



10 CHESER PLACE

NW1 4NB

DESIGN AND ACCESS STATEMENT

AUGUST 2017



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Introduction

This Design and Access Statement has been produced by TF Architecture to accompany a planning application for the proposed works to the property 10 Chester Place. A listed building application accompanies this application relating to the works at the same property.

This statement identifies the significance of the building whilst identifying alterations that have been undertaken that detract from that significance. It is the applicant’s intention to faithfully restore the key elements of the building whilst ensuring it is refurbished for its optimal viable use.

Previous works that have been undertaken have a resulted in a number of unsympathetic alterations and loss of original features. Where possible, these alterations will be removed and historically accurate features restored.

This statement should be read in conjunction with all submitted plans. A list of all documents submitted has been provided (drawing issue sheet) and the relevant drawing numbers are referenced where possible throughout the discussion on the merits of the proposal.

Site

10 Cheter Place form part of a terrace of Georgian properties on the right hand side of Regent’s Park. The property is a Grade I listed building located within the Regent’s Park Conservation Area.

The existing building use is residential. The application does not seek to change the residential use of the property.



Street level view of the ground floor rear entrance



Terrace houses in Chester Place



10 Chester Place



Existing

The building forms part the Crown Estate.

The client is focused on ensuring that the building is restored respectfully and sympathetically to the historic detail that would have formed part of the original construction.

Front Facade

The property features a stucco fronted facade, at ground floor the render is banded with a regular rhythm typical of properties of this era.

Rear Facade.

The property features a brick faced facade. At lower ground the brick has been painted in white. The property is a Grade I listed building located within the Regent’s Park Conservation Area.



Existing Chester Place Elevation - EX.200



Existing Albany Street Elevation - EX.201



10 Chester Place



10 Chester Place



Existing internal Configuration

The building is currently a residential dwelling occupying in basement, ground plus three floors. The third floor has a mansard roof at the front facade.

The building has been subject to a series of renovations that have resulted in all cornices, skirtings boards and architraves being removed and replaced with modern copies.

The staircase, in its original position, has been replaced with a timber construction staricase. Only from basement to ground floor is the original stone staircase with metal balustrade still intact.

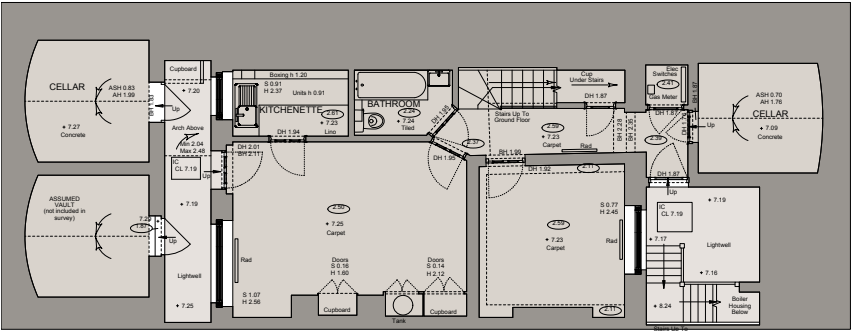
Basement floor has a modern bathroom at the bottom of the staircase. There are two bedrooms at lower ground, has a small kitchen room attached. The closet wing consists of a cellar room with access to a rear courtyard.

The ground floor consists on a modern kitchen with a dining room and a wc located within the closet wing. There is a hatch that connects the kitchen with the dining room. decoration throughout is non-original.

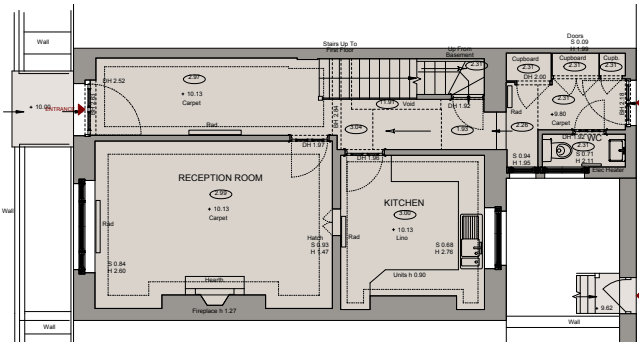
The first floor has a double reception room that has been connected through a wide opening. All decoration is non-original.

