

DESIGN AND ACCESS STATEMENT b

5 Chamberlain St

Application for Listed Building Consent
September 2022

To be read in conjunction with the Heritage Statement



Proposals

The proposal is to re-configure the basement and ground floor layout and extend the rear basement without impacting on the fabric and setting of the listed building.

Recent Planning History

2021/0292/P, 2021/2003L

The application is a development on a recently consented application for the *'Erection of a single storey basement level extension and installation of replacement balustrade at first floor level together with associated internal alterations.'*

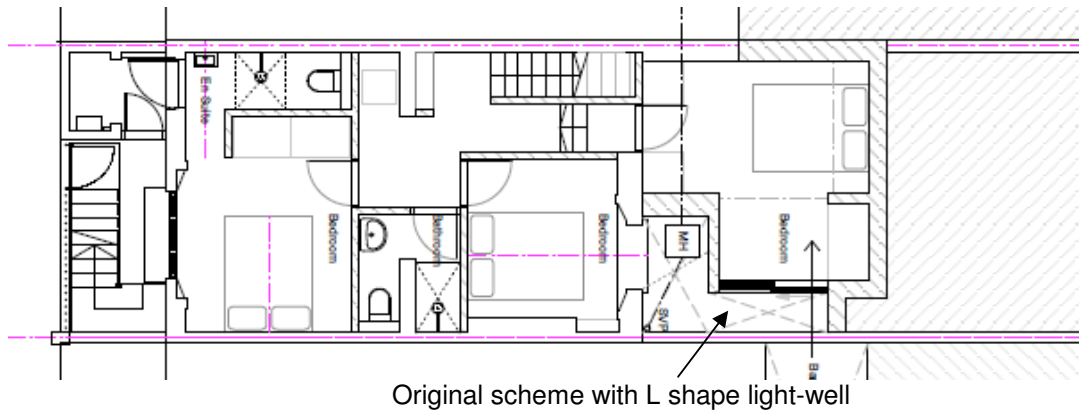
2005/3219/P, 2005/0081/L

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

Impact on the listed building

The internal alterations are unchanged from the consented scheme from 2021, so it was not considered necessary to revisit them with this application. The only new design for this application is to retain the existing rear area rather than replace it with a stepped terrace as consented in 2021, and extend the rear lower ground bedroom in its place. This means there is no impact on the fabric of the original house, and the impact on the curtilage of the listed building by keeping the garden and rear area as existing, is improved.

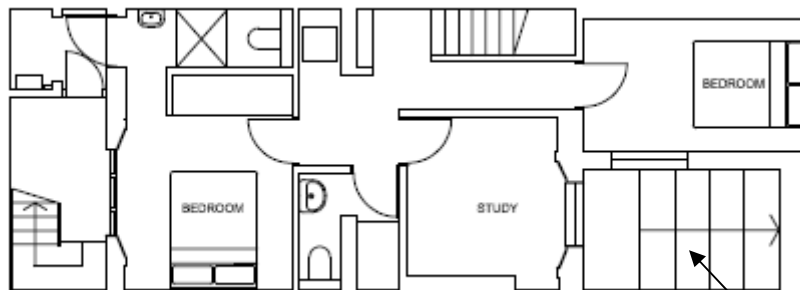
The process of arriving at the solution of retaining the rear area involved various discussions with the conservation officer on the previous application. This application originally included proposals for a wider rear basement with an extended side light well to form an 'L' shape rear area.



Original scheme with L shape light-well

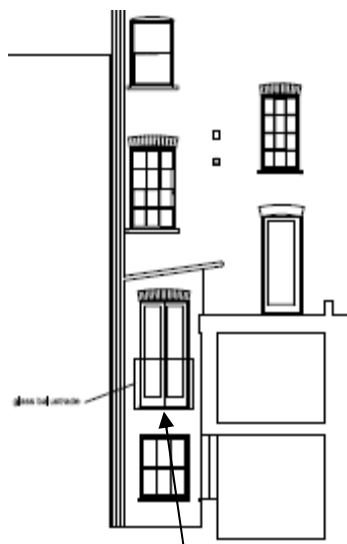
The conservation officer had the following reservations on this original scheme:
'The arrangement of the third bedroom and light-well is contrived and whilst this space cannot be seen easily from any vantage point the works neither reveals nor enhances the significance of the listed building'

The conservation officer considered that this would be resolved by extending the rear area to create wide benching down to the basement level.

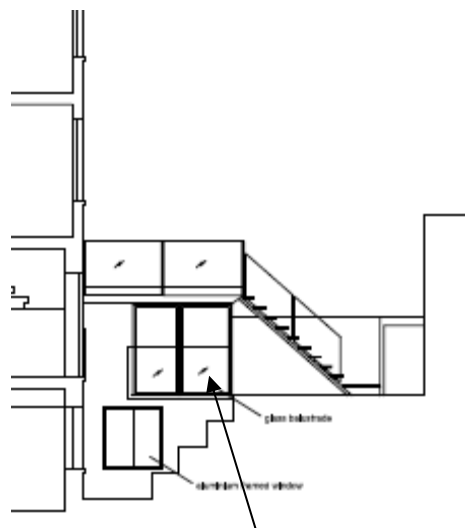


Benched extended area

This however required the addition of a glass balustrade across the existing rear garden door and rear extension doors.



