TR STUDIO

Architecture | Interiors

11 CHAMBERLAIN STREET

DESIGN & ACCESS STATEMENT

This document accompanies drawings and information relating to proposed scheme at 11 Chamberlain Street, London, NW1 8XB

The Blackfriars Room, St Bride Foundation
14 Bride Lane London EC4Y 8EQ

+44 (0) 203 567 0569
office@trstudio.co.uk

1.0 SITE DESCRIPTION

No.11 Chamberlain Street forms part of a Grade-II Terrace constructed in the mid 1850's. The street was called Bernard Street until 1885 when it was changed to Chamberlain, commemorating James Bradley Chamberlain, an optician in High Holborn.

The property is set within the Primrose Hill Conservation Area, and is part of Grade II listing 'No.9-14 and attached railings' Chamberlain Street. It is adjacent to Grade II listed dwelling-houses' No. 1-8 and attached railings' Chamberlain Street. It is not subject to any other designations.

The terrace is of similar style, suggesting it was all built at the same time by one builder.

11 Chamberlain Street is a four storey, mid-Victorian single-family dwelling.

2.0 PROPOSAL

The proposals are motivated by the need to upgrade the quality of the property for continued family use. It is our client's aim to enhance the building through repair and decoration.

The proposals would maintain the building in its optimum viable use as a single - family dwelling. Over time the house has been heavily remodelled, particularly in relation to the lower ground floor and attic, which are modern throughout.

Where vestiges of the of the historic plan form remain, such as the upper ground, first and second floors, there will be few changes.

Primary works include the following:

- Due to the historic significance of the street elevation, alterations will only be made in relation to returning recent interventions back to better align with the original form. This includes, replacing the double doors in the front light-well with a sash window, reintroducing the access to the lower ground floor via a door under the front stairs, and reinstating a more sympathetic railing and roof form.

- General strip-out of the lower ground floor with new timber flooring, replace existing underfloor heating, a new kitchen and a new fireplace.

- A new stair from lower ground to ground floor, following the existing configuration. The stair replaces a contemporary glass and timber stair with a more traditional design and materiality.

- Demolition of the existing lower ground floor extension to create a more appropriate design and layout - moving the light well back to the original location.

- New radiators and pipework to be installed in existing locations, with an ASHP and photovoltaics to be installed on the roof.

- Reconfiguration of the WC and access at upper ground floor level of the closet wing to provide for direct access to the rear courtyard.

- Demolition and rebuild of the rear garden terrace including new railings and an increased floor height to allow for insulation below slab.

- Addition of roof-light along boundary wall to allow for natural night into the lower basement level.

- Minor relocation and infill of door from master bedroom to ensuite on the first floor and introduction of dressing space into ensuite.

- First floor window in closet wing replaced with slightly larger sash window.

- A new stair from second to third floor, following the existing configuration. The stair replaces a contemporary timber stair, with one with a more traditional plan form, design and materiality.

- Re-cladding of the whole roof including two rear dormers, which are currently in very condition. Cladding to be like for like slate tiles.

- New sliding doors in roof replacing the existing doors. New roof form which reinstates some of the original form and pitch.

For additional alterations and description please refer to proposed plans and accompanying documents

SITE PLANNING HISTORY

3.1 11 CHAMBERLAIN STREET
2010/6778/P

Submission of details (landscaping to the rear garden area) for approval of condition 2 pursuant to planning permission granted on 28/07/2009 (application ref: 2009/1248/P) for the construction of a basement gym/ exercise room under the rear garden, insertion of new York stone stairs into the front light-well, new gate within the existing metal railings and replacement of door at basement level to the front light-well to dwelling (Class C3)

3.2 11 CHAMBERLAIN STREET
2009/1248/P

Construction of a basement gym/exercise room under the rear garden of the single family dwelling house, insertion of new York stone stairs into the front light-well to be served by a new gate within the existing metal railings and replacement of door at basement level to the front light-well.

3.3 11 CHAMBERLAIN STREET
2007/4061/P

Construction of a basement gym/exercise room under the rear garden of the single family dwelling house, insertion of new York stone stairs into the front light-well to be served by a new gate within the existing metal railings and replacement of door at basement level to the front light-well

3.4 11 chamberlain STREET
2007/4061/P

Erection of an extension at lower ground floor level with terrace above at rear of single dwelling house (Class C3)

3.5 11 CHAMBERLAIN STREET
8802072

Extension of existing back extension to create second floor bathroom as shown on drawing no.K133/05.

3.6 11 CHAMBERLAIN STREET
30324

Change of use, including works of conversion, to provide two self-contained maisonettes.

