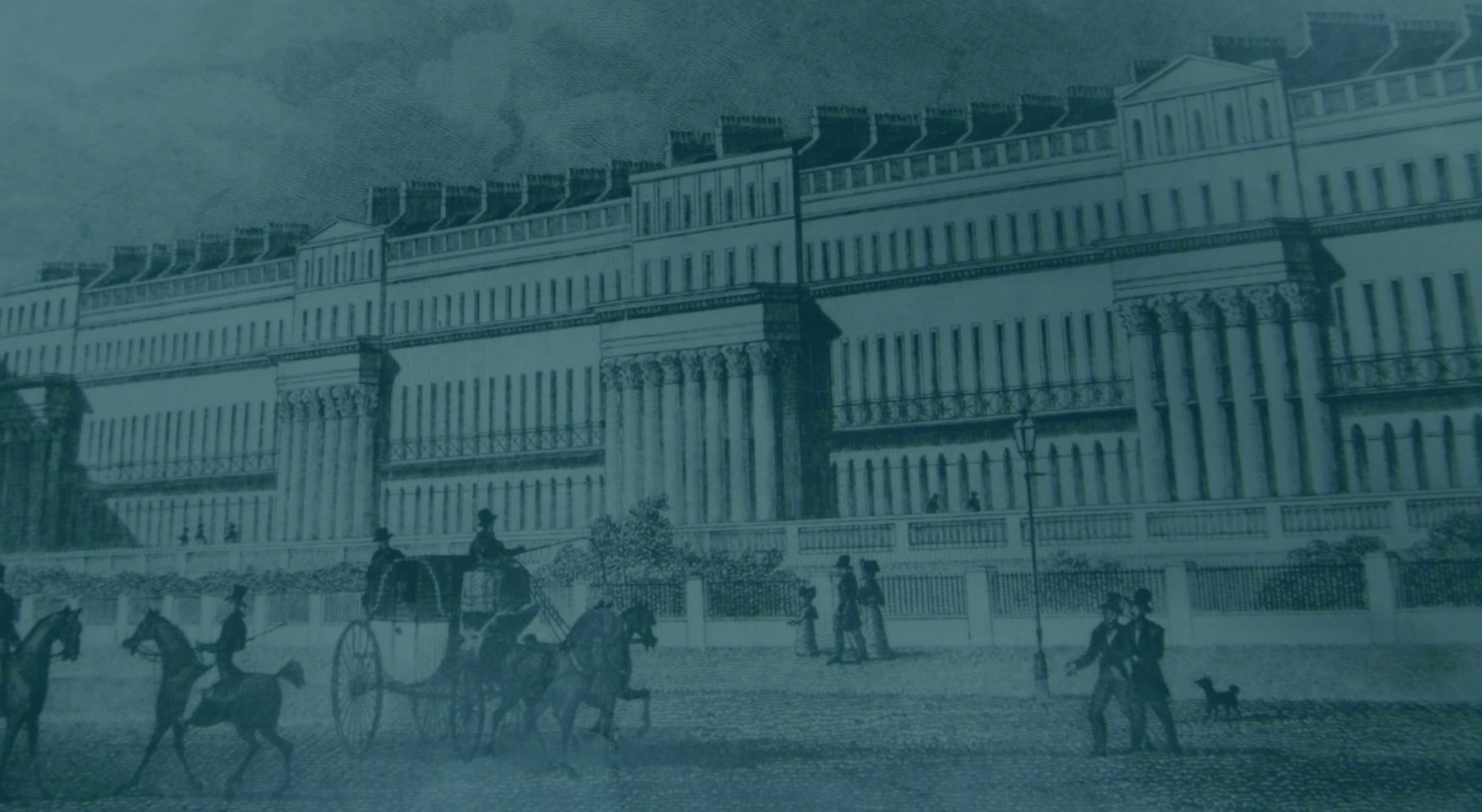




PURCELL

28 CHESTER TERRACE, LONDON
HERITAGE IMPACT ASSESSMENT

Issue 1
December 2015



Engraving by H.Melville of a work by Thomas H. Shepherd
first published in London between 1827 and 1831.

