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**35 Chalton Street,  
London,  
NW1 1JD**

**Proposed Extension and Internal Alterations**

## **Design and Access Statement**

**20<sup>th</sup> April 2023**

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## Introduction

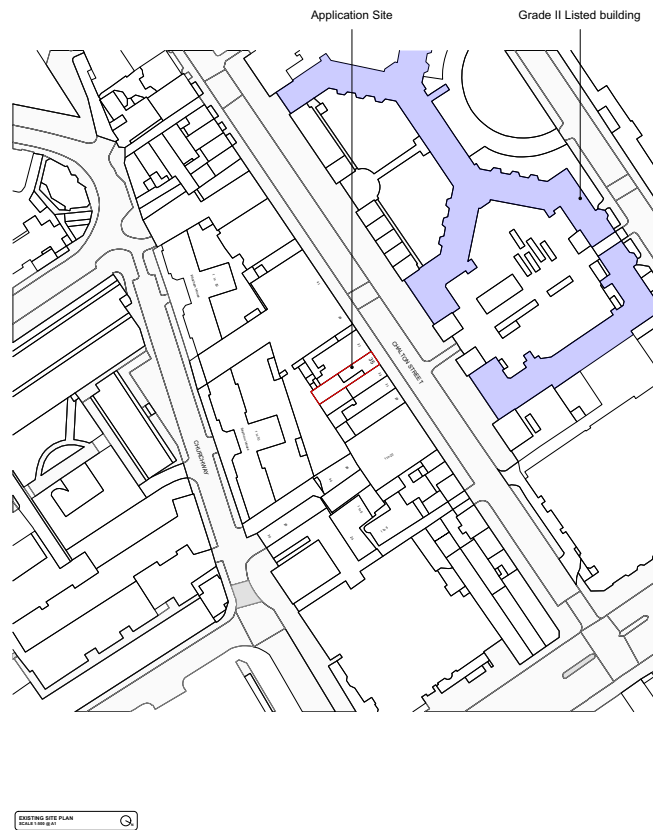
This Design & Access is submitted as part of a Householder Full Planning Application for alterations to the property at 35 Chalton Street. It is prepared by Ashton Porter Architects on behalf of the applicant.

The proposals seek to enhance the architectural quality of the site and this statement seeks to demonstrate that the design approach to this context is appropriate to the area.

## Description and Location of the Existing Site



*Fig. 1 - Aerial Photo of Euston (No. 35 Chalton street highlighted in red)*



Situated to the East of Euston Station, Chalton street is a mixed use land which typically includes commercial uses at the ground and lower level with residential uses at the upper levels.

The application site (No.35) Chalton street, is not a listed building and is not within a Conservation Area.

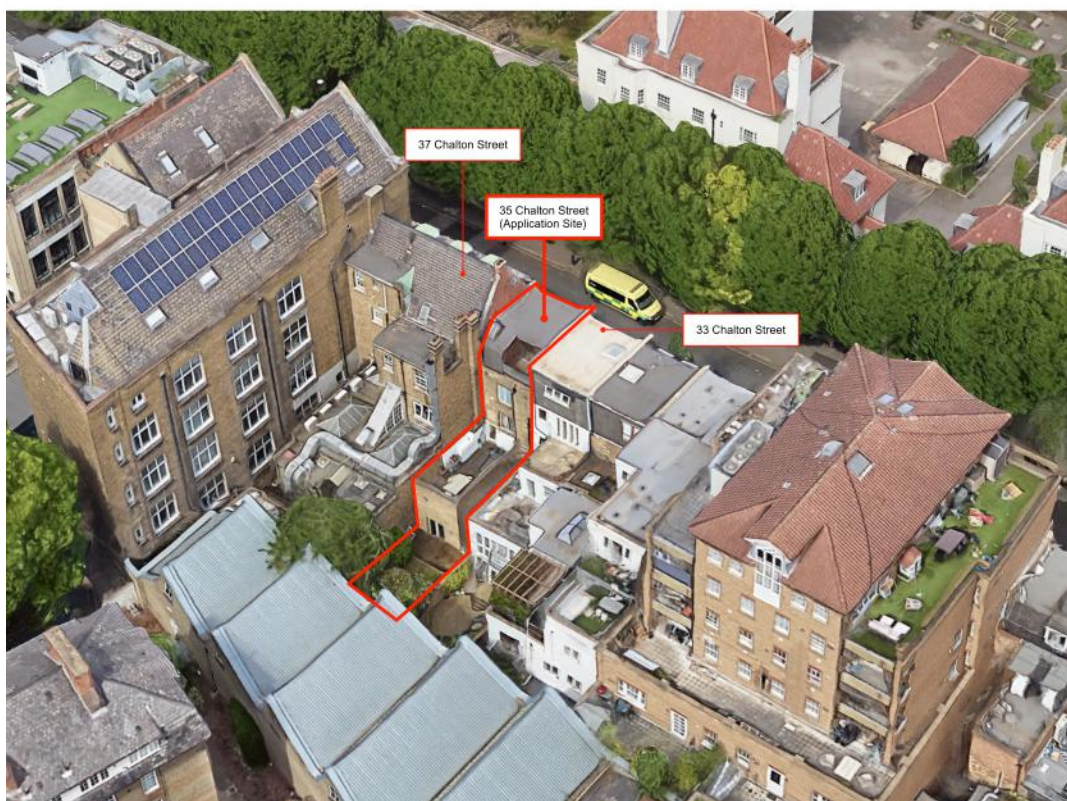
There are also number of other listed Building and locally listed buildings within the area surrounding the site. The application site is opposite but not adjacent to the Grade II listed buildings which are No.16A-76A Levita House and the Rocket Public House.



## Site images:



*Fig. 2 - Aerial Photo of site looking North - West*



*Fig. 3 - Aerial Photo of site looking North - East*





*Fig. 4 - View of the existing front elevation facing Chalton Street*



*Fig. 5 - View of existing rear elevation*

## **Planning History**

2014: Permission was granted for extensions and alterations to rear at ground and first floor levels, with second floor roof terrace (2014/7829/P). As current built condition, see Appendix.

2017: Permission was granted for the erection of upper ground and first floor rear extension to existing single storey rear extension, with roof terrace above at second floor level. Alterations to rear and side windows including installation of new upper ground, first and second floor rear windows and replacement of second floor rear window with door (2017/5462/P). Lapsed application. See Appendix.

2020: Permission was granted for the erection of upper ground and first floor rear extension to existing single storey rear extension, with roof terrace above at second floor level; alterations to rear and side windows, including installation of new upper ground, first and second floor rear windows and replacement of second floor rear window with door (2020/3950/P). Which is an exact resubmission of 2017/5462/P. See Appendix.

This application seeks to set out an addition to the approved (2020/3950/P), which is subservient to the main building and focuses on high quality design as a priority.

## About the Architect

The applicant has appointed Ashton Porter Architects who specialise in situating modern design within sensitive contexts of conservation areas, listed buildings and green belt locations. The practice has won many national awards in this process.

Below are series of examples of works carried out to listed buildings and conservation areas:



### “Box Wing House”

Wealden, East Sussex

c. 2017

- An addition to a Grade II Listed building.
- Finalist in the British Home Awards Best Extension 2018
- Finalist in the George Clarke Medal 2018
- Featured in Grand Designs Magazine Renovations supplement April 2018.



### “Cut & Fold House”

Amyand Park Road Conservation Area,  
Twickenham

c. 2012

- Extension to a Semi-Detached Victorian Townhouse within a Conservation Area.
- Winner of Grand Designs Best Extension 2013.







**“Suburban Studio”**  
Bush Hill Park, Enfield  
c. 2011

- Winner of the New London Architecture “Don’t Move, Improve” Award 2012
- Finalists in the RIBA Regional Awards 2012
- Finalists in the WAN Wood in Architecture Awards 2015



**“Prop House”**  
South Hill Avenue Conservation Area, Harrow  
c. 2019

- A rear addition and new detached garage to a detached property in the South Hill Avenue Conservation Area.



**“Slide & Slot House”**  
Enfield Lock  
c. 2021

- A two storey rear extension and refurbishment to a locally listed house in a conservation area.
- Winner of the New London Architecture “Don’t Move, Improve” Award Transformations Prize 2022







### **“Drag & Drop House”**

The Pastures, Totteridge Conservation Area  
c. 2016

- A 700 sqm New Build House within a Conservation Area.
- Commended in the Sunday Times House of the Year 2016
- Finalist in the Manser Medal 2016



### **“Criss Cross House”**

St. Ippolyts, Hertfordshire  
c. 2020

- A side and rear extension and refurbishment to a house in the Hertfordshire green belt.
- Winner of the RIBA Regional Award 2022
- Finalist in the Structural Timber Awards 2021



# Description of the proposed development, Design, Heritage & Materials

## Front Elevation

The proposal seeks to mimic the style and character of the immediate context. This has been achieved by reinstating the window circled on the Fig 6. Upgrading all the windows to the upper floor of the front elevation from a 1/1 sash window, replaced with new 2/2 timber frame double glazed sliding box sash window with painted finish and cast stone cill. Both of these reinstate the authentic Victorian fenestration to the property.

