

DESIGN AND ACCESS STATEMENT

5 Chamberlain St

Application for Listed Building Consent
November 2020

To be read in conjunction with the Heritage Statement



Proposal

The application is to incorporate the ground floor into the basement flat, extending the basement.

Policy

The relevant planning policies are: CS5, CS13 of the Core Strategy, policies DP2, DP16, DP18, DP24, DP25, DP26, DP27 of the Development Policies Document.

Camden's Local Development Framework is supplemented by planning documents to provide further detailed guidance; this includes Camden Planning Guidance, CPG1 'Design', and CPG6 'Amenity', whilst the Camden Town Conservation Area Appraisal and Management

Recent Planning History

2005/3219/P

Demolition of existing single storey timber extension and existing dormer window at the rear, with the construction of two dormer windows to rear roof, reconstruction of existing single storey extension at ground floor level, new timber framed doors to rear elevation to existing terraces at ground and first floor level.

Granted

2005/0080/P

Construction of 2 dormer windows to rear. Demolition and reconstruction of existing single storey rear extension at ground floor level with external staircase. New timber framed doors to first floor rear elevation to replace existing sash window, replacement framed doors to ground and first floor terraces and internal alterations .

Refused

2004/2509/P

Extension of existing dormer window to rear. Demolition and reconstruction of existing single storey rear extension at ground floor level with external staircase. New timber framed doors to first floor rear elevation to replace existing sash window, replacement framed doors to ground and first floor terraces and internal alterations .

Refused

PEX0200698

Addition of new stair access to basement level from the front of the property.

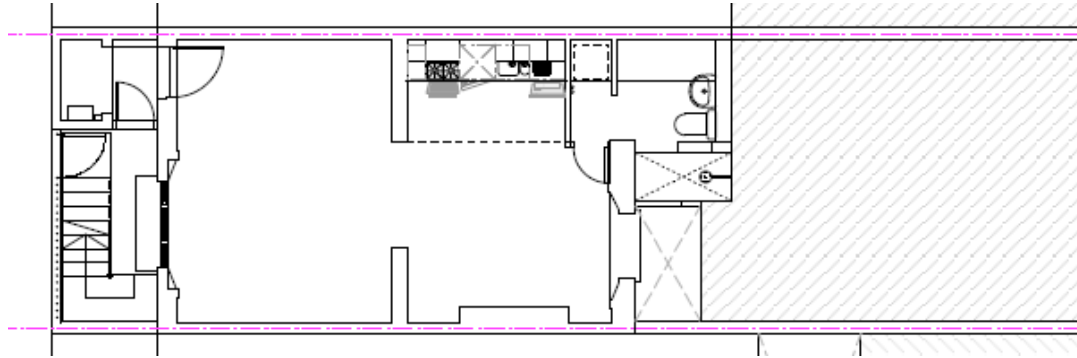
Granted

PE9800317R1

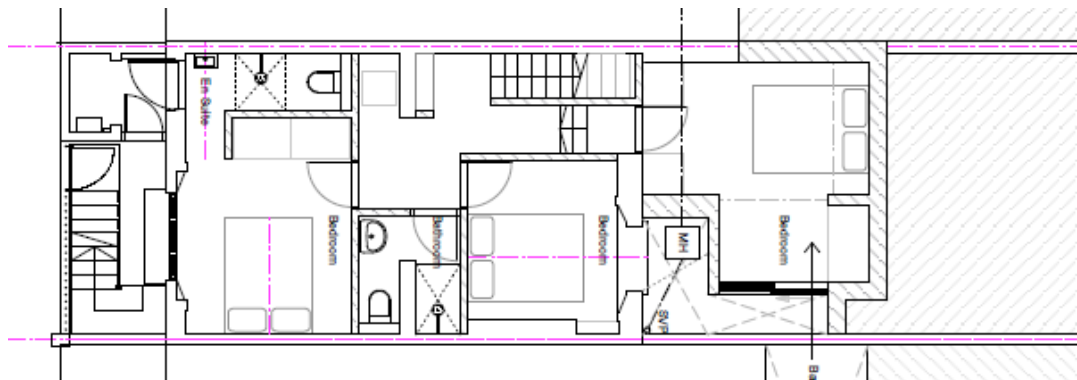
Proposed enlargement of existing flat roofed rear addition and erection of a roof terrace above with flank wall screen, consequent alterations to window at rear first floor,

