



DESIGN AND ACCESS STATEMENT

34 CHESTER TERRACE, LONDON, CAMDEN, NW1 4ND

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Note – All information contained within this document is informative only and subject to site surveys and investigations.

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1 - Introduction

Introduction

The following Design and Access Statement accompanies a full planning application for the development at 34 Chester Terrace, London, Camden, NW1 4ND. The site is currently used as a residential dwelling and is Grade I listed.

The proposal is to lower the floor within the vaults, which would include extending the existing stairs to the new basement level, as well the removal of the existing utility cupboards from the basement laundry space and plant relocated to existing plant area in the Vault.

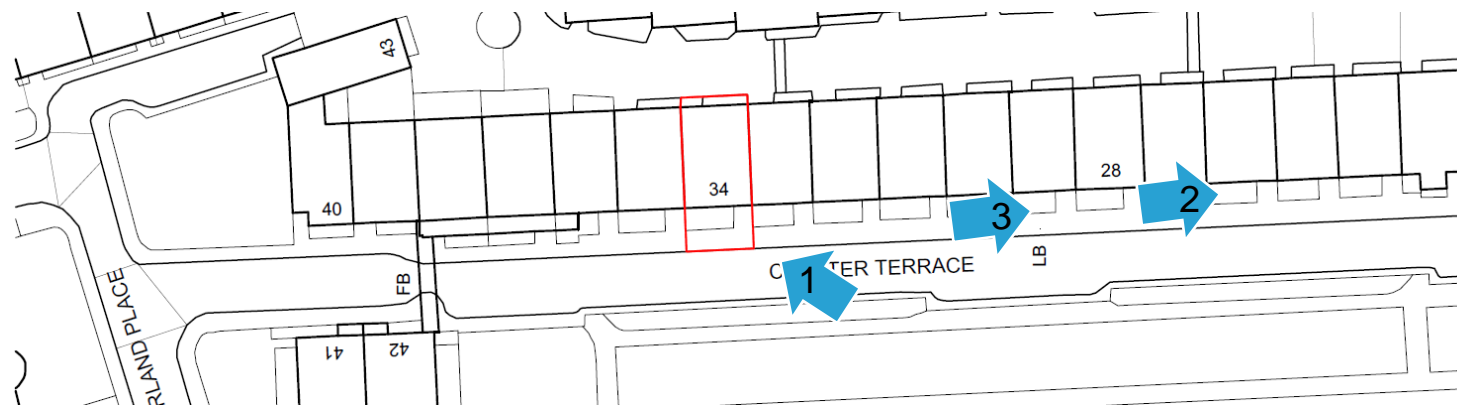
The development is in line with similar developments nearby, including the adjacent property (No.33) as well as No.26 and No.29 which have had applications approved for a works to the basement vaults – as highlighted on the images opposite.

The scheme has been designed with consultation from a heritage advisor – with all the materials proposed respectful of the listed building fabric ensuring it retains the character of the current building. A heritage statement from Thames Valley Archaeological Services accompanies this application as well as a Basement Impact Statement from TZG Partnership Engineering Consultants that details the proposed construction methods for the works in more detail.

Brief

Utilise underdeveloped basement vault to provide additional residential space within the existing building.

Location Plan



1.) View of building (No.34) from Chester Terrace



2.) View of similar works at No.26 – (currently under construction)



3.) View of similar works at No.29 – (completed)



2 – Existing Site

Photographs of Existing Site

Below are some views of the existing site and its surroundings.



