

Design and Access Statement

In Respect of

No. 3 Chester Place, Regent's Park, London, NW1

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1.0 Context:

No. 3 Chester Place is a terraced residential property, a Grade I Listed Nash building currently in residential use. The house is situated on the Eastern side of Regent's Park parallel to Chester Terrace. 3 Chester Place is in a row of similar terraced properties. The style of the property, its height, location and siting in respect of the road etc are indicated on the application drawings attached. The proposed changes are:

- (a) The addition of a lightweight timber structure over the rear yard to form a patio at ground floor level with a newly created access from the existing kitchen, the patio will incorporate glazed panels to provide light to the new enclosed area below. A balustrade 1100mm in height is to be provided to the right hand side.
- (b) Below the patio area at basement level the area is to be enclosed with a timber glazed structure which will incorporate two pairs of timber French doors. One to pair to give access to the small light well area for cleaning purposes and the second pair to provide access to this enclosed area from the basement Family Room.
- (c) A small new window is proposed to be inserted to the Family Room at basement level.

2.0 Amount:

The scheme, the subject of this application for Planning Permission proposes alterations and refurbishment of the existing building, the addition of the patio and new enclosure at basement level together with new doors and a new window to the Family Room.

3.0 Layout:

The proposed alterations in terms of layout are clearly shown on the application drawings attached.

4.0 Scale:

The scales used to show the proposed alterations and additions are as indicated on the application drawings.

5.0 Landscaping:

Not applicable as proposals only involve the addition of the patio and basement enclosure to the rear yard area.

6.0 Appearance:

The alterations proposed that would affect the appearance of the main buildings is the addition of the patio area at ground floor and new enclosure at basement level, the new French doors and new window. All these changes are to the rear of the building.

7.0 Access:

Access to the buildings is shown on the location plan attached. This proposal does not include for any development at the front of the buildings and the use of the property remains unchanged. Therefore, no alteration is proposed to the main access. However a new access is proposed to the new patio from Albany Street.

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