

**28 CHESTER TERRACE
APPLICATION FOR LISTED BUILDING CONSENT
JUNE 2018**

DESIGN AND ACCESS STATEMENT



DESIGN AND ACCESS STATEMENT

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DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

1.1 Background

This Design, Access Statement had been prepared by Purcell LLP on behalf of the applicant seeking approval for minor internal alterations to 28 Chester Terrace.

Planning and Listed Building Consent reference 2015 7195 P, variation of condition (minor amendments ref 2017/1438/P and LBC ref 2017/1807/L are currently being implemented. The proposals submitted with this application are minor amendments to the consented scheme.

The changes to internal layouts do not affect the external appearance in any way and consequently only an application for Listed Building Consent is being sought.

A detailed DAS and Heritage Impact Statement were submitted with the previous consented applications and consequently we have Camden's agreement to submit a summary note as an addendum to those documents highlighting only new works where we are seeking consent.

2.0 LOCATION, SETTING AND CONTEXT

- 2.1 The property is a Grade 1 Listed family dwelling house, located in the London Borough of Camden in the Regent's Park Conservation Area. The house is located to the east side of Regent's Park set back from the Outer Circle and separated from it by a garden space. Chester Terrace is privately owned by the Crown Estate. The property backs onto Chester Close North. The Lower Ground Floor integral garage within the house takes direct access off Chester Close North.
- 2.2 The house underwent significant alteration between 1959 and 1964 comprising of the wholesale reconstruction of the building behind a retained facade.
- 2.3 Consent was granted in May 2016 (refs: 2015 7195 P and 2016 0307 L) for internal and external alterations. In March 2017 two further applications were made, reference 2017/1438/P and 2017/1807/L for minor internal and external alterations. Consent for these works were granted on 4th April 2017. These consents are currently being implemented.

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3.0 USE

- 3.1 The property is a five-storey terrace single family residential dwelling.
- 3.2 The gross internal area of the property is 387 sq. m and remains unaltered.

4.0 SUMMARY OF PROPOSED ALTERATIONS

4.1 LISTED BUILDING CONSENT

The application for Listed Building Consent seeks approval for minor alterations to the internal layout on all floors. The works affect only recently constructed lightweight partitions and plasterboard linings. There is a small change proposed at lower ground floor where non- structural stud partition is proposed to be removed.

5.0 EXISTING LAYOUT

- 5.1 The plan form of 28 Chester Terrace remained largely unaltered since the extensive re-construction undertaken between 1959 and 1964. The introduction of the passenger lift in the 1960's impacting on the rear rooms and staircase on all floors.
- 5.2 Existing Internal Layout - Refer to Floor plans on drawing numbers 100B, 101A

6.0 PLANNING HISTORY

- 6.1 A listed building consent Reference 2004/8400/1 for a satellite dish.
- 6.2 Planning and Listed Building Consent dated 2016 References 2015 7195 P and 2016 0307 L for internal and external alterations. Planning and Listed Building Consent were granted in April 2017 for minor internal and external alterations. Refer to consents reference 2017/1438/P and 2017/1807/L respectively.

7.0 DESIGN APPROACH

- 7.1 The applicant's proposals are for small detail changes to internal layout.

The changes result from the design development of the interior scheme during construction and changing needs of the applicant.

Externally, no changes are proposed from the consented scheme.

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8.0 PROPOSED INTERNAL LAYOUT AND ALTERATIONS (Listed Building Consent)

8.2 Lower ground floor

- Remove existing non-structural studwork wall in hall (which previously formed a utility room) and introduce nib walls to define the Hall LG06.

8.3 Ground floor

- Form a recess in the kitchen for domestic appliances and a coat cupboard accessed from ground floor stair hall. The existing hall door remains unaltered.
- The existing plasterboard lined window reveals are to receive painted panel linings.

8.4 First floor

- No changes to building fabric proposed. The fitted bookcase joinery has been relocated.

8.5 Second floor

- Pocket doors in lieu of hinged doors introduced serving the dressing room and master bathroom
- Master bathroom – internal layout of WC and shower revised.
- Door introduced to access consented riser cupboard.
- Under stair cupboard layout revised.
- Nib walls between bedroom and bedroom entrance increased in length.

8.6 Third floor

- Layout of bathroom fittings revised
- Floor standing fan coil unit concealed within wardrobe joinery.
- Winders introduced to proposed consented stair to roof terrace to maintain minimum headroom.
- Existing sliding sash windows repaired on a like for like basis.

8.7 Roof Level – Roof Terrace

- Remains unaltered and is as consented.

9.0 SCALE

- The proposals do not affect the scale or setting of the building in relation to other buildings in any way.

10.0 ACCESS

- No alterations are proposed to the existing access arrangements.

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11.0 SERVICES STRATEGY

- The proposed services are unaltered from those consented.

12.0 DOCUMENTS SUBMITTED WITH APPLICATIONS

- Site location plan 1:1250 - Dwg 001
- Block Plan 1:200 - Dwg 002

Drawings as existing

- Existing Lower, Ground & 1st Floor Plan 1:150 @ A1 - Dwg 100 Rev C
- Existing 2nd, 3rd & Roof Plan 1:150 @ A1- Dwg 101 Rev B

Drawings as existing showing proposed internal alteration & demolitions

- Lower ground, Ground & 1st Floor 1:150 @ A1 - Dwg 202 Rev A
- 2nd, 3rd & Roof Plan 1:150 @ A1 - Dwg 203 Rev A

Drawings as Proposed

- Lower ground, Ground & 1st Floor 1:150 @ A1 - Dwg P03-200 Rev C
- 2nd, 3rd & Roof Plan 1:150 @ A1 - Dwg P03 - 201 Rev D

Supporting Documents

The Addendum Design Statement
Heritage Statement (as consent dated May 2016 for reference)