DESIGN

Basement



Existing Basement



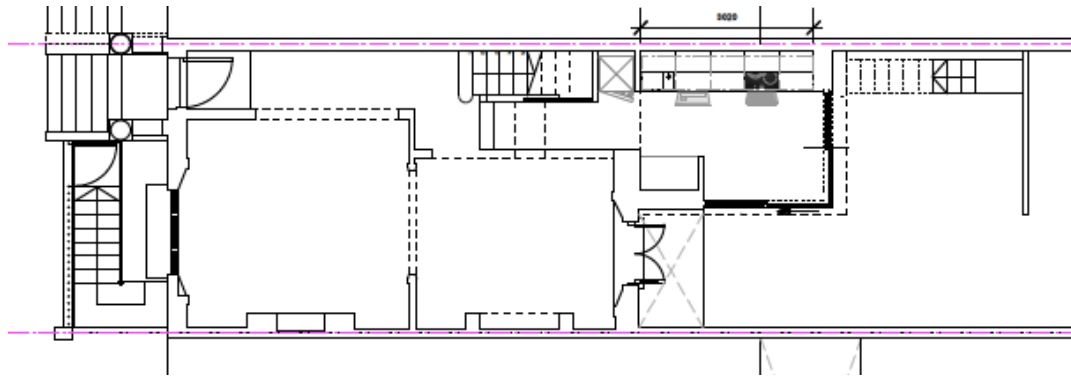
Proposed Basement

The basement flat is connected to the ground floor making a 2 storey lower flat and a 3 storey upper flat.

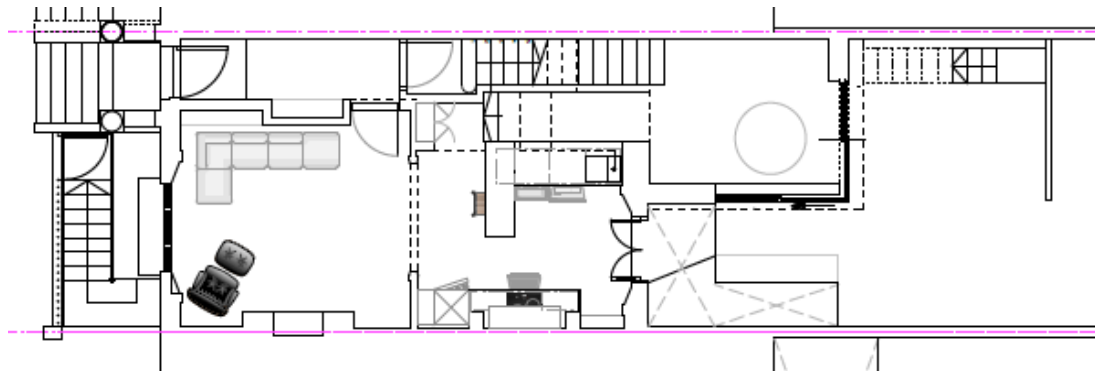
The existing bathroom is extended below the garden to form a bedroom, without removing any original walls. The existing rear area is extended along the boundary wall to give additional daylight into the new bedroom.

The original internal walls are retained and only the more recent partitions are removed to allow a new layout of 3 bedrooms, bathroom and en-suite shower.

