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INTERIOR, ARCHITECTURAL DESIGN & MANAGEMENT

PROJECT

18 Chester Terrace,  
NW1 4ND

Design & Access Statement, dated January 2020, Rev.A, dated 17.02.2020

PREPARED BY

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## CONTENTS

1.0 INTRODUCTION

2.0 LOCATION & SETTING

3.0 USE

4.0 SUMMARY OF THE DESIGN APPROACH

5.0 EXISTING LAYOUT

6.0 PROPOSED PLANS

7.0 THE DESIGN APPROACH CONCLUSION

8.0 SCALE

9.0 ACCESS

10.0 DOCUMENTS SUBMITTED WITH APPLICATIONS

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## 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 internal alterations and redecoration.

## 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 internal gross area of the property remains unaltered.

## 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.

### 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)

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## 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/ Replace uPVC windows

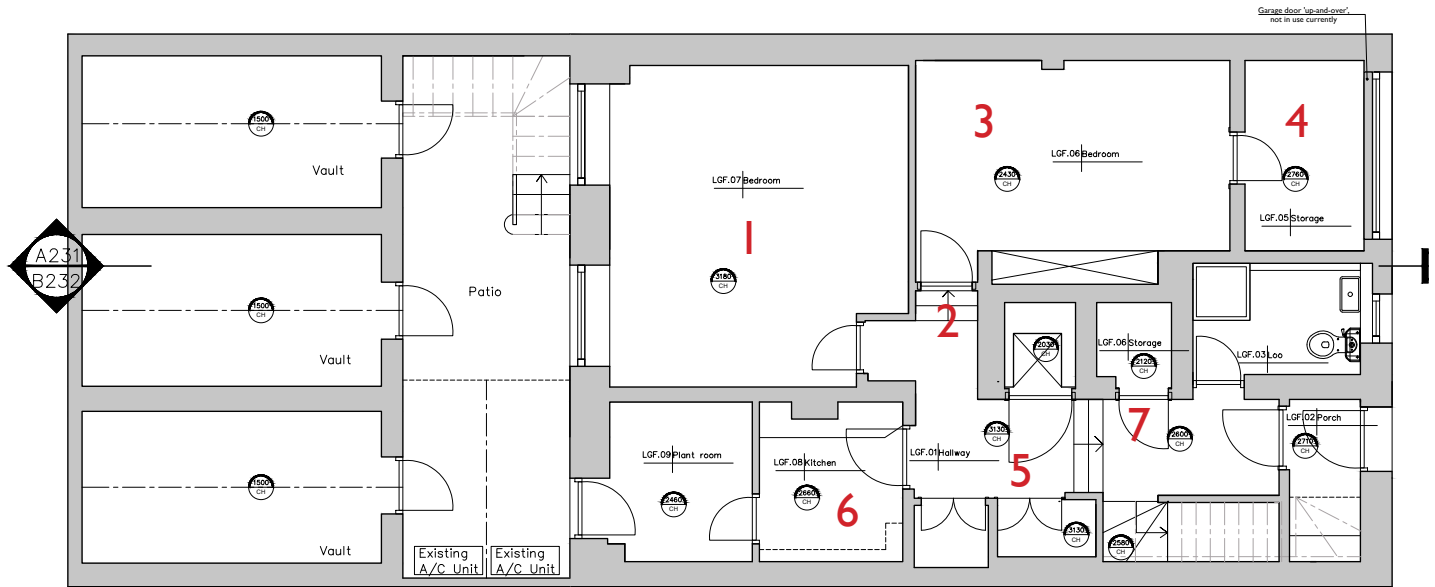
## 5.0 EXISTING LAYOUT

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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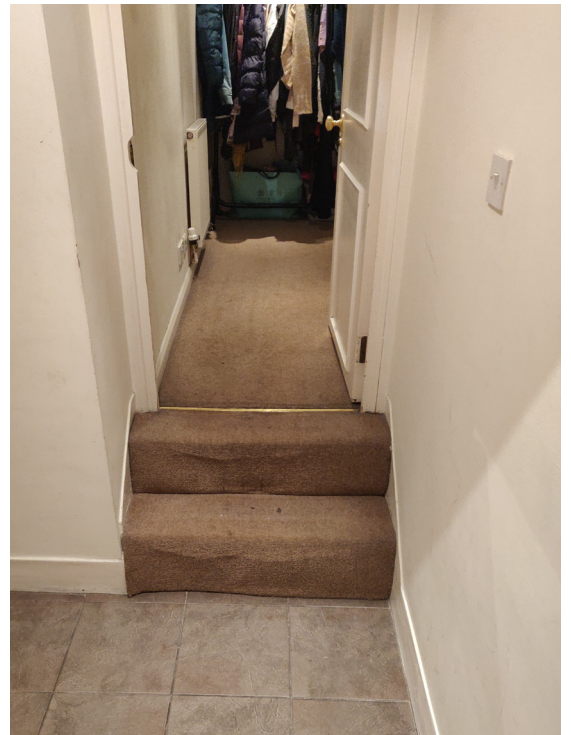
## 5.2 Photographic report - existing internal fabric Chester Terrace no.18



Lower Ground Floor plan



1. LGF.07 Bedroom



2. Staircase to LGF.06 Bedroom

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3. LGF.07 Bedroom



4. LGF.05 Storage



5. LGF.01 Hallway



6. LGF.08 Kitchen

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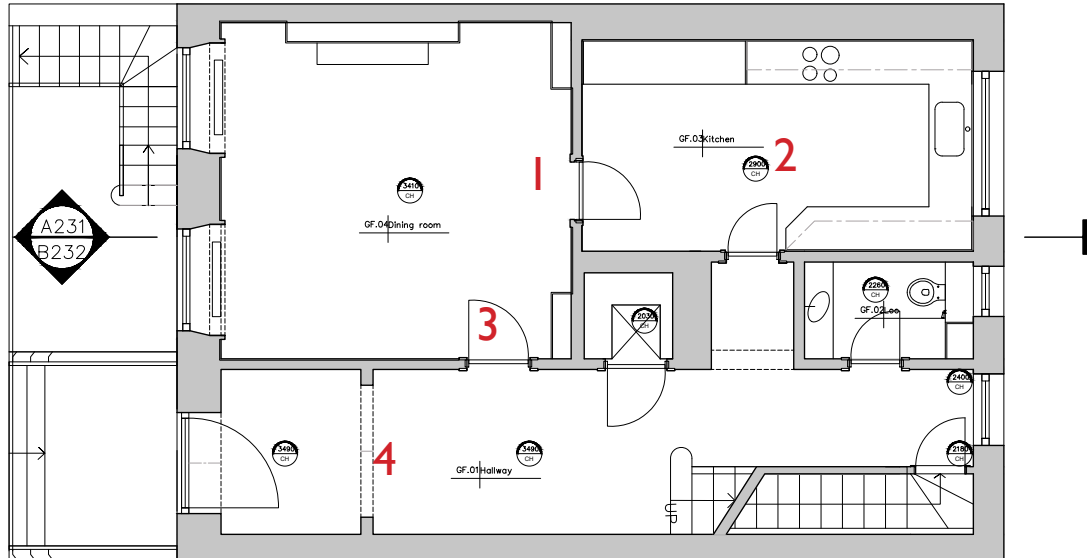
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7. LGF.06 Storage