4.0 RELEVANT PLANNING HISTORY

4.22 10 CHAMBERLAIN STREET
2014/4917/P

Erection of single storey basement level rear light-well infill extension and new external stairs between basement and ground floor level, relocation of internal stairs between second and third floor levels and replacement of internal doors at basement level.

4.2 6 CHAMBERLAIN STREET
2014/4917/P

Conversion of existing building, containing 2 residential units (comprised of 1 x 2 and 1 x 3 bedroom flats) to single family dwelling house, erection of two storey lower ground floor rear extension including extension of rear light well, rear dormer infill extension including new roof lights, installation of gate and staircase to front light well, and alterations to fenestration.

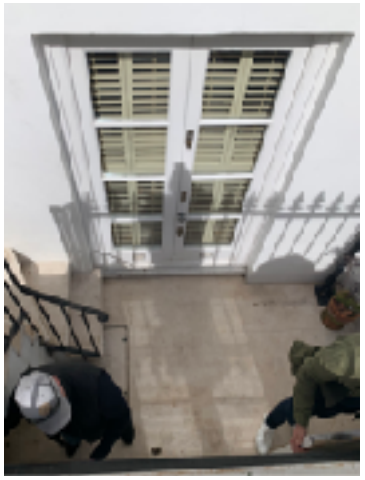
5.0 DEVELOPMENT PROPOSALS AT 11 CHAMBERLAIN STREET

5.1 Existing lower ground floor extension to be demolished, levelled and rebuilt with new light-well location adjacent to the house, and rear garden terrace raised. Roof-light added to the rear to bring light into the plan.

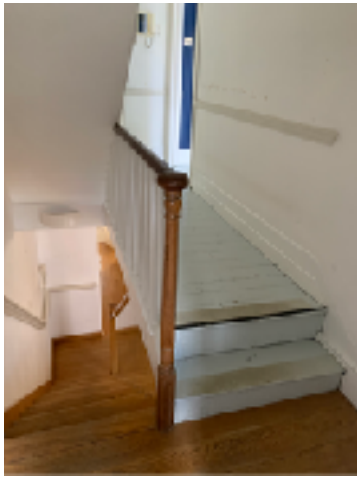
5.2 Roof dormer introduced to front facade to replace existing configuration.

6.0 EXISTING SITE PHOTOS

Existing front elevation

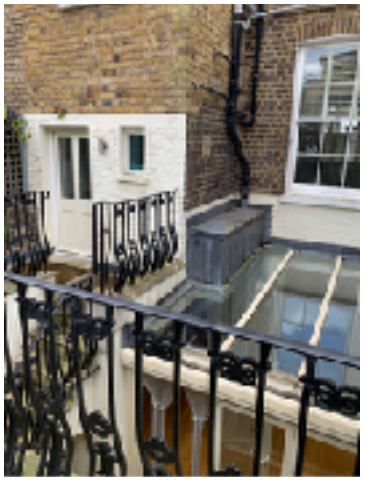


Existing front light-well doors



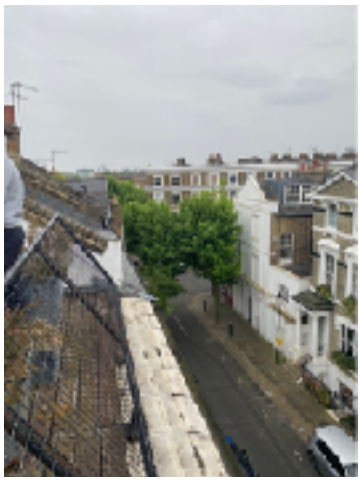
Existing lower ground floor stairs

Existing basement fireplace



Existing rear extension

Existing radiators



Existing roof terrace railing

6.0 EXISTING SITE PHOTOS

Existing lower ground floor

Existing roof

Existing rear extension

Existing lower ground floor

Existing roof

6.0 DAYLIGHT & SUNLIGHT

6.1 There will be no material loss of daylight and sunlight to the surrounding neighbours and no increased sense of enclosure or overshadowing, thus protecting the amenity of residents from the effects of development. This is due to the distance of the neighbouring buildings from the site, and the limited size of the addition.

6.2 There will be no adverse impact on the sunlight receipt to neighbouring properties as a result of the proposed works.

7.0 DESIGN RATIONALE

7.1 The client's brief was to restore and bring back into use the property for use as a family home. They wish to retain the existing heritage features and reinstate key design features that make up the distinct characteristics of this house. They also wish to improve on some of the less sympathetic work done during more recent years.

