



DESIGN, ACCESS & HERITAGE STATEMENT
20 CHESTER TERRACE, LONDON, NW1 4ND

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1. INTRODUCTION

1.01 BACKGROUND

This Design Access and Heritage Statement has been prepared by architect Georgina Mann on behalf of her client to seek approval for minor internal alterations to 20 Chester Terrace. This statement is to be read with the application drawings to accompany a listed building application for the proposed works.

This application seeks permission for;

1. Removal of 2no. internal partitions to create one larger room from two smaller rooms plus a corridor.
2. Removal of 2no. non original fitted wardrobes
3. Construction of 1no. fitted wardrobe & TV storage unit
4. Replacement of sanitary ware, brass ware and tiling in a third floor bathroom

1.02 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 including:

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

1.03 PROJECT DETAILS

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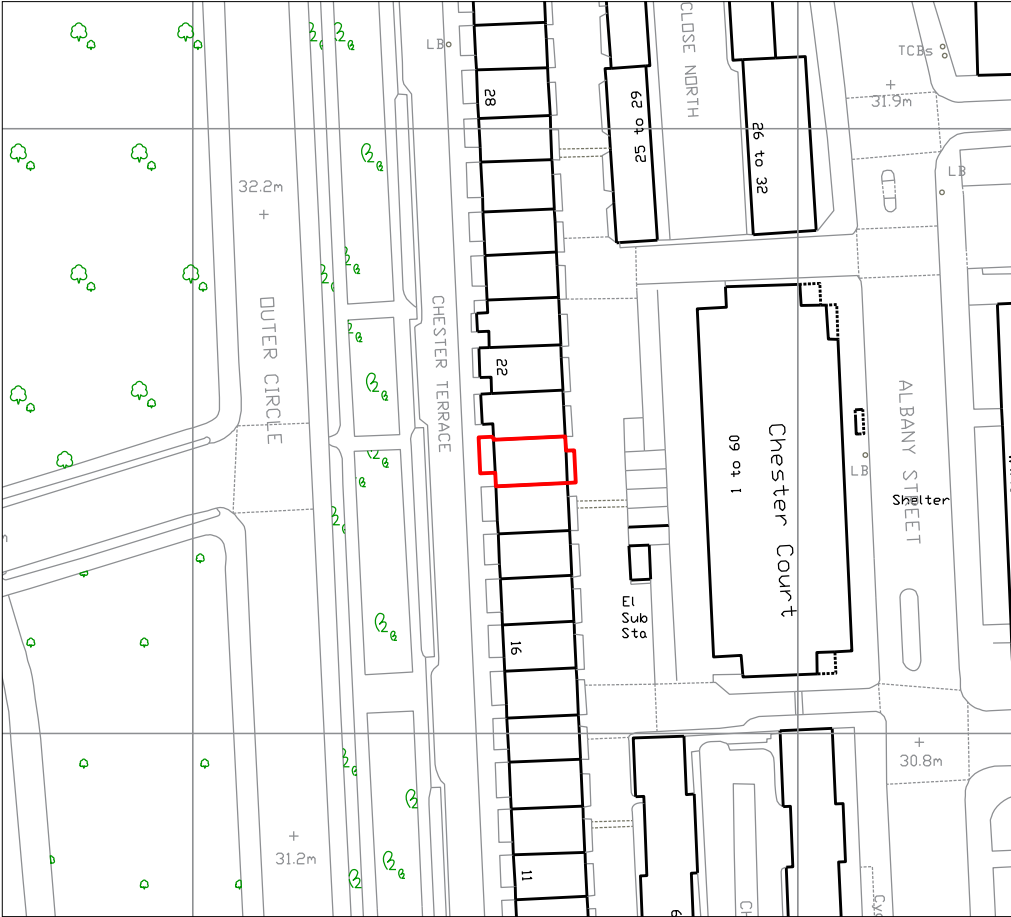
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SITE ADDRESS