The shop widow has been improved and character improved with high quality joinery. The railing to the front of the house has also been reinstated.

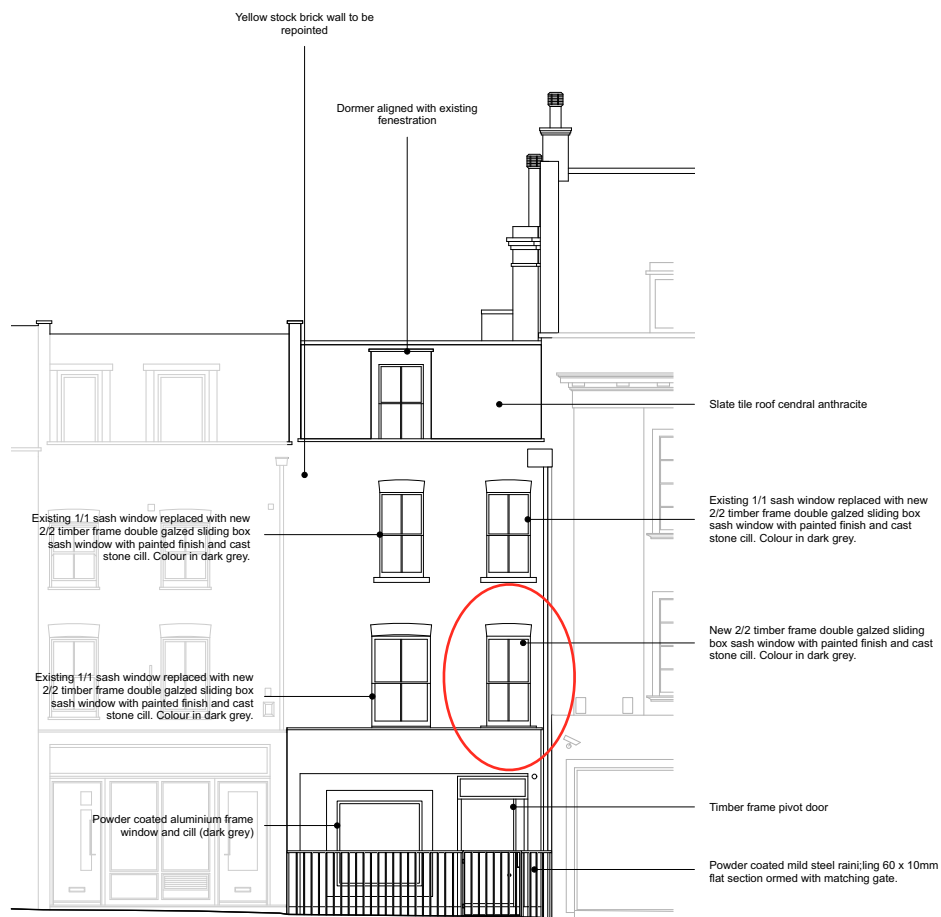


Fig. 6 - Proposed front elevation (not to scale)

## Rear Extension / Rear Elevation

### Design:

The proposal uses a simple contemporary design language which does not attempt to mimic the style or detailing of the existing house. It will compliment the existing house with a contrasting architectural style that is sympathetic and of high quality. It seeks to further enhance the approved application (2020/3950/P), while staying within the constraints of that application. Creating a better relationship between the home & garden with improved larger contemporary glazing.

### Material:

The proposed new materials are chosen to be sympathetic and compliment the existing property. Yellow stock brick (to match existing), 1bstock black smooth brick, Anthracite grey zinc cladding and glass, are chosen for their high quality and complimentary nature to the existing house and surroundings. The Zinc Anthracite is a grey cladding that has a tone and colour to respect the existing colour palette of slate and lead detailing.

A new skylight (powder coated aluminium frame) is proposed to introduce better natural light into the living room without disrupting the composition of the rear elevation.

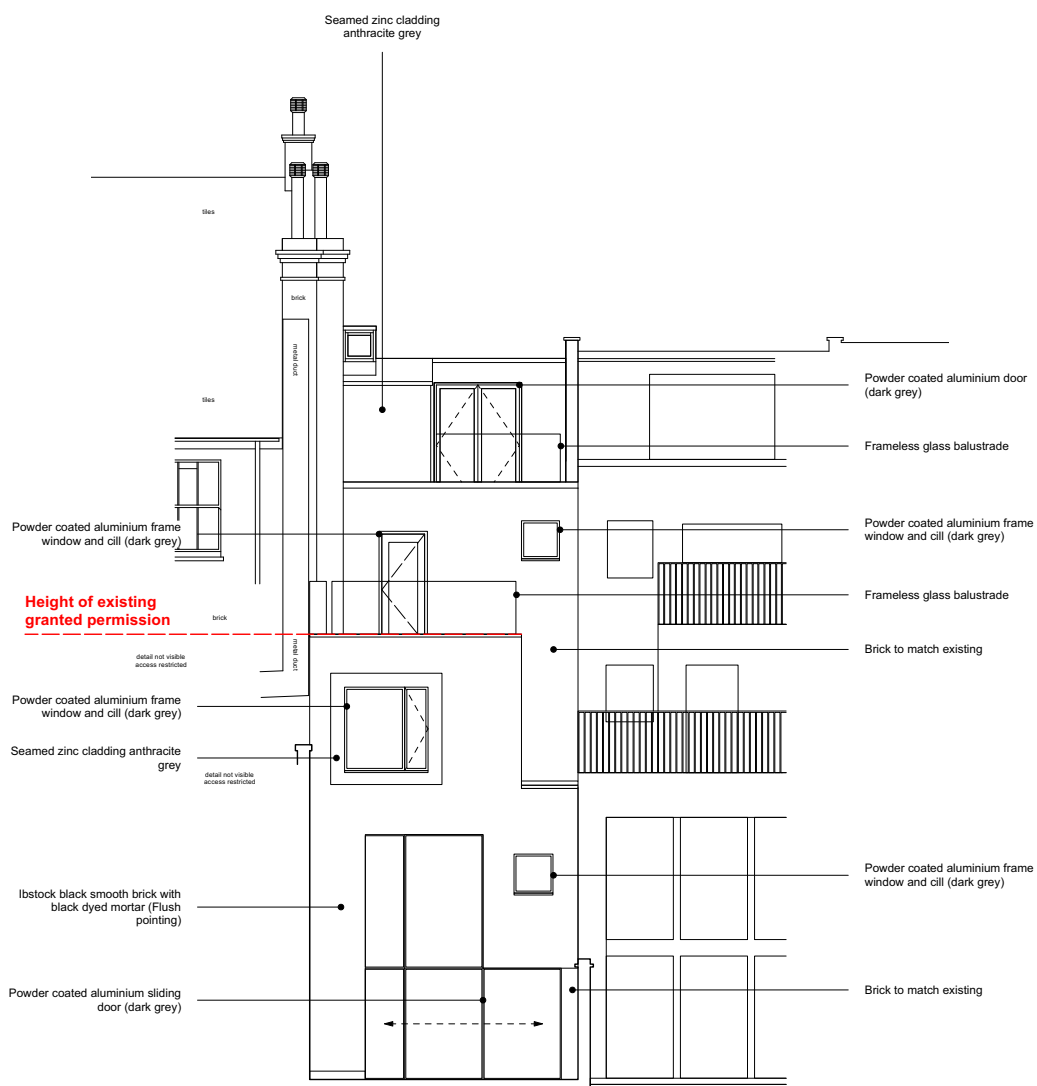


Fig. 7 - Proposed rear elevation (not to scale)



## Proposed Internal Layout Description

The current configuration of the the floor plans are disjointed and do not have a strong visual connection to the garden nor do they maximise the space. The proposed scheme will allow for a coherent way to circulate throughout the house by updating the internal configuration, making it more suitable for a modern family.

The proposal is to create a double storey addition of a contemporary high quality design. Along with internal alterations to that forge a stronger relationship between the home & garden, site and surroundings. The staircase has been repositioned to allow for better circulation between the front and rear extension of the house.