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I INTRODUCTION

This Heritage Impact Assessment has been produced as part of a planning and listed building consent application relating to the alteration and refurbishment of No.28 Chester Terrace, London (hereafter referred to as the site). It has been prepared by Purcell, a firm of conservation architects and heritage consultants with experience of the care and conservation of historic buildings and landscapes.

I.1 SCOPE OF THE STUDY

The intention of the report is to establish the historic development and significance of the site and to assess the potential impact of the proposals on the listed building and the surrounding heritage context as required by the National Planning Policy Framework.

I.2 EXISTING INFORMATION

This report has been prepared in accordance with the guidance published by Historic England (*Conservation Principles, Policies and Guidance for the Historic Environment*, 2008). This involved consulting archives, documentary resources and online databases, which are referenced throughout this document. The site was visited on 15th December 2015.

Archives consulted for this document include:

- The London Metropolitan Archive
- Crown Estate Archive
- The National Archives





2 UNDERSTANDING

2.1 THE SITE

The site is located on Chester Terrace behind the Outer Circle to the east of The Regent's Park, in the London Borough of Camden. The site is bound by Chester Place to the north, Chester Close to the east and Chester Gate to the south. The site is located within the Regent's Park Conservation Area.

2.2 LISTED BUILDINGS

No.28 Chester Terrace is a Grade I listed building forming part of a terrace made up of 37 houses and 5 semi-detached houses designed by John Nash in the early nineteenth century. No.28 is group listed with numbers 1-42 along with the attached railings and linking arches. The list description has been included in Appendix B.

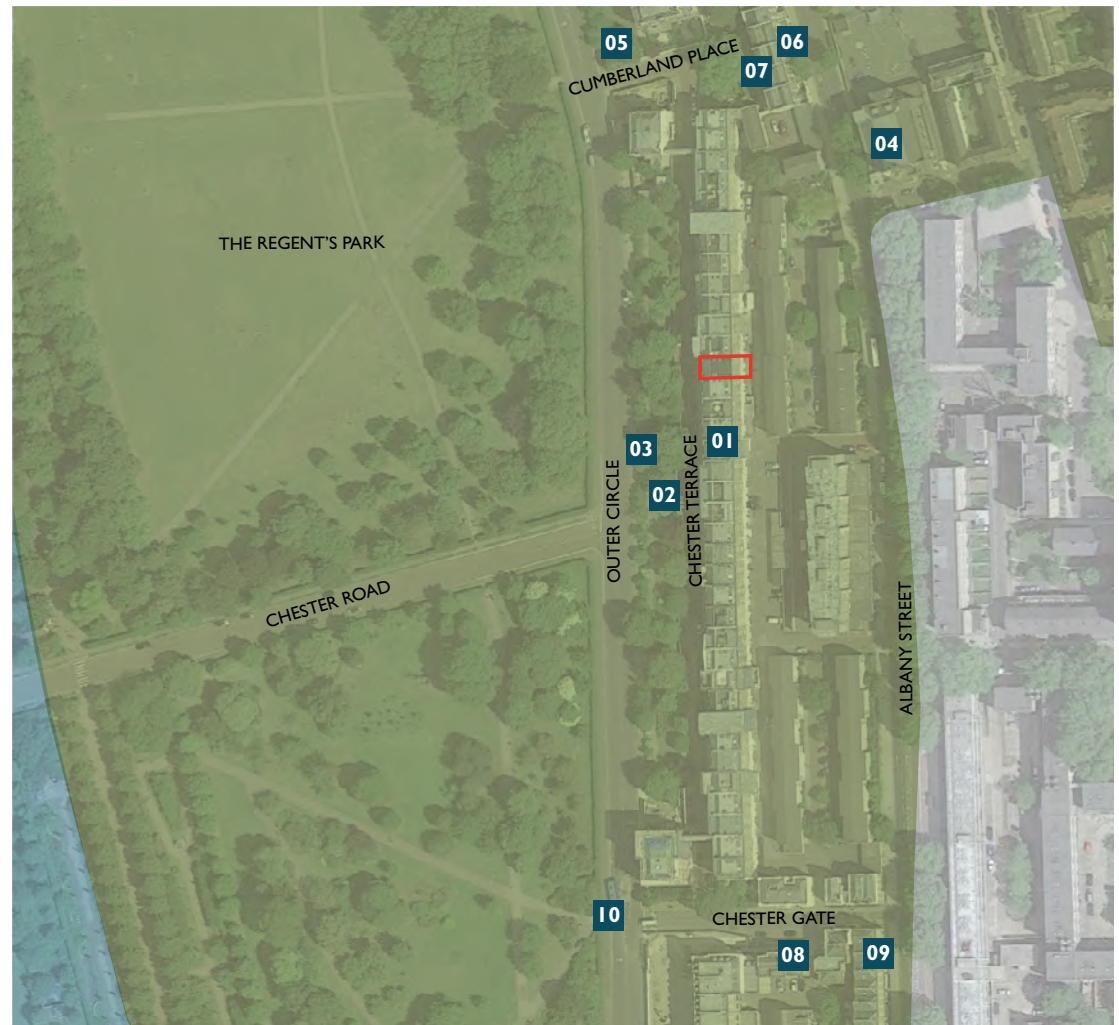
The Regent's Park is a Grade I designated Park and Garden.

