

PRIMROSE HILL 6 Chamberlain Street

Proposed Chimney Fan: Design and Access Statement



November 2015

Design Statement

1.1 Historical Introduction

The following extract has been obtained from the Heritage Gateway website regarding the listing of the house:-

Symmetrical terrace of 8 houses. Mid C19. Yellow stock brick with blue bands and stucco dressings. Slated roofs with overhanging bracketed eaves. 1 & 11 have pediments and slightly project. 3 storeys with basements. 2 windows each. Prostyle porticos; panelled doors with overlights. Ground floor tripartite sashes have channelled stucco voussoirs, keystones and triglyph with guttae drops; cast iron window guards and continuous cill band. 2nd floor sashes have bracketed cills, continuous cill band and are flanked at the top by the large enriches eaves brackets.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast iron railings with spearhead finials to areas. The houses in Chamberlain Street form a very complete group.

Listed grade II.

1.2 Description

The house follows the standard mid Victorian pattern for its type

Typical for its age, the external shell of London brick contrasts with internal partitions, which are all timber framed above basement level.

In recent years a series of intrusive alterations have been carried out, including reconstruction of the rear pitch of the roof to provide accommodation on the third floor, removal and replanning of internal walls, and the splitting of the house horizontally to create two self contained flats. The flat conversion may have occurred in the 1960's, whilst much of the other work formed a scheme gaining planning approval in 1986.

Prior to purchase by the current owners, the basement/ground floor flat was stripped out, revealing the poor condition of the building. The house has been refurbished to a high standard back to a single dwelling in accordance with recent consents obtained (ref: 2014/2446/P)

1.2 The Site

The plot comprising the house and its garden is compact, and reflects the dense mid nineteenth century development of Primrose Hill. The rear boundary is defined by an industrial premises.

To the front, an area encloses the basement window and coal vaults, one of which still retains its access cover within the pavement above. Access to the area was originally via a small door under the porch, since blocked up to form a small window.

1.3 Planning History

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Our search revealed only one application for the property prior to the current owners. In addition, there is one application made by the current owners; details laid out below:-

Date	Ref	Description
21.11.1986	Planning Permission 8602238	"the erection of a second floor rear extension on top of an existing first floor extension and the erection of two dormer windows at rear roof level with a patio between them as shown on drawing numbers 325/01A, 02A, 06 and 07."
15.07.2014	Planning Permission 2014/2446/P	"conversion of existing building, containing 2 residential units (comprised of 1 x 2 and 1 x 3 bedroom flats) to single family dwelling house, erection of two storey lower ground floor rear extension including extension of rear light well, rear dormer infill extension including new roof lights, installation of gate and staircase to front light well, and alterations to fenestration. Drawing Nos: 455.S02, 0455.02 K, 0455.03 I, 0455.04 C, 0455.05, 0455.05, 0455.S.01 A, Design & Access Statement, Heritage Statement, Construction Management Plan, Letter from Engineer, & Lifetime Homes Assessment"

1.4 Planning Policy

The house is both listed and in the Primrose Hill Conservation Area.

The following Camden Council policies relate to this proposal:-

Policy DP25 – Conserving Camden's Heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*

1.5 Design Approach

The addition of a chimney mounted fan was decided upon to improve the flow of one of the chimneys in the property

1.6 The proposals in summary

The proposals in summary seek approval of the following key works:-

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- Addition of chimney mounted fan to existing chimney at roof level.

1.7 Amount

The house does not change in size due to these works.

1.8 External Works

Mounting of extraction fan to chimney to improve the draw to a fireplace within the house.

1.9 Use

The property will maintain its use as a single-family dwelling.

1.10 Layout

The proposal will not alter the layout of the building in any way.

1.11 Scale

The alteration to the house herewith proposed is very modest indeed, is reversible, and will not be visible from the roadway below.

1.12 Appearance

The proposal will improve draw to one of the fireplaces, and will not be visible from the road due to its location toward the rear of the property, as shown by the attached images.



1.13 Involvement

Pre application advice has not been sought for this proposal.

1.14 Access Statement

This proposal has no impacts on existing access arrangements.