

# DESIGN/ACCESS & HERITAGE STATEMENT

ALTERATIONS AND ADDITIONS

TO

10 CHAMBERLAIN STREET, LONDON NW1 8XB

FOR

MR & MRS K McSPADDEN

January 2016

**PREPARED BY:**

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## 1. INTRODUCTION

Planning and Listed Building Consent was obtained on 16<sup>th</sup> October 2014 (References: 2014/4917/P and 2014/5269/L) for the installation of an external metal staircase from the basement to the ground floor and other various alterations.

The property is now under new ownership and it is proposed to remove the external staircase to provide more usable space at the rear basement and ground floor. To enable equivalent fire escape from the rear basement two fire doors are proposed between the existing kitchen/dining area and the retained staircase from the basement to the ground floor. These will be installed if required by Building Control.

## 2. DESIGN

It is proposed to install a structural glass floor at ground floor level where the staircase is removed. Other associated works include installation of boxing around rainwater pipes, making good floor finishes to match existing and installation of two glass fire doors between the existing kitchen/dining area and the retained fire escape stair.

## 3. PLANNING STATEMENT

None of the works are visible from public views and it is considered that the proposals will improve the appearance at the rear of the property. There are no other planning implications.

## 4. HERITATE STATEMENT

The proposals are a reversal of part of the previous Consents and will cause no harm to the original fabric of the Listed Building.

The proposed structural glass floor replacing the removed staircase is a modern element but will have less impact than the incongruous metal and glass fire escape stair.

## 5. ACCESS

There are no changes to the current access at the front of the property. The removal of the staircase will not impair access from the rear basement to the ground floor and the new doors will provide a protected escape route if required by Building Control.

### **Eastabrook Architects**

(Ref: Design and Access Statement – 15.01.16)