

Chester Terrace Covering Letter

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

For

11 Chester Terrace, London NW1 4ND

September 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 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 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:

The proposals outlined within this planning application are for the excavation of the and removal of the non-original back-fill to the lightwell, along with the introduction of new steps to the dwelling that facilitate the reinstatement of the historic ground level.

It should be highlighted that excavation of the non-original back-fill and introduction of a fully reversible waterproofing system to the three vaults has already been approved under Planning Applications 2020/4680/P & 2022/1634/P and Listed Building Consents 2020/5521/L & 2022/2376/L.

Within applications 2020/4680/P & 2020/5521/L approval was also granted for the replacement of the existing concrete floor finish to the lightwell with reclaimed Yorkstone flags. Upon commencement of the work to excavate the existing floor finish in this area, it was discovered that the current floor level was in fact non-original backfill as per the same scenario found within the vaults.

Further investigations found the existing stair continued down to this original historic level, with the original steps still in place. Additional evidence that the original level of the lightwell was much lower than the existing are as follows:

- The steps continue down to the lower level and have clear marks showing that the iron balustrade continued down to the lower level and has since been removed.
- The bottom step is shaped showing that this was originally the end of the flight.
- The existing(higher) bottom step has had a shaped end spliced onto a square tread at a later date.
- The existing handrail has been cut just before the newel and welded together again, suggesting that this was modified.
- The bottom steps are worn in centre by generations of footfall showing that they were covered up relateable recently. Possibly during the 1960's rebuild.
- There is a concrete slab and operable iron gulley drain at the original level.
- There is an airbrick at the lower level which was covered by the non-original backfill.

The accompanying document CHST Lightwell further evidence, further highlights the above list.

Alongside the reinstatement of the historic ground level, we seek to introduce new steps from the dwelling to the lightwell to help facilitate access to this area. The proposed steps will be made from Yorkstone in proportions to match the existing. The painted iron handrail and balusters will also match the existing stair.

The front façade would remain unchanged at street level from the proposed works, with the lightwell and new steps sitting below the road of Chester Terrace. Where areas of the existing external walls have been uncovered these will be rendered and painted to match the existing.

Scale:

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

Landscaping:

No landscaping is proposed