

• LUCINDA SANFORD •

INTERIOR, ARCHITECTURAL DESIGN & MANAGEMENT

PROJECT

18 Chester Terrace,
NW1 4ND

Design & Access Statement, dated January 2020, Revision A

PREPARED BY

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INTERIOR, ARCHITECTURAL DESIGN & MANAGEMENT

1.0 INTRODUCTION

1.1 Background

This Design, Access Statement had been prepared by Lucinda Sanford Design Limited on behalf of our client to seek approval for installation of new timber sash windows at rear elevation and doors with fixed panels at front elevation.

2.0 LOCATION & SETTING

2.1 The property is a Grade I Listed Building 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 converted to a storage 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.

3.0 USE

3.1 The property is a five-storey terrace single family residential dwelling.

3.2 The existing internal gross area of the property is

Lower Ground Floor -	74 m ²
Lower Ground Floor vaults -	30 m ²
Ground Floor -	74 m ²
First Floor -	74 m ²
Second Floor -	74 m ²
Third Floor -	74 m ²
Total	400m ²

The proposed internal gross area of the property is

Lower Ground Floor -	74 m ²
Lower Ground Floor vestibule -	5.0m ²
Lower Ground Floor vaults -	30 m ²
Ground Floor -	74 m ²
First Floor -	74 m ²
Second Floor -	74 m ²
Third Floor -	74 m ²
Total	405.0m ²

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4.0 LISTED BUILDING CONSENT

The application for Listed Building Consent seeks approval for:

Lower Ground floor

a/ The basement is due to be reconfigured to allow for the front room to accommodate two single rooms via stud partition.

b/ The garage is to be as a kitchen and laundry area with a new glazing at rear .

Ground Floor

a/ General refurbishment

b/ Reduction of existing kitchen

c/ Widen existing stud partition between reception rooms

d/ New doors to front room (enlarged)

First Floor

a/ New doors to sitting room

b/ New doors between reception rooms

Second floor

a/ Alteration to existing master suite

b/ Extension of bathroom

Third Floor

a/ Reconfigure existing bathrooms and bedrooms

Air conditioning

a/ Existing is to be removed and new installed

Externally

a/ New glazed doors at basement level to create porch area

b/ New Windows to replace garage doors

c/ Replace uPVC windows

5.0 EXISTING LAYOUT

5.1 The internal fabric of the house dated from the early 1960s and the current fittings and finishes are characteristic of changes made at that time and in the subsequent period.

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5.2 Photographic report - existing rear facade Chester Terrace no.18 - Ground and First level.



a/ Two uPVC windows on rear façade at ground floor level - to be replaced.



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b/ Existing plastic garage 'up-and-over' door - to be converted.



c/ Existing timber window at Chester Terrace No 17.



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d/ Existing front lightwell, arched area below the front door step - glazed panel to be installed.



6.0 THE DESIGN APPROACH

The applicant's proposal is for:

a/ Installation of new painted sash timber windows to match the size of the existing uPVC ones. The window is going to have the same proportions as the existing wooden window in the lower ground floor.

b/ Replacement of the existing plastic garage 'up-and-over' door to new painted sash timber to match the size of the window at No 17. with two circular vents fitted in a glass pane in the lower ground floor at the rear elevation. The window will be in the same vertical plane as the other windows on this façade.

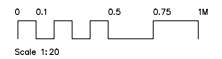
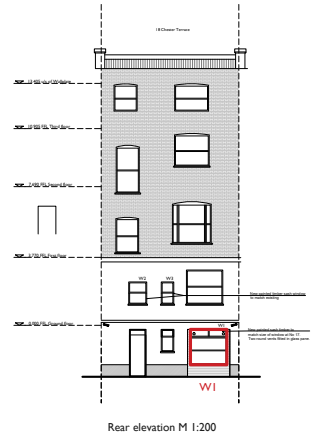
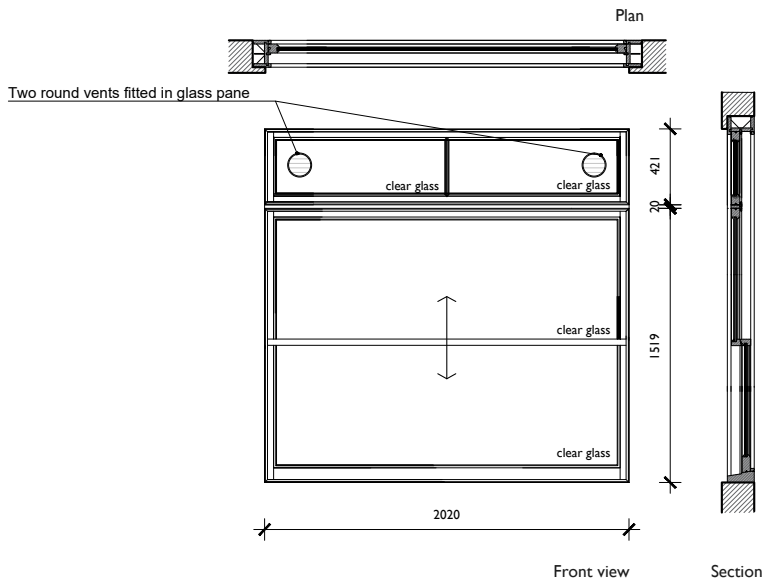
c/ Installation of new timber screen below the front entrance step. Proposed double doors with fixed lights on either side. All timber-framed, painted white. The size follows the existing arch. The screen will provide sheltered access from the house to the vaults. In order to respect the existing arch of the entrance steps string and retain legibility, the proposed glazed timber screen will be set back from the face of the arch by 100mm. The addition is reversible and does not prejudice alternative solutions in the future

Installation of new timber screen below the front entrance step will create a vestibule - marked as LGF.09_Entrance on the Proposed Lower Ground Floor Plan and add 5.0 m² to the total gross area of the building.

