

## **Chester Terrace Covering Letter**

In support of a Householder & Listed Building Consent Application for alterations of existing vaults.

For

11 Chester Terrace, London NW1 4ND

April 2022

### **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 is on Chester Terrace, access to the back of the property is on Chester Close South.

### **Description:**

Chester Terrace is one of the Neoclassical 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 3<sup>rd</sup> 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:**

The proposals outlined within this planning application are for the excavation of the Northern most existing vault, removing the non-original back-fill and reinstating the original proportions of the vault.

It should be highlighted that excavation of the non-original back-fill to the remaining two vaults has already been approved under Planning Application 2020/4680/P and Listed Building Consent 2020/5521/L. Alongside the work to the associated existing external lightwell. In addition, the excavation work to the two vaults has already been undertaken to their original levels which has revealed that no underpinning will be required at any point to the existing foundations of the vaults.

The undertaking of this work has also established that the vaults in their current state, both excavated and unexcavated, are very damp and will require the installation of a fully reversible Type C cavity drainage waterproofing membrane to all three vaults once excavated in order to make them suitable for use as storage and a plant room.

The proposed waterproofing system will drain into a sump pump located within the new floor, connected to the existing drainage runs of the dwelling. Any fixings for the waterproofing membrane will be located within the mortar joints of the existing brick vaults to preserve the existing fabric. With drylining fitted internally to create the finished face of the vaults.

The front façade would remain unchanged at street level from the proposed works, with the vaults sitting below the road of Chester Terrace being carefully excavated in order to make them functional.

**Scale:**

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

**Landscaping:**

No landscaping is proposed