20 Chester Terrace
London
NW1 4ND

2. SITE

2.01 LOCATION



2.02 PHOTOS



Bathroom to be replaced



Corridor to be knocked through



Partition & door on left to be removed



Fitted joinery to be removed



Fitted joinery to be removed

2.03 CONTEXT

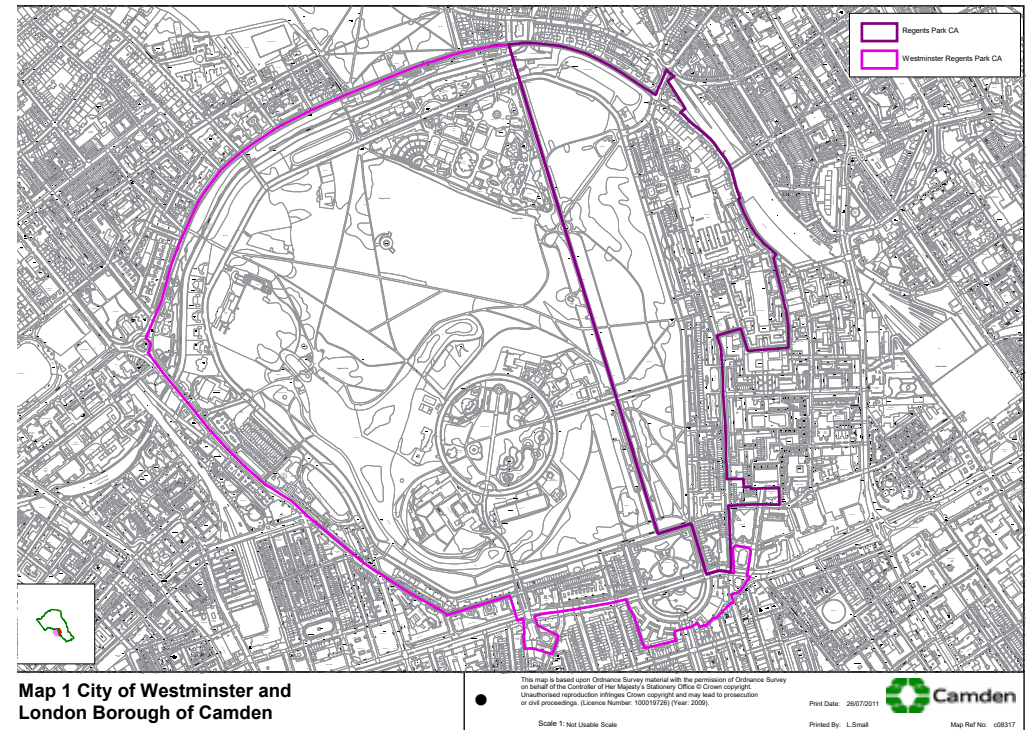
The application site is a four storey terraced dwelling-house plus basement level located on Chester Terrace with views into the Outer Circle of Regents Park. This Grade I listed building forms part of a Grand palace-style terrace of 37 houses and 5 semi detached houses, dating from c.1825, designed by John Nash and built by J Burton.

Chester Terrace is set back from the park with a strip of contained shared gardens with flowering plants, shrubbery and trees. Chester Terrace is the longest unbroken façade in the park (287m/840 ft) with a complex alternating system of bays, marked by giant Corinthian columns attached and detached in groups which rise from ground floor level. Balconies run continuously between and behind the columns. At either end are projecting wings, connected to the main façade by theatrically thin triumphal arches inset with the name 'Chester Terrace' across the full street width*.

* Regent's Park Conservation Area Appraisal and Management Strategy

2.04 CONSERVATION AREA

The site is located within the Camden's Regent Park Conservation area and is highlighted below



The Regent's Park Conservation Area covers the eastern segment of John Nash's early 19th century Regent's Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque*.

* Regent's Park Conservation Area Appraisal and Management Strategy

2.05 LISTING DESCRIPTION

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).

Listing NGR: TQ2821278969

3.0 DESIGN & ACCESS STATEMENT

3.01 DESIGN PROPOSALS

The proposals are all within the third floor of the property;

1. Removal of 2no. internal partitions to create one larger room from two smaller rooms plus a corridor.
2. Removal of 2no. non original fitted wardrobes
3. Construction of 1no. fitted wardrobe & TV storage unit
4. Replacement of sanitary ware, brass ware and tiling in a third floor bathroom

3.02 USE

No change of use is proposed, the property will continue as a single-family residence. Specific to the proposal; previous use comprised a study, bedroom, corridor and bathroom. Proposed use is one enlarged bedroom with study area and en suite shower room.

3.03 SCALE

No significant change is proposed to the scale of the property.

3.04 LAYOUT

Please see associated drawings package for layout alterations. The proposed layout changes do not affect the overall general layout of the property or the basic functioning of the spaces.