At second floor level, the reconfigured layout has resulted in being non accesible from the landing. this room is divided into a dressing room and an ensuite bathroom. The front room at second floor is the master bedroom.

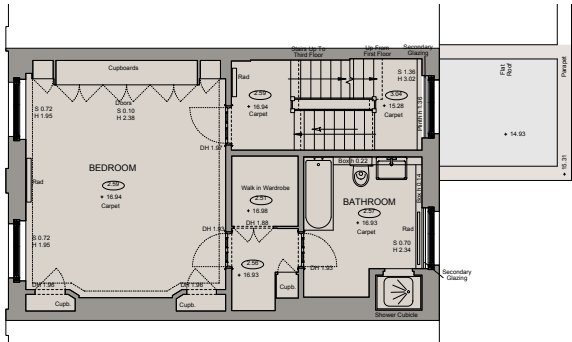
Third floor has a mansard roof to the front. Two bedrooms and a modern bathroom occupying this floor level.



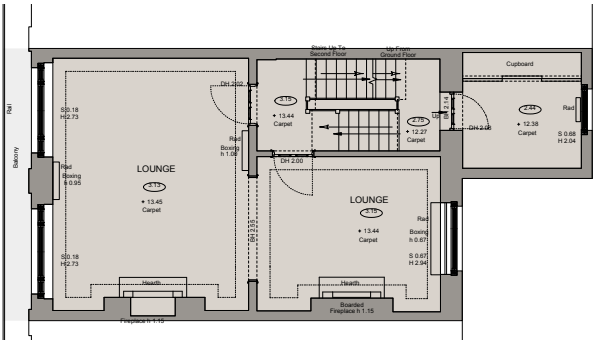
Existing Lower Ground Floor Plan - EX.100



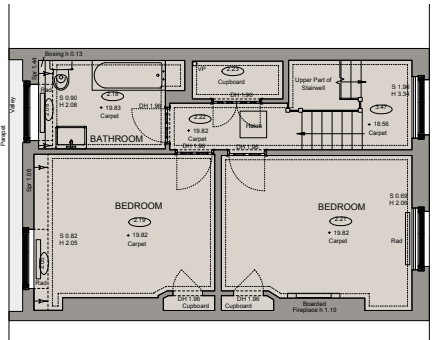
Existing Ground Floor Plan - EX.101



Existing Second Floor Plan - EX.103



Existing First Floor Plan - EX.102



Existing Third Floor Plan - EX.104



Existing second floor modern replica cornice



Existing first floor modern replica cornice



Existing basement staircase and balustrade



Proposal

A full schedule of works is enclosed within Donald Insall Associates Historic Building Report that accompanies this submission, however, the works briefly comprise;

- The missing bottle balustrade on the front parpet is to be reisntated .
- Non original roof finishes are to be replaced in Welsh slates on the main roof.
- The front elevation is to be repaired matching materials and techniques, including stucco, doors and fenestration.
- The modern doors to the vaults would be replaced in panelled doors.

The rear elevation will be repaired as necessary. The external drainage, both rainwater and foul is to be rationalised to ensure that the original vertical paths are re-established. The ground floor rear window will be lowered and a Juliette balcony installed with french doors.

Internal Proposal

Historic detailing within the property has largely been lost. Original cornices, architraves, skirtings, staircase and balustrade have been replaced with modern copies. Any existing original details and features that are still in place are to be retained and carefully refurbished. Where replacement features are required, for example replacement doors, architraves, skirting, cornice etc. these will be replaced on a like for like basis and to patterns suitable for the room hierarchy in which they are proposed. For example, where any new internal doors are required, these will be of a style to match the original, and feature an appropriate level of detailing dependent upon their location within the property.

The rear windows will be fitted with secondary glaing, and all windows are to carefully repaired. These works accord with best conservation practice and would enhance the significance of the building.

