

2 Chester Gate - London, NW1 4JH

Design & Access Statement
-include Planning Statement-
in Support of Listed Building Consent Application

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Front Elevation

## **1 Introduction**

This Design and Access Statement has been prepared by RVA Services Ltd, who was appointed as agent for the Planning Application submission.

In its final form it has been reviewed and revised by the applicant CEE Holdings Co. LTD (Landlord and owner of the building at issue).

This document has to be read in conjunction with all supported documents:

- Architectural Design Package:
  - Drawings As Existing / As proposed & Photo Report;
  - Drawings Finishes & Schedule of Materials;
- Built Heritage Statement (by RPS Group)
- Planning Application Form;

### **1.1 The Proposal**

This Statement is in support of Listed Building Consent Application for the proposals to the mentioned below heritage building located at No. 2 Chester Gate - London, NW1 4JH

This application is sought for internal alterations to the existing layout to all levels, upgrading the services. No changes are proposed for external appearance, including roof feature.

### **1.2 Purpose of Statement**

This statement provides an assessment of the proposed development in terms of design, access and heritage issues and its aim is to explain the purpose of the proposed works and assess the impact on the significance of the Conservation Area and Heritage asset, to justify that the proposed works maintain the character and local distinctiveness of the area and the building.

## **2 Background**

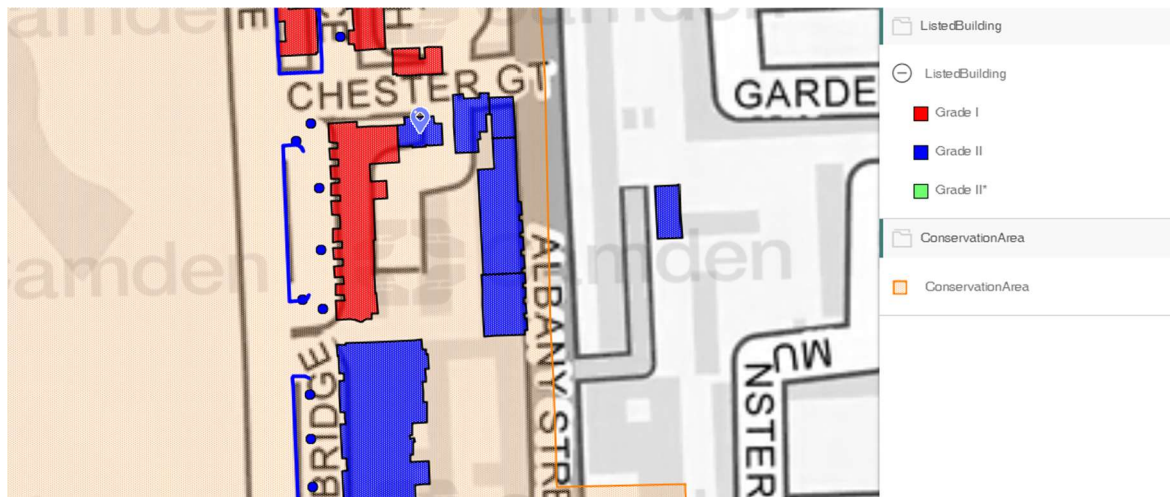
### **2.1 The Heritage Asset**

The property is a Grade II Listed Building, located in the London Borough of Camden in the Regent's Park Conservation Area.

No. 2 Chester Gate was included within Regent's Park Conservation Area when this area was designated on 1 July 1969. Together with nos. 1, 3 and 4 Chester Gate, 2 Chester Gate was statutorily listed Grade II on 16 October 1973.

No. 2 Chester Gate forms part of a group of four semi-detached houses, lying to the rear of nos. 1-10 Cambridge Terrace.

It was designed by the renowned architect John Nash (1752-1835). John Nash was one of the most successful, prolific, and influential architects of his generation and is synonymous with the Regency style. Nash was commissioned to develop significant swathes of central London. This included a dramatic vision for the layout of Regent's Park, with private villas set in a landscaped park and surrounded by palatial stuccoed terraces. No. 2 Chester Gate formed part of this vision and was built in c.1825.



