

Planning: Design & Access Statement

38 Chester Terrace
for
Nathan Harley (Resource Buildings & Interiors Ltd)

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1.0 INTRODUCTION

- 1.1 Marek Wojciechowski Architects have been instructed to prepare a planning application for the property at 38 Chester Terrace. This site consists of a 5-storey semi-detached property, arranged from lower ground floor to third floor level. The property is Grade 1 listed and is situated within the Regent's Park Conservation Area.
- 1.2 This document relates to the installation of an acoustic enclosure located to the existing rear courtyard to facilitate two external air conditioning units. The proposed changes to the main house seen in the drawings have previously been consented by a listed building consent application (2021/0239/L & 2020/5801/P) on 18th of May 2021.
- 1.3 The proposed works are outlined in this document and the corresponding application drawings.

2.0 SITE DESCRIPTION AND CONTEXT

The application site is located at **38 Chester Terrace**, NW1 4ND, London, within the London Borough of Camden



38 Chester Terrace, Front Elevation

- 2.1 The application property is situated within the Regent's Park Conservation Area. It was commissioned by the Crown and designed by John Nash in the early 19th century. Chester Terrace is Grade I listed, comprising No. 1-42 and is described by English Heritage as having a *"Symmetrical composition of 3 and 4 storeys. 3 windows to each house... [a] screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows [is located]."*
- 2.2 With this in mind, the proposals set out in this document look to respect the quality of the heritage asset, involving the sensitive placement of an acoustic enclosure to the rear of the property.

3.0 PROPOSED DEVELOPMENT STRATEGY

3.1 These works are proposed to be carried out in pursuant to the works permitted by applications 2021/0239/L & 2020/5801/P.

3.2 The Proposals

The proposed scope of works includes:

- The installation of an acoustic enclosure, located within the rear courtyard of the property, to facilitate two external air conditioning units.
- Relocation of the previously consented FCU in r1.01 Drawing Room to ceiling level.

3.3 The introduction of AC into the property can be justified by the Overheating Risk Assessment (submitted at part of this application) which states that:

'The results of the assessment show that all but two rooms fail to meet the TM59 criteria with the design outlined in this report for the compliance weather file London_LWC_DSY1_2020High50_.epw based on the TM59 guidance. All rooms fail for all future weather files simulated. Since natural ventilation is inadequate to ensure the development does not overheat, active cooling is required.'

4.0 PLANNING HISTORY

4.1 2021/0239/L & 2020/5801/P (Application permitted)

Consented - May 2021

2021/0239/L

'External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights, replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear. Internal works to include alterations to room layouts at ground, first, second and third floors; installation of lift within existing lift shaft, secondary glazing to stairwell window, and new flooring with underfloor heating, new suspended ceilings, new partition walls and new skirting.'

2020/5801/P

'External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights and replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear.'

5.0 NEIGHBOURING PLANNING HISTORY

(Note that the following planning applications have been consented to have AC units located on the roof of the property.)

5.1 25 Chester Terrace

Consent Ref - 2016/2103/P

'Creation of roof terrace within the roofslope; installation of 1 x AC unit at roof level; and replacement of rear single-glazed sash windows with matching double-glazed windows.'

5.2 5 Chester Terrace

Consent Ref - 2015/0193/P

'Erection of a roof terrace with a rooflight and three cooling condenser units at roof level, two cooling condenser units at lower ground floor level, new garage door and new railings to the rear of the property.'

5.3 31 Chester Terrace

Consent Ref - 2011/2883/L

'Installation of an air conditioning unit with acoustic screen at roof terrace in connection with existing dwelling house (Class C3).'

5.4 15 Chester Terrace

Consent Ref - 2018/6364/P

'Installation of AC unit in front lightwell.'

6.0 CONCLUSION

- 6.1** The proposed works will not be visible from the principal elevation on Chester Terrace.

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- 6.2** The proposed works will preserve the character of the property due to the enclosure being located within the rear courtyard which will benefit from the proposed screening to the perimeter of the courtyard.