- | | |
|---|---|
| 01 Nos.1 to 42 Chester Terrace, attached railings and linking arches Grade I | 06 Nos.1 to 12 Chester Place Grade I |
| 02 14 lamp posts Grade II | 07 Railings to nos.1 to 12 Chester Place Grade II |
| 03 Railings and parapets to Chester Terrace Grade II | 08 Nos.1 to 4 Chester Gate and railings Grade II |
| 04 Christ Church Grade II* | 09 Nos.79 to 85 Albany Street Grade II |
| 05 Two lamp posts Grade II | 10 Two bollards at entrance to nos.1 to 10 Grade II |



Location Plan (©Base Plan Google Earth 2015)

- Westminster Regent's Park Conservation Area
- Regent's Park Conservation Area
- Site Boundary



Conservation Area and Designations Plan

2 UNDERSTANDING

2.3 SITE DESCRIPTION

No. 28 is part of a grand palace-style, terrace of houses which forms the 'longest unbroken facade in Regent's Park'¹ and is attached to two projecting pavilions by triumphal arches.

No. 28's symmetrical, stuccoed facade rises for three storeys with additional basement and attic floors, and is topped with a 1960s replacement slate mansard roof. The house is three bays wide, set back from the pavement with steps leading up to the front door. The basement is accessed via an open well with stone stair and iron railings to the front of the property. On the front elevation, the ground floor is differentiated by round arched openings, with architraved heads linked by impost bands.² The *piano nobile* above is characterised by floor to ceiling 12 pane sash windows and a cast iron balcony which runs the length of the terrace. A projecting modillion cornice also runs the length of the terrace, above which the third floor sash windows are of a diminished size.



