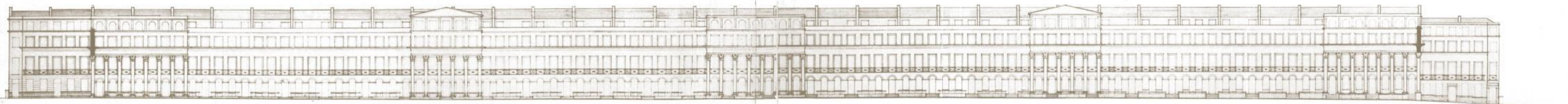


PLANNING REPORT WITH DESIGN AND ACCESS STATEMENT

IN SUPPORT OF THE MINOR AMENDMENT APPLICATION FOR

36-37 CHESTER TERRACE, LONDON NW1 4ND



ELEVATION TO CHESTER TERRACE AS PROPOSED

CHESTER TERRACE DEVELOPMENT . REGENTS PARK

March 2020

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Front Cover image: Extract of 1959 planning drawing of proposed elevations for Chester Terrace, by Louis de Soissons, Peacock, Hodges and Robertson; Crown Estate Archives.

1 INTRODUCTION

1.1 AIM OF STATEMENT

This Planning Report with Design and Access Statement supports the Minor Material Amendment application for the proposed refurbishment of Nos. 36-37 Chester Terrace following planning permission **2017/2991/P** and listed building consent **2017/3280/L**. It has been prepared by Stanhope Gate Architecture Ltd on behalf of their client.

The property comprises both Nos. 36 and 37 Chester Terrace following unification of the buildings into a single dwelling under planning permission 2009/4544/P and listed building consent 2009/4515/L in 2009.

Henceforth this document will refer to Nos. 36-37 as 37 Chester Terrace for simplicity.

This statement comprises:

- A description of the property's setting and history
- An assessment of the proposals and their impact on the listed building
- Commentary on the proposal as related to planning consultation and policies

This document is to be read in conjunction with the following supporting documents:

- Drawings (Stanhope Gate Architecture)
- Heritage Statement (Heritage Collective)
- Structural Engineer's Report (Price & Myers)

1.2 AUTHORSHIP OF REPORT

Stanhope Gate Architecture is an internationally-renowned practice established in 2002. The practice specialises in new-build, master planning and refurbishment of listed and historic buildings, and collegiate, hotel and resort projects, both in the UK and abroad. The working philosophy of the practice and our unique approach revolves around the guiding principles and innate wisdom of classical and vernacular architecture in perfect harmony with contemporary requirements.

A particular expertise of Stanhope Gate Architecture lies in bespoke private residential projects for individual clients in Central London. This invariably entails dealing with sensitive alterations to Grade I & II listed buildings supported by our experience in traditional & classical architecture to enable continued use of the buildings.

1.3 THE PROPOSAL

Amendments listed below:

- Lowering of the slab in the garage only to match the rest of the lower ground.
- Removal of winders on lower ground staircase
- Balustrade and handrail retained throughout.
- New finishes and sanitaryware are proposed in Her Bathroom S03
- Removal of wardrobe partition in Bedroom 05
- No changes to lightwells levels nor finishes
- Enlarged louvres to the pavement vaults to provide better ventilation to plant equipment in ELG12 & ELG13
- Small vents introduced to provide adequate ventilation to the back of house areas.

1.4 PLANNING ADVICE & POLICIES

The current design has been developed following pre-application consultation with the London Borough of Camden. Details of this consultation can be found in Section 2: *Planning & Consultation* of this document. Relevant planning policies from the London Borough of Camden Local Development Framework (Core Strategy, Development Policies, and Camden Planning Guidance), the London Plan (2016), the National Planning Policy Framework (2012), Regent's Park Conservation Area Appraisal and Management Strategy, and the Camden Draft Local Plan have been considered during the preparation of this proposal.

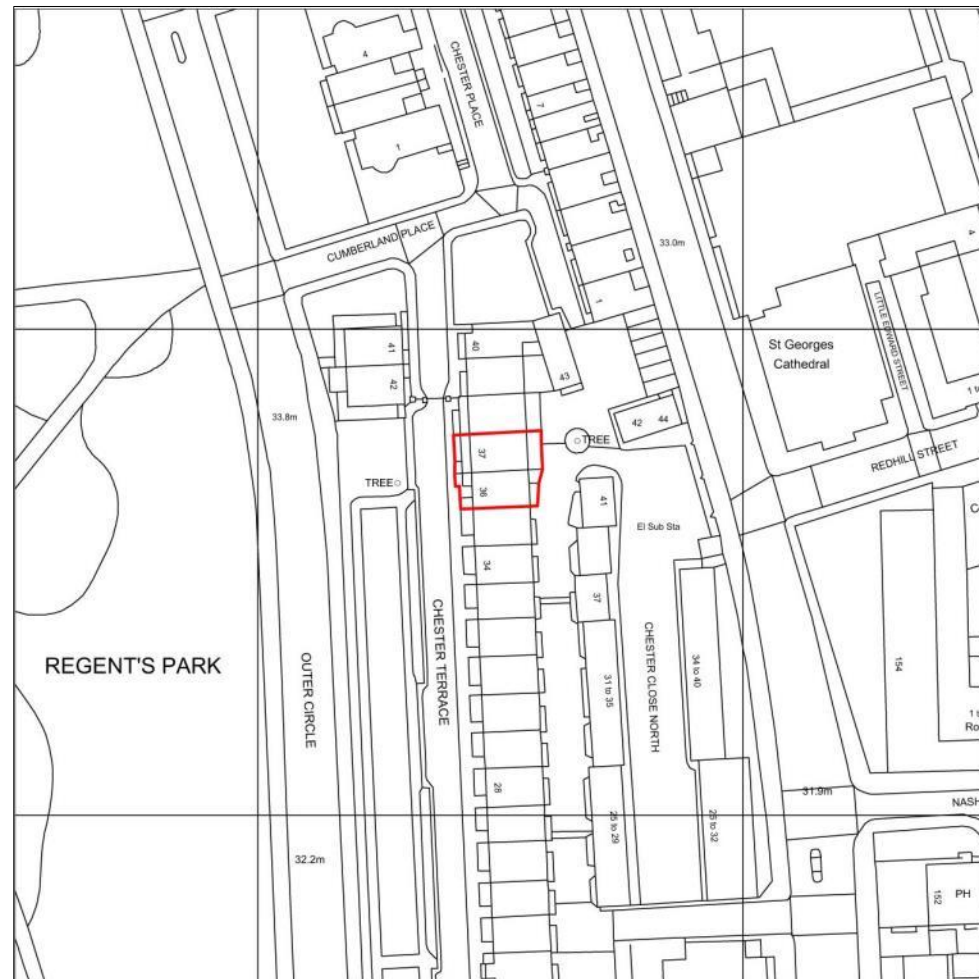


Figure 1: Ordnance Survey, October 2016. © Crown Copyright 2016. All rights reserved. Licence Number 100031961. 36-37 Chester Terrace outlined in red.



Figure 2: Aerial view of Chester Terrace, © Bing. 36-37 Chester Terrace indicated with red arrow.



Figure 3: Street view of Chester Terrace, with No. 38 & 37 closest in foreground.



Figure 4: Front elevations of Nos. 36 & 37 Chester Terrace



Figure 5: Rear elevations of Nos. 36 & 37 Chester Terrace

2 PLANNING & CONSULTATION

Please note the information below relates to the extant planning application **2017/2991/P** and listed building consent **2017/3280/L**.

2.1 PRE-APPLICATION CONSULTATION

Proposals were submitted to the Council in December 2016, reference 2016/6780/PRE, followed by meetings with planning officer John Diver and conservation officer Rachel Parry on site 23 January 2017 and in Camden's offices 01 March 2017. Their response was received 10 March 2017, and further emails exchanged between 18-28 April 2017. These communications are summarised below and are attached to this report in Appendix 5.3.

2.1.1 Pre-Application Proposal

The pre-application proposal differed from the current proposal outlined in this report. Specifically, included in the pre-application but omitted from the current proposal was:

- A full additional sub-basement level
- Opening up of the No. 36 & 37 party wall between front rooms at lower ground level
- Removal of the WC, office, and service entrance on the ground floor of No. 36
- Opening up of the wall between the existing front room and family kitchen to nearly the full width of No. 36

Additional amendments found in the current proposal include:

- Lowering of lower ground floor and associated removal of partition walls, light well alterations

Some comments in the pre-application response summary below relate to items not applicable to the current proposal.

2.1.2 Pre-Application Response

Comments on how the current application is addressing issues raised by the Council are provided in italics against points below.

The pre-app response stated the main issues to consider were design and heritage; impacts upon the amenities of adjoining occupiers; subterranean development considerations; and transport matters and planning obligations. The response included the following points:

Specific Concerns

- Removal of a large section of party wall at lower ground floor
Removal of lower ground party wall omitted from proposal
- Erosion of the historic plan form at ground floor

The existing partitions to the historic "entrance hall" location of No. 36 will be retained with some alterations. The proposed opening between front and back rooms is much reduced from the pre-application. Historic reference to such openings between front and back rooms is included in Section 3.2.5 – The Design Proposals—Layout in this document.

- Removal of additional section of party wall at first floor
With the omission of the much larger party wall opening in the lower ground floor, the first floor opening is the sole area of party wall fabric to be removed and harm is outweighed by the increased benefits of the proposals.
- Basement would alter spatial hierarchy and possibly cause loss of historic fabric, resulting in (less than substantial) harm to the building
Proposed basement omitted from proposal; lowering of lower ground floor will not alter spatial hierarchy or affect or undermine historic walls or foundations as set out in Section 3.2.4: The Design Proposals—Scale and in the accompanying Structural Report.

Planning Policies

According to policy DP24, development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

These points are elaborated on within the Existing Property and The Design Proposals sections of this report.

According to policy DP25, within conservation areas, development should preserve and enhance its established character and appearance, and alterations or extensions to a listed building should not cause harm to the special interest of the building or its setting.

*An assessment of impact and benefit of the proposals is made generally elsewhere in this document, in the Heritage Statement, and specifically in **Appendix 5.2: Schedule of Works & Impact Assessment with Photographs** of this report.*

The proposal would not detrimentally impact the amenity of any neighbouring occupier in terms of light, privacy, outlook or disturbances as set out in DP26.

Amendments to the proposal since the pre-application do not affect this conclusion.

Development Policy DP27 states that the Council will only permit basement and other underground development that does not cause harm to the built and natural environment or local residential amenity and does not result in flooding or ground instability.

Proposed basement omitted from proposal. Lowering of the lower ground slab does not undermine the foundations of the front, rear, or party walls and the alteration is not of a degree sufficient to cause harm to the built and natural environment or local residential amenity, or to result in flooding or ground instability. Additional details can be found in the Structural Report accompanying this application.

According to CPG 1, impact of proposals on the historic significance of the listed building will be assessed on points such as:

- original and historic materials and architectural features;
- original layout of rooms;
- structural integrity; and
- character and appearance

These points are addressed throughout this document and within the Heritage Report and Structural Report accompanying this application.

Recommendations

- Lessen in scale the proposals, likely including the removal of the basement, to lessen the harm on the listed building
Proposed basement, lower ground party wall opening, No. 36 ground floor opening and removal of partitions omitted from proposal
- Provide further justification including benefits brought forward, including upgrading, enhancement or reinstatement of correct detailing and/or historic plan form
An assessment of benefits is made generally throughout Section 3.2: The Design Proposals of this document, specifically in Appendix 5.2 of this report, Schedule of Works & Impact Assessment with Photographs, and in the Heritage Statement.
- Structural appraisal which highlights on plan and sections what historic fabric will be removed to create the basement
The basement has been omitted from the proposed works. However, information on structural works can be found in the Structural Report accompanying this application.
- Include phasing plans highlighting areas of proposed removal of historic fabric
Plans illustrating historic existing fabric and historic fabric for removal can be found in Section 3.1.8: Heritage Features & Significance and Section 3.2.8: Impact on Heritage sections of this report, respectively.
- Include further evidence of historic plans and how existing and proposed plan forms relate to the original design of the dwellings
Historic plan form has been analysed and illustrated in drawings PL-32 & PL-33, Evolution of Plan Layouts. A summary is included elsewhere in this document and proposed alterations weighed against historic plan form throughout The Design Proposal section of this report.
- Include internal elevations illustrating the nature of new openings
Internal elevations are included in drawing PL-40, Internal Room Elevations.
- Contact with neighbouring occupiers, the Regent's Park Conservation Area Advisory Committee, and the Crown Estate Paving Commission
Contact with third parties is described in Section 2.4: Consultations of this report.