The floor plans are arranged to place the key living spaces, (kitchen and dining areas), with direct access to enjoy the rear garden. The open plan kitchen and dining area have direct access through the rear into the garden.

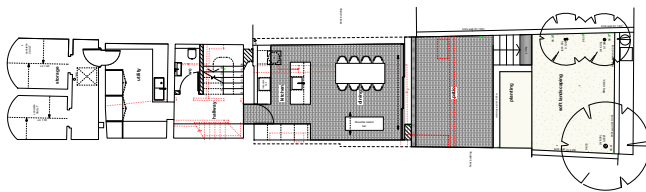


Fig. 08 - Proposed basement plan (not to scale)

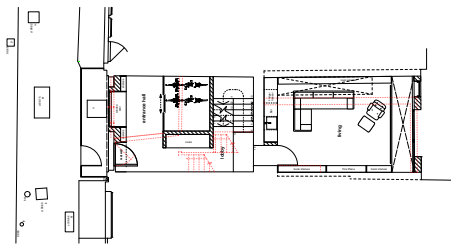


Fig. 09 - Proposed ground floor plan (not to scale)

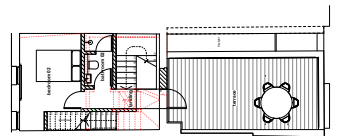


Fig. 11 - Proposed second plan (not to scale)

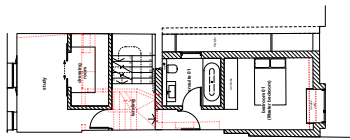


Fig. 10 - Proposed first floor plan (not to scale)

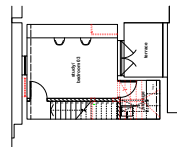


Fig. 12 - Proposed third plan (not to scale)

# Approved application (2020/3950/P) & Proposal

APPROVED APPLICATION - 2020/3950/P



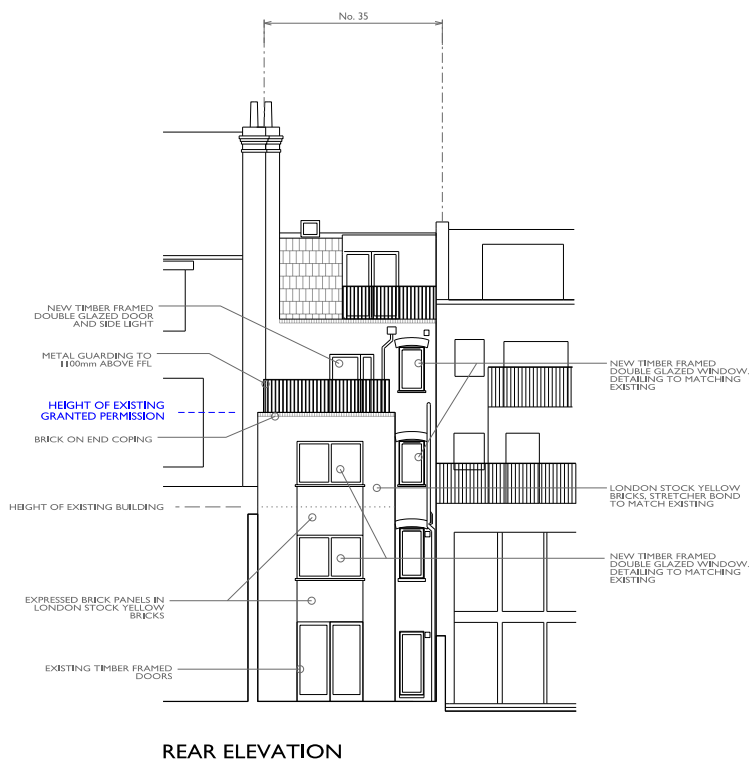
PROPOSED FRONT ELEVATION  
NTS



Fig. 13 - Approved application (2020/3950/P) compared with proposed elevation

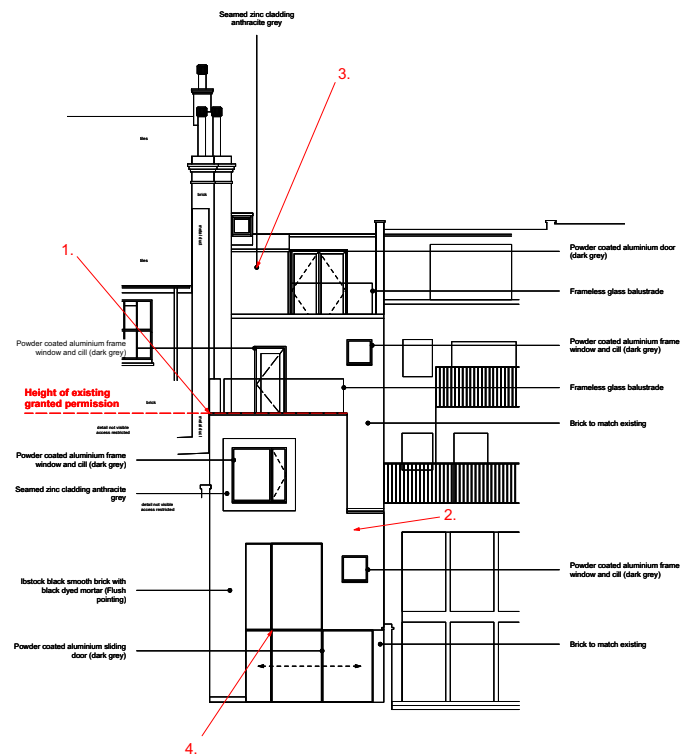
1. Reinstated metal railing, powder coated mild steel railing.
2. Improved shop window character with high quality joinery.
3. Reinstated window with new 2/2 timber frame double glazed sliding box sash window with painted finish and cast stone cill. Colour in dark grey.
4. Existing 1/1 sash windows to the front elevation replaced with new 2/2 timber frame double glazed sliding box sash window with painted finish and cast stone cill.
5. Window moved to align the front facade.

# APPROVED APPLICATION - 2020/3950/P



REAR ELEVATION

# PROPOSAL



PROPOSED REAR ELEVATION  
SCALE 1:100 @ A3

Fig. 14 - Approved application (2020/3950/P) compared with proposed elevation

1. Height of approved planning application retained.
2. Proposed massing to reduce the overlay narrow vertical element.
3. High quality materials which have a limited impact on the site and complimentary nature to the existing house and surroundings.
4. Larger contemporary glazing.



## **Access**

No alterations are proposed to the front of the building.

## **Refuse Storage**

The location of refuse storage will be retained as existing. As such, the proposal would have no impact on the established character of the property.

## **Conclusion**

The application contributes an innovative and original design that remodels the interior space with a modest change to the floor area of the residential property, whilst being sympathetic to its context. The proposal seeks to enhance the character of the site by preserving the features of the existing building whilst complimenting it with a high quality, contemporary design.

**APPENDIX A**

-

**Approved application  
(2020/3950/P)**

Permission was granted for the erection of upper ground and first floor rear extension to existing single storey rear extension, with roof terrace above at second floor level; alterations to rear and side windows, including installation of new upper ground, first and second floor rear windows and replacement of second floor rear window with door