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Window 1

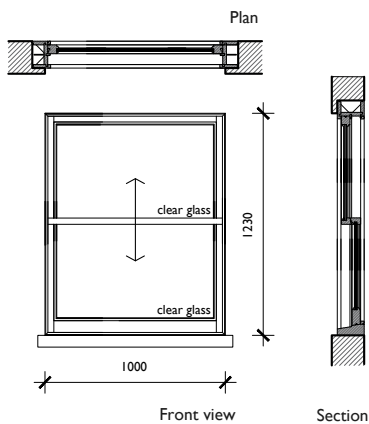


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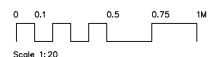
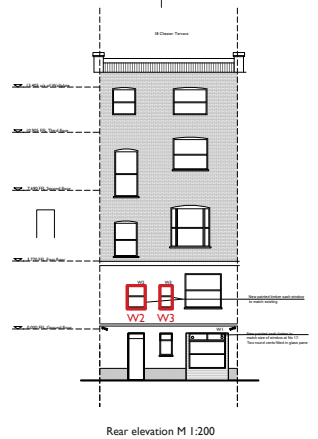
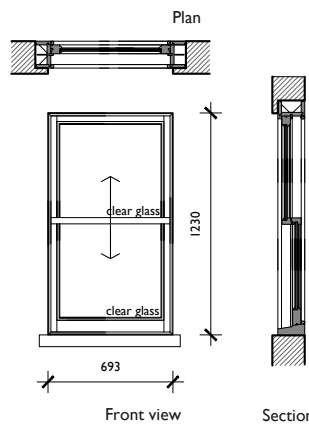
TITLE Proposed WINDOW 1	PROJECT / CLIENT Chester Terrace 18, NW1 4ND	DRAWING No. 262	DATE CREATED 06.11.2019	REVISION HISTORY * 03.01.2020 Drawing amended
		DRAWN BY SS	SCALE 1:20@A3	

NOTES A. Check all dimensions and conditions on site. B. Precise positions & dimensions of all fixtures and fittings is subject to confirmation on site. C. Allow for the protection of all finishes and fittings that are to be retained. D. All drawings are to be read in conjunction with the relevant specification.	UNIT 11 ROTHERHITHE BUSINESS ESTATE ROTHERHITHE NEW ROAD LONDON SE16 3RH 020 7337 9098 BOYANA@LUCINDASANFORD.COM WWW.LUCINDASANFORD.COM
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Window 2



Window 3



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TITLE Proposed WINDOW 2 WINDOW 3	PROJECT / CLIENT Chester Terrace 18, NW1 4ND	DRAWING No. 263	DATE CREATED 06.11.2019	REVISION HISTORY * 03.01.2020 Drawing amended
		DRAWN BY SS	SCALE 1:20@A3	

NOTES A. Check all dimensions and conditions on site. B. Precise positions & dimensions of all fixtures and fittings is subject to confirmation on site. C. Allow for the protection of all finishes and fittings that are to be retained. D. All drawings are to be read in conjunction with the relevant specification.	UNIT 11 ROTHERHITHE BUSINESS ESTATE ROTHERHITHE NEW ROAD LONDON SE16 3RH 020 7337 9098 BOYANA@LUCINDASANFORD.COM WWW.LUCINDASANFORD.COM
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7.0 THE DESIGN APPROACH CONCLUSION

As stated in the Heritage impact assessment. The external changes are relatively minor and are confined to the front basement area and the lower levels of the rear façade. It is considered that the proposals will not harm the special interest of the listed building and its setting, nor will they have any adverse affect on the character and appearance of the Regent's Park Conservation Area.

8.0 SCALE

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

9.0 ACCESS

Pedestrian access to the property is from Chester Terrace. Vehicle access is from Chester Close North at the back of the property. No alterations are proposed to the existing access arrangements.

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Existing drawings

- Chester Terrace I8_Existing_001_Site Plan
- Chester Terrace I8_Existing_100_LGF
- Chester Terrace I8_Existing_101_GF
- Chester Terrace I8_Existing_102_FF
- Chester Terrace I8_Existing_103_SF
- Chester Terrace I8_Existing_104_TF
- Chester Terrace I8_Existing_105_Roof
- Chester Terrace I8_Existing_231_Section A-A
- Chester Terrace I8_Existing_232_Section B-B
- Chester Terrace I8_Existing_250_Front Elevation
- Chester Terrace I8_Existing_251_Rear Elevation

Proposed drawings

- Chester Terrace I8_Proposed_120_LGF
 - Chester Terrace I8_Proposed_121_GF
 - Chester Terrace I8_Proposed_122_FF
 - Chester Terrace I8_Proposed_123_SF
 - Chester Terrace I8_Proposed_124_TF
 - Chester Terrace I8_Proposed_125_Roof
 - Chester Terrace I8_Proposed_241_Section A-A
 - Chester Terrace I8_Proposed_242_Section B-B
 - Chester Terrace I8_Proposed_260_Front Elevation
 - Chester Terrace I8_Proposed_261_Rear Elevation
-
- Chester Terrace I8_Proposed_Design&Access Statement
 - Chester Terrace I8_Heritage Impact Assessment
 - Chester Terrace I8_Acoustic Report