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1.0 INTRODUCTION

1.1 Background

This Design, Access Statement had been prepared by Purcell LLP on behalf of our client to seek approval for minor internal alterations and external changes to 28 Chester Terrace.

The consents reference 2015 7195 P and 2016 0307 L are currently being implemented and the proposals submitted with this application are in an amendment to the consented scheme.

We attended a meeting with the Conservation and Design Officer Alfie Stroud at London Borough of Camden Planning Department offices on Wednesday 1st March 2017 and agreed the strategy for addressing the changes.

Two applications are therefore being made, the first is a Section 73 application for minor material amendments to the planning consent reference 2015 7195 P and a second application for Listed Building Consent for the changes proposed to the internal layout.

This statement is to be read with the Heritage Impact Statement, application drawings and acoustic report submitted with this application.

A detailed DAS and Heritage Impact Statement was submitted with the previous applications and consequently we have Camden's agreement to submit a summary note as an addendum to those documents highlighting where we are seeking consent only for the new works.

2.0 LOCATION, SETTING AND CONTEXT

- 2.1 The property is a Grade 1 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 set back from the Outer Circle and separated from it by a garden space. Chester Terrace 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.
- 2.2 The house underwent significant alteration between 1959 and 1964 comprising of the wholesale reconstruction of the building behind a retained facade.
- 2.3 Consent was granted in May 2016 (refs: 2015 7195 P and 2016 0307 L) for internal and external alterations. These consents are currently being implemented

3.0 USE

- 3.1 The property is a five-storey terrace single family residential dwelling.
- 3.2 The gross internal area of the property is 387 sq. m and remains unaltered.

4.0 SUMMARY OF PROPOSED ALTERATIONS

4.1 LISTED BUILDING CONSENT

The application for Listed Building Consent seeks approval for:

- a) Minor alteration and relocation of internal partition layouts.
- b) Handing of the position of the proposed internal staircase from 3rd floor to roof terrace to match the retained staircase at 2nd floor.
- c) Relocate the consented glass stair enclosure at roof terrace level
- d) Relocate and reconfigure the consented acoustic enclosure and two condenser units to a new position to the rear of the consented roof terrace.

4.2 S73 APPLICATION FOR MINOR MATERIAL AMENDMENT TO THE CONSENTED SCHEME

The S73 application for minor material amendment to the Planning Consent Reference 2015 7195 P seeks approval for the following amendments:

Alterations at roof terrace level (below existing ridge level)

- a) Relocate the consented glass stair enclosure
- b) Relocate and reconfigure the consented acoustic enclosure and two condenser units to a new position to the rear of the consented roof terrace.
- c) Replace existing concrete and cement rendered trailing plinths with Portland stone railing plinths at pavement level. Existing railings are to be reinstated.

5.0 EXISTING LAYOUT

- 5.1 The plan form of 28 Chester Terrace remained largely unaltered since the extensive re-construction undertaken between 1959 and 1964. The introduction of the passenger lift in the 1960's impacting on the rear rooms and staircase on all floors.
- 5.2 Existing Internal Layout - Refer to Floor plans on drawing numbers 100B, 101A

- 5.3 Existing External Layout - Refer to Section and elevations drawing numbers 101 A Plan 3 and 106B and 108B

6.0 PLANNING HISTORY

- 6.1 A listed building consent Reference 2004/8400/1 for a satellite dish.
6.2 Planning and Listed Building Consent dated 2016 References 2015 7195 P and 2016 0307 L for internal and external alterations.

7.0 DESIGN APPROACH

- 7.1 The applicant's proposals are for small detail changes to internal layouts and the retention of the formerly existing staircase requiring changes to the proposed stair from second to third floors and changes at roof level to access to the consented roof terrace.

The changes result from the design development of the interior scheme. The interior design details have been submitted separately and are subject to approval by Condition.

Externally, the changes proposed require the relocation of the consented glazed stair enclosure and consented acoustic enclosure as the result of the retention of the existing staircase at second to third floors.

None of the proposed changes are visible from beyond the building with all new elements sit at or below the existing ridge line to the front mansard roof.