*Conservation area and Listed Building context map*

It has four storeys and a basement. Its front elevation is stuccoed and is a mirror image of 1 Chester Gate. The external decoration is very modest with sparing architectural detailing restricted to the flat band string course, primary and secondary string courses, and decorative iron balconies at first floor level. The rear elevation consists of un-rendered brickwork and has little embellishment.

These architectural details are typical of Regency style and are evidence of how the original decorative scheme of the house looked at the time it was built.

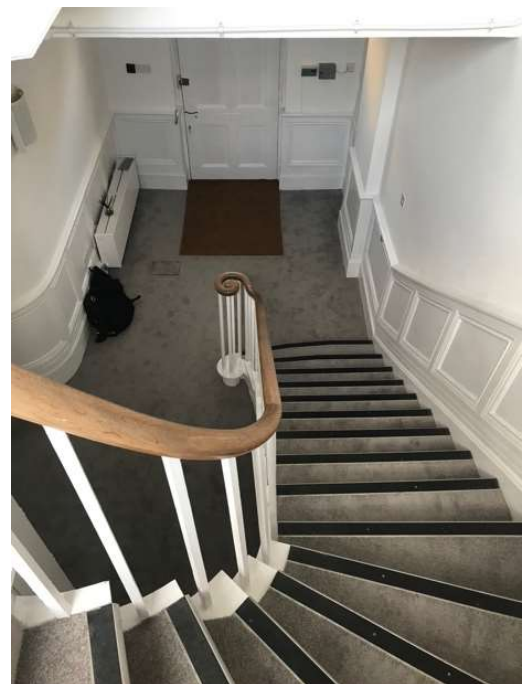


*1-2 Chester Gate - Front Elevation*

Internally, 2 Chester Gate retains a degree of integrity and historic fabric. The plan form survives reasonably well intact, though its legibility has been eroded by some modern interventions.

The main staircase is attractive, and its treads, risers and strings are historic. So do the panelling and the curved panelled doors in the stairwell. However, most of the internal architectural features, including the stair balustrade, doors, architraves, skirtings, cornices, and ceiling roses is modern and generic replications. These probably date from the 1980s.

For complete assessment please refer to the ***Built Heritage Statement***.



*Main staircase and its details*

## 2.2 Legislation and Policy

This section provides a review of the relevant national and local planning policy framework in which this proposal should be considered, and an assessment of the proposal against these policies

## 2.3 Planning (Listed Building and Conservation Area) Act 1990

**Section 7** of the Act states that *'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'*.

**Section 16** of the Act requires local planning authorities to have *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses'*.

**Section 72** of the Act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

## 2.4 National Planning Policy Framework (NPPF) 2018

**Paragraph 193** emphasis that great weight should be given to the conservation of listed buildings and conservation areas, irrespective of the level of impact on their special interest and significance.

**Paragraph 194** requires that any harm to, or loss of, the significance of a listed building should require clear and convincing justification and that substantial harm to or loss of a Grade II listed building should be exceptional.

**Paragraph 195** states that where a development will result in substantial harm to, or total loss of, the significance of a listed building, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified

**Paragraph 196** requires this harm to be weighed against the public benefits of the proposed development.

## 2.5 Local Planning Policy – Camden Local Plan 2017

**Policy D2 (Heritage)** affirms the Council's desire to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. The policy states that the Council *'will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and listed buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'*. It also states that the Council *'will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm'*.

Furthermore, Policy D2 states that the Council will *'require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area'*. In relation to listed buildings the policy states that the Council will:

*i. resist the total or substantial demolition of a listed building;*

*ii. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*

*iii. resist development that would cause harm to significance of a listed building through an effect on its setting.*

### **3 Design**

The proposal aims to reconfigure the existing internal layout of the unit. The general plan form of the building and significant historic built fabric features would be retained.

#### **3.1 Amount**

The proposed internal alterations affect all levels, including the basement. The proposed layout of the interior of the property is relatively sympathetic with the original function of the building. And none of proposed work works involve the removal or modification of any Heritage Assets.

The internal alteration points to change the look and layout of the spaces to like them more functional and suitable for the users experience.

The proposed internal layout has caused the upgrading of the escape routes, to comply with the current standard required by Building Regulation in terms of Fire Safety.