8.0 MASSING, DESIGN & MATERIALITY

8.1 LOWER GROUND FLOOR EXTENSION AND LIGHT-WELL

At lower ground floor level the light-well will be encased with lightweight aluminium framed glass sliding doors to the two sides of the new extension and the original building and party wall will be clearly readable from the existing brickwork. This will ensure which will ensure that the new elements are clearly distinguishable from the existing building, ensuring it is distinct from the original form and read as a modern intervention.

The light well will be covered in a stone to match the existing, and will continue internally to create further division of the old and the new.

1 roof-light to the rear of the extension will wash the rear wall in light and bring light into the plan.

8.2 CLOSET WING

Aside from the replacement / alteration of the existing windows and doors, the closets wing will remain as existing. Any infill bricks will match existing. New fenestration will include timber sash windows to match existing detailing.

8.3 ROOF ALTERATIONS

The roof form has undergone many changes over the years. The proposal seeks to re-clad the roof in a slate tile to match the existing, and replace the existing railings with more typical cast iron solution. The introduction of a dormer typology, allows for the roof either side to extend past the existing line, generating a more traditional form. The doors will look to be replaced with sliding aluminium doors, with the fenestration and proportion aligning with that of the facade below.

8.5 DESIGN IMPACT

Overall, the design impact of the new proposals will enhance and not detract from the original features of the house and the Conservation Area more broadly. The new rear extension, rear terrace and roof design will all respect the nature of the original design whilst adopting slightly more contemporary detailing

9.0 LANDSCAPING

9.1 REAR LANDSCAPE

The rear garden terrace will look to be rebuilt and raised as part of the development. Planting will be incorporated along the border of the property to provide for increased privacy to the neighbours. The existing York paving stones are to be kept and reused. Around the light-well new railings will be installed and look to be a contemporary interpretation of the cast iron railings found within the conservation area.

To the rear of the terrace a raised roof-light provides light into the lower ground floor below. The raised sides are banked with two large planters and the front edge forms the backrest for a bench in-front.

10.0 ACCESS

10.1 The primary access to the property will remain unchanged.

Access to the lower ground floor via the front light-well, will be slightly altered due to the revised door location, which will be underneath the primary stairs, which is in keeping with the historic precedent.

Access to the lower ground floor via the rear light-well, will be removed as the existing external staircase is proposed to be demolished. Access to the rear garden from the upper ground floor will be simplified with the mirroring of the closed wing WC location.

11.0 FIRE

11.1 The fire strategy to the development remains unchanged from existing.

12.0 ENERGY

12.1 The introduction of an ASHP and Photovoltaics seeks to provide a more sustainable means energy source, without compromising the integrity or the character of the property. The ASHP and photovoltaics will look to be positioned on the roof where they are not visible from the street, and supplement a portion of the electricity supply.

12.2 M&E STATEMENT IN REFERENCE TO POSITIONING OF ASHP

After reviewing the drawings, the ASHP wouldn't be able to fit under the vault for the following reasons:

- Inadequate air flow
- Potential lack of space
- Too close to the boundary line

To be efficient, an ASHP need an adequate amount of air, as such an ASHP is installed externally. Looking the proposed plans, the "store" where the ASHP is proposed to be located, would be in a more "internal" space rather than external. Even if the door was to be louvred, we would not have enough air to serve the heat pump.

Also, looking the space that we have, there is potential for a heat pump to not fit in this area. An ASHP typically requires 300-400mm of clearance on each side for any required maintenance. Without know the heat losses of the building at this point, it's hard to determine the exact size of the heat pump, but if the heat losses determined that the unit required to be on the bigger size, there may also be an issue with head hight and clearance.

13.0 SERVICES

13.1 New underfloor heating is to be laid at basement floor level to replace existing. And new cast iron radiators are proposed to replace the current flat panel radiators.

13.2 It is proposed that all existing service routes are reused, and upgraded where necessary. All new servicing will connect into existing routes.

14.0 STRUCTURE

14.1 Structural changes look to be made to facilitate the new stairs up to the top floor, changes to the front mansard to allow for a new access door and to rear basement extension and garden floor slab. Please ref to the structural engineers proposal for the extent of the alterations.

14.2 STRUCTURAL STATEMENT FOR BOUNDARY WALLS

Raising the garden walls and raising the planter wall by 500mm results in the tallest free-standing garden wall at an approx. 1m height. By typical garden wall building guidance, a solid 215mm brickwork garden wall can be freestanding and stable up to heights of 2.25m. As the proposed height of new garden walls fall below this threshold, these walls have been judged as OK.

