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A R C H I T E C T U R E

I N T E R I O R D E S I G N

10 CHESTER TERRACE
LONDON

DESIGN AND ACCESS STATEMENT
&
HERITAGE STATEMENT

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1.0 ASSOCIATED DOCUMENTS

This Design and Access Statement should be read in conjunction with the following documents:

- A1000_ SITE & LOCATION PLAN
- A1400 to A1405_ EXISTING PLANS
- A1015 to A1016_ EXISTING DOOR ELEVATION AND SECTION
- A1415 to A1418_ PROPOSED DECORATIVE PEDIMENTS DETAILS

2.0 INTRODUCTION

This Design and Access Statement and Heritage Statement is submitted in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and follows guidance laid down in DCLG Circular. The design of the proposed works have taken account of PPG15: Planning and the Historic Environment. The Heritage Statement has been produced taking into consideration the National Planning Policy Framework, Section 12, the Camden's Core Strategy CS14, the Camden Development Policy DP25.

Planning permission and listed building consent is being applied for by the Lease holder to carry out some minor internal layout alterations to some of the internal partitions, upgrading the services, the addition of a new staircase to provide access to a new sunken roof terrace.

The Heritage Statement has been produced to accompany the Listed Building Consent.

A full Planning Permission has been granted for this property located in 10 Chester Terrace on the 23rd of February 2015, Ref. 2014/7481/P.

A Listed Building Consent has been granted on the 23rd of February 2015, ref. 2014/7510/L with two conditions to be discharged.

Condition 1 has been discharged on the 10th of June 2015, ref. 2015/2079/L.

Condition 2 has been discharged on the 14th of August 2015, ref. 2015/3403/L.

The refurbishment works have started on July 2015 and are now currently under way.

2.1 This combined Design and Access and Heritage Statement has been prepared by Tomef Design Limited and It accompanies an application for Listed Building Consent for the addition of decorative pediments over the internal doors of the house.

This statement provides an assessment of the proposed development in terms of design, access and heritage issues and outlines the rationale that underpins the proposals.

3.0 LOCATION

The property is a Grade I Listed Building family dwelling house, located in the London Borough of Camden in the Regent's Park Conservation Area.

The house is located to the East side of Regent's Park off the Outer Circle and almost directly opposite Chester Road which links the inner and outer circle roads to Regent's Park. Chester Terrace is a one way street running North to South and it is privately owned by the Crown Estate. The property backs onto Chester Close North. The Lower Ground Floor integral garage within the house takes direct access off Chester Close North.



4.0 HISTORICAL CONTEXT

4.1 The façade of Chester Terrace was designed by John Nash and constructed in 1825. The remainder of the building was the work of the project architect, James Lansdown. The Terrace was developed by James Burton (Decimus Burton's father), who also developed Cornwall and Clarence Terrace. The design is a Grand Palace style terrace comprising 37 houses and 5 semi-detached houses.

4.2 The Terrace, along with many other properties on the east-side of The Regent's Park Estate suffered from general bomb damage during the war, mainly from bombs that fell further to the East towards Euston Station. Two houses were destroyed and others damaged beyond repair. The entire Terrace suffered some bomb damage. After the war the Terrace was repaired for use as Government offices including the Ministry of Fuel and Power.

4.3 The Gorell Committee reporting in 1947 recommended that:
"the Nash Terraces were of national interest and importance and should be preserved as far as that was practicable, and without strict regard to the economics of prudent estate management."

4.4 For Chester Terrace, The Crown Estate Commissioners reported in their Third Statement of June 1962 that:

“Roofs, floors, internal (not party) walls, timberwork and loose brickwork were renewed and internal plaster stripped from the walls. Small passenger lifts were installed, so that the whole of the internal construction of the houses is new.”

4.5 The Terrace was reconstructed behind the original retained Nash façade. Other than the front façade hardly any of the original fabric remains. All of the Terrace was kept as individual houses within the existing main walls, except for two destroyed houses that were renewed.

4.6 Reconstruction work took place between 1959 and 1961 under the supervision of Mr. David Hodge RIBA of the Louis de Soissons Partnership. At the same time the Terrace Mews was demolished and redeveloped into 19 three storey house (now Chester Close North).

4.7 The rear external wall was also taken down as part of the demolition works and reconstructed. The size and configuration of the window openings were altered. All internal joinery and cornicing were renewed commonly to historically incorrect patterns and profiles. Sections of the party walls and chimneybreasts were reconstructed in common brickwork as evidenced by work carried out on other properties within the Terrace. Lift installations serving all floors were provided at the time of reconstruction and the floor plans did not follow the original layouts. In some instances where the ground levels permitted the design incorporated integral garages. The existing chimney pots were taken off and the flues capped and ventilated apart from those required for the boiler flues.