Decision: Approve with Conditions 29/10/2021

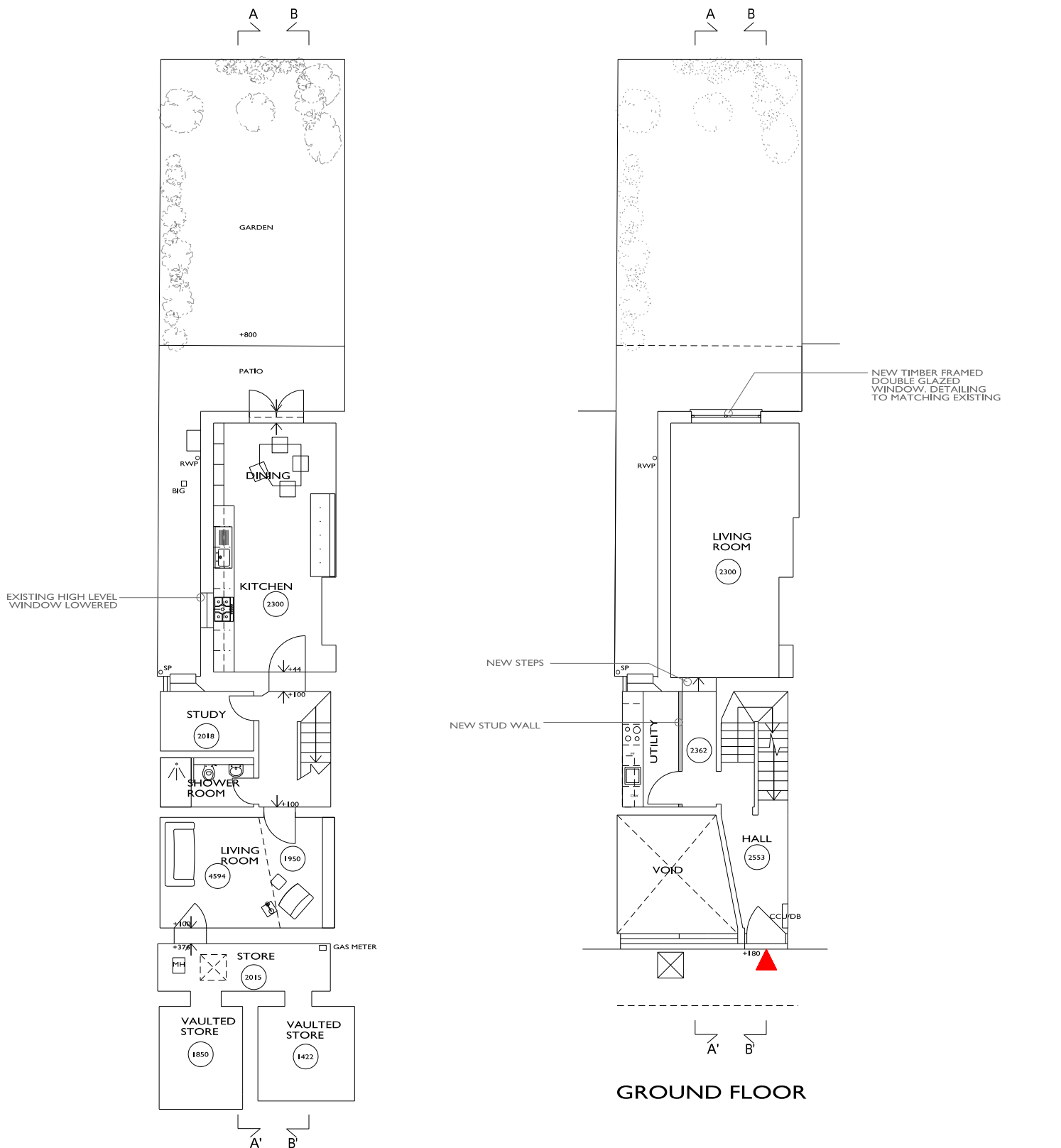
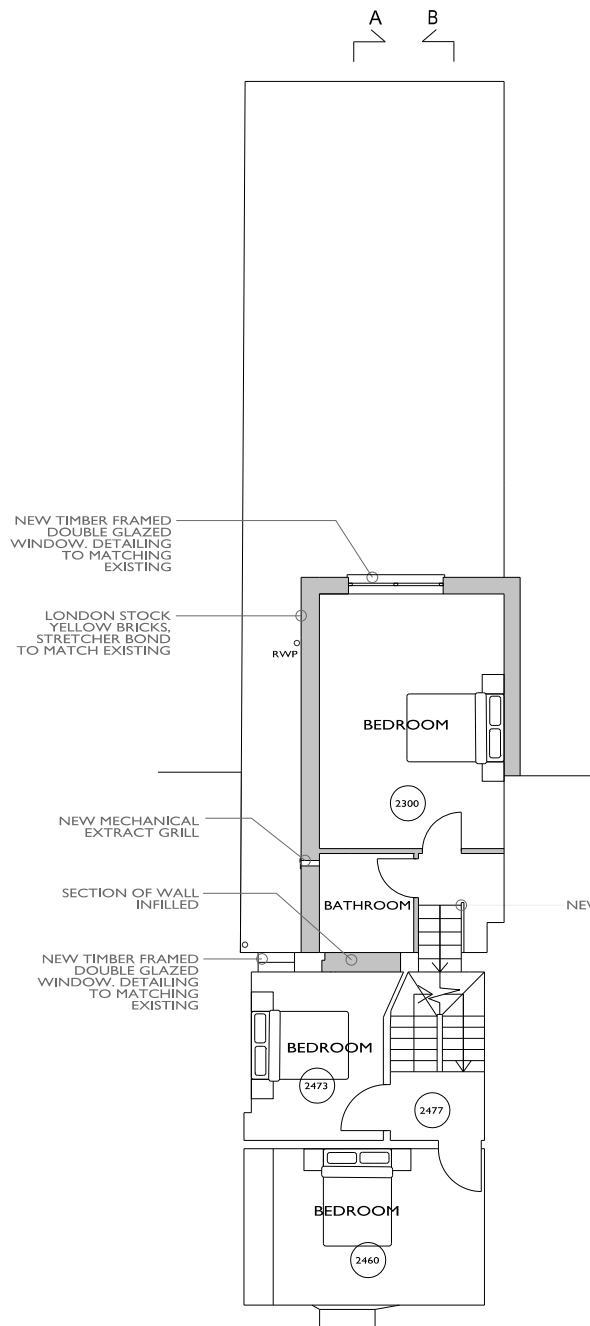


Fig. 18 - Proposed drawing for planning app ref: 2020/3950/P (not to scale)

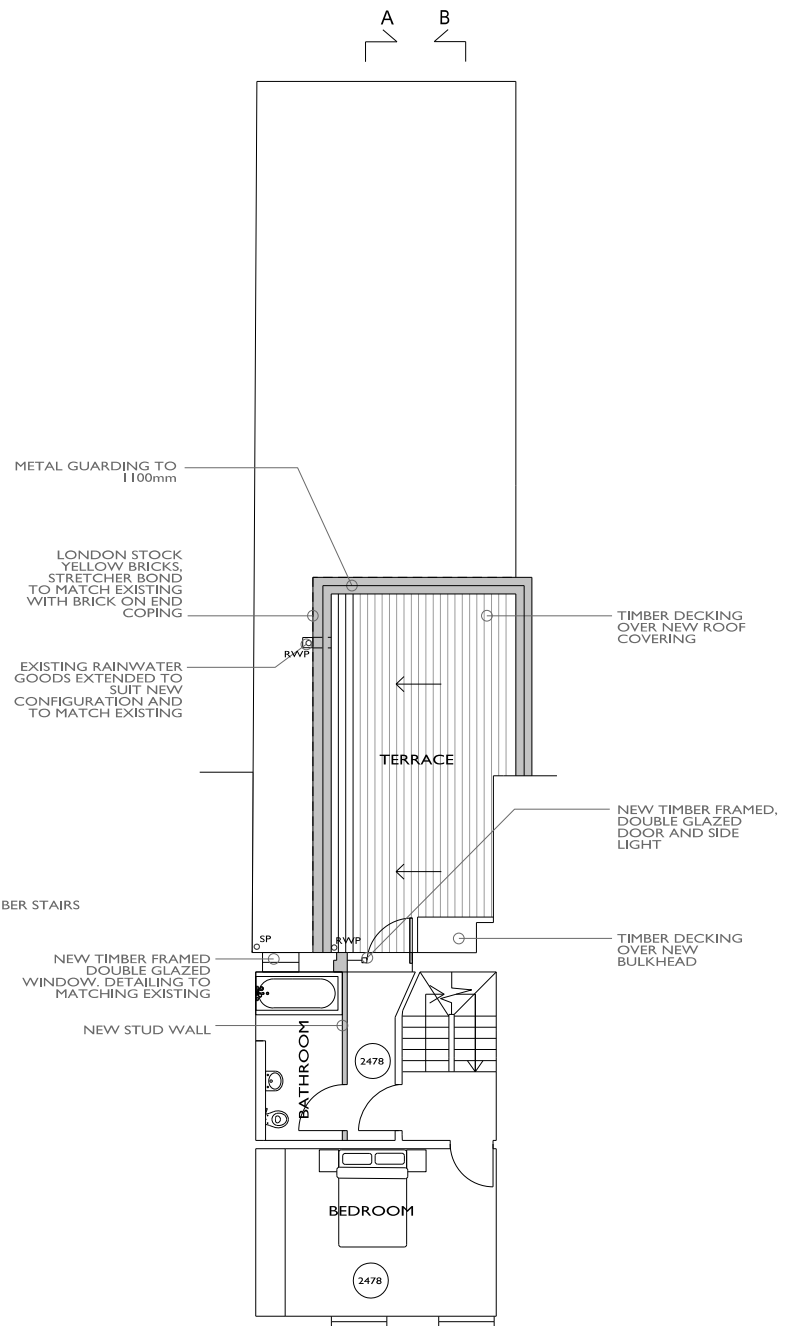
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## FIRST FLOOR



## SECOND FLOOR



 INDICATES NEW CONSTRUCTION

NB: NO ACCESS PROVIDED TO ROOF.  
ASSUMED LAYOUT AND ARRANGEMENT  
ONLY. NEIGHBOURING BUILDINGS  
INDICATIVE ONLY. ALL HARD AND SOFT  
LANDSCAPING INDICATIVE ONLY.