1 Chester Terrace

2 Front elevation of 28 Chester Terrace

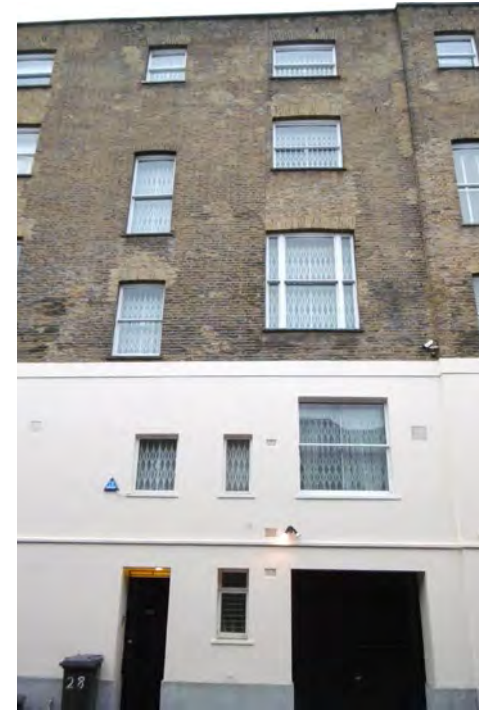


1 <http://historicengland.org.uk/listing/the-list/list-entry/1271885>

2 <http://historicengland.org.uk/listing/the-list/list-entry/1271885>

The rear elevation is built of yellow stock brick with stucco to the ground and basement floors. The basement level is dominated by the rear entrance and garage doors, whilst the fenestration above is an un-ordered combination of Crittal and sash windows, those above ground floor level with gauged brick arches. The combination of window types coupled with scars in the brickwork suggests that much alteration has occurred on this elevation.

Three barrel vaulted cellars are positioned under the pavement to the front of the property. All have replacement twentieth century doors, concrete floors and have been covered with a rough concrete render.



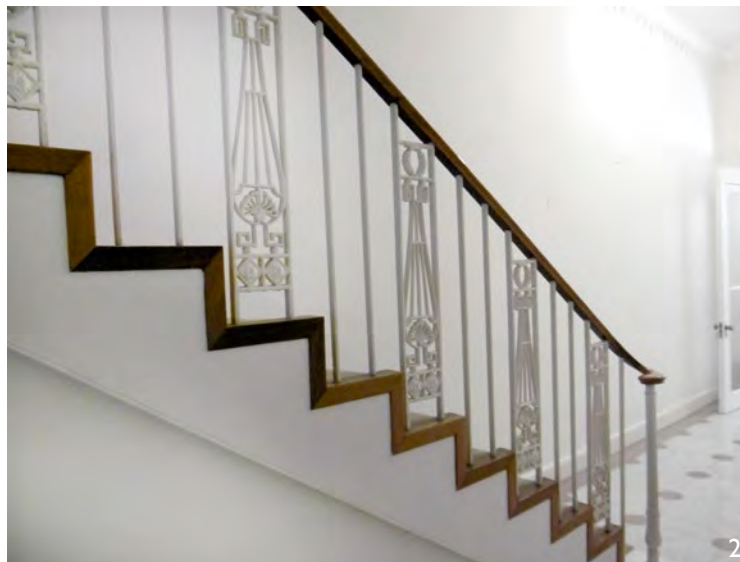
- 1 The rear elevation of Chester Terrace
- 2 The rear elevation of 28 Chester Terrace
- 3 One of the barrel vaulted cellars

2 UNDERSTANDING

Internally, the layout, plasterwork and carpentry all date to the 1960s renovation, and have been undertaken in a simplified Georgian style, typical of de Soisson's post war work. Whilst the staircase reflects the original 1820s position, it is probable that it has been largely if not completely replaced. The cast iron balusters which run from the ground to the second floor have a patina of age suggesting that they may have been re-used from the earlier staircase. The two marble fireplaces are likely to be modern reproductions given their 'crispness'.



- 1 Basement
- 2 The staircase





- 3 First floor room
- 4 Second floor accommodation
- 5 Attic level accommodation
- 6 Roof structure

HISTORYTIMELINE

1806

The area known as Marylebone Park reverted back into the hands of the Crown. Following a competition, the Prince Regent commissioned John Nash to produce a design to redevelop the area.

1812

John Nash's design was published. Whilst Nash designed the façades of the buildings with the assistance of Decimus and James Burton, the buildings behind were built by speculative builders.¹

1820

Construction of the terraces commenced.

