted to heads in boxes with curved or bowed heads. The top of the upper sash top rail is grooved out instead and fitted with a single pile carrier plus weatherfin pile).**
- Installing of appropriate height, pinned to stile, sill and head and mastic sealed. **(Please note: there is no pile fitted into special bead pinned to the head).**
- The seal is manufactured from multifilament polypropylene yarn that is silicon treated to be water repellent and UV stabilised.

  The sashes are weighed and the weights adjusted to ensure the window is correctly balanced operate smoothly. **(Please note: Any additional or replacement weights shall be an extra cost to the contract).**
- All exposed and bare wood shall be painted with white acrylic primer to BS5082.
- Windows shall be checked for smooth operation.

Window Repair System

- Any decaying wood is removed back to the sound timber.
- VR90 WS wood stabiliser is applied.
- VR90 filler is used to fill the gaps and is moulded to match the window profile or in the case of larger repairs by splicing in new wood.
- Where tenon joint repairs are required we shall do one or more of the following depending upon the severity of the problem:
    - screw stiles to rails
    - glue and screw/dowel
    - scarf out rot in joint faces and fill using VR90
- If beyond economical repair windowsills are replaced with sapele or miranti hardwood. To install new sills within box sashes the bottom section of the stile linings are removed allowing the new sill to be morticed into the cavity and the existing lining is reinstalled or, if defective, new pieces are fitted.

(Please note: Replacing sills is a major repair and could cause some damage to internal plasterwork. Any plaster repairs required as a result of replacing sills are outside the scope of this contract. Therefore, in the event of damaged plasterwork any labour and cost shall be met by others. To ensure this is accounted for we would recommend including a Provisional Sum to cover the cost. Also we shall not be responsible for any damage to cables that run through or along the sill when replacing the sills).

Methods

Any furniture, ornaments, burglar bars, secondary glazing, blinds and curtains or any obstructions from window/doors to be worked on shall be removed by others prior to Ventrolla arriving at site. Ventrolla will provide dust sheets for the floor in front of the windows to be worked on, any additional furniture / items to be covered should be carried out by yourselves / the contractor, hardwood floors would need to have a double layer of corex / hardboard sheeting laid prior to our visit.

Items Excluded from the Scope of the Contract

Unless specially mentioned otherwise, we do not repair or attend to fixed lights, metal windows, external architrave, internal architrave and linings, skirting, scraping out mortar or mastic from the joint with the external masonry including beneath the sill or renewing the hydraulic mortars or other substances.

Also we do not attend to pin holes, knot holes, light or heavy grain filling, replacing putties, cleaning of windows, or other relatively minor irregularities as these would normally come within the scope of a redecoration function.

We shall prime bared timber which we have fitted/exposed with one coat of white acrylic primer and any new joinery will be factory primed which may require additional primer for decoration, otherwise we do not strip paint or redecorate.

Whilst every reasonable effort has been made to establish the extent of repairs to prepare this quotation, we cannot account for repair work that is not identifiable through our standard survey procedures. During the installation process further defects may be revealed due to units or parts of units with restricted assess during survey or where full access to parts can only be assessed through dismantling the units and/or removal of paint. If this occurs, our installers shall not precede with any additional work, without your or your Agent's, prior approval and agreement to accept any additional cost.

'Venetian' Triple Light windows comprise a central sliding sash window where the cords are taken into the head of the window and run over the top of the two side lights (VFL) into weight compartments located at the extreme sides of the window.
Our work includes:

- Removing all staff beads and parting bead except curved and setting aside.
- Removing the fixed light sashes and setting aside.
- Replace sash cord and balance the central VSS.
- Re-fixing fixed light sashes, renewing staff beads and parting beads, if necessary and mastic sealing.

A Ventrolla installation into hinged casement windows, whether top, side or bottom hinged or horizontally or vertically pivoting or French Doors.
Our work includes:

- Removing casements/doors from frame and modifying by easing and adjusting them as necessary.
- Cut a special groove for single pile carriers into edges of casements/doors and fit carriers plus appropriate height weatherfin pile manufactured to EN 29009 and designed to BS 7386:1990.
- Re-fixing casements/doors to frame.