The Scope of works concern in:

- Removal of existing partition walls and construction of new partitions to create different spaces using different material such as glazed screen.
- New openings in existing internal masonry walls, required for efficient circulation.
- Ancillary Structural works regarding the installation of proper lintels and floor structural reinforcement where needed to support new loads.
- Remove all sanitaryware and radiators.
- Allow for new plumbing, sanitaryware and heating system.
- Replace lighting fixtures in accordance to new architectural layout.
- New Tiling, Decoration and Flooring throughout.

#### **3.2 Layout and Scale**

The proposal internal layout follows the historical approach taken to the room layout and scale,

The proposal restores the property to its use as an Office.

The proposed internal layout aims to increase the number of rooms for services use and create new spaces for the business meeting and business activity,

The position of the openings into each new room is sympathetic to the historical layout, whilst complying with the current standards required by Building Regulations.

Stair and hallway are situated on one side of the property, in line with the position of the main entrance door.

No changes are proposed to the existing stairs, just minor alteration to hallways where existing circulation space are revised to be adapted to the new room layout.

### 3.3 Appearance

The external appearance of the Listed Building is unaffected by this proposal. The proposed alterations are internal and have no impact on the external appearance of the property.

The proposal involves reinstating internal walls and openings in as close to the original position as possible, in order to restore the internal layout of the property for the current use like an Office.

The full height sliding glazed panels in front of the existing windows and between some rooms would change the look and layout of the spaces to like them more functional and suitable for the user's experience, adaptable to more configuration, with natural light and comfortable feeling.

A schedule of proposed materials accompanies this Statement, setting out the materials proposed, as shown in the Architectural Design Set of Drawings.

### 3.4 Use

The property is to be used for a Office.

A certificate of lawfulness was granted on 19 October 2017 (See Appendix Relevant Planning History: Ref. **2017/4198/P**) confirming the lawful existing use of 2 Chester Gate to be office (B1 Use) on the basis the planning permission covering the wider site has not been implemented in respect of no. 2 Chester Gate.

## 4 Access

Access to the site will remain as existing. Therefore, there will be no change to the access to the building from the front entrance.

## 5 Planning Statement

### 5.1 Material consideration

#### - **Layout and density of building**

In general, the proposed internal layout includes the relocation of some existing wall partitions.

The proposed sliding panels partitions between two rooms and in front of the existing windows would improve the appearance of the rooms and achieve a distinctive level of elegance and refinement.

Furthermore, the open space on Second floor would be the main office for the Client, unique and representative where he can hold meetings with several people and at the same time have a comfortable space.

Finally, the proposed utility and cupboard spaces would add usability to the existing premises that are lacking in ancillary spaces for Office purpose use.

## - Design, appearance and materials

In general, the proposed design would improve the appearance of the rooms and achieve a distinctive level of elegance and refinement, without being destructive, but only to allow improvements.

This goal would be achieved using proper materials that provide richer detail appropriate for Office use and a visual connection between upper level materials with lower level.

The proposed finishes of ceramic tiles on the fireplaces would use a very thin wooden or metal sheet as a support base for the ceramic tiles finishes. This base will be glued with adhesive and few mechanical fastenings to the fireplace. Then, the ceramic tiles will be glued to the sheet as well.

A sliding door with glass and mirror finishes is proposed in front of the windows on each floors, while preserving the existing historic windows, This proposal would improve the appearance of the room to achieve a distinctive level of elegance and refinement. . Furthermore, those in front of the windows would increase the thermal efficiency of the premises, since the historic windows are very thin glazing.

The sliding panel guide would be encased in the plasterboard ceiling and in the floor, in order to see just the frame of the sliding panel. The guide will be encased in the timber floor and fixed to a new steel beam, installed within the timber floor structure. This can be possible because the existing timber floors need to be upgraded.

The floor joists will be strengthened where necessary to accommodate the increases in loads for the proposed new floor finishes, under floor heating and proposed furniture.

The proposed Under Floor Heating will be a warm water type, installed between existing suspended timber floor joists. It will be proposed on each floors including basement.

Then, the appointed Structural Engineer will provide calculation and details for the required strengthening works, including design of steel beams, structural timber joists and beams and specification of padstones and bearings.

## 5.2 Planning balance

The proposed works concern exclusively alterations which are intended to improve the usability of the property while preserving the character of the existing building and his Heritage Asset.