Glass balustrade across rear door



Glass balustrade across side door

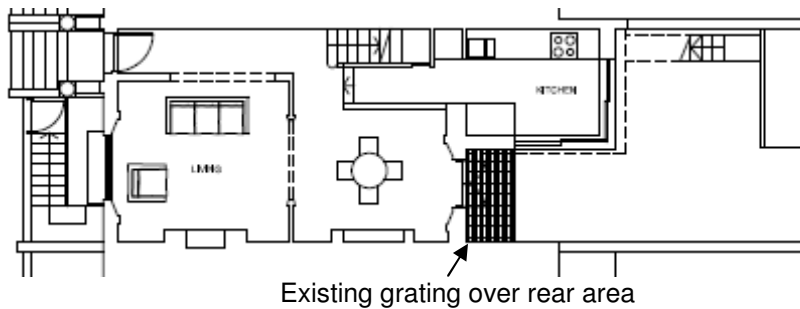
This revised scheme was given consent, but was seen by the applicant as an unsatisfactory solution as it removed the access to the garden from the rear and side doors and removed a large portion of the garden with the extension benched area.

NEW DESIGN PROPOSALS

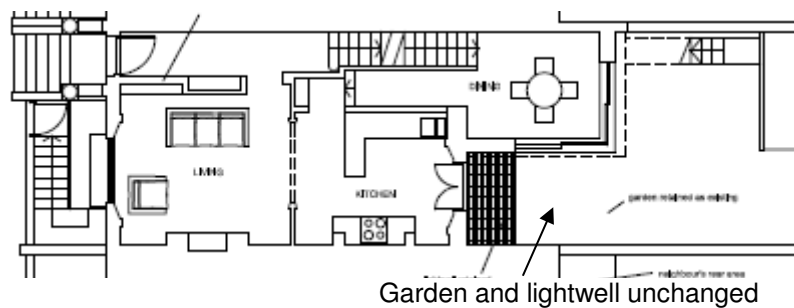


View of existing rear and side garden doors and light-well grating

The new scheme retains all of the garden and rear area as existing, maintaining the access to the garden. It therefore avoids adding glass balustrades over the existing garden doors.

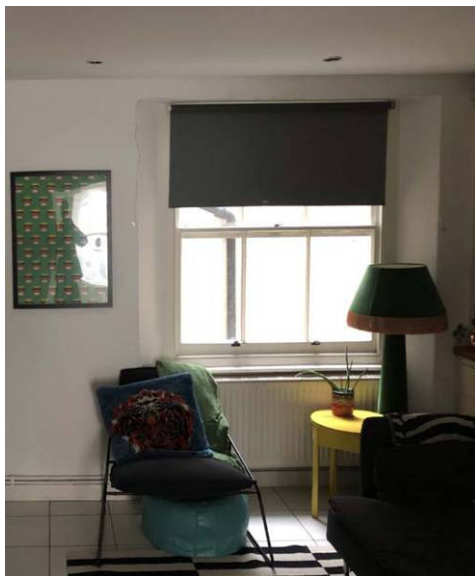
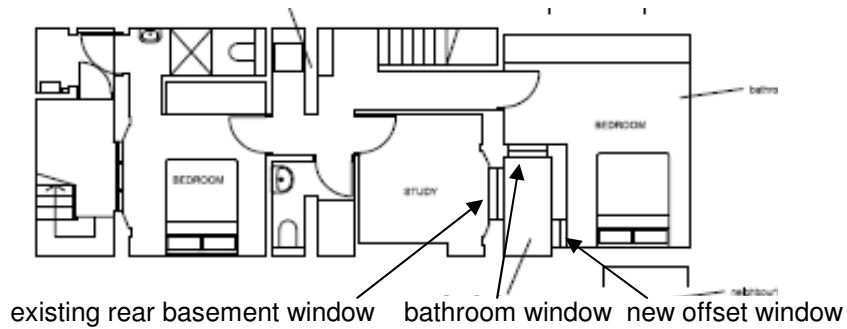


Existing ground floor and garden



Proposed ground floor and garden

The basement is extended but uses the existing rear light-well for daylight and ventilation, keeping the existing rear and side windows, and adding an obscured offset window which avoids overlooking between the rear bedroom and study.

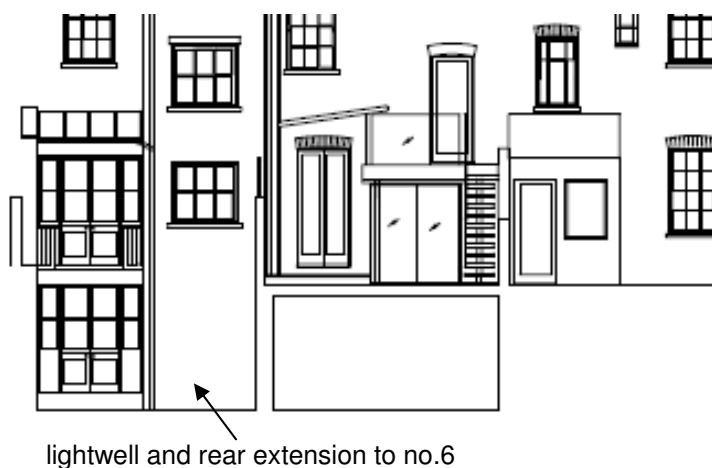


Existing rear basement window



existing basement bathroom window from light-well

The neighbour at no.6 has a rear extension and light-well which extend the same distance as the proposed rear extension, which reduces the impact of structural work on the neighbour.



lightwell and rear extension to no.6

Conclusion

By retaining the existing light-well and garden, these proposals do more to preserve and enhance the existing listed building than the previously consented scheme.