2.2 ADDITIONAL CORRESPONDENCE

A summary of the main revisions to the pre-application proposal that would comprise this full planning application was outlined in an email to John Diver and Rachel Parry on 18 April 2017 for their information and confirmation of validation requirements. A response was received 27 April 2017. A summary of this exchange is below.

2.2.1 Email from Stanhope Gate Architecture

Proposed revisions to the pre-application proposal were outlined as the following:

- 1) No proposed sub-basement
- 2) Party wall openings
 - a) No Lower Ground (Basement) party wall opening

- b) Proposed First Floor opening between Drawing Room and Library retained
- 3) Other openings
 - a) Proposed opening between Reception and Gallery behind widened on No. 37 side
 - b) No. 36 "entrance hall" form retained--Family Lounge does not become full width and the proposed opening to Family Kitchen is therefore reduced considerably, the addition of columns reduces the reading of the opening further
- 4) Lowering of Lower Ground floor (Basement) level by 300mm, associated lowering of small rear light wells and part of front light well by same amount. (Note: These dimensions have been amended in the current proposal.)
 - a) Lowering of slab will not undermine existing brick corbelled foundations or require their removal
 - b) Non-original partition walls to be removed and replaced following work
 - c) Garage area of No. 37 will also be lowered, and the garage doors brought forward in their reveals slightly to allow for insulated studwork behind, condition to match garage doors of No. 36 (Note: Point 4c has been omitted from the current proposal.)

Queries put forth included if there is any issue from a policy point of view with eliminating vehicular access to the garage, if the lowering of the rear light wells by 300mm require a dialogue with Highways, and if Chester Close North is a public road or privately owned/managed by the Crown.

2.2.2 Response from Conservation Officer

Rachel Parry outlined the response from herself and John Diver on 27 April. In summary:

- The lowering of the lower ground floor may be classes as a basement extension, and if so would require a Basement Impact Assessment, Construction Management Plan, Approval in Principal Report (Highways Requirement), and potentially a highways contribution.
We believe that the lowering of the lower ground floor should not be classed as a basement extension for the following reasons:
 - *The main structure of the building is not to be extended, underpinned, built beneath, lowered, or undermined*
 - *The change in floor height is not significant enough to warrant consideration as an "extension"*
 - *The current lower ground floor height appears less than average in the terrace, and the increase is not enough to create disparity*
 - *Proposed detailing does not undermine the foundations of the front, rear, or party walls and the alteration is not of a degree sufficient to cause harm to the built and natural environment or local residential amenity, or to result in flooding or ground instability.*
- Questions/comments regarding the lowering of the lower ground floor include:
 - Is the existing floor is original? Is there any evidence that it is later – following the reconstruction?
Please see Section 3.2: The Design Proposals—Impact on Heritage.

- o What is the justification for lowering? Have you found any other examples of this work in the terrace? Would the central party wall be affected? There are concerns that the lowering would impact the hierarchy and the buildings spatial qualities.

It appears the current lower ground ceiling height is lower than average in the terrace. Planning permission was granted to remove the lower ground slab to No. 28, ref: 2015/7195/P. The central party wall would not be affected or undermined.

Please see Section 3.2: The Design Proposals—Scale.

- Structural drawings would need to be available to review any potential undermining or removal of the corbelled foundations of the party walls.
Please refer to the Structural Report accompanying this application.
- There are no planning issues with the principle of garage conversion; however the external appearance of the garage door and reduced reveal would need to be considered.
Proposed basement, lower ground party wall opening, No. 36 ground floor opening and removal of partitions omitted from proposal
- It appears Chester Close North is private; the Crown should be contacted to confirm, and the Crown Estate Paving Commission should be contacted as described in the pre-app response.
The Crown and CEPC have been contacted and a dialogue with those parties will continue; please see Section 2.4: Consultations.
- The Highways Department would need to review the proposals via a pre-app or the formal submission.
- The proposed party wall opening on the First Floor will be assessed against the other proposals in terms of harm to the significance.
- The opening between the Reception and Gallery on the First Floor would be acceptable with the retention of a downstand.
- The opening between the Family Lounge and Kitchen would be reviewed when drawings were submitted to illustrate the proposal.

2.3 PLANNING POLICY

Relevant planning policies from the London Borough of Camden Local Development Framework (Core Strategy, Development Policies, and Camden Planning Guidance), the London Plan (2016), the National Planning Policy Framework (2012), Regent's Park Conservation Area Appraisal and Management Strategy, and the Camden Draft Local Plan have been considered during the preparation of this proposal.

Several policies of particular relevance to this application were mentioned in the pre-application response from the Council and are summarised briefly above.

Details on how the proposals relate to current heritage planning policy can also be found in the Heritage Report accompanying this application.

2.4 CONSULTATIONS

2.4.1 Neighbours

Letters and drawings have been sent to nearby neighbours in advance of the submission of this application with an invitation to contact Stanhope Gate Architecture with any comments, concerns, and questions.

2.4.2 Conservation Area

A letter and drawings have been sent to the Chair of the Regent's Park Conservation Area Advisory Committee in advance of the submission of this application with an invitation to contact Stanhope Gate Architecture with any comments, concerns, and questions. A copy of this letter can be found in Appendix 5.4 of this report.

2.4.3 Crown Estate

Stanhope Gate Architecture has been in contact with Savills as representatives of the Crown Estate and an application for a license to alter will be applied for in due course.

2.4.4 Crown Estate Paving Commission

Max Jack, Director of the Crown Estate Paving Commission (CEPC), has been contacted on behalf of the client. Following submission of this application, a meeting will be arranged with a CEPC Inspector on site to review the proposals and any likely restrictions and conditions. Following planning permission and the License to Alter, any necessary licenses and permits will be discussed with the CEPC.

*Please note this application no longer seeks to do any external works.

3 DESIGN & ACCESS STATEMENT

3.1 EXISTING PROPERTY

3.1.1 Site Location and context

Chester Terrace is located at the eastern boundary of Regent's Park and is part of the Regents Park Conservation Area of the Borough of Camden. It is a 5-storey terrace of 42 houses, designed by John Nash and constructed in 1825 by the developer, James Burton. The design is in the Grand Palace-style, and the entirety of the terrace is Grade I-Listed. The terrace and conservation area are designated heritage assets in terms of the National Planning Policy Framework.

The frontage of the application site is accessed from Chester Terrace, and the rear of the property is accessed along the mews road, Chester Close North. Chester Terrace faces west towards Regent's Park and is separated from the Outer Circle by private communal gardens. At either end of Chester Terrace are triumphal arches that give access to Chester Gate to the south and to Cumberland Place to the north, which both link to the outer circle to the west.

3.1.2 History of Environs

Early History

In the early 19th century, the area now known as Regent's Park took its form. As The Crown Estate's 1997 publication, *The Regent's Park Terraces: 50 Years of Restoration*, states:

"The former Marylebone park reverted to the Crown in 1806 and John Nash was commissioned by the Prince Regent to produce a scheme for developing the whole area as a dramatic combination of urban terraces and picturesque landscape dotted with villas. The Nash design was published in 1812 and approved by the Treasury. Work began immediately, though as the project developed, many modifications were made."

Between the years of 1820-1828 most of the villas and terraces of Regent's Park were constructed. Chester Terrace was built in 1825 by developer James Burton. While the sketch design for the façade was produced by John Nash, *The Regent's Park Terraces: 50 Years of Restoration* attributes the remainder of the terrace's building work and design to James Lansdown as architect of the terrace.

It can be seen from the Mayhew Survey of 1834/5 that the terraces built generally comprised the main 5-storey volume or 4-storeys plus mansard, and a shorter 1-3 storey extension and closet wing to the rear, enclosing a small light well. Behind these extensions of Nos. 4-36 there were small gardens. At the rear of each property was its mews building, which had its frontage on Chester Terrace Mews.

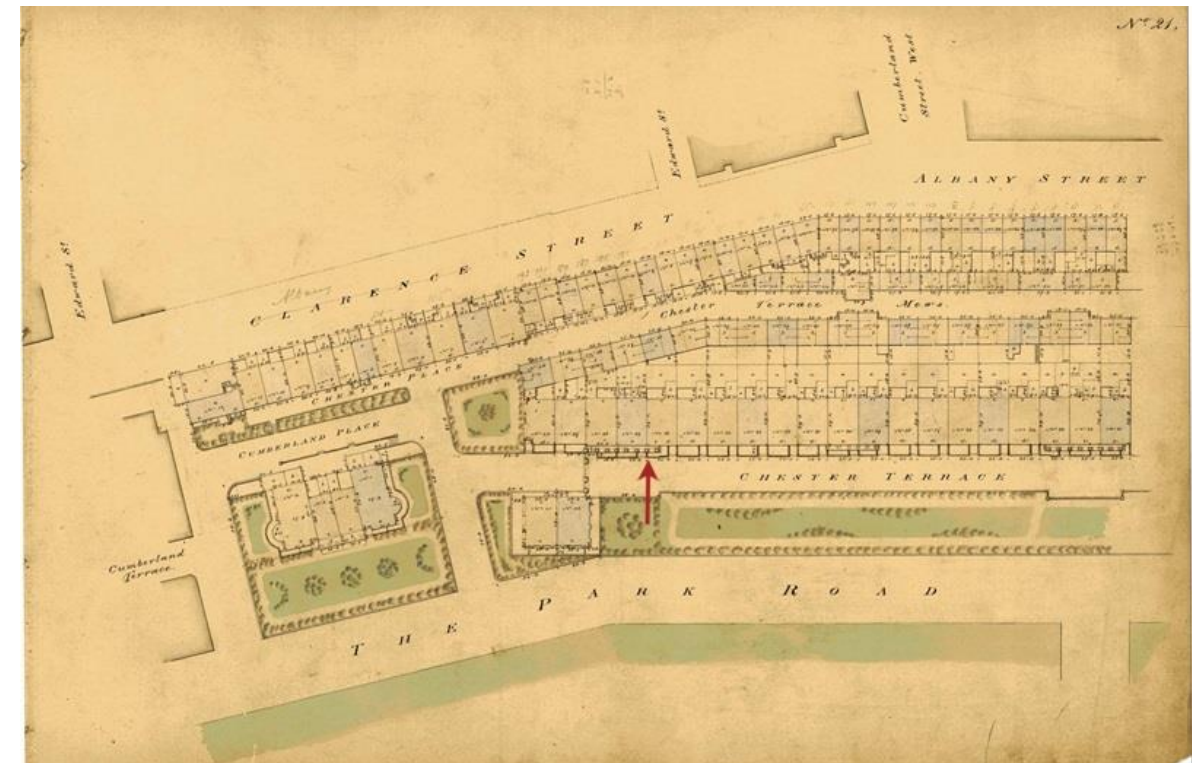


Figure 6: Mayhew Survey, 1834/5, Crown Estate Archives. Red arrow added to indicate 36-37 Chester Terrace.