ZRP

ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS

26 EXMOUTH MARKET, CLERKENWELL, LONDON EC1R 4QE  
WWW.ZOOMROOMS.CO.UK  
020 7278 7716  
CONTACT@ZOOMROOMS.CO.UK

ZOOM ROOM PRODUCTIONS

C	TH	UPDATED FOLLOWING CLIENT COMMENTS	15.12.14
B	AM	GENERAL UPDATE	30.09.14
A	TH	UPDATED ROOM LABELS	24.09.14
REV	BY	DESCRIPTION	DATE

DRAWING RECORD

35 CHALTON STREET, NW1 1JD

**ROBERT FRIEDMAN**  
CLIENT

PROPOSED PLANS: FIRST AND SECOND FLOORS

DRAWING TITLE  
ZRP024 ZRP024 P\_101 AUG 2014

JOB NUMBER	DRAWING NUMBER	DATE
FH	I:100 @ A3	C
CREATED BY	SCALE	REVISION

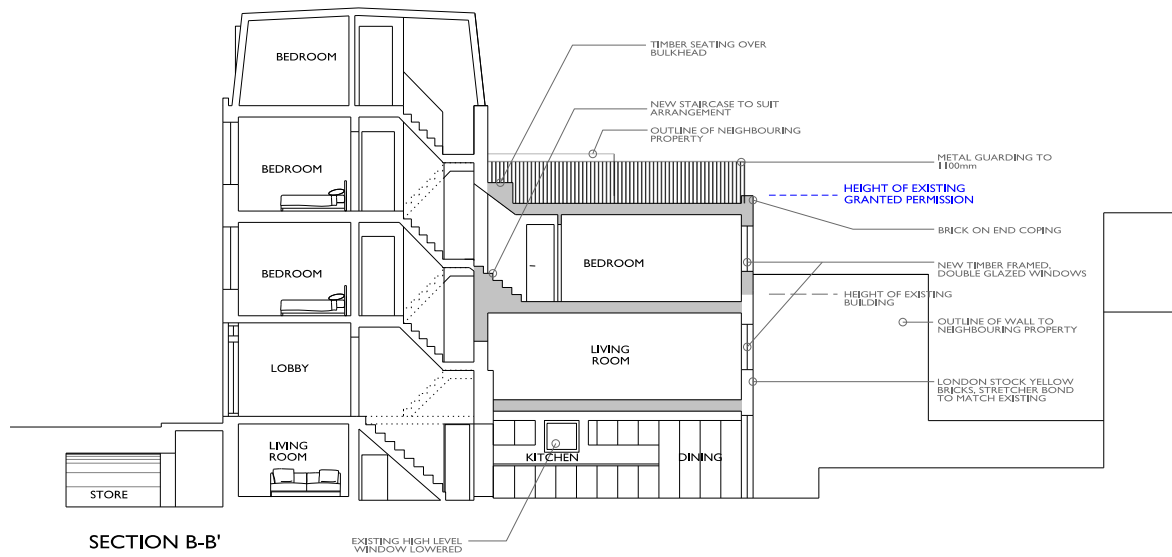
The image contains two architectural drawings. The left drawing is the 'THIRD FLOOR' plan, showing a large rectangular area with a smaller rectangular area labeled 'TERRACE' and a 'BEDROOM' area. A circular feature is labeled '2387'. The right drawing is the 'ROOF PLAN', showing a large rectangular area with a smaller rectangular area labeled 'TERRACE' and a 'BEDROOM' area. A circular feature is labeled '2387'. Both drawings include section line markers 'A' and 'B' at the top and 'A'' and 'B'' at the bottom.

ZOOM ROOM PRODUCTIONS

[illegible]







SECTION B-B'

EXISTING HIGH LEVEL WINDOW LOWERED

35 CHALTON STREET, NW1 1JD			
ROBERT FRIEDMAN			
PROPOSED SECTION B-B'			
NO	REV	DESCRIPTION	DATE
A	01	GENERAL UPDATE FOLLOWING CLIENT COMMENTS	21 SEP 2014
DRAWINGS RECORDED			
DRAWING SET		ZRP024	ZRP024_P_301
CLIENT		ROBERT FRIEDMAN	21 SEP 2014
DRAWN BY		AM	AM
CHECKED BY		AM	AM
SCALE		1:100 @ A3	A

INDICATES NEW CONSTRUCTION

INDICATES OUTLINE OF VOLUME OF REAR ADDITION CURRENT PLANNING PERMISSION APPLICATION REF: 2014/3328/P

**ZRP**

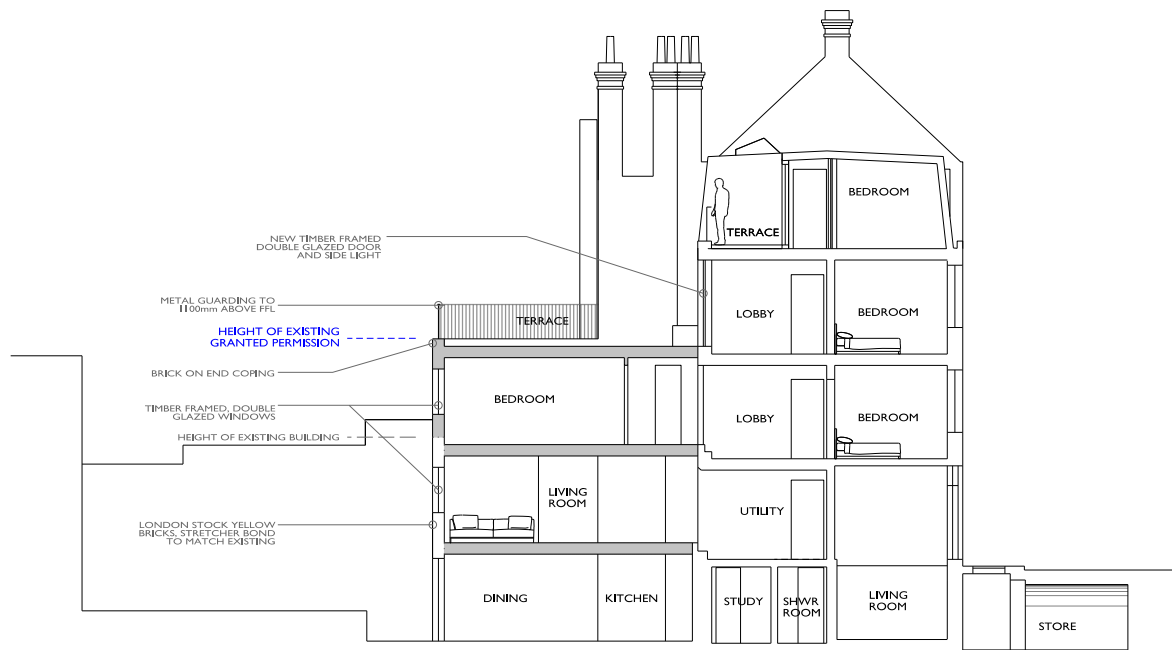
ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS

24 BOKFORTH MARKET, CLAREMONT LONDON EC4A 3DF

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CONTACT@ZOOMROOMPRODUCTIONS.CO.UK

ZOOM ROOM PRODUCTIONS



SECTION A-A'

35 CHALTON STREET, NW1 1JD			
ROBERT FRIEDMAN			
PROPOSED SECTION A-A'			
NO	REV	DESCRIPTION	DATE
A	01	GENERAL UPDATE FOLLOWING CLIENT COMMENTS	21 SEP 2014
DRAWINGS RECORDED			
DRAWING SET		ZRP024	ZRP024_P_300
CLIENT		ROBERT FRIEDMAN	21 SEP 2014
DRAWN BY		AM	AM
CHECKED BY		AM	AM
SCALE		1:100 @ A3	A

