

Chester Terrace Design and Access Statement.

Revision P2 13.04.2021

In support of a Listed Building Consent Application for internal and external alterations of existing family dwelling

For

11 Chester Terrace, London NW1 4ND

May 2020

Location:

The property is a Grade 1 listed building in the London Borough of Camden within the Regents Park conservation area.

Located on the east side of Regents Park, off the outer circle, the property sits equidistant from Chester Gate, which runs from the outer circle up to Albany St and Chester Road, which runs through Regents Park up to the Outer Circle. Chester Terrace is privately owned by the Crown Estate. Access to the front of the property on Chester Terrace, access to the back of the property is on Chester Close South.

Description:

Chester Terrace is one of the neo classical facades that overlooks Regents Park in Central London. The dwellings were built in 1825 by James Burton. Originally designed by John Nash and later altered by Decimus Burton, the son of James Burton, the grand palace style terrace is 280m in length and comprises of 42 single residential houses.

The terrace was damaged in World War Two but restored in the 1960s. There is very little of the original fabric that has survived however the building was grade 1 listed in 1974 so as to preserve the front façade which is made up of Corinthian columns, arches and porticos.

11 Chester Terrace is a 5-storey private dwelling. The property is made up of 7 bedrooms, 5 bathrooms, a study, drawing room, dining room, kitchen and garage. The house is linked by a staircase that runs from the lower ground floor up to the 3rd floor.

Internally the building retains no original features, having been reconstructed in the 1960s.

Use and Accommodation:

The use of the property will remain unchanged as a single private dwelling.

The general designation of space will remain largely unchanged.

Proposal:

Ben Pentreath Ltd were approached in late 2019 by the clients who were looking to make some alterations to 11 Chester Terrace. The dwelling is currently occupied by the client's elderly grandmother and one carer. The house has not been lived in by an entire family for a number of years and as such a number of the rooms are rarely used and require some updating.

The primary objectives of the proposal are to alter the house in a manner that sympathetically responds the historic nature of the property whilst allowing it to become a comfortable and functional place for the young family to live.

Rear Elevation:

The current modern garage door at lower ground level which sits at the rear of the property on Chester Close South does not serve a purpose for the owners who prefer to cycle. The proposal looks to replace the existing roller garage door with hinged timber boarded doors.

Front Elevation:

The front façade would remain unchanged at street level however two of the three vaults that sit below the road on Chester Terrace would be carefully excavated in order to make them function as a plant room and storage area for the house. In order to maximise the use of this newly accessible areas the proposal looks to enclose the area that sits below the steps to the front door with a well detailed glazed screen and door similar to others on the terrace.

Roof Terrace:

The property does not have much in the way of outdoor space and in order to create an outside area that the family can access easily we propose to create a roof terrace similar to those constructed at neighbouring buildings on the terrace. Access to this would be by a well detailed staircase from third floor level. The handrail and baluster detailing for this would be a continuation of that staircase that runs from second to third floor level. The means of entry to the terrace would be by way of a glazed mechanical hatch that would sit in line with the existing parapet so that it remained hidden from view and did not detract from the current front elevation. The area of wooden decking would be sunken within the parapet and the glazed hatch would also act as a light well.

Lower Ground Floor:

At lower ground floor level the proposals largely involve rearranging the spaces to meet the clients brief. They would like to create an ensuite for the current bedroom, for which we propose to relocate the current bathroom so that it can be accessed from the bedroom. Gaining internal access to the vault would improve its usefulness enormously and by relocating the bathroom, a clear access way is created from the lobby to the area under the ground floor steps that we are proposing to enclose with the glazed link.

Ground Floor:

The staircase that leads from lower ground to ground floor level will be used multiple times a day by the clients. The proposal looks to remove the wall and door that currently enclosed the staircase at ground floor level and replace it with an elegant and appropriate metal guardrail and balusters. Doing this will create a much better connection between the two levels.

The dining room and kitchen at ground floor level are accessed via the hallway and feel disconnected from each other and the bathroom on this floor borrows space from the small kitchen. By removing the loo from this level the kitchen regains valuable floor area. To create a better connection between the kitchen and dining areas we propose to add appropriately detailed double doors that sit on parliament hinges and fold back into the existing niche in the dining room.

First Floor:

There are no alterations proposed at first floor level.

Second Floor:

The use of second floor level will remain unchanged as the floor houses the master suite however in order to respond to the client's needs we proposed to relocate the bathroom from the South West corner of the property to the North East corner allowing the master bedroom a study area where the bathroom used to sit.

Third Floor:

The arrangement and number of rooms at third floor level is to remain unchanged.

Scale:

The proposals will not alter the scale of the building in relation to the other buildings.

Landscaping:

No landscaping is proposed