At basement level :

- Reconfiguration of the non original kitchen and bathroom creating a new bathroom and a walk in closet.
- Replacement of non original doors into the rooms and insertion of a historically accurate door.
- The historic staircase and balustrade are to be retained and refurbished between basement and ground floor.

At ground floor level:

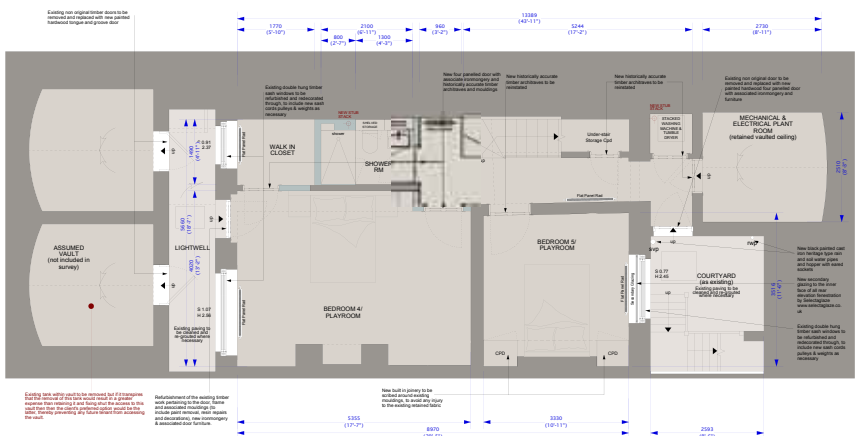
- Creation of a double width opening between front and rear rooms. This would preserve the plan form, result in the removal of a modern hatch.
- Replacement door joinery and insertion of a historically accurate doors.
- New kitchen fittigs in the rear room,
- New configuration for the WC in the rear closet wing.
- Removal of the partition in the basement staircase to recover original metal balustrade.
- Removal of modern radiators and insertion of cast iron radiators

At first floor level:

- Replacement door joinery and insertion of a historically accurate doors.
- Removal of modern radiators and insertion of cast iron radiators

At second floor level:

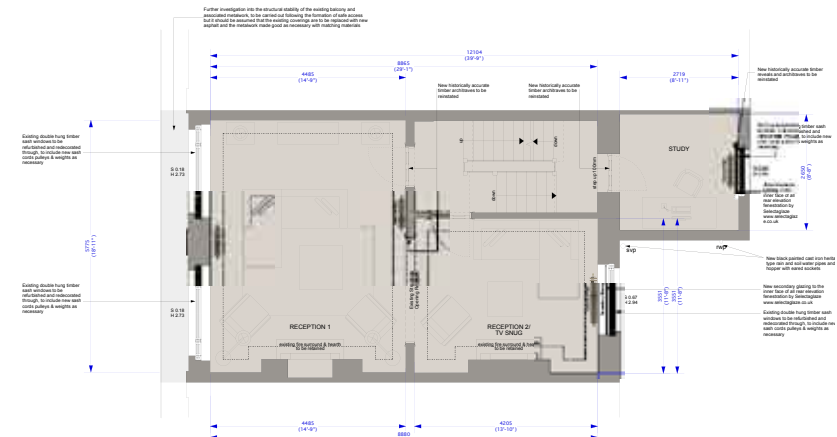
- Removal of non-original studwork and corning to expose historic chimney breast and detail.
- Replacement door joinery and insertion of a historically accurate doors.