INDICATES NEW CONSTRUCTION

INDICATES OUTLINE OF VOLUME OF REAR ADDITION CURRENT PLANNING PERMISSION APPLICATION REF: 2014/3328/P

**ZRP**

ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS

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ZOOM ROOM PRODUCTIONS

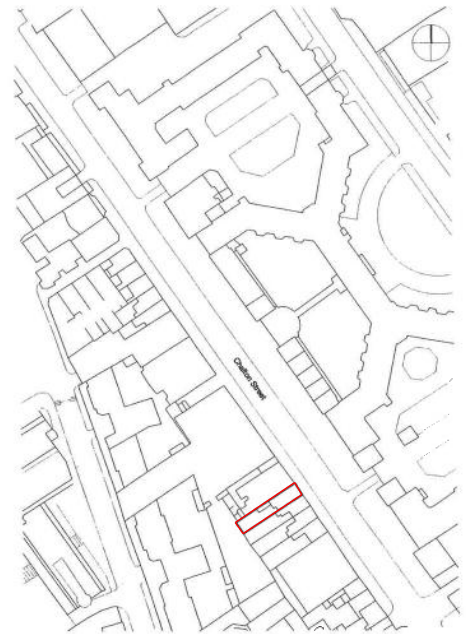
Fig. 18 - Proposed drawing for planning app ref: 2020/3950/P (not to scale)

## **APPENDIX B**


-

### **Approved application (2017/5462/P)**

Permission was granted for the erection of upper ground and first floor rear extension to existing single storey rear extension, with roof terrace above at second floor level. Alterations to rear and side windows including installation of new upper ground, first and second floor rear windows and replacement of second floor rear window with door.  
(2017/5462/P)

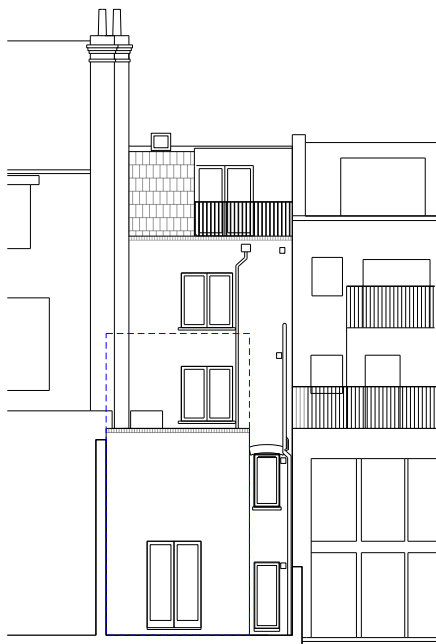


		35 CHALTON STREET, NW1 1JD LONDON	
		ROBERT FRIEDMAN CLIENT	
		SITE/LOCATION PLAN	
DRAWING TITLE		ZRP024_Z_S_001	
JOB NUMBER		DRAWING NUMBER	
FH		1:1250 / 1:500 @A3	
DESIGNED BY		JCH	
		SEPT 14	
		ZRP024	
		ROBCH	



ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS

36 EXPLOITE MARKET, CANNESVILLE, LONDON E9 6QE  
[WWW.ZRPARCITECTS.CO.UK](http://WWW.ZRPARCITECTS.CO.UK)  
 020 728 7116  
[CONTACT@ZRPARCITECTS.CO.UK](mailto:CONTACT@ZRPARCITECTS.CO.UK)  
 ZRPM ROOM PRODUCTIONS

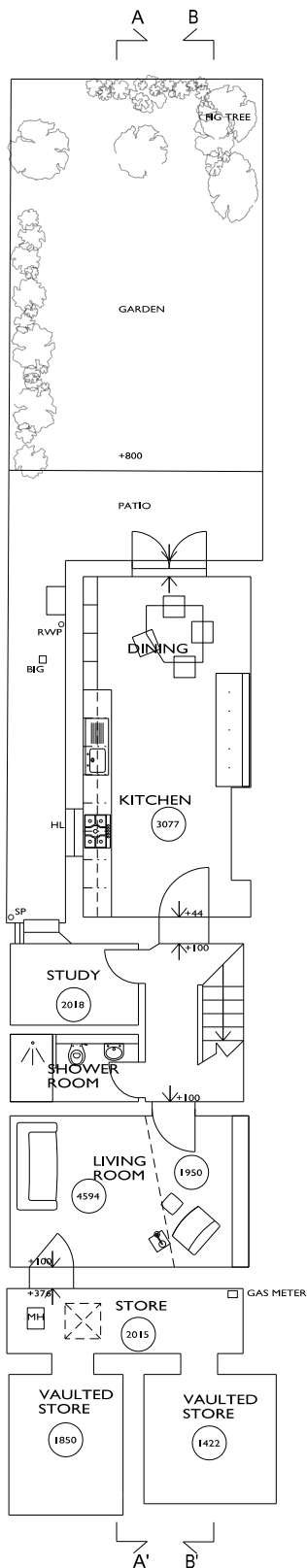


REAR ELEVATION

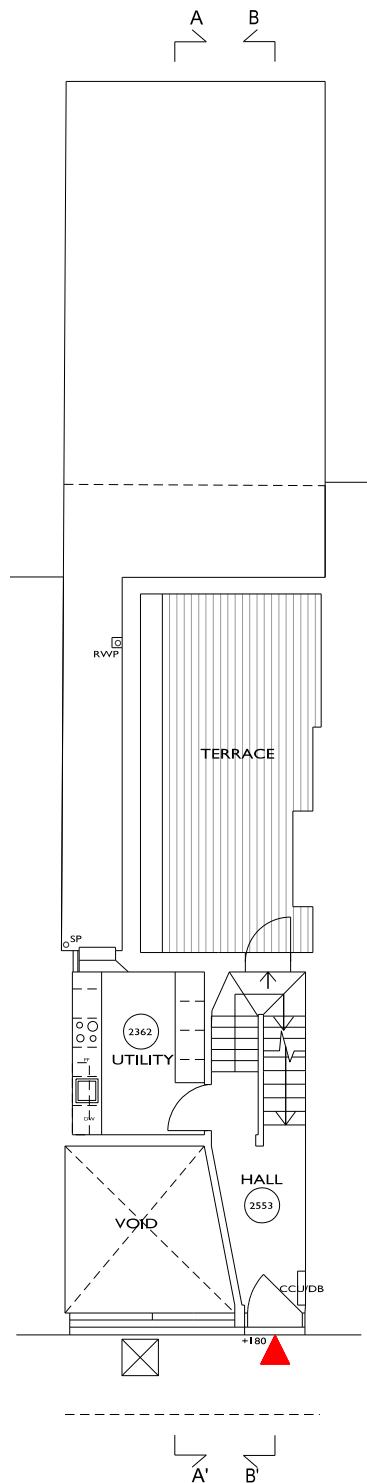


FRONT ELEVATION

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BASEMENT



GROUND FLOOR

REV	BY	DESCRIPTION	DATE
C	FH	GENERAL UPDATE	16.12.14
B	AM	GENERAL UPDATE	30.09.14
A	FH	UPDATED ROOM LABELS	24.09.14

35 CHALTON STREET, NW1 1JD		
ROBERT FRIEDMAN		
EXISTING PLANS: BASEMENT AND		
FLOORS		
ZRP024	ZRP024 S 100	AUG 2014
JOB NUMBER	DRAWING NUMBER	DATE
FH	I:100 @ A3	C
CREATED BY	SCALE	REVISION

NB: NO ACCESS PROVIDED TO ROOF. ASSUMED LAYOUT AND ARRANGEMENT ONLY. NEIGHBOURING BUILDINGS INDICATIVE ONLY. ALL HARD AND SOFT LANDSCAPING INDICATIVE ONLY.

**ZRP**

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26 EXMOUTH MARKET, CLERKENWELL, LONDON EC1R 4QE

