



25 Chester Terrace Design and Access Statement

25 Chester Terrace
London, NW1 4ND



BB
PARTNERSHIP
CHARTERED ARCHITECTS

Studios 33-34, 10 Hornsey street, London, N7 8EL
TEL . 020 7336 8555 FAX . 020 7336 8777
e-mail . architect@bbpartnership.co.uk

© 2022 BB PARTNERSHIP LIMITED ALL RIGHTS RESERVED

Contents

01

INTRODUCTION

3

Introduction

02

SITE CONTEXT

5

Location and Context

Planning History

03

THE EXISTING BUILDING

8

Existing External House

Existing Internal House

Existing Lower Ground

Existing Ground Floor Plan

Existing First Floor Plan

Existing Second Floor Plan

Existing Third Floor Plan

Existing Roof Plan

Existing Elevations

Existing Sections

04

DESIGN PROPOSAL

19

Design Proposal

Proposed Lower Ground

Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Second Floor Plan

Proposed Third Floor Plan

Proposed Roof Plan

Proposed Elevations

Proposed Sections

05

ACCESS

29

Access

01 INTRODUCTION

Introduction

Brief:

This Design and Access Statement is for minor internal alterations and conversion of the attic space into an open roof terrace for 25 Chester Terrace which is a Grade I listed building located within the Crown Estate. This property shows no evidence of any historic fabric or original features internally. The proposed works will preserve and enhance the significance of the grade I listed building as a result of the restoration of features more in keeping with the period than the 1960s work.

This document has been prepared by BB Partnership Ltd as part of a full planning and listed building application relating to 25 Chester Terrace, London, NW1 4ND.

The scheme is similar in nature to that which was previously approved for the property in 2016 Ref: 2016/2103/P and 2016/2745/L

This statement is to be read in conjunction with the following documents:

- Existing and proposed drawings (prepared by BB Partnership)
- Heritage Report (???)

Project Team:

Architect: BB Partnership Limited

Heritage Consultant: The Heritage Collective

Structural Engineer: Axiom Structures Limited

Mechanical and Electrical Engineer: T P Engineering Services Iip



25 Chester Terrace

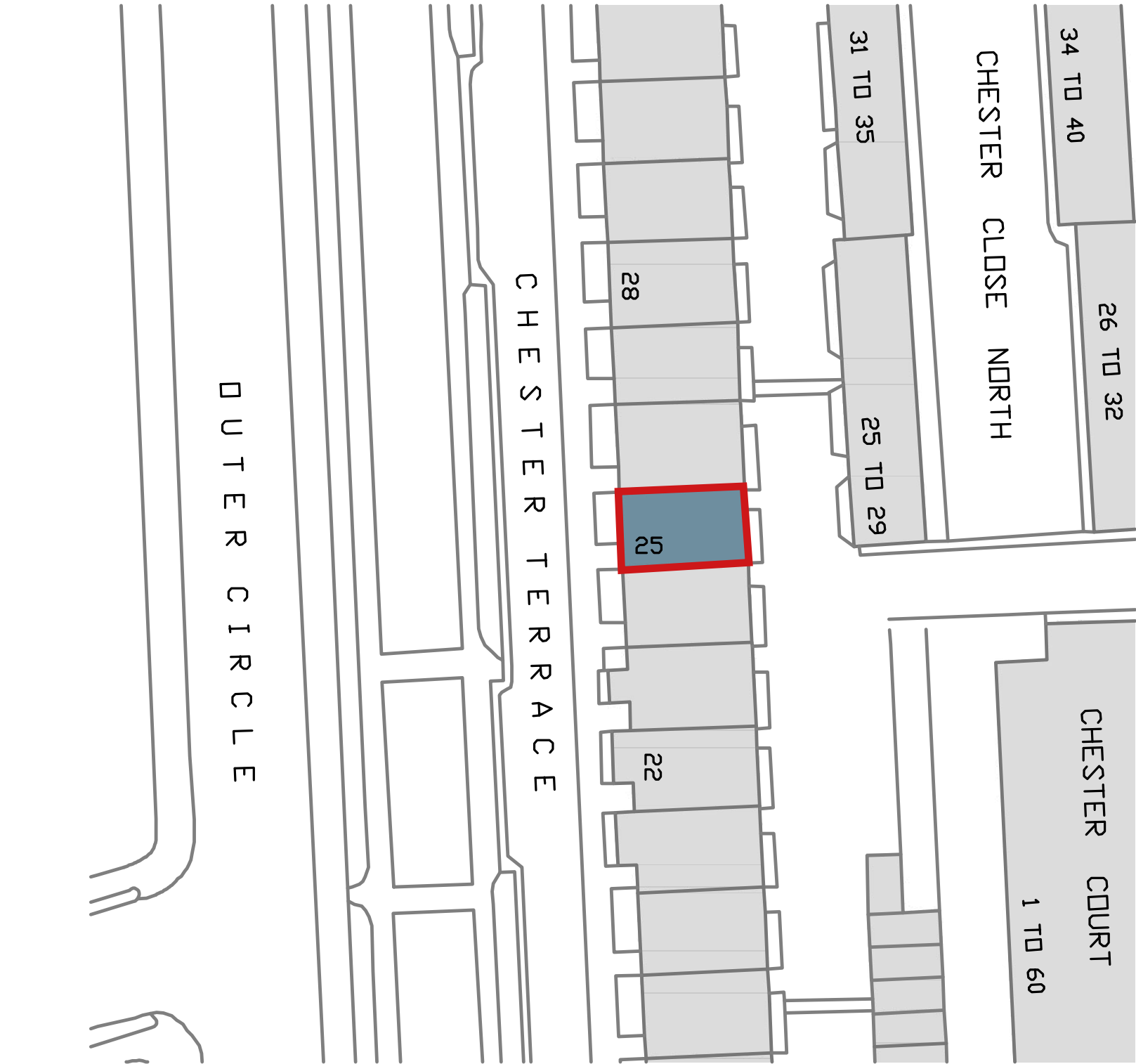
02 SITE CONTEXT

Location and Context

25 Chester Terrace is a grade I listed building designated in May 1974 along with its wider terrace; nos.1-42 (List Entry Number: 1271885. See page 9 for Heritage Building Description). The building was designed by John Nash and dates from c.1825. As reflected by its Grade I listing the building possesses considerable architectural and historic interest as part of an important early 19th century terrace of the Regent's Park Crown Estate development.

It should be noted that prior its listing the property was completely refurbished in the 1960's with all elements other than the front elevation and party walls being replaced.

The application site is located within the Regent's Park Conservation Area. The conservation area was first designated in 1969 and focuses on Regent's Park and its adjoining streets. In 1811 the land reverted to the Crown at which point John Nash was chosen to design a grand scheme creating a new processional route through London from Carlton House to Regent's Park.



Site Location Plan



Planning History

Relevant Planning History

Approval for a similar scheme including internal refurbishment and creation of a roof terrace was previously obtained but not implemented.

This was submitted for both Full Planning Permission and Listed Building Consent. Details of Granted consent below:

• **Planning Application**
Reference: 2016/2103/P - Creation of roof terrace within the roof slope; installation of 1 x AC unit at roof level; and replacement of rear single-glazed sash windows with matching double-glazed windows.
Decision: Full Planning Permission Granted - 7 July 2016

• **Planning Application**
Reference: 2016/2103/P- Creation of roof terrace within the roof slope; internal alterations including installation of staircase from third floor to roof terrace; installation of 1 x AC unit at roof level; and replacement of rear single-glazed sash windows with matching double-glazed windows.
Decision: Full Planning Permission Granted - 7 July 2016

Mrs Lewinsohn
Gartner Lewin
10-12 Perrins Court
Hampstead
London
NW31QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Chester Terrace
London
NW1 4ND

Proposal:
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.



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2016/2103/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 July 2016



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2016/2745/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 July 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Chester Terrace
London
NW1 4ND

Proposal:
Creation of roof terrace within the roofslope; internal alterations including installation of staircase from third floor to roof terrace; installation of 1 x AC unit at roof level; and replacement of rear single-glazed sash windows with matching double-glazed windows.

Neighbouring Planning History

Relevant Granted Planning Applications

In addition to the earlier approvals granted for 25 Chester Terrace, there have been other similar schemes consented to the neighbouring properties along Chester Terrace for similar modifications including internal alterations and addition of roof terraces.

On this page is a list of the granted planning applications.

These properties include:

- 15 Chester Terrace
- 26 Chester Terrace
- 33 Chester Terrace
- 35 Chester Terrace
- 36/37 Chester Terrace
- 38 Chester Terrace

• 15 Chester Terrace Listed Building Consent Reference:

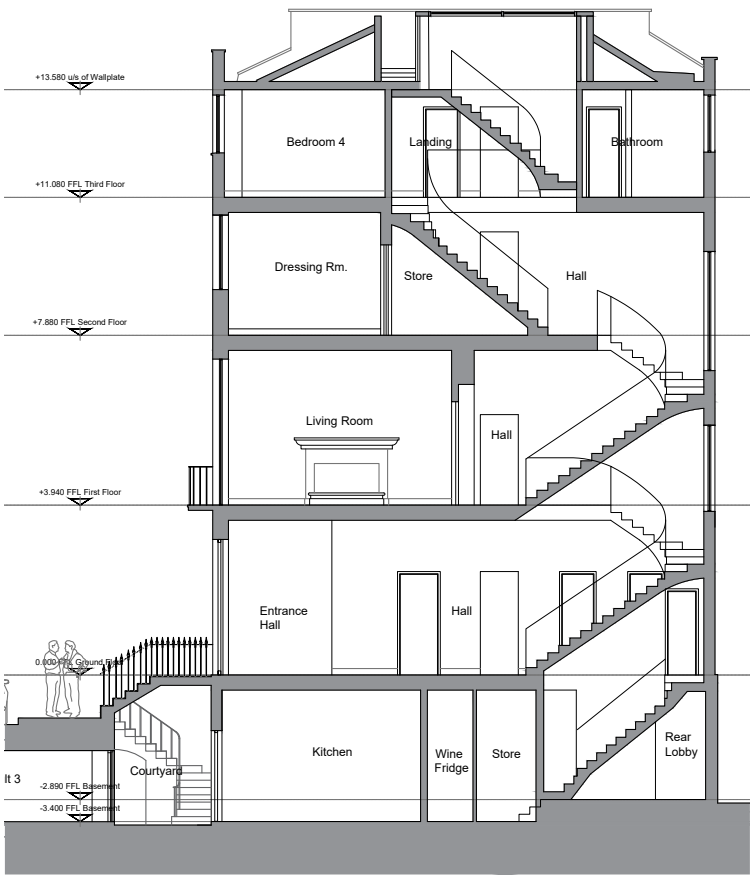
2019/0630/L - General refurbishment of building, including relocation of some internal walls, relocation of staircase from existing third floor to roof level, raising floor level on part of second floor and lowering of floors in existing vaults, with alterations to existing external vault doors to enable access from lower ground floor; installation of AC unit in front lightwell.

Decision: Listed Building Consent Granted - 10 September 2019

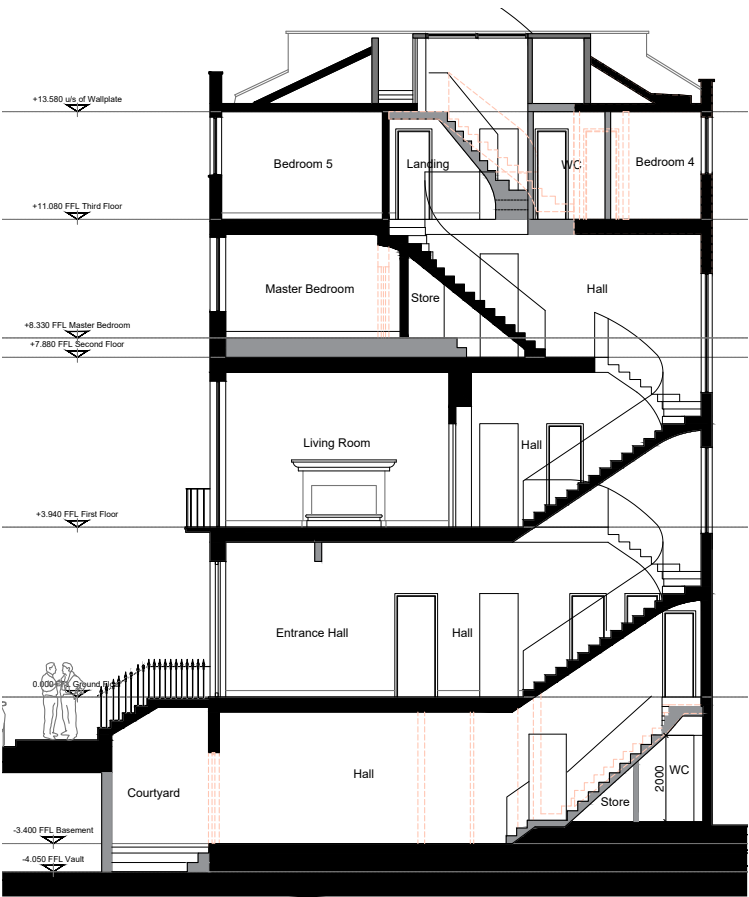
• 26 Chester Terrace Listed Building Consent Reference:

2021/5977/L - Internal alterations on all floors including front vaults and installation of security bars to one window on the rear elevation at basement level.