In particular, in this application:

- There is no material change of use in the proposed works;
- There is no change to total floor area;
- The proposed works will be kept of existing orientations, structure and scale.
- There is no change in the access of the property.

The proposed layout of the interior of the property is relatively sympathetic with the original function of the building and complies with the Council's planning policy regarding Listed Building.

The works are required in order to secure the reinstatement of the architectural character of the property and best preserve its remaining historic fabric, to ensure that don't harm the balance and proportions of the original building.



The proposed high quality alterations wouldn't have a harmful effect on an area and would increase the value of your property and enhance the character of the local area. Therefore, that changes are in keeping with or enhance both the original building and the character of the local area.

The relocation of some existing wall partitions, In few cases could affect the original 2-room plan form, but it is mitigated by providing efficient circulation, versatile spaces and more usable rooms for Office purpose use.

The proposed finishes of ceramic tiles on the fireplaces, as well as all new materials, would be a non-destructive method that has minimal in impact on the existing feature. Furthermore, its effect would be reversible and wouldn't harm the appearance of the building.


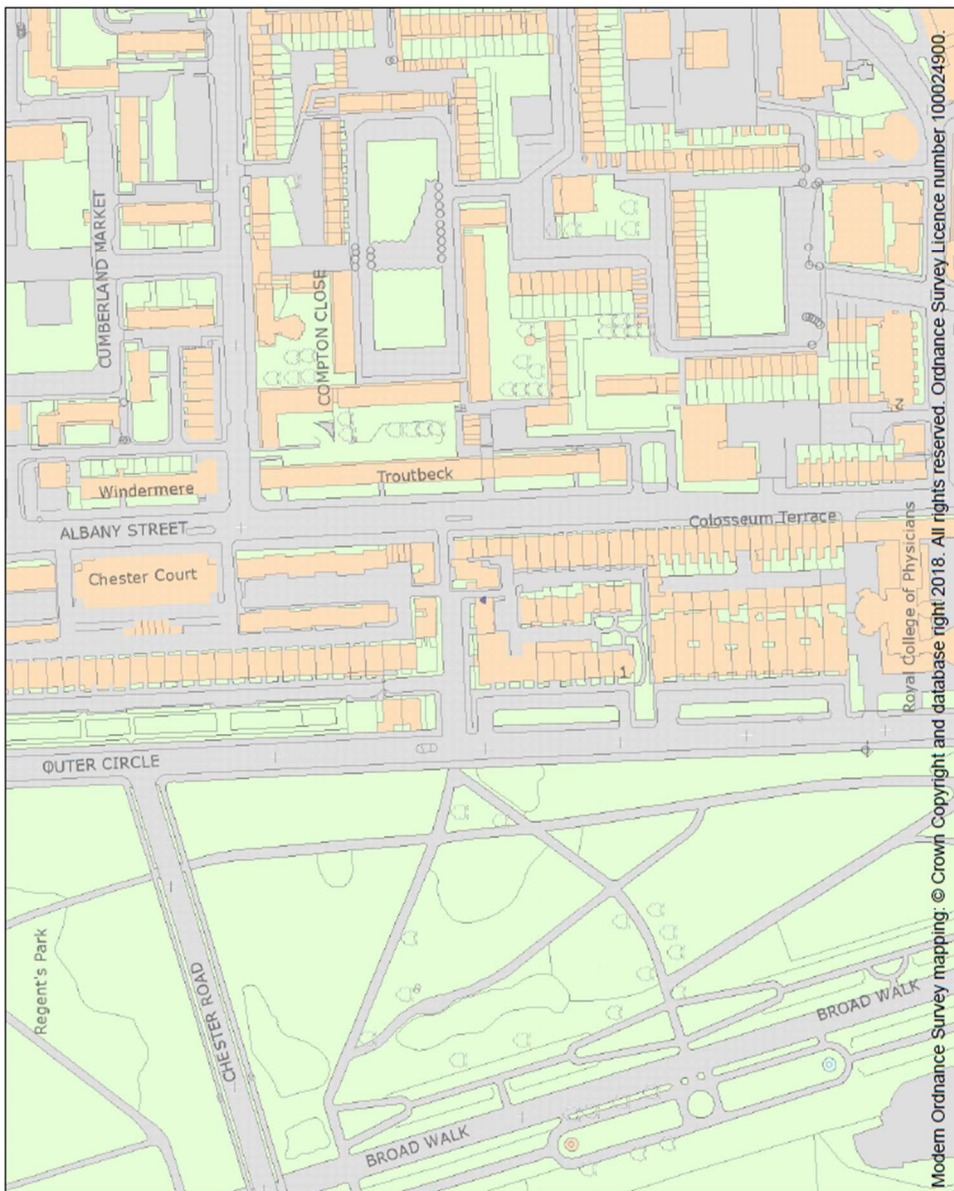
The proposed sliding panels would add versatility to the plan form, without loss of the historic appearance/portions of the room, to ensure that the appearance of premises is preserved. These modern additions wouldn't have a harmful effect on the setting to the building.