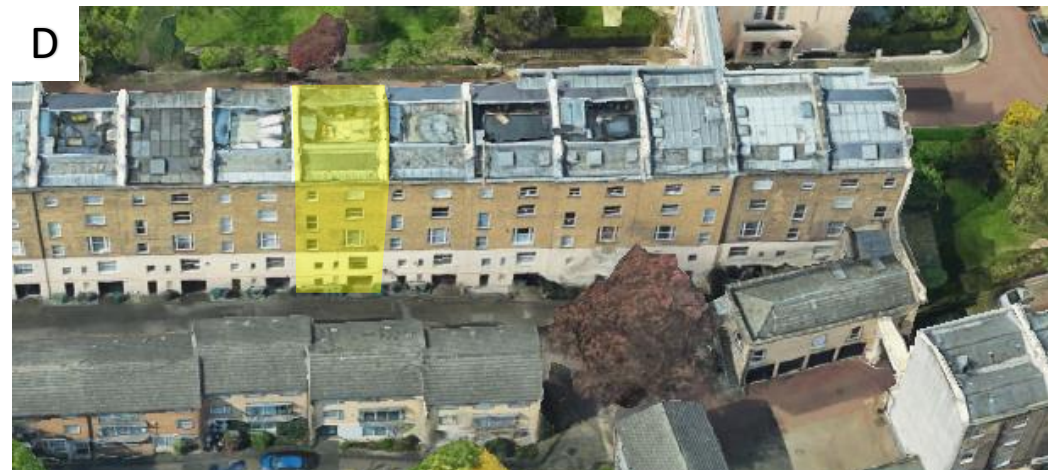
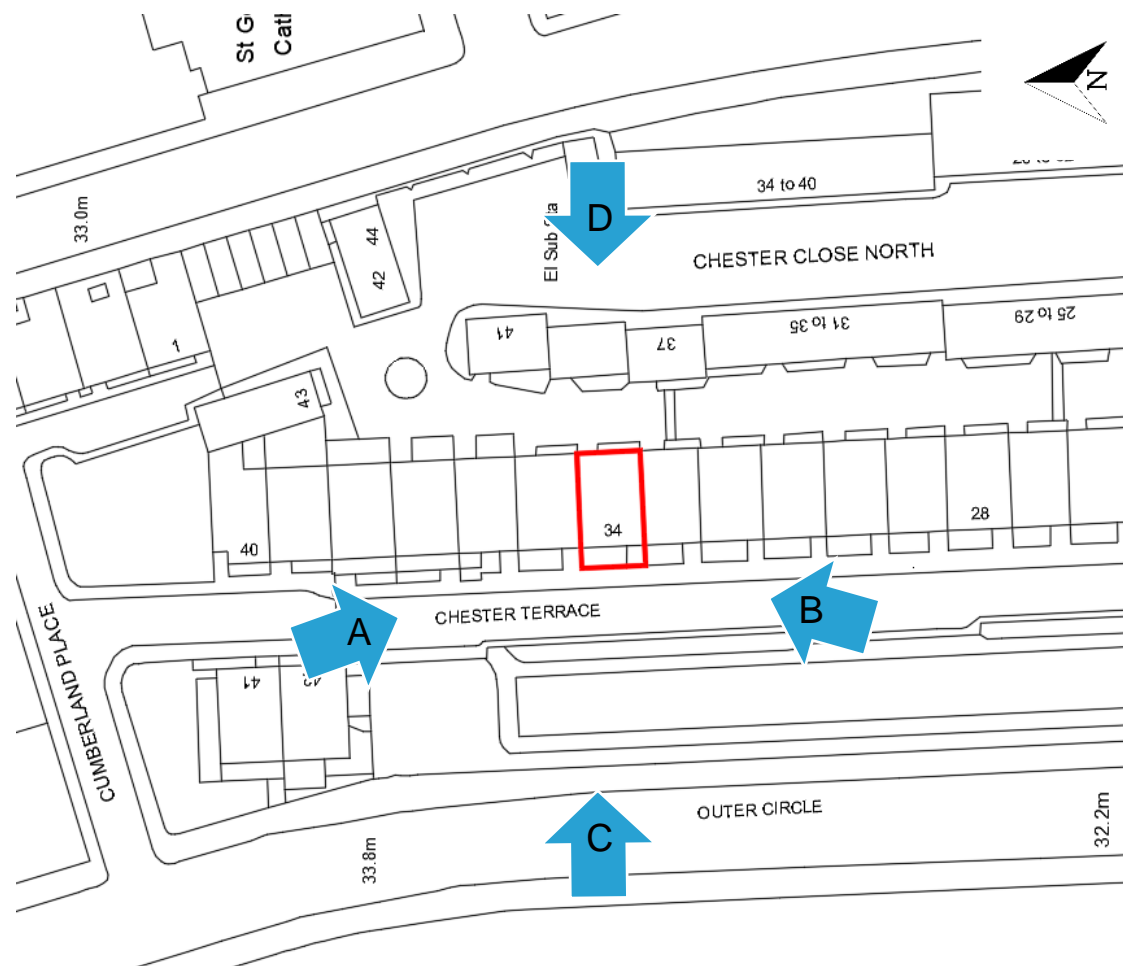
The view of the Front Elevation from Chester Terrace - facing South.



