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HERITAGE STATEMENT

for

33 Chester Terrace
Regents Park
London

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1. GENERAL

1.1 Listed building consent is being applied for by the lease holder to change the rear windows from single glazed units to double glazed units

This heritage statement has been produced to accompany the listed building application

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. ARCHITECTURE (ENGLISH HERITAGE).

- 3.1 Statement extracted from the English heritage website, which describes the exterior of the building. The internals of the building were not inspected and commented on, as we believe as noted in point 1.2, that it was bombed during the war and substantially rebuilt.
- 3.2 **Description:** Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commissioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers.
- 3.3 **EXTERIOR:** *the longest unbroken facade in Regent's Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony.*

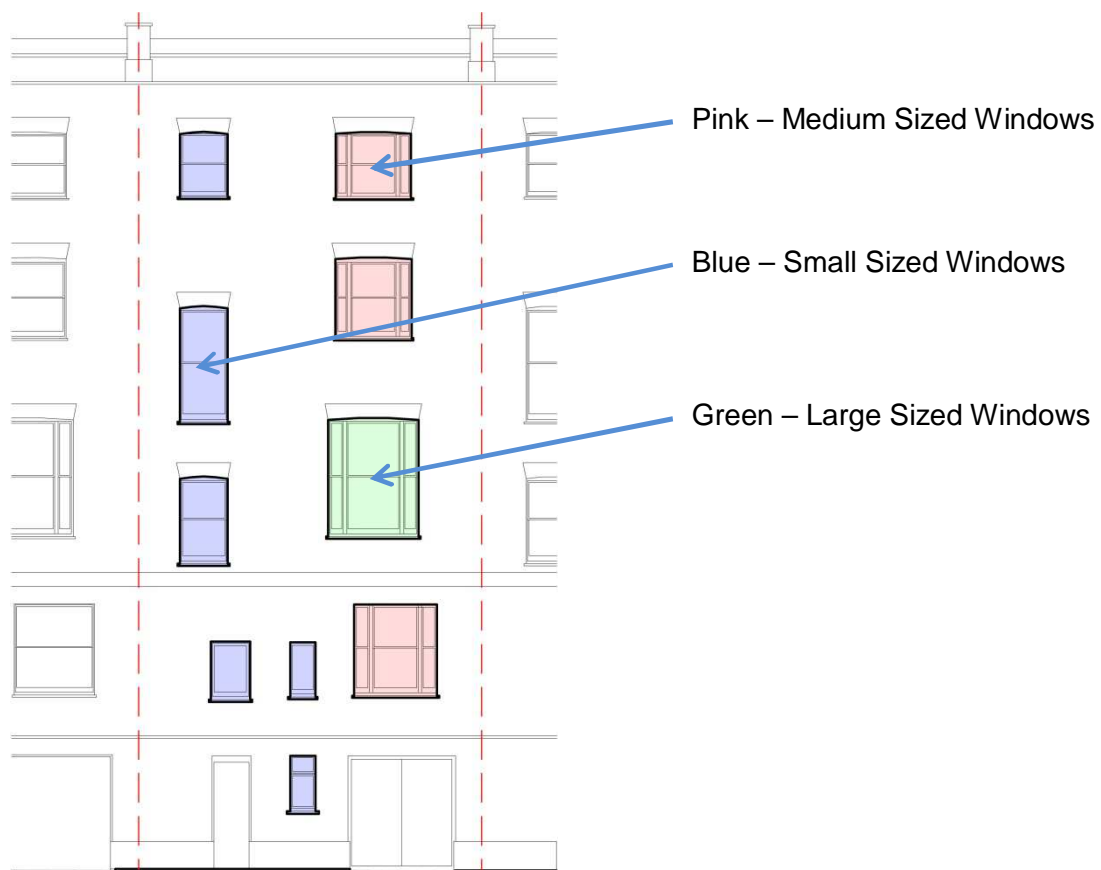
3.4 INTERIORS: not inspected.

3.5 SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances. Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer elevations with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed "Chester Terrace", cornice and blocking.

