

April 2019

Our ref: 8173/rs

HERITAGE AND PLANNING STATEMENT

1 CHESTER PLACE, LONDON, NW1 4NB

1. No. 1 Chester Place is a Grade 1 listed residential property which forms the southernmost part of a terrace of twelve residential houses contained within the boundaries of Regents Park.

The official listing (entry No. 1242936) reads as set out below:-

TQ2882NE CHESTER PLACE 798-1/87/207 (East Side) 10/06/54/Nos. 1-12 (Consecutive) and attached railings

Terrace of 12 houses. c1826. By John Nash. Stucco with rusticated ground floor. Slated mansard roofs with dormers and massive slab chimney-stacks. Symmetrical terrace of 3 storeys, attics and basements; centre and ends with additional attic storey. Nos 6, 7 and 12 with prostyle stucco porticos, otherwise plain recessed doorways with panelled doors, some partly glazed. Pilasters rise through 1st and 2nd floors to carry continuous entablature at 3rd Floor level. Recesses sashes, ground floor mostly with margin glazing, 1st floor tripartite with continuous cast iron balcony, 2nd Floor architraves. Above those with attic storey, a cornice and blocking course, those with 3 storeys mostly retaining balustraded parapet. At south end to former Chester Terrace Mews, attached stucco Greek Doric portico with fluted three-quarter columns carrying entablature and pediments. INTERIORS not inspected. SUBSIDIARY FEATURES: attached cast iron railings WITH tasselled spearhead finials to areas. Nos. 1 & 2 and 4-12 (consecutive) were listed on 14/05/74 (Survey of London Vol XIX, Old St Pancras and Kentish Town (St Pancras II): London:- 1938:119)

2. The property is situated on the western side of Chester Place approximately 30m from the junction with Cumberland Place. The property faces Albany Street (A4201) to the east. Cumberland Place gives access to the Outer Circle of Regent's Park. The property nestles between Chester Place and Albany Street in a well-established residential area within the London Borough of Camden. The north of the property abuts No. 2 Chester Place. To the south of the property are single storey garages. Vehicular access to the property is only possible from Regent Park's Outer Circle. Pedestrian access is possible from Albany Street.

HERITAGE AND PLANNING STATEMENT (Contd.)

1 CHESTER PLACE, LONDON, NW1 4NB

3. The property was originally constructed during the reign of King George IV (1820 to 1830). This architectural period is usually known as the Regency period during which time much speculative residential development took place John Nash designed what is known as the Royal Mile which started at the Mall, extended through St James Park, northwards to Park Crescent and finishing with the development surrounding Regents Park. Therefore Chester Place forms part of an architecturally important estate.

4. The house is arranged over five floors comprising basement, ground, first, second and third (attic) floors, as well as a two storey flat roofed back addition which accommodates a doorway which gives direct access onto Albany Street. When first built, the principal accommodation would have been arranged on the ground, first and second floors, with the basement and third floors providing ancillary/secondary accommodation. Vaults extend under the pavement to the front elevation. There is a small rear yard at the rear of the property facing Albany Street.

5. The ground conditions shown on the British Geological Survey Small Scale Map (1:50,000) indicate that the property sits on London clay. There is a Basement to the building which would normally stabilise such a property but underneath the building is a large diameter main drain (owned by Thames Water). In the street there were originally two Trees of Heaven (owned by Camden Council) whose roots are notorious for spreading outwards. These two trees have since been removed but the roots have spread into the drain causing leakages which are being addressed by the Utility Company. The tree roots and leaking drain have contributed to the structural undermining of the property.

6. The front elevation (west) has a heavily ornamented frontage finished with painted rendering in various patterns – finish generally described as stucco. Construction of this wall is believed to be of stock brickwork which is similar to that which can be seen to the east elevation at the rear. The flank elevation (south) wall is finished with a greyish render with incised joints in an ashlar style similar to parts of the finish to the front elevation. The upper front section of this walling can be viewed from within the roof space, which revealed that the walling is of non-original brickwork indicating that the wall has at least been partly rebuilt in the past. It is believed that a bomb in World War II destroyed the adjacent properties which would account for the partially rebuilt flank wall and the introduction of the adjacent garages. Construction of the remainder of the flank wall is not known as it is completely concealed, but it is believed to be of stock brickwork which may well have a rubble infill which would account for much of the structural movement that has occurred in this wall. The wall is sealed at ground level with a lead clad kerb detail. The rear elevation (east) is faced in yellow stock brickwork and with gauged brick arches, being one and a half bricks deep. Concrete/stone window sills and brickwork to the Basement level have a painted finish.

HERITAGE AND PLANNING STATEMENT (Contd.)

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7. The main roof comprises two separate pitched roofs, each clad with slate and linked by a lead lined roof gutter with integral rainwater outlet. Lead lined parapet gutters are installed to the front and rear. The main roof cannot be seen from ground level due to concealment by surrounding parapet walls. Access is provided through a ceiling hatch in the front bedroom which is adjacent to the main side wall. Rainwater is discharged through downpipes located in ducts in the corners of the front and rear of the property.

8. Internal suspended floors are constructed from timber joists and floorboards which appear to be tongued and grooved boards. The joists span onto a central solid brickwork spine wall. A single timber framed staircase which is located adjacent to the flank wall links the storeys. The Basement floor appears to be constructed from solid concrete.

9. External windows are painted timber Georgian styled double hung sash windows, traditionally styled with moulded mullions, transoms, glazing bars, stone external sills, boxes, weights and cords. Timber shutters are fitted to the front and rear elevations on the First and Second Floors and to the front elevation on the Ground Floor.

10. All mains services are connected to the house and a gas fire traditional central heating system with modern styled radiators is installed.

11. Existing accommodation within the property comprises the Master Bedroom with Dressing Room and en suite Bathroom, five other Bedrooms two independent Bathrooms, main Ground Floor Entrance Hall, Cloakroom, three Reception Rooms, Kitchen and separate Utility Room all linked together with landings, half-landings and a single main staircase. The existing total nett internal area of the house equates to about 355 sq m (3,821 sq ft).

12. Over the past twenty years, considerable movement has taken place in the ground which has caused structural damage to the property. This structural damage and proposed repairs are outlined on the accompanying structural engineer's (StructureHaus) drawings and in his Report dated 16th November 2018. The Report is caveated by the assumption that repair works will be carried out to the main drain by Thames Water. The basis of this application similarly assumes the drain repair.

13. A separate and extensive Schedule of Works forms part of this application with the intention of providing a sustainable future for this valuable heritage asset.