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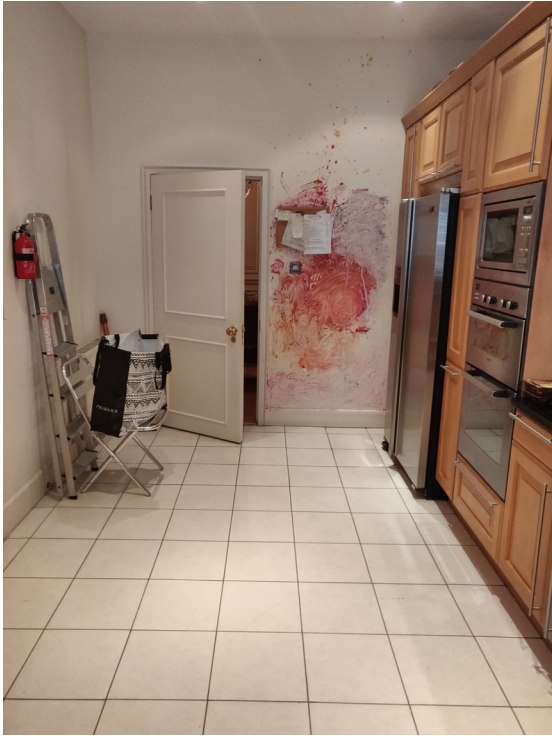
Ground Floor plan