1825-26

Chester Terrace was built. Whilst the façade had been designed by Nash, the buildings behind were the work of John Lansdown.

1827

Chester Terrace was first occupied by John Strange Winstanley, who lived at No. 14. The houses were not all occupied until 1835.²

Mid 19th century

No.28 was occupied by Isabella Ross in 1832-36, Mary Ross in 1837 and Mary Carsdale in 1838.³

¹ *The Regent's Park Terraces; 50 Years of Restoration*, The Crown Estate, 1997

² 'Chester Terrace,' in *Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town*, ed. Percy Lovell and William McB. Marcham (London: London County Council, 1938), 120-121, accessed December 8, 2015, <http://www.british-history.ac.uk/survey-london/vol19/pt2/pp120-121>

³ 'Chester Terrace,' in *Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town*, ed. Percy Lovell and William McB. Marcham (London: London County Council, 1938), 120-121, accessed December 8, 2015, <http://www.british-history.ac.uk/survey-london/vol19/pt2/pp120-121>

1939 – 1945

Chester Terrace was bombed during World War II. Three of the terraces were damaged beyond repair, and many were seriously damaged. No.28 suffered general blast damage.

1947

Following the War, it was decided to restore the buildings for use as government offices. No.28 was used as offices for the Ministry of Agriculture and Fisheries Animal Health Division.

1959 -1964

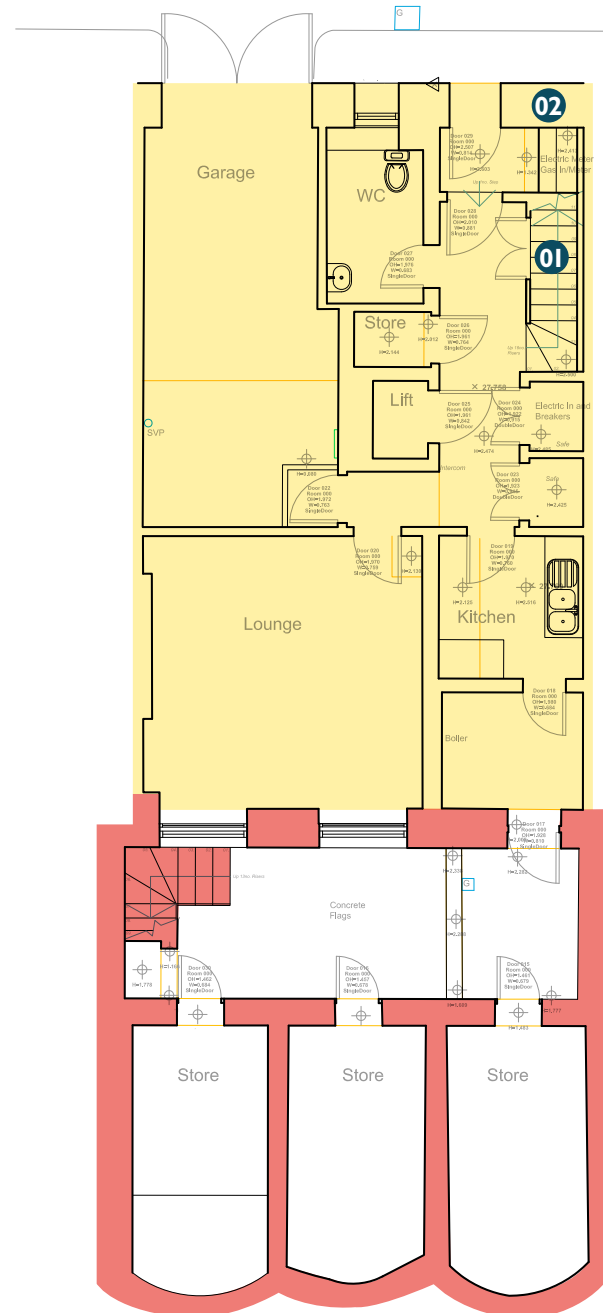
The terrace (including No.28) was substantially reconstructed behind the façade to a design by Louis de Soissons, Peacock, Hodges and Robertson.