The following abbreviations may be used in the schedule of work:

VSS	Vertical Sliding Sash
2/2 3/3 6/6	Indicates number of panes in top sash and bottom sash

SCHEDULE
Please note that when hacking out glass in a multi pane sash with thin glass and thin glazing bars other pane may break, if these are to be replaced an additional cost will apply.

See attached estimate

2 Part installation
We have allowed for the work to be carried out in two phases to make the redecoration work easier for the painters.
First phase would consist of all the easing and adjusting, cutting grooves, fitting single pile carriers re-hanging etc. and in the case of VSSWs fitting the rebated parting bead sections and lightly pinning the staff beads into position.
Your decorators would then carry out their work including the finishing top coat avoiding getting paint on pulley wheels, cords, chains and our PVC components.

The second phase, we would then fit the weatherfin piles and in the case of VSSWs fit the pile carrier to the rebated parting sections and fully fix staff beads. Your decorators then complete their operation by touching up as necessary, avoiding any paint getting on the brush pile.

Orders can be accepted based on our estimate and standard Terms and Conditions and standard forms of Sub-Contract will only be entered into when they incorporate our estimate and payment terms however, no contract shall be formed until your order/standard form has been accepted by us in writing.

OPTIONS & EXTRAS
Weights

- **Missing or specially cast new lead weights / add weights (its unusual to find them missing) £2.99/lb plus VAT**

NOTE:- Provisional cost allowed for in schedule (fitter to confirm the amount used upon completion).

This estimate is open for eight weeks and prices held for a further three months if an acceptable order is received within the eight week period.

The following payment terms are subject to an approved credit check.
Payments can be made by debit card, credit card or cheque.
Cheques to be made payable to Ventrolla London Commercial.

If paying directly into our bank account our details as follows:-
Sort Code – 20 – 70 – 93 Account No - 60524468

Payment: 25% with order
Balance payable 30 days after completion if credit check is passed.

NB: If a two phase installation, an interim payment shall fall due on completion of the first part works before booking of the second phase of work.

The Ventrolla and overhauling element is 85% complete after Phase 1 together with all repairs, new joinery and rebalancing costs.

Balance after completion of part 2.

Fortnightly valuations honoured within 14 days from the valuation date.

For valuation purposes in a 2 phase installation the Ventrolla and overhauling element is 85% complete after part 1 together with all repairs, new joinery and rebalancing costs.

Our price is given on the assumption that you or a Main Contractor will provide, at no cost to us:-

- ***Any furniture, ornaments, burglar bars, secondary glazing, blinds and curtains or any obstructions from window/doors to be worked on shall be removed by others prior to Ventrolla arriving at site.***
  Ventrolla will provide dust sheets for the floor in front of the windows to be worked on, any additional furniture / items to be covered should be carried out by yourselves / the contractor, hardwood floors would need to have a double layer of corex / hardboard sheeting laid prior to our visit.
- 110v or 240v power (to step down) to all areas for our use
- Lighting to all areas
- Dry and secure storage if required for materials and plant.
- Use of toilets and access to drinking water.
- Use of dumping point or skip within 30 metres of work site in which to dispose waste items.
- Safe environment and protection, e.g. whilst we do not usually need exterior scaffolding from which to work for our work. In the event it was required it is assumed you or the Main Contractor will erect it and move it at your or his cost, complete with safety screens for people that work on, or attend, or pass close to, or vehicles and other property on or near the site, against falling items, including those that occur from installers carrying out their work, or other appropriate safety measures.
- Protection of our work by you or the Main Contractor
- Minimum hours of unimpeded access for our installers to carry out their works 8.00 am to 6.00 pm, Monday to Friday.

We comply with CDM if invoked and have our own safety plan.

We carry a full range of insurance cover.

We trust that this estimate covers all aspects of your requirements and meets with your approval.

