

**DESIGN
&
ACCESS
STATEMENT**

Project:

**9 St Katharines Precinct
Camden
NW1 4HH
Project No: 11245**

Issue Date: Oct 2023

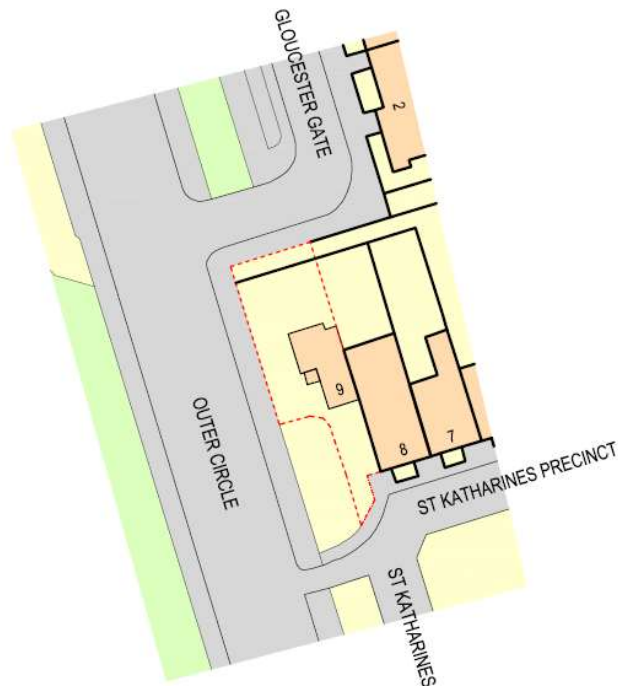
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DESIGN & ACCESS STATEMENT

For boiler replacement and flue exhaust

1.0 INTRODUCTION



The proposal relates to 9 St Katharine’s Precinct, NW1 4HH located in Camden.

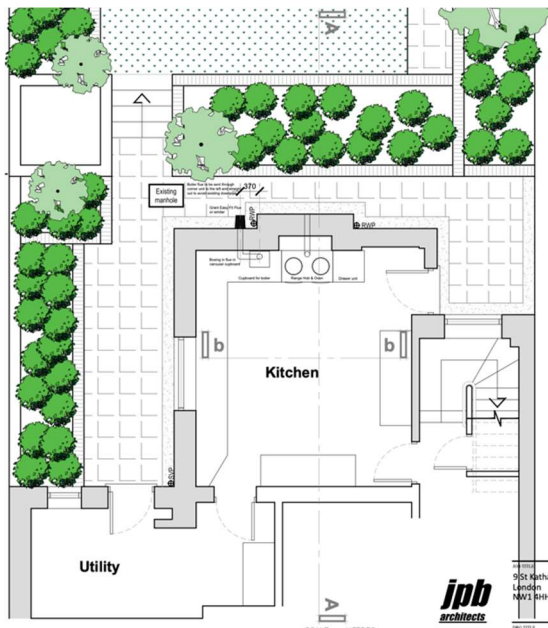
The proposal is for replacement of a boiler on the ground floor and a flue exhaust that will come from this externally being covered with caging.

The current use of the building is under class C3- Homes/Dwelling Houses. The proposed remains under residential so the building class will not change.

3.0 THE PROPOSAL

The proposal is to replace the boiler and add a flue exhaust which come externally and caged.

The proposed work only concerns the ground floor area where the boiler will be with the flue exhaust. There will be no loss or gain or internal area, no rights of way changes and accessibility will remain unchanged. The tree is in a conservation area however the proposed work will not affect this.



Proposed Ground Floor Plan + Proposed Elevations



Flue Spec – Grant EZ



4.0 ACCESS STATEMENT

ACCESS

All existing access remains unchanged so circulation from public and private will not be affected.

5.0 SUMMARY

The proposal will not result in an incongruous form of the development or have any adverse impact on the street scene. The proposed works will not impact on the neighbouring properties, or the tree located on site. The proposal will have no impact on the character and appearance of the original building apart from an external flue that will be caged and discrete.