3.05 APPEARANCE

The modified internal partitions will be detailed to match existing in terms of skirting, cornice, and architrave profiles, and materials. The new fitted joinery will be detailed with a simple plain panel. Please see design drawings for full details

3.06 ACCESS

No significant change is proposed to the access routes to and within the property

4.0 HERITAGE STATEMENT

4.01 HISTORIC TIME LINE

- 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 terrace commenced
- 1826 Chester Terrace was completed
- 1827 The first occupant of Chester terrace was John Strange Winstanley, who lived at No. 14. The houses were not all occupied until 1835²
- 1939-45 Chester Terrace was bombed during World War II. Three of the terraces were damaged beyond repair, and many were seriously damaged. The London County Council Bomb Damage Maps indicate No.20 suffered "general blast damage – not structural".
- 1959-64 The terrace (including No.20) was substantially reconstructed behind the façade designed by Louis de Soissons, Peacock, Hodges and Robertson, and built by Holland and Hannen and Cubit Ltd. See description opposite

4.02 1960'S REFURBISHMENT

The whole terrace suffered significant bomb damage during the Second World War and in the early 1960's it was completely refurbished by a subsidiary of Hallmark Securities Ltd., with David Hodges as the architect, and Holland and Hannen and Cubit Ltd. as builders. The third report by the Crown Estate Commissioners detailed what was to happen;

'Roofs, floors, internal (not party) walls, timberwork and loose brickwork are being renewed, and internal plaster stripped from the walls and small passenger lifts installed, so that the whole of the internal construction of each of the houses is new. The repairs being made to the shell of the buildings are of such a nature that their strength and stability is very materially increased, resulting in there being given a new life which will surely be at least equal to the 99 year lease which has been granted. The new wood floors and the domestic loading on them is of no more than the structure was originally designed to sustain'.

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>

4.03 RECENT PLANNING HISTORY

Two applications are recorded within Camden’s database, these are listed below.

Planning Application - HB1799

Application Registered 20-11-1977

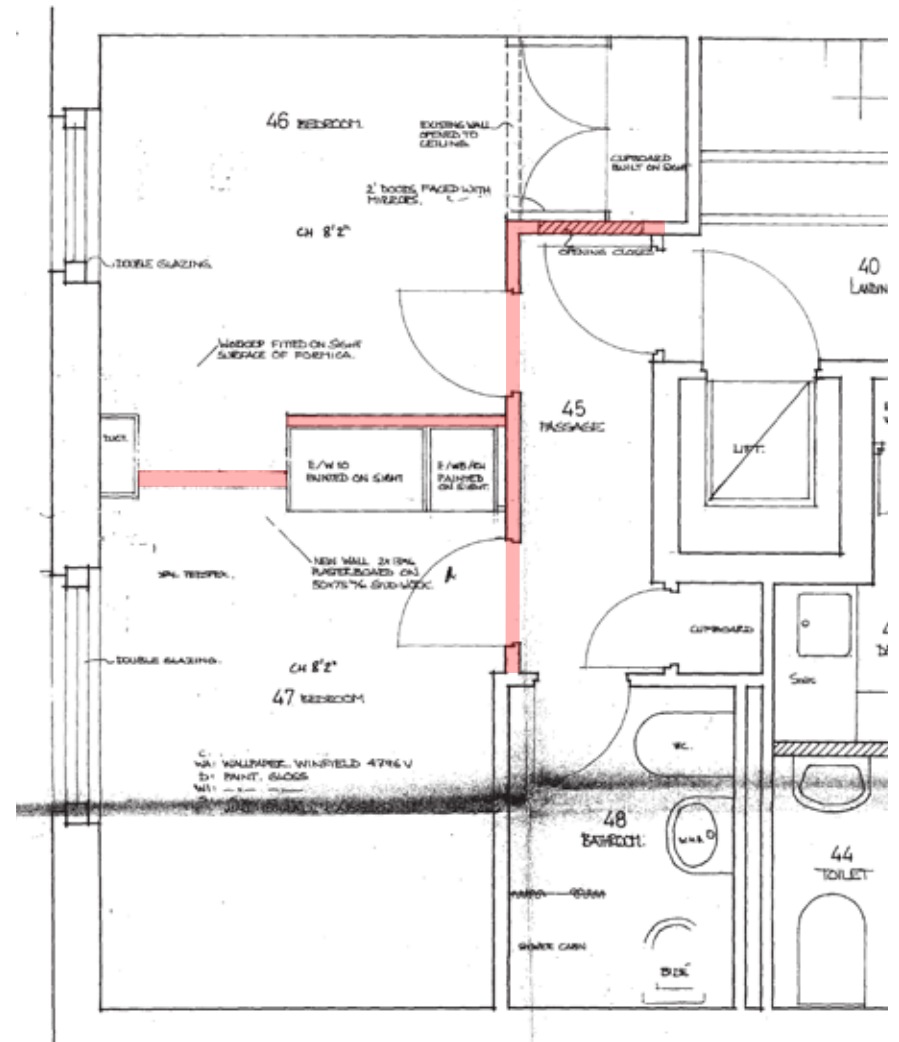
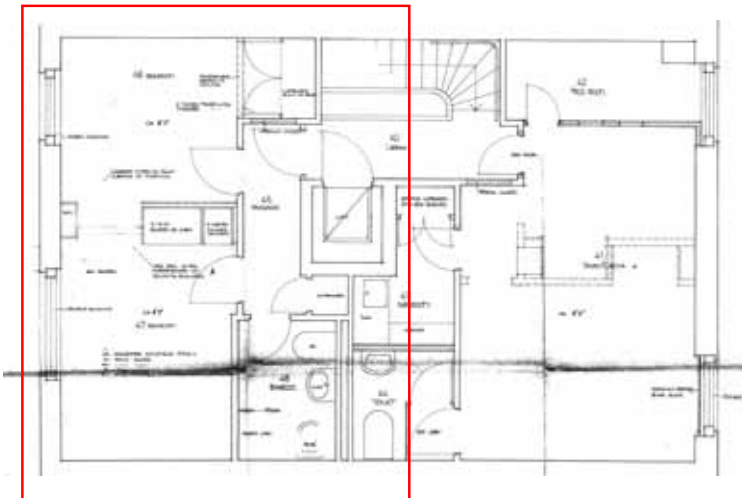
Proposal: Internal alterations including the raining of the master bedroom floor at second floor level, the enlarging of the serving hatch at ground floor level and the removal of various minor partitions.

