

Project No <b>744</b>	Project <b>2 Chester Terrace</b>	Date <b>04.11.2015</b>	Page No <b>1</b>
Doc No <b>601</b>	Title <b>Heritage Statement</b>	Rev <b>P01</b>	Author <b>HS</b>



## 1.0 INTRODUCTION

This Heritage Statement includes relevant parts of a heritage report prepared by Heritage Collective on behalf of Dr and Mrs Phillips, the owners of No.2 Chester Terrace. The original Heritage report was created for previous now approved, planning applications for works currently underway at the property:

**Planning Ref: 2014/5486/L**

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The property is grade I listed and located within the Regents Park Conservation Area.

## 2.0 SITE INTRODUCTION

2.1 No.2 Chester Terrace is listed grade I as part of a group of grand palace-style properties fronting, but set back from, the eastern side of Regents Park (all designated heritage assets). The linking arches (at both the northern and southern ends of the terrace), and associated railings, also form part on the listing. The terrace is located within the Regents Park Conservation Area (also a designated heritage asset).

2.2 No.2 is located at the southern end of the group, west of the main terrace, west of the southern-most linking arch. Its western elevation fronts the Outer Circle of Regents Park and the main entrance to the property, which is somewhat subservient, is to the east accessible from Chester Terrace itself.

2.3 The property has been subject to considerable alteration internally which has resulted in significant changes to plan form and the loss of most original features, fixtures and fittings. Further to blast damage, during the Second World War, all the properties within Chester Terrace received an entirely new internal construction following a programme of restoration undertaken in the 1960s.

Project No <b>744</b>	Project <b>2 Chester Terrace</b>	Date <b>04.11.2015</b>	Page No <b>2</b>
Doc No <b>601</b>	Title <b>Heritage Statement</b>	Rev <b>P01</b>	Author <b>HS</b>



## 2.0 CONTEXT



Fig 1 – Aerial view of Regent's Park showing Chester Terrace on Easter boundary of the park

### 2.1 Location & Setting

Chester Terrace is located on the eastern boundary of Regent's Park, part of 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 listed Regent's Park. The stucco terrace is set back from the Outer Circle and framed by projecting pavilion blocks at each end linked to the main façade by triumphal arches that span the private drive.

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Project No <b>744</b>	Project <b>2 Chester Terrace</b>	Date <b>04.11.2015</b>	Page No <b>3</b>
Doc No <b>601</b>	Title <b>Heritage Statement</b>	Rev <b>P01</b>	Author <b>HS</b>



Other buildings in the area are two or three storeys, and also finished in stucco and slate consistent with the majority of the buildings and houses, which form an integral part of Nash's master plan for the Royal Park



Fig 2 – Aerial view of the Chester Terrace

Project No <b>744</b>	Project <b>2 Chester Terrace</b>	Date <b>04.11.2015</b>	Page No <b>4</b>
Doc No <b>601</b>	Title <b>Heritage Statement</b>	Rev <b>P01</b>	Author <b>HS</b>



## 2.2 Historical Context

### 2.2.1 Brief History of Regent's Park

The Regent's Park, formerly known as Marylebone Park was open farmland / hunting grounds up to early 19th century. With expiry of the leases in 1811, the land was reverted back to the Crown estate. 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. Nash produced the design for most of the facades of the buildings and was also responsible for the landscape design. Most of Regent's Park was built between 1820 and 1830 by big speculative builders such as James Burton & William Nurse. Nash gave the builders an outline block plan and elevation design, leaving the internal planning to the builder concerned and his own architect.

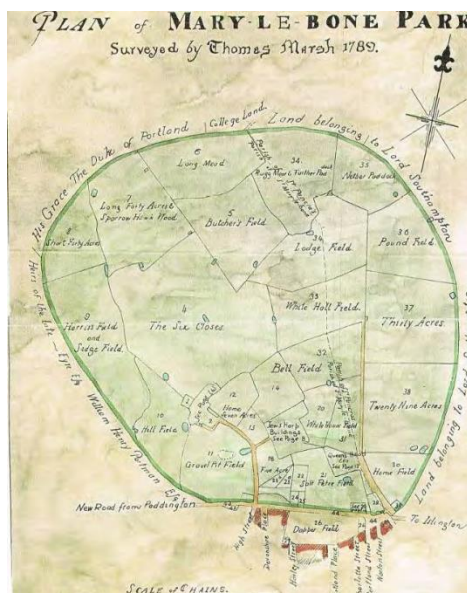


Fig 3 - 1789 Plan of Marylebone Park



Fig 4 - 1833 Map of Regent's park showing Nash Master Plan

Project No <b>744</b>	Project <b>2 Chester Terrace</b>	Date <b>04.11.2015</b>	Page No <b>5</b>
Doc No <b>601</b>	Title <b>Heritage Statement</b>	Rev <b>P01</b>	Author <b>HS</b>