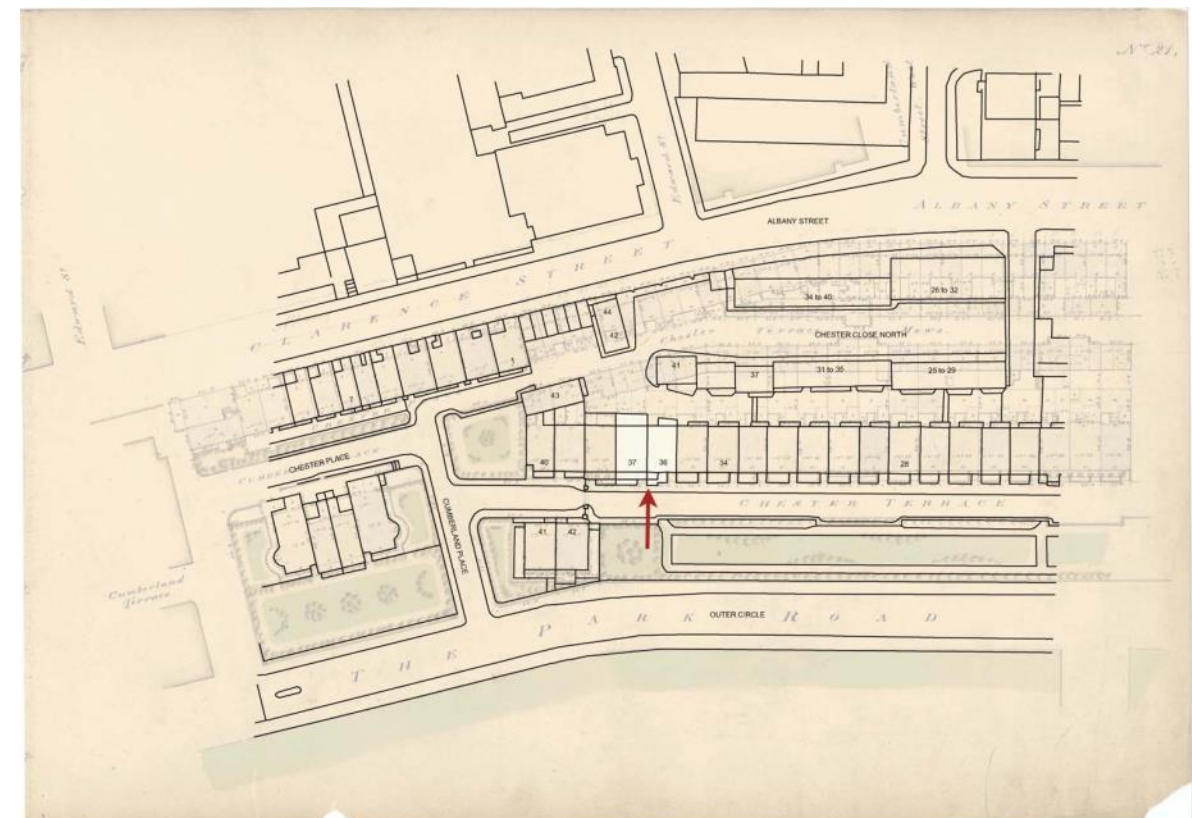


Figure 7: Current OS Map laid over Mayhew Survey to illustrate context of original development. Red arrow added to No. 36-37.

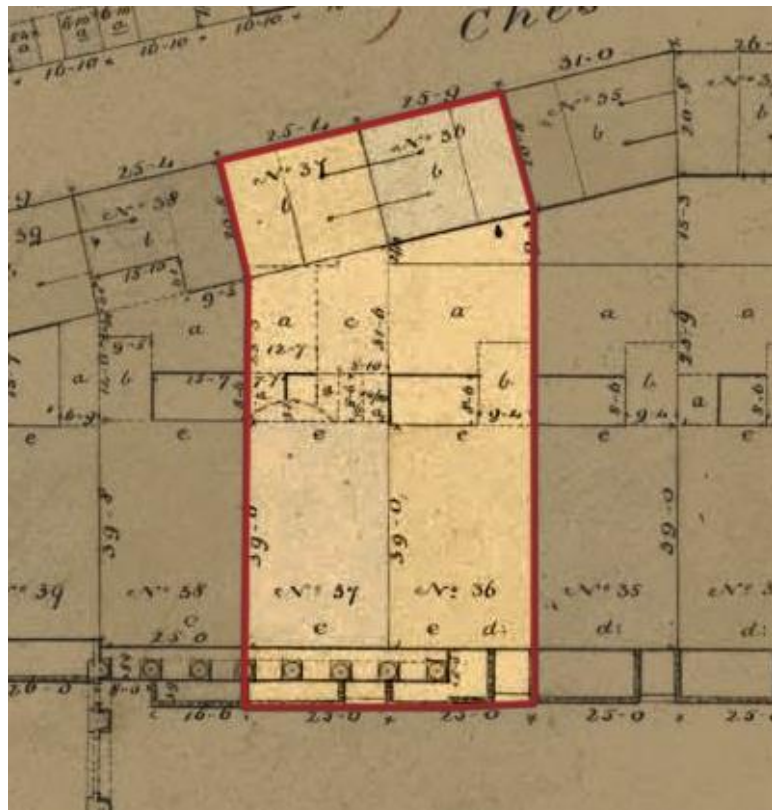


Figure 8: Extract from Mayhew Survey, 1834/5, Crown Estate Archives. 36-37 Chester Terrace outlined in red. Survey illustrates rear volumes and mews houses of Chester Terrace properties.

This layout of Chester Terrace can be seen in its wider setting in the Ordnance Survey of 1868-75.



Figure 9: Ordnance Survey of 1868-75, published 1880-82. <http://maps.nls.uk>. Red arrow added to indicate 36-37 Chester Terrace.

Post-War Era & Gorell Committee

In the 1940s, the Nash Terraces of Regent's Park had collectively fallen into disrepair following war damage and years of neglect. Many of the terraces were occupied by the Ministry of Works, and within Chester Terrace at least two stretches, Nos. 14-21 and 23-26, were connected through openings in the party walls on several floors to allow long corridors to link the office spaces around the years of 1946-8. Two properties in Chester Terrace, Nos. 33 & 35 were missing their two top floors. Drawings illustrating these conditions are included in Appendix 5.5.

In 1946, the Gorell Committee was commissioned by the government to advise on recommended action for the refurbishment of the terraces or their demolition and redevelopment of the area.

The Gorell Committee issued their Report in April of 1947, and concluded:

"...the Nash Terraces are of national interest and importance, and that, subject to certain reservations, they should be preserved, so far as that is practicable."

The report continues to summarise the condition of the terraces and consider options for extensive remedial work in response to poor original construction, structural failings, and concern over dry rot. A copy of this report can be found in Appendix 5.6.

1960's Redevelopment

Following a number of successful planning applications between 1959 and 1964 submitted by developers Louis de Soissons, Peacock, Hodges and Robertson, Chester Terrace and the area west towards Albany Street was redeveloped. The applications included the removal of the rear 1- to 3-storey volumes on the rear of the terraces as well as the demolition of the mews houses. Redevelopment of this area to the rear of Chester Terrace resulted in the current layout of Chester Close North.

Planned works to Chester Terrace were summarised in the Third Report by the Crown Estate Commissioners in June 1962:

"Roofs, floors, internal (not party) walls, timberwork, and loose brickwork are being renewed, and internal plaster stripped from the walls and small passenger lifts installed, so that the whole of the internal construction of each of the houses is new."

Only the party walls and the front elevation (except two replaced missing floors of Nos. 33 and 35) were to remain, though those items were subject to repair.

With the introduction of the lift shaft, layouts were rearranged accordingly and departed from the original Nash / Burton development. A standard plan form was proposed by Louis de Soissons, Peacock, Hodges and Robertson for all of Chester Terrace for ground to third floors, with a selection of lower ground plans assigned firstly based on the ground level at the rear of the property, which dictated the feasibility of a garage, and secondly, on the light available at the front of the property which dictated whether a habitable room could be included. Plans from the 1959 planning application are included in Appendix 5.5.

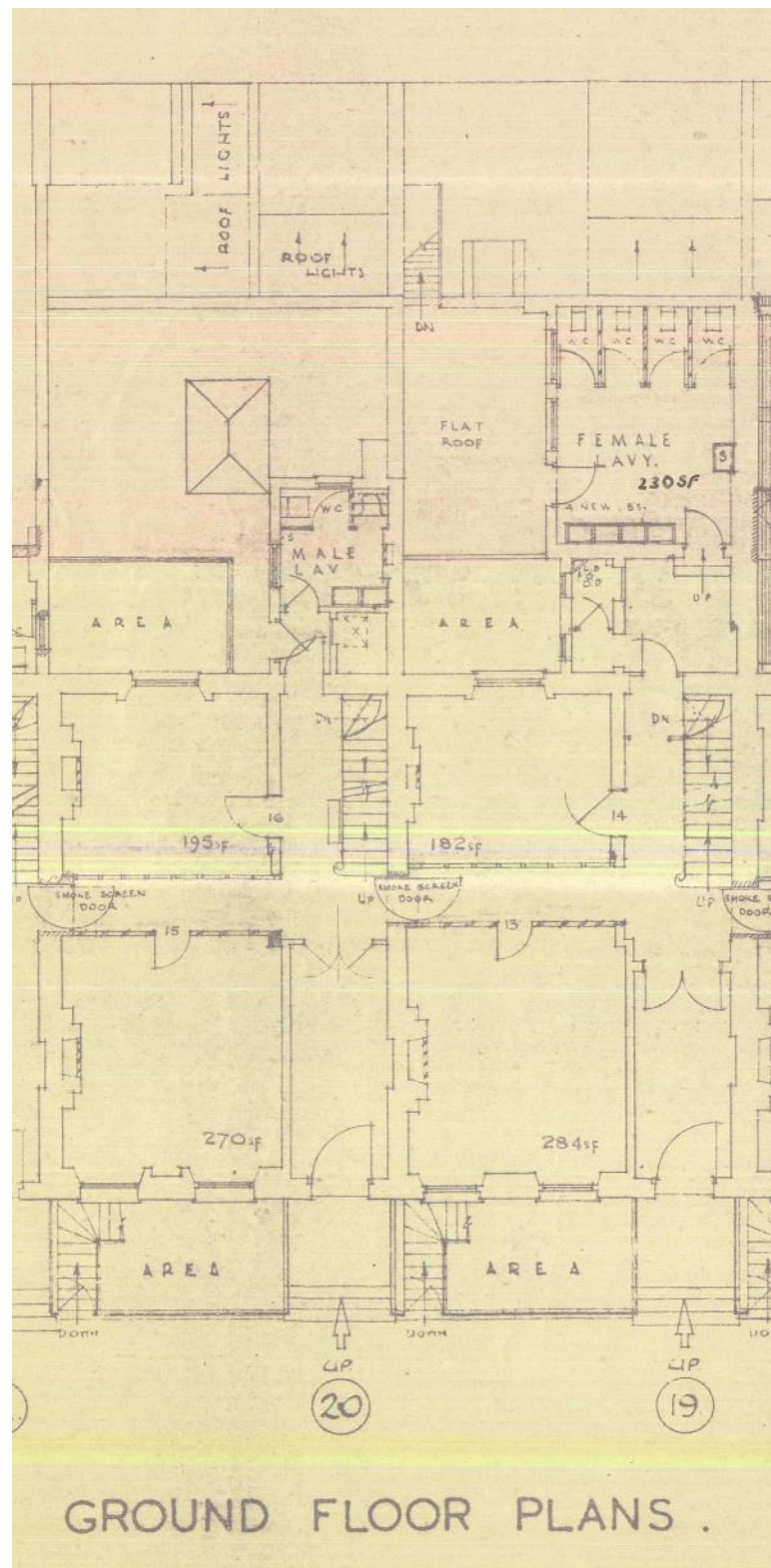


Figure 10: Ministry of Works Plans: No 19 & 20 Chester Terrace Ground Floor Plans; 1946-48; Crown Estate Archives. Plans illustrate openings through party walls, rear volumes existing prior to the 1960s, and amendments to plans made by the Ministry of Works.

