

REP-01 Design and Access Statement

16 CHESTER TERRACE, REGENTS PARK, LONDON NW1

PROPOSED MINOR EXTERNAL ALTERATIONS AT ROOF TERRACE LEVEL, INCLUDING RELOCATION OF EXISTING MECHANICAL EQUIPMENT AND ASSOCIATED ENCLOSURE MODIFICATIONS AS WELL AS THE RAISING OF THE ROOF TERRACE LEVEL BY ONE STEP.

1.0 INTRODUCTION

1.1 This Design and Access Statement is submitted in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and follows guidance laid down in DCLG Circular 01/2006. The design of the proposed works have taken account of PPG 15: Planning and the Historic Environment.

2.0 HISTORICAL CONTEXT

2.1 The façade of Chester Terrace was designed by John Nash and constructed in 1825. The remainder of the building was the work of the project architect, James Lansdown. The Terrace was developed by James Burton (Decimus Burton's father), who also developed Cornwall and Clarence Terrace. The design is a Grand Palace style terrace comprising 37 houses and 5 semi-detached houses.

2.2 The Terrace, along with many other properties on the east-side of the Regent's Park Estate suffered from general bomb damage during the war, mainly from bombs that fell further to the east towards Euston Station. Two houses were destroyed and others damaged beyond repair. The entire Terrace suffered some bomb damage. After the war the Terrace was repaired for use as Government offices including the Ministry of Fuel and Power.

2.3 The Gorell committee reporting in 1947 recommended that:

"the Nash Terraces were of national interest and importance and should be preserved as far as that was practicable, and without strict regard to the economics of prudent estate management."

2.4 For Chester Terrace, The Crown Estate Commissioners reported in their Third Statement of June 1962 that:

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

2.5 The Terrace was reconstructed behind the original retained Nash façade. Other than the front façade hardly any of the original fabric remains. All of the Terrace was kept as individual houses within the existing main walls, except for two destroyed houses that were renewed.

2.6 Reconstruction work took place between 1959 and 1961 under the supervision of Mr David Hodge FRIBA of the Louis de Soissons Partnership. At the same time, the Terrace Mews was demolished and redeveloped into 19 three storey houses (now Chester Close North).

2.7 The rear external wall was also taken down as part of the demolition works and reconstructed. The size and configuration of the window openings were altered. All internal joinery and cornicing were

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renewed commonly to historically incorrect patterns and profiles. Sections of the party walls and chimneybreasts were reconstructed in common brickwork as evidenced by work carried out on other properties within the Terrace. Lift installations serving all floors were provided at the time of reconstruction and the floor plans did not follow the original layouts. In some instances where the ground levels permitted the design incorporated integral garages. The existing chimney pots were taken off and the flues capped and ventilated apart from those required for the boiler flues.

- 2.8 The basic construct of the Terrace as a 'set piece' composition facing The Park remains unchanged. Architecturally, the front of the building has changed very little. What has changed is the use of the building behind the façade, given the Change of Use from mixed residential and commercial as originally intended to use as office space after the war to the present use of residential.

3.00 LISTED BUILDING DETAILS

- 3.1 The Listed Building Description for Chester Terrace is as below:

Listed building details

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

Street: Chester Terrace

Grade: 1

Reference No: 798-1-1287

Date of Listing: May 14 1974 12:00 AM

Description:

Grand palace-style 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 façade in Regent's Park (approx. 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main façade 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 2nd and 3rd 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 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. Round-arched 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 blocking.

4.00 DESIGN & HISTORICAL IMPACT

- 4.1 The ridge lines would remain unaltered. The height and position of the building is such that the existing/ proposed roof terrace would be virtually undetectable when viewed from The Park or from

Chester Close at the rear. The physical alterations would not result in any loss of historic fabric as the roof was constructed in 1961 as part Louis de Soissons Partnership's design and has had subsequent works carried out in 2010. The character of the listed building and Conservation Area would be unharmed.

- 4.2 The height of the roof ridges above the level of the proposed roof terrace and the distance from the main front and rear external walls is such that there would be no loss of privacy or noise disturbance caused to neighbours. The principle of allowing the use of the roof as a roof terrace has already been established in the Terrace with the granting of planning permission for similar developments at nos: 15, 21, 26 and 29 Chester Terrace.
- 4.4 It is proposed to relocate one of the existing a/c condensing units on the roof a distance of less than a meter. It is proposed to reduce the extent of, and reconfigure, the existing lift enclosure replacing the existing single ply roof structure of the enclosure to increase the extent of useable roof terrace. The proposal raises the level of the roof terrace decking by 180mm with an additional tread add to the existing stair. The proposal sees no changes to the existing eaves, parapet level, roof formation or stair access.
- 5.00 LANDSCAPE
- 5.1 There are no landscape issues to consider as part of the applications. The building has a front basement paved area with a staircase giving access to pavement level. There are shared communal private gardens to the other side of Chester Terrace fronting the Outer Circle. Beyond the Outer Circle is Regent's Park itself.
- 6.00 USE
- 6.1 The proposed roof terrace is incidental to the enjoyment of the main dwelling house for single family use and their guests and friends.
- 7.00 SIZE AND LAYOUT OF ACCOMMODATION
- 7.1 The layout of the roof terrace accommodation is much as existing but modified to suit the present owner's requirements as a single family dwelling. The internal floor area remains the same.
- 8.00 ACCESS
- 8.1 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 and to Cumberland Place before linking to the Outer Circle. The rear of the Terrace faces east towards Chester Close North and to the Chester Court development. The existing integral garage with vehicular access from Chester Close North is maintained. Pedestrian access is via the front door onto Chester Terrace itself. The paving and highway is the responsibility of The Crown Estate Paving Commissioners.
- 8.2 As the building remains as a single family dwelling vehicular and transport links are not relevant to these applications.
- 9.0 CONCLUSION
- 9.1 The proposed development is minor in nature and comprises work to a building reconstructed behind a retained façade in the 1960's. There is no loss of historic fabric. A number of roof terraces have gained planning permission in Chester Terrace. Visibly the exterior of the building would appear unaltered. We trust that the London Borough of Camden will have no difficulty approving the applications as submitted.