

DESIGN AND ACCESS STATEMENT

(INCL. HERITAGE STATEMENT)

MARCH 2018

GARAGE 5

CHESTER CLOSE SOUTH NW1 4JG

For alterations and extension

DESIGN AND HERITAGE STATEMENT

Chester Close South lies between Chester Terrace and Albany Street. The area was extensively damaged during WWII and the remains were later demolished to make way for the construction two modern brick terraces in the early 1960s. Before WWII there had existed an angled mews behind yards in Chester Terrace. The new development did not maintain the historical configuration of the land and a new access road was built parallel to Chester Terrace leading to a parking lot between two new terraces; West (Nos:42-67) facing Chester Terrace and East (Nos:27-4)1 facing Albany Street. Four single storey garages were built attaching to the latter and one attaching to the West block. This single garage is owned by 5 Chester Terrace and its redevelopment is the subject of the planning application to which this statement relates.

The Chester Close South Terraces were designed without any reference to the character of Chester Terrace from which is extensively viewed. In contrast to the elegant proportions and stucco façade of Chester Terrace and the surrounding properties, the three-storey terraces in Chester Close are constructed in yellow brickwork with a flat surface and horizontal casement window with large white frames. There are many extract fans and overflow pipes visible. The terraces' slate roofs have asymmetrical pitches.

The flat-roofed garage No:5 attached to the end of the West terrace appears to have been an afterthought as bears no relationship to the scale and design of the terrace. There is a pavement on the West, a wide curb on the South and no pavement on the East.

The proposed works to the garage will provide a single roomed flat above a rebuilt garage. The new building will fit in much better with the terrace. It follows the street frontage lines. Its windows are in the same character as the terrace and the roof has similar asymmetrical slopes. There will be no disadvantage to No.3 Chester Terrace which already looks out at a blank wall nor 5 Chester Terrace which is in the same ownership as the garage. The development will have a minimal effect on the surrounding roads.

The CEPC committee has reviewed the road layout and has no objections and the Crown Estate surveyors support the design and have agreed for this planning application to be made.

The planned works to the garage in Chester Close South will not have an adverse impact on the significance of the listed buildings in Chester Terrace and Chester Gate.



THE PROPOSED WORKS

The Works comprise the demolition of the existing garage and the construction of a two-storey building with a garage on the ground floor in the same plan configuration as the existing. The frontages will be relocated to line up with those of the adjoining terrace.

A small stair at the end of the garage leads to a single roomed flat with bathroom and kitchenette on the first floor. The increase in floor area is 30.1m².

ACCESS

Access to the garage will be as existing from the parking lot as it is now. Access to the flat will be from door on Chester Close South which has previously been approved by the Council.

USE

The use of the project will be residential.

PLANNING POLICIES

The planning policies of Camden Council UDP (became LDF) that relate to this site are:-

- a) Policy B6 & B7 Listed Buildings and Conservation Areas – The proposal maintains and enhance the current status of the listed building in the conservation area.
- b) Policy SD6 –Amenity – There will be no loss of amenity for neighbouring properties and that disturbance caused during building works will be minimised by planning the works appropriately in accordance with the Crown Estate Guidelines.
- c) Policy B3 – Alterations and Extensions – The appearance setting and features of the buildings will be safeguarded as required by the policy.
- d) SPG: Conservation areas; Extensions, alterations and conservatories; Listed buildings; overlooking & privacy; Residential development standard. The proposal does not affect the privacy of the nearby listed buildings.

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