I. GF.04 Dining Room

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3. GF.03 Kitchen



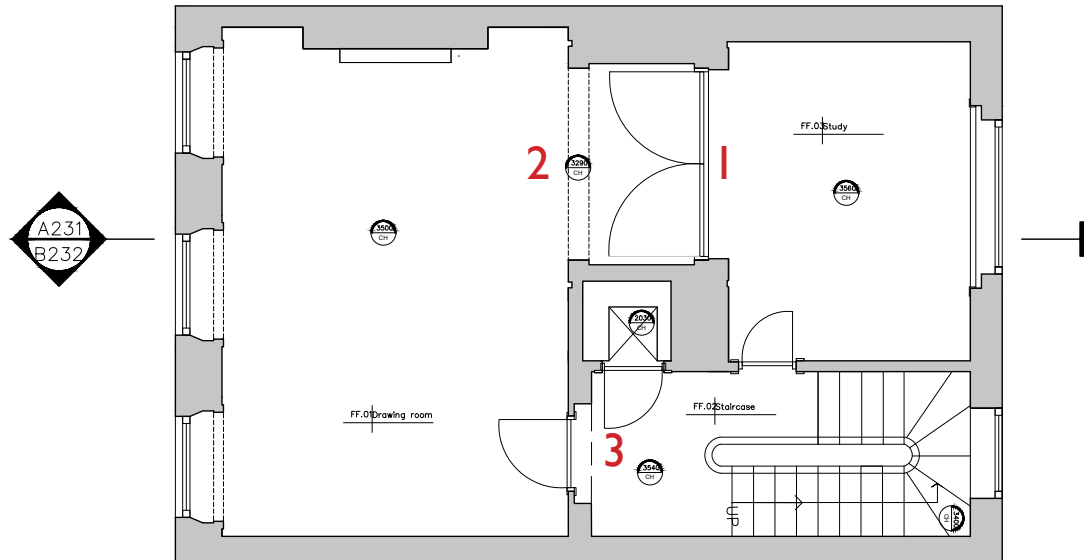
3. GF.04 Dining Room



4. GF.01 Hallway

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First Floor plan



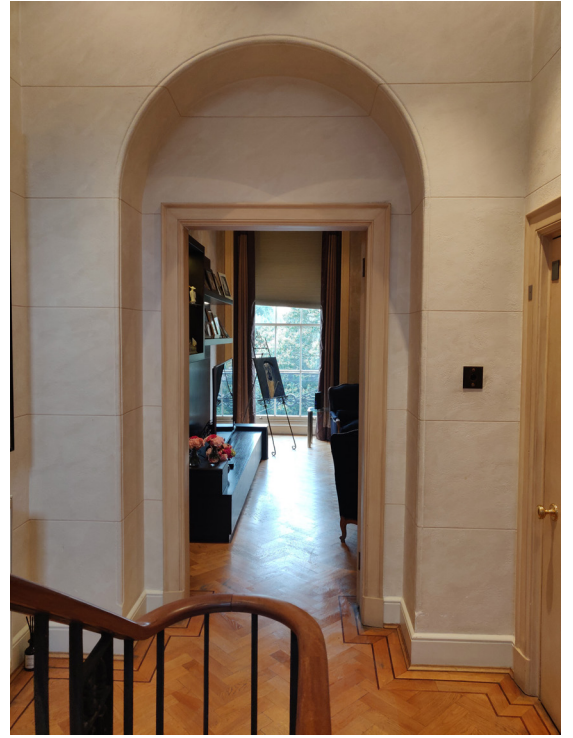
I. FF.03 Study

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1. FF.01 Drawing Room



3. LGF.02 Staircase