1960s onwards

The building returned to residential use and had a number of leasees including Lord Charles Churchill and Mr Scholl (of chiropody fame).

2004

Listed building consent was granted for the installation of a satellite dish on the roof . Reference 2004/0400/L
No other planning applications have been made relating to the property.



1825-26

Reflects 1960s Floor Plans

- 01 Potentially original staircase although largely if not totally rebuilt in 1960s
- 02 Much of the rear facade was rebuilt and new fenestration installed in 1960s

Historic Development Plan



3 STATEMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural heritage values that make a building or place important to this and future generations. The aim of conservation is to sensitively manage change to a place to ensure that its significance is not only protected, but also revealed, reinforced and enhanced at every possible opportunity. The range of values that may contribute to the significance of a place can be categorised under the following headings. These values are taken from Historic England's *Conservation Principles* (2008).

The significance of the site is assessed using a scale of significance ratings ranging from High to Detrimental:

- **High:** A theme, feature, building or space which is important at national or international level, with high cultural value and important contribution towards the character and appearance of the site and its setting.
- **Medium:** Themes, features, buildings or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of the site and its setting.
- **Low:** Themes, features, buildings or spaces which are usually of local value only but possibly of regional significance for group value. They are of minor cultural importance and make a minor contribution to the character or appearance of the site and its setting.

- **Neutral:** These themes, spaces, buildings or features have little or no cultural value but do not detract from the character or appearance of the site and its setting.
- **Detrimental:** Themes, features, buildings or spaces which detract from the values of the site, its setting, character and appearance. Efforts should be made to remove or enhance these features.

3.2 STATEMENT OF SIGNIFICANCE

28 Chester Terrace is of high significance as part of the classical palace fronted terrace designed by John Nash in the early nineteenth century, as part of his and the Prince Regent's ambitious scheme to re-build part of the west end of London. John Nash's development of the area has been described as 'a unique planned composition of landscape and buildings, at once classical and picturesque... of national and international importance'.¹ No 28 Chester Terrace makes a significant contribution to the Regent's Park conservation area. The setting of both No. 28 and the terrace as a whole within the wider Nash development is of high value.

¹ <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/regents-park/>

The cellars to the front of the property date to the original development, but have had later twentieth century alterations including a concrete floor and replacement doors, which has compromised their historic and evidential value. The cellars are therefore deemed of low to medium value.

Beyond the front elevation the building was substantially rebuilt during a phase of works in the 1960s which sought to repair the terrace following previous years of bomb damage and neglect. The 1960s building fabric is of less historic significance and is deemed of negligible value. The buildings primary significance therefore lies with its principal façade.

In conclusion, the significance of the building lies primarily in its group value with the rest of the terrace. The original Regency building fabric is of greater evidential, aesthetic, historic and communal significance than later alterations.

SUMMARY OF VALUE

Setting – High Value

Exterior façade – High Value

Fabric behind the front façade – Low Value

Cellars – Low/Medium Value



4 LEGISLATION AND GUIDANCE

4.1 NATIONAL POLICY AND GUIDANCE

No.28 Chester Terrace is Grade I listed; therefore any proposals for works to it should take into consideration the *National Planning Policy Framework*, especially Section 12 - *Conservation and enhancing the historic environment*. Section 12 provides the government's policies for the protection of heritage. Key Policies to be considered in the context of the site include:

Policies 61, 64, 65, 128, 130, 131, 132, 133, 134, 135 and 137

4.2 LOCAL POLICY AND GUIDANCE

The London Plan

Including Revised Early Minor Alterations (October 2013) and further alterations to the London Plan (FALP), March 2015. The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor. The Plan was revised in 2011, with alterations in 2013 and March 2015. The document Further Alterations London Plan, January 2014, propose no material changes to policies on built heritage. Key Policies to be considered in the context of the site include:

Policy 7.8: Heritage Assets and Archaeology

Policy 7.9: Heritage-led Regeneration

Camden Local Development Framework 2010-2025

Key Policies to be considered in the context of the site include:

DP25 Conserving Camden's Heritage

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Other heritage assets The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

4.3 GUIDANCE DOCUMENTATION

Conservation Principles, Policies and Guidance Historic England 2008

Conservation Principles, Policies and Guidance, provides a comprehensive framework for the sustainable management of the historic environment. The following points are of particular relevance to the proposals:

138. New work or alteration to a significant place should normally be acceptable if:

- a there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c the proposals aspire to a quality of design and execution which may be valued now and in the future; and*
- d the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future*

Historic Environment Good Practice Advice in Planning Note 2 (March 2015)

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (March 2015)

Seeing The History In The View (2011) (With Revision Note June 2012 and 2014)

5 HERITAGE IMPACT ASSESSMENT

5.1 CRITERIA FOR ASSESSMENT

This section assesses the potential impact of the proposed development on the study area.

The impact will be assessed based on the following criteria:

| Magnitude of Impact | Definition |
|---------------------|--|
| High Beneficial | The alterations considerably enhance the heritage asset or the ability to appreciate its significance values. |
| Medium Beneficial | The alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate its significance values. |
| Low Beneficial | The alterations enhance to a minor extent the heritage asset or the ability to appreciate its significance values. |
| Neutral | The alterations do not affect the heritage asset or the ability to appreciate its significance values. |
| Low Adverse | The alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values. |
| Medium Adverse | The alterations harm to a clearly discernible extent the heritage asset or the ability to appreciate its significance values. |
| High Adverse | The alterations severely harm the heritage values of the heritage asset or the ability to appreciate its significance values. |

5.2 THE ASSESSMENT

The building's primary significance lies within the front façade fabric which contributes to the external group value of Chester Terrace. No alterations are proposed to this elevation.

The creation of the roof terrace will require the replacement of the existing 1960s double pitched mansard roof structure which is deemed of low historic value. The replacement will respect the existing mansard roof slopes and building profiles, and Heather Blue Welsh slate will be used to match the existing. The proposed glass enclosure and other fittings will be positioned behind the parapet wall and will be undiscernible from the street below and wider public realm.

The proposals involve alteration to the cellars which are of low to medium historic value. Where it is proposed to create an opening between the first and second vault, in order to mitigate impact, wall nibs and the barrel vaulting will be retained in order to preserve a memory of the original cellular proportions of the spaces. Below ground excavations will be required to improve head room, however the installation of concrete floors in the cellars in the twentieth century will have already compromised historic fabric here. In order to provide sheltered access from the house to the vaults, a glazed painted timber screen is proposed. In order to respect the existing arch of the

entrance steps string and retain legibility, the proposed glazed timber screen will be set back from the face of the arch by 100mm. The addition is reversible and does not prejudice alternative solutions in the future; thus it is deemed to have a neutral impact on the significance of the building.

Behind the front elevation, the building was substantially re-built in the 1960s. Given the large scale rebuilding that has occurred at the property and corresponding lack of significance attributed to the 1960s internal partitions, it is deemed that the proposed internal re-ordering and refurbishment will not harm the historic significance of the building.

The existing staircase was either completely replaced in the 1960s or has been heavily modified during this phase, however it is not possible to ascertain whether any original Regency construction resides within it. It certainly occupies a position in the house that is typical of the Regency period plan type. Opening up works are advisable in this instance as the proposals include the replacement of the internal staircase from second floor to the roof terrace. If opening up works reveals Regency fabric, the removal of this fabric would have a low adverse impact on the significance of the building. The impact would be deemed as low because the historic fabric has already been compromised by later alterations, coupled with the fact that the staircase is being retained at lower levels. If no Regency fabric is found the

removal of the staircase at this level will have a negligible impact.

