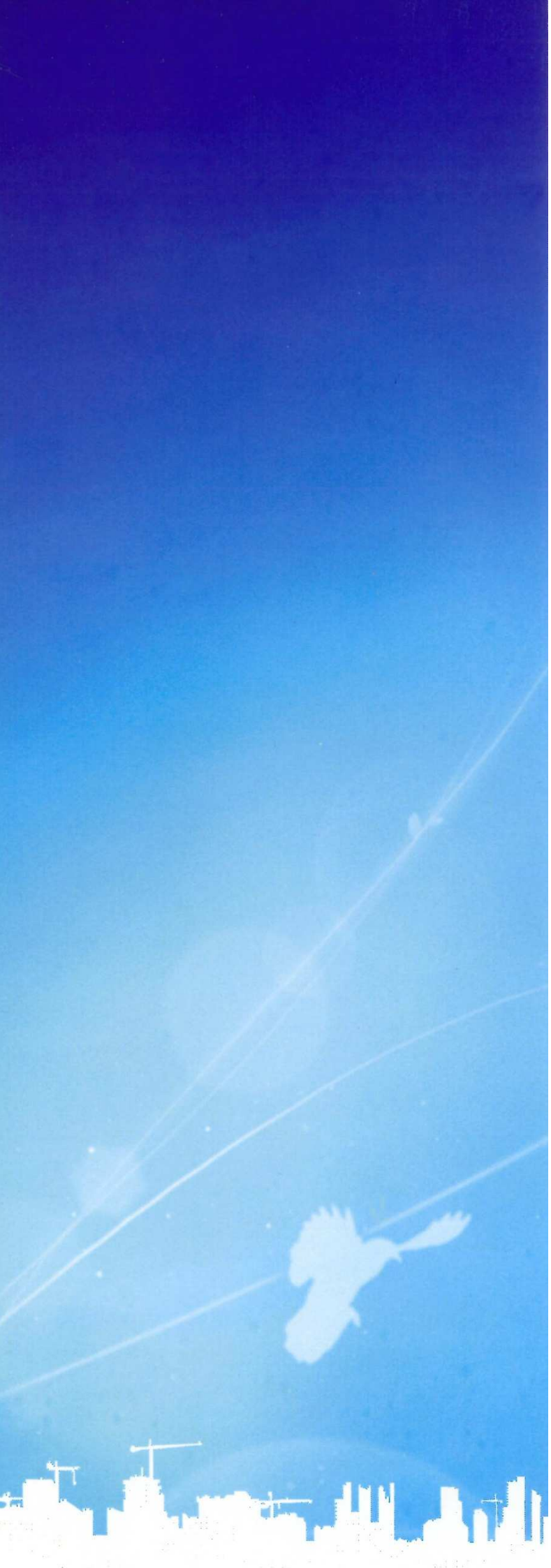


www.dovetailarchs.co.uk

Planning Statement

for

33 Chester Terrace
Regents Park
London

Dovetail Architects Ltd
60 Station Road
Upminster
Essex
RM14 2TJ
t: 01708 225547
f: 01708 221838

1. GENERAL

1.1 Planning permission and listed building consent is being applied for by the lease holder to replace the existing windows to the rear with double glazed units.

2. HISTORY AND LOCATION.

2.1 Chester Terrace is situated within Regent's Park, in the London Borough of Camden, on the eastern side of the park and runs in a North/South direction. It was designed by the architect John Nash's and built by James Burton is circa 1825. It is one of neoclassical terraces within the park, and consists of 42 town houses, and is 280m in length, making it the longest un broken façade in the park. . It takes its name from the title of George IV prior to him being crowned, Earl of Chester. The terrace was significantly damaged by bombing in the Second World War but was subsequently repaired and used as government offices. After the war, the Gorell Committee in 1947 reported that the terraces in the park were of such importance that they should be preserved. The front façade was retained in its original design and the rest rebuilt on the original block footprint, but not the original floor layouts, which were instead designed as individual town houses between 1959 and 1961, this rebuilding work Included the installation of small passenger lifts to each house.

