

Chester Terrace Design and Access Statement.

(Incorporating Historic Impact Assessment)

In support of a Listed Building Consent Application for the proposed changes to floor finishes and heating

For

11 Chester Terrace, London NW1 4ND

August 2021

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 equidistance 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 1960's. 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 1960's.

Proposal:

The primary objective of the proposal is to detail the intended floor finish and heating changes.

Lower Ground Floor:

At lower ground floor level electric underfloor heating will be added to the bathroom and laundry areas. Engineered timber boards will be laid throughout the w/c, lobby and laundry areas. The floor in the garage will be laid in blue lias stone which the external lightwell at the front of the property will be laid in reclaimed yorkstone. Carpet will be used in the bedroom and tiles will be used in the guest bathroom.

Ground Floor:

At ground floor level, which is currently lino throughout, the entrance and stair hall is proposed to be laid in bath stone with slate cabochons while the kitchen and dining areas will be laid in herringbone parquet. Wet UFH is proposed throughout this floor. Two small radiators are proposed in the dining room and the entrance hall as shown on the proposed plans.

First Floor:

Trench heaters are proposed to be used in the drawings room beneath the three sash windows and in the reveal between the drawing room proper and the niche to the side. In the library as trench heater is proposed beneath the library window. A radiator is proposed at the base of the stairs to the second floor.

Second Floor:

The layout of the second floor is being reconfigured and as such the floor finishes need to reflect this. We propose to add wet UFH in the master bathroom and master dressing room. New radiators are proposed under each of the three sash windows at the front of the property and in the hallway. The master bathroom is to have engineered parquet laid on top of the wet UFH.

Third Floor:

At third floor level electric underfloor heating is proposed to both the shower room and the bathroom. Tiles are proposed on top of the UFH. Radiator are proposed for each bedroom.

Historic Impact Assessment:

None of the proposals affect external facades which are the only remaining historic fabric that was not rebuilt in the 1960's therefore none of our proposals impact the historic fabric in anyway.