



## **41-42 Chester Terrace, London, NW1 4ND: Secondary Glazing**

### **Design & Access Statement and Heritage Statement (To accompany Listed Building Consent Application)**

**January 2016**

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#### **Introduction**

1. No. 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.
2. In June 2013 Listed Building Consent (2013/1888/L) and Planning Permission (2013/1426/P) have been 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 has been implemented on 16th April 2014 with the start of the excavation and underpinning works.
3. Furthermore, a consent was granted for the subterranean development to the side of the building under the existing garden in September 2014 (LBC 2014/2938/L and PP 2014/2872/P).
4. Consent was also granted in December 2014 for Amendments to the approved applications 2013/1888/L and 2013/1426/P, including internal alterations and proposed changes to demolition (LBC 2014/5315/L and PP 2014/4977/P).
5. Following on from the previously granted permissions and their implementation on site started, Stephen Levrant: Heritage Architecture Ltd was commissioned to prepare a Design & Access Statement and Heritage Statement whose purpose is to provide heritage based evidence in support of the proposed installation of the secondary glazing on the west and partially the north and south elevation sash windows to reduce the noise from the road (Outer Circle).
6. This statement complies with the requirements of the NPPF-National Planning Policy Framework (March 2012) and Local Planning policies in respect of the heritage issues and should be read in conjunction with the following documents submitted with this statement:
  - Architectural/Planning drawings by MMM Architects Ltd;
  - Technical details/drawings by the manufacturer (Selectaglaze);
  - Photos of the secondary glazing mock-up at the first floor (WF42\_03).

#### **Context**

7. 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 Circle. Regent's Park is situated to the west.

8. 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.
9. 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 semi detached houses. Chester Terrace has been the longest unbroken terrace that was built at the time of Regent's Park developments.
10. The interior of both houses have sustained considerable alteration and change particularly in the second half of the twentieth century, so other than the elevations hardly any of the original fabric remains.
11. Following on from the previously granted schemes in May 2015 a Listed Building Consent (2015/0938/L) was granted for repair and restoration of windows. The proposed works consist of the repair and overhaul of windows of historic interest, the replacement of some early sashes in poor repair and the replacement of modern sashes with new to match historic design and profile.

### **Significance Assessment**

12. 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.
13. 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.
14. 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.
15. 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, 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.
16. The condition/significance survey on a window-by-window basis was undertaken for the repair and restoration of windows (2015/0938/L). The findings of that survey were consulted for this application too (where relevant) in terms of the significance of historic fabric and are as follows:

**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/late 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/late 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 several pieced in with thicker profiles (medium significance) and modern single plate glass (no significance).

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

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

17. In summary, the existing sash windows significance is as follows: generally original openings and glazing bars (high significance); mix of modern single glazing (blown or horticultural plate glass) and early panes (medium/high significance) and modern single plate glass (no significance). Generally modern staff bead, cords and fittings of no significance throughout.

### **Present Proposal**

18. The proposed works that form part of this application have arisen from a need to reduce the noise from the Outer Circle road and minimize the heat loss as much as possible.
19. The existing sash windows are of historic interest because of its early frame and glazing bars. The staff bead, cords and fittings are modern and of no significance. As mentioned above glazing is mix of early panes, modern blown or horticultural plate glass and modern single plate glass.
20. The current consent which allows for the general repair and overhaul of the windows and the replacement of the existing later shutter boxes in No41 (2015/0938/L) provided an opportunity for the secondary glazing to be discreetly incorporated into the new shutter box frame (on the ground and first floor) without having impact on the historic sash windows fabric (for details see 421\_AA\_6\_68\_Secondary glazing typical detail by MMM Architects). Second and third floor windows don't have shutter boxes, so the secondary glazing will be carefully installed in the windows reveal with minimal impact on the historic fabric.
21. The proposed secondary glazing is a robust and slim mid-range vertical sliding system able to take thicker glass and provide improved security. Sashes contra slide to allow access for cleaning and can be detached from the spring balances by specialists. Furthermore due to the size of the panes on the ground and first floor side locks, instead of the central sash lock, will be installed at the appropriate height so they can be reached easily. This way both the existing sashes and the secondary glazing panes

will be openable. (For more details see "Series 25\_secondary glazing technical info 1of2" and "DS-225-AC - secondary glazing technical info 2of2" attached to this application).