Ground floor



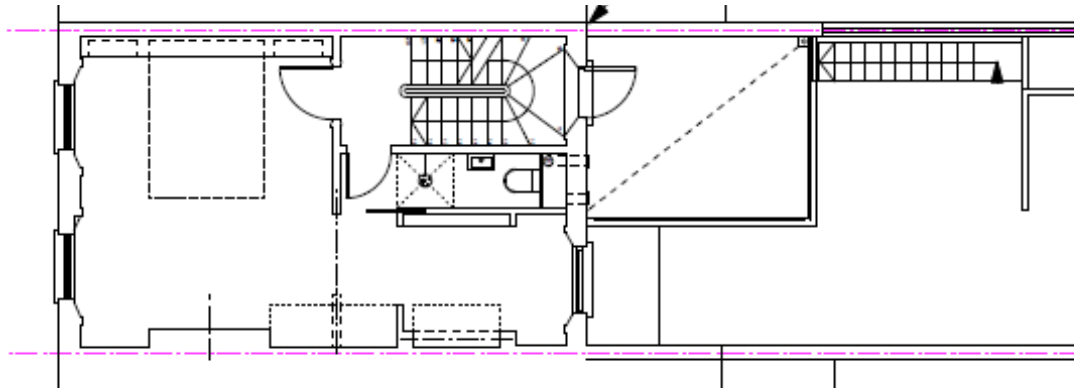
Existing Ground Floor



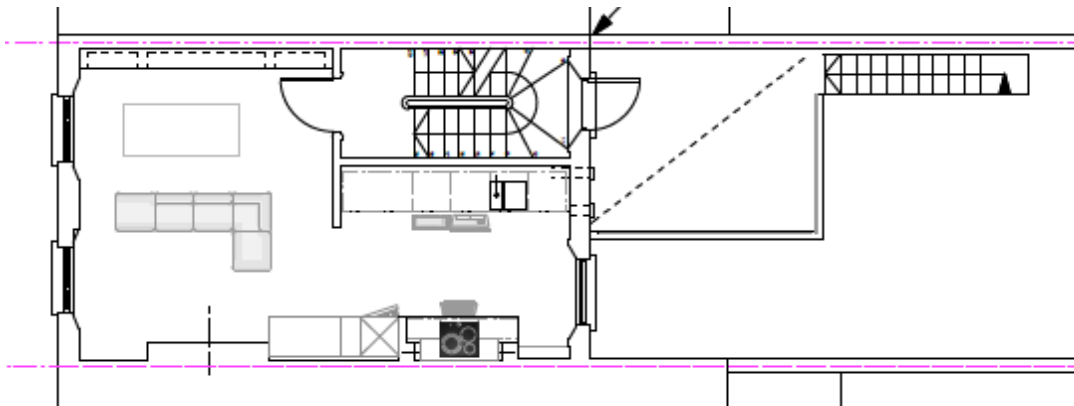
Proposed Ground Floor

The remaining original walls are retained. The kitchen in the recently added closet wing is moved to the rear of the ground floor. The original entrance hall wall is reinstated to separate the ground floor/basement flat from the new upper floor flat, which has a new entrance door at the base of the stair. The rear extension is used as a dining area with new stair linking to the basement.

