

Development Control  
London Borough of Camden  
Camden Town Hall  
Argyle Street  
London WC1 8ND

16<sup>th</sup> November 2007  
Our ref: J607

## **DESIGN AND ACCESS STATEMENT**

### **5 & 5a CHALCOT SQUARE LONDON NW1 8YB**

It is proposed to convert the above 2 self-contained units into a single dwelling house. As a result it is proposed to remove the modern glazed entrance door at basement level and re-instate a window as would have been there originally which will sit more sympathetically with the listed front of the building. A smaller entrance door would be re-instated below the front steps area front.

Currently as 2 units there is no internal staircase linking the ground and basement floors. It is proposed to open up the original well and re-instate a linking staircase. As the headroom within the existing well area is extremely low (below 1900mm) it is proposed to make an opening in the rear wall so that the new staircase can start in the rear extension area all as shown on Dr. No. 607/21

The proposed design for the enclosure of the basement extension is contemporary in style, of minimally framed glass doors and roof, to give maximum light to the basement and have minimum impact on the visual appearance of the building. The new extension would not project beyond the existing building line with the balcony set well back from the building line thus ensuring no loss of amenity to adjacent properties.

The majority of doors will remain in their current positions. Some of the internal doors that are obviously not original i.e flush or pressed doors are to be replaced with a traditionally constructed type made to match the originals. Existing doors where moved are to be refitted in the new position. The existing ground floor rear door is narrow, does not fit the original opening and is of an unusual non-period design so a new door similar in appearance to the new pair of doors to the rear ground floor is proposed. Fine tuning of the design for new doors will be agreed with the Listed Building Officer.

Although the kitchen and bathrooms will be refitted, as they are remaining in the same areas minimal alteration will be required to the services. It is intended to fit a new gas fired boiler to the system to cope with the heating and hot water requirements for the whole house; this would be sited in the basement rear extension directly below the current position on the ground floor. This will mean minimal alteration of pipe work and will be contained within the current service pipe areas. New hot water cylinders at basement and 2<sup>nd</sup> floor level will be high pressure type which will enable the current cold water storage tanks and their service pipe work to be removed. Some new pipe work may be required in the basement but this can be run below floor.

The existing kitchen on the 2<sup>nd</sup> floor front will be removed and thus the service pipe work and wastes which currently run down inside the front of the building will be removed. Where pipe work has to run between the top of the rear extension and the 2<sup>nd</sup> floor it will run within a cast iron pipe resembling a soil pipe on the outside of the building thus avoiding any pipe ducts within the main body of the house.

The other minor modifications proposed to front and rear elevations would be carried in a manner and materials to blend in with the existing fabric of the building. The existing Velux roof light on the rear apex roof slope will be replaced by a low profile conservation cast iron roof light.

As the above house is Grade II Listed the access to the front is unaltered except for the positioning of the door entering the basement. The proposed new rear extension will however provide level access to the rear garden at basement level where none presently exists.