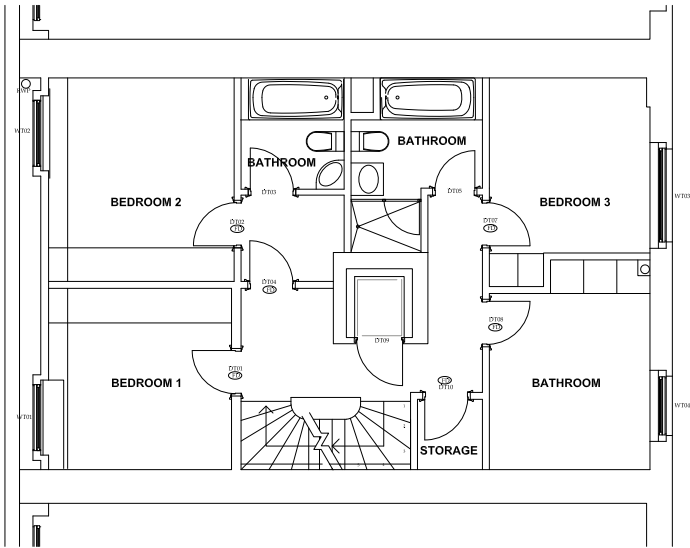
Decision: Listed Building Consent Granted - 12 September 2022



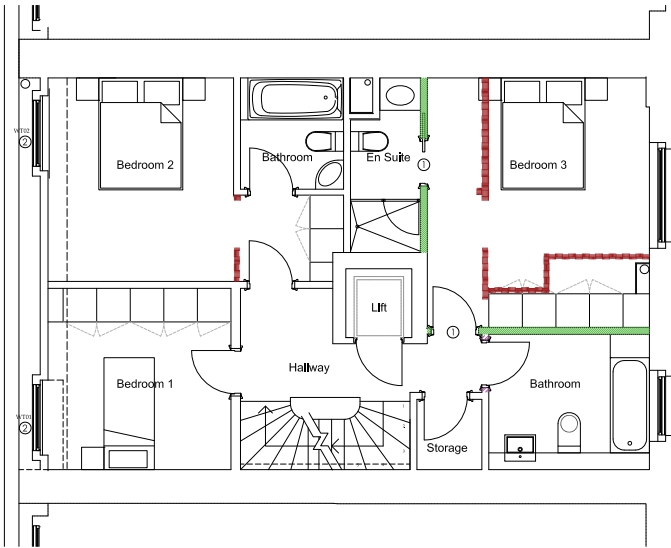
EXISTING SECTION C-C
Ref: 2019/0630/L
15 Chester Terrace



PROPOSED SECTION C-C
Ref: 2019/0630/L
15 Chester Terrace



EXISTING THIRD FLOOR PLAN
Ref: 2021/5977/L
26 Chester Terrace



PROPOSED THIRD FLOOR PLAN
Ref: 2021/5977/L
26 Chester Terrace

Neighbouring Planning History

- 33 Chester Terrace Householder Application**
Reference: 2014/6252/P - Excavation of basement vaults with associated alterations, creation of roof terrace with associated access glass roof and 2x skylights.

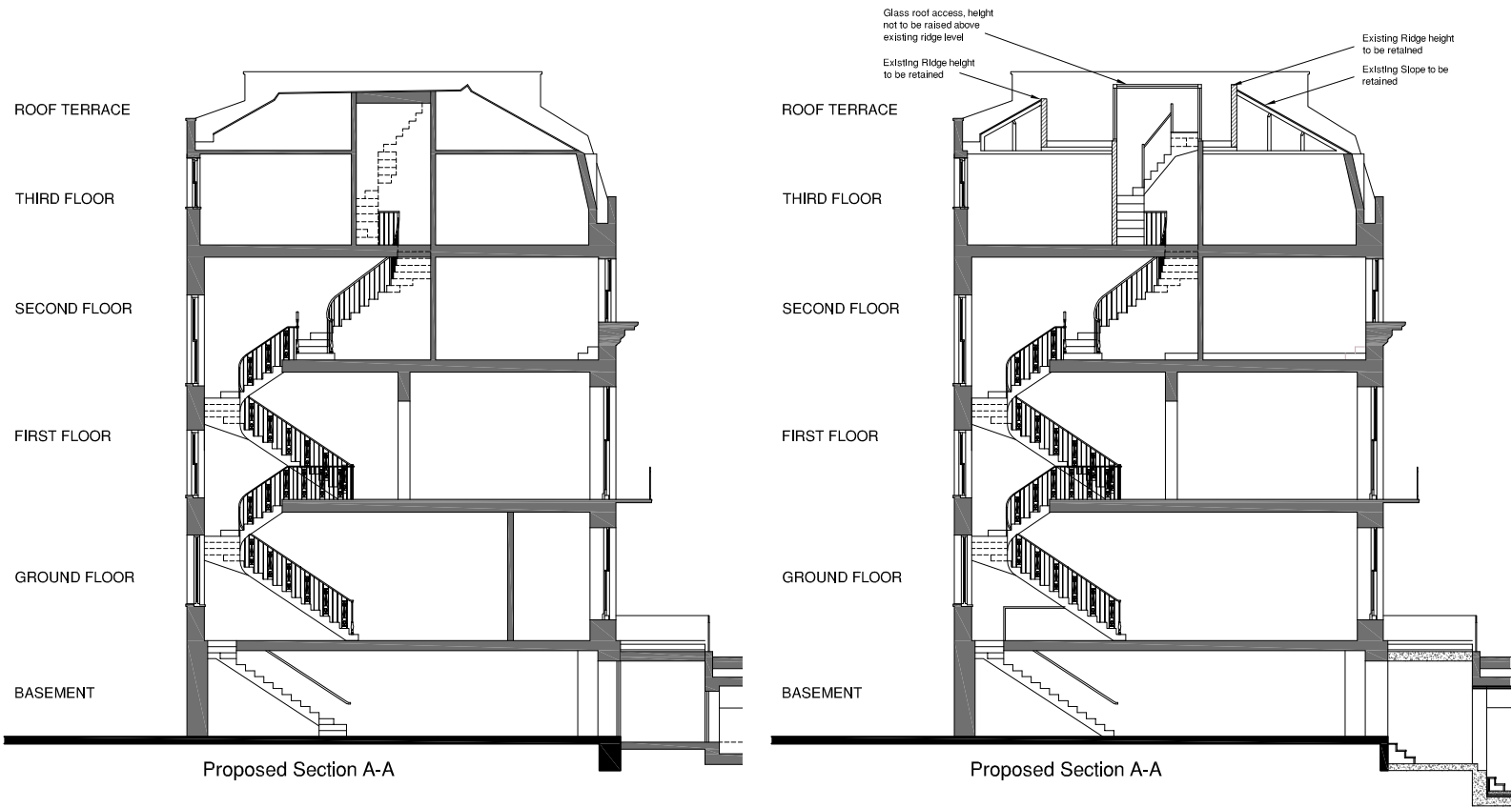
33 Chester Terrace Listed Building Consent
Reference: 2014/6783/L - Internal refurbishment of building, relocation of some internal walls, lowering of existing flat roof, formation of new staircase, glass roof and terrace area, and alterations to external vaults including lowering of floor level.

Decision: Both Permissions Granted - 31 March 2015

- 35 Chester Terrace Full Planning Application**
Reference: 2014/5627/P - Erection of roof terrace.

35 Chester Terrace Listed Building Consent
Reference: 2014/5795/L - Erection of roof terrace and associated internal alterations.

Decision: Both Permissions Granted - 20 November 2014



EXISTING SECTION AA
 Ref: 2014/6252/P
 33 Chester Terrace

PROPOSED SECTION AA
 Ref: 2014/6252/P
 33 Chester Terrace



EXISTING SECTION AA
 Ref: 2014/5627/P
 35 Chester Terrace



PROPOSED SECTION AA
 Ref: 2014/5627/P
 35 Chester Terrace

Neighbouring Planning History

- **36-37 Chester Terrace Full Planning Application Reference:**

2009/4544/P - Unification of no. 36 and no. 37 Chester Terrace to form a large single family dwelling. Internal alterations. Installation of staircase at third floor to access new roof extension behind existing slate roof at no. 36 and no. 37. Installation of condensing unit within pavement vaults.

Decision: Full Planning Permission Granted - 10 December 2009

- **36-37 Chester Terrace Full Planning Application Reference:**

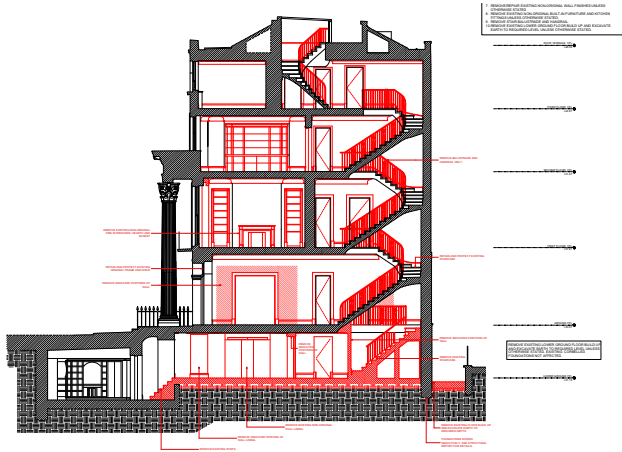
2011/2954/P - Minor amendments to planning permission granted 10/12/09: Internal alterations. Installation of new staircase at third floor level to access new roof extension behind existing slate roof at no. 36 and no. 37. Installation of condensing unit within pavement vaults.

Decision: Full Planning Permission Granted - 15 August 2011

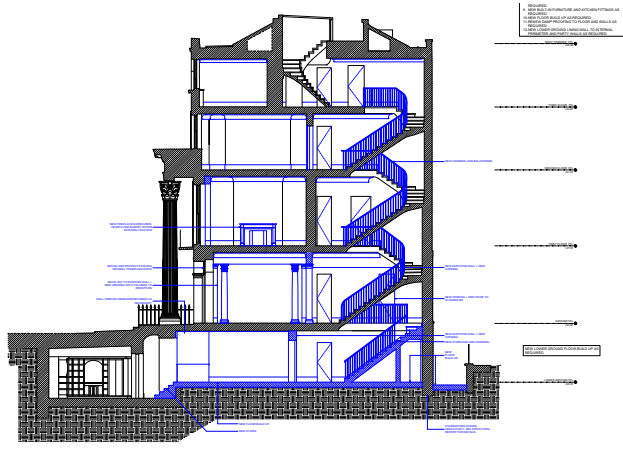
- **36-37 Chester Terrace Full Planning Application Reference:**

2017/2991/P - Various alterations to pair of GI listed dwellings including replacement of detailing and internal doors from lower ground through to the third floor; lowering of the lower ground floor slab and the associated level change and new doors to the rear lower ground entrance areas and a portion of the front light well to No. 36. Replacement of external doors and steps to front and rear lightwells.

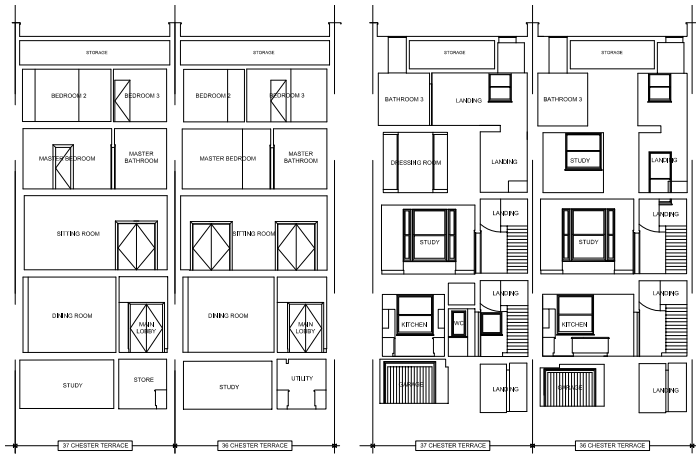
Decision: Full Planning Permission Granted - 06 June 2017



DEMOLITION SECTION AA (NTS)
Ref: 2017/2991/P
36-37 Chester Terrace



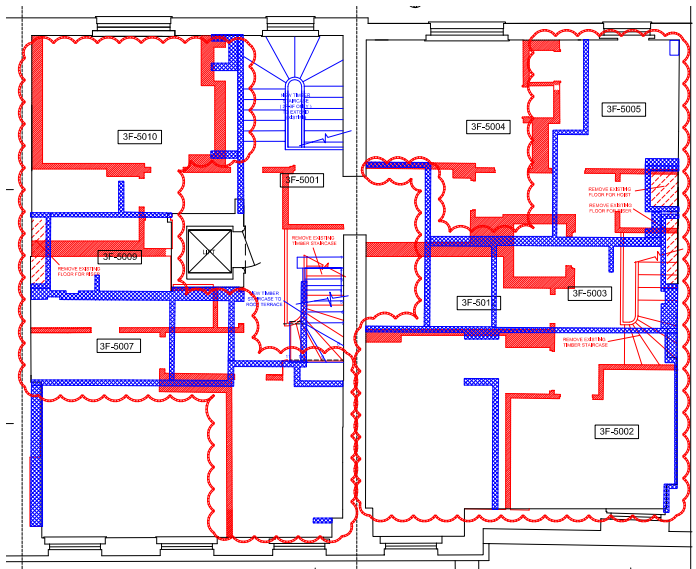
PROPOSED SECTION AA (NTS)
Ref: 2017/2991/P
36-37 Chester Terrace



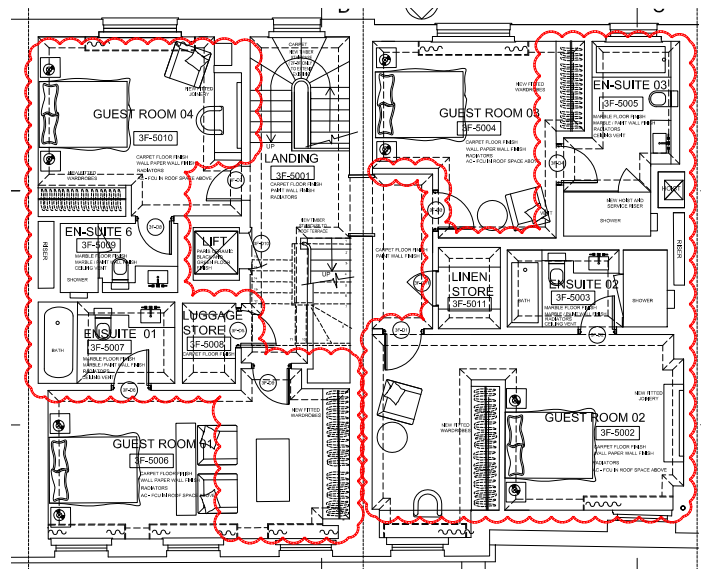
EXISTING SECTION AA & BB (NTS)
Ref: 2011/2954/P
36-37 Chester Terrace



PROPOSED SECTION AA & BB (NTS)
Ref: 2011/2954/P
36-37 Chester Terrace



DEMOLITION (NTS)
Ref: 2011/2954/P
36-37 Chester Terrace



PROPOSED THIRD FLOOR PLAN (NTS)
Ref: 2011/2954/P
36-37 Chester Terrace

Neighbouring Planning History

Relevant Granted Planning Applications

The similarity of the applications listed on this page and the fact that approval has been previously granted for a similar proposal suggests that the proposals outlined in this document should be considered acceptable in policy terms.