The view of the Front Elevation from Chester Terrace - facing North.



The view of Front of building – facing East – with No.34 highlighted..



The view of Rear of building – facing West – with No.34 highlighted..

3 – Proposed Design

Floor Plans

1 INTERNAL ALTERATIONS

Various internal alterations are proposed including the removal of the existing utility cupboards from the basement laundry space and plant relocated to existing plant area in the Vault.

2 STAIRCASE

- 2 Extended staircase to allow access to the lower ground vault level.

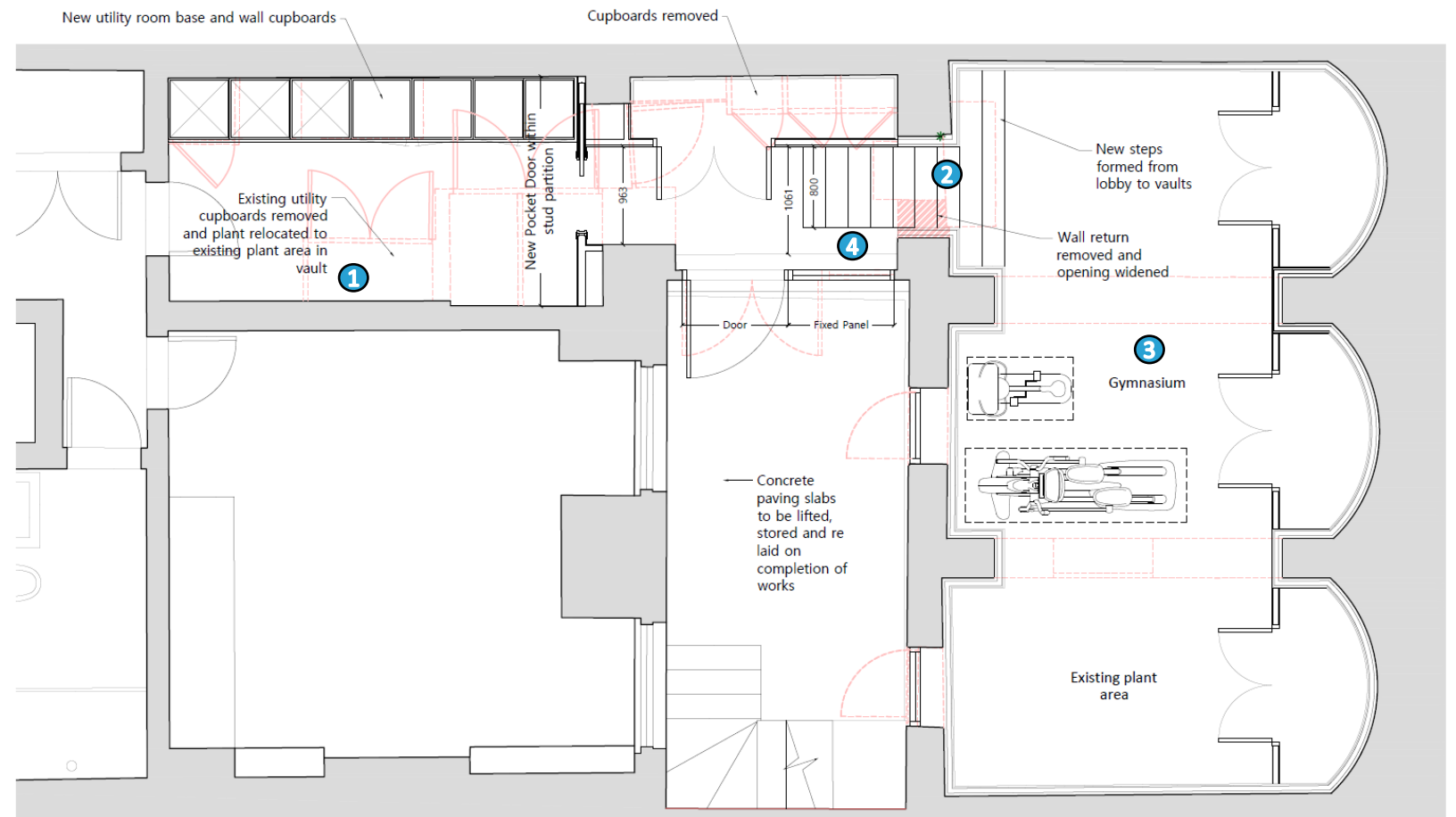
3 VAULTS

- 3 Lowering the floor would allow the vaults to become a usable area of space for the dwelling – for example, a gym or studio space as shown indicatively on the plans.

4 HERITAGE

- 4 The scheme has been designed with consultation from a heritage advisor – with all the materials proposed respectful of the listed building fabric ensuring it retains the character of the