

Job No. 9677



DESIGN AND ACCESS & HERITAGE STATEMENT

To support LBC Application
for

26 CHESTER TERRACE NW1 4ND

GROUND FLOOR –REAR WINDOW

Prepared on behalf of

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by
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INTRODUCTION

This combined Design and Access Statement and Heritage Statement has been prepared to support the Listed Building Consent for the alteration of a rear window to 26 Chester Terrace, NW1 4ND.

It should be read in conjunction with the following documents:

- Drawings prepared by Giles Quarme & Associates (GQA)¹.
 - S(2) As existing
 - Nos. S(2)02 Rev D, S(2)12 Rev C
 - P(2) As proposed
 - Nos. P(2)02 Rev D, P(2)12, Rev C
 - P(3) Proposed opening details
 - Nos. P(3)08 Rev A
- Comments on Camden's Local Area Requirements for Planning and Listed Building Applications by GQA.

AUTHORSHIP

This report was prepared by Giles Quarme & Associates (GQA); a specialist historic building architectural practice with extensive experience in the UK and abroad.

LEGISLATION AND PLANNING POLICY GUIDANCE

This report was prepared taking into consideration the following documents;

- 2012, DCLG. National Planning Policy Framework (NPPF)

¹ See appendix 6 for a complete list of drawings

- 2011, Camden. Regent's Park Conservation Area Statement (CAS)
- 2009 Camden Local Development Framework (LDF).
 - 2010 Camden Development Policies (CDP).
 - 2010 Camden Planning Guidance documents (CPG).
- 2009 (Revised 2010). The Crown Estate, Guidelines to Architects and Standard Specification for The Regent's Park Estate.
- 2010, English Heritage's Guidance on PPS5, which is still held to relevant with the replacement of PPS5 with Section 12 of the NPPF in March 2012.
- The Listed Building Descriptions for the house.
- 2008 English Heritage, Conservation Principles: Policies and Guidance, for the Sustainable Management of the Historic Environment.
- British Standard: Guide to the conservation of historic buildings; BS 7913:2013.

METHODOLOGY STATEMENT

This appraisal is the result of an extensive process which covers literature and documentary research review, analysis and processing of information, building surveying, and knowledge as experience of similar historic buildings.

LOCATION

26 Chester Terrace is one of 42 houses that form a listed Grade I terrace located in the Regent's Park Conservation Area within the Borough of Camden, London.



Figure 1. The red dot indicates the location of 26 Chester Terrace.

PART I –HERITAGE STATEMENT

HISTORICAL CONTEXT

Regent's Park

Regent's Park was originally known as Marylebone Park. It was designated following the dissolution of the monasteries in 1539 by Henry VIII when he made it a royal hunting park. Thereafter in 1651 it was split and sold by Cromwell during the Commonwealth to raise revenue for the State. New owners felled most of the trees to sell the timber. Subsequently it was used as pasture land [See Figure 2].

The park, as we know it today, was developed in the early nineteenth century as the northern end of the Regency Metropolitan Improvements, the great town plan for London extending northwards from Carlton House, the Prince Regent's residence in Pall Mall.

The Park reverted to The Crown in 1806 and John Nash was commissioned by the Prince Regent to develop a scheme for the whole area. The design was innovatory for an urban area and in direct contrast to the grid-square layout found in neighbouring areas. Nash's design was published in 1812 and approved. In it he conceived the idea of a series of terraces on the perimeter of the park with facades designed to give the illusion of Royal Palaces seen through a screen of trees in the Picturesque manner.

Work began immediately, though many modifications were made over the years and as the scheme developed. The building of the terraces began with Cornwall Terrace in 1820 and continued over the next ten years, with Gloucester Gate, completing it.

Nash produced the design for most of the facades. However, the actual interiors of the houses were of the standard London type, erected by speculative builders. They took leases for 99 years and

built the houses to the agreed appearances, but with the construction and interiors to their own design.