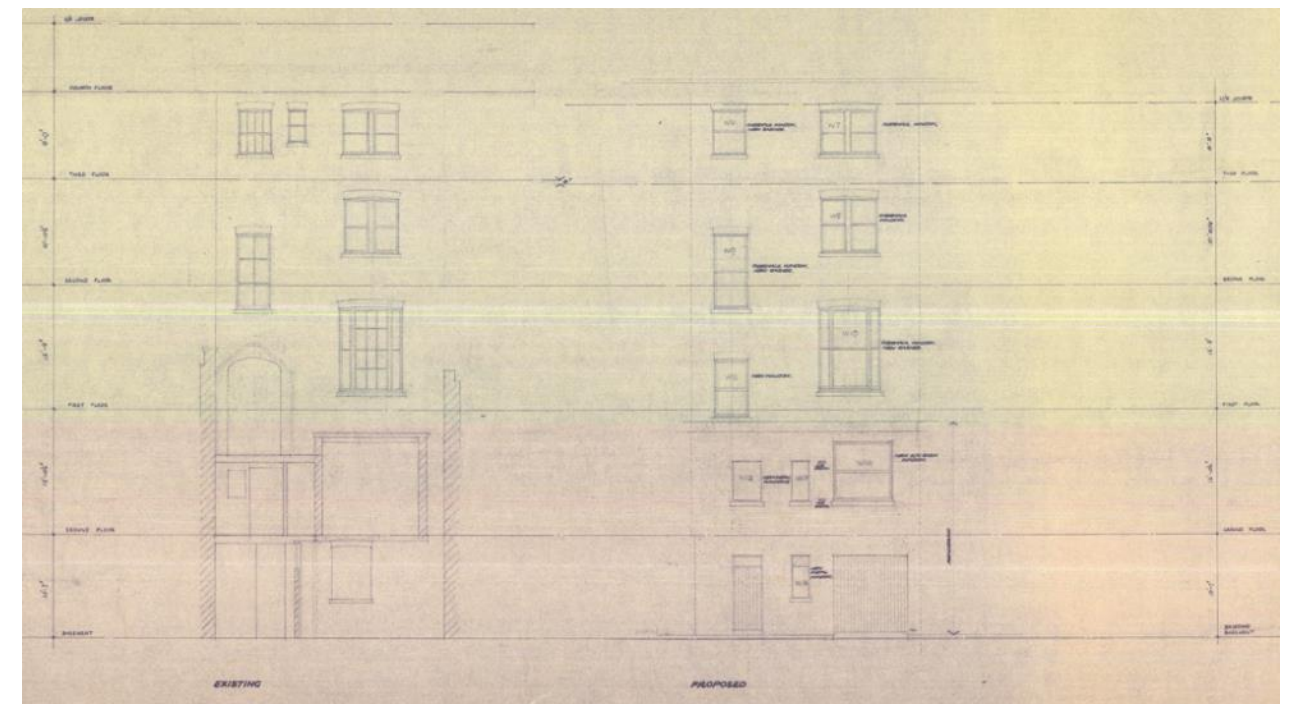


Figure 11: 1960 drawing of No. 24 existing and proposed rear elevation, Louis de Soissons, Peacock, Hodges and Robertson; Crown Estate Archive

3.1.3 Key Features of Property

The property comprises five storeys plus a roof terrace. The lower ground level includes light wells and pavement vaults at the front of the property, but due to a difference in site levels, the lower ground floor is less than 600mm below Chester Close North at the rear. The property is formed of two terraced houses, joined following planning approval in 2009. The stair and lift to the No. 36 side were removed and openings created in the party wall between Nos. 36 & 37.

3.1.4 Character

The front façade of Chester Terrace is painted stucco in the Grand Palace-style, with a slate mansard roof and dormer windows between a system of alternating projecting bays with large Corinthian columns. Behind the stucco façade, the terrace party walls and rear elevation is built of London stock brick.

3.1.5 Historic Plan Form

An analysis of the evolution of plan layouts is illustrated on drawings PL-32 & PL-33, Evolution of Plan Layouts, and accompanies this report. These plans have been developed with Lucy Jarvis of Heritage Collective and excerpts are included below.

While no original internal layouts have been found for any of the properties within Chester Terrace, plans have been construed from the Mayhew Survey of 1834/5, plans of No. 7 Chester Terrace by the Ministry of Works, c. 1940's, and a drawing of the rear ground floor room of No. 36 Chester Terrace, the date of which is unknown but pre-dates the 1960's redevelopment.

The plans of the 1960's were assumed from the typical plan layouts produced by Louis de Soissons, Peacock, Hodges and Robertson in 1959. These sources are included in Appendix 5.5 of this report. Research was conducted using the Crown Estate Archives, Historic England Archives, RIBA Archives, and a variety of books on John Nash.

A brief summary for each storey is included below. For all floors, the 2009-2012 refurbishment resulted in openings through the central party wall and loss of the lift shaft and staircase to No. 36.

Lower Ground Floor

The rear volumes were demolished in the 1960's, and it is suspected that the straight staircase was demolished in favour of one including winders. The wine cellar (as shown in the No. 7 plan) was omitted and a garage, lift shaft, and WC introduced. Some re-ordering of partitions has occurred, and the currently plan includes a wider front room and a plan form on the No. 36 side bearing little resemblance to the original following the removal of the stairs and lift shaft.

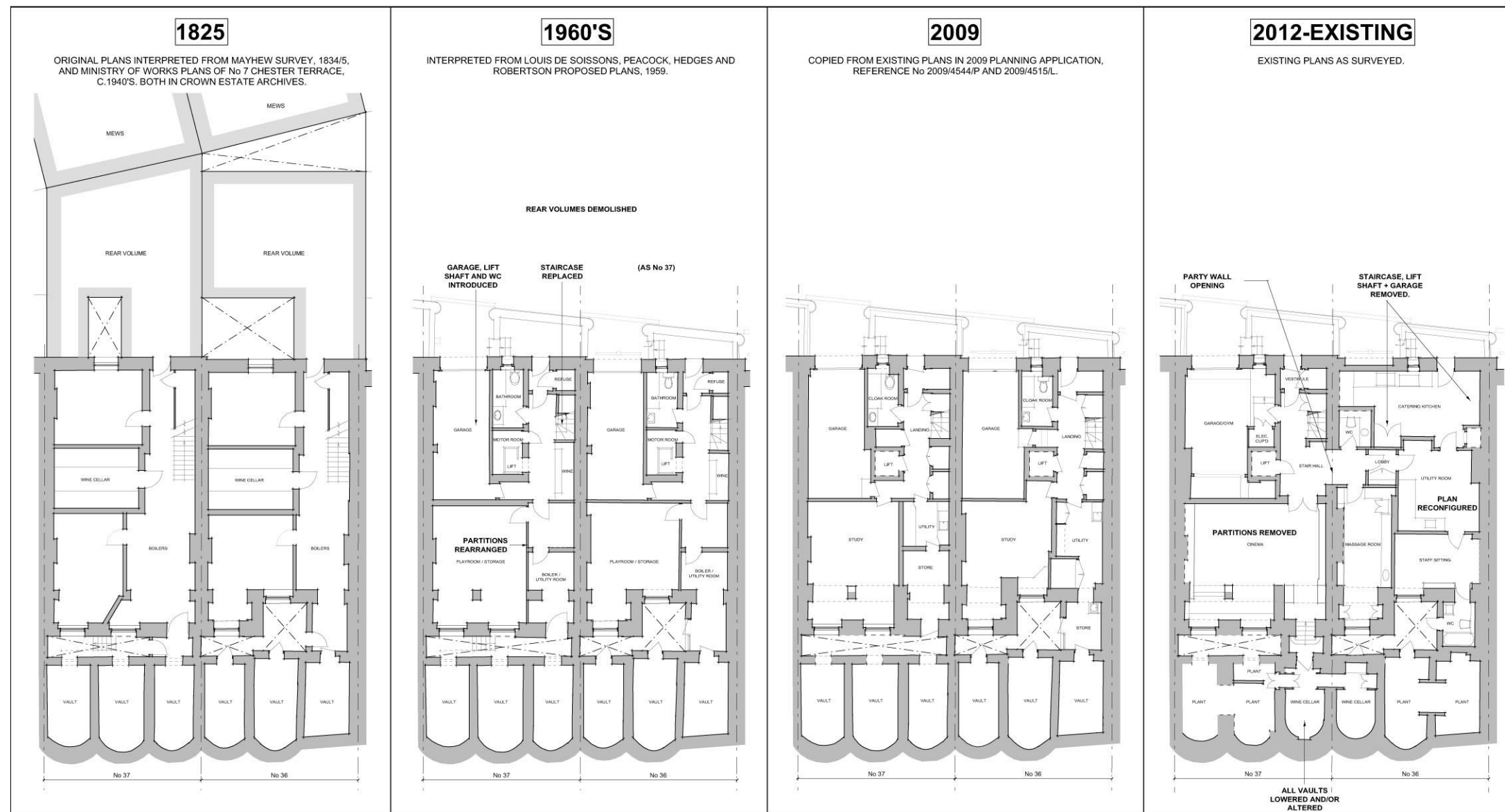


Figure 12: Evolution of Lower Ground Floor Plan Layouts

Ground Floor

The rear volumes were demolished in the 1960's, and the introduction of the lift shaft and cloakroom reduced the front and rear rooms significantly. The existing plan shows loss of the rear room in favour of a corridor, larger WC, and coat room. Rear room of No. 36 becomes full-width in the 21st century, and its entrance hall is divided into smaller secondary spaces.

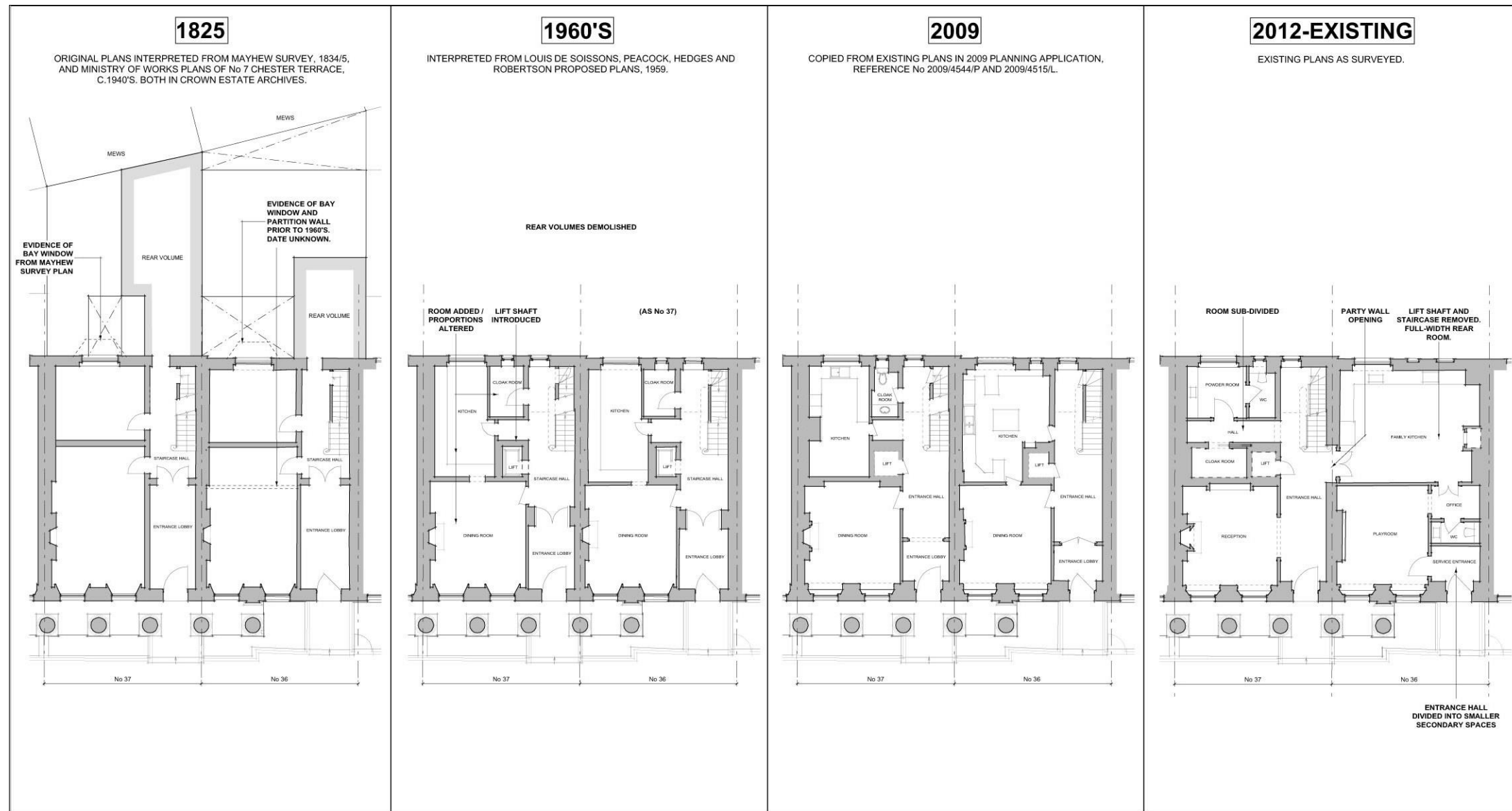


Figure 13: Evolution of Ground Floor Plan Layouts

First Floor

The rear volumes were demolished in the 1960's, and the introduction of the lift shaft significantly reduced the rear room. Whereas the front and rear rooms may have been open to each other in the 1960's, a separation between the two was re-introduced in the 21st century to the No. 37 side, and the rear room on No. 36 regains its original depth and becomes full-width.