Our current lead time is 8 – 10 weeks from receipt of an acceptable order and deposit.
We look forward to receipt of your further instructions.

Please contact me if you have any queries or need clarification of any points.

Email - melvyn.jordan@ventrolla.co.uk
Mobile - 07775 742 976
Office - 020 8801 0181

Yours sincerely

Melvyn Jordan
Senior Surveyor

Ventrolla London Commercial

Customer Information Sheet

Commercial

Commercial

Surveyor	Melvyn
Date	11-Sep-14
Account Number/ Quote reference	MJ/14/6301

		Alternate Installation address:
Customer Name		
Address	MMM Architects Ltd	
	The Banking Hall	41 & 42 Chester Terrace
	26 Maida Vale	London
	London	
Post Code	W9 1RS	NW1

Contact Details:-	Aaron Thompson	
work	0207 2869499	
Mobile		
Home		
Email	aaron@mmmarchitects.com	

Alternate Contact

Special Instructions

Ventrolla London Commercial Customer Quotation
41 & 42 Chester Terrace London NW1

Reference No. MJ/14/6301

Window Location & notes	*Ventrolla system, overhaul and identified Repairs*	*Price*

Ventrolla, overhaul and draught proofing to timber sash windows

HOUSE 41

BASEMENT

WB.41.01 VSS 4/4 1670 X 1530 White 25 / 30mm staff beads sill = 670mm sash = 35mm	Ventrolla draught proofing system & overhaul window - 2 Balance Sabre sides of the sashes to minimise side movement	
WB.41.03 VSS 4/4 1670 X 1530 White 25 / 30mm staff beads sill = 670mm sash = 35mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 3 Balance Sabre sides of the sashes to minimise side movement Splice repairs to the outer cheeks (included)	

GROUND FLOOR

WG.41.01 VSS 6/6 CT 1250 X 2520 25 / 30mm staff beads sill = 560mm sash = 50mm TIMBER PARTING BEADS EXISTING STAFF BEADS = 40mm	Ventrolla draught proofing system & overhaul window - 6 Balance	
WG.41.02 VSS 6/6 CT 1250 X 2520 French doors below 1250 x 600 25 / 30mm staff beads sill = 560mm sash = 50mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 6 Supply and fit new French doors below the sashes , beading to match PFD in no42 Balance Repair to the sill / plant-on timber to the sill inner face included	
WG.41.03 VSS 6/6 CT 1250 X 2520 25 / 30mm staff beads sill = 560mm sash = 50mm TIMBER PARTING BEADS EXISTING STAFF BEADS = 40mm	Ventrolla draught proofing system & overhaul window - 6 Balance	
WG.41.04 VSS 6/6 CT 1250 X 2520 25 / 30mm staff beads sill = 560mm sash = 50mm TIMBER PARTING BEADS EXISTING STAFF BEADS = 40mm	Ventrolla draught proofing system & overhaul window - 6 Balance	

FIRST FLOOR

WF.41.01 VSS 6/6 1250 X 2980 25 / 30mm staff beads sill = 290mm sash = 50mm TIMBER PARTING BEADS EXISTING STAFF BEADS = 40mm	Ventrolla draught proofing system & overhaul window - 6 Balance	
WF.41.02 VSS 6/6 1250 X 2980 25 / 30mm staff beads sill = 290mm sash = 50mm TIMBER PARTING BEADS EXISTING STAFF BEADS = 40mm	Ventrolla draught proofing system & overhaul window - 6 Balance	

WF.41.03 VSS 6/6 1250 X 2980 25 / 30mm staff beads sill = 290mm sash = 50mm TIMBER PARTING BEADS EXISTING STAFF BEADS = 40mm	Ventrolla draught proofing system & overhaul window - 6		
	Balance		
WF.41.04 VSS 6/6 1250 X 2980 25 / 30mm staff beads sill = 290mm sash = 50mm TIMBER PARTING BEADS EXISTING STAFF BEADS = 40mm	Ventrolla draught proofing system & overhaul window - 6		
	Balance		
WF.41.05 VSS CT 9/6 795 X 2720 40mm staff beads sill = 840mm sash = 50mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 6		
	Balance		
	Internal scaffolding/ platform to be supplied by others		