current building. A heritage statement from Thames Valley Archaeological Services accompanies this application as well as a Basement Impact Statement from TZG Partnership Engineering Consultants that details the proposed construction methods for the works in more detail.

Proposed Floor Plan



3 – Proposed Design

Sections

1 FLOOR

Proposed to lower the existing floor within the vaults – including lowering the existing foundations and extending the current staircase to reach the lower level.

2 VAULT

The existing vault provides a headroom unsuitable for habitable space – the proposals would create a new area of usable space that would improve the dwelling overall.

3 STAIRCASE

The existing stairs will be extended as shown to allow access to the lower floor level that is proposed within the vault

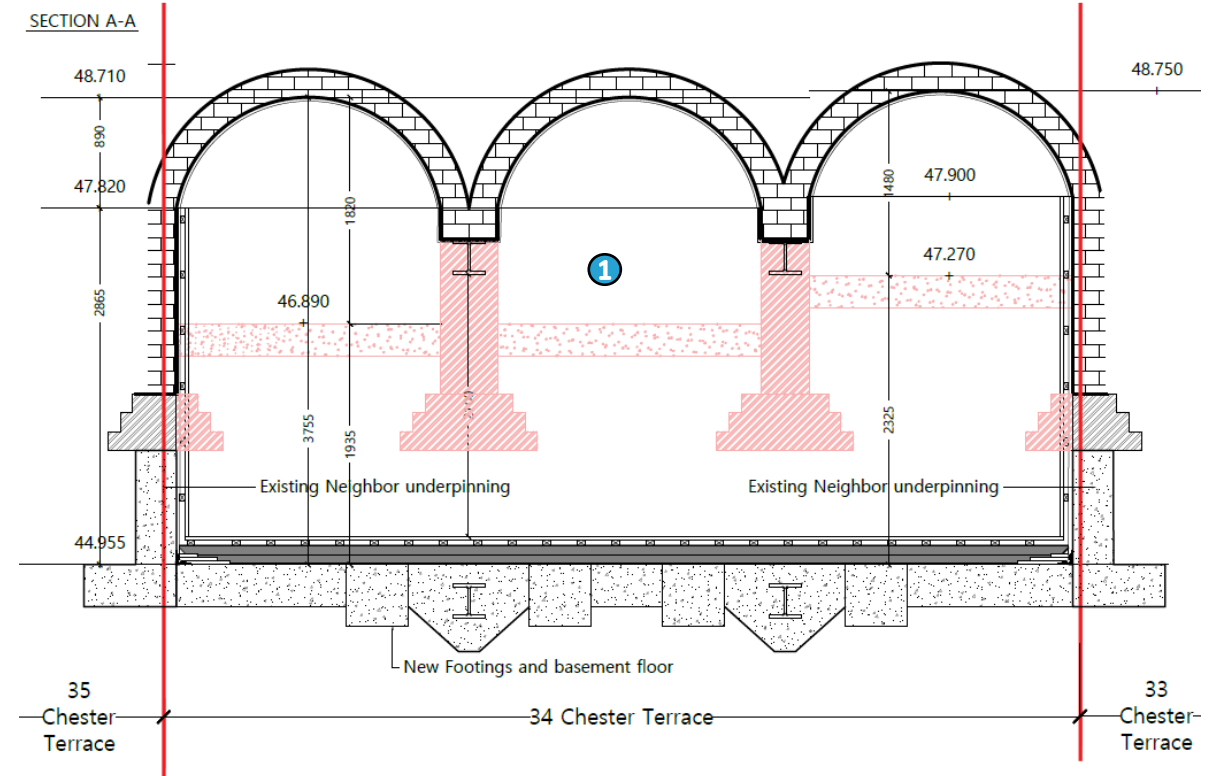
4 INTERNAL LEVELS

Internal levels within the basement will be lowered – allowing for a more suitable floor to ceiling height