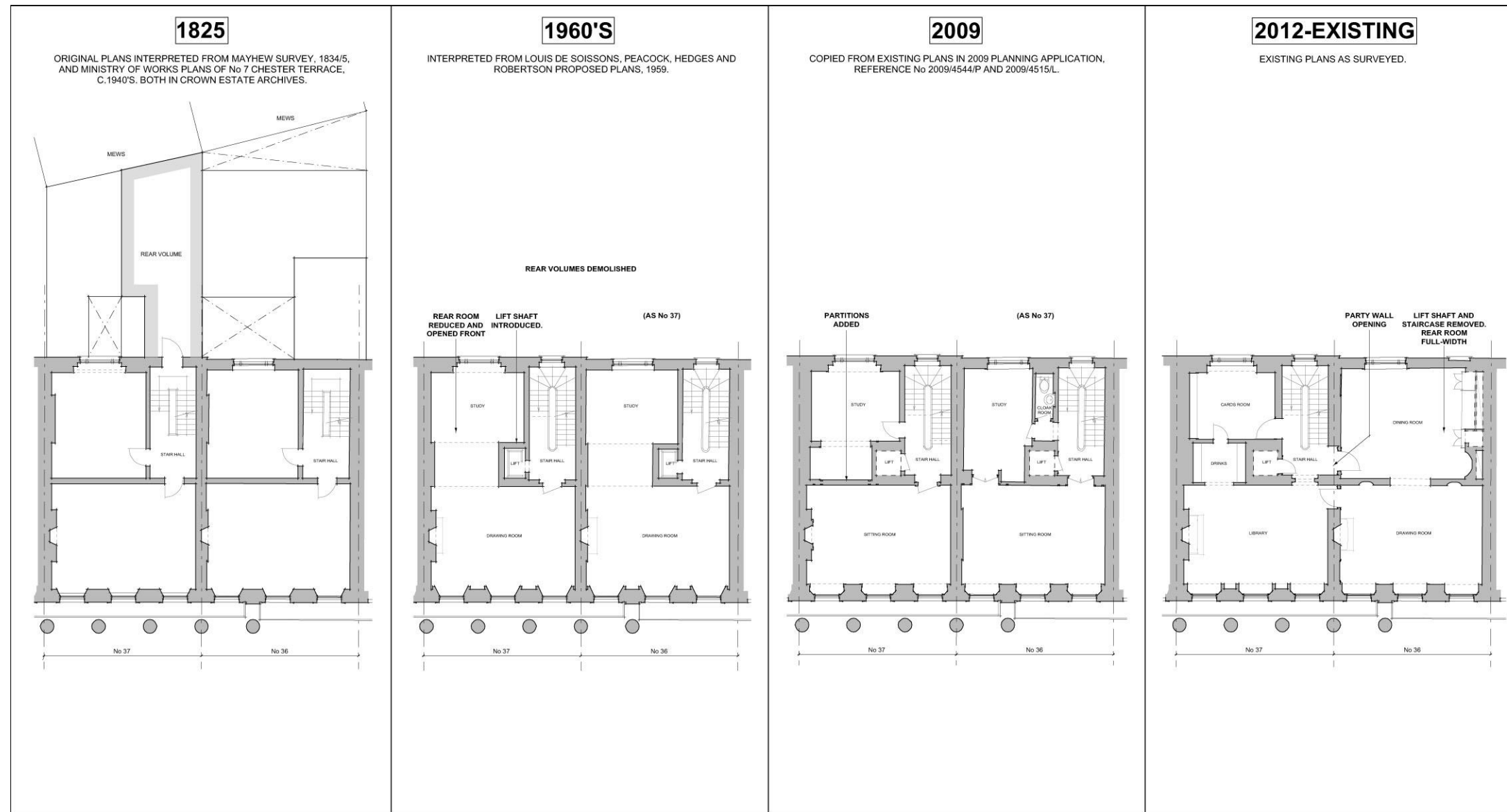


Figure 14: Evolution of First Floor Plan Layouts

Second Floor

Similarly to the first floor, in the 1960's the introduction of the lift shaft and dressing room behind reduced the rear room considerably. The 2009-2012 refurbishment relocated the central staircase to the third floor and widened the rooms to No. 36.

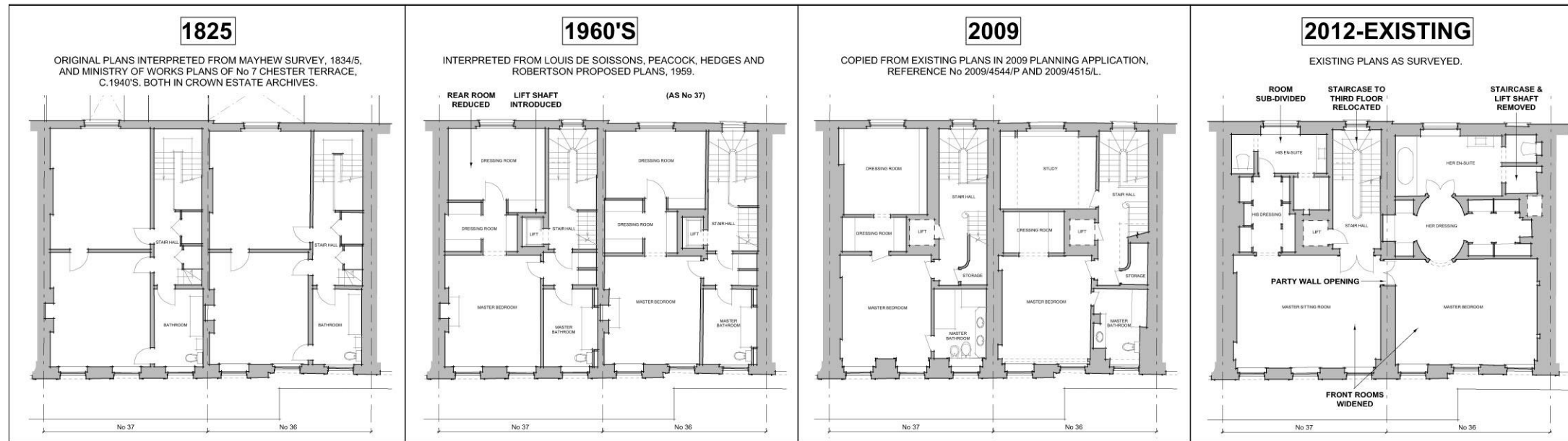


Figure 15: Evolution of Second Floor Plan Layouts

Third Floor

The original layout may have been four rooms off a centralised stair hall. These may have been sub-divided further in the 1960s, with additional area lost for the lift shaft. In the 2009-2012 refurbishment a central stair was added to the roof terrace, a room lost for the relocation of the stair to the second floor, and the remaining bedrooms paired off and combined, reducing the total number of third floor bedrooms from eight to four.

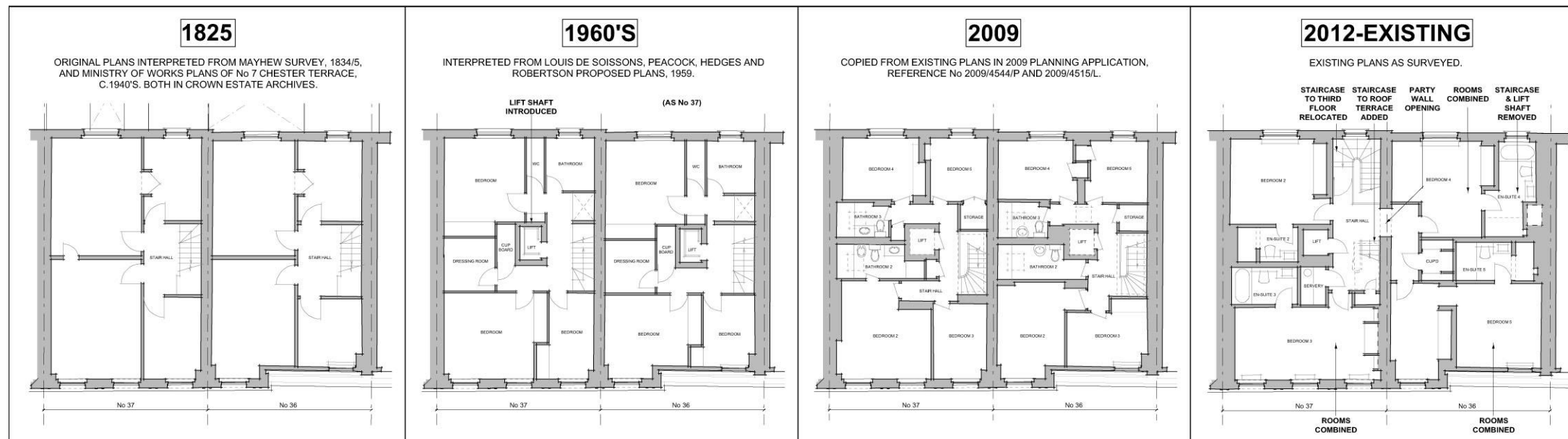


Figure 16: Evolution of Third Floor Plan Layouts

3.1.6 Detailing

Inside the property, no detailing remains from the original Nash / Burton development due to the substantial rebuilding in the 1960's. The 2009-2012 refurbishment again cleared the property of all internal detailing, replacing internal doors, cornices, skirting, architraves, and finishes, and omitting pendant lights in many principle rooms in favour of downlights.

3.1.7 Relevant Planning History (After 1960's Redevelopment)

2004/4659/L:

Listed building consent was granted on the 21/12/2004 for 'Internal alterations at second floor level'

2009/4544/P and 2009/4515/L:

Listed building consent and planning permission were granted on the 10/12/2009 for the 'Unification of No. 36 and No. 37 to form a single family dwelling and formation of new roof terrace (Class C3)'

2010/5315/P and 2010/5319/L:

Listed building consent and planning permission were granted on the 23/12/2010 for the 'Erection of single-storey acoustic enclosure at basement level for the installation of 3 X condensing units following the excavation of rear yard to existing single family dwelling house' (Proposal not implemented.)

2011/0138/P and 2011/0140/L:

Listed building consent and planning permission were granted on 08/03/2011 for the 'excavation/lowering of vaults at lower ground floor level with associated internal additions and alterations to existing single dwelling'.

