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Duty Planner Service  
Camden Town Hall Extension  
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Design and Access Statement – Heritage Statement

18 October 2014

Dear Sir,

I am writing to you in relation to the planning application number xxxxxx which requests the authorisation for the chimney at the rear of 8 Bonny Street to be reduced in height.

- Description of the existing property

8 Bonny Street is a Victorian terraced house which was built around 1840-1845 and converted in 2004 to form two self-contained units: 8A (basement flat) and 8B (flat from the ground floor to the roof). Each unit has its independent entrance. 8B is accessed from the original front door and 8A can be accessed by taking stairs down to the basement level and stop in front of the entrance door.

The house is a listed building as are nos. 2-6, all together making a Grade II listed terrace. Below is the link to Camden Council's webpage where Listed Building information is provided about 2-8 Bonny Street:

<http://mycamden.camden.gov.uk/gdw/T/ListedBuildingDetail?Id=143&xsl=nLbDetail.xsl>

Here is the Google street view of the terrace. No 8 is on the far left with the green door

> [8 Bonny Street Google streetview](#)

- Intended use and layout of the proposed development

We have been informed that the chimney at the rear of our property is leaning inwards (towards the house) and the weight of the chimney is putting strain on the flat roof of the house, making it bow inwards. Furthermore the chimney may become unstable and although it is braced at the moment, a better long-term plan would be to remove the top five courses of bricks from the top of the chimney, reducing the height by approx 50 cms, and making the chimney less top-heavy. This would bring it into line with two of the three other rear chimneys in the terrace, the third having been removed altogether.

Unlike the other three chimneys in the terrace, we would like to replace the chimney pots on the shortened chimney, to keep the aesthetic appeal of the chimney and retain the potential for the chimneys to be used.

- Design concept

We would like to keep the chimney looking as close as we can to the way it looks now. Our only intention is to make it shorter.

- Influence of local context on the overall design

Two of the three chimneys neighbouring ours have already been shortened by the amount that we propose to shorten ours, and capped. The third chimney has been removed altogether. This proposed work would bring our chimney height into line with most of the rest of the terrace.

- Scale and appearance of the proposed development

The chimney would look the same as it does now, but approx. 50 cms shorter.

The proposed work does not include any elements requiring the consideration of landscaping public/private spaces.

- Access to the development site and circulation of people

The work site will be directly accessible from a hatch in the roof of 8B Bonny Street. The work can be undertaken from the flat roof. Materials and debris can be passed through the hatch.

There will be no impact on the circulation of people who walk or drive on Bonny Street.

I hope that my Design and Access Statement which also contains the Heritage Statement provides all the information needed for my application to go ahead and I am looking forward to hearing from you soon.

Yours faithfully,

Heather Bower