



**CHESTER GATE GARDEN
CHESTER GATE, LONDON, NW1**

DESIGN AND ACCESS STATEMENT

MARCH 2016

Introduction

- 1.1 This Design and Access Statement has been prepared to accompany a planning and listed building consent application for:

‘The reinstatement of a historic garden on Chester Gate adjacent to Nos. 6-10 Cambridge Terrace’.

- 1.2 The proposals seek to reinstate a historic garden at Chester Gate adjacent to Nos. 6-10 Cambridge Terrace, London, NW1 4NL (hereafter referred to as “the Site”) in the London Borough of Camden (the “Council”).

Site Context

- 1.3 The Site is located on the corner of Chester Gate and Cambridge Terrace. Cambridge Terrace is a private road set behind a forecourt garden on the east side of the Outer Circle of Regent’s Park, immediately south of its junction with Chester Gate. Chester Gate runs east/west linking the Outer Circle to Albany Street (See Figure 1.1).



Figure 1.1 Site Location Plan (Extract from Landscape Report, Robert Myers Associates)

- 1.4 The site is part of a development to restore 6-10 Cambridge Terrace and 1-2 Chester Gate, including the adjacent gardens on Cambridge Terrace in keeping with the original vision of architect and town planner, John Nash.

- 1.5 The Site lies within the immediate setting of Nos. 1-10 Cambridge Terrace, which is a Grade I listed terrace, and Nos. 1-2 Chester Gate, which are Grade II listed semi-detached buildings.

- 1.6 The Site is also within the setting of Nos. 1-42 Chester Terrace, which is a Grade I listed terrace and is located opposite the Site on the other side of Chester Gate.

- 1.7 The Site is located within the Regents Park Conservation Area which was first designated as a conservation area on 1 July 1969. Regent’s Park is located in close proximity to the west of the Site and is a Grade I Registered Park and Garden.

Design Principle and Concepts

- 1.8 The application proposals seek to reinstate a historic garden on Chester Gate as an entrance court and garden for Nos. 6-10 Cambridge Terrace.

- 1.9 The overarching design principle is to re-establish the relationship between architecture and landscape in line with Nash’s vision of the metropolitan picturesque.

- 1.10 When viewed from the street and the park, this garden will appear as a mixed shrubbery above a clipped yew hedge with ornamental trees overhead using the same planting design principles as the approved scheme for the adjacent Cambridge Terrace garden.

- 1.11 The Landscape Report submitted as part of this application sets out the design rationale of the proposals.

Access

- 1.12 The entrance to the garden will be via a gate in the proposed railings at the eastern end leading to a formal oval entrance space in front of the entrance to Nos. 6-10 Cambridge Terrace.

- 1.13 The entrance into the proposed garden from Chester Gate will be level in line with Policy DP24 of the Camden Development Policies 2010-2025 which seeks to ensure accessible space is provided for users.

- 1.14 The proposals will result in a reconfiguration of the western extent of Chester Gate resulting in a narrowing of the carriageway. The number of lanes on Chester Gate at the junction with Outer Circle would also be reduced from two lanes to one.

- 1.15 The Transport Statement submitted as part of this application demonstrates that these amendments would not have a detrimental impact on visibility or highway safety. Furthermore, the reduction of two lanes to one would have a beneficial effect on visibility for vehicles turning from Chester Gate to Outer Circle.

Consultation

- 1.16 Consultation was undertaken with local resident from 11 November 2015 – 25 January 2016. Among the comments received, many expressed support for the proposals due to the positive aesthetic value the proposals would have.

1.17 A Statement of Community Involvement has been prepared by Cratus Communications and submitted as part of this application.

Summary

1.18 The proposals are considered to represent an enhancement to the character and appearance of the Regent's Park Conservation Area and the setting of neighbouring listed properties.

1.19 The proposals will not result in any negative transport or traffic impacts, as demonstrated by the Transport Statement submitted as part of this application.

1.20 It is therefore considered that the proposals are compliant with relevant planning policy provisions and meet the relevant statutory tests.