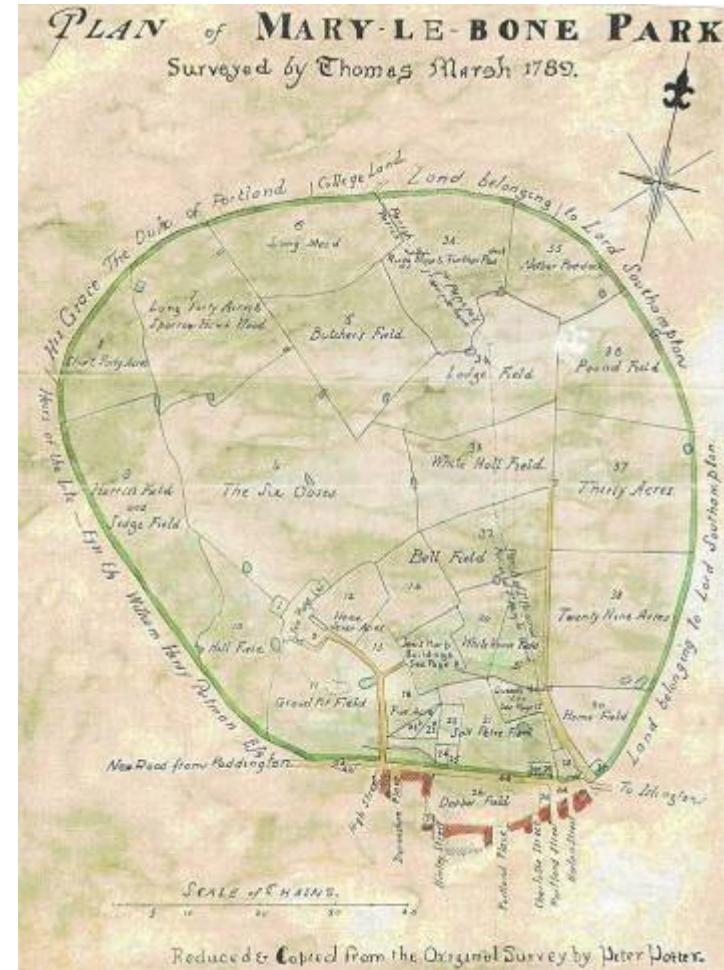


Figure 2. 1789 Map of Marylebone Park. This shows how Marylebone Park was divided up among farming tenants.



Figure 3. View of the terraces from Regent's Park ca. 1830

John Summerson, the architectural historian, has described the terraces as: "... *dream palaces, full of grandiose, romantic ideas such as an architect might scribble in a holiday sketch book ... It is magnificent. And behind it all, are rows and rows of identical houses.*"

According to the Crown Estate "*Nash's architecture represented grandeur on the cheap. The spectacular frontages with their columns, statues and pediments were merely stucco. The structure behind was all stock brick and thin deals like any other London terrace. The foundations were shallow set on London clay; there were no damp courses...*"

Apart from their poor structural condition, at the end of the World War II it was thought, especially on the part of the local authorities, that the terraces should not be restored for the wealthy that could afford living in them, but should instead be demolished and the area redeveloped to serve a more "social" purpose. This was at a time when building materials were strictly rationed and the restoration of large houses was not a priority.

However, as a result of campaigning for their immediate restoration by organisations such as the then recently founded Georgian Group the Prime Minister, Clement Atlee, set up a special committee under the chairmanship of the 3rd Lord Gorell to consider the future of the terraces. The Gorell Report came out in 1947 in which it was recognised the Nash Terraces as having national interest and recommended that they should be preserved so far as practicable. It also recommended that the long-term use of many of the buildings should be residential.

As an interim measure in the short term, many of the terraces were converted into Government offices by the Ministry of Works. The Government had access to both money and materials and this enabled immediate and pressing maintenance to be carried out on the terraces such as making them watertight and facilitate the eradication of dry rot.

In the 1950s, the Crown Estate appointed Louis de Soissons, to restore and convert the terraces to a mix of flats, maisonettes and private houses. John Summerson was appointed a special advisor on the historical details.

Work began in 1960 and continued ever since. Even though all the facades were kept, however, their treatment varied from “conserve as found” to an entirely replica façade. Besides the structural repair, all the original details have been carefully restored including glazing bars, fanlights and decorative iron railings.

Internally behind the facades most of the buildings were totally rebuilt.

Chester Terrace and No.26

has the longest unbroken facade in the park and extends for 280 metres. It takes its name from one of the titles of George IV, the Earl of Chester, before he became king. The façade was designed by John Nash, but the rest of the building was the work of the Architect James Lansdown and was originally built by James Burton in 1825.

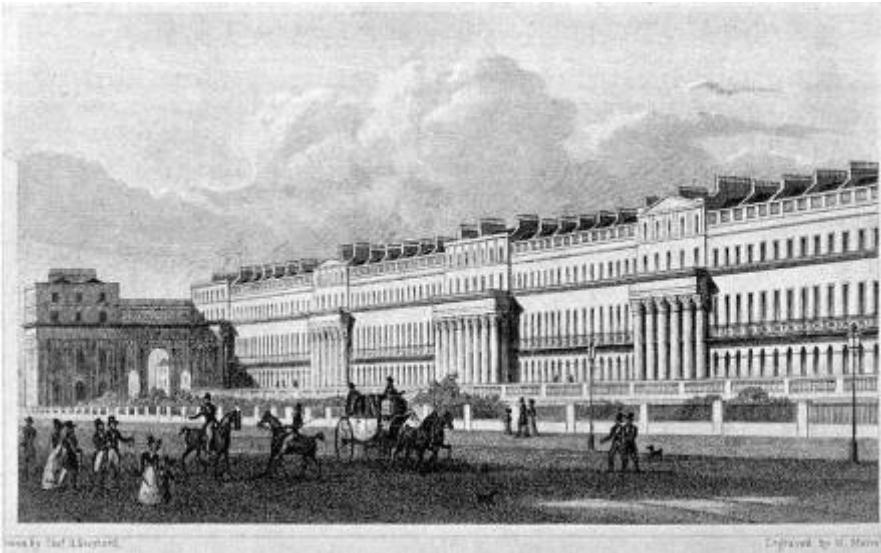


Figure 4. Chester Terrace ca 1830. Survey of London.