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3. SF.04 Bedroom



4. SF.04 Bedroom

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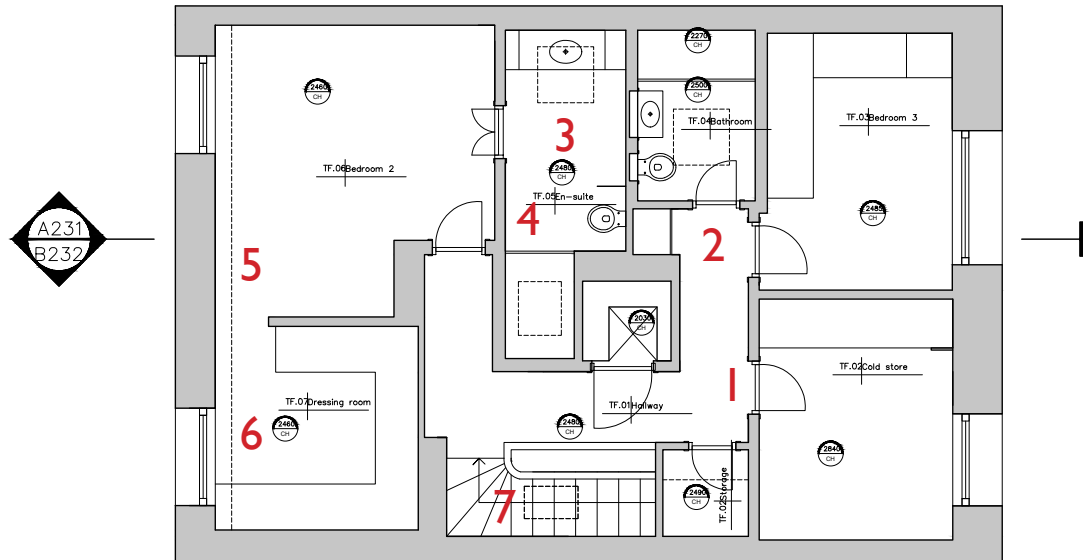
5. SF.04 Bedroom



5. SF.05 En-suite

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Third Floor plan



I&2. TF.01 Hallway

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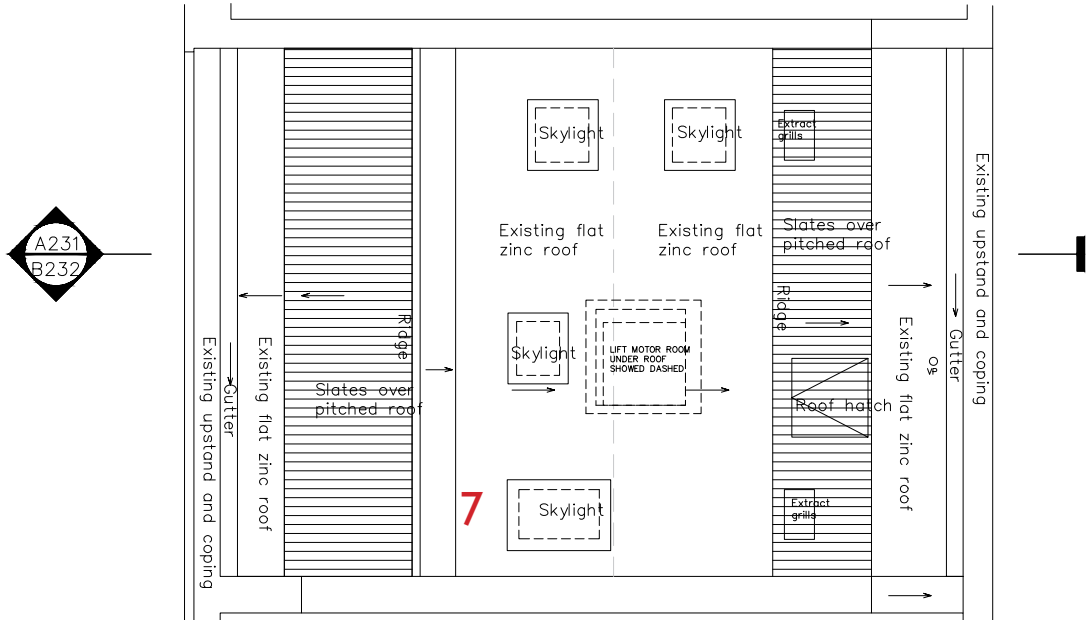
3&4. TF.05 En-suite