4.8 The basic context of the Terrace as a “set-piece” composition facing The Park remains unchanged. Architecturally, the front of the building has changed very little. What has changed is the use of the building behind the façade, given the Change of Use from mixed residential and commercial as originally intended to use as office space after the war to the present use of residential.

5.0 LISTED BUILDING DETAILS

The Listed Building Description for Chester Terrace is as below:

Listed building details

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

Street: Chester Terrace

Grade: I

Reference No: 798-1-21287

Date of listing: May 14 1974 12:00AM



Description:

Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commissioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers. EXTERIOR: the longest unbroken facade in Regent's Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances. Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer elevations with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed "Chester Terrace", cornice and blocking.

6.0 DESIGN & HISTORICAL IMPACT - HERITAGE STATEMENT

This section provides details of the proposed development, including its purpose, and addresses the heritage impacts arising from the works.

6.1 Description of Development

The proposal under consideration is the addition of decorative pediments (in plasterwork or timber) over the internal doors of the house.

The purpose of this proposal is to install the pediments as non-structural elements of embellishment and interest which will give a grander presence to the internal doors of the house and therefore to its overall appearance.

Pediments were notoriously used in classical architecture and the purpose of our proposal is to have an additional inclusion of classical elements of period architecture within the interior of the property.

The architecture and interior decoration of the time of John Nash, Master Architect of the

Chester Terrace housing block, was keen to adopt this kind of embellishment who would evoke the classicism of Ancient Greek and Roman architectures.

The proposal includes two different options for the decorative pediments:

1) Segmental Pediment, where the normal angular slopes of the cornice are replaced by one in the form of a segment of a circle in the manner of a depressed arch.

In the attached drawings the pediment is showed both over the single and the double door.

2) Broken Pediment, where the raking cornice is left open at the apex.

In the attached drawings the pediment is showed both over the single and the double door. This pediment is a reproduction of a John Nash original pediment.

A photographic report of the existing doors and door architraves of the house can not be submitted due to the fact that currently 10 Chester Terrace is a building site, therefore any picture taken at this point would not show yet the final appearance of the various elements of the house. The works that are currently carried out are all those who were included in the Planning Application and Listed Building Consent that have been granted on the 23rd of February 2015. For further informations please refer to the documents released by the Camden Council with the details of the approval with Ref. 2014/7481/P and Ref. 2014/7510/L.

6.2 Heritage Impact

We asses the proposed works on the listed building as having no adverse impact on the heritage assets remaining within the house and that will actually exude the classical and original character of the house.

No original elements existing inside the house will be affected by this addition.

7.0 PLANNING HISTORY

Except from our Planning Application and Listed Building Consent that has been submitted last November 2014 and granted last 23rd of February 2015, no previous planning permission has been found on the Camden Council website (date validated is between 01 January 1924 and 31 December 2014).

8. LANDSCAPE

There are no landscape issues to consider as part of the applications. The building has a front basement paved area with a staircase giving access to pavement level. There are shared communal private gardens to the other side of Chester Terrace fronting the Outer Circle. Beyond the Outer Circle is Regent's Park itself.

9.0 SIZE AND LAYOUT OF ACCOMMODATION

The layout of all floor will not be affected by this proposal.

10.0 ACCESS

10.1 Chester Terrace faces west towards Regent's Park and is separated from the Outer Circle by private communal gardens. At either end of Chester Terrace are triumphal arches

that give access to Chester Gate and to Cumberland Place before linking to the Outer Circle. The rear of the Terrace faces east towards Chester Close North and to the Chester Court development. The existing integral garage with vehicular access from Chester Close

North is maintained. Pedestrian access is via the front door onto Chester Terrace itself. The paving and highway is the responsibility of The Crown Estate Paving Commissioners.

10.2 Vehicular and transport links are not relevant to these applications.

10.3 No changes will be made either to the current vehicular or pedestrian access to the property.

On the basis of the above, Access and Landscaping have no impact on these proposals.

11.0 SUMMARY AND CONCLUSIONS

11.1 The proposal under consideration is the addition of decorative plasterwork or timber pediments over the internal doors of the house.

11.2 It is therefore concluded that the proposed very minor internal additional embellishment works would not harm the character of the building nor the appearance of the whole arcade but we trust they would, instead, enhance even further the internal appearance of the house. It is therefore suggested that the proposed addition could be granted Listed Building Consent.