

AndArchitects

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

Aug 18, 2011

Ref: 346 M2_003_19/08/2011_D&A

Design and Access Statement

Re: 12 Chamberlain Street, London, NW1 8XB - Planning Application No3

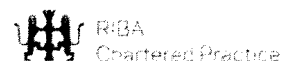
This document presents our approach to design.

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 sub-basement below the existing basement with proposed access located under the existing basement stairs. The sub-basement provides a new utility area with additional storage for the property. The size of this additional floor remains within the existing boundary line of the property on both sides and remains within the main part of the basement to the front and rear of the property.
- **Use** – The building is currently a residential property and the usage will remain the same. The client wants to expand and improve the layout for more effective use. The layout of the remaining floors – ground through to loft will remain unchanged
- **Layout** – The new Sub-basement is located directly underneath the existing basement with stair access from the basement located below the stair from Ground to Basement. The internal layout of the Sub-basement proposes a new Utility room and Storage area with separate access via a lobby.
- **Scale** – In our proposed design we have considered the original scale of the basement and proposed the Sub-basement sits directly within the boundary of the original property.
- **Appearance** – The proposed Sub-basement will be formed with simple cost effective and energy efficient materials that complement the existing building. The proposed basement 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 in the basement 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.

16 Mandeville Courtyard
142 Battersea Park Road
London SW11 4NB
+44 (0)20 7720 5999
mail@andarchitects.co.uk
www.andarchitects.co.uk

Heritage Statement



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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 create a sub-basement in the application will not affect or change the heritage assets on this property and there should be no impact on the heritage assets outlined above. The proposed sub-basement will be created beneath the existing basement room within the boundary of the existing basement and access to the room will be from the basement room above.