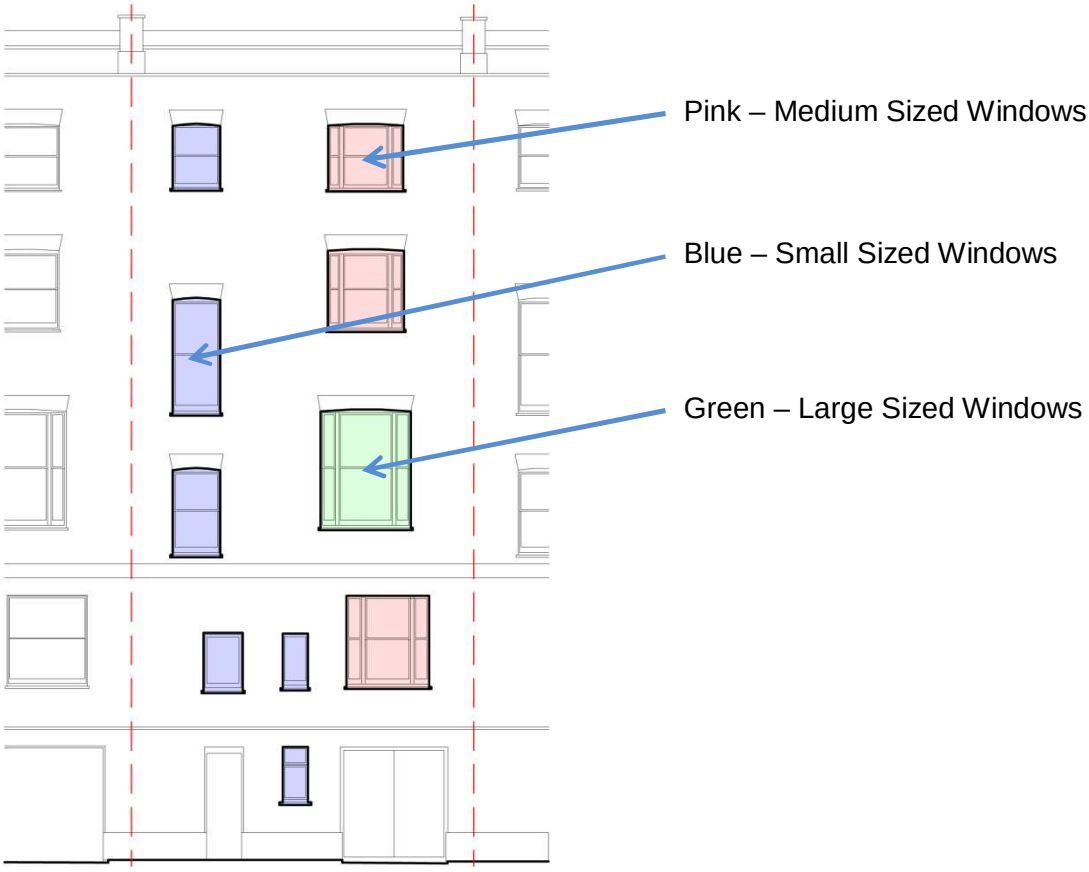
2.2 Listing.

The terrace is grade one listed by English Heritage.

3. PROPOSAL

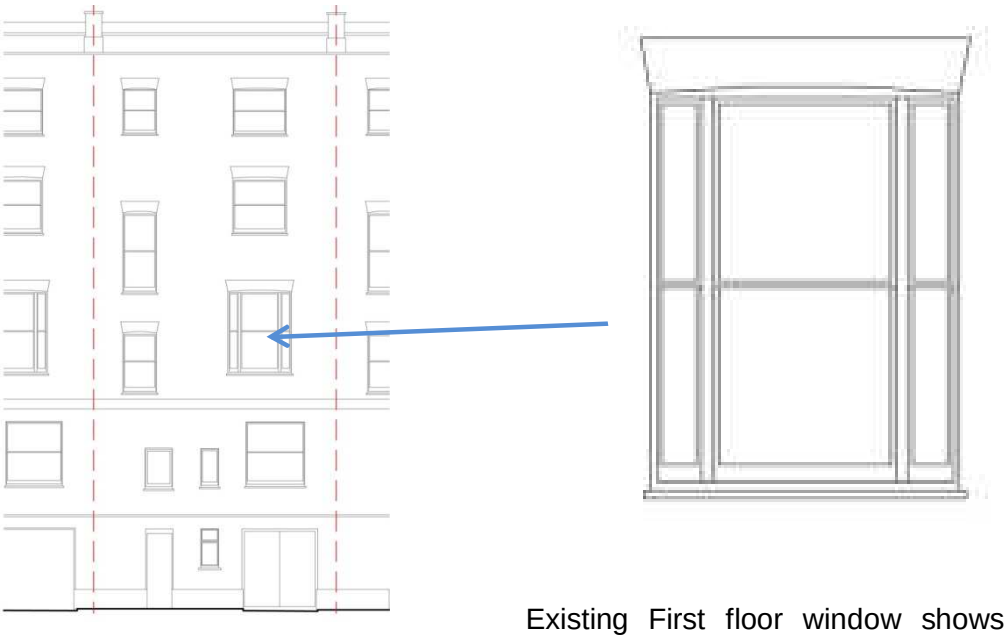
3.1 The proposal for this application is to replace the existing single glazed timber sash windows with new double glazed timber sash windows and to apply the design of the first floor lounge window to the other 3 larger windows on the rear of the property. All new windows are to be constructed out of timber to match existing.