5. TF.06 Bedroom 2



6. TF.0T Dressing Room

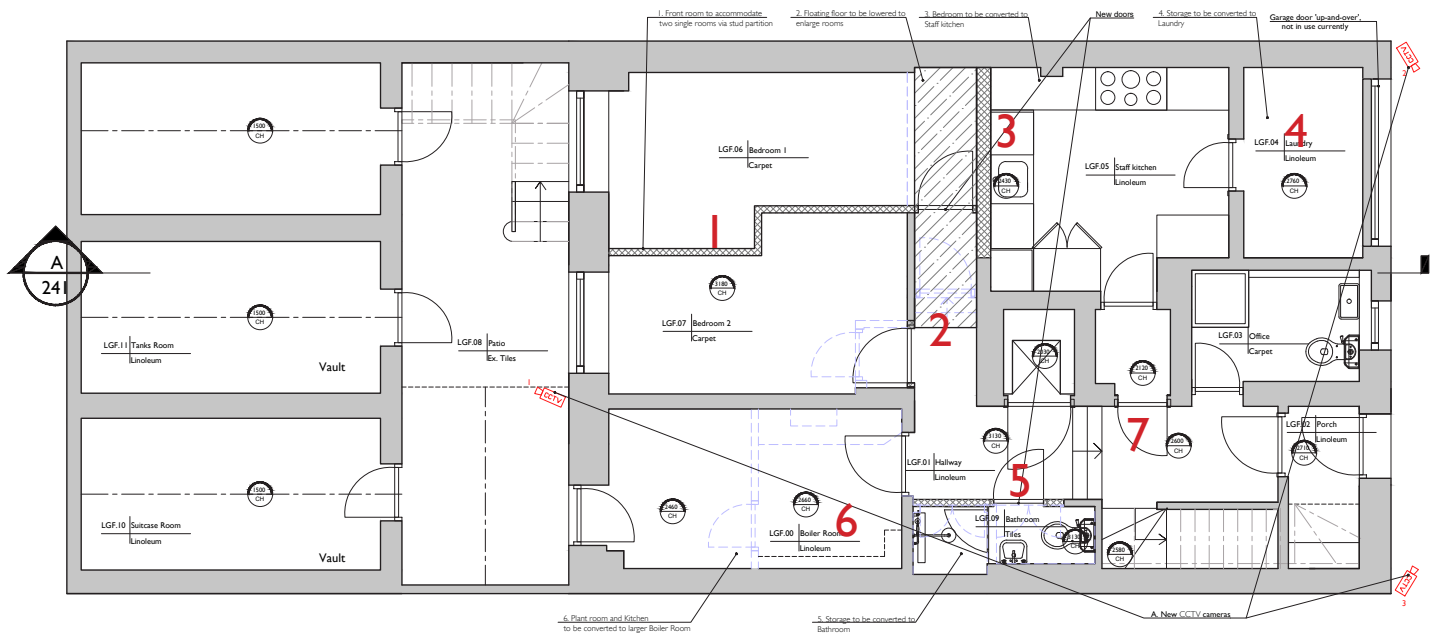


Roof plan

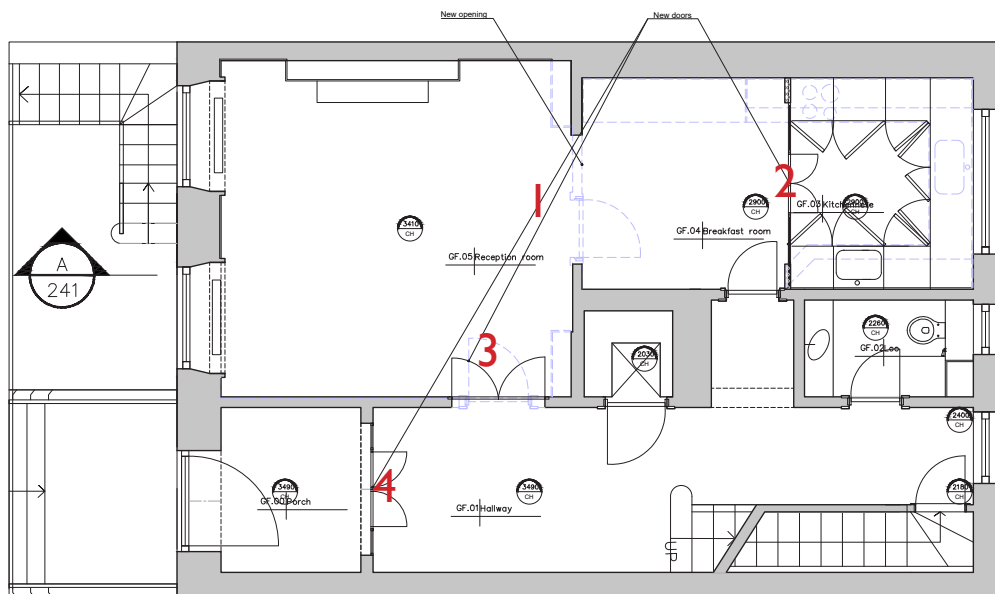
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## 6.0 PROPOSED PLANS.



