

**Window/Door Report**  
**40 Chester Terrace**  
**London**  
**NW1 4ND**



**BA Ref: P20-265**

**June 2020**



Window/Door Report

40 Chester Terrace

London

NW1 4ND

Prepared For and on Behalf of:

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40 Chester Terrace

London

NW1 4ND

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## 1.0 Executive Summary

### 1.1 General comments

- 1.1.1 The windows at 40 Chester Terrace are a mixture of styles and condition. All windows have been altered/refurbished previously to a greater or lesser extent as detailed in the Photograph schedule (Appendix B) and main report.
- 1.1.2 The original glass has been widely replaced with modern float glass and brush seals installed to sashes. Box frames, sashes and glazing bars are largely in-tact and in good condition.

### 1.2 Window summary by elevation/area

- 1.2.1 The Front (West) elevation windows are in generally good condition. Fine lambs tongue mouldings remain. There is some evidence of timber rot to cills and lower frames to upper stories in particular. Original glass replaced with float glass generally.
- 1.2.2 The Left (North) elevation windows are in generally good condition. Fine lambs tongue mouldings remain. There is some evidence of timber rot to cills and lower frames to upper stories in particular. Original glass replaced with float glass generally.
- 1.2.3 The Rear (West) elevation windows are in fair to poor condition. All have been significantly altered with the introduction of double glazed units and brush seals. Generally slimlite double glazed units have been installed to the upper sashes with unsightly aluminium spacer bars used to lower sashes.
- 1.2.4 The rear garage conversion has modern replica windows. The frames and glazing bars are a good aesthetic match. They are glazed in single 8mm float glass. All in good condition.

### 1.3 Doors

- 1.3.1 The two pairs of external doors to the Left (North) elevation are likely not original. They are worn and daylight was observed between leaves. Consideration should be given to replacement with more sympathetic design, glazing bars to match elsewhere and appropriate ironmongery.
- 1.3.2 The internal doors surveyed are all modern, replacements with modern hinges and door furniture. They are in in good operational and decorative condition.



## **2.0 Background to the Report**

### **2.1 Purpose of the report**

2.1.1 Barker was instructed by Groves Natcheva Architects Ltd on behalf of the building owner to inspect and report on the type and condition of the windows, external doors and selected internal doors as part of planned refurbishment works at the subject property.

### **2.2 Circumstances of the inspection**

2.2.1 The inspection was conducted on Tuesday 2<sup>nd</sup> June 2020 by Robert Gould FRICS RICS Certified Historic Building Professional.

2.2.2 The weather was dry and sunny. Windows were inspected from ground and internally only. No raised external access was possible.

### **2.3 The Property - 40 Chester Terrace**

2.3.1 Chester Terrace is a Grade I Listed building, part of Regent's Park and within London Borough of Camden. 40 Chester Terrace is located at the most Northerly end of the terrace

2.3.2 This report is to be considered in conjunction with other Design/Access/Heritage statements as part of the proposed development and thus does not incorporate a detailed history of 40 Chester Terrace which is available elsewhere.

