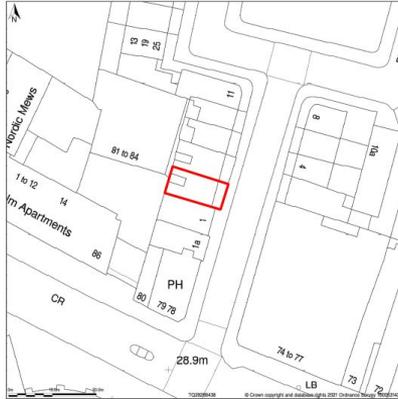


Design and Access statement

3 Belmont Street



3 Belmont Street, London, Camden, NW1 8HJ



BLOCK PLAN 1: 500

1. SITE



2. EXISTING FRONT ELEVATION



3. EXISTING COURTYARD



4. EXISTING REAR ELEVATION VIEWED EXTERNALLY

Introduction :

This design and access statement is to support the planning permission for the alterations to 3 Belmont Street in Chalk Farm, Camden. The changes are restricted to the ground floor.

There is no extension of the building envisaged. All alterations are restricted to new doors and new windows, the demolition of existing wall and a lower floor level for the existing utility area. The house will be occupied by its owners, a young professional couple.

The alterations include the following.

1. Replacement of the existing french doors with of bifold doors of the existing kitchen opening up this space to the existing courtyard
2. Bi fold doors for entry in to the courtyard and a picture window in the existing utility area and a obscure glazed window in the rear boundary wall.
3. lowering of the floor level of the outdoor courtyard area by 590mm to improve ceiling height in the existing utility. This will create a flush threshold between the proposed bar and the courtyard.



5. EXISTING UTILITY AREA



6. EXISTING COURTYARD



7. EXISTING FRENCH DOORS IN THE KITCHEN



8. EXISTING FRENCH DOORS IN THE KITCHEN

Scale and size

The alterations do not include a change of size of the existing building. The glazed bi fold doors and fixed glazed windows are all in keeping with the general sizes of the glazing of the rear of the property.

Design:

We have excavated the plot to allow for a higher ceiling in the utility area.

In keeping with Local plan 2033 (LP33) LP1, the design quality and local character, the proposal incorporates attractive, durable and high quality materials.

All windows and doors are to be of the required fire rating.

The proposal will not be visible to the public.

The rear boundary wall which is to have a glazed window will be obscured to maintain this privacy while allowing light to flow through and improving the amenity of the courtyard space.



The mass and form of the proposal have maintained a harmonious relationship to the existing main building.

A green wall and a seating area will be installed to incorporate nature in to the design allowing the occupants to enjoy greenery while working and resting.

Use:

The use of the utility will be changed to a bar with a fireplace while the current dining area will be used for cooking. The proposed bar in the utility room will also double up as a home office providing much needed work space for the occupants



10. PROPOSED COURTYARD AREA, BAR AND DINING AREA - CONCEPTUAL VISUALIZATION



11. PROPOSED KITCHEN CONCEPTUAL VISUALIZATION



11. PROPOSED OBSCURE GLAZED WINDOW IN THE COURTYARD VIEWED EXTERNALLY

Layout:

The principal design generator was the need for light therefore the focus was on opening up the kitchen and utility. New bi fold doors in the kitchen and the utility room (proposed bar area) will allow for enhanced light levels.

The circulation throughout the ground floor will be improved by the removal of the obstructing walls in the hallway leading to the proposed bar.

The lower excavated floor level in the existing utility room will allow for more ventilation and light to flow in through the rear of the property. These spaces will create more home working spaces for the owners.

Access:

The entrance to the courtyard will be from the front hallway, dining area and stairs. New steps are added to access the new lower floor level of the existing utility room.

Conclusion

The alterations envisaged do not amount to an extension and will enhance the life of this dwelling's occupants. The usage has been carefully designed with light, circulation as the key focus. Due to its minimal, contemporary design we believe it is in keeping with the existing building and visually unseen by the public. Therefore we believe this project will be a good addition which will make the house more livable, lively and humane.