

DESIGN AND ACCESS STATEMENT (Incorporating Heritage and Planning Statements)

10 CHAMBERLAIN STREET, LONDON NW1 8XB

Background

Planning Permission and Listed Building Consent is sought for alterations to the Listed Building at the address above.

Planning Background

This Listed Building was altered and extended with the most recent amendments following a consent reference 2007 / 2043/P and 2007/2043/LBC. This consent permitted demolition of rear extension and replacement with new rear extension, alterations to roof and reinstatement of portico involving alterations to the rear third floor fenestration.

The Proposal

The applicant who acquired the house in 2014 has considered some amendments and alterations as follows.

Between second and third floor, an acutely narrow stair has been installed. This does not meet current Building Regulations standards and is considered hazardous to users. The applicant proposes to remove this stair in its entirety and to form a new staircase, matching the risers, goings, balustrading winder and stringer details of the existing staircase from ground to second floor.

The existing third floor accommodation would be cut back to allow the new staircase and third floor partitions altered to allow access to the top floor bedroom and bathroom. At second floor landing level, a new cupboard will be formed to encase the existing tank presently housed under the stair. There is effectively no change to the internal area of the house arising out of this change.

At ground floor and basement level, a separate alteration is proposed. This relates to a revision of the basement courtyard extent reducing this by 2 m².

The courtyard is to be surrounded with new powder-coated aluminium sliding doors on two sides. Externally Iroko screening is used to make the double height wall in keeping with the decked terrace above. Access to the ground level courtyard by means of a lightweight steel stair is provided and the existing external decking to the rear courtyard will be extended to cover the section of the accommodation added to the internal spaces.

Planning Statement

All of the proposed work is essentially invisible from the public vantage point. No new overlooking or amenity changes arise out of this proposal. The materials and finishes match existing. There is no nett change in the amenity space provided.

Heritage Statement

This property has been altered over time. The staircase flight proposed at second to third floor level will enhance access and integrate the top floor more fully into the house. The matching materials, details and finishes proposed should preserve the character of the Listed Buildings and the removal of the stair that does not work could be seen to enhance the character – giving the second floor landing back some space.

For the basement and ground floor proposal, this is a more modern part of the property that has already been modernized and extended. The proposed alterations increase accessibility between the ground floor and basement and do not harm any part of the original fabric of the Listed Building. This includes the wine cellar to the rear.