2.3.3 The Listing Entry for Chester Terrace is attached for reference as Appendix A.



### 3.0 Window/Door Report

- 3.1.1 All door references relate to Groves Natcheva drawings 1154\_E\_50\_Series (not included in this report).
- 3.1.2 Generally; The windows and doors inspected are a mixture of types, ages and styles. Nearly all have had some level of intervention. Most are in good to fair condition but require varying levels of remedial work. See Photograph Schedule in Appendix B for detail.
- 3.1.3 West (Front) elevation;  
Painted timber vertical sliding sash windows generally 6 over 6 format (3 over 3 to levels 2 and 3.)  
Glazing Bars 18x35mm Lambs Tongue profile. Considered original.  
Glazing; Generally 3mm float glass. Considered replacement.  
Comments; Window frames generally in good condition. Some worn sashes and timber rot to upper floors. All windows have been previously refurbished with the introduction of rebated draught stripping and all original glass has been replaced but glazing bars remain in tact. All sash mechanisms appear operable but window restrictors are fitted throughout. Ironmongery; All sash locks and finger lifts have been replaced with modern units. Basement windows are modern replacements with slim double glazed units.  
Front Door (DG.01); Painted, panelled front door in fair condition. Requires minor timber repairs and redecoration. Considered original.
- 3.1.4 North (Left) elevation;  
Painted timber vertical sliding sash windows generally 6 over 6 format (3 over 3 to floors two and three.)  
Glazing Bars 18x35mm Lambs Tongue profile. Considered original.  
Glazing; Generally 3mm float glass to ground and first floors. 4mm to second/third floors. Considered replacement.  
Comments; Window frames generally in good condition. Some worn sashes and timber rot to upper floors. All windows have been previously refurbished with the introduction of rebated draught stripping and all original glass has been replaced but glazing bars remain in tact. All sash mechanisms appear operable but window restrictors are fitted throughout. Ironmongery; All sash locks and finger lifts have been replaced with modern units.  
Garden Doors (WG.08); Painted glazed door. Ogee profile glazing bars. Single glazed 3mm float glass. Considered replacement.
- 3.1.5 East (Rear) elevation;  
Painted timber vertical sliding sash windows.  
Glazing; All windows have had replacement double glazed units installed. Generally slimlite type units to the upper sashes and more basic units with aluminium spacer bars to the lower sashes.  
Comments; Window frames generally in good condition. Some worn sashes and timber rot to upper floors. All windows have been previously refurbished with the introduction of rebated draught stripping and all double glazed as noted above. Glazing format is consistent with original with the exception of Window W1.05 which has had unsympathetic mock glazing bars added behind the outer glazing pane. All sash mechanisms appear operable but window restrictors are fitted throughout.  
Ironmongery; All sash locks and finger lifts have been replaced with modern units.



3.1.6 Garage conversion;

The conversion of the garage into habitable accommodation (believed c.2016-17) has resulted in the introduction of new windows throughout this area. These are good replica timber sliding sashes with slim glazing bar profiles to match existing but glazed with modern 8mm glass.

The double doors to the garden (WG.04) are painted timber with slim lambs tongue glazing bars and modern float glass. The door leaves themselves are worn and there are daylight gaps where the two leaves meet.

3.1.7 Internal doors;

Internal doors DG.08/09/10 and D1.04 are all modern replacement 44mm panelled doors with modern antique bronze style ironmongery (mortice latch sets) and hinges. All in good condition.

3.1.8 See Appendix A – Photograph Schedule for detail on individual units.



## **4.0 Summary and Recommendations**

- 4.1.1 The windows and doors inspected are a mixture of types, ages and styles. Nearly all have had some level of intervention. Most are in good to fair condition but require varying levels of remedial work.
- 4.1.2 West and North elevation windows require overhaul generally and isolated treatment of timber rot by splicing in new timber or careful use of proprietary epoxy resin repair system.
- 4.1.3 North elevation doors require major overhaul. Consideration should be given to replacement with more sympathetic design, glazing bars to match elsewhere and appropriate ironmongery.
- 4.1.4 East elevation windows require the most attention. Most are in fair to poor condition but require varying levels of remedial work. The double glazing and particularly the fake glazing bars to W1.05 detract from the appearance of the building and consideration should be given to replacement with appropriate materials/design.
- 4.1.5 The internal doors surveyed are all modern replacements with modern hinges and door furniture. They are in in good operational and decorative condition and require no work although replacement could be considered with appropriately sympathetic design.
- 4.1.6 Detailed guidance on timber window repair/overhaul is available from Historic England, SPAB and The Georgian Group. Appropriately experienced conservation contractors should be used to undertake proposed works.
- 4.1.7 Note that no external access was possible to upper levels. It is likely that some unforeseen areas of rot could be uncovered as works progress.
- 4.1.8 Note that sash cords and packers can contain asbestos. A survey is recommended prior to commencement.