Proposed Lower Ground Floor Plan - PR.100



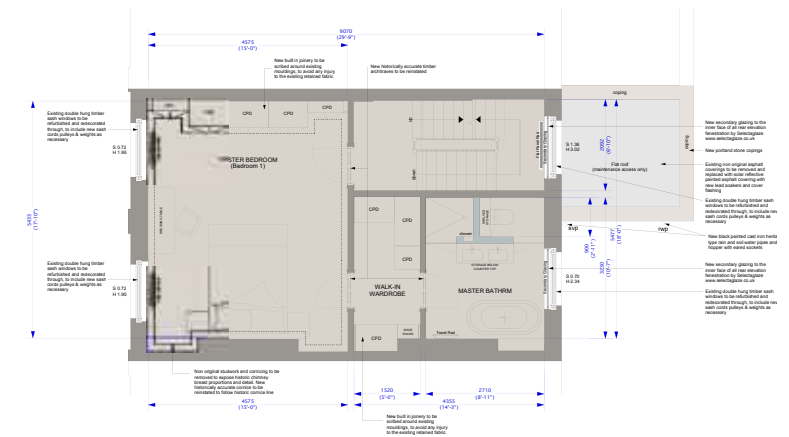
Proposed Ground Floor Plan - PR.101



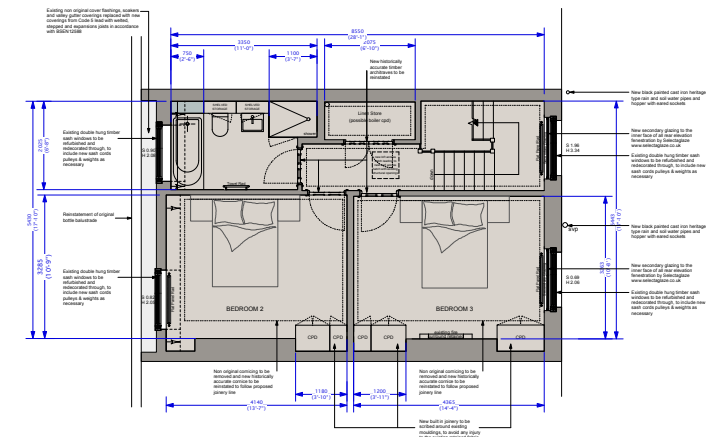
Proposed First Floor Plan - PR.102



- Rear room to be reconfigured with new bathroom and new wardrobes.
 - Removal of modern radiators and insertion of cast iron radiators
- At third level:
- Removal of non original studwork and cornicing to expose historic chimney breast and detail.
 - Replacement door joinery and insertion of historically accurate doors.
 - Reconfiguration of bathroom with new bathroom fittings



Proposed Second Floor Plan - PR.103



Proposed Third Floor Plan - PR.104



Light Wells and Vaults – Proposed

Existing paving to lightwell and courtyard to be carefully cleaned and regouted where necessary.

Refuse Strategy

There will be adequate refuse and recycling storage within the kitchen of the property.

Transport Statement

The proposal does not provide the residents with any off street parking.

The site is located close to a number of main transport links. Great Portland Street station is 11 minutes walk and less than 100m from the bus stops located on Albany Street. The nearest Santander cycle docking station is 4 minutes walking from the site, located on Albany Street.

Sustainability

The proposed M&E services shall be designed, specified and installed so that the building operates efficiently and reliably.

Low energy LED lighting will be installed throughout and fixtures and fittings will be sustainably sourced to ensure that they are compliant with the clients high ecological expectations.

The thermal and acoustic performance of the rear elevation sash windows will be enhanced with the inclusion of secondary glazing.

Where possible the materials that are specified will be of the highest ratings. The contractor will ensure that the certification and paper trails are collated from suppliers to testify that materials of the required ecological standards set out by the client.

Detailing such as permeable paving of all hard-standing areas will also ensure that rainwater run-off is minimised throughout the scheme.



Access

The proposal does not seek to alter the public highway or footpath. Access to the property will be from Chester Place with a rear entrance from Albany Street.

The approach to the main entrance involves one step up from the public highway. This is an unavoidable condition. It is not possible to introduce a ramped threshold, the level changes would necessitate the siting of the entrance door behind the façade line, thereby creating a deep recess that would not only introduce a security risk but a compositional imbalance with the surrounding architecture.

The internal staircase and handrail are to be retained.

Method

The design has been informed by the following Access standards and guidance:

Building Regulations Part M 2004 (amended) and Part N Edition 1998

British Standard 5588 Part 8 1999

British Standard 8300 – 2001



Front entrance door

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