15.0 SUMMARY & CONCLUSION

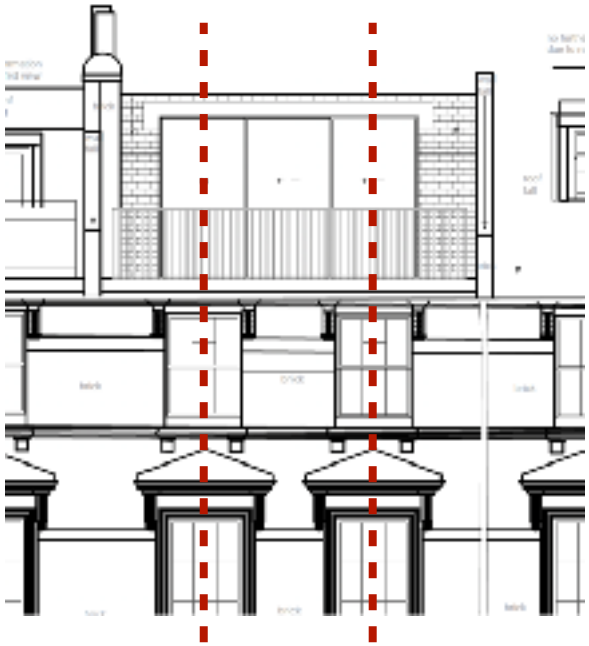
15.1 The proposed works look to respect and largely retain the original architectural integrity of the building as a whole. The adjacent buildings have all undergone extensive refurbishment to the roof and lower levels / rear gardens, and subtle but similar renovations, which No.11 seeks to benefit from.

APPENDIX A - EXISTING ROOF

No's 10, 11, 12 & 13 Chamberlain Street have had extensive alterations made to the existing roof forms, resulting in a variety of different scenarios along the terrace. No 11 currently has a roof terrace, accessed by double doors, and a series of small roof-lights punctuating the remained of the pitched roof. The current condition of the doors, tiling, flashing, flooring and railings is very poor and in need of and upgrade.

Existing Roof Massing

APPENDIX B - PROPOSED ROOF ALTERATIONS



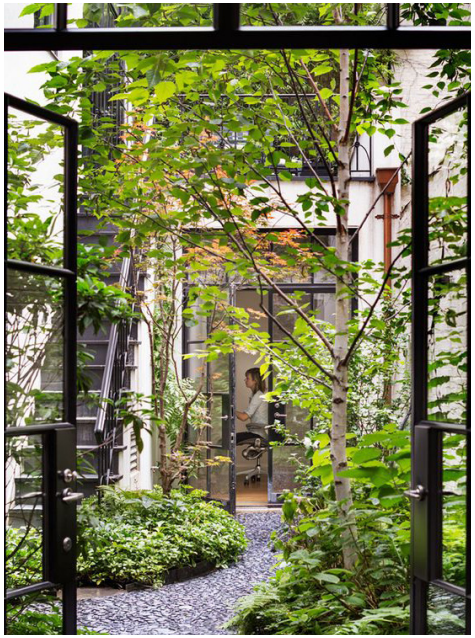
The proposal seeks to re-clad and tidy up the roof, while refining the massing.

With sliding doors split into three, the fenestration is aligned with the rhythm and axis of the facade below. To either side of the opening, the roof form is reinstated back to the original pitch to assist in expressing a more traditional dormer arrangement .

