

AndArchitects

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

Aug 18, 2011

Ref: 346 M2_004_19/08/2011_D&A

Design and Access Statement

Re: 12 Chamberlain Street, London, NW1 8XB - Planning Application No4

This document presents our approach to design.

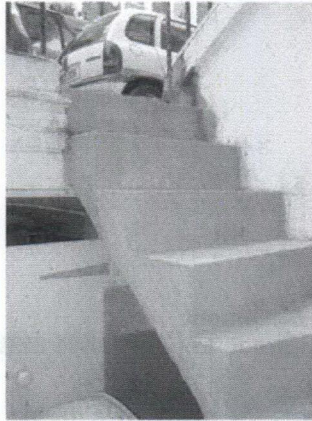
We have been previously shortlisted for our individual house schemes by The Royal Institute of British Architects. We are committed to producing high quality schemes, using innovative design which respond to the needs and opportunities of the site. In 2010, And Architects were invited to show our residential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

- **The design process** – The design proposes to create access from the Ground floor (pavement level) to the Basement at the front of the property using the existing lightwell to install a new external stair. The proposed stairs will have gated access that will be installed within the existing metal railings – using the railings to create a gate section - and in line with adjacent properties that also have existing or proposed stairs in the front lightwell.
- **Use** – The building is currently a residential property and the usage will remain the same. The client wants to gain access to the basement via the front of the property for more effective use. The internal layout all floors – Basement through to loft will remain unchanged.
- **Layout** – The proposed stair runs along the wall of the lightwell and returns at the bottom avoiding any impact or change to any existing basement openings at the front of the property. The location of the stair does not impact on the front basement window and entrance to the basement, which remains unchanged.
- **Scale** – In our proposed design we have considered the size of the access required and proposed a stair that runs along one side of the lightwell.
- **Appearance** – The proposed stair will be formed with simple cost effective materials that complement the existing building. The stair will be constructed of stone treads on a concrete base with a metal railing balustrade to both sides and the lockable gate installed within the existing metal railings at pavement level will be made from the existing railings to ensure the appearance of the railings at the front remain unchanged. (see images attached below for reference of materials)
- **Approach** - All care of the existing building and features will be taken into account when altering the building (See heritage statement below).
- **Access** – The works that we propose are to an existing residential property and access to the site and through the building will remain unaltered.

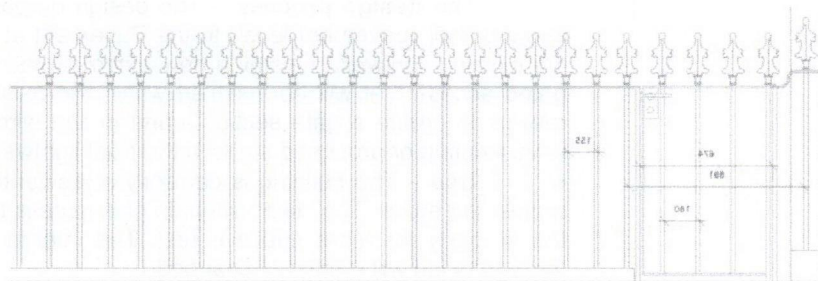
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 **RIBA**
Chartered Practice

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Example of similar stair layout at No 11 Chamberlain Street – Proposed stair will be constructed of stone treads on a concrete base with a metal railing balustrade to both sides and a lockable gate installed within the existing metal railings at pavement level that will be made out of the section of railings that will create the access.



The appearance of the proposed re-used cast-iron balustrade & railings with spearhead finials to match the existing railings on the property.

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 railings in the application will affect the subsidiary features on this property notably the cast-iron railings and spearhead finials, however there should be no impact on all other heritage assets outlined above. In order to retain as much of the existing external appearance of the group of

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houses that No 12 Chamberlain Street is part of, the section of railings where we are proposing to create a gate will be created out of the existing railings with a lock and hinged bracket added in order to make it openable.

The proposed steps leading down from the street to the basement front lightwell will be located to the right of the lightwell to reduce further impact on any of the existing openings at the front of the property in the basement. The basement window and door will remain unchanged.