

Accompanying Design and Access Statement

For 9 Chalcot Square, London, NW1 8YB

Introduction

This Design and Access statement seeks to address the requirements for design and access statements, as set out in CABI guidance 'Design and Access Statements – how to write read and use them'. It accompanies an online application to London Borough of Camden on the planning portal seeking Listed Building consent for internal alteration works to 9 Chalcot Square basement flat.

Response to Context - The application for alterations works to basement studio flat in 9 Chalcot Square, The works include the removal of two internal structural supporting walls, and the installing a supporting steel to alter the kitchen and bathroom layout within the flat.

Use – The units are all residential. There are no change of use associated with this application.

Amount – Floorspace is unchanged by this application.

Layout – The internal layout to the basement will change. The removal of two existing walls will improve the layout of the existing studio flat. The existing lobby leading into the bathroom will be removed and the kitchen will be enclosed providing a separate kitchen and entrance lobby area.

Scale – The application is for minor internal amendments to the basement flat and like for like replacement of the existing entrance door. The scale of the building is not be altered by this application and the alterations will not affect the external appearance of the property.

Access and Inclusively – The alteration to the property does not alter the egress routes from the flat. Egress for the bathroom will be marginally improved by removing the bathroom lobby wall; the kitchen is now enclosed with a door opening into the entrance lobby.

Other access or egress within the building remains unchanged.

Landscaping – No landscaping is affected or required because of this application.

Appearance – The application proposed will not alter the external appearance or character of the building. The only external alteration is a like for like replacement of the basement entrance door.