John Summerson writing in 1935 stated that “So far as general composition is concerned this terrace is fine, but in detail it is amazingly careless, and it was freakish to place two attic stories of equal depth on top of the already somewhat unsteady-looking end blocks. The “triumphal” arches are as badly detailed as the properties in a provincial production of Julius Caesar.”

Chester terrace suffered collateral war time damage, but was repaired for use as a government offices following the recommendations of the Gorrells Committee. Chester Terrace No. 26 was occupied by the Ministry of Fuel and Power from 1955 to 1960 [See appendix 2].

According to Richard Simpson², the Commissioners announced in 1962 that at Chester Terrace “the whole of the internal construction of each house is new”.

The whole terrace was redeveloped in the 1960s as 42 houses by David Hodges of the Louis de Soissons Partnership. Behind the restored original façade; the developer was Hallmark Securities Ltd.

² Regent’s Park Conservation Area Statement: Regent’s Park, a history. Pages 81-90

Map regression

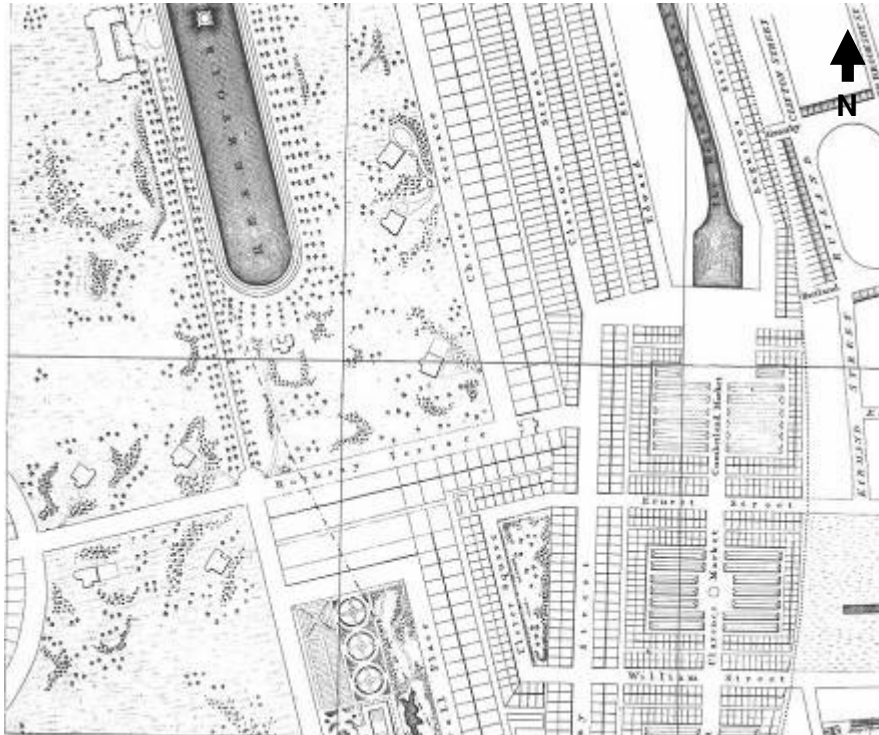


Figure 5. By 1819 the plan for the Regent's Park by Nash is underway. "Chester Street" would become "Outer Circle" and "Clarence Street" would be later named "Albany Street".

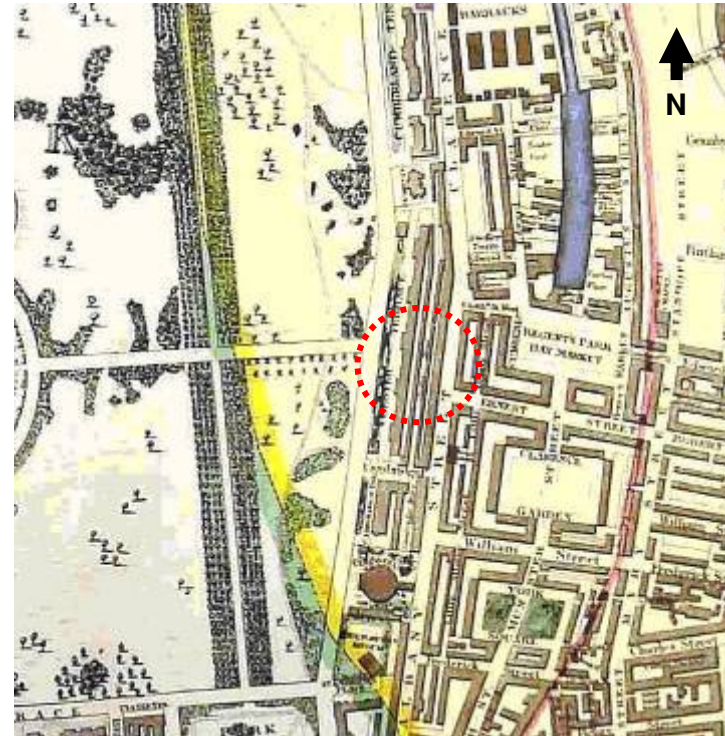


Figure 6. 1834 Parish Map of Regent's Park. Chester Terrace is clearly identifiable.