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## **Appendix A : Listing Entry**

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### **Listed building details**

Location: (East side) Nos.1-42 (Consecutive) and attached railings and linking arches

Street: Chester Terrace

Grade: I

Reference No:798-1-21287

Date of listing: May 14 1974 12:00AM

Description: Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commissioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers. EXTERIOR: the longest unbroken facade in Regent's Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Roundarched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony.

INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances. Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer elevations with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed "Chester Terrace", cornice and blockingcourse. Nos 4 & 5 and Nos 39 & 40: to south and north of arches respectively. Channelled stucco ground floors. Square-headed doorways with panelled doors and fanlights. Recessed sashes, upper floors with architraves; 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return of No.4 pedimented with blind windows. No.3: fronting on to Chester Gate. 2 storeys and basement. 4 windows. Forms the terminal return to main block. 3 central bays slightly projecting. Greek Doric prostyle portico; panelled door and fanlight. Recessed sashes, those flanking the portico with shouldered architraves (left hand blind). Right hand bay with projecting bay window surmounted by parapet with central balustraded panel. Cornice and blocking course with central feature of segmental-headed cut out block flanked by panelled dies. Left hand angle with enriched pilaster strip and surmounted by anthemion acroterion; right hand angle with anthemion acroterion only. Symmetrical west frontage to garden; 2 windows, 1st floor with balconies. Bust of Nash on bracket between 1st floor windows. Parapet with central urn. INTERIOR not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to garden and flanking steps. Nos 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3-window returns. Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows

architraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central window. 2nd and 3rd floor form attic storeys (2nd floor windows architraved) with cornice at 3rd floor sill level and cornice and blocking course above 3rd floor. INTERIORS: not inspected. HISTORICAL NOTE: No.13 was the residence of CR Cockerell, architect and antiquary (English Heritage plaque). (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 120).

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## **Appendix B : Photograph schedule**

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# Photograph Schedule



West Elevation (Front)  
General arrangement



WB.03  
Basement Door



WB.01  
Basement West

# Photograph Schedule



WB.02  
Basement West



DG.01



WG.01

# Photograph Schedule



WG.02



W1.01



W1.02

# Photograph Schedule



W1.03



Clockwise from top left  
W3.01  
W3.02  
W2.02  
W2.01



Top W3.02  
Bottom W2.02



# Photograph Schedule



Top W3.03  
Bottom W2.03



North Elevation (Left)  
General arrangement



North Elevation (Left)  
General arrangement

# Photograph Schedule



East Elevation (Rear)  
General arrangement



WB.05



East Elevation (Rear)  
General arrangement  
Garage Block

# Photograph Schedule



East Elevation (Rear)  
General arrangement



East Elevation (Rear)  
General arrangement



W3.04 / W3.05

# Photograph Schedule



W1.05



WG.02  
Reception/sitting room  
All windows in good condition  
Evidence of previous refurbishment  
including insertion of brush draught  
proofing and replacement glass.