2011/2954/P and 2011/2958/L:

Listed building consent and planning permission were granted on the 21/11/2011 for the 'Amendments to planning permission granted 10/12/09 (Ref. 2009/4544/P) for unification of No. 36 and No. 37 to form a single family dwelling and formation of new roof terrace (Class C3), namely, the installation of a staircase from third floor level to access a new roof terrace, new condensing unit & associated plant at lower ground floor level (within the existing front pavement vaults) and addition of grille to new rear garage door'

3.1.8 Heritage Features & Significance

The following plans have been developed with Lucy Jarvis of Heritage Collective and highlight significance of the building fabric, whether High, Moderate, Low (includes examples areas that have been heavily altered but retain a sympathetic plan layout or proportion), or None (includes fabric detracting from the plan form).

These have been developed based on desktop research of historic and recent planning applications, drawings, and reports, including the Mayhew Survey of 1834/5, Ministry of Works plans of No. 7, the planning proposal for the redevelopment of Chester Terrace by Louis de Soissons, Peacock, Hedges and Robertson in 1959, and the 2009 planning drawings for 36-37 Chester Terrace. These are reproduced in Appendix 5. Plans highlighting the significance of proposed fabric for removal are included in Section 3.2.8: *The Design Proposals--Impact on Heritage* section of this document.

A further assessment of heritage features and significance can be found in **Appendix 5.2: Schedule of Works & Impact Assessment with Photographs** and the Heritage Statement.

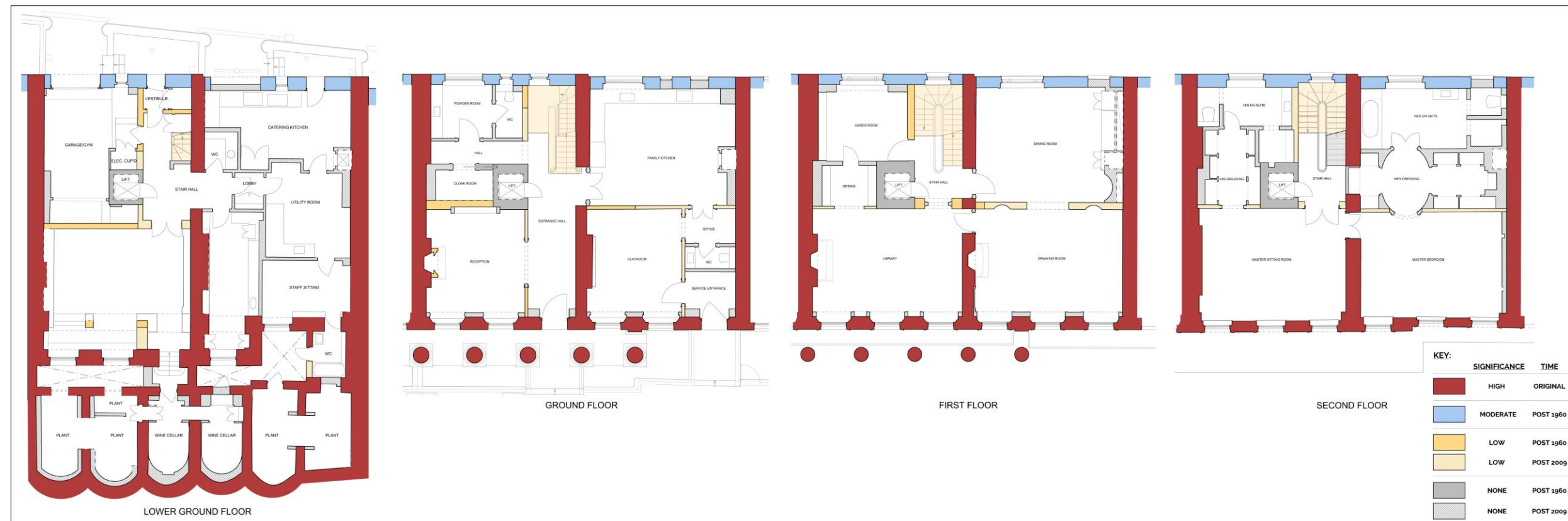


Figure 17: Historic Fabric of Lower Ground to Second Floor Plans

3.2 THE DESIGN PROPOSALS

3.2.1 Proposed Changes

The proposal only seeks to lower the slab in the existing Garage area, the rest of the lower ground slab will remain as existing. The lower ground staircase winders are being replaced with 3 new straight steps and the balustrade and handrail retained. New finishes and sanitaryware are proposed in Her Bathroom S03 and the wardrobe partition in Bedroom 05 to be removed.

Externally, the lightwells levels and finishes are to be retained. Enlarged louvres to the pavement vaults are proposed to provide better ventilation to plant equipment in ELG12 & ELG13 and small vents introduced to provide adequate ventilation to the back of house areas.

3.2.2 Use

No change of use is proposed; the property will continue as a single-family residence.

3.2.3 Scale

No significant change is proposed to the scale of the property; the lowering of the lower ground floor slab in the Garage area will not affect the hierarchy of the building as the lower ground floor ceiling height will continue to be shorter than the ground through second floors by up to a metre. At the front of the building, views of the light wells themselves and of the lower ground windows are possible only when looking down over the railing due to the narrowness of the light wells. The existing louvres will be enlarged to provide better ventilation to the plant equipment in the vaults. The viewing angle into the windows is very oblique and little or none of the internal space may be visible.

At the rear of the terrace the light wells are no longer being lowered. The garage doors will remain the same size and retain their threshold height and ramp.



Figure 18: View of No. 37 front light well over railings



Figure 19: View of No. 36 front light well over railings



Figure 20: Narrow front light wells to Nos. 36 & 37 preclude a direct view to the light well level and the lower ground floor windows.

Furthermore, 37 Chester Terrace seems to have a shorter lower ground floor than other properties in the terrace with a maximum floor to ceiling height of 2.33m. Of six properties researched through previous planning drawings, all had taller maximum floor to ceiling heights. Among these properties, there was a mix of relationships between the height of the lower ground and third floors—whether the lower ground floor was shorter, equal, or taller than the third floor. Increasing the lower ground floor height of 37 Chester Terrace will bring it more in line with the rest of the terrace and therefore will not disrupt the hierarchy of floor levels.

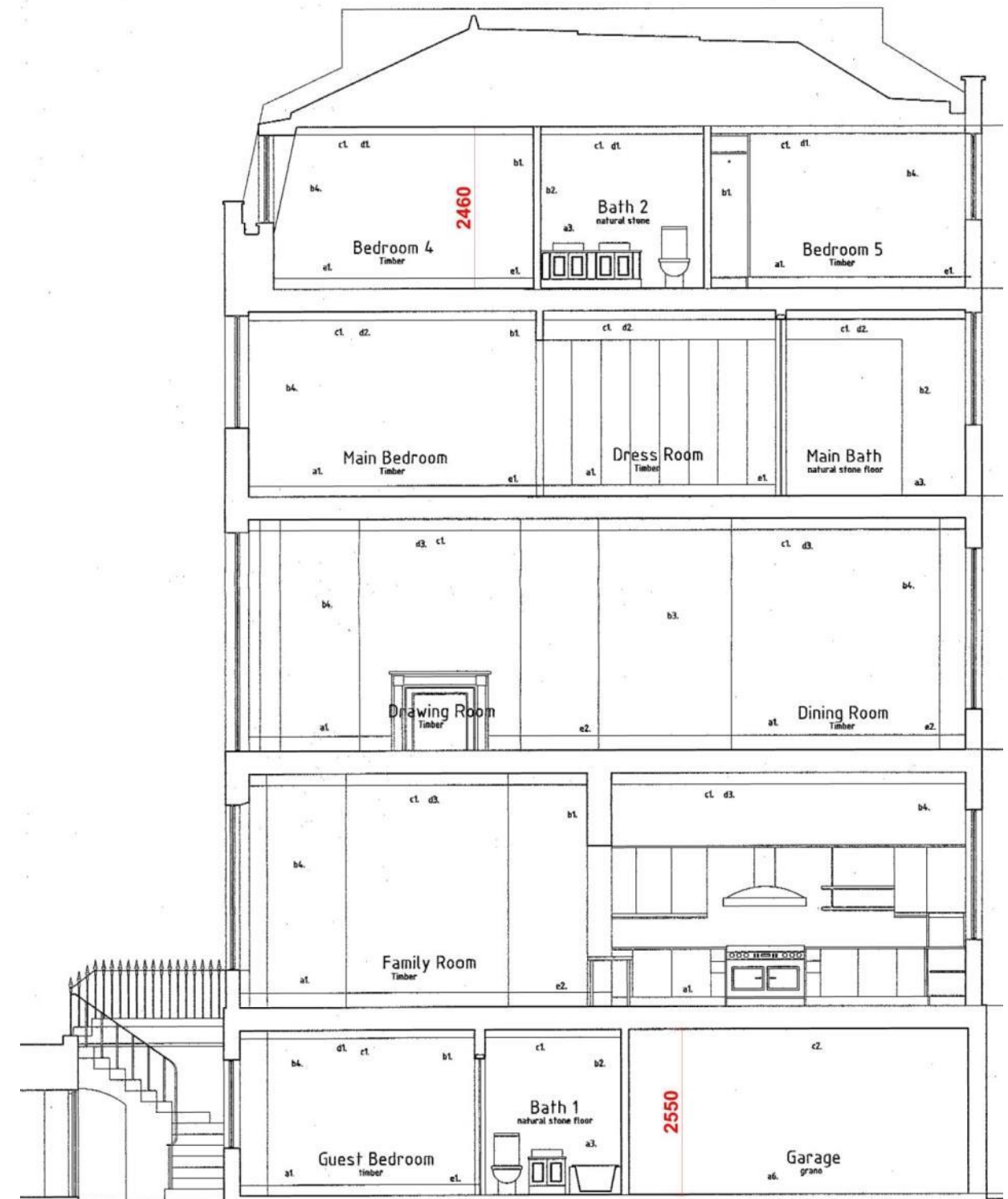
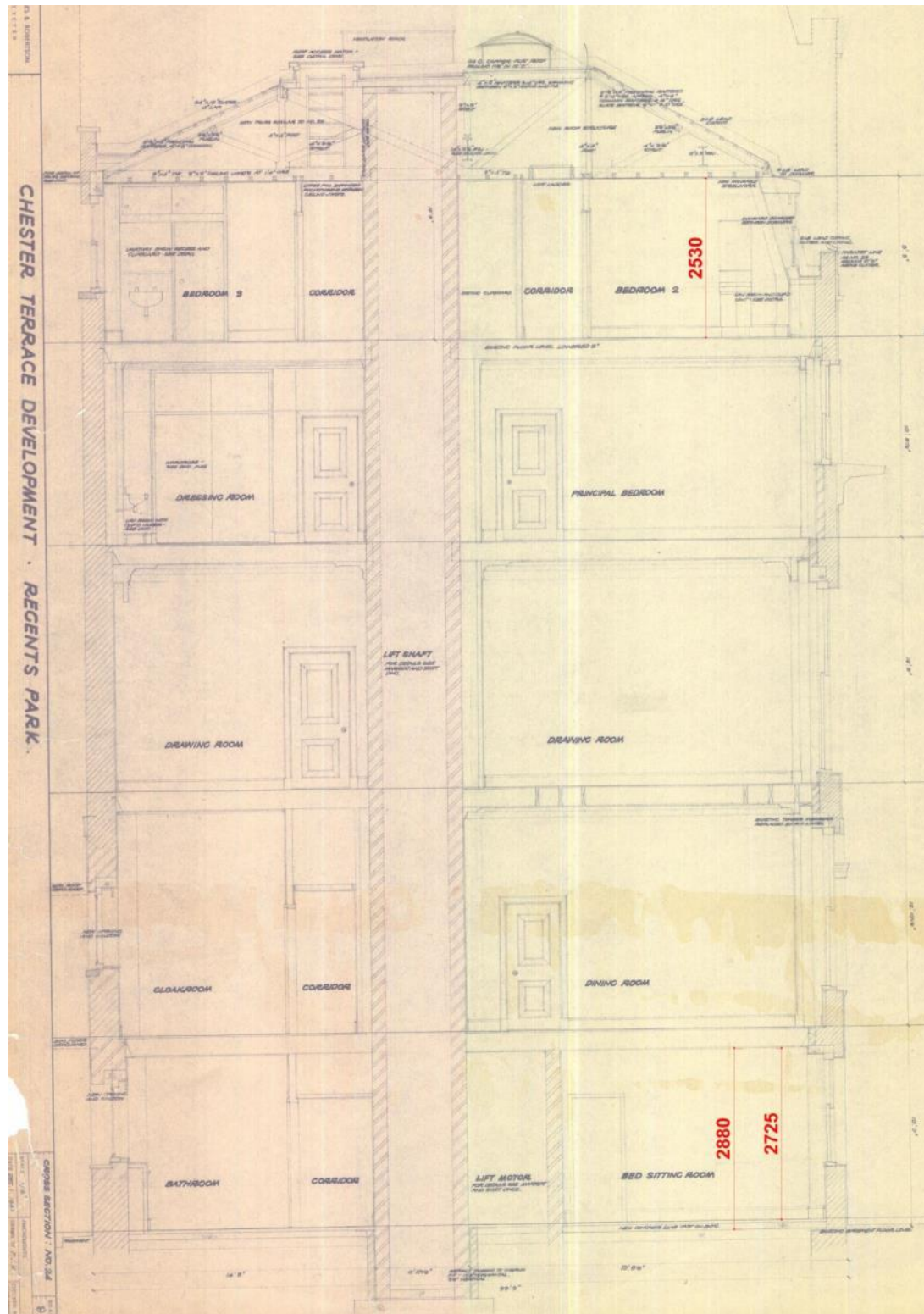
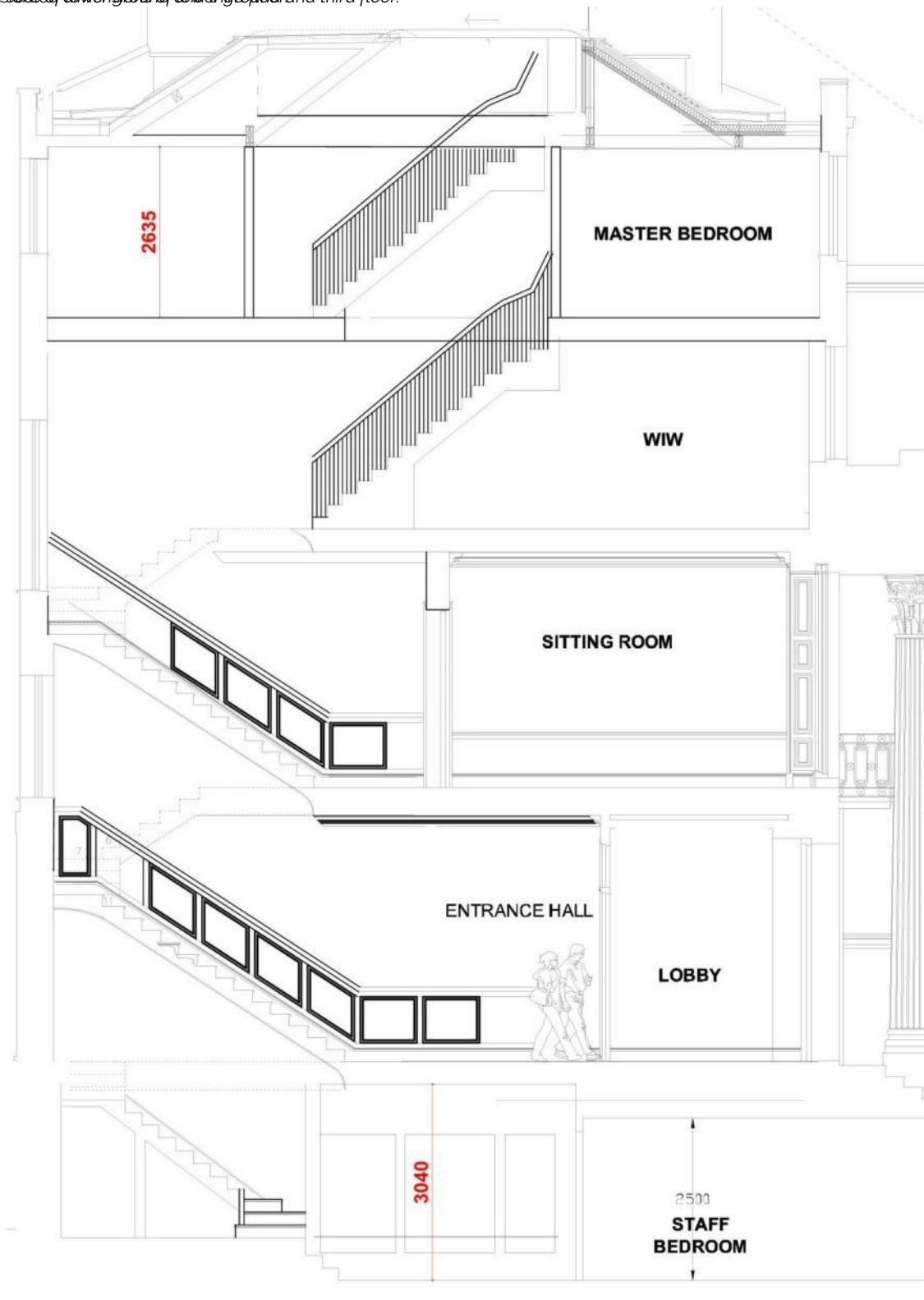