Figure 7. 1885 Boundary Commission Report Marylebone

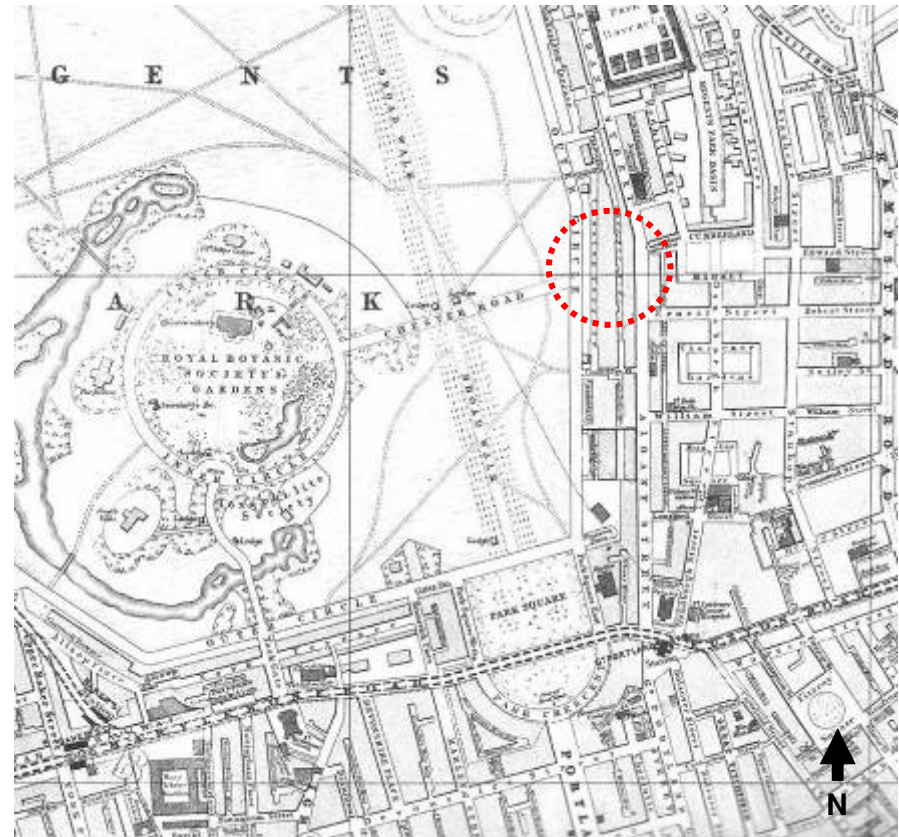


Figure 8. 1888 OS Map

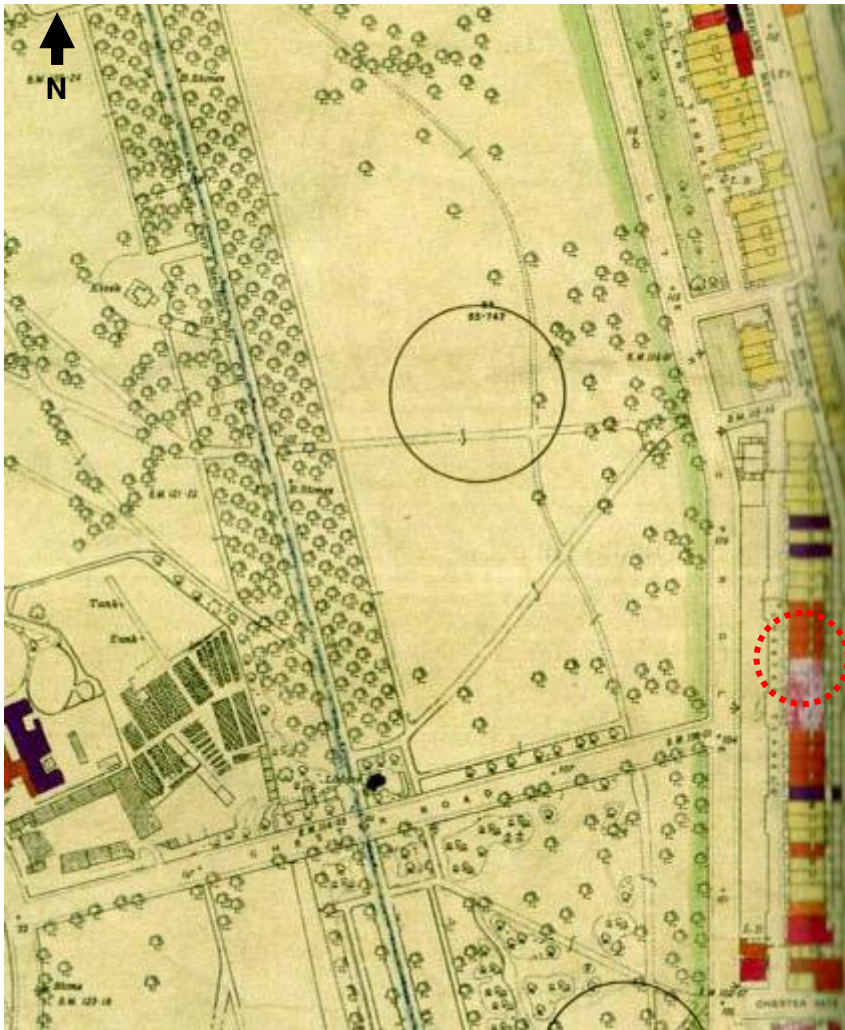


Figure 9. Extract from the 1945 Bomb Damage Map

Bomb Damage of the area, sustained during World War II.

The whole of Chester Terrace sustained damage
No 26 is coloured in orange which denotes “General Blast Damage,
Minor in Nature”.

The full colour key for bomb damage maps is as follows:

- Black:** Total Destruction;
- Purple:** Damage Beyond Repair;
- Dark Red:** Seriously Damaged; Doubtful if Repairable
- Light Red:** Seriously Damaged; But Repairable at Cost
- Orange:** General Blast Damage, Minor in Nature
- Yellow:** Blast Damage, Minor in Nature.



Figure 10. 35- 34 Chester Terrace, 1943 photographed by Herbert Felton. The terraces suffered collateral war damage and neglect.



Figure 11. Chester Terrace Nos. 26(left) and 25 today.

LISTED BUILDING DETAILS

1-42 CHESTER TERRACE

CAMDEN

TQ2882NE CHESTER TERRACE
798-1/87/212 (East side)
14/05/74 Nos.1-42 (Consecutive)
and attached railings and linking
arches

GV I

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 façade 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 course.

Nos 4 & 5 and Nos 39 & 40: to south and north of arches respectively. Channelled stucco ground floors. Square-headed doorways with panelled doors and fanlights. Recessed sashes, upper floors with architraves; 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return of No.4 pedimented with blind windows. No.3: fronting on to Chester Gate. 2 storeys and basement. 4 windows. Forms the terminal return to main block. 3 central bays slightly projecting. Greek Doric prostyle portico; panelled door and fanlight. Recessed sashes, those flanking the portico with shouldered architraves (left hand blind). Right hand bay with projecting bay window surmounted by parapet with central