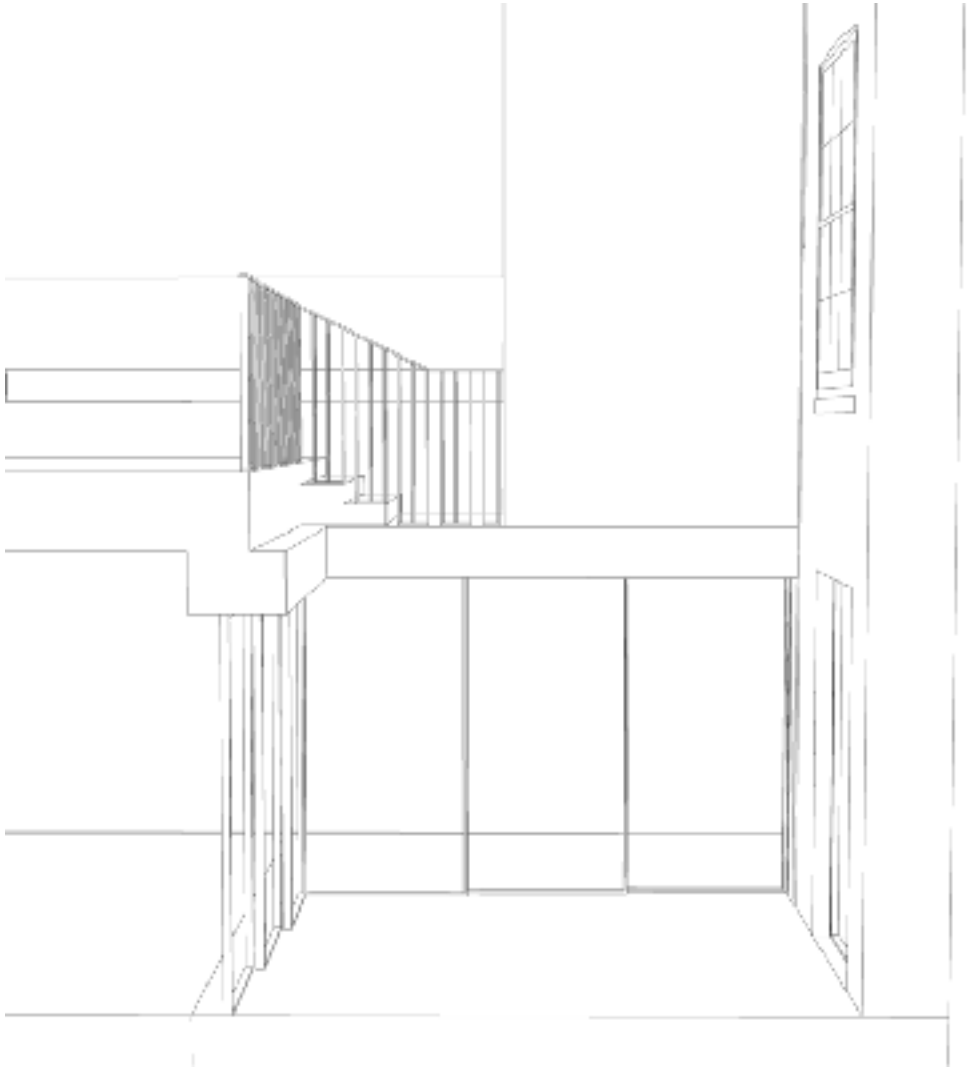
The railing will follow the form of the existing but will instead be replaced with delicate and slim vertical bars - which will read more subtly and in keeping with the context.

Proposed Roof Massing

APPENDIX C - PROPOSED BASEMENT ALTERATIONS

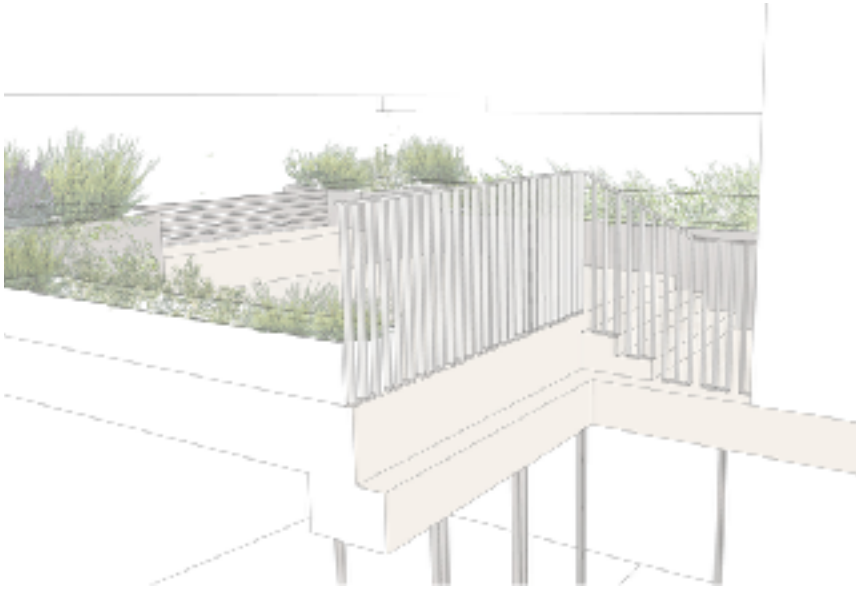


By moving the light-well back to its original position, it offers an opportunity to bring nature into the plan,



Section view through light well

APPENDIX D - PROPOSED GARDEN ALTERATIONS



When rebuilding the rear garden terrace, the proposal is looking to replace the railings with a slightly more contemporary but sympathetic design.

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