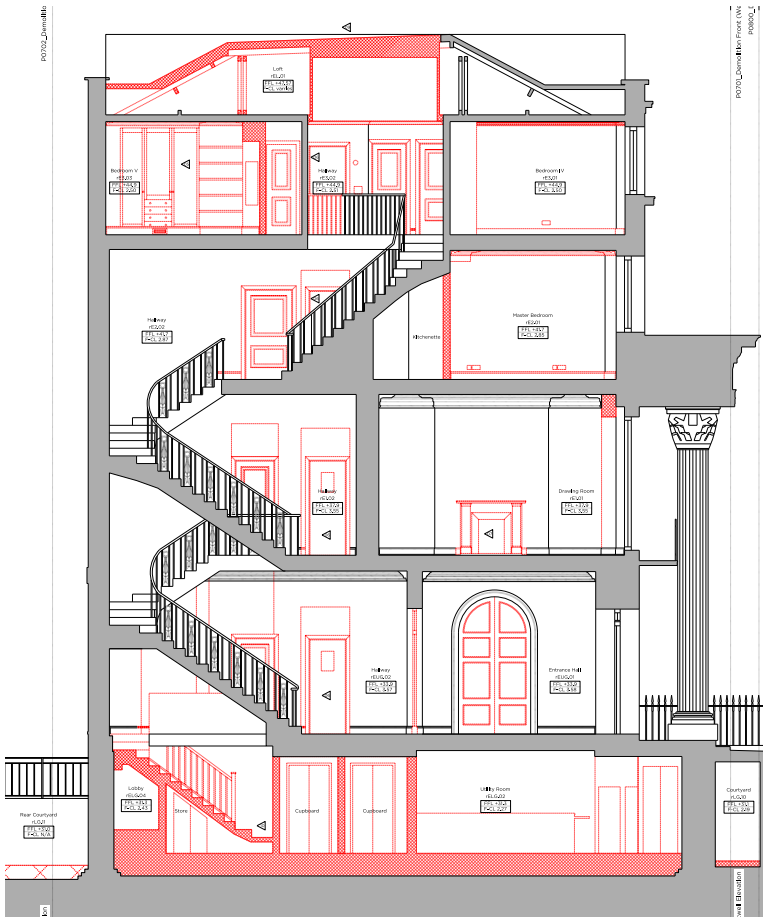
- 38 Chester Terrace Householder Application**

Reference: 2020/5801/P - Erection of roof terrace. 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.

- 38 Chester Terrace Listed Building Consent**

Reference: 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.

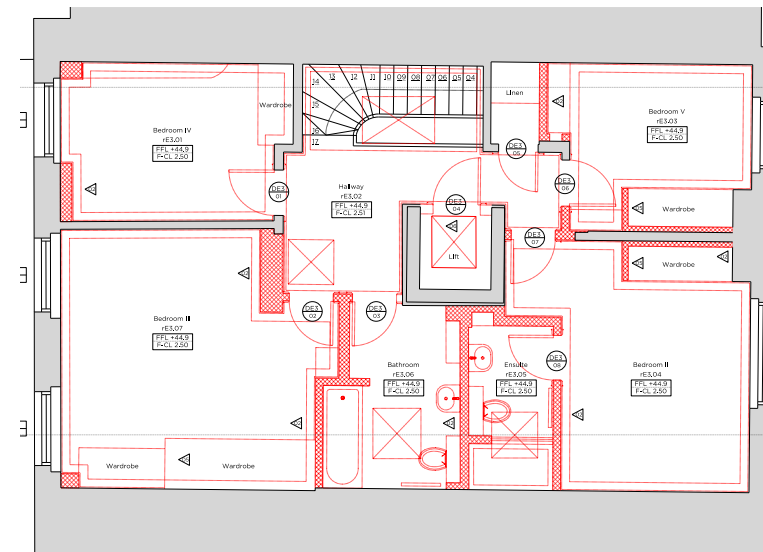
Decision: Both Permissions Granted - 18 May 2021



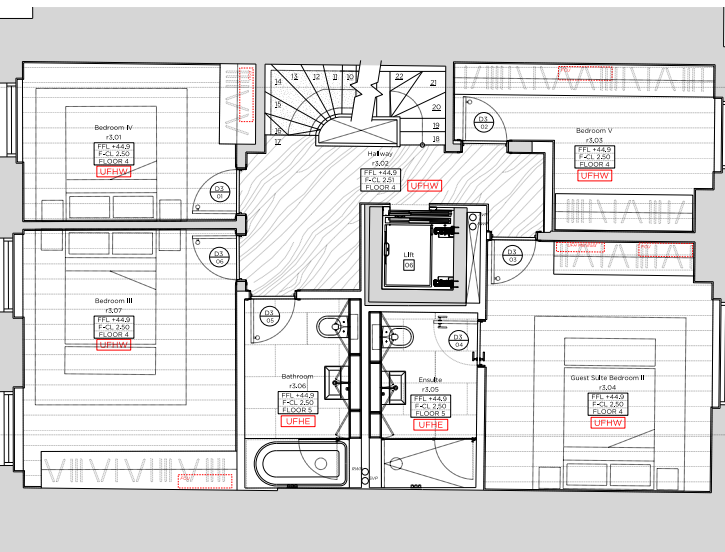
DEMOLITION SECTION BB
Ref: 2020/5801/P
38 Chester Terrace



PROPOSED SECTION BB
Ref: 2020/5801/P
38 Chester Terrace



DEMOLITION THIRD FLOOR PLAN
Ref: 2020/5801/P
38 Chester Terrace



PROPOSED THIRD FLOOR PLAN
Ref: 2020/5801/P
38 Chester Terrace

03 THE EXISTING BUILDING

Existing External House

The Listed Building Description from the Heritage England for Chester Terrace is as below:-

Location: (East side) Nos.1-42 (Consecutive) and attached railings and linking arches

Street: Chester

Grade: I

Reference No: 798-1-21287

Date of listing: May 14 1974 12:00AM

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.

In summary, the properties high architectural and aesthetic value due to the quality of its elevation fronting Regents Park, and its contribution to the terrace. However the rear elevation was constructed in the 1960's and is of low value.



Front Houses



Entrance Gate



Roof Dormer



Front of House



Front of House



Lightwell



Lightwell



Lower Ground Rear of House

Existing Internal House

Whilst the front façade of the property is of significant value the interior of No. 25 is of limited heritage value, with the general hierarchy of spaces being one of the only surviving elements of interest which contributes to the property's overall heritage value - something which will be maintained as part of the proposed works.

The interior has been subject to considerable alteration through the complete removal of internal features in the 1960s and the insertion of a lift along with the rebuilding of the rear elevation and replacement of the roof. Those areas within the property which are of most significance are, the broadly readable hierarchy of internal spaces from lower ground to third floor, original front windows to lower ground floor, ground floor and first floor and the location of the main staircase from ground to second floor.

On top of this the interior shows considerable decay including collapsed ceilings at second and third floor due to a leak in the roof.



The vaults



Lower Ground Floor kitchen, room and stairs leading to ground floor



Ground Floor Day Room



Ground Floor Kitchen



Main Entrance Hall



First Floor Sitting Room



Second Floor Main Chamber



Second Floor Bedroom



Second Floor Bedroom collapsed ceiling

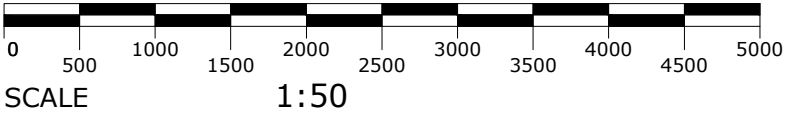
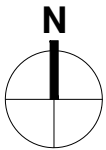
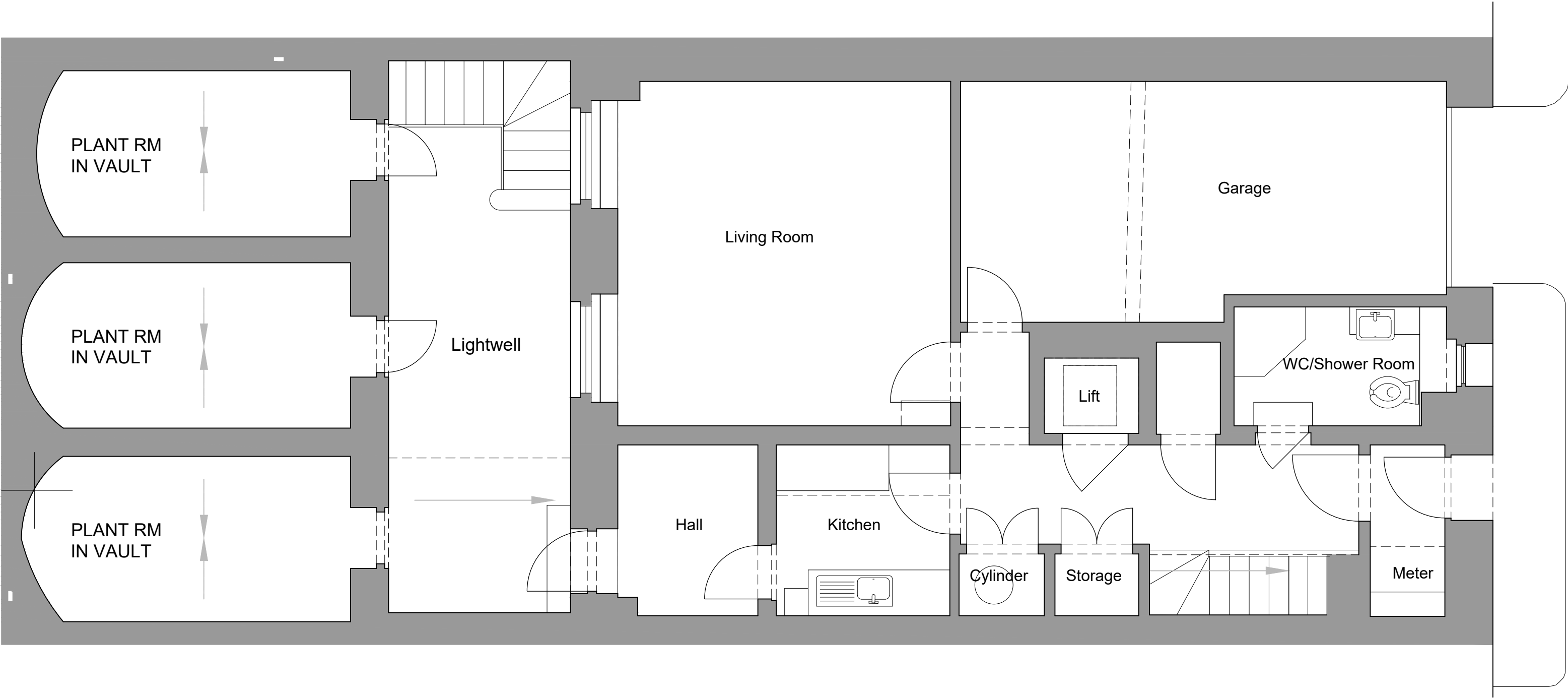


Stairs to Third floor

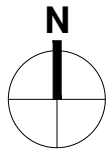
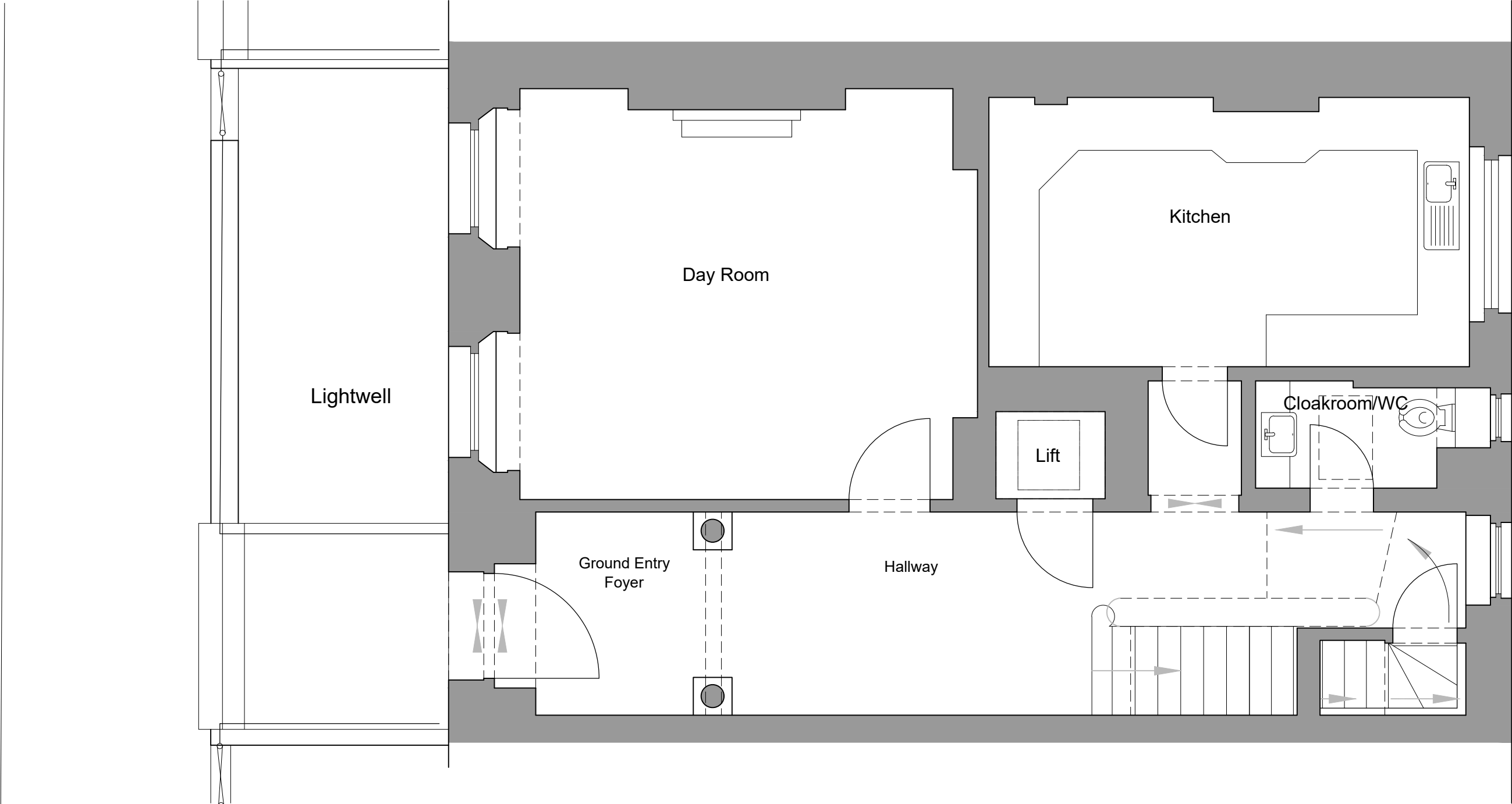


