

November 02, 2016

Design and Access Statement for 1 Chamberlain Street NW1 8XB

Introduction

This Design and Access Statement accompanies an application for 1 Chamberlain Street NW1. The application comprises the following, whilst respecting the existing structure of the house:

- Improvement and repairs to the building as a whole.
- A 1st floor rear extension over the non-original closet wing.
- Replacement modern sash window to rear ground floor.
- Glassing over the rear light-well.
- Proposed basement.
- Replacement non original aluminium framed windows to rear dormer.
- Replacement non original railings and balustrade to top floor rear balcony.
- Some alterations of internal spaces mainly to WCs, laundry and en-suites.
- Bin store in front light well and waterproofing vaults.
- Photo-voltaic panels flat on rear dormer roof.



Existing Site

The building is a Grade 2 Listed, five storey end of terrace house with a small rear patio garden. It is located in London, and is situated within the Primrose Hill Conservation Area. The front facades along the street form a unique architectural grain with complementary proportions and uniform materials. The rear street elevations all have similar extensions.

Around the Site:

The house is in Primrose Hill village and there are good transport links from to other parts of London via Bus, Underground and Taxi.

The nearest underground stations are Chalk Farm and Camden Town.

Architectural Response and Design Principles

The client aims to maximise the usability of the existing house by glassing over the rear light well, adding a 1st floor closet wing extension and redesigning the en-suites for the second and third floor bedrooms.

In the lower ground floor the front light well staircase will be replaced with one more closely match the existing (stone steps and iron balusters). The two bigger vaults will be dry lined in order to be used as bin store. The proposed basement will create additional living accommodation. Natural light and ventilation will be provided by two skylights on up stands located at the back of the garden.

The existing double doors to the dining room at the ground floor will be removed and the original opening reinstated. Additional access to the rear garden will be provided by the addition of a lower sash to the existing modern window in the kitchen. The non original existing frosted glass panel to the staircase will be replaced by solid timber panelling.

We propose to widen the existing not historic openings at the ground and first floors between front and rear rooms and to introduce an additional storey to the existing closet wing. To limit any alteration/loss of the original fabric, we propose to retain the existing opening width to access to the extension and to reuse the existing window in it.

New full height windows will be installed in the third floor as well as a frameless glass balustrade. Two roof lights will be installed respectively in the third floor landing and in the closet wing.

We plan to restore the existing ground and first floor fireplaces and to give a modern look to the ones in the lower and rear first floors.

Volumetrically, the scale of the building will remain visibly unchanged from the street.

Appearance

The front facade maintains all the existing elements.

The closet wing extension has been designed to be not visible from the street and retains the character of the rear elevation using brick to match the existing and repositioning the rear window to the staircase on it. All the windows will be restored.

New revised drainage solutions will be proposed to significantly reduce the extent and impact of visible pipework.

The basement extension has been designed to maintain the existing floor level of the back yard. Two skylights will be visible in this area.

Past Planning History

July 2004 2004/1426/P Conversion of two separate dwellings into one family dwelling

May 2005 2005/1555/L Submission of details of the balustrading pursuant to condition 4 of the listed building consent.

Environmental Statement

Highway and Transport

There are regular transport links via bus, overground, tube and car from the site to other parts of London via Bus, Underground and Taxi.

The nearest underground stations are Chalk Farm and Camden Town.

Access Statement

As the building is Listed, it is not anticipated as being wholly Part M compliant, and will not achieve Lifetime Homes, Wheelchair Housing standards or Safety by Design Standards.

Parking

There is no off-street parking for this propriety.

Flood Risk

We envisage no further risks to the building and surrounding area that currently experienced following the construction of the proposed development.

Materials

All the existing materials will be maintained and the new ones will match the existing, with the exception of the new glass roof over the rear light well.

Amenity

Garden stays unchanged.

Sustainability

We are limited in what we can do to improve the sustainability of the existing Listed building, but where possible, will strive to improve energy efficiency and sustainability.

Photo-voltaics

We propose to lay photo-voltaic cells flat on the existing South facing rear dormer roof.

Lighting

Low energy lighting will be installed externally and internally.

Water conservation

The house will be equipped with “A” rated water efficient domestic white goods, dual flush toilets, visible water metering and (where appropriate) aerated taps. The measures will help to significantly reduce amount of potable water used by houses’s occupants. We also propose a rainwater butt probably housed in the rear vault.

Impact of Constructions Materials

Materials selected will be either A or B rated under the BRE Green Guide to Specification.

Household Recycling

Adequate space will be provided within the front courtyard at Ground Floor for segregation of recycled waste in line WCC guidelines.

Recycled Materials

Materials of low embodied energy or low environmental impact will be used where a substitution can be made without technical or visual penalty.