Figure 21: Section of No. 24 Chester Terrace, by Louis de Soissons, Peacock, Hodge, and Robertson, 1960. Crown Estate Archives, with added scaled dimensions of lower ground and third floor.

Figure 23: Section of No. 34 Chester Terrace by Row Atkinson Design, illustrating application of proposed lift shaft, with dimensions of width of floor and third floor.



3.2.4 Layout

The proposed layout changes do not affect the overall general layout of the property or the basic functioning of the spaces.

The *Evolution of Plan Layouts* drawings, PL-32 & 33, referenced earlier and accompanying this document, illustrate the following ways the proposed plan form brings the layout in line with the original design of the dwellings:

Lower Ground Floor

The original plan form did not include a garage, and it is suspected the original staircase was straight and did not include winders. The proposal returns these items to original plan form.

Ground Floor

The proposed gallery reinstates something of the extended portion of the original front room. Returning to the original plan form is not possible due to the location of the existing lift shaft.

The proposed opening between front and back room of No. 36 is reminiscent of the columns that may have been in place in that location, as in 1914 in No. 14 illustrated in the Figure 24 below. This photograph also exhibits an opening between the front and rear rooms of No. 14.



Figure 24: Morning room, Ground Floor, 14 Chester Terrace, 1914, following restoration by R Frank Atkinson. Historic England Archives. The extended form of the front ground floor rooms of Chester Terrace that was in place prior to the introduction of lift shafts is clearly seen. Columns are used to separate the spaces. A double-door opening connects the front and rear rooms. The axis is reinforced through openings to the light well and rear volume beyond.

Furthermore, the Gorrell Report states that a number of the Nash Terraces employed such an opening:

“Cutting of Central Partition.—The central partition has in some cases been cut away so as to throw the front and back rooms into one forming opening varying in width. In some cases these extend nearly across from the staircase wall to the party wall.” –Gorell Report; Appendix B, Report by Dr. Oscar Faber; Part I: Observations; Section 7: General Description of the Average Regency House.

First Floor

Doors will be added to the drinks area which will further separate the front and rear rooms which may not have had an opening in the original plan.

Second Floor

The introduction of a partition to the front of No. 36 takes place in the area of an original partition location. While the original plan form cannot be reinstated as the layout lacks the stair hall to this half of the property, the partition wall reinstates a small part of the plan form. “Her” dressing room will return to a traditional rectilinear form by removing the non-original curved walls.

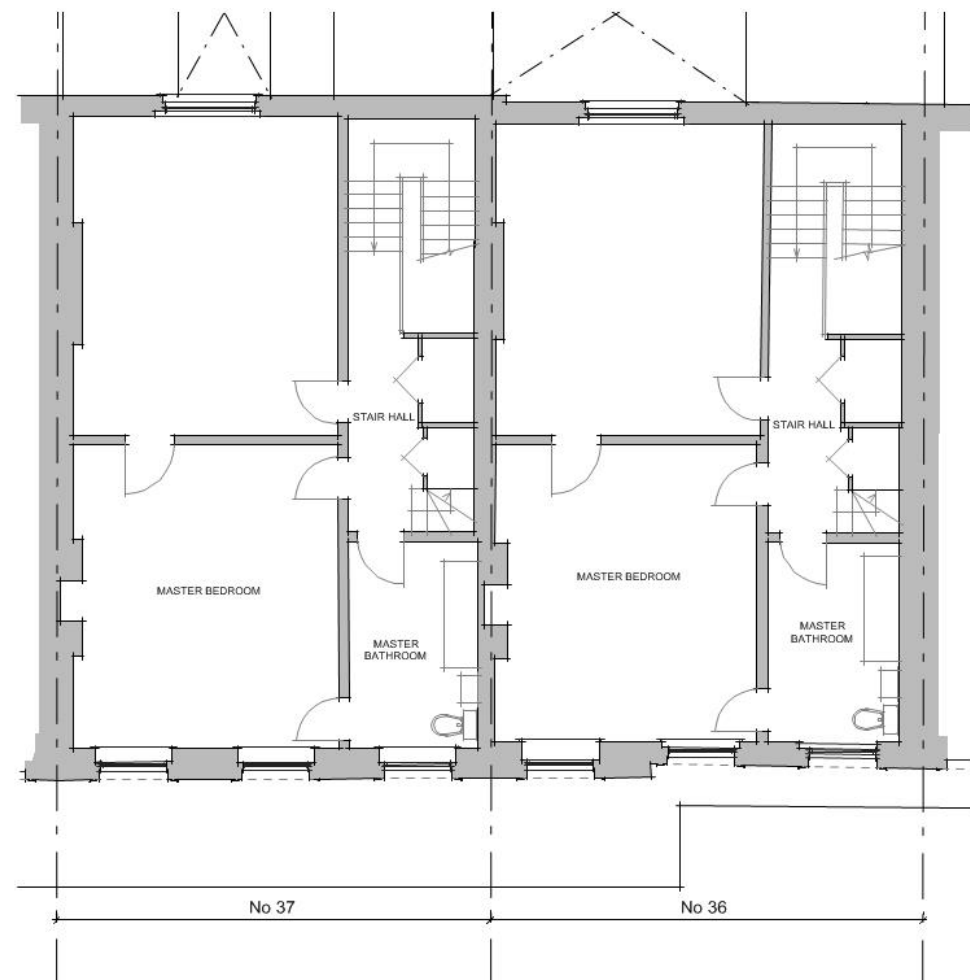


Figure 25: Original Second Floor plan as interpreted from Ministry of Works plans, pre-1960 The master bathroom occupies the right-hand bay of the second floor plan layout.



Figure 26: Visibility of proposed opening is obscured by colonnade and deep window reveal

The party walls of Chester Terrace included openings between properties while leased to the Ministry of Works, visible in the plans included in Section 3.1.2: *Existing Property--History of Environs* of this report. Furthermore, in June 1962, with regards to party walls of the Nash Terraces, the Crown Estate Commissioners stated in Schedule C of their Third Statement, “We shall not insist on the preservation of party walls where conversions into flats are to be carried out. They have never had any significance in the Nash design and in some Terraces their retention would seriously hinder proper conversions.” This underscores the awareness that the front façade and overall composition of Nash's terraces held higher merit over the internal walls.

3.2.5 Appearance: Architectural Styles, Materials & Details

As previously stated, the reconstruction of the buildings behind the main façade in the 1960's saw any original interior detailing removed along with the partition walls and floors. Interior detailing was again replaced in the last decade following a series of planning permissions to refurbish and combine the properties. The existing detailing is unsympathetic. Images of the existing detailing are included in Appendix 5.5.

It is proposed to replace cornices, skirting, doors, and architraves with more sensitive profiles, developed from those found in pattern books available in c. 1825. Drawings of typical proposed details accompany this report.