4. PROPOSED ALTERATIONS

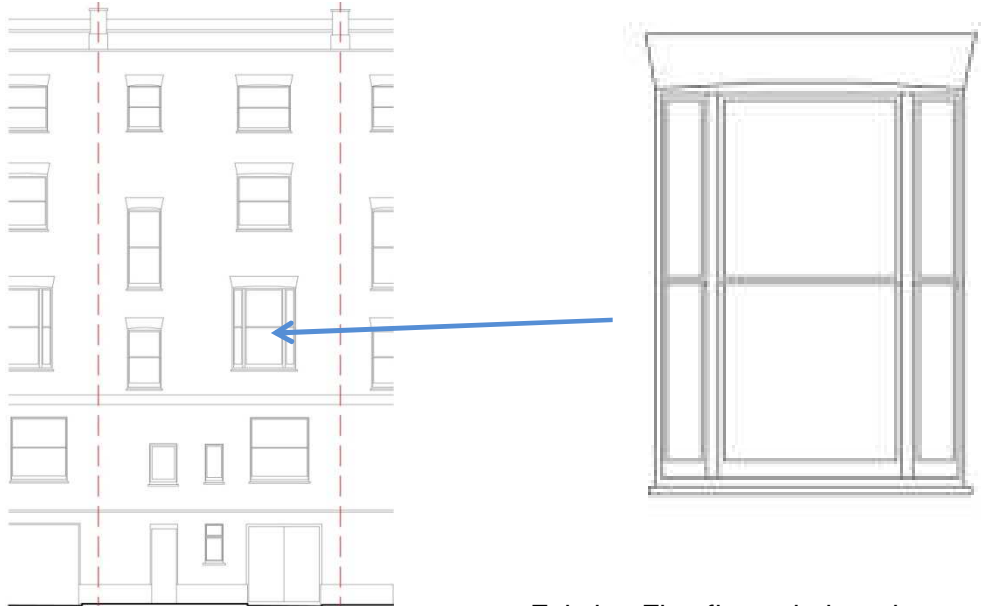
4.1 The proposal for this application is to replace the existing single glazed timber sash windows with new double glazed timber sash windows and to apply the design of the first floor lounge window to the other 3 larger windows on the rear of the property. All new windows are to be constructed out of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

4.2 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

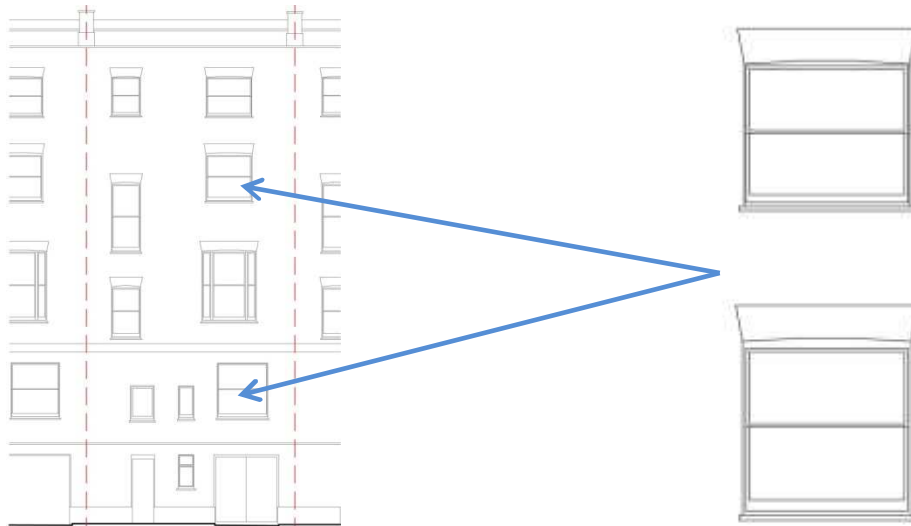
4.3 Green, Large Window. The large first floor lounge window on the rear of the property has been designed differently from all others on the elevation. This window has 2 larger mullions dividing the window into 3 parts, one large central sash window with a fixed glazing panel either side. For this window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



