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## **DESIGN & ACCESS STATEMENT**

**IN RESPECT OF:**

**8 Chamberlain Street  
London  
NW1 8XB**

**PREPARED FOR:**

**MR J Bucknell**

**PREPARED BY:**

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**DATE:**

**April 2019**

## 1.0 INTRODUCTION

- 1.01 This statement has been prepared to describe the proposed installation of double glazed timber sash windows at 8 Chamberlain Street, London, NW1 8XB and is submitted in support of the Listed Building Consent and Planning application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The property is currently registered as Grade II listed (English Heritage Building ID 1258106) and also located within the Primrose Hill Conservation Area.

## 2.0 PROPOSAL

- 2.01 Replacement of old timber single glazed sash windows with new double glazed timber sash windows to match existing. In order to fit in with the internal layout, the rear kitchen window sill at 2<sup>nd</sup> floor level will need to be raised by 10cm. Any infill of brickwork will match existing.
- 2.02 The rear addition glazed door is single glazed and may permit excessive heat loss. In order to mitigate this and accommodate Environmental Health's requirements defined in the Housing Act 2004 schedule, the door will be replaced with a suitable painted timber component fitted with hermetically sealed double glazing that is like for like with previous door. Work to be carried out by appropriate craftsman.

### 2.00 SITE LOCATION

- 2.01 The existing house is end of terrace property that has been converted into flats on Chamberlain Street. The street is accessible from off of Regents Park Road.

### 3.00 DESIGN PRINCIPLES

- 3.01 Improve the quality and appearance of the property
- 3.02 Design in keeping with the character of the street and its environment
- 3.03 Make sure the design is in line with current building regulations.

### 4.00 DESIGN

- 4.01 The proposed addition of double-glazed timber sash windows will significantly improve the property's thermal efficiency.
- 4.02 The new sash window at the lower ground floor level will replace the existing lower ground floor casement window. The current casement window is not consistent with the rest of the sash windows at all other levels of the property. Replacing it with a casement window will give continuity and improve the overall look, enhancing the character of the building.

## 5.0 ACCESS

- 5.01 The main vehicular access to 8 Chamberlain Street is off Regents Park Road where there is pay and display parking bays.
- 5.02 Pedestrian access to 8 Chamberlain Street is via the paths which run along each side of Chamberlain Street.
- 5.03 There is access to Chamberlain Street via public transport. In particular Chalk Farm Tube Station, which is an 8 minute walk away and is located on Chalk Farm Road.

5.04 There is parking to the property on street in the resident allocated parking bays.

6.00 **CONCLUSION**

6.01 The proposed installation of double glazed timber sash windows, new front sash window at lower ground floor level is in keeping with the character of the surrounding areas and properties. The design will significantly enhance and improve the appearance, comfort and functionality of the property.