balustraded panel. Cornice and blocking course with central feature of segmental-headed cut out block flanked by panelled dies. Left hand angle with enriched pilaster strip and surmounted by anthemion acroterion; right hand angle with anthemion acroterion only. Symmetrical west frontage to garden; 2 windows, 1st floor with balconies. Bust of Nash on bracket between 1st floor windows. Parapet with central urn.

INTERIOR not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings to garden and flanking steps. Nos 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3 window returns. Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows architraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central window. 2nd and 3rd floor form attic storeys (2nd floor windows architraved) with cornice at 3rd floor sill level and cornice and blocking course above 3rd floor.

INTERIORS: not inspected.

HISTORICAL NOTE: No.13 was the residence of CR Cockerell, architect and antiquary (English Heritage plaque).

(Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II); London: -1938: 120).

Listing NGR: TQ2875582782

LAMP POSTS

CAMDEN

TQ2882NE CHESTER TERRACE
798-1/87/214 Fourteen lamp posts
14/05/74

GV II

14 lamp posts. c1830. Cast-iron column standards inscribed "GR IV". Nico lanterns.

Listing NGR: TQ2874082751

RAILINGS

TQ2882NE CHESTER TERRACE
798-1/87/213 Railings and parapets to forecourt
14/05/74 and gardens of Nos.1-42
(Formerly Listed as: CHESTER TERRACE Railings and parapets to forecourt and gardens of Chester Terrace)

GV II

Railings and parapets. c1825. Stone balustraded parapet to forecourt, returned round Nos 1, 2 and 42 (qv). Cast-iron railings on a dwarf wall to Nos 1, 2, 42 and gardens.

Listing NGR: TQ2872282760

BUILDING'S SPECIAL INTEREST AND SIGNIFICANCE ASSESSMENT

26 Chester Terrace is of high significance in its townscape and group value contribution to the area, hence, its Grade I status.

However, as detailed earlier, the interior of the building has been totally rebuilt in 1960's **[See appendix 2&3]**.