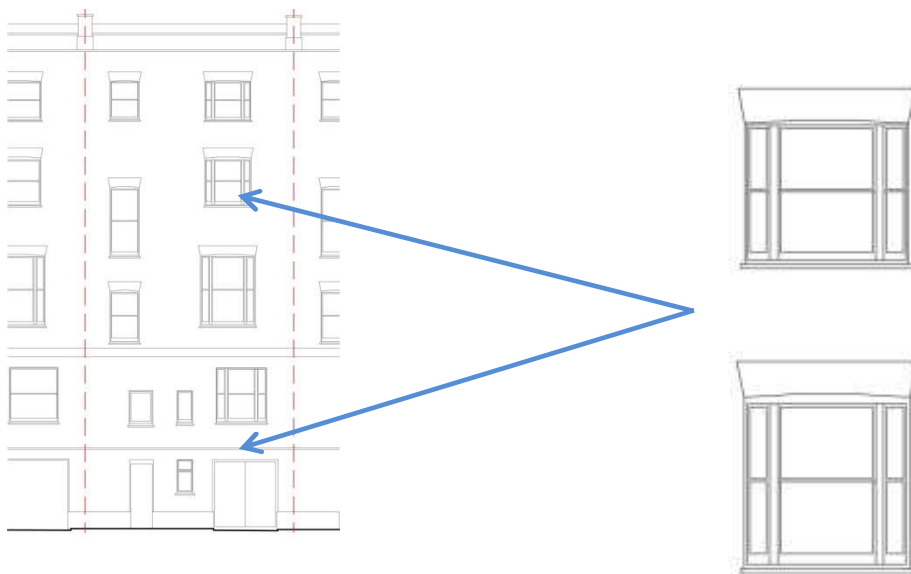
Existing First floor window shows a different design to the rest of the elevation. The central glazing pane is the sash window, with a fixed pane either side.

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

4.5 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 them 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.

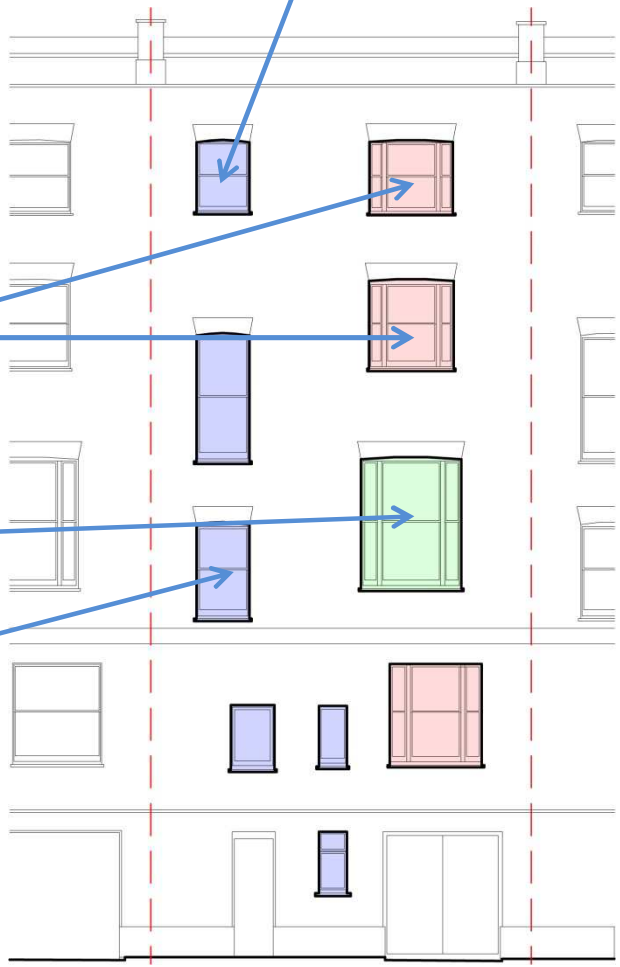
Existing window design to be retained, single glazing replaced with narrow double glazing

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

5. HERITAGE STATEMENT

- 5.1** It is proposed to change all the existing windows on the rear elevation from single glazed units to double glazed units. The existing rear elevation was bombed and destroyed during the Second World War, it was re built with what we see today in the early 1960s, meaning it does not hold any historical value like the front elevation does. The rear elevation faces east towards some 1950/60s flats which have little to no architectural merit.
- 5.2** The reason for wanting double glazed windows on the rear is that it helps the building become more sustainable as double glazed units are more efficient than single glazed units, and also the size of sash windows makes them difficult to open by an individual. The larger sash windows have large panes of glass, even with the counter balance they are heavy and require a large amount of strength to open. By copying the design of the existing first floor window creating a small central sash window with fixed panes either side will enable the window to be lighter and easier to open.
- 5.3** After working with Purcell (the appointed crown architects) on a previous application for this building, we discussed this proposal through with them. It was their suggestion to copy the design from the first floor window and adapting it to suit the other windows helping the sash windows become lighter and easier to open. They also accepted the idea of installing thin double glazed units to the rear elevation.

6. EXTERNAL ALTERATIONS

6.1 Rear Elevation



Existing rear elevation of number 33, showing the existing single glazed units

6.2 Rear Elevation



Existing rear elevation of number 33, showing the existing single glazed units. There is no architectural merit, it is not existing as it was built in the 1960s after the building was heavily bombed.



Heritage Statement,
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London Borough of Camden