WG.02  
Reception/sitting room

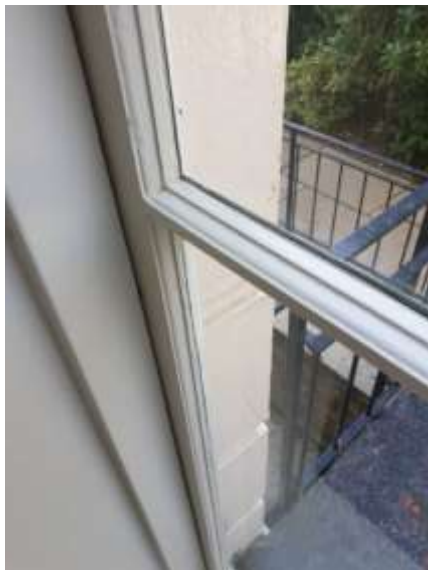
# Photograph Schedule



WG.02  
Reception/Sitting Room

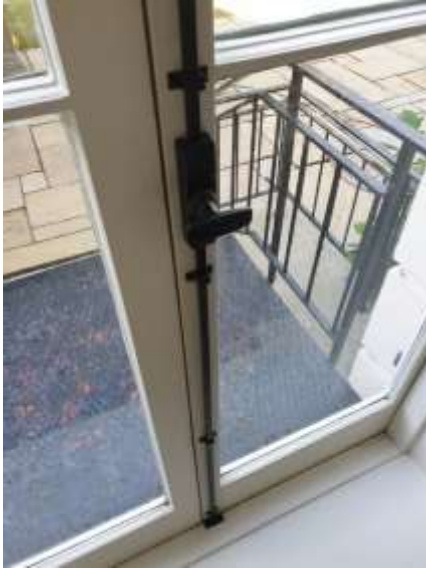


WG.08  
Entrance Hall  
Doors in fair condition but poorly  
fitting in frame.  
Evidence of previous alteration  
/replacement and replacement glass.



WG.08  
Entrance Hall

# Photograph Schedule



WG.08  
Entrance Hall



WG.04  
Dining  
Doors in fair condition but poorly fitting in frame.  
Evidence of previous alteration /replacement and replacement glass.



WG.04  
Dining

# Photograph Schedule



W1.02 / W1.03  
Internal view Master Bed  
All windows in good condition  
Evidence of previous refurbishment  
including insertion of brush draught  
proofing and replacement glass.



W1.03  
Master Bedroom



W1.03  
Master Bedroom

# Photograph Schedule



W1.05  
Master En Suite  
Slimlite Double Glazed upper  
Double glazed Alum spacer bottom



W1.05  
Master En Suite



W1.05  
Master En Suite



W1.05  
Master En Suite



# Photograph Schedule



W2.04  
Guest Bedroom 2  
Slimlite Double Glazed upper  
Double glazed Alum spacer bottom



W2.04  
Guest Bedroom 2



W2.04  
Guest Bedroom 2

# Photograph Schedule



W2.04  
Guest Bedroom 2



W2.04  
Guest Bedroom 2  
Some rot to cill and lower frames



W2.04  
Guest Bedroom 2



W2.05  
Stairwell Rear  
Slimlite Double Glazed upper  
Double glazed Alum spacer bottom

# Photograph Schedule



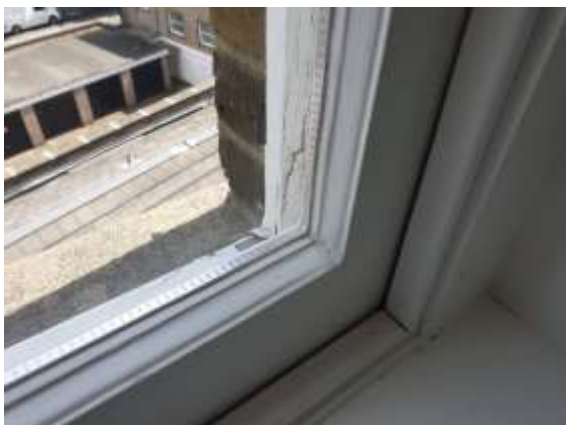
W3.05  
Stairwell Rear  
Slimlite Double Glazed upper  
Double glazed Alum spacer bottom



W3.05  
Stairwell Rear  
Slimlite Double Glazed upper  
Double glazed Alum spacer bottom



W3.04  
Back Bedroom  
Slimlite Double Glazed upper  
Double glazed Alum spacer bottom



W3.04  
Back Bedroom  
Double glazed Alum spacer bottom

# Photograph Schedule



W3.04  
Back Bedroom  
Some rot to cill and lower frames



W3.04  
Back Bedroom  
Slimlite Double Glazed upper  
Double glazed Alum spacer bottom