Below a table summarising the significance of its existing fabric

<p>Highly Significant</p> <p><i>-These parts ought to be retained.</i></p>	<p>External massing and design, Front elevation openings, railings and all elements that belong to the original concept and design; fundamental part of the building typology and contributing to its townscape presence.</p>
<p>Significant</p> <p><i>-Changes or removals have to be treated with particular attention</i></p>	
<p>Low or Neutral Significance</p> <p><i>-These parts can be removed/replaced according to new design decisions</i></p>	<p>Late 1960's interventions: partitions, panelling, decorative elements in some rooms, joinery</p> <p>Rear elevation windows and doors.</p>
<p>No Significance or detrimental</p> <p><i>-these elements have to be removed.</i></p>	<p>Rear elevation windows and doors.</p> <p>Modern windows, flush doors, glass and furniture.</p> <p>Modern bathroom furniture, Skylights, Modern fittings and fixtures</p>

PLANNING CONSIDERATIONS

The main legislation concerning the protection of listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act deals with the listing of buildings of special architectural or historic interest, the authorisation of works affecting Listed Buildings, Conservation Areas and other supplemental matters affecting the historic environment. Of particular relevance are sections 16 and 66 of the Act regarding the setting of Listed Buildings, and Section 69 of the Act that deals with Conservation Areas.

Listed Buildings are given statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (Listed Buildings) and the designation of Conservation Areas.

The National Planning Policy Framework (NPPF) sets out the Government's national policies on different aspects of spatial planning in England and came into effect on the 27th March 2012.

Guidance on the protection of historic buildings, Conservation Areas, historic parks and gardens and other elements of the historic environment is provided in Section 12 Paragraphs 126-141. Guidance on the interpretation of the document is still provided by the EH document: Historic Environment Planning Practice Guide. (March 2010), which was written in response to PPS5, the previous Planning Policy which has now been superseded by the NPPF (March 2012).

The NPPF sets out a framework for a proportionate response to development which impacts on the historic environment, largely defining that environment by its heritage assets. These include designated assets, such as listed buildings, conservation areas and archaeological sites, as well as locally identified elements which have not been formally designated.

NPPF

128. "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal to their significance."

26 Chester Terrace is listed Grade I. This Heritage Statement has reviewed the context, history and significance of the Terrace as part of the unique urban ensemble envisaged by Nash with special attention to No.26. The analysis has been undertaken through study of the public documents available in various archives across London, including the Crown Estate's, National and Monuments Record Office and Camden's Local History Archive.

129. "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."

The information provided in this Heritage Statement is sufficient for the Local Authority to assess the impact of the proposal on the heritage assets.

132. "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

The proposals do not cause harm to the significant heritage features of the building because they only affect the modern internal reconstruction of the post war period. Externally, the alterations to the roof profile will not be visible from the park and will preserve the setting and appearance of No. 26 and the rest of the terrace.

Regent's Park Conservation Area Statement

(p.p 65) "Proposals for alterations to roofs within the conservation area will be considered on their own merit. Particular care is needed to ensure sensitive and unobtrusive design to roof slopes or where roofs are prominent in long distance views."

Camden's Local Development Framework (LDF)

The relevant documents that were taken in consideration from the Camden Local Development Framework (LDF)

The Core Strategy (CS)

CS14. "Promoting high quality places and conserving our heritage by; "...Preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens..."

The proposed alterations to the building will preserve the Local Authorities' heritage and preserve the character and appearance from the Conservation Area.

Camden Development Policies (CDP)

CDP 24.14 “Design and Access Statement should include an assessment of local context and character, and set out how the development has been informed by, and responds to it...”

The Design and Access Statement has been formulated on the basis of careful research in to historic archives in order to inform and ensure that the proposals will preserve the local context and character of this extremely sensitive historic area.

CDP 25.4 “ Historic buildings in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving—preserving their special interest and ensuring their long term survival.”

On the rear façade which its fenestration was extremely refurbished in the 60's, with rather uncomfortable proportions, is proposed to introduce an improved design to allow for the window at GF to be open and closed at ease to allow for natural ventilation and double glazed as an energy efficiency measure.

IMPACT ASSESSMENT

The significance has been assessed as previously detailed. The proposed alteration is neutral/slight because it only affects an area of the building which has the least significance and will therefore not adversely affect the significance of this Grade I building.

PART II—DESIGN AND ACCESS STATEMENT

DESIGN PRINCIPLES

Following a discussion with the Crown Estates, they were happy for us to proceed with this application.

The design principles for proposed works to the 26 Chester Terrace will follow the current National Planning Policy Framework issued by DCLG, the Conservation Area Appraisal for Regent's Park Conservation Area issued by Camden Council, as well as guidance and best practice advocated by Historic England and the Society for the Protection of Ancient Buildings (SPAB).

The main objectives of the proposed repairs and alterations of No 26 Chester Terrace are as follows;

External Works

- New window at rear GF: Improve the window to allow the window to be operable as it is currently too heavy to operate safely, and enhance its appearance.

In detail;

Ground Floor

- Replacement of existing timber 1/1 pane sash window for a Tripartite design, based on the window above.

Proposed Materials

WINDOWS (Rear elevation)

All to be timber framed to match existing details and slimlite double glazed.