SECOND FLOOR

WS.41.01 VSS 3/3 1250 X 1430 22/25mm staff beads sill = 840mm sash = 44mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2		
	Renew timber sill in hardwood timber 150 x 45mm		
	Renew top and bottom sash including drawn sheet glass, moulding to match original windows		
	Balance		
	Special cutters required		
WS.41.02 VSS 3/3 1250 X 1430 22/25mm staff beads sill = 840mm sash = 44mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2		
	Renew top and bottom sash including drawn sheet glass, moulding to match original windows		
	Balance		
	Special cutters required		
WS.41.03 VSS 3/3 1250 X 1430 22/25mm staff beads sill = 840mm sash = 44mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2		
	Renew top and bottom sash including drawn sheet glass, moulding to match original windows		
	Renew lower Outer Cheek Left		
	Balance		
	Special cutters required		
WS.41.04 VSS 3/3 1250 X 1430 22/25mm staff beads sill = 840mm sash = 44mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2		
	Renew top and bottom sash including drawn sheet glass, moulding to match original windows		
	Renew timber sill in hardwood timber 150 x 45mm		
	Balance		
	Special cutters required		
WS.41.05 VSS 4/4 690 X 1440 22/25mm staff beads sill = 1400mm ? sash = 44mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2		
	Renew top and bottom sash including drawn sheet glass, moulding to match original windows.		
	Balance		
WS.41.06 VSS 4/4 690 X 1440 22/25mm staff beads sill = 1400mm ? sash = 44mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2		
	Renew top and bottom sash including drawn sheet glass, moulding to match original windows.		
	Balance		

THIRD FLOOR

WT.41.01 VSS 3/3 1245 X 1370 22mm staff beads sill = 800mm sash = 35mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2 Renew top and bottom sash including drawn sheet glass, moulding to match original windows		
	Balance Special cutters required		
WT.41.02 VSS 3/3 1245 X 1370 22mm staff beads sill = 800mm sash = 35mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2 Renew top and bottom sash including drawn sheet glass, moulding to match original windows		
	Balance Special cutters required		
WT.41.03 VSS 3/3 1245 X 1370 22mm staff beads sill = 800mm sash = 35mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2 Renew top and bottom sash including drawn sheet glass, moulding to match original windows Renew lower inner cheek and pulley stile R/H/S		
	Balance Special cutters required		
WT.41.04 VSS 3/3 1245 X 1370 22mm staff beads sill = 800mm sash = 35mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2 Renew top and bottom sash including drawn sheet glass, moulding to match original windows		
	Balance Special cutters required		
WT.41.05 VSS 3/3 1245 X 1370 22mm staff beads sill = 800mm sash = 35mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 2 Renew top and bottom sash including drawn sheet glass, moulding to match original windows		
	Balance Special cutters required		

HOUSE no42

BASEMENT

WB.42.01 VSS 3/3 1420 X 1530 22mm staff beads sill = 650mm sash = 35mm TIMBER PARTING BEADS	Renew box sash window complete including 4mm toughened glass		
	Balance		
WB.42.04 VSS 3/3 1260 X 1530 22mm staff beads sill = 650mm sash = 35mm TIMBER PARTING BEADS	Renew box sash window complete including 4mm toughened glass.		
	Balance		

GROUND FLOOR

WG.42.01 VSS 6/6 CT 1250 X 2520 18mm staff beads sill = 460mm sash = 52mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 6 Renew top and bottom sashes incl 4mm toughened glass (glazing bars to match original bars)		
	Balance Square top sash to be made but the corners to be cut off and fixed to the head of the box frame (see Surveyor to explain)		
WG.42.02 VSS 6/6 CT 1250 X 2520 18mm staff beads sill = 460mm sash = 52mm TIMBER PARTING BEADS	Ventrolla draught proofing system & overhaul window - 6 Supply and fit new French doors below the sashes , beading to match PFD in no42 Bottom sash, cut off approx 20mm and plant-on new timber for fit the rebate on top of the doors Repairs / make good to the sill/ splice repairs (inner, outer cheeks & back of sill)		
	Balance		