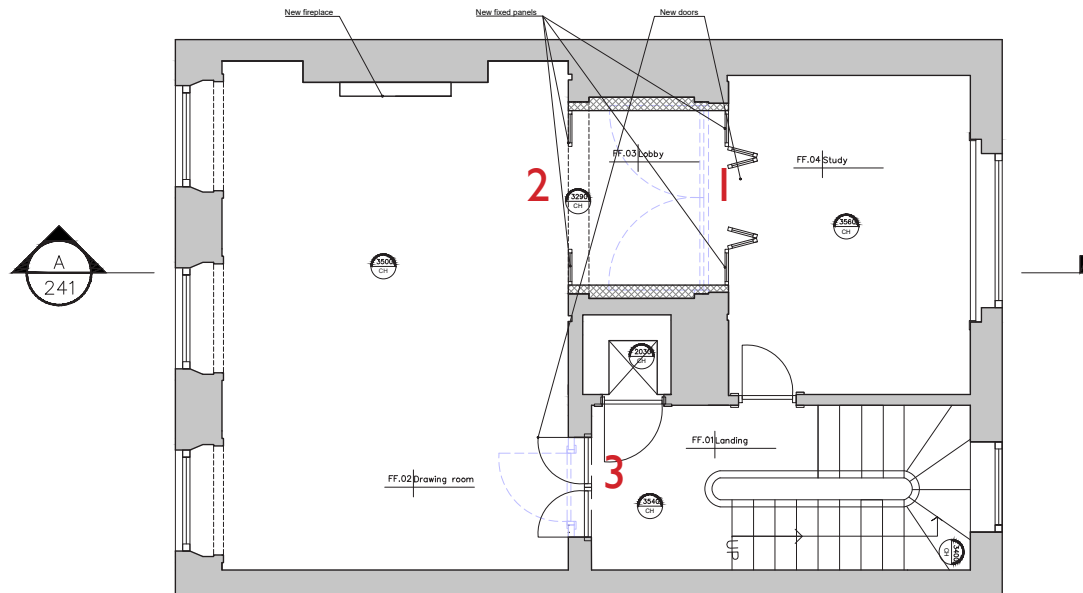
Lower Ground Floor plan



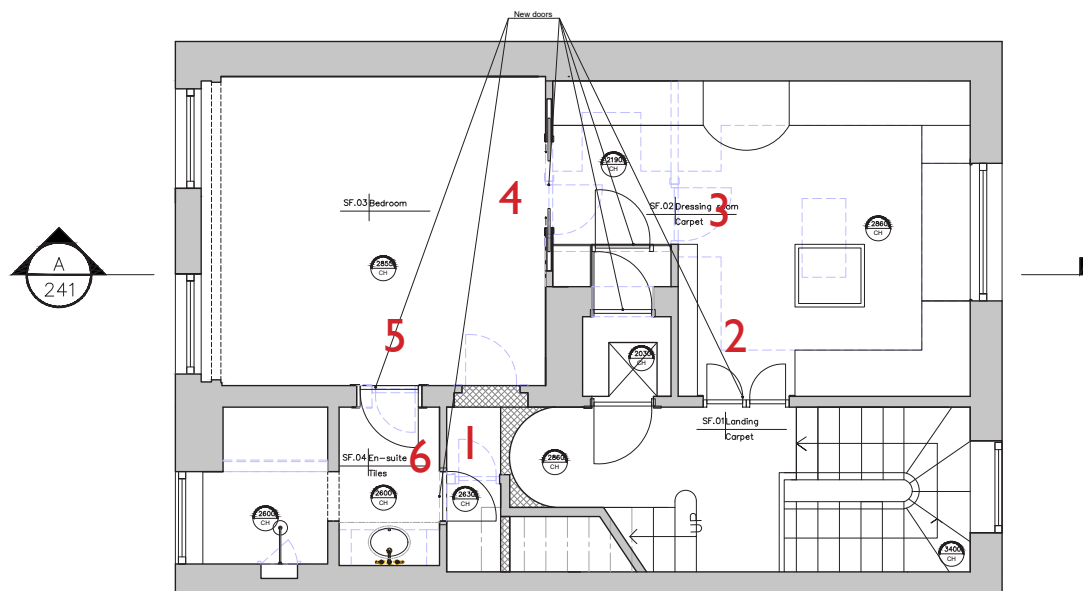
Ground Floor plan

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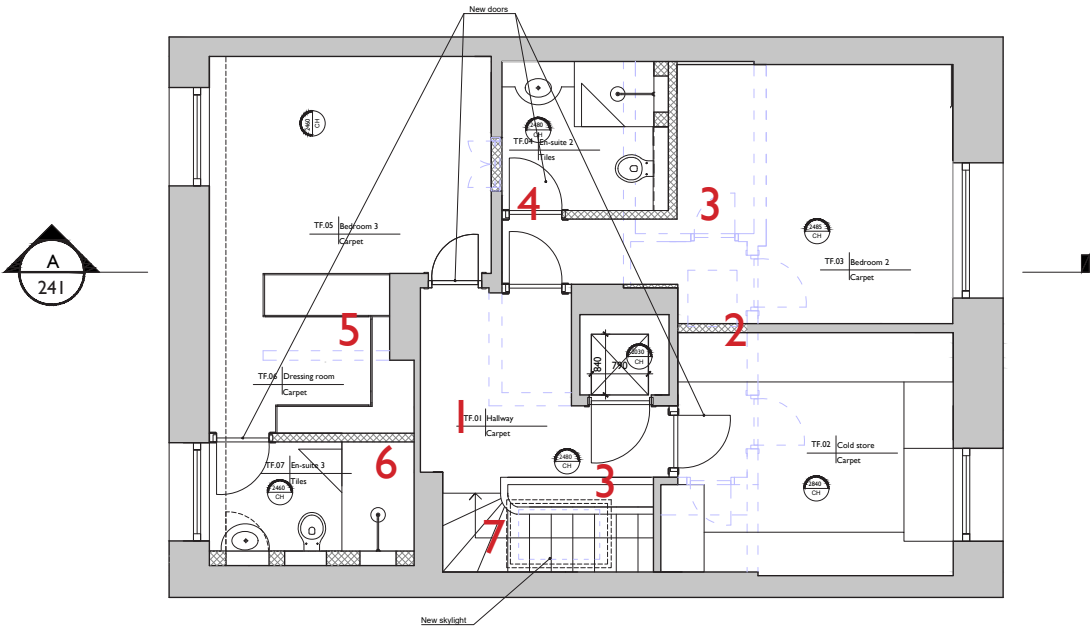
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First Floor plan



