

**25 Chester Terrace, Regents Park, NW1**

**Design and Access statement**

**April 2016**



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**Introduction**

This Design and Access Statement is for minor internal alterations and conversion of the attic space into an open roof terrace for 25 Chester Terrace which is a Grade I listed building located within the Crown Estate. This property shows no evidence of any historic fabric or original features internally. The proposed works will preserve and slightly enhance the significance of the grade I listed building as a result of the restoration of features more in keeping with the period than the 1960s work.

This Design and Access 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 01/2006. The design of the proposed works has taken into account of the National Planning Policy Framework (NPPF) part 12 and a heritage consultant has provided a full Heritage Statement that should be read in conjunction with this Design and Access Statement.

**Historic Context**

25 Chester Terrace is a grade I listed building designated in May 1974 along with its wider terrace; nos.1-42. The building was designed by John Nash and dates from c.1825. As demonstrated by its high grade of listing the building possesses considerable architectural and historic interest as part of an important early 19th century terrace of the Regent's Park Crown Estate development.

The application site is located within the Regent's Park Conservation Area. The conservation area was first designated in 1969 and focuses on Regent's Park and its adjoining streets. In 1811 the land reverted to the Crown at which point John Nash was chosen to design a grand scheme creating a new processional route through London from Carlton House to Regent's Park.

## Listed building Description

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

Grade: I

Reference No: 798-1-21287

Date of listing: May 14 1974 12:00AM

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

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 pediment 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 flank-ing the portico with shouldered architraves (left hand blind). Right hand bay with projecting bay window surmounted by parapet with central balustrade 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 architrave 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 architrave) 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).

## Proposed Design and Historic Impact

It is proposed to refurbish the interiors of the house to provide up to date services and interior finishes, including lighting, cooling and heating. This will involve the removal of all internal finishes and the reinstatement of features in keeping with the period of the building. (See drawings P1029-GL-900 TO 912 and P1029-GL-800 to 803 Inclusive) Changes to the internal plan form are limited in number and have been designed to be sensitive to the importance of hierarchy within the building and the readable plan form of the spaces.

At roof level it is proposed to provide a new roof terrace, set in the middle of the existing front and rear slate roof slopes. This has been designed to sit away from the street frontage and to be set within the roof scape to avoid any visual impact. It follows the design and pattern of other roof terraces granted consent along the terrace, which includes terraces at Nos. 12, 16, 21, 22, 29, 34 and 36. (Please see drawing P1029-GL- 315 )

The only external alterations proposed are the roof terrace and the replacement of the rear, non-original windows. Like other houses within the terrace the addition of a discreet roof terrace, accessed via a new flight of stairs in the stairwell below will have no effect on the heritage significance of the building. It will only affect 1960s fabric and the appearance of a traditional roof form will be maintained from the street and the wider area. There is proposed to be a deck (timber) with walkover glass skylights to provide light into two bathrooms below. This roof terrace will have no effect on the heritage significance of the listed building and will not affect any historic fabric.

Replacement of the rear windows will improve the appearance of the building from the east. The windows will be timber framed, double glazed sash windows in keeping with the existing windows but improving on the thermal and acoustic performance to the rear rooms. The glazing will be slim line, to avoid undue visual change. There will be no impact on the significance of the building as a result of providing new, bespoke, timber framed sash windows on

this secondary elevation of the house. Other properties with double glazing on the rear include No.8 and No.31 where it was considered that there would be no impact on heritage significance due to the highly altered nature of the rear elevations of all the houses in this terrace.

It is proposed to locate an A/C condensing unit within the front basement light well. Similar to many other houses on the terrace. Clement Acoustic Consultants have been commissioned to carry out an environmental noise survey to obtain statistical noise data to characterise the existing local background and ambient noise climate at the site. The data acquired and the Local Authority Noise policy limiting noise levels will be set to be maintained by the proposed mechanical plant at the site. A copy of their report forms part of this application.