W3.04  
Back Bedroom

# Photograph Schedule



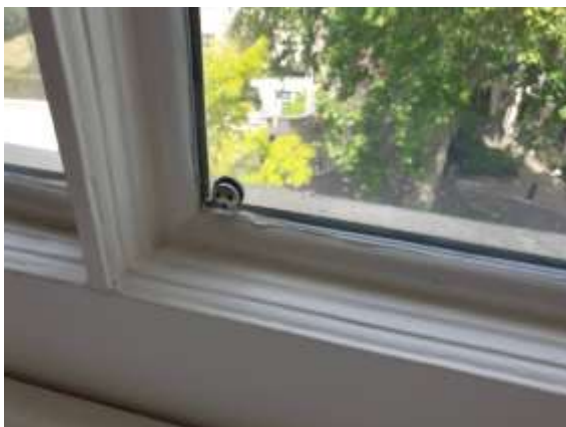
W3.04  
Back Bedroom



W3.04  
Back Bedroom  
Slimlite Double Glazed upper

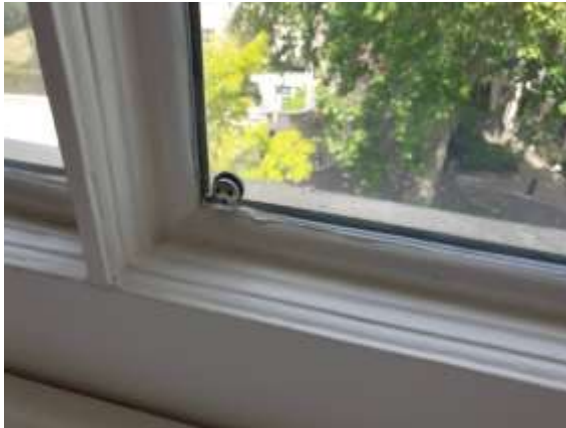


W3.06  
Hallway 3 (Facing North)  
Slimlite Double Glazed



W3.06  
Hallway 3 (Facing North)  
Slimlite Double Glazed

# Photograph Schedule



W3.06  
Hallway 3 (Facing North)



W3.06  
Hallway 3 (Facing North)



W3.06  
Hallway 3 (Facing North)  
Small amount of rot.  
Requires overhaul.



W3.03  
Front Bedroom  
Worn sashes  
Extensive rot to cill and lower box  
frames

# Photograph Schedule



W3.03  
Front Bedroom  
Worn sashes  
Extensive rot to cill and lower box  
frames



W3.03  
Front Bedroom  
Worn sashes  
Extensive rot to cill and lower box  
frames



W3.02 / W3.03  
Front Bedroom



W3.02  
Front Bedroom  
Worn sashes  
Extensive rot to cill and lower box  
frames

# Photograph Schedule



W3.02  
Front Bedroom  
Worn sashes  
Extensive rot to cill and lower box  
frames



W2.03  
Front Bedroom  
Worn sashes  
Extensive rot to cill and lower box  
frames



W2.03  
Front Bedroom  
Worn sashes  
Extensive rot to cill and lower box  
frames



# Photograph Schedule



W2.02  
Front Bedroom  
Worn sashes  
Minor rot. Defective/flaking paint



W2.02  
Front Bedroom  
Worn sashes  
Minor rot. Defective/flaking paint



DG.08  
Modern door leaves  
Condition Good

# Photograph Schedule



DG.08  
Modern door leaves  
Condition Good



DG.08  
Modern hinges



DG.08  
Glazed light over. Modern float glass.

# Photograph Schedule



DG.01  
Front door – internal  
Original – good condition. Minor  
repairs/redec only.



DG.10  
Modern door leaf  
Condition Good



DG.10  
Modern knob and mortice latch

# Photograph Schedule



DG.10  
Modern ironmongery



DG.10  
Modern hinges



DG.09  
Modern hinges

# Photograph Schedule



DG.09  
Modern hinges



DG.09  
Modern hinges



DG.09  
Modern handles/mortice latch

# Photograph Schedule



DG.09  
Modern door leaves  
Condition Good



D1.04 (Master Bed)  
Modern door leaf  
Condition Good



D1.04  
Modern hinges

# Photograph Schedule



D1.04  
Modern ironmongery



D1.04  
Skirting/architrave interface.  
Evidence of previous  
alteration/refurbishment