Second Floor plan



Third Floor plan



Roof plan

## 7.0 THE DESIGN APPROACH

The applicant's proposal is for:

a/ Internal re-ordering. This includes changes to finishes and fittings at all levels. However the layout of the principal circulation spaces, the main staircase, lift core and the whole of the first floor are to remain as existing.

The works include the following changes as per the proposed floor plans included to this planning application:

The numbers relate to the numbers on the floor plans.

### Lower Ground Floor

1. LGF.07 Bedroom to accommodate two single rooms via stud partition - LGF.06 Bedroom1 and LGF.06 Bedroom2.
2. Floating floor to be lowered to enlarge rooms.
3. LGF.06. Bedroom to be converted to LGF.05 Staff kitchen.
4. LGF.05 Storage to be converted to LGF.04 Laundry.
5. Storage to be converted to LGF.09 Bathroom.
6. LGF.08 Kitchen and LGF.09 Plant Room to LGF.00 Boiler Room.
7. New entrance through LGF.06 Storage to LGF.05 Staff kitchen.

### Ground Floor

1. Reduction of existing kitchen to GF.03 Kitchenette and GF.04 Breakfast Room.
2. Widen existing stud partition between GF.04 Breakfast Room and GF.05 Reception Room.
3. New wooden double doors to GF.05 Reception Room (enlarged).
4. New wooden double doors with fixed panels between GF.00 Porch to GF.01 Hallway.

### First Floor

1. New wooden double doors with fixed panels to FF.03 Lobby
2. New fixed panels between FF.03 Lobby to FF.02 Drawing Room
3. New wooden double doors between FF.01 Landing to FF.02 Drawing Room

### Second floor

1. New wooden double doors between SF.01 Landing to FF.02 Dressing Room
2. New curved wall on SF.01 Landing
3. SF.02 Dressing Room 1 & 2 to accommodate SF.02 Dressing Room
4. New wooden double doors to SF.03 Bedroom (enlarged).
5. Alteration and extension to existing master suite to accommodate SF.04 En-suite

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## Third Floor

1. Elongation of TF.02 Cold Store.
2. Enlargement of TF.03 Bedroom 2.
3. Reconfiguration of TF.04 En-suite 2.
4. Blocked door from TF.05 Bedroom 3 to TF.04 En-suite 2.
5. Reconfiguration of TF.06 Dressing room.
6. Alteration of TF.06 Dressing room and creation TF.07 En-suite.
7. Enlargement of sky light.

b/ Installation of CCTV cameras (one mounted immediately under the front door step and two mounted on the rear facade) as per the drawings:

Chester Terrace I8\_Proposed\_260\_Front Elevation

Chester Terrace I8\_Proposed\_242\_Section B-B

The proposed camera model is: DS-2CE56D0T-IRMF, HD 1080p IR Turret Camera.  
Specification sheet attached.

## 8.0 THE DESIGN APPROACH CONCLUSION

As stated in the Heritage impact assessment. 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. Thus the re-ordering of the interior is not considered to have any material harm on the significance of the listed building. The internal changes will not be visible from the public street scape, and do not affect the proportions of the principal circulation spaces or reception rooms.

## 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

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\_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\_260\_Front Elevation
- Chester Terrace I8\_Proposed\_261\_Rear Elevation

## Additional documentation

- Chester Terrace I8\_Proposed\_Design&Access Statement
- Chester Terrace I8\_Heritage Impact Assessment
- Chester Terrace I8\_Acoustic Report
- Chester Terrace I8\_Dome Camera