WG.42.03 VSS 6/6 CT 1250 X 2520	Ventrolla draught proofing system & overhaul window - 6		
25mm staff beads	Fit new glazing bar and reglaze 2no panes of glass in toughened glass bottom sash pane		
sill = 590mm	Extend splay ends		
sash = 52mm			
TIMBER PARTING BEADS	Balance		
has 40mm staff beads			

WG.42.04 VSS 6/6 CT 1250 X 2520	Ventrolla draught proofing system & overhaul window - 6		
25mm staff beads	Extend splay ends		
sill = 590mm	Renew lower inner cheek and pulley stile L/H/S		
sash = 52mm			
TIMBER PARTING BEADS	Balance		
has 40mm staff beads			

FIRST FLOOR

WF.42.01 VSS 6/6 1240 X 2970	Ventrolla draught proofing system & overhaul window - 6		
25mm staff beads	Renew bottom sash including 4mm toughened glass		
sill = 590mm	Possible new timber sill 170mm x 50mm		
sash = 54mm	Top sash reglaze in a 4mm toughened glass		
TIMBER PARTING BEADS			
has 40mm staff beads	Balance		

WF.42.02 VSS 6/6 1240 X 2970	Ventrolla draught proofing system & overhaul window - 6		
25mm staff beads	Top sash reglaze in a 4mm toughened glass		
sill = 590mm	Extra over cost to renew top and bottom sash including 4mm toughened glass		
sash = 54mm			
TIMBER PARTING BEADS	Balance		

WF.42.03 VSS 6/6 1240 X 2970	Ventrolla draught proofing system & overhaul window - 6		
25mm staff beads	Extend splay ends		
sill = 590mm			
sash = 54mm	Balance		
TIMBER PARTING BEADS			

WF.42.04 VSS 6/6 1240 X 2970	Ventrolla draught proofing system & overhaul window - 6		
25mm staff beads	Extend splay ends		
sill = 590mm	Renew glazing bar bottom sash between panes 2 & 5 & 2no panes of glass		
sash = 54mm	Renew glazing bar top sash between panes 2 & 5 & 2no panes of glass		
TIMBER PARTING BEADS			
	Balance		

WF.42.05 VSS CT 9/6 795 X 2710	Ventrolla draught proofing system & overhaul window - 6		
25mm staff beads	Fit new inner cheek to the top of the box frame		
sill = 900mm			
sash = 44mm	Balance		
TIMBER PARTING BEADS	Internal scaffolding/ platform to be supplied by others		
has 40mm staff beads			

SECOND FLOOR

WS.42.01 VSS 3/3 1220 X 1480	Ventrolla draught proofing system & overhaul window - 2		
22/25mm staff beads	Renew timber sill in hardwood timber 150 x 45mm		
sill = 1130mm	Renew top and bottom sash including drawn sheet glass, moulding to match original wind		
sash = 40mm			
TIMBER PARTING BEADS	Balance		

WS.42.02 VSS 3/3 1220 X 1480	Ventrolla draught proofing system & overhaul window - 2		
22/25mm staff beads	Renew timber sill in hardwood timber 150 x 45mm		
sill = 1130mm	Bottom Sash, tenon joint repair x 2 Left & right		
sash = 40mm	Bottom sash, cut off approx 20mm and plant-on new timber to the bottom rail		
TIMBER PARTING BEADS			
	Balance		

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WS.42.03 VSS 3/3 1220 X 1480	Ventrolla draught proofing system & overhaul window - 2		
22/25mm staff beads	Renew lower pulley Stile Right		
sill = 1130mm	Renew bottom sash including 4mm toughened glass..		
sash = 40mm			
TIMBER PARTING BEADS	Balance		