#### Internal Alterations Lower Ground Floor

At lower ground floor level, it is proposed to insert a partition within the front of the building to subdivide the space. Historic drainage plans from 1924 demonstrate that this front room was divided by a partition, which has since been removed. It is proposed to make minor alterations to the walls and doors to provide service staff areas, laundry and storage areas. There are no cornices and the doors are modern 1960s doors. It is proposed to replace the skirting with a simple ogee profile throughout and to omit cornices (given this is a lower ground floor place). The doors will be timber panelled, of a simple, subservient form.

The vaults are proposed for new plant, which is to be fitted within the existing space (with no lowering of the floor). New doors will be installed with some ventilation, in line with other examples along the terrace. These changes will have no impact on historic fabric.

#### Ground Floor

At ground floor level the alterations include the insertion of a new opening between the front and rear rooms, to provide a more open plan living and kitchen area. The 1924 plans demonstrate that the current wall between the front and rear rooms at this level is not in its original location and was moved to accommodate the new lift inserted in the 1960s. There is evidence for a former opening in this location as well. The doors in the new opening are to be two panel full height doors in keeping with the grandeur of the space. They are to have a timber moulded surround but will be sliding doors to enable them to not clash with the door into the room or the kitchen units. (See drawing P1029-CT-800).

Within the entrance hall the floating arch detail is to be removed (non-original and not in keeping with the original layout). Doors are to be removed and replaced with timber four panelled doors of a height appropriate to the principle ground floor (i.e. taller than the existing openings). Cornices are proposed to replace the existing cornices in the hallway and the ground floor rooms. The ground floor front room cornice will replicate the same pattern as existing (and as is evidenced in other houses on the terrace). In the hallway the existing design is not appropriate and will be replaced with another design more in keeping (Please see drawings P1029-GL-915 to 915).

Overall these alterations will improve the appearance of the interior of this terrace house by restoring a period character to the property. Floor plan will not be affected, nor will any original fabric.

## First Floor

At first floor there will be no significant changes to plan form and the major decorative interior features will be retained. Sliding/bi-folding doors between the front and rear rooms (21 and 22 see drawing P1029-GL-401) are proposed necessitating the removal of two of the decorative columns. The columns are not original and are arranged around the lift inserted in the 1960s. New lighting, carpets, radiators, bookshelves, doors, skirting and cornices will be installed being replaced, in some instances, on a like for like basis and in others with a more appropriate design. The door heights will be in keeping for this principle floor.

New lighting arrangements are proposed that reduce the number of spot lights, introduce large pendent and small lights around the perimeter of the ceiling. This will improve upon the existing situation.

## Second Floor

At second Floor there will be a general rearrangement of the floor plan, removing non-original partitions and providing a master suite. As with the other floors all new internal finishes will be appropriate to the hierarchy of the floor level and the period of the building.

There will be no harm to heritage significance as a result of the proposed changes.

## Third floor

Reconfiguration at third floor level will involve the removal of all the non-original partitions and the rebuilding of partitions on a simpler floor plan (made up of four rooms and two bathrooms symmetrically arranged). This will improve upon the existing layout.

In place of an existing cupboard on the landing a new flight of stairs will be installed up to the roof terrace, accessed through a sliding glazed roof light.

These alterations will have no impact on heritage significance.

## **Planning History**

No planning applications have been found on the Camden online register.

## **Access**

No.25 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 vehicle 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.

As the building remains as a single family dwelling vehicular and transport links are not relevant to these applications.

## **Use**

The existing residential use of the property will be unchanged. The property will remain as a single family dwelling.

## **Landscape**

There are no landscape changes associated to this proposal. There are no landscape issues to consider as part of the applications. There are shared communal private gardens to the other side of Chester Terrace fronting the Outer Circle.

## **Conclusion**

25 Chester Terrace proposed works are minor in nature and comprises work to a building re-constructed behind a retained facade in the 1960's. There is no loss of historic fabric. A number of roof terraces have gained planning permission in Chester Terrace. Visibly the exterior of the building would appear unaltered. The heritage consultant, Heritage Collective, has provided a report supporting the proposed works which is enclosed within this application. We trust that the London Borough of Camden will have no difficulty approving the applications as submitted.