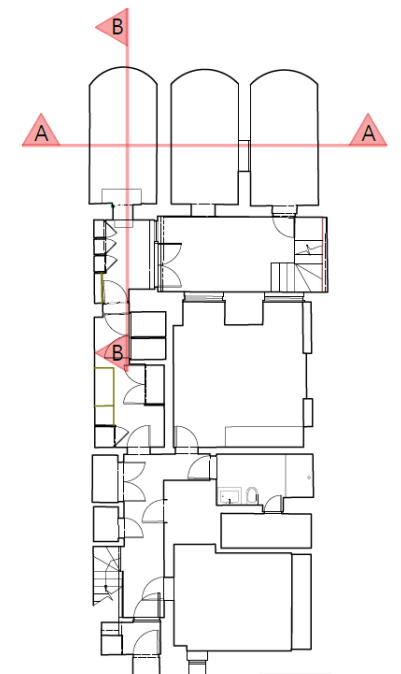
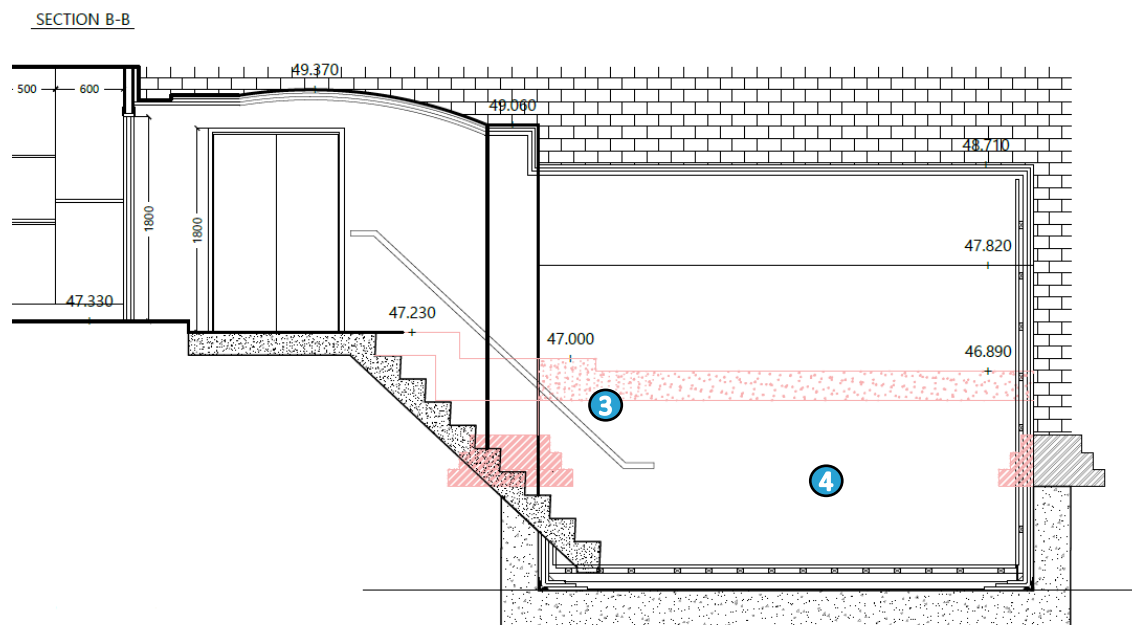
Existing Vault



Proposed Section A-A



Proposed Section B-B



Access

Pedestrian access to the site will be retained as it is via Chester Terrace. Internally, the stepped access to the basement will be extended.

Public Transport

The site is located with London, therefore there is plenty of nearby public transport – including train and bus stations within a short walking distance – as highlighted on the map opposite.

Accessibility and Public Transport Routes Plan

