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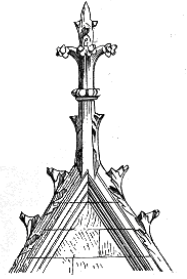
Conservation, planning
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Heritage Statement and impact assessment

Proposed alterations at 11 Chester Terrace, London NW1 4ND

Introduction

This document identifies the heritage impact and significance of the proposed alterations to the above property which is part of a grade 1 crescent, originally dating from 1820 but with significant reconstruction in the 1960s.

This should be read in conjunction with the submitted plans and documents

The Site

The site is located within Chester Terrace behind the Outer Circle to the east of The Regent's Park, in the London Borough of Camden.

The terrace is part of the set piece design including Chester Place, and Chester Close.

The site is located within the Regent's Park Conservation Area and comprises a 'set piece' crescent of classical design with pilasters and iron railings which form part of the whole composition.

Designations

Listed buildings

No.11 Chester Terrace is a Grade I listed building forming part of a terrace of houses designed by John Nash in the early nineteenth century. No.11 is group listed with numbers 1-42 along with the attached railings and linking arches.

The list description has been included in Appendix B.

The Regent's Park is a Grade I designated Park and Garden.

Time line

1820 John Nash commenced construction -set piece constructed by Decimus Burton

1939 – 1945

Chester Terrace was bomb damaged during World War II. The terraces suffered significant blast damage.

1947

Following the War, it was decided to restore the buildings for use as government offices.

1959 -1964

The terrace (including No.11) was substantially reconstructed behind the façade to a design by Louis de Soissons, Peacock, Hodges and Robertson.

1960s onwards

The building returned to residential use and had a number of leases.

No. 11 is part of a grand palace-style, terrace of houses which forms the 'longest unbroken facade in Regent's Park' with attached to projecting pavilions and triumphal arches.

The stucco facade rises for three storeys with additional basement and attic floors, and is topped with a 1960s replacement slate mansard roof.

The house which is the subject of this application is three bays wide, set back from the pavement with steps leading up to the front door. The basement is accessed via an open well with stone stair and iron railings to the front of the property. On the front elevation, the ground floor has round arched openings, with architrave heads.

The 'Piano Nobile' above is characterised by floor to ceiling 12 pane sash windows and a cast iron balcony which runs the length of the terrace.

A projecting modillion cornice also runs the length of the terrace, above which the third-floor sash windows are of a diminished size.

The rear elevation is built of yellow stock brick with stucco on the ground and basement floors. The basement level is dominated by the rear entrance and garage doors, whilst the fenestration above is a combination of windows, those above ground floor level with brick arches.

The combination of window types coupled with scars in the brickwork suggests that there has been significant alteration has occurred to this elevation.





Three barrel vaulted cellars are under the pavement to the front of the property. All have replacement twentieth century doors, concrete floors and have been covered with a rough concrete render.

Internally, the layout, plasterwork and carpentry all date to the 1960s renovation, and have been undertaken generally in a simplified Georgian style.

Whilst the staircase reflects the original 1820s position, it appears that it has been replaced as a replica with cast iron balusters.

The interior character reflects the Georgian character of the building and generally comprises a simplified Georgian character dating from the 1960s restoration. Some interior features of the main living rooms such as fire places and joinery also date from the 1960s restoration possibly with replica or reused elements.

Other parts such as such as the kitchen, bathrooms and ancillary areas are of modern utilitarian character.

Statement of significance

The building is grade 1 listed as part of a set piece development overlooking Regents Park which is also listed grade 1 which is of the highest overall significance.

Various specific elements such as the iron railings as also listed grade 11

Chester Terrace is of high significance as part of the classical palace fronted terrace designed by John Nash in the early nineteenth century, as part of his and the Prince Regent's ambitious scheme to re-build part of the west end of London. John Nash's development of the area has been described as 'a

unique planned composition of landscape and buildings, at once classical and picturesque... of national and international importance'.

No 11 Chester Terrace makes an integral contribution to the Regent's Park conservation area. The setting of and the terrace as a whole within the wider Nash development is of high significance.

However, the Crescent was severely damaged during the Second World War and although now reconstructed to replicate the main elevations, much of the historic building fabric and interior plan form has been lost or altered.

The proposed development

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

As noted above there would be no change to the character or appearance of the frontage and the proposed works would relate to the areas which were reconstructed in the 1960s following the damage during the Second World War.

The proposals include various relatively minor interior changes which would not significantly affect the remaining fabric or important elements of the plan form of the property.

The proposed works are described in detail within the planning design and access statement which accompanies the application and also includes repair and improvement of the rear windows as well as improvements to the rear garage.

These elements are not understood to be of special significance and the proposals would improve and enhance the overall appearance of the building and its use as a family residence.

The proposals also include a roof terrace and lightwell which would not be visually apparent and would not project above the existing roof line. There are similar arrangements within the crescent.

It is also proposed to excavate the basement vaults which would be prepared as required and would be a significant restoration of the historic character of this part of the building.

Summary

Overall, the proposed works would not significantly affect the character or appearance of the building or the significance of the building fabric, and original plan form, in this regard the interior proposals are considered to have a neutral impact.

The proposed restoration of the windows and also the excavation of the original basement vaults would enhance the understanding and significance of the property whilst improving the interior arrangements for use as a family residence.

Whilst the crescent and its setting are of high significance the proposed works would be relatively minor and would be beneficial in this context.

The proposals would therefore accord with the national and local heritage policy context.

Appendix list descriptions

TQ2882NE CHESTER TERRACE 798-1/87/212 (East side) 14/05/74

Nos.1-42

(Consecutive) and attached railings and linking arches

GV I

Grand palace-style terrace 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 facade in Regent's Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade 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

1st and 2nd 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 6 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 course. Nos 4 & 5 and Nos 39 & 40: to south and north of arches respectively.

Channelled stucco ground floors. Square-headed doorways with panelled doors and fanlights. Recessed sashes, upper floors with architraves; 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return of No.4 pedimented with blind windows. No.3: fronting on to Chester Gate. 2 storeys and basement. 4 windows. Forms the terminal return to main block. 3 central bays slightly projecting. Greek Doric prostyle portico; panelled door and fanlight.

APPENDIX B: LIST DESCRIPTIONS

INTERIORS: not inspected. HISTORICAL NOTE: No.13

was the residence of CR Cockerell, architect and antiquary (English Heritage plaque). (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London:-1938: 120).

Recessed sashes, those flanking the portico with shouldered architraves (left hand blind). Right hand bay with projecting bay window surmounted by parapet with central balustraded panel. Cornice and blocking course with central feature of segmental-headed cut out block flanked by panelled dies.

Left hand angle with enriched pilaster strip and surmounted by anthemion acroterion; right hand angle with anthemion acroterion only. Symmetrical west frontage to garden; 2 windows, 1st floor with balconies. Bust of Nash on bracket between 1st floor windows. Parapet with central urn.

INTERIOR not inspected. SUBSIDIARY FEATURES:

attached cast-iron railings to garden and flanking steps. Nos 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3-window returns.

Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows architraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central window.

2nd and 3rd floor form attic storeys (2nd floor windows

architraved) with cornice at 3rd floor sill level and cornice
and blocking course above 3rd floor.