8.0 PROPOSED INTERNAL LAYOUT AND ALTERATIONS (Listed Building Consent)

8.2 LOWER GROUND FLOOR

- Section of existing wall adjacent to existing cloakroom replaced with new studwork
- Double doors added to below stairs boiler cupboard
- Services Cupboard wall line adjusted
- Services Trench relocated from vault plant room to terminate at services cupboard
- Doors omitted to lobby area
- Existing vault doors replaced with painted timber louvered doors

8.3 GROUND FLOOR

- Kitchen extract duct grille relocated in external wall to suit proposed extract hood ductwork
- FCU relocated to above kitchen ceiling
- Proposed glazed bronze framed doors set within bronze lining in painted timber reveal between kitchen and dining room
- Existing studwork partition to riser lining replaced in metal stud and plasterboard as existing detail
- Existing service ducts behind false plaster linings removed. Existing metal stud and plasterboard replaced throughout as existing details

8.4 FIRST FLOOR

- Existing door opening from stair hall to rear study room infilled with a blind door leaf detail retaining architraves both sides
- Existing metal stud and plasterboard partition wall between stair hall and reception room re-built. New tall door consented previously

8.5 SECOND FLOOR

- Existing stair retained from second to third floors
- Retained plaster nibs and cornice down-stand beam over opening between master bedroom and dressing area in lieu of previously consented detail
- Studwork to enclose underside of existing stairs altered to suit retained staircase detail
- Consented partition located to increase bathroom size

8.6 THIRD FLOOR

- Built in joinery omitted and studwork plasterwork nibs reduced in length to principal front bedroom
- Consented timber staircase handed to suit retention of the existing staircase to second floor
- Consented partition setting out altered to suit staircase layout

8.7 ROOF LEVEL - PROPOSED ROOF TERRACE

(S73 Planning MMA and Listed Building Consent)

- Existing metal roof access hatch replaced
- Redundant warm air heating roof vents omitted and roof slope made good to match existing
- Proposed up-stands to mansard roof slopes finished in pre-weathered zinc sheet to match materials of former flat roof
- Consented floor mounted condenser units within two acoustic enclosures relocated to a position to the rear of the terrace behind the lift over run and glazed stair enclosure.

- Consented glass enclosure to roof access stair relocated as the result of retaining the existing internal stair at end to third floors.

9.0 LANDSCAPING (S73 Planning MMA and Listed Building Consent)

- The existing concrete railing plinths to the boundary footpath and steps are to be replaced with a stone kerb with the existing black painted iron railings carefully removed, the railing ends re-tipped in stainless steel and the railings re-fixed into the stone kerb and lead caulked in place.
- The proposed roof terrace is to be finished in a hardwood boarded deck.

10.0 SCALE

- The proposals do not affect the scale or setting of the building in relation to other buildings in any way. The proposed roof terrace is set below the existing front mansard roof ridge line.

11.0 ACCESS

- Pedestrian access to the property is from Chester Terrace. Vehicle access is from Chester Close North at the back of the property. No alterations are proposed to the existing access arrangements.

12.0 SERVICES STRATEGY

- The proposed services are unaltered from those consented previously

13.0 DOCUMENTS SUBMITTED WITH APPLICATIONS

- Site location plan 1:1250 - Dwg 001
- Block Plan 1:200 - Dwg 002

Existing

- Existing Lower, Ground & 1st Floor Plan 1:150 @ A1 - Dwg 100 Rev
- Existing 2nd, 3rd & Roof Plan 1:150 @ A1- Dwg 101 Rev
- East (Chester Close North) Elevation 1:50 @ A1 - Dwg 106 Rev
- Sections A-A & B-B 1:50 @ A1 - Dwg 107 Rev
- West (Chester Terrace) Elevation 1:50 @ A1 - Dwg 108 Rev

Drawings as existing showing proposed alteration & demolitions

- Lower ground, Ground & 1st Floor 1:150 @ A1 - Dwg 202 Rev
- 2nd, 3rd & Roof Plan 1:150 @ A1 - Dwg 203 Rev
- East (Chester Close North) Elevation 1:50 @ A1- Dwg 207 Rev
- West (Chester Terrace) Elevation 1:50 @ A1 - Dwg 208 Rev
- Sections A-A & B-B 1:50 @ A1- Dwg 210 Rev

Proposed

- Lower ground, Ground & 1st Floor 1:150 @ A1 - Dwg 200 Rev
- 2nd, 3rd & Roof Plan 1:150 @ A1 - Dwg 201 Rev
- Sections A-A & B-B 1:50 @ A1- Dwg 204 Rev
- East (Chester Close North) Elevation 1:50 @ A1 - Dwg 206 Rev
- West (Chester Terrace) Elevation 1:50 @ A1 - Dwg 209 Rev
- Heritage Statement (as consent dated May 2016)

- Acoustic Survey & Report Dated 18.12.15 provided by CSG