

4 LYME STREET, CAMDEN TOWN, LONDON NW1 0EH

PLANNING APPLICATION

DESIGN AND ACCESS STATEMENT

THE EXISTING BUILDING

The proposed alterations to 4 Lyme Street do not alter the use of the building as a residential property.

Regency villas No.s 1 -10 were constructed in Lyme Street mid C19. The villas have stucco rendered front and side elevations with rusticated quoins, hipped slate tiled roofs with projecting eaves and central chimney stacks. Rear elevations are of fair-faced brickwork.

4 and 4a Lyme Street are separate flats within a semi-detached three-storey villa, the party wall of which adjoins 3 Lyme Street. The owners of 4 and 4a Lyme Street have equal shares in the freehold of the property. 4 Lyme Street occupies the upper ground and first floor, whereas 4a Lyme Street is located on the lower ground/ garden level.

THE PROPOSED ALTERATIONS

It is proposed to add a small black painted steel balcony with perimeter railings to the rear upper ground elevation of 4 Lyme Street, accessed from a french door set within the width and height of an existing window. The existing brick spandrel, cill and window will be removed to form this doorway.

The balcony will provide 4 Lyme Street with an external amenity space. There will be a permanent plantation privacy screen attached to the perimeter steel railings of the new balcony. The design of the balcony will emulate those constructed nearby to the rear elevations of adjacent properties and will be self-supporting from the rear wall of 4 Lyme Street. Access to maintain the lower ground floor flat rear extension felt roof will be possible by removing floor panels of the new balcony (treated timber decking on timber joists).

The owner of the lower ground floor flat has viewed the balcony proposals and has informed us that she has no objections, provided that a privacy screen is provided. These are shown on the planning drawings attached to this application.

The kitchen of 4 Lyme Street will be refurbished, improving access to a small utility space beneath the staircase by forming a small opening in a timber stud wall. The chimney breast will be part-opened to allow a new hob and oven to be fitted. The chimney flue from the lower ground floor flat 4a is now redundant, being used by the owner of 4a as a niche and shelf housing a television.

ACCESS

Access to both 4 and 4a Lyme Street will remain as existing, with both properties retaining their own entrance doors accessed via a pathway and steps to and from the pavement.

LONDON PLAN POLICY D12(A) – PLANNING FIRE SAFETY STRATEGY

It is considered that the proposed alterations conform with London Plan Policy D12(A) as the balcony addition will not affect existing access arrangements for firefighting appliances and equipment. Access to the fire hydrant (water supply) will remain as existing in the pavement outside the property.

The balcony steel structure will be non-combustible, the new door access from the kitchen on to the balcony will provide an additional fire escape route from the upper ground floor on to the adjacent rear flat roof of No.3 Lyme Street. The existing front door from No.4 Lyme Street towards the pavement will be unaltered.