The alterations wouldn't harm the balance and proportions of the original building and they would be designed that they appear as if it was originally designed to be part of the building, as one coherent whole.

For the above statements, the proposed alterations would be no significant impact at the Heritage Asset of the building and the character and local distinctiveness of the Conservation area.

## 6 Appendix

### 6.1 Listed Building Entry

<p><b>Heritage Category:</b> Listing</p> <p><b>List Entry No.:</b> 1242935</p> <p><b>Grade:</b> II</p>	<p><b>County:</b> Greater London Authority</p> <p><b>District:</b> Camden</p> <p><b>Parish:</b> Non Civil Parish</p>	<p>For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.</p> <p>For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.</p> <p>Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.</p> <p>This map was delivered electronically and when printed may not be to scale and may be subject to distortions.</p>
<p><b>List Entry NGR:</b> TQ 28787 82589</p> <p><b>Map Scale:</b> 1:2500</p> <p><b>Print Date:</b> 26 May 2020</p>		 Historic England <a href="http://HistoricEngland.org.uk">HistoricEngland.org.uk</a>
 <p style="font-size: 8px; margin-top: 5px;">                     Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.                      This is an A4 sized map and should be printed full size at A4 with no page scaling set.                 </p>		
<p><b>Name:</b> NUMBERS 1-4 AND ATTACHED RAILINGS</p>		

## 6.2 Relevant Planning History

### Application 34469(R3)

Site Address: 1-10 Cambridge Terrace, 1-4 Chester Gate & 55-81 Albany Street Granted: 15 June 1983

Proposal: Works included conversion, alteration and extension to the rear of 1 and 2 Chester Gate to form offices amongst extensive works to the other properties.

### Application HB2940(R3)

Site Address: 1-2 Chester Gate

Granted: 15 June 1983

Proposal: Works of renovation, alteration and extension to 1-2 Chester Gate.

### Listed Building Consent: 2009/3051/L

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1

Granted: 7 September 2010

Proposal: Excavation of basement, alterations at roof level, including rebuilding part of roof, installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate, internal alterations to 6-10 Cambridge Terrace & 1-2 Chester Gate and associated landscaping works to forecourt all in connection with change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3).

### Planning Application: 2009/3041/P

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1

Granted: 7 September 2010

Proposal: Change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3), excavation of basement, alterations at roof level, including rebuilding part of roof and installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate and associated landscaping works to forecourt.

### Certificate of Lawfulness: 2014/1837/P

Site Address: 6-10 Cambridge Terrace & 1-2 Chester Gate London NW1 4JL Granted: 29 May 2014

Proposal: To establish that the installation of rooflights was a lawful operation and forms part of the developments approved by planning permission 2009/3041/P granted 07/09/2010.

### Listed Building Consent: 2015/1817/L

Site Address: 6-10 Cambridge Terrace & 1-2 Chester Gate London NW1 4JL

Granted: 3 August 2015

Proposal: Excavation of basement extension, relocation of principal stair and lift core, re- instatement of party walls at 6 - 8 Cambridge Terrace, alterations to room layout, rebuilding part of roof, installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate, and landscaping works to forecourt in connection with change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3).

### Planning Application: 2015/6946/P

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL

Granted: 14 January 2016

Proposal: Alterations to internal layout and reconfiguration of residential units to 'change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3) including excavation of basement and alterations at roof level' approved under planning reference 2009/3041/P dated 07/09/2010.