WS.42.04 VSS 3/3 1220 X 1480	Ventrolla draught proofing system & overhaul window - 2		
22/25mm staff beads	Renew lower outer cheek and pulley stile R/H/S		
sill = 1130mm	Bottom Sash, tenon joint repair x 2 Left & right		
sash = 40mm	Bottom sash, cut off approx 20mm and plant-on new timber to the bottom rail		
TIMBER PARTING BEADS			
	Balance		

WS.42.05 VSS 3/3 800 X 1500	Ventrolla draught proofing system & overhaul window - 2		
25/30mm staff beads	Renew timber sill in hardwood timber 150 x 45mm		
sill = 1620mm	Renew top and bottom sash including drawn sheet glass, moulding to match original wind		
sash = 40mm			
TIMBER PARTING BEADS	Balance		

THIRD FLOOR

WT.42.01 VSS 3/3 1240 X 1360	Ventrolla draught proofing system & overhaul window - 2		
18/22mm staff beads	Renew timber sill in hardwood timber 140 x 45mm		
sill = 820mm	Renew top and bottom sash including drawn sheet glass, moulding to match original wind		
sash = 35mm			
TIMBER PARTING BEADS	Balance		

WT.42.02 VSS 3/3 1240 X 1360	Ventrolla draught proofing system & overhaul window - 2		
18/22mm staff beads	Renew timber sill in hardwood timber 140 x 45mm		
sill = 820mm	Renew top and bottom sash including drawn sheet glass, moulding to match original wind		
sash = 35mm			
TIMBER PARTING BEADS	Balance		

WT.42.03 VSS 3/3 1240 X 1360	Ventrolla draught proofing system & overhaul window - 2		
18/22mm staff beads	Renew timber sill in hardwood timber 140 x 45mm		
sill = 820mm	Renew top and bottom sash including drawn sheet glass, moulding to match original wind		
sash = 35mm			
TIMBER PARTING BEADS	Balance		

WT.42.04 VSS 3/3 1240 X 1360	Ventrolla draught proofing system & overhaul window - 2		
18/22mm staff beads	Renew timber sill in hardwood timber 140 x 45mm		
sill = 820mm	Renew top and bottom sash including drawn sheet glass, moulding to match original wind		
sash = 35mm			
TIMBER PARTING BEADS	Balance		

WT.42.05 VSS 3/3 790 X 1360	Ventrolla draught proofing system & overhaul window - 2		
18/22mm staff beads	Renew top and bottom sash including drawn sheet glass, moulding to match original wind		
sill = 820mm			
sash = 35mm	Balance		
TIMBER PARTING BEADS			

Provisional cost to rebalance the sashes	Provisional cost for add weights		
	Balance		
	Provisional cost for additional timber repairs		

Provisional cost for additional timber repairs			
	Balance		
	Centre catch, sash lifts and restrictor locks 43no sets		
Ironmongery for the sash windows 43no sets (brass, chrome or satin chrome)			
	Balance		

	6		
apply new safety film to the glass 378no panes	Remove old film from glass and apply new safety film to the glass panes		
	Balance		

Note : - Some of the box frames have a 40mm staff bead fitted, it appears that the inner cheeks have had a timber planted onto the original inner cheeks, Ventrolla will inspect to see if this can be removed without making too much damage, ventrolla to report the outcome.

cost to be conformed once this has been inspected further

includes a 2 part installation (please see attached) please note that we require a 2 - 3 week notice for the return visit to fit the brush seals

Total	
Vat @ 20%	
Grand Total (inc Vat)	
Less 2.5% MCD	

Please note we have not allowed for the following : -

Painting & decorating, renewing putties

Scaffolding

Timber reveals / shutters/ window boards

Cad Drawings

Note : - Curtains, blinds, security bars, furniture, ornaments etc to be moved away from the windows to be worked on prior to Ventrolla arriving on site.

Ventrolla to lay dust sheets on the floor around the window area, furnishing to be protected by others.