

Design and Access Statement

Rear extension of Mansard floor to add another bed room.

At

Flat C , 65B Chalton Street
Camden
NW1 1HY

Date: 29-09-11

1.0 Introduction

This Design and Access statement is submitted to meet the requirements of Planning Department at London Borough of Camden as they relate to proposed rear extension of Mansard floor at Flat-C, 65B Chalton Street, London, NW1 1HY.

2.0 History

On 7th February 1990 planning permission was granted on appeal for:

- Change of use from retail to financial and professional services (A2) at ground floor and basement.
- Erection of a third floor Mansard extension.
- Provision of 3no. Self contained residential units on the existing first and second floors and within the mansard.

Subsequently the first and second floors were converted into self-contained units in accordance with that decision and let on Assured Shorthold Tenancies from late 1991 onwards.

The ground floor was converted at that time into a self-contained residential unit and also let on an Assured Shorthold Tenancies from October 1991.

Construction of the approved mansard extension was commenced in early 1996.

3.0 Proposal

The proposal of this design is to make an extension at the rear side of the mansard floor at the Flat-C of 65B, Chalton Street, London NW1 1HY to have an additional bed room.

4.0 Use

The Flat-C is a single dwelling 1 bed room self-contained flat. The proposed additional room will be use as single dwelling two bed self contained flat.

Flat-C as existing: 26.95 sqm.

Bed- 6.75 sqm.

Living – 7.82 sqm

Kitchen- 4.24 sqm.

Toilet- 4.76 sqm.

Store- 0.60 sqm.

Lobby- 2.78 sqm.

Flat-C as proposed: 33.2 sqm.

Bed 1- 6.75 sqm.

Bed 2- 7.00 sqm

Living – 7.82 sqm

Kitchen- 3.96 sqm.

WC- 1.12 sqm.

Shower- 1.71sqm.

Store- 0.60 sqm.

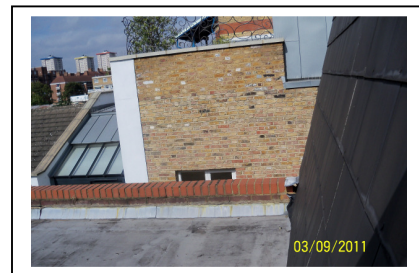
Lobby- 4.24 sqm.

5.0 Layout

The Mansard floor proposed extension will use the existing 2nd floor roof top to accommodate proposed extra bed. The access to this proposed additional room will be through the existing toilet, where the toilet is split into two parts, one is for WC and another is for shower and hand wash basin.



Existing 2nd floor roof top
Where mansard floor extension
has been proposed



2nd floor roof top and the rear wall
of the mansard floor.

6.0 Scale

The scale of the main building will be remaining unchanged as the new proposed extension will be inside the existing building footprint and the proposed change will only impact the 3rd floor.

7.0 Appearance

The external front appearance of the building will be remain unchanged accept side and rear elevation.

8.0 Access

The access to this Flat-C will remain unchanged and would be as existing.

9.0 Amenity space

The rear open terrace area will be used as an amenity place for Flat-C through a patio door of the proposed new extension.

10.0 Energy policy

Every possible way would be considered to make the internal alteration as sustainable and energy efficient as possible, both in terms of the materials and process will be used in construction of the proposed extension. Energy saving light will be used in the new room.

11.0 Vehicle Movement

There will be no additional increase of residential unit thus not required any on street car parking space.

12.0 Environmental impact

No hedges or trees need to be removed. The proposed extension will not impose any impact on environment.