22. All the modified or replaced details are to match historic design and profile. Externally there will be no change to the appearance of the windows or the building elevation.

### **Pre-Application Advice**

23. The proposed secondary glazing design was developed in collaboration with the Local Authority and the Crown Estate and subsequently the mock-up was installed on site for their review and approval (see "Mock-up secondary glazing - photographs" attached to this application).
24. There were a number of on-site meetings with both the Local Authority (LA) and the Crown Estate (CE) where the secondary glazing has been discussed and the mock-up reviewed. At a meeting on 10 November 2015, Antonia Powell (LA Conservation Officer) reviewed the mock-up of the secondary glazing and shutter box and was supportive in principle of its appearance and design.
25. CE officer Paul Prentice reviewed the secondary glazing and shutter box mock-up on couple of occasions in November 2015 (03/11 and 16/11). Some minor details were modified at this time as advised by the CE officer. Subsequently he also agreed that the secondary glazing, as proposed, was suitable and discreet, and was supportive in principle.

### **Impact Assessment and Justification Statement**

26. 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, particularly the historic sash windows. Furthermore, the assessment considers the impact of the proposed works on the Grade I listed house character and appearance and the Regents Park Conservation Area as a whole.
27. 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.
28. The overall impact of the proposed alterations on the identified heritage asset is considered to be **negligible/beneficial**.
29. Due to the considerable noise from the Circle Road, which is a busy thoroughfare, the reduction of noise, particularly in the bedrooms and living rooms which are oriented on the west elevation, and heat loss reduction are considered to be essential in order to sustain the continued use and the long term conservation of the heritage asset.
30. The minimal intervention on the historic building fabric is limited only to the west elevation and partially the south and north (ground to third floor). The proposed modifications will not be visible externally and internally will be very discreet and incorporated into the new shutter box frame, thus further reducing its visual impact.

These are necessary functional interventions that are intended to be practically reversible and of high quality.

31. Following the revision of the previous alternative proposals and further site investigation, we consider that these proposed works will not have an adverse effect on the special interest and appearance of the main house and its setting, nor the character and appearance of the Regents Park Conservation Area and are consistent with the spirit of local policies and national conservation principles, particularly NPPF policy principles guiding the determination of applications for consent relating to all heritage assets.
32. Surveys, investigations, recordings and documentary research/analysis, as well as discussions with the Local Authority and the Crown Estate have been undertaken to inform the design. 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.
33. The proposal is considered to have negligible/beneficial impact on the historic building fabric, the benefits thus sustaining its significance and the special interest while allowing optimum viable use of the heritage asset in support of its long term conservation. The enhanced status of the heritage asset makes a positive contribution to the economic vitality and sustains the unique attributes of the Crown Estate community.
34. It is, therefore, considered that the proposed secondary glazing would also have a negligible and beneficial impact on the special interest 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.

## **Conclusion**

35. The proposed secondary glazing has been designed to the highest architectural standards, and will be constructed to exacting conservation requirements. The works are necessary in order to reduce the noise from the main road and minimize the heat loss as much as possible. This will provide for its future through achieving present day acceptable standards in one of the most affluent areas of London.
36. English Heritage (now Historic England) "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.
37. 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.
38. It is considered that the proposed modifications are acceptable in conservation terms. It is substantiated by the research undertaken and the windows condition survey

submitted as part of the 2015 application for the repair and restoration of windows (2015/0938/L).

39. The significance of the heritage asset and the surrounding Conservation Area is not challenged. The proposal results in degrees of **impact** across the site and within its settings which are considered to be **negligible and beneficial** and would assist in the long-term use of the heritage asset.
40. It is considered that the proposed works cause “**no harm**”. If, however the officer may find that the proposals do cause a degree of harm, we believe that this cannot be greater than 'less than substantial harm'. In which case the proposal will be clearly balanced by the following public benefits: the optimal viable use of the property developed through a sensitive and sympathetic design that maximises the intrinsic qualities of the existing building, further revealing its heritage value and enhancing the quality of its setting.
41. 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 should be a presumption for its approval.

**Stephen Levrant: Heritage Architecture  
Architects and Heritage Asset Consultants**