

Design and Access Statement

13th June 2018

Job no: –30 Chester Terrace – Listed Building Consent

Job type: Internal Refurbishment Works

Note: To be read in conjunction with the design drawings and planning application

Design Appraisal

The property is Grade I listed and please refer to the following link for further details:

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

30 Chester Terrace forms part of a neo-classical frontage facing onto Regents Park and is a four-storey residential property with a basement.

The basement areas have been previously modernised/altered.

Design Principles

The design brief is to carryout alteration and decorations works to the internal parts of the basement only in order to make the space more efficient and to bring the decorations up to current standard.

There will be no works undertaken to the windows or doors.

These works will include subdividing an existing maids room into two separate rooms, constructing a small shower room, and converting the garage into a usable room. The garage door will be retained however the internal side will be blocked off using a timber stud partition.

The existing garage has painted concrete floors and will received a new tiled floor finish.

The shower room will be located within the existing garage and will also have a tiled floor finish.

The maids room has parquet flooring, and this will be retained as existing.

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The new partition within the maid's room will be finished with plaster, and the walls and ceiling in the garage and new shower room will also receive a plastered finish.

Access Principles

The property is located on Chester Terrace, however garage access to the rear of the property is located off Chester Close.

There will be no obstructions to the public or emergency services.

Design Summary

The works proposed are being undertaken to the basement of the property, and there will be no alterations to those parts of the structure mentioned within the Grade 1 listing.

The planned works will enhance the basement area by creating additional storage space, and service areas for the full-time house staff.

Access Summary

Access to the property will remain unchanged.

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Heritage Details

TQ2882NE CHESTER TERRACE 798-1/87/212 (East side) 14/05/74 Nos.1-42 (Consecutive) and attached railings and linking arches

The exterior, as described by the English Heritage (ref# 469157). As previously noted there will be no alterations or refurbishment works carried out to the external facades of the building.

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

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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).

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