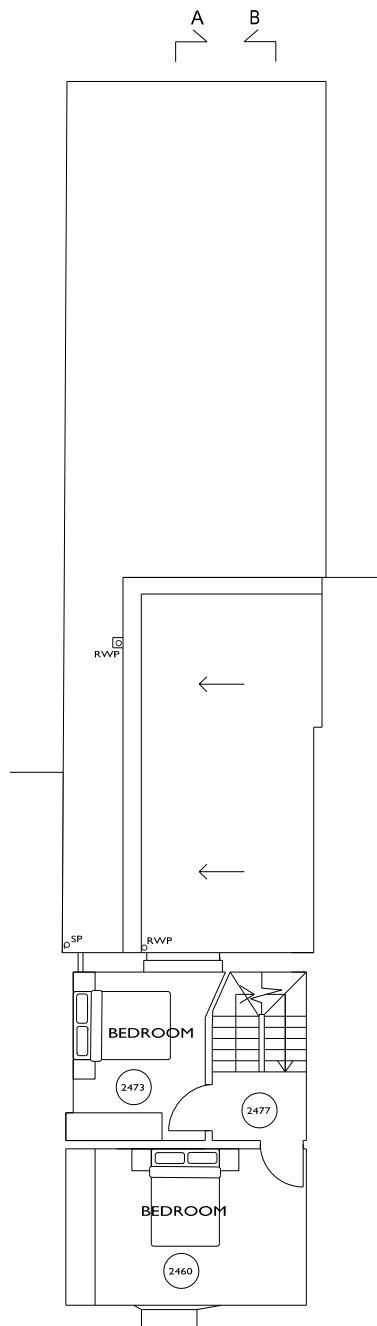
WWW.ZOOMROOMS.CO.UK

020 7278 7716

CONTACT@ZOOMROOMS.CO.UK

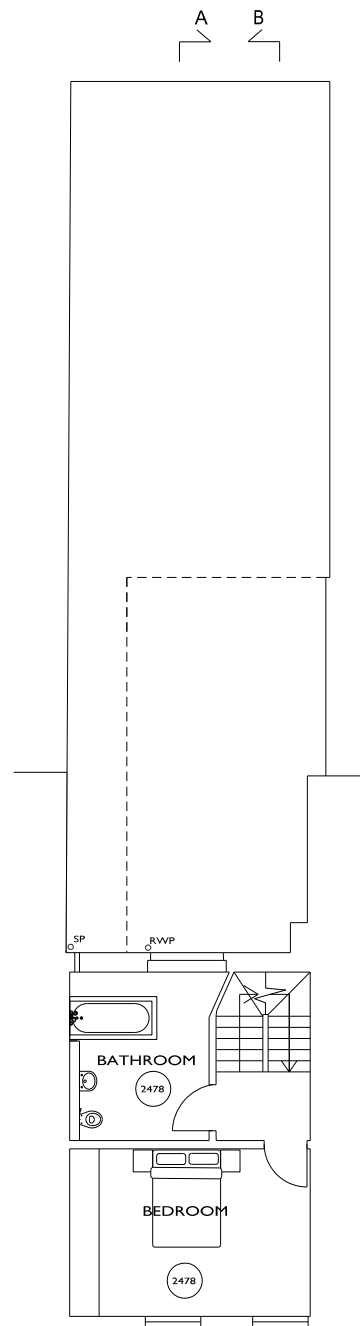
ZOOM ROOM PRODUCTIONS





A' B'

**FIRST FLOOR**



A' B'

**SECOND FLOOR**

REV	BY	DESCRIPTION	DATE
C	FH	GENERAL UPDATE	16.12.14
B	AM	GENERAL UPDATE	30.09.14
A	FH	UPDATED ROOM LABELS	24.09.14

35 CHALTON STREET, NW1 1JD		
ROBERT FRIEDMAN		
EXISTING PLANS: FIRST AND SECOND FLOORS		
DRIVING TITLE	DATE	
ZRP024	ZRP024 S 101	AUG 2014
JOB NUMBER	DRAWING NUMBER	
FH	1:100 @ A3	C
CREATED BY	SCALE	REVISION

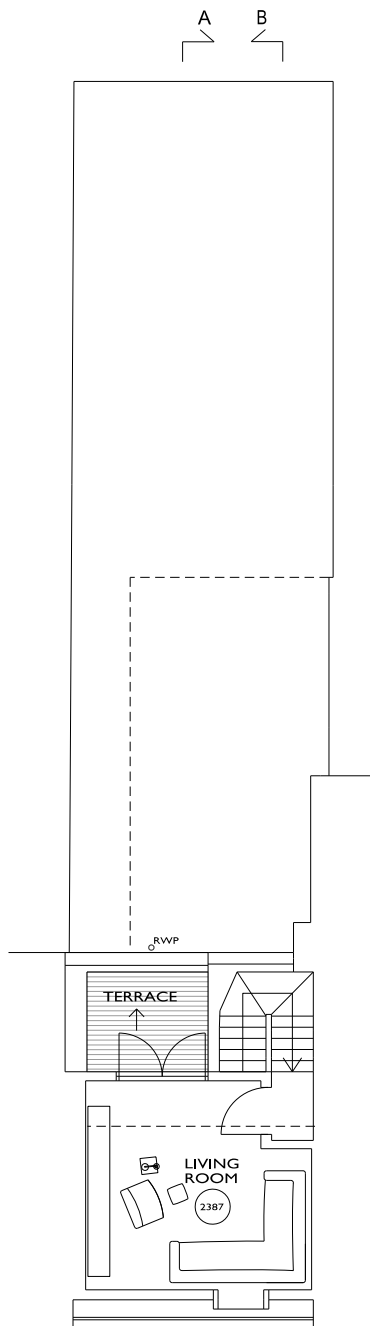
NB: NO ACCESS PROVIDED TO ROOF. ASSUMED LAYOUT AND ARRANGEMENT ONLY. NEIGHBOURING BUILDINGS INDICATIVE ONLY. ALL HARD AND SOFT LANDSCAPING INDICATIVE ONLY.

**ZRP**

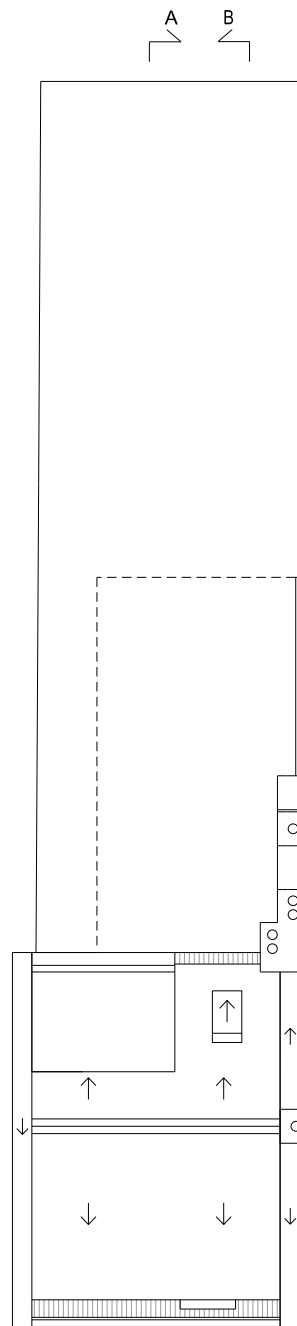
ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS

26 EXMOUTH MARKET, CLERKENWELL, LONDON EC1R 4GE  
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CONTACT@ZOOMROOMS.CO.UK

ZOOM ROOM PRODUCTIONS



THIRD FLOOR



ROOF PLAN

REV	BY	DESCRIPTION	DATE
C	FH	GENERAL UPDATE	16.12.14
B	AM	GENERAL UPDATE	30.09.14
A	FH	UPDATED ROOM LABELS	24.09.14

DRAWING RECORD

35 CHALTON STREET, NW1 1JD

ROBERT FRIEDMAN

CLIENT

EXISTING PLANS: THIRD AND ROOF

DRAWING TITLE

ZRP024 ZRP024 S 201 AUG 2014

JOB NUMBER

DRAWING NUMBER

DATE

FH

CREATED BY

1:100 @ A3

SCALE

C

REVISION

NB: NO ACCESS PROVIDED TO ROOF. ASSUMED LAYOUT AND ARRANGEMENT ONLY. NEIGHBOURING BUILDINGS INDICATIVE ONLY. ALL HARD AND SOFT LANDSCAPING INDICATIVE ONLY.