Planning Application - 9470010

Application Registered 10-01-1994

Proposal Internal alterations relating to partitions services bathrooms and joinery as shown on drawings numbered 1379/1 and 01B

The plan below shows the third floor level as approved in 1977, and opposite the same plan with relevant sections highlighted. this illustrates that the sections of wall we propose to alter were altered during this period also.



4.04 ASSESSMENT OF HERITAGE SIGNIFICANCE

Historic England define historic significance as;

1) "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

Annex 2: Glossary, National Planning Policy Framework, Department of Communities and Local Government, 2012

2) "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance."

p72 Conservation Principles, English Heritage, 2008

Historic England's Conservation Principles (2008) categorise the range of values that contribute to significance under the following headings;

- 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.

4.05 ASSESSMENT STATEMENT

The buildings primary significance lies within the principal façade and the setting of the terrace, both considered High Value. No alterations are proposed to this elevation.

Due to the extensive refurbishment work carried out in the 1960's and the specific work carried out to the third floor of 20 Chester Terrace in 1977, the internal partitions that we propose to alter are Neutral Value. The fitted joinery and bathroom suit are considered Detrimental Value.

This statement concludes the proposals do not result in any unacceptable loss to historic fabric or harm to the significance of the Site. Furthermore, the alterations proposed do not result in any harm to or loss of significance to the Regents Park Conservation Area.

5.0 PLANNING STATEMENT

This section highlights relevant national regional and local policies relevant to the proposal.

5.01 NATIONAL POLICY

National Planning Policy Framework (March 2012)

Part 12 Conserving and enhancing the historic environment
Paragraphs 126 to 141

Planning (Listed Buildings and Conservation Areas) Act 1990

- Sections 16 and 66 require the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building
- Section 72 requires that special attention is paid to preserving or enhancing the character or appearance of a conservation area.

5.02 LOCAL POLICY

The London Plan

Including Revised Early Minor Alterations (October 2013) and further alterations to the London Plan (FALP), March 2015. The Plan was revised in 2011, with alterations in 2013 and March 2015. 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 Plan 2017

Section 7 Design and Heritage

- Policy D2 Heritage; Designated heritage assets, Conservation areas, Listed Buildings. Specifically; to preserve or enhance the borough's listed buildings, the Council will:
 - i. resist the total or substantial demolition of a listed building;
 - j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

5.03 CONCLUSION

The application proposal satisfies the requirement of paragraph 128 of the NPPF, the London Plan and the local policies insofar as it provides a proportionate assessment of the significance of designated heritage assets affected by the proposals and assesses the impact of the proposals on heritage significance.