3.2 The existing building was built in 1825, but was heavily bombed during World War 2, all that is left of the original building is the front façade. The rear façade where it is proposed to add the double glazing, was re built between 1959 and 1961 and has little historical value, or architectural merit. By updating all the rear windows to double glazed units this makes the building more sustainable and helps reduce heating bills in the future.



Proposed Rear Elevation

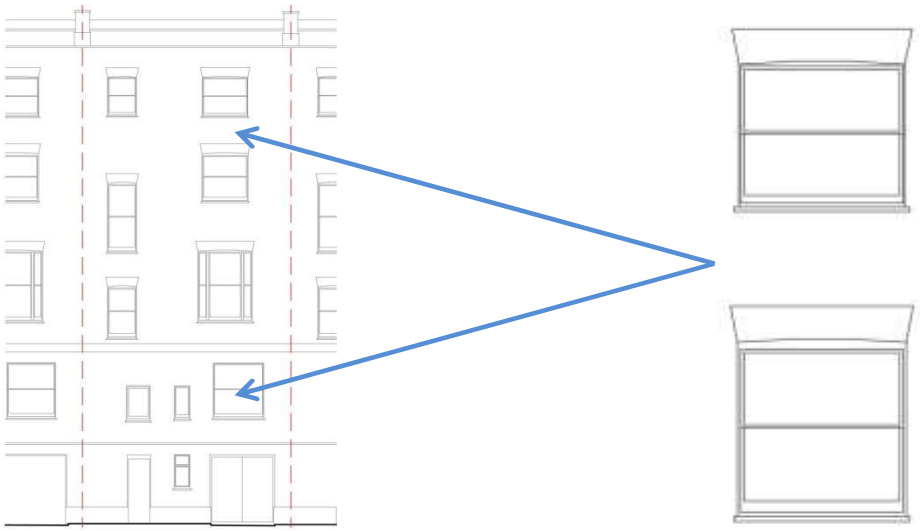
3.3 **Green, Large Window.** The large first floor lounge window on the rear of the property has been designed differently from all others on the elevation. This window has 2 larger mullions dividing the window into 3 parts, one large central sash window with a fixed glazing panel either side. For this window it is proposed to keep the timber surround, and replace the existing single glazing with Narrow double glazing.



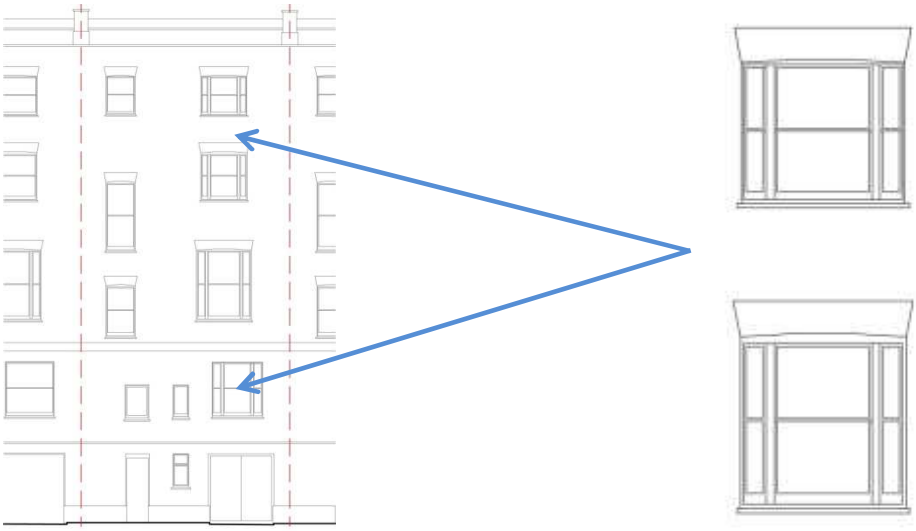
Existing First floor window shows a different design to the rest of the elevation. The central glazing pane is the sash window, with a fixed pane either side.