The proposed replacement of the 1960s joinery and fenestration with more accurate Regency details is beneficial as is the sensitive repair of features such as the steps leading down to the basement area and the dormer windows. The replacement of inappropriate marble and concrete paving to the entrance steps and front area with traditional stone is deemed to have a beneficial impact on the building in both aesthetic and practical 'breathability' terms.

Whilst there are some areas of low adverse impact with regards to loss of historic fabric, it is deemed that the level of change is weighed proportionately against the significance of the building which principally lies in its external group value on Chester Terrace. As such, the major alterations are restricted to the interior of the property which is not visible from the public streetscape and is of low value due to the extensive re-building in the 1960s. The proposed alterations to the roof will have no impact on the conservation area and surrounding heritage assets. In conclusion, it is considered that the proposals will not cause harm to the special interest of the building and its setting.

APPENDIX A: BIBLIOGRAPHY

Publications

The Regent's Park Terraces; 50 Years of Restoration, The Crown Estate, 1997

Archival Records

The National Archives

MPI 1/586 CRES 2/781 Plan showing houses and gardens

CRES 59/300 London: Chester Terrace development 1959-1964

CRES 59/301 London: Chester Terrace development 1964-1973

LRRO 1/5080 Chester Terrace: proposed redevelopment; plans and elevations 1959

CRES 2/781 Deviation by James Burton from his contract for the erection of Chester Terrace 1826

LRRO 1/5079 Chester Terrace: Nos 4-42, repairs to bomb damage; plans and elevations 19

MPEE 1/113 Plan of buildings in Chester Terrace, with proposed elevation. By Decimus Burton

The Crown Estate

| | |
|---------|--|
| Q0096 | CHESTER TERRACE - FLOOR PLANS & ELEVATIONS |
| Q0241 | CHESTER TERRACE NOS 23-26,14-21 & 7 - FLOOR PLANS |
| Q0248 | CHESTER TERRACE MEWS NOS 26,38,19,6 & 14 REGENTS PARK - FLOOR PLANS |
| Q0370 | CHESTER TERRACE - REGENTS PARK - REDEVELOPMENT PLANS |
| Q0565 | CHESTER TERRACE - HOUSE,FLOOR,ROOF & ROOF & THIRD FLOOR SECTIONS PLANS |
| Q0566 | CHESTER TERRACE - FLOOR & STAIRCASE SECTIONS PLANS |
| Q0567 | CHESTER TERRACE - HOUSE TYPES Y & Z FOUNDATION & FLOOR,ROOF SPACE & SECTIONS PLANS |
| Q0568 | CHESTER TERRACE - LAYOUT,FLOOR & ELEVATIONS PLANS |
| Q0569 | CHESTER TERRACE - PLANS |
| Q0569 A | CHESTER TERRACE REDEVELOPMENT & CHESTER CLOSE REDEVELOPMENT |

| | | |
|--------|---------------------------|---|
| U19756 | 28 CHESTER CLOSE NORTH | MR&S CRESSWELL |
| U19939 | 28 CHESTER TERRACE | LIDAG FAMILY FOUNDATION |
| U22967 | 28 CHESTER CLOSE NORTH | STEFANA LAVORINI & STEPHANE GUIRAUD |
| U23014 | 28 CHESTER TERRACE | LIDAG FAMILY FOUNDATION |
| U31321 | 28 CHESTER CLOSE NORTH | LAVARINI AND GUIRAUD |

Websites

<http://www.british-history.ac.uk/survey-london/vol19/pt2/pp120-121> Accessed 09/12/15

<http://historicengland.org.uk/> Accessed 09/12/15

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/regents-park/> Accessed 09/12/15

<http://historicengland.org.uk/listing/the-list/list-entry/1271885>

APPENDIX B: LIST DESCRIPTIONS

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 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 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).