First floor



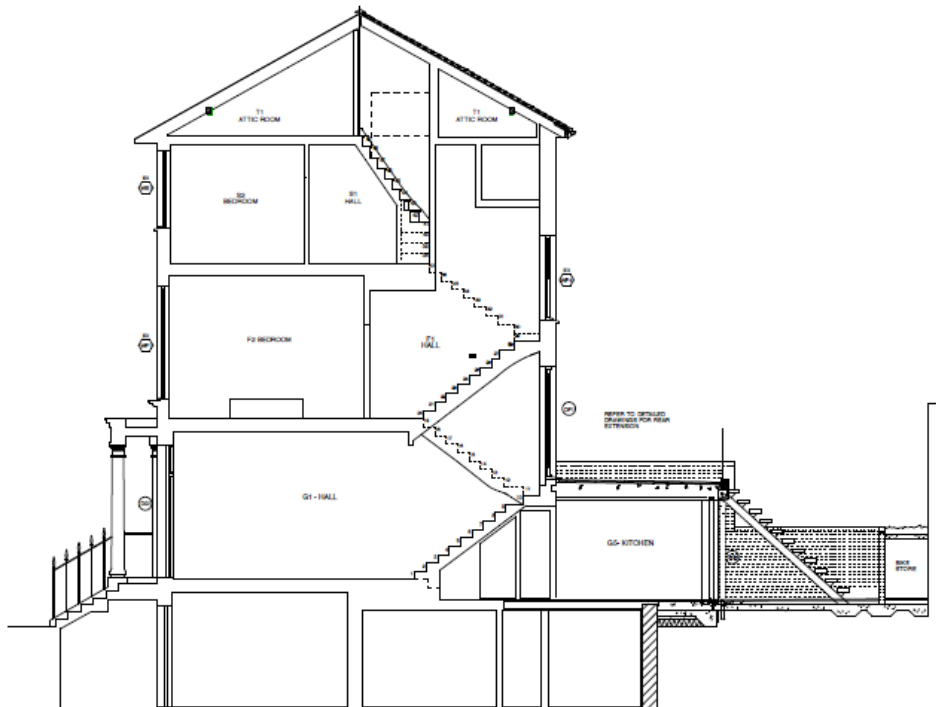
Existing First Floor



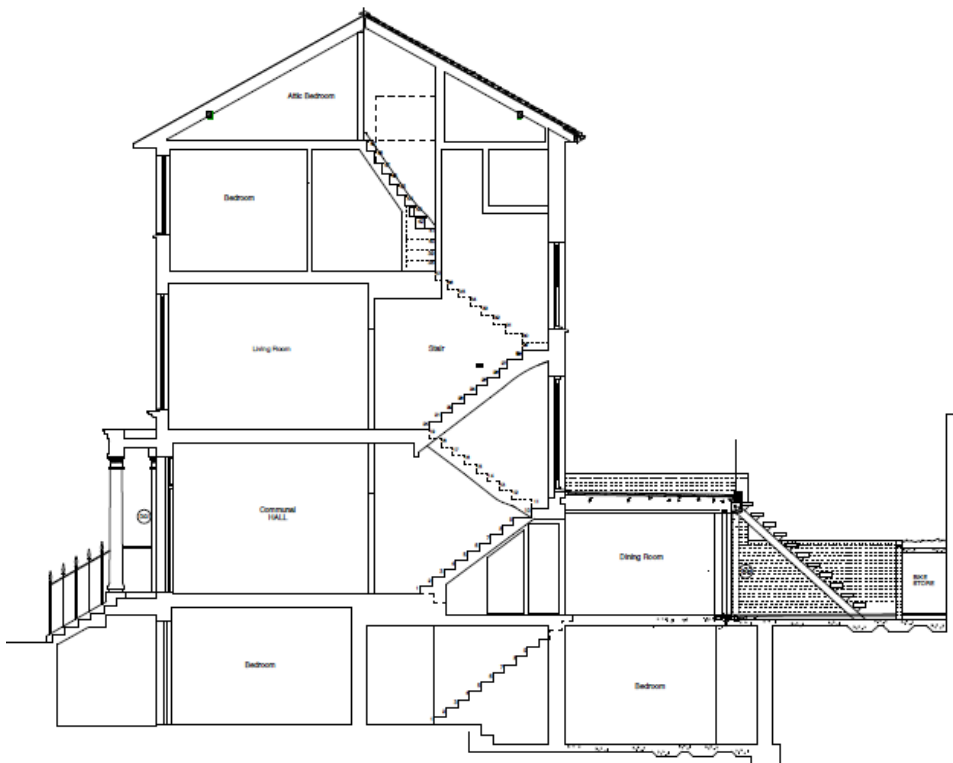
Proposed First Floor

The existing bedroom, study and shower room are replaced with a living room and kitchen. The original walls are retained, with only recent partitions being removed. The plan returns to a more traditional layout of rooms.

Sections



Existing section through rear extension



Proposed section through rear extension

The space below the rear extension is extended and lowered without affecting the ground floor. The new internal access steps connect the dining room to the new basement hall.

Amenity

There is no effect on the amenity of the neighbours.

Access

There are no alterations to the existing access.