**ZRP**

ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS

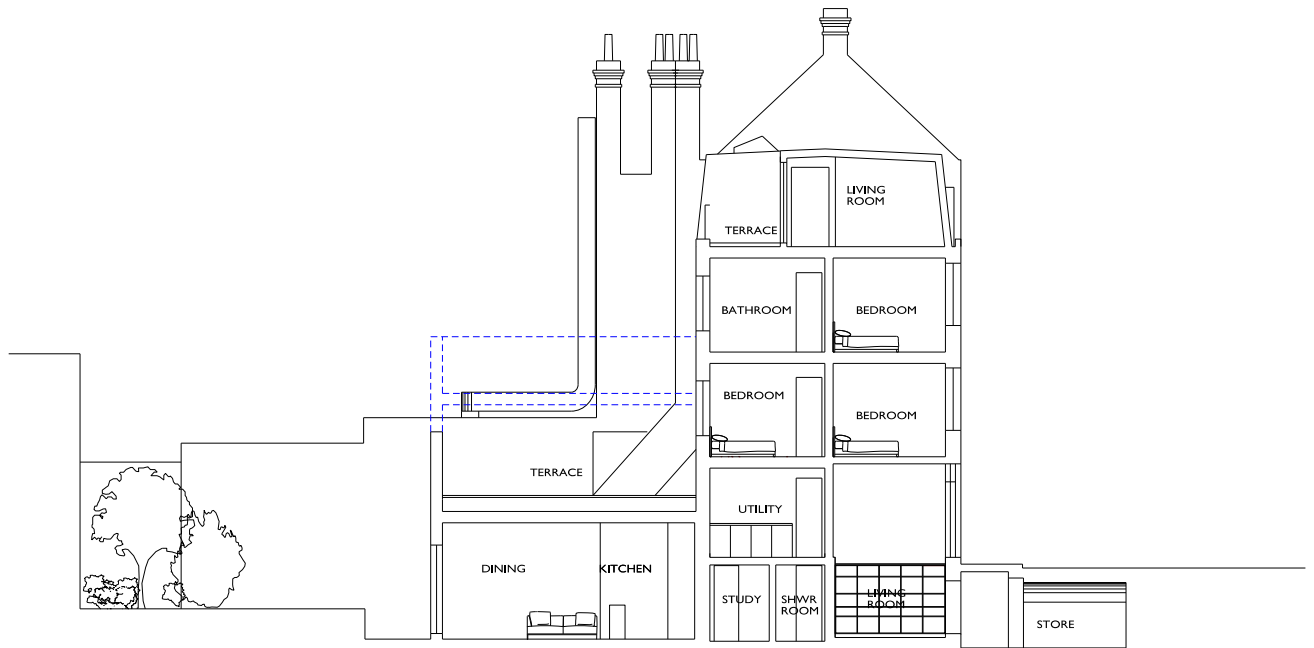
26 EXMOUTH MARKET, CLERKENWELL, LONDON EC1R 4QE

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020 7278 7716

CONTACT@ZOOMROOMS.CO.UK

ZOOM ROOM PRODUCTIONS

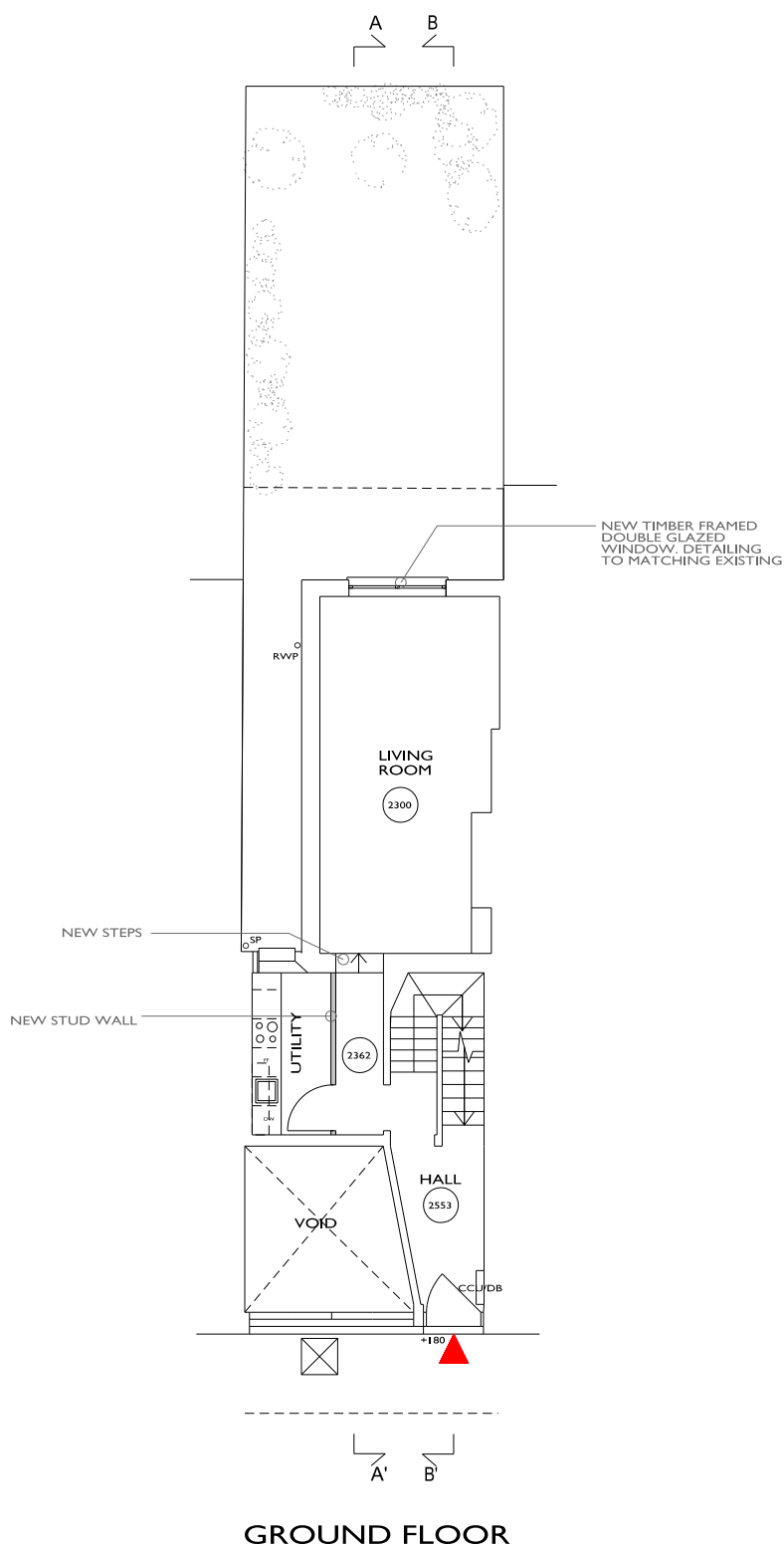
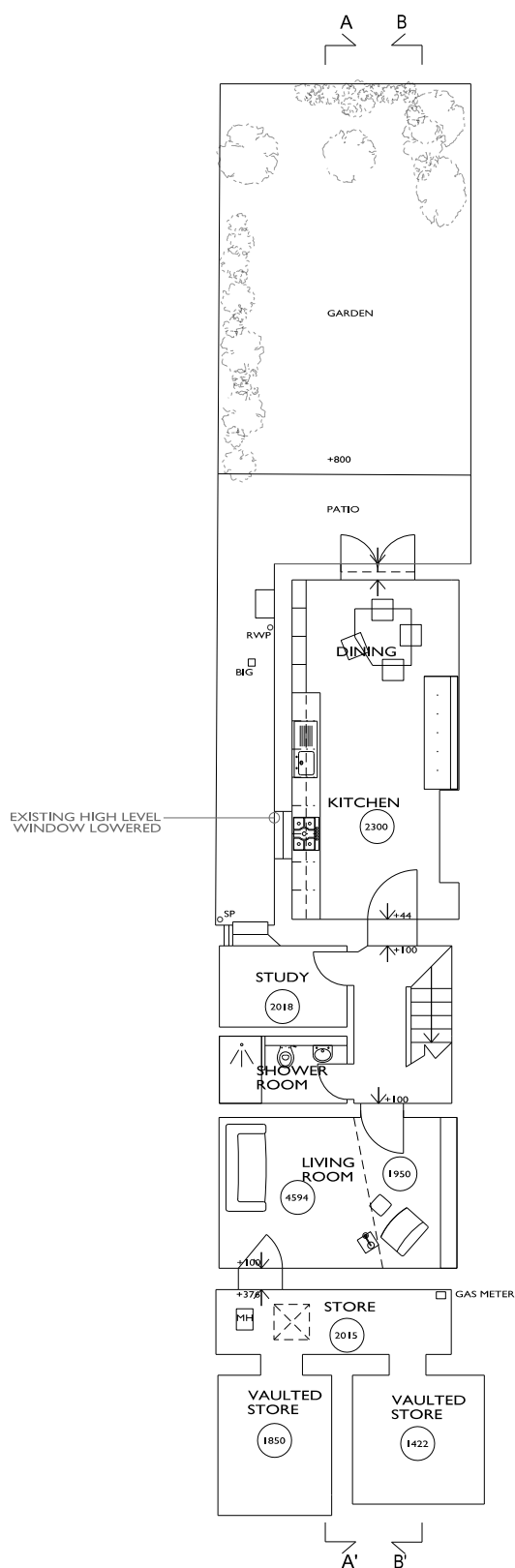


SECTION A-A'

INDICATES OUTLINE OF VOLUME  
OF REAR ADDITION CURRENT  
PLANNING PERMISSION  
APPLICATION REF: 2014/3328/P

NB: NO ACCESS PROVIDED TO ROOF.  
ASSUMED LAYOUT AND ARRANGEMENT  
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INDICATIVE ONLY. ALL HARD AND SOFT  
LANDSCAPING INDICATIVE ONLY