### Listed Building Consent: 2015/6549/L

Site Address: 6 Cambridge Terrace London NW1 4JL Granted: 30 March 2016

Proposal: Various internal layout changes and external changes at roof level to reduce size of rooflights.

### Listed Building Consent: 2016/4499/L

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL Granted: 13 October 2016

Proposal: Amendments to listed building consent 2009/3051/L including various minor internal and external changes.

**Planning Application: 2016/5891/P**

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL

Granted: 10 October 2016

Proposal: Internal reconfiguration of flats and external alterations including new rooflights to mansard, moving building services equipment to existing vaults and reduction in lift overrun, as amendments to 'change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3) including excavation of basement and alterations at roof level' approved under planning reference 2009/3041/P dated 07/09/2010, as modified by applications 2015/1340/P dated 23/11/2015 and 2015/6946/P dated 14/01/2016

**Listed Building Consent: 2017/3032/L**

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL

Granted: 7 August 2017

Proposal: Details of conditions 3c (Moulding and Architrave details), 3d (Cornices and skirting) and 3e (new fireplace) of planning permission 2009/3051/L dated 07/09/2010, for; Excavation of basement extension, relocation of principal stair and lift core, re-instatement of party walls at 6 - 8 Cambridge Terrace, alterations to room layout, rebuilding part of roof, installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate, and landscaping works to forecourt in connection with change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3).

**Certificate of Lawfulness (Existing): 2017/4198/P**

Site Address: 2 Chester Gate London NW1 4JL

Granted 19 October 2017

Proposal: Use as offices (Class B1(a))

**Listed Building Consent: 2018/1945/L**

Site Address: 6-10 Cambridge Terrace & 1-2 Chester Gate NW1 4JL

Granted: 4 July 2018

Proposal: Alterations to internal layout and reconfiguration including, Replacement of a door with a wall at Lower Ground Floor to facilitate an ancillary self-contained unit to the rear of 9-10 Cambridge Terrace; removal of permitted internal walls at ground and first floors between 8 & 9 Cambridge Terrace and; insertion of a partition wall to bedroom 3 in No. 1 Chester Gate.

**Planning Application: 2018/2291/P**

Site Address: 6-10 Cambridge Terrace & 1-2 Chester Gate NW1 4JL

Granted: 11 July 2018

Proposal: Alterations to internal layout and reconfiguration including, Replacement of a door with a wall at Lower Ground Floor and creation of a door at 2nd floor level to facilitate the creation of a self-contained unit to the Lower Ground Floor of 1 Chester Gate and amalgamation of 6-8 Cambridge Terrace and 9-10 Cambridge Terrace & 1 Chester Gate in association with planning applications 2009/3041/P dated 07/09/2010 as amended by application ref. 2015/1340/P and subsequently amended by 2016/5891/P dated 10/11/2016.

**Planning Application 2018/2291/P**

Site Address: 6-10 Cambridge Terrace & 1-2 Chester Gate NW1 4JL

Granted: 11 July 2018

Proposal: Alterations to internal layout and reconfiguration including, Replacement of a door with a wall at Lower Ground Floor and creation of a door at 2nd floor level to facilitate the creation of a self-contained unit to the Lower Ground Floor of 1 Chester Gate and amalgamation of 6-8 Cambridge Terrace and 9-10 Cambridge Terrace & 1 Chester Gate in association with planning applications 2009/3041/P dated 07/09/2010 as amended by application ref. 2015/1340/P and subsequently amended by 2016/5891/P dated 10/11/2016.

**Listed Building Consent: 2019/5782/L**

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL Granted: 10 January 2020

Proposal: Alterations to permitted internal layout (retrospective)

**Planning Application: 2019/5808/P**

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL

Granted: 10 January 2020

Proposal: Internal alterations at basement, lower ground, ground, 1st, 2nd and 3rd floor levels, as approved under planning permission 2009/3041/P, dated 07/09/2010 (as amended by planning permission 2015/1340/P, dated 23/11/2015; 2015/1778/P, dated 10/04/2015; 2015/6946/P, dated 14/01/2016; 2016/5891/P, dated 10/11/2016; 2017/3570/P, dated 28/09/2018; 2018/2291/P, dated 11/07/2018)