

AndArchitects

Camden Borough Council,
Planning Services,
Camden Town Hall,
Argyle Street, London,
WC1H 8EQ

Aug 18, 2011

Ref: 346 M2_001_19/08/2011_D&A

Design and Access Statement

Re: 12 Chamberlain Street, London, NW1 8XB - Planning Application No1

This document presents our approach to design.

We have been previously shortlisted for our individual house schemes by The Royal Institute of British Architects. We are committed to producing high quality schemes, using innovative design which respond to the needs and opportunities of the site. In 2010, And Architects were invited to show our residential work at Time Out's Don't Move Improve Exhibition in London.

- **The design process** – The design proposes to create a Utility room within the existing coal vaults located at the front of the property in the Basement, with proposed access located under the existing steps to the front of the property on the Ground floor. The existing coal vaults that are open to the front Basement lightwell will be enlarged by lowering the floor level and adding steps down into the utility room at the entrance. The size of the Utility room remains within the existing walls of the coal vaults.
- **Use** – The building is currently a residential property and the usage will remain the same. The client wants to create an additional Utility room for more effective use. The layout of the remaining floors – Basement through to loft will remain unchanged.
- **Layout** – The new Utility room is proposed to remain within the existing walls of the coal vaults with stair access from the existing basement located below the entrance steps to the front of the property and proposed windows facing out into the front lightwell.
- **Scale** – In our proposed design we have considered the original width and length of the coal vaults while increasing the height of the space by dropping the floor level.
- **Appearance** – The proposed Utility room will be formed with simple cost effective and energy efficient materials that complement the existing building. The proposed walls will be made up of supporting cavity brickwork and the internal finish will be rendered painted plaster. The internal stud partition walls will be finished with plasterboard and painted and all doors to be solid timber doors.
- **Approach** – With sustainability taken into consideration, all replacement and proposed cavity walls and doors will have improved insulation to comply with the new Part L of the building regulations. All care of the existing building and features will be taken into account when altering the building.
- **Access** – The works that we propose are to an existing residential property and access to the site and through the building will remain unaltered.

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Heritage Statement

National Heritage List Entry Description:

Symmetrical terrace of 6 houses. Mid C19. Yellow stock brick with blue brick bands and stucco dressings; No.9 painted. Slated roofs with overhanging bracketed eaves. Nos 9 & 14 have pediments and slightly project. 3 storeys and basements. 2 windows each; No.9 with 3. Prostyle porticos; panelled doors with overlights. Ground floor tripartite sashes have channelled stucco voussoirs, keystones and triglyph with guttae drops; bracketed cornice sills. Architraved 1st floor sashes with bracketed cornices and pediments, and continuous sill band. 2nd floor sashes have bracketed sills, continuous sill band and are flanked at the top by the large enriched eaves brackets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. The houses in Chamberlain Street form a very complete group.

Date first listed 11-Jan-1999

The proposed works to the basement coal vaults in the application will not affect the heritage assets on this property and there should be no impact on the heritage assets outlined above. The proposed utility room will be created beneath street level and access to the room will be gained from the existing door that leads from the existing basement room. The external change to the utility room will be to the existing vault openings that will be replaced with fixed timber framed sash windows. The vault openings are only visible from the within the basement lightwell and cannot be viewed from the street.