THE PROPOSALS

External Works

Front Elevation

- The front Elevation will not be altered in any way.

Rear Elevation:

- **WINDOWS;** the proportions are typically 1960's and have adverse impact on the appearance of the surviving Nash's work of this façade. The existing windows are difficult to operate; due to their large proportions the windows bind. Therefore, the proposed scheme includes a new tripartite sash window with two side fixed lights, following the proportions of the existing tripartite windows at the first floor level of all houses but mouldings to match the front elevation windows.

Internal Works

No works are proposed

USE

The use of the house will remain unchanged as a single family house.

ACCESS

Pedestrian access to the house is to remain unchanged.

PRECEDENT

An application for a similar window and location has been approved recently for No. 33 of Chester Terrace **(2015/5742/L)**.**[See appendix 5]**

CONCLUSIONS

- 26 Chester Terrace is of high significance in its townscape value contribution to the area as well as its surviving historic external fabric.
- The interior and rear of the listed building has been subject to total reconstruction due to war damage and post-war neglect.
- The current rear elevation dates from the 1960's and later and is generally of low or no significance.
- The interventions have been carefully formulated with regard to the historic significance of the building and its fabric.
- The proposals meet the requirements of relevant clauses of the current National and Local planning policies as detailed above, and therefore should be granted Listed Building Consent.

APPENDICES

APPENDIX 2. 1946 MINISTRY OF WORKS PLANS CHESTER TERRACE

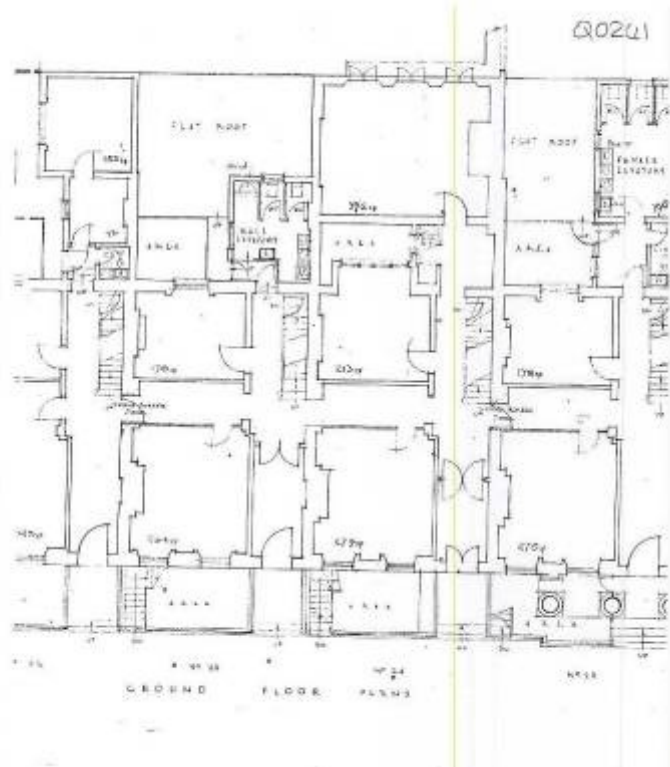
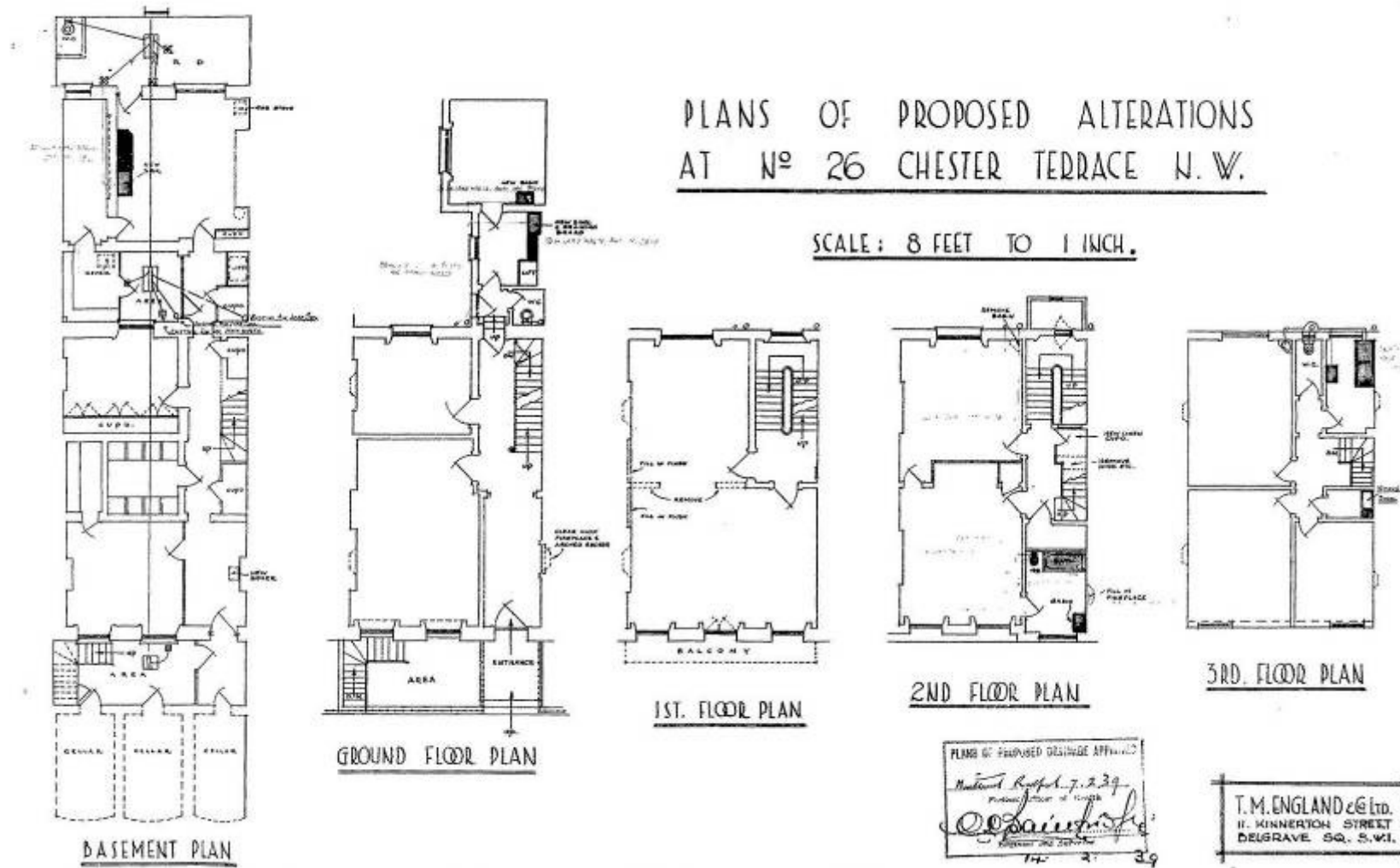
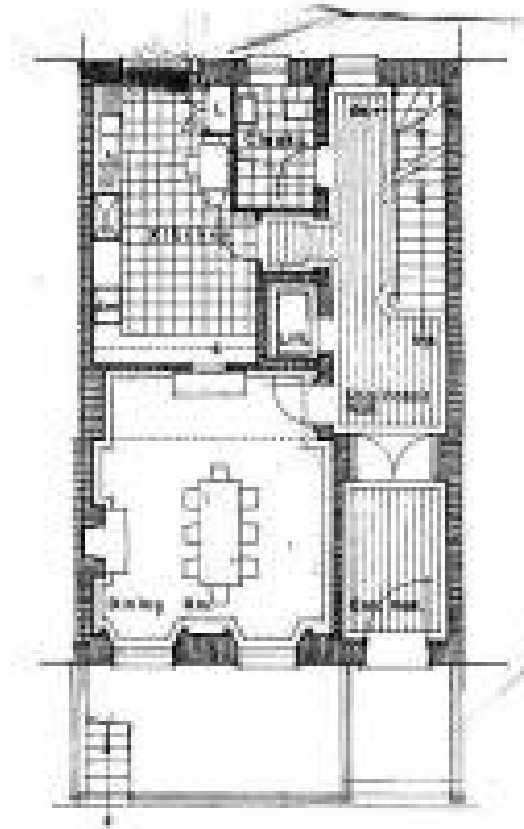