### 2.2.2 *Brief History of Chester Terrace*

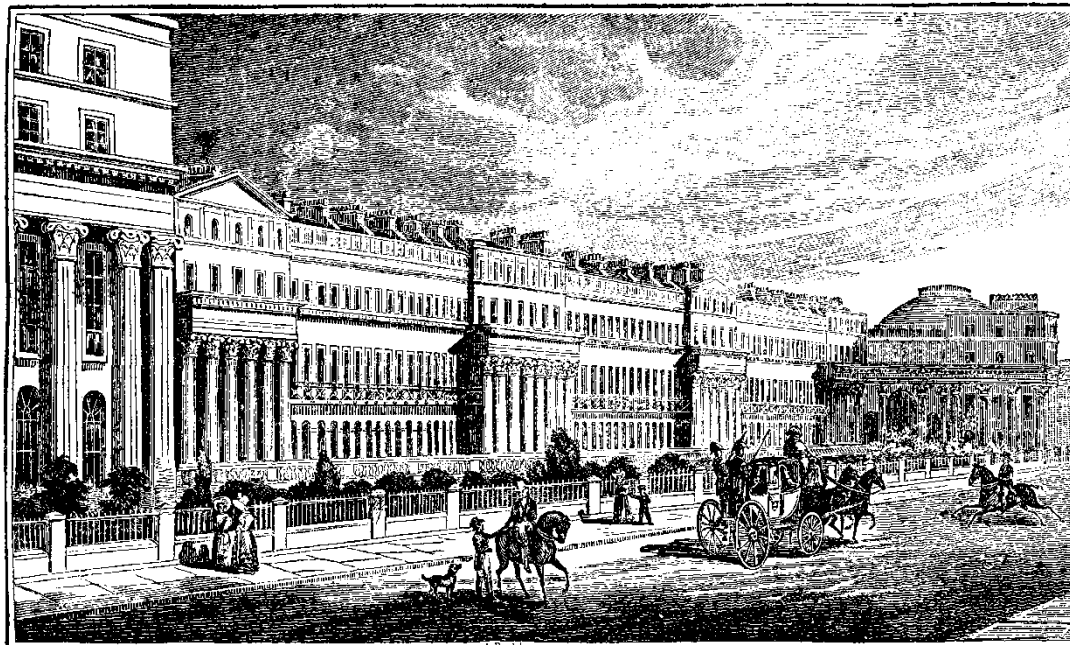


Fig 5 – Engraving of Chester Terrace circa 1829

2 Chester Terrace is Grade 1 listed property built in 1825, part of one of ten grand terraces built as part of John Nash's original plan for the Royal Park. It takes its name from 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 the architect of the development.

The Terrace was extensively damaged due to bombing during Second World War. In 1947, the Gorell Committee recommended that the Nash Terraces were of national interest and importance and should be preserved as far as that was practicable, and without strict regard to the economics of prudent estate management.

During the early 1960s Chester Terrace was reconstructed internally, behind the original retained Nash façade. The lifts and garages (in some houses) were introduced during the refurbishment and the whole of the internal construction of each house was renewed. Architecturally, the front facade of the building has changed very little since original Nash design of early nineteenth century, but apart from that, hardly any of the original fabric remains. It has been occupied as a private house for more than 30 years, before which (post war) it was used as government offices.

Project No <b>744</b>	Project 2 Chester Terrace	Date 04.11.2015	Page No 6
Doc No 601	Title <b>Heritage Statement</b>	Rev P01	Author HS



### 3.0 DESIGN PROPOSALS

**3.1 Existing Garden** – The property has a private garden adjacent to the shared communal private fronting the Outer Circle. Beyond the Outer Circle is Regent's Park itself. The garden is currently being use for onsite facilities for the current renovation works. The previous garden was an arrangement of raised beds around a central feature sculpture with a mixture of York stone paving and gravel paths.

**3.2 Proposed Garden** – The proposal for the garden incorporates a centre piece sculpture with water feature and retains existing raised bed arrangements and introduces a continuous material provision of York stone. Details for the design proposal are outlined in the landscape designer's summary below.

- 1.01 The scheme proposed for the rear of the above property revolves around a series of York stone paths which run around the garden leading to seating areas allowing circulation. The planting around the paths is to be formal lines of planting (sub-shrubs, Roses and herbaceous) with hedges of taller Yew and low Buxus.
- 1.02 Levels. Generally the existing levels are to be retained and levels re-established after building works to conform to current levels.
- 1.03 Paving to the terrace and path is proposed as being sawn natural Yorkstone and laid to a coursed pattern (400mm, 500mm, 600mm widths) individual slabs to be of random lengths.
- 1.04 The existing Sycamore is to be protected during the works to accord with BS 5837:2005. See Tree Protection.

Railings and stone work to the boundary of the garden will be repaired and redecorated where required but will not be altered in any way.

**4.0 Conclusion** – No.2 Chester Terrace forms part of a unique group of properties, which together form a complete composition. It is the external form and appearance of Chester Terrace that is of most importance.

The proposals are considered an appropriate reinstatement of formal private garden to preserve and compliment the heritage interests of the building. They comply with local and national planning policy and guidance and continue the long-term use of the building as a single dwelling, the use for which it was built and which will remain wholly unaltered.