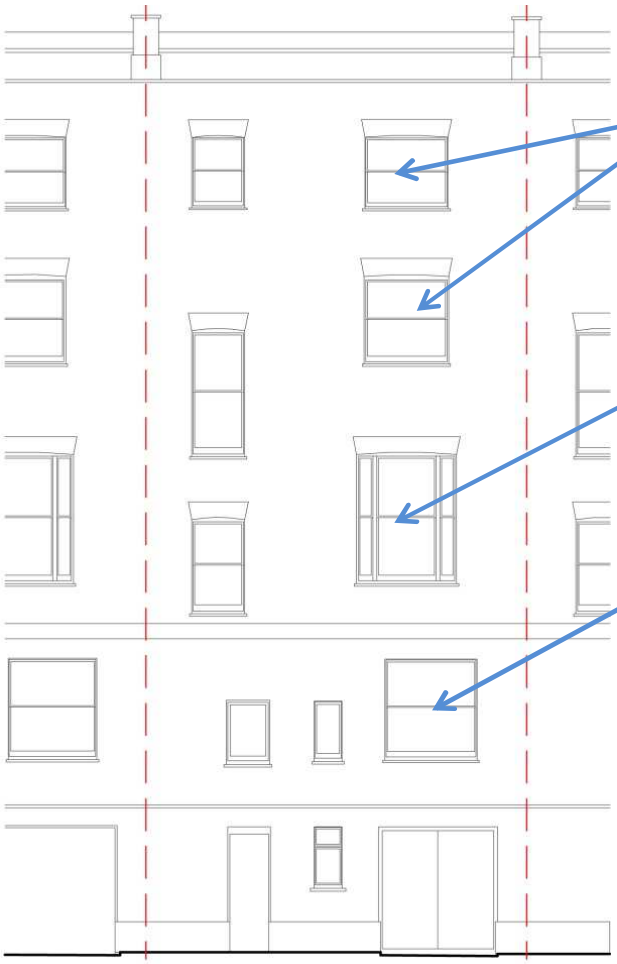
3.4 **Blue, Small Windows.** The smaller windows to the rear elevation will retain the timber surround but have an updated double glazing system installed.

3.5 **Pink, Medium Windows.** The larger windows located on the ground, second and third floors are of sash design but have very large panes of glass that require a large amount of strength to open making this almost impossible for the average person to achieve. The thin design of these windows doesn't allow enough space for sufficient counter weights to help lift each sash.



It is proposed to change the style of the proposed windows to match that of the existing rear living room window. This has 2 larger mullions enabling the central part to open as a sash window while the glazing either side is fixed. The windows are to be timber to match the existing. After speaking with the crown appointed architect at Purcell they are happy with this design as it copies an existing window.





Existing Second and Third floor windows have large glazing panels making the difficult to open.

Existing First floor window shows a different design to the rest of the elevation.

Existing Ground floor window has a large glazing panel making it difficult to open.

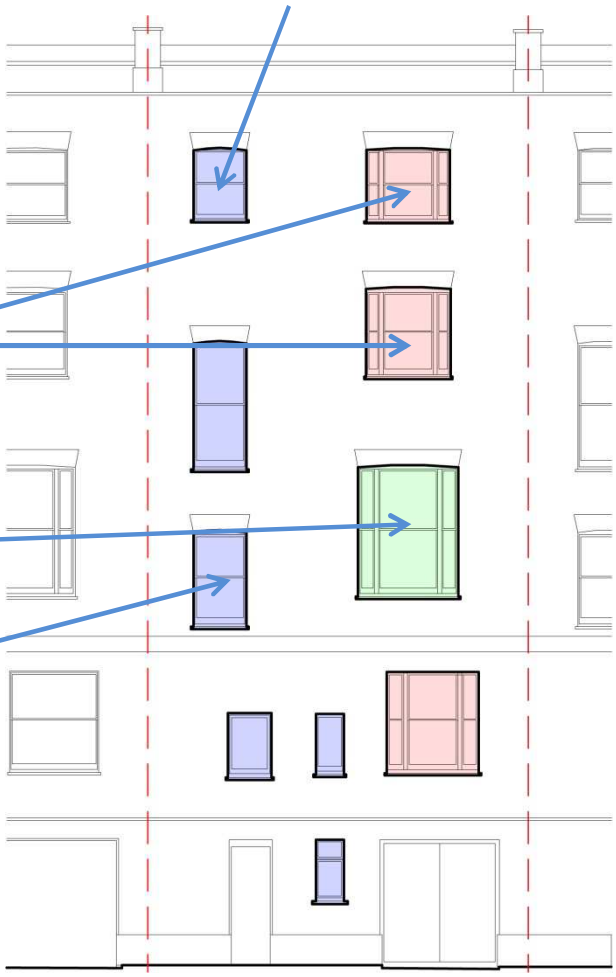
Existing window design to be retained, single glazing replaced with narrow double glazing

Existing Rear Elevation

The proposal for the ground, second and third floors uses the design from the first floor creating a smaller central sash window, which will be lighter and easier to open.

Existing window design to be copied, existing single glazing to be replaced with narrow double glazing

Existing window design to be retained, single glazing replaced with narrow double glazing



Proposed Rear Elevation