Figure 12. Extract of Ministry of Works plans, 1946 Ground Floor for Chester Terrace Nos. 25 – 23. Crown Estate Archive.



APPENDIX 4. PLANNING HISTORY OF 26 CHESTER TERRACE



Ground Floor Plan.

Figure 13. Extract of the 1959 Chester Terrace Development, typical floor plans by Louis de Soissons, Peacock, Hodges & Robertson

APPENDIX 5. PLANNING PERMISSION GRANTED FOR SIMILAR WINDOW REPLACEMENTS AT CHESTER TERRACE

Application No	Site Address	Development Description	Date Registered	Decision
2015/5742/L	33 Chester Terrace, London, NW1 4ND.	Replacement of all rear single glazed timber sash windows with double glazed timber sash windows, including alterations to the design of 3 rear windows at ground, 2nd and 3rd floor levels.	26-11-2015	Granted

**APPENDIX 6. LIST OF SURVEY AND PROPOSAL DRAWINGS
PREPARED FOR THIS APPLICATION.**

Drawings prepared by Giles Quarme & Associates (GQA).

As existing

S(2) 02 Existing Ground Floor Plan

S(2) 12 Existing East Elevation

As proposed

P(2) 02 Proposed Ground Floor Plan

P(2) 12 Proposed East Elevation

Proposed openings details

P(3) 08 New window to rear Elevation

SOURCES AND REFERENCES

- The National Archives
- London Metropolitan Archive
- The Crown Estate
- Camden Local Studies
- Camden Planning Department
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