Pendant lighting and internal shutters will be added to principle rooms on the ground and first floors, as the inclusion of these would have been common practise when the terrace was built.

In terms of materiality the aim is to be as sympathetic as possible to the techniques and materials utilised in the Regency period. Stone, marble, and parquet wood flooring will be used.

The design and materials used for all detailing will be high quality to benefit the property as a listed building.

3.2.6 Influence of Local Context in Overall Design

Detailing of the cornices, skirting, and indicative columns of the principal spaces on the ground floor have been based on the Corinthian classical order, considered appropriate as the giant order adorning the façade of Chester Terrace is Corinthian and the proportions of which lend themselves to the layout and size of the rooms.

Though no images or drawings of original detailing has been found for No. 37 or any of the terraces, we have referenced a number of other images for context. These include interior images of houses by Nash and properties in Regent's Park contemporary to Chester Terrace. These images illustrate the wide variety of interior decoration and use of Corinthian columns found in properties of this type at this time and are included below and in Appendix 5.5. Early 20th century interior images of other properties in Chester Terrace include images from No. 14 Chester Terrace following a refurbishment in 1914, as included in Section 3.2.5: *The Design Proposals—Layout* above, which show a layout of columns similar to those proposed for the lounge of No. 36 and entrance hall of No. 37. An early, pre-1960s, but undated drawing of 36 Chester Terrace lacks an expected level of detailing but indicates a well-proportioned 4-panel door which has been used as the basis for the proposed door design. This drawing is included in Appendix 5.5.



Figure 27: Picture Gallery, Attingham Park, Shropshire, by John Nash, 1805. This image illustrates an example of interior decoration by John Nash and the use of Corinthian columns to divide spaces.



Figure 28: Boudin's Empire dining room at The Holme, Regent's Park, 1816-1818. Great Houses of London, James Stourton, Edition 2012. This image illustrates the variety of interior decoration found in properties of this type contemporary to Chester Terrace.



Figure 29: The lost Goetze-painted room at Grove House. *Great Houses of London*, James Stourton, Edition 2012. This image illustrates the variety of interior decoration and use of Corinthian columns found in properties of this type contemporary to Chester Terrace.

3.2.7 Impact on Heritage

As described earlier, the building is Grade I-listed along with the entirety of the terrace, however as stated in the Third Report by the Crown Estate Commissioners, the "Roofs, floors, internal (not party) walls, timberwork, and loose brickwork" were to be renewed during the 1960s works. Internal partition walls, portions of the roof and stairs, and detailing was replaced after 2009. The proposal has been designed to increase the contribution of the site to the area in terms of character and architectural detail by reintroducing elements common to properties of the early 19th century, such as internal window shutters and pendant lighting, and details more sympathetic to that time period.

The effect of several specific changes are mentioned above. Regarding the Lower Ground Floor, this floor build-up and slab would date from the 1960s. In its review of the construction common to the Regent's Park Terraces, the Gorell Report makes no mention of a basement (lower ground) concrete slab. It mentions "the floors are of timber throughout," and generally mentions "timber" in the basement. This suggests the basement either had a raised timber floor or perhaps no formal basement floor construction but tiles on earth, suitable for kitchens and cold storage, and was omitted from specific mention.

In the Virtue and Defects section of Appendix B of The Gorell Report it was "advised...that for more permanent occupation [the drains] ought to be more carefully dealt with and probably relaid *in toto*," which would have resulted in significant disturbance to the floor, in addition to the structural alterations of relocating walls, columns, and insertion of a lift shaft. A copy of the Gorell Report is included in Appendix 5.6.

The 1960's saw the addition of a large amount of mass concrete to raise areas of no. 36 & 37 to street level in the new garage locations. The floor construction can be seen in photographs of trial pits from 2010 below.

Drainage was again renewed in the 2009-2012 refurbishment, and structural alterations took place, including the concrete in the garage of No. 36 being broken out.



Figure 30: 2010 trial pit in Lower Ground Floor of No. 36 Chester Terrace shows non-original concrete slab and tanking.

The bottom of the new lower ground floor slab in the existing garage will sit approximately 230mm below the current underside of slab level, and the front, rear, and party walls of the terrace will not be affected or undermined by the construction. Please refer to the Structural Report accompanying this application for more detail.

In 2015, through planning application 2015/7195/P, permission was granted for the lower ground floor slab to be broken out of No. 28 Chester Terrace as well as for the lower ground stair to be rebuilt with straight treads at its base, among other changes.

The significance of the heritage assets and how they are impacted is detailed by Heritage Collective in the **Appendix 5.2: Schedule of Works & Impact Assessment with Photographs** appended to this document and in the Heritage Appraisal accompanying this report.

Where possible, building fabric for demolition has been confined to non-original walls, as illustrated in the following plans, developed in conjunction with Heritage Collective.

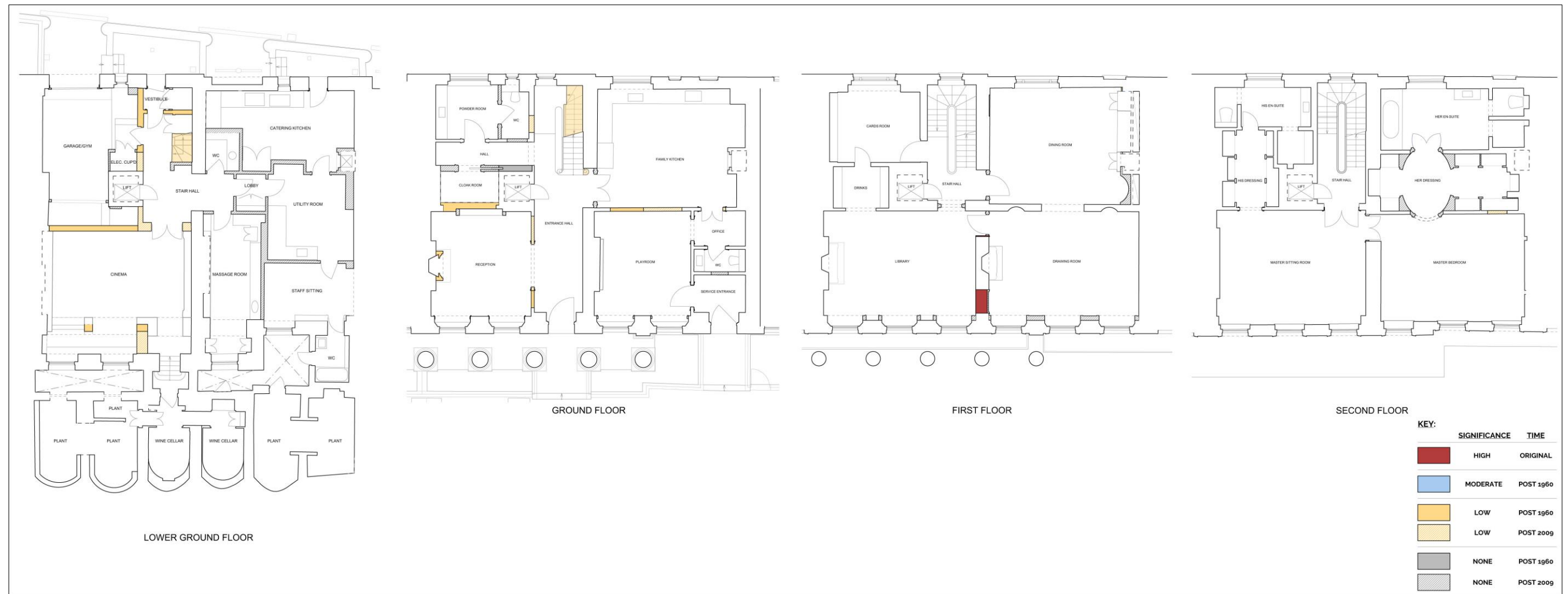


Figure 31: Significance of fabric for removal

3.2.8 Landscape

There are no landscaping proposals associated with the application.

3.2.9 Access

The main entrance to the building will continue to be the original main entrance to No. 37 Chester Terrace. The access to No. 36 Chester Terrace will remain as a secondary entrance to the property. The rear secondary service entrances will remain.

The existing lift will be retained and will continue to serve all floors. The lift car will be upgraded with new internal finishes and entrance doors. The main staircase rising from the ground to the roof terrace will also be retained. The winders on the lower ground staircase are to be removed and replaced with 3no steps.

Vehicular access to the site for emergency vehicles is to be gained via Chester Terrace and Chester Close North.

The proposals do not affect street parking at the front or rear. The existing garage area to No. 37 is not currently utilised as a garage.

4 CONCLUSION

The property is in Regent's Park Conservation Area, is Grade-I listed, and comprises five storeys from lower ground to third floor, plus a roof terrace, and includes light wells and pavement vaults at the front. The property is formed of two terraced houses, joined and thoroughly altered following planning approval in 2009.

Chester Terrace has a rich history as part of the Regent's Park terraces designed by John Nash in the first half of the 18th century. Considerable changes to the original design have taken place, most notably during a substantial refurbishment in the 1960s when all but the front façade and party walls were rebuilt.

Concerns and recommendations provided by Camden through a the previous submission have been heeded and comprise amendments to the design proposal, a reduction in scope, and the furnishing of information, studies, and research as part of this planning application.

The proposed scheme has been informed by a clear understanding and appreciation of the significance, in terms of character and appearance, of the Listed Building, and alterations are designed to cause 'less than substantial harm' to the heritage assets and it would not adversely affect the character and appearance of the listed building, this part of the conservation area, or Chester Terrace, or give rise to unacceptable impact to residential amenities.

The proposal includes the lowering of the lower ground floor slab in the existing garage only to match the rest of the lower ground.

The lowering of the lower ground floor does not have any structural implications on the building or its historic fabric. The change in floor height is not significant enough to warrant consideration as an "extension;" or to create disparity or a change in hierarchy but brings the height more in step with the rest of the terrace.

The new detailing is sympathetic, and the proposed style and use of materials complement the original building, and will be high quality and benefit the heritage asset.

Overall the benefits brought forward by the proposals outweigh any harm caused.

The proposal would meet the aims and the objectives of the relevant planning policies and the Regent's Park Conservation Area Statement.

The Conservation Area Advisory Committee and nearby neighbours have been contacted and invited to comment on the application, and the communications with the Crown Estate and Crown Estate Paving Commission are ongoing with regards to licenses to alter and required permits.

5 APPENDICES

5.5 HISTORIC PHOTOGRAPHS & DRAWINGS

- 5.3.1. Mayhew Survey, 1834/5
- 5.3.2. Extract from Ordnance Survey of 1868-75, published 1880-82
- 5.3.3. Ministry of Works Plans Nos. 14-21 & 23-26, 1946-1948
- 5.3.4. Ministry of Works Plans No. 7. Date unknown prior to 1960's
- 5.3.5. 1959 Planning Drawings for Chester Terrace, by Louis de Soissons, Peacock, Hodges and Robertson
- 5.3.6. 1960 drawing of No. 24 existing and proposed rear elevation by Louis de Soissons, Peacock, Hodges and Robertson
- 5.3.7. 1960 drawing of No. 24 section by Louis de Soissons, Peacock, Hodges and Robertson
- 5.3.8. Section of No. 24 Chester Terrace, by in2Architecture, in listed building consent application 2005/2313/L, 2005
- 5.3.9. Section of No. 6 Chester Terrace, by Rawlings Design, in planning application 2011/2916/P, 2011
- 5.3.10. Interior Images of No. 14 Chester Terrace, 1914, following restoration by R Frank Atkinson
- 5.3.11. Interior Images of Attingham Park, The Holme & Grove House
- 5.3.12. Plan & Section of main back room on Ground Floor of No. 36 Chester Terrace
- 5.3.13. Existing Detailing Images
- 5.3.14. Proposed Section of No 28 Chester Terrace, by Purcell, in planning application 2015/7195/P, 2016
- 5.3.15. Demolition plans of No 36-37 Chester Terrace, by J7 Architecture Ltd, in planning application 2009/4544/P, 2010

5.6 THE GORELL REPORT