Collapsed ceiling at third floor bedroom

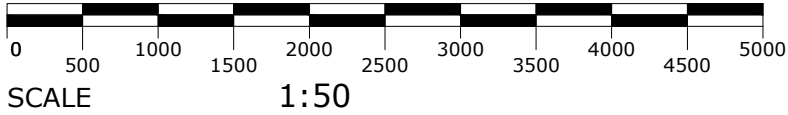
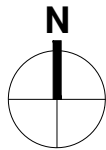
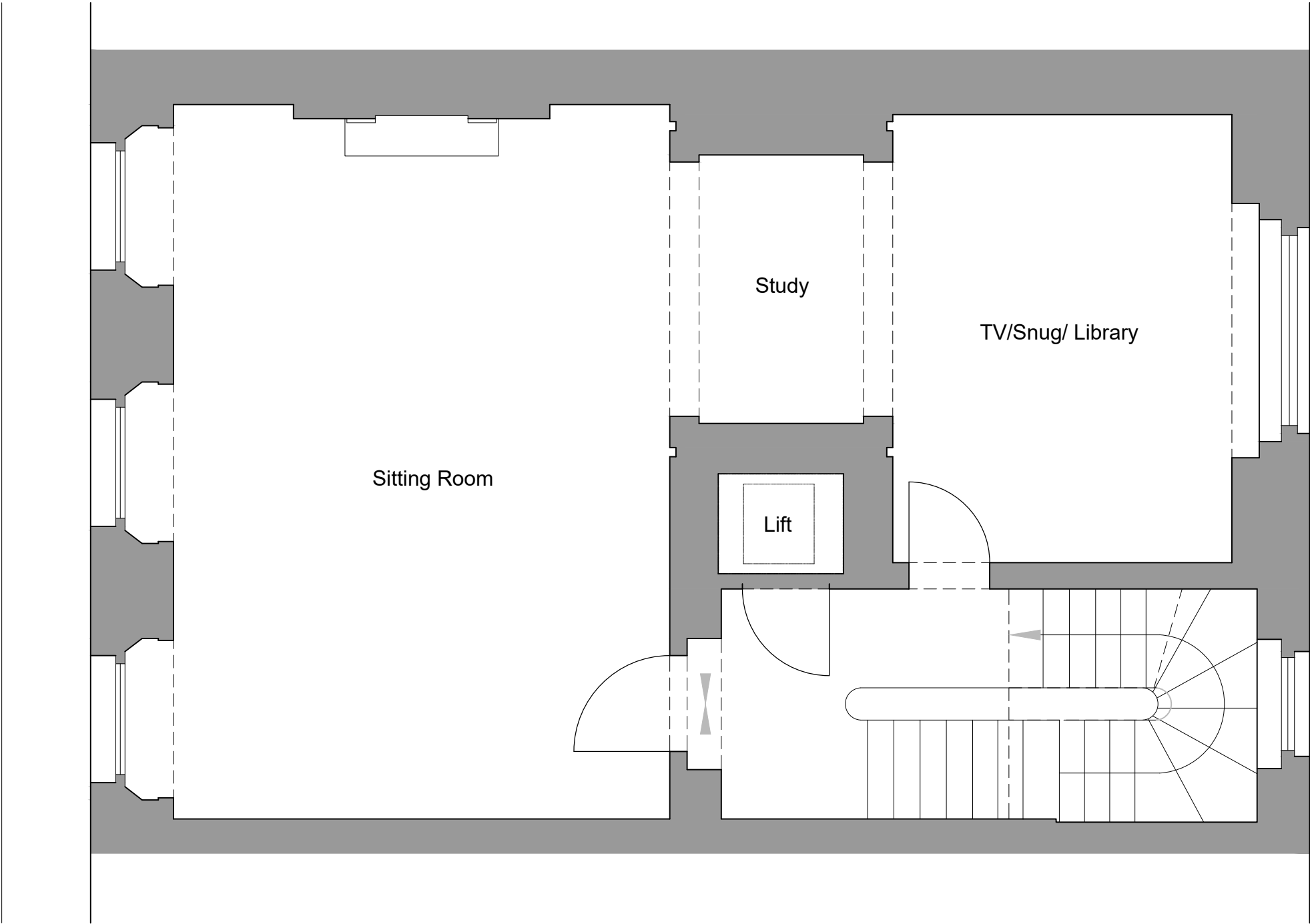
Existing Lower Ground



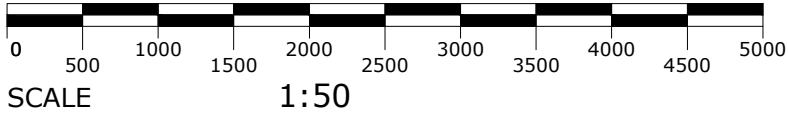
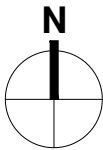
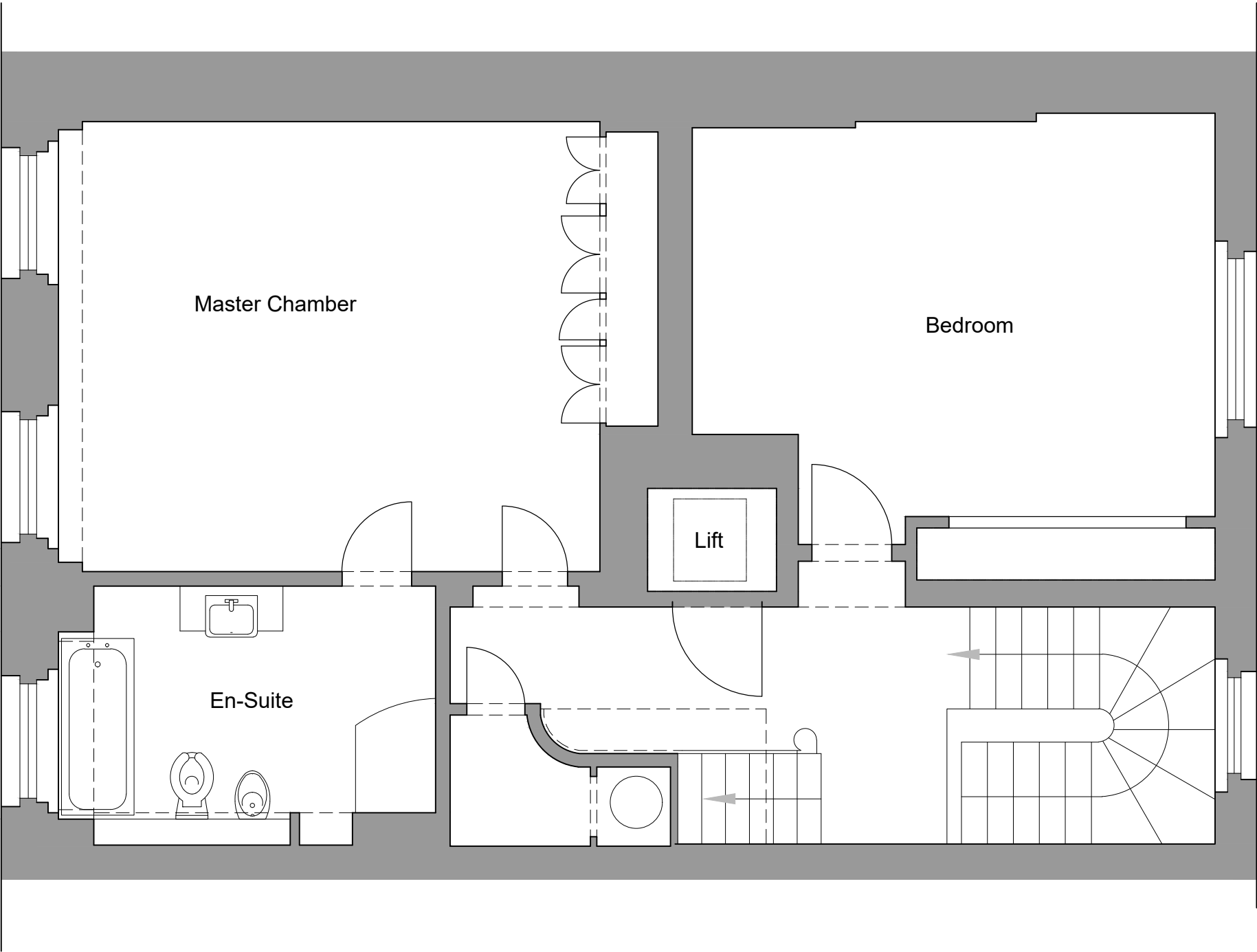
Existing Ground Floor Plan



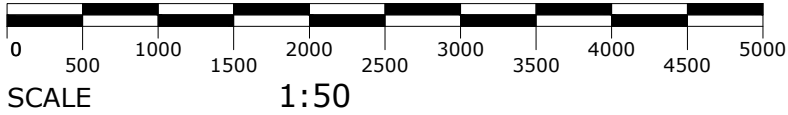
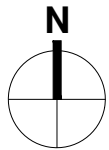
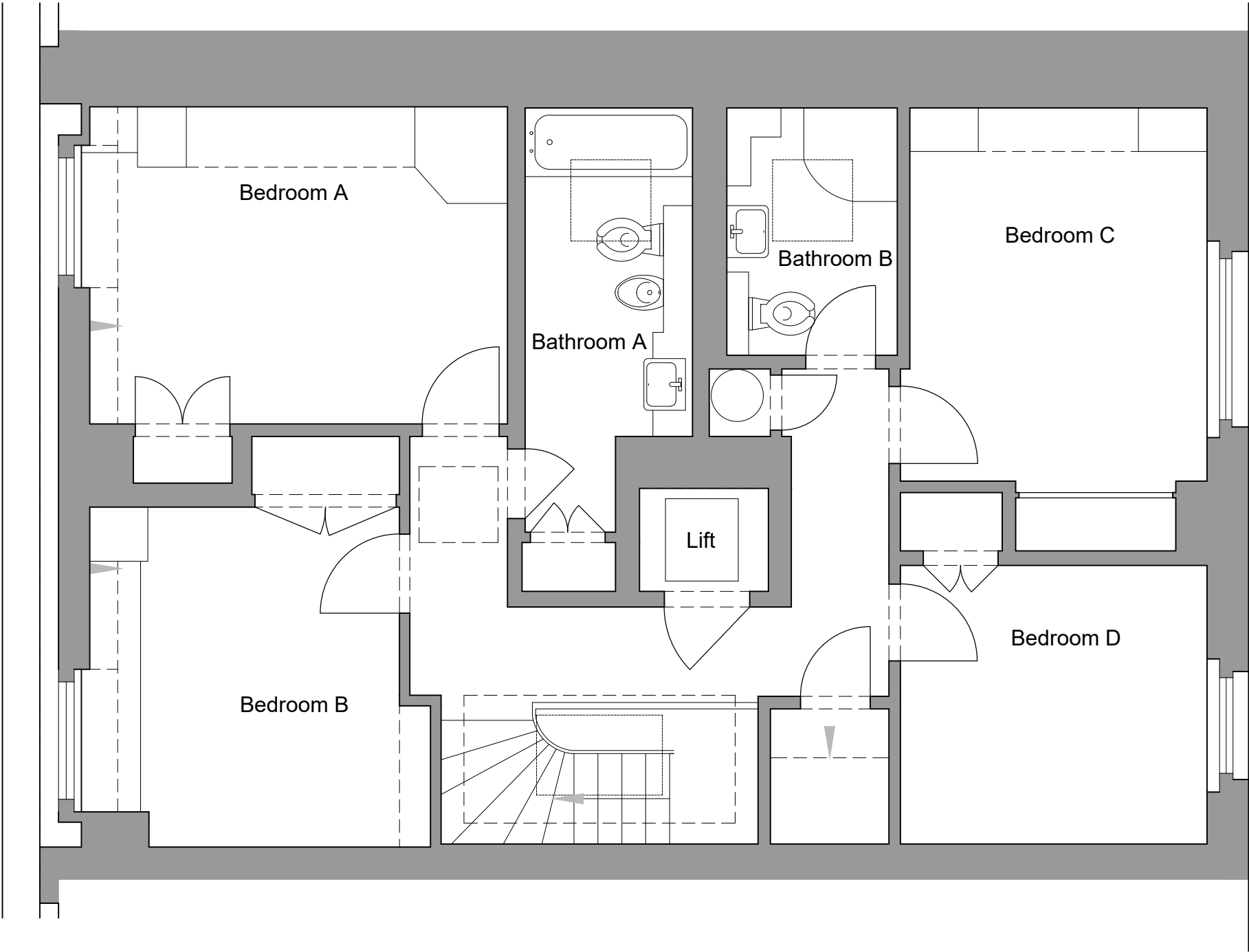
Existing First Floor Plan



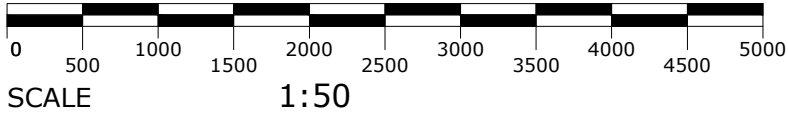
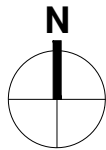
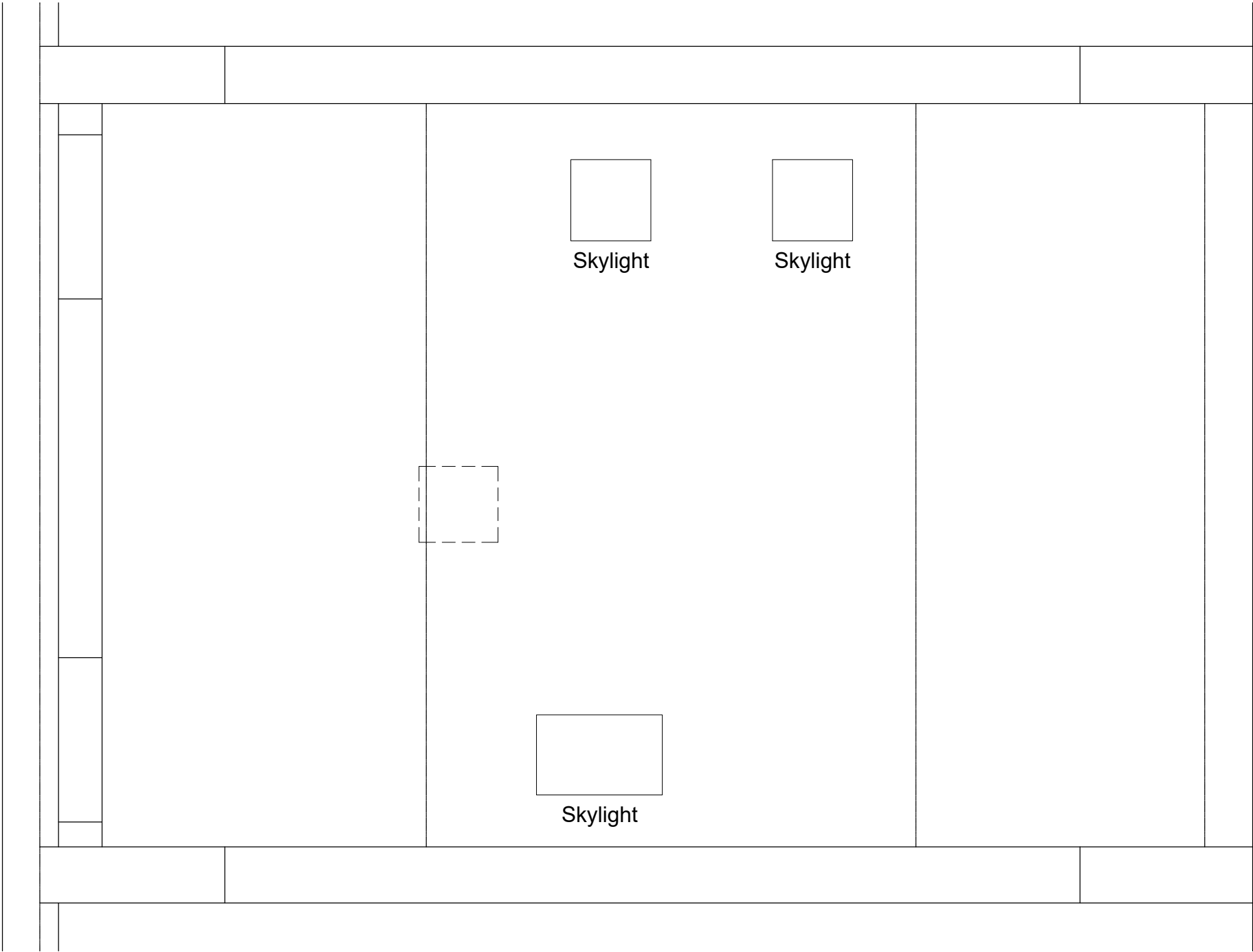
Existing Second Floor Plan



Existing Third Floor Plan



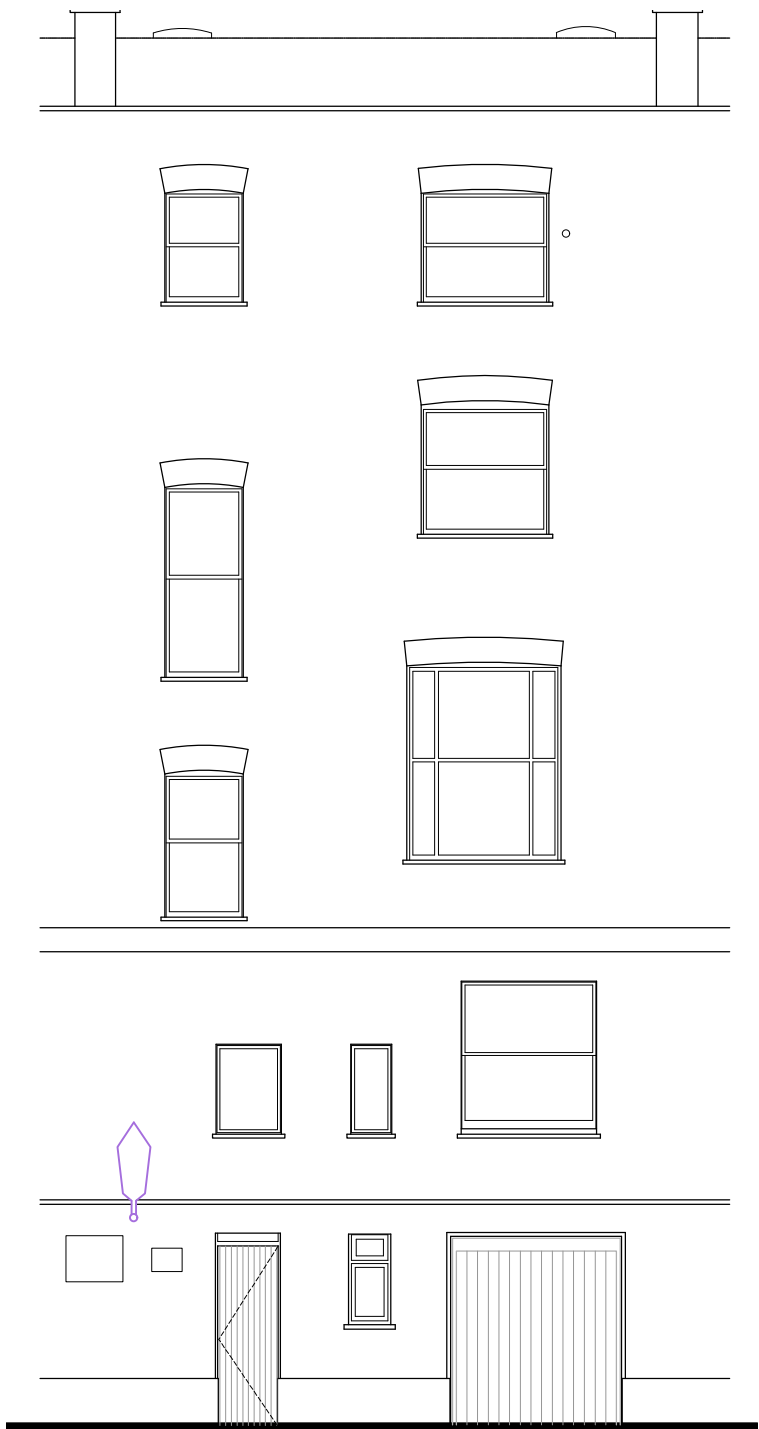
Existing Roof Plan



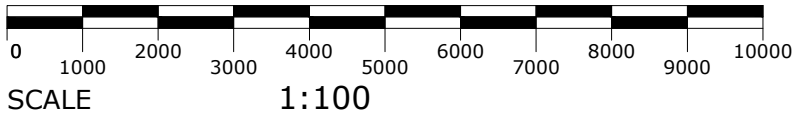
Existing Elevations



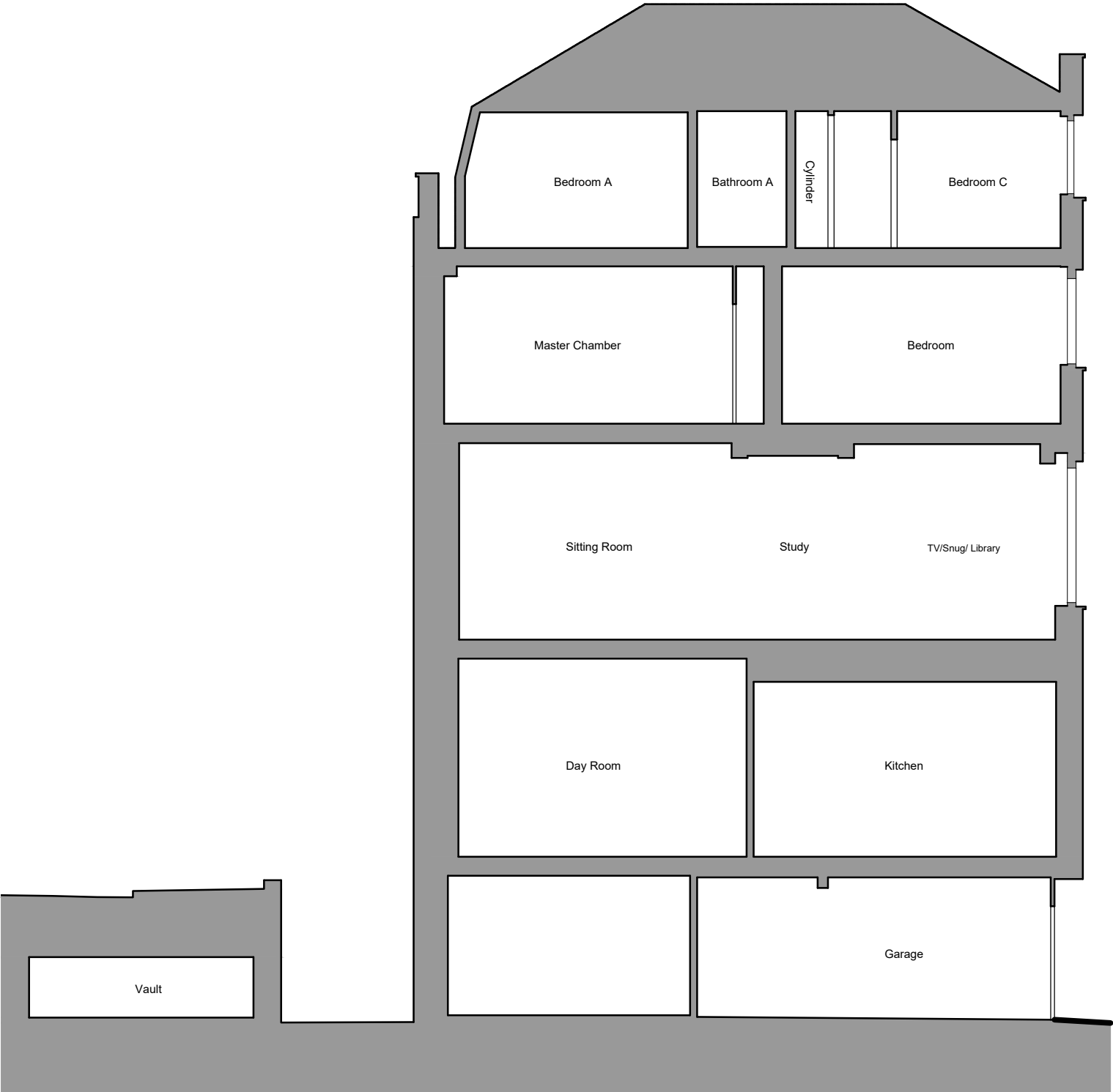
Front Elevation



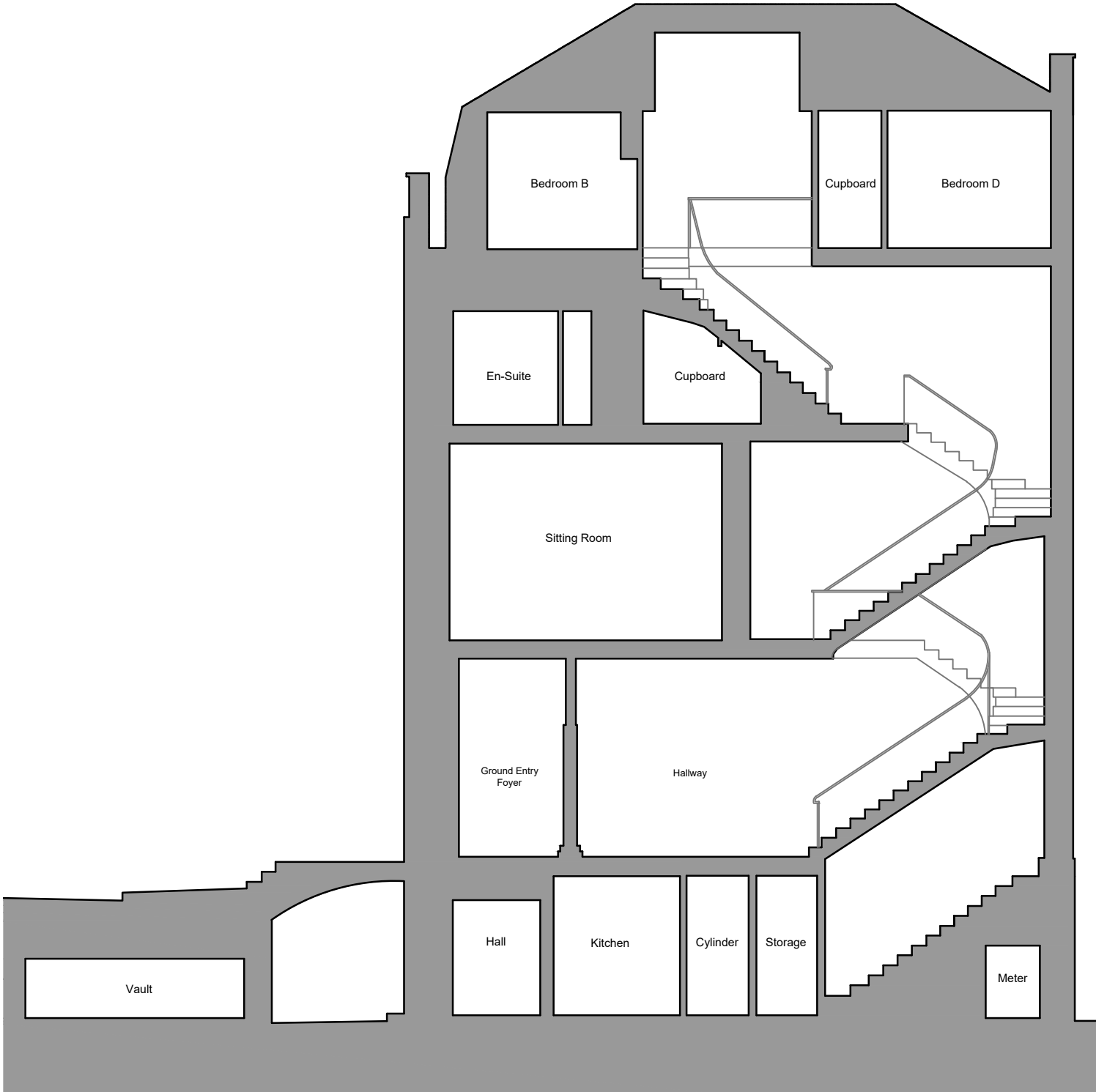
Rear Elevation



Existing Sections



Section A-A



Section B-B

04 DESIGN PROPOSAL

Design Proposal

It is proposed to refurbish the interiors of the house to provide up to date services and interior finishes, including lighting, cooling and heating. This will involve the removal of all internal finishes and services, including the ducted warm air heating system, and the reinstatement of features in keeping with the period of the building. Heating will be provided by underfloor heating along with radiators. (See drawings GHV-400 to GHV-460 Inclusive)

Changes to the internal plan form are limited in number and have been designed to be sensitive to the importance of hierarchy within the building and the readable plan form of the spaces.

At roof level it is proposed to provide a new roof terrace, located in the middle of the existing front and rear slate roof slopes. This has been designed to sit away from the street frontage and to be set within the roof scape to avoid any visual impact. It follows the design and pattern of other roof terraces granted consent along the terrace, which includes terraces at Nos. 12, 16, 21, 22, 29, 34 and 36. as well as the previously approved 2016 scheme.

In addition to the proposed roof terrace and the replacement of the rear, non-original windows and the replacement of the existing double-glazed windows to the front elevation at second and third floor.

Like other houses within the terrace the addition of a discreet roof terrace, accessed via a new flight of stairs in the stairwell below will have no effect on the heritage significance of the building, it will only affect 1960s fabric, the appearance of a traditional roof form

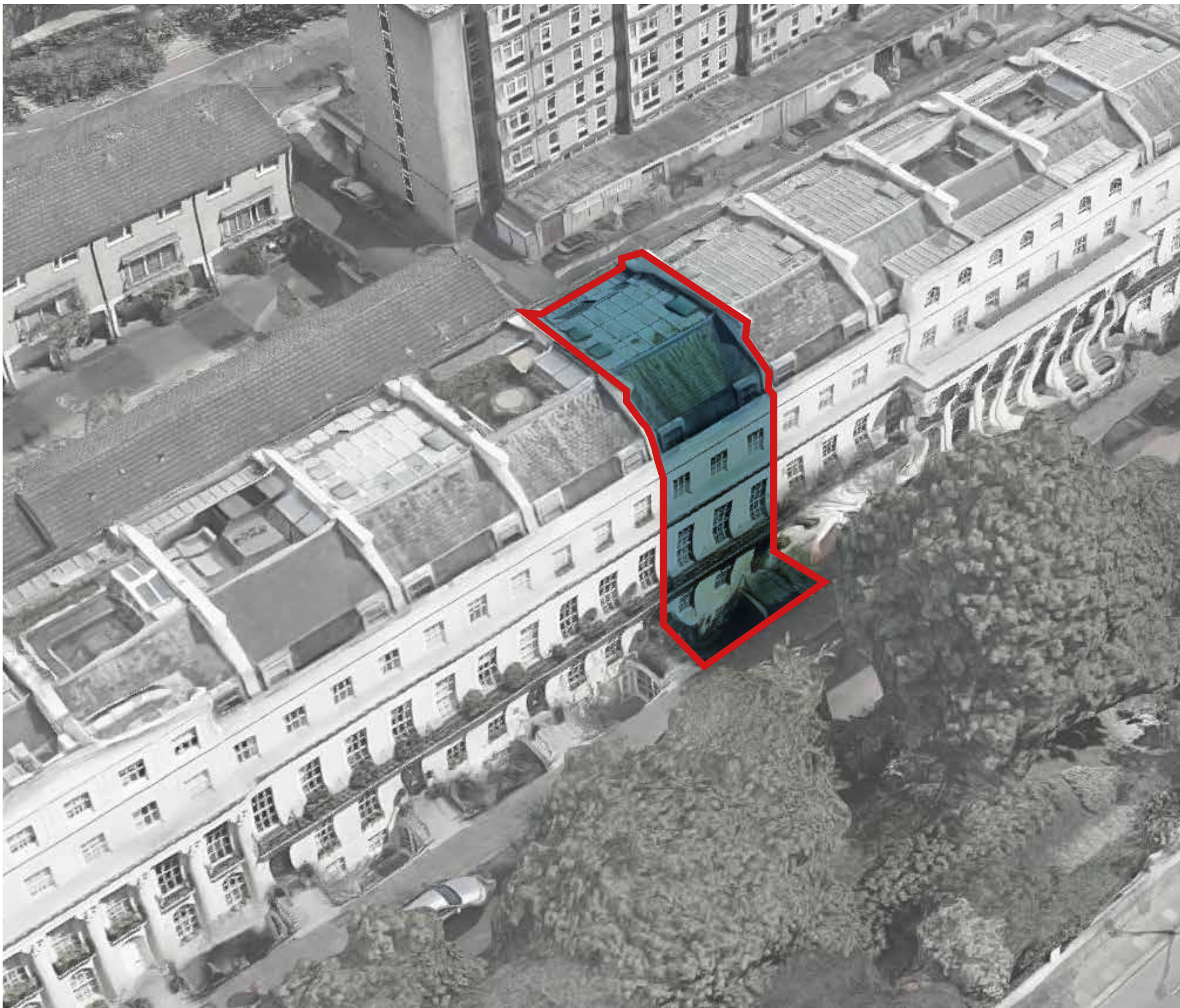
will be maintained from the street and the wider area.

The terrace will include walk-on rooflights to provide light into one of the bathrooms below. Conservation style rooflights will be introduced to the upper roof slopes to provide natural light and ventilation to the other top floor bathrooms. The roof terrace will have no effect on the heritage significance of the listed building and will not affect any historic fabric.

Replacement of the rear windows will improve the appearance of the building. The windows will be timber framed, double glazed sash windows in keeping with the existing windows but improving on the thermal and acoustic performance to the rear rooms. The existing rear windows are a mixture of timber and metal windows. The glazing will be slim line, to avoid undue visual change. There will be no impact on the significance of the building as a result of providing new, bespoke, timber framed sash windows on this secondary elevation of the house. Other properties with double glazing on the rear include No.8 and No.31 where it was considered that there would be no impact on heritage significance due to the highly altered nature of the rear elevations of all the houses in this terrace.

To the front the existing double glazed windows to the second and third floor will also be replaced.

The single glazed timber sash windows at lower ground floor, ground floor and first floor will also be replaced with a like for like single glazed window with secondary glazing.



Site Location

Design Proposal

At ground floor the existing external security grills will be removed.

The front light well will be repaved and the existing steps and railings refurbished.

The doors to the vaults will be replaced to match existing.

The balcony at first floor level will be refurbished as will the main roof and lead gutters.

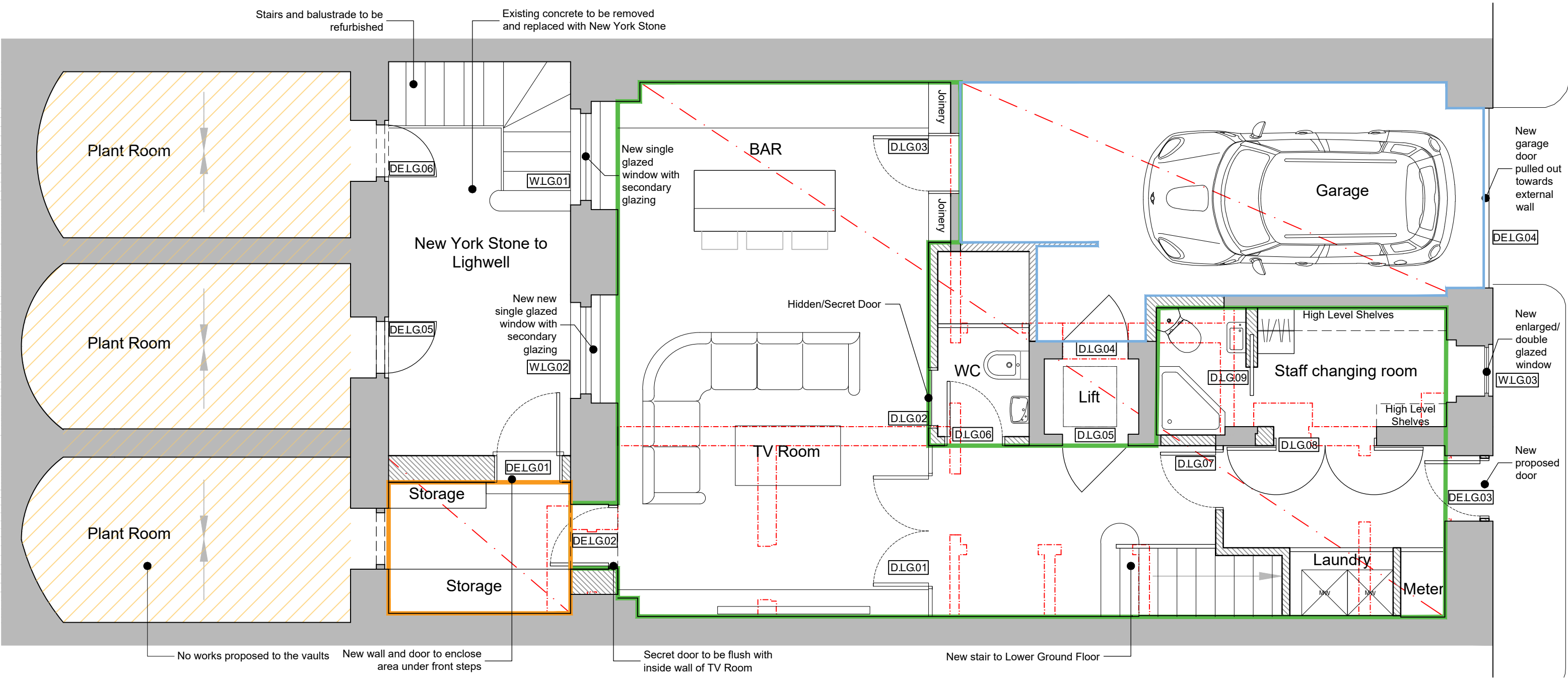
At rear lower ground floor level the garage door will be replaced with a painted timber door similar in style to that of the next door property at number 26 and the back door will also be replaced with a new painted timber door.

To the rear elevation cast iron air bricks will be used for extract fans serving the lower ground floor, ground floor, first and second floors, ventilation from the top floor will be ducted through the roof with in line slate vents. The new gas boiler will have a flue penetrating the rear wall at lower ground floor as is typical for other properties in the area.

The proposed works include the introduction of comfort cooling to the property which will include the installation of an external condenser unit on the proposed roof terrace. Similar to many other houses on the terrace. EEC have been commissioned to carry out an environmental noise survey to obtain statistical noise data to characterise the existing local background and ambient noise climate at the site. The data acquired and the Local Authority Noise policy limiting noise levels will be set to be maintained

by the proposed mechanical plant at the site. A copy of their report forms part of this application. Internally the units will be located within built in joinery or within lowered ceilings over bathrooms and on the top floor they will be located in the eaves space.

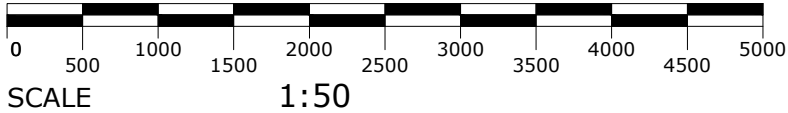
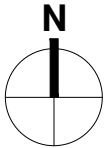
Proposed Lower Ground



At lower ground floor level, it is proposed to insert create a single room to the front of the property along with enclosing the area under the external steps to be able to connect to the vaults. The proposals will also include the introduction of a guest WC and a staff changing area and laundry.

The lower ground floor level will be lowered to accommodate a new insulated damp proofed slab. The new stairs leading down from the ground floor will open up into an enlarged hallway. There are no existing cornices and the doors are modern 1960s doors. It is proposed to replace the skirting with a simple ogee profile throughout but not to install cornices. The doors will be timber panelled, of a simple, subservient for. (For details refer to drawings GHV-400 and GHV-401 for skirting, GHV-430 and GHV-431 for cornices and GHV-440 to GHV-443 for doors)

The vaults are proposed for new plant, which is to be fitted within the existing space (with no lowering of the floor). New doors will be installed with ventilation, in line with other examples along the terrace. These changes will have no impact on historic fabric.



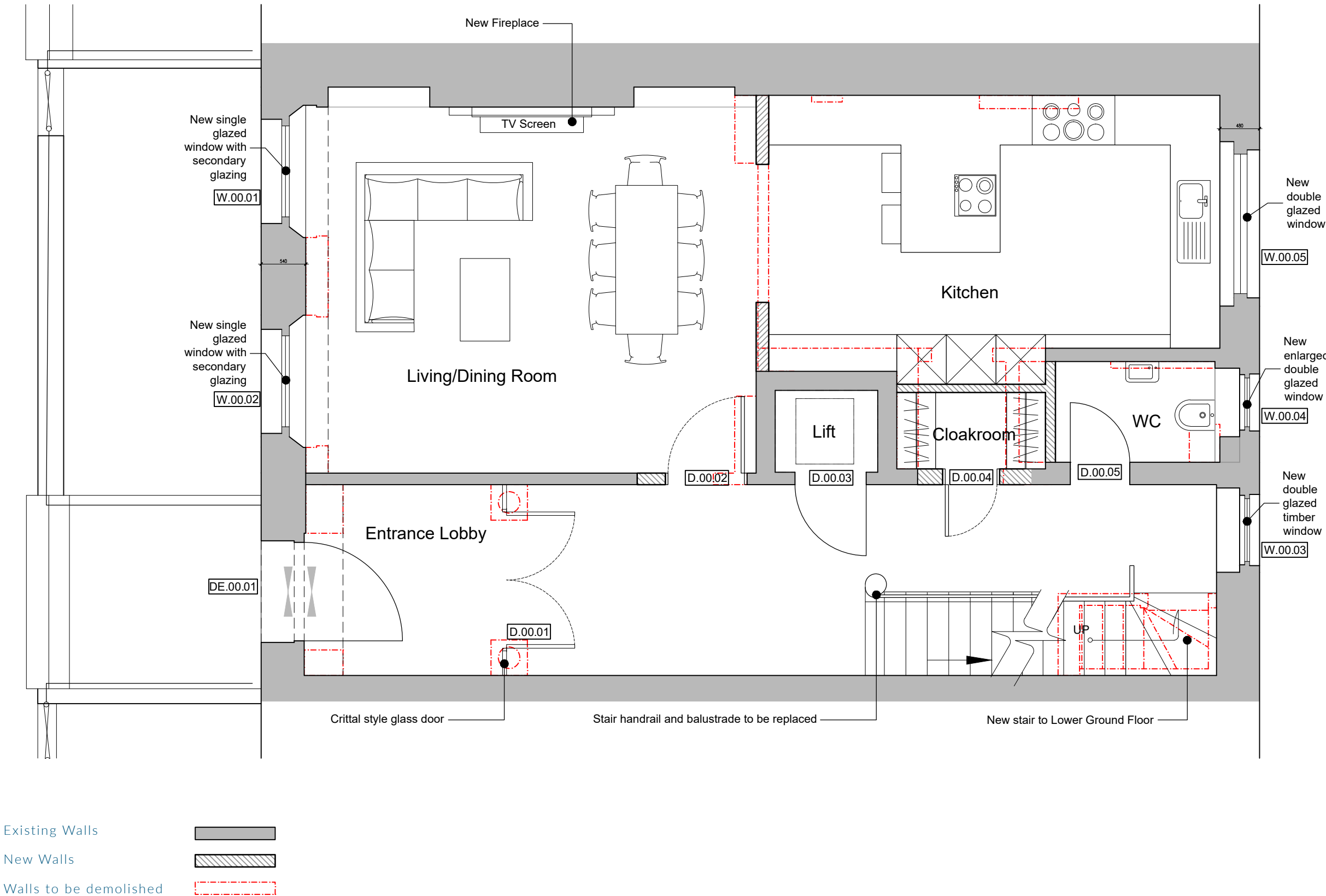
Proposed Ground Floor Plan

At ground floor level the alterations include the insertion of a new opening between the front and rear rooms, to provide a more open plan living and kitchen area. The 1924 plans demonstrate that the current wall between the front and rear rooms at this level is not in its original location and was moved to accommodate the new lift inserted in the 1960s. There is evidence for a former opening in this location as well. There will be no doors in the new opening to create an open plan feel between kitchen,dining and living room.

The existing boxing concealing the ducted warm air heating [against the lift shaft and between the front room windows] will be removed.

Within the entrance hall the floating arch detail is to be removed (non-original and not in keeping with the original layout) and metal Crittal style doors will be installed to act as a draft lobby. The existing doors are to be removed and replaced with timber four panelled doors of a height appropriate to the principle ground floor (i.e. taller than the existing openings). New cornices are proposed to replace the existing cornices in the hallway and the ground floor rooms. The ground floor front room cornice will replicate the same pattern as existing (and as is evidenced in other houses on the terrace) in the hallway the existing design is not appropriate and will be replaced with another design more in keeping (Please see drawings GHV-430 and GHV-431).

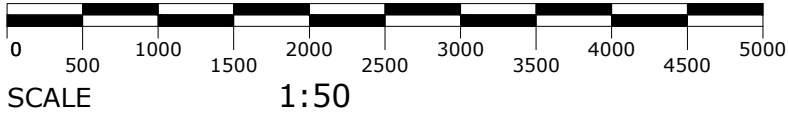
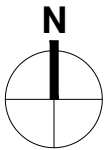
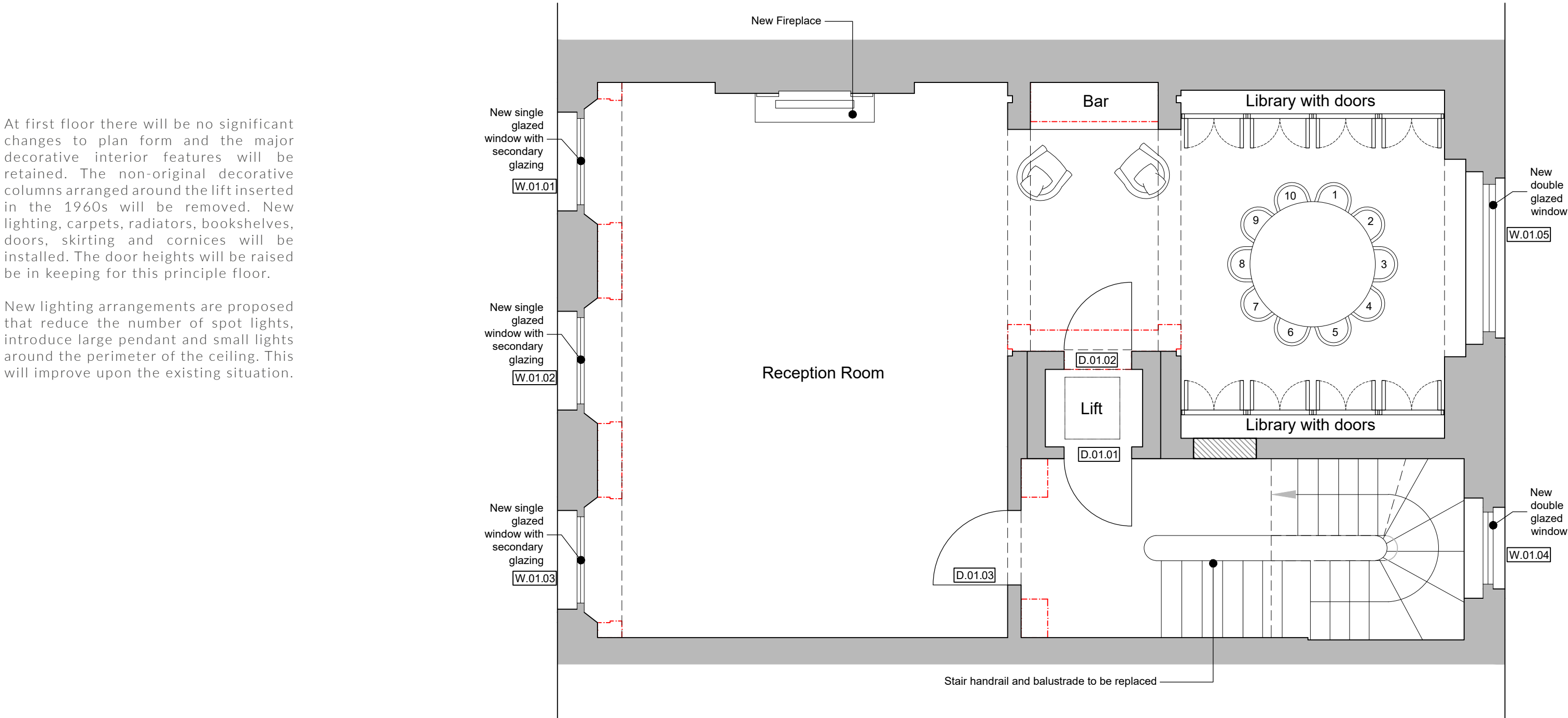
Overall these alterations will improve the appearance of the interior of the house by restoring period character to the property. Floor plan will not be affected, nor will any original fabric.



Proposed First Floor Plan

At first floor there will be no significant changes to plan form and the major decorative interior features will be retained. The non-original decorative columns arranged around the lift inserted in the 1960s will be removed. New lighting, carpets, radiators, bookshelves, doors, skirting and cornices will be installed. The door heights will be raised be in keeping for this principle floor.

New lighting arrangements are proposed that reduce the number of spot lights, introduce large pendant and small lights around the perimeter of the ceiling. This will improve upon the existing situation.

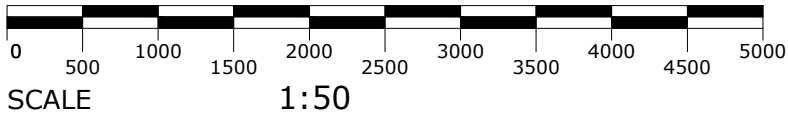
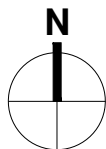
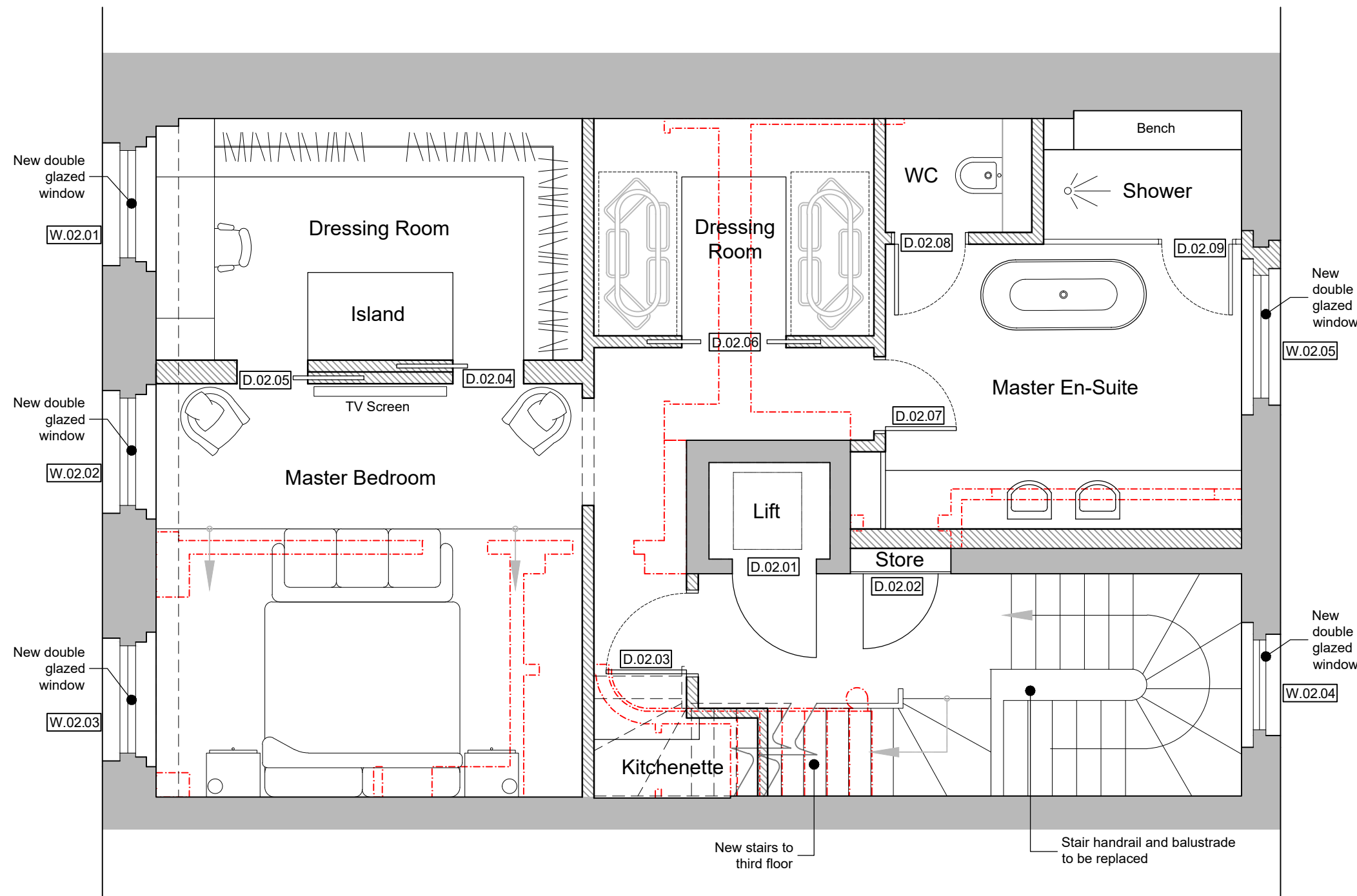


Proposed Second Floor Plan

At second Floor there will be a general rearrangement of the floor plan, removing non-original partitions to create a master suite. As with the other floors all new internal finishes will be replaced appropriate to the hierarchy of the floor level and the period of the building.

The changes will include a replacement staircase connecting the second and third to the third floor

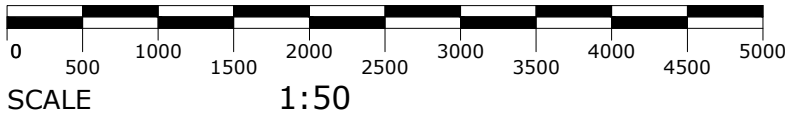
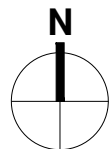
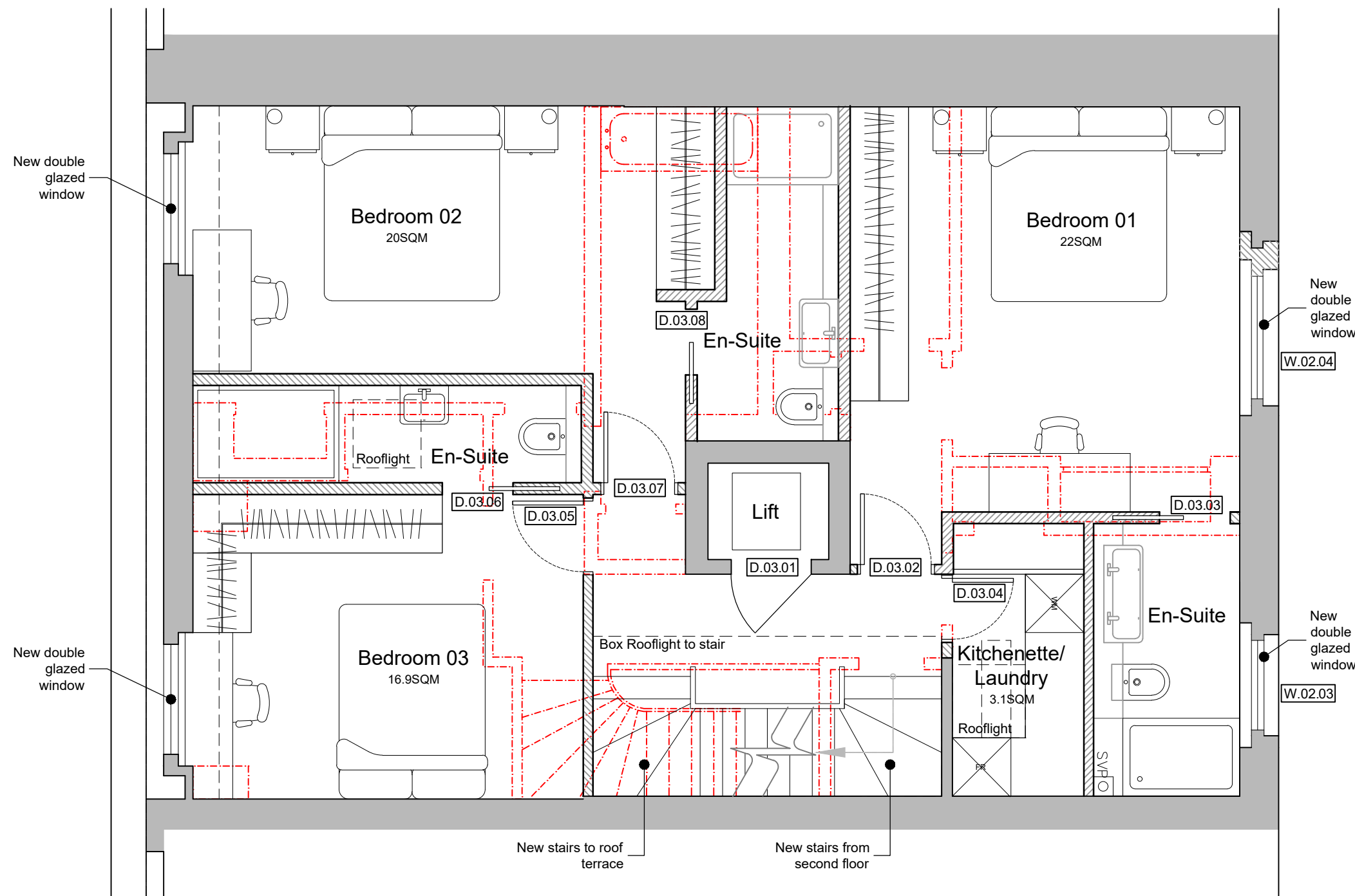
There will be no harm to heritage significance as a result of the proposed changes.



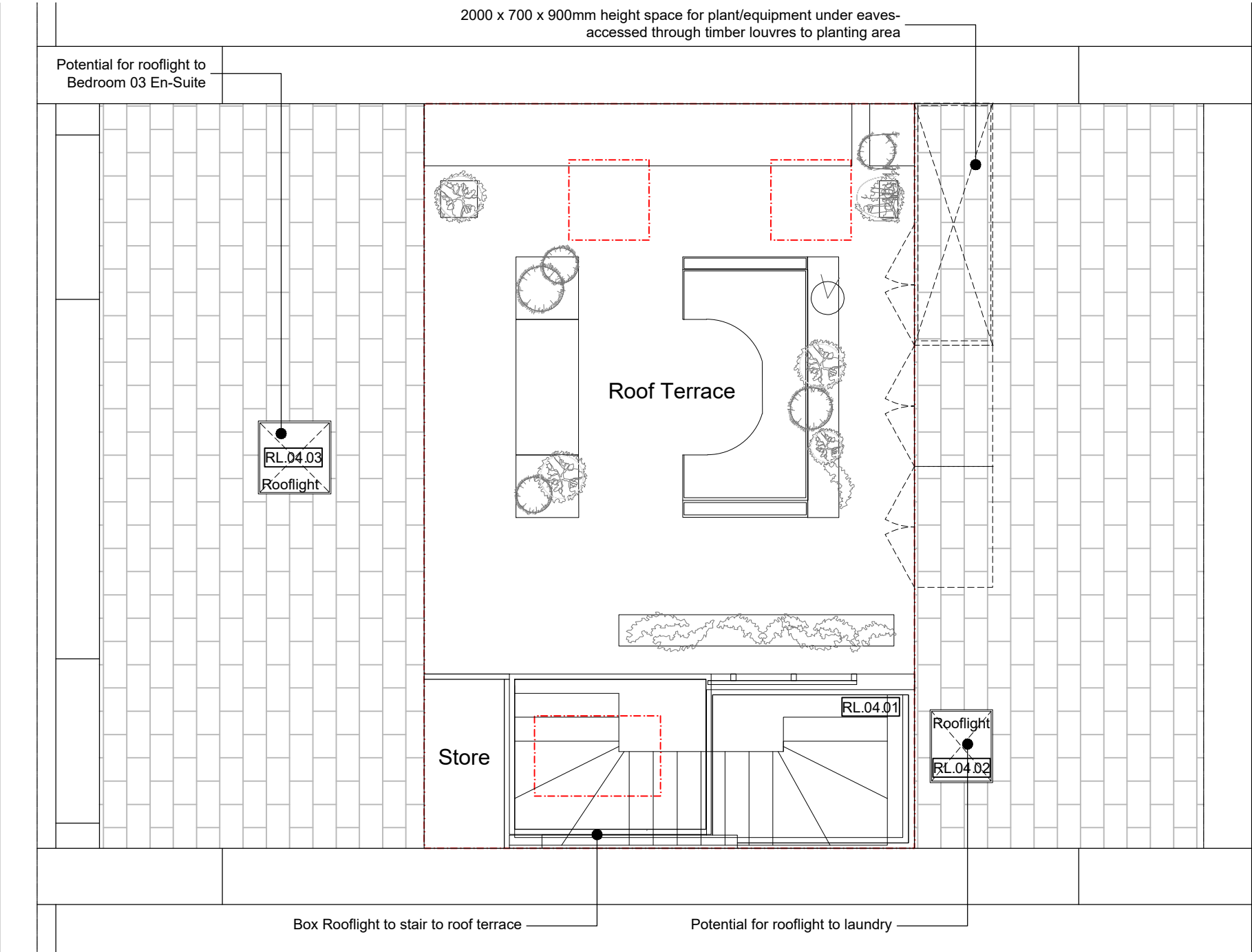
Proposed Third Floor Plan

Reconfiguration at third floor level will involve the removal of all the non-original partitions to allow for the creation of three bedrooms all with ensuite bathrooms and the creation of a laundry room. The changes will also include the provision of a new staircase to provide access to the proposed roof terrace.

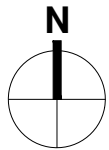
These alterations will have no impact on heritage significance.



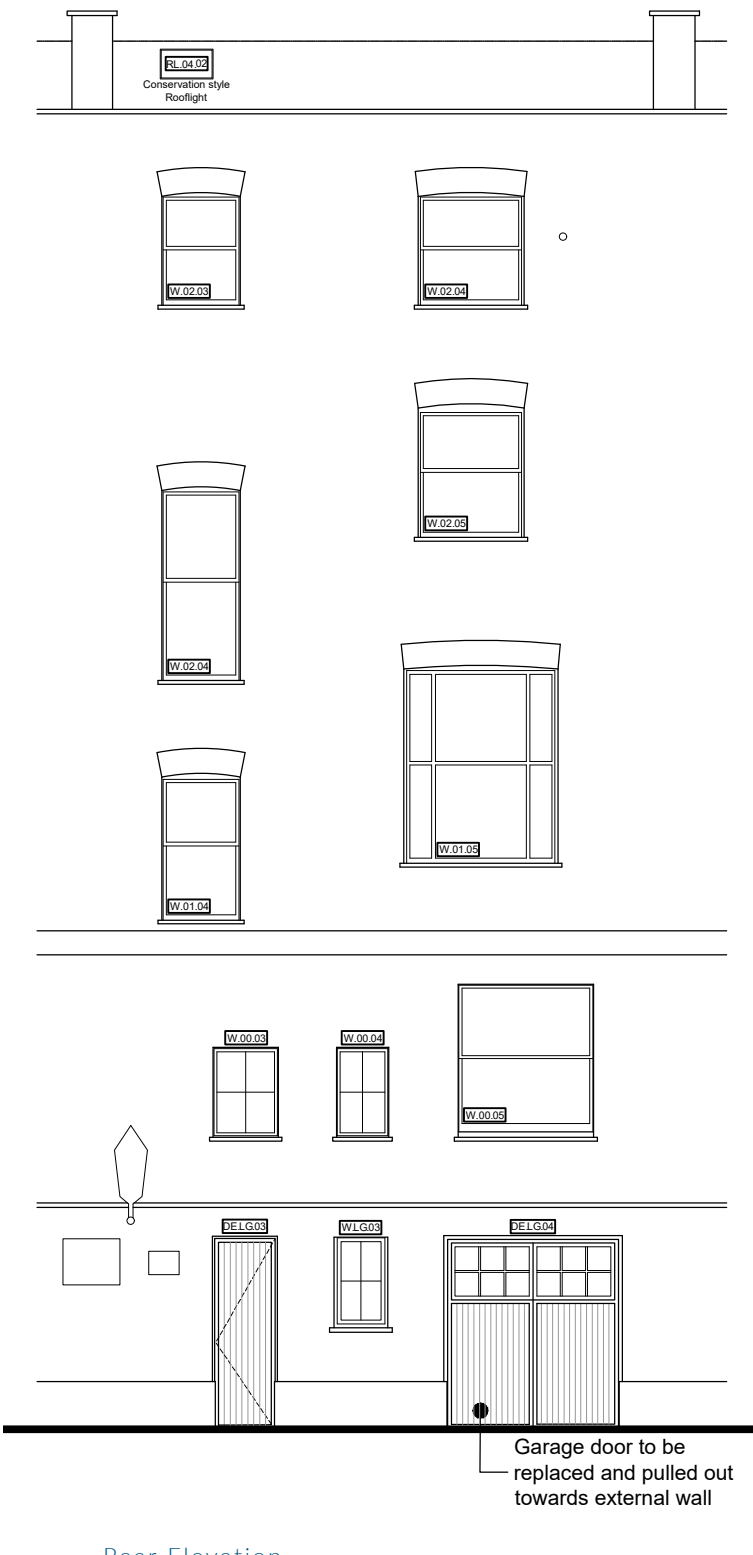
Proposed Roof Plan



- Existing Walls
- New Walls
- Walls to be demolished

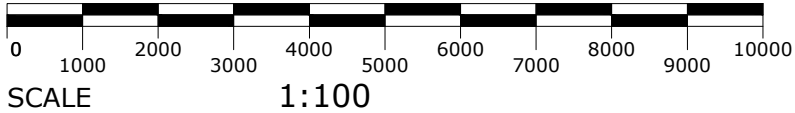


Proposed Elevations



- Existing Walls
- New Walls
- Walls to be demolished

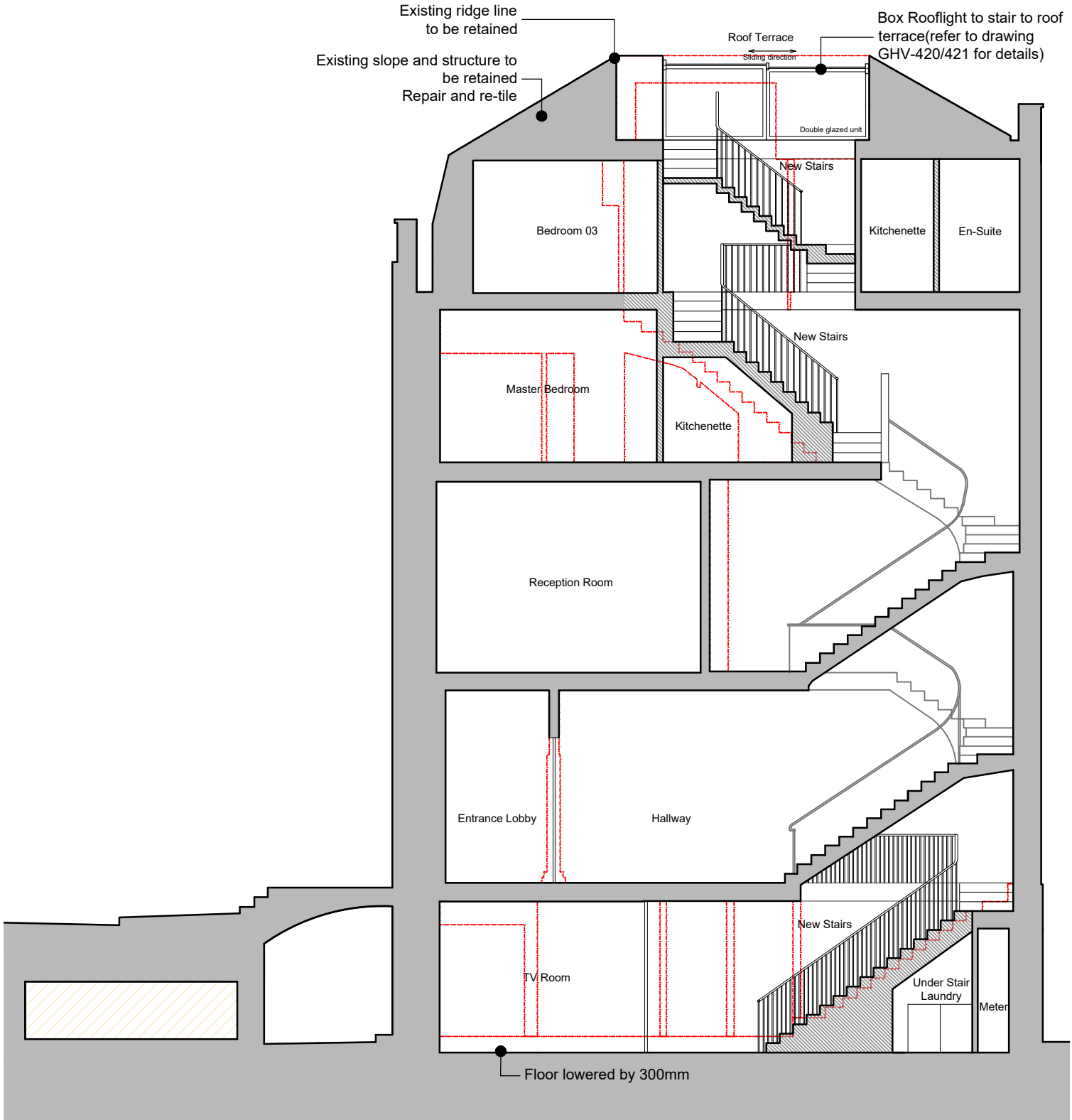
Design and Access Statement
25 Chester Terrace, London, NW1 4ND



Proposed Sections



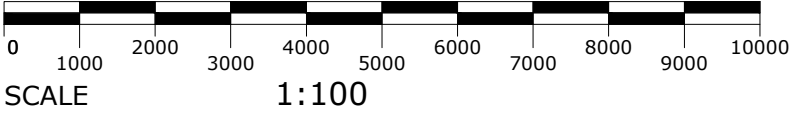
Section A-A



Section B-B

- Existing Walls
- New Walls
- Walls to be demolished
- No works proposed

Design and Access Statement
25 Chester Terrace, London, NW1 4ND



BB PARTNERSHIP
CHARTERED ARCHITECTS
Studios 33-34, 10 Hornsey street, London, N7 8EL
TEL . 020 7336 8555 FAX . 020 7336 8777
e-mail . architect@bbpartnership.co.uk

© 2022 BB PARTNERSHIP LIMITED ALL RIGHTS RESERVED

05 ACCESS

Access

No.25 Chester Terrace faces west towards Regent's Park and is separated from the Outer Circle by private communal gardens. At either end of Chester Terrace are triumphal arches that give access to Chester Gate and to Cumberland Place before linking to the Outer Circle. The rear of the Terrace faces east towards Chester Close North and to the Chester Court development. The existing integral garage with vehicle access from Chester Close North will be maintained as part of the proposals. Pedestrian access is via the existing front door at ground floor level that is accessed via steps from Chester Terrace and also the existing rear door at lower ground floor level onto Chester Close North which has a level access. The proposals will also include a new door at lower ground floor level entered via the lightwell to the front of the property from which existing external steps lead to pavement level. Internally the existing lift will be fully refurbished.

The paving and highway are the responsibility of The Crown Estate Paving Commissioners.

Used

The existing residential use of the property will be unchanged. The property will remain as a single-family dwelling.

Landscape

There are no landscape changes associated to this proposal. There are shared communal private gardens to the other side of Chester Terrace fronting the Outer Circle.

Conclusion

The proposed works to 25 Chester Terrace are minor in nature and comprise work to a building re-constructed behind a retained facade in the 1960's. The proposals are similar to those previously approved and to other houses in the terrace.

The heritage consultant, Heritage Collective, has provided a report supporting the proposed works which is enclosed within this application. We trust that the London Borough of Camden will have no difficulty approving the applications as submitted.

25 Chester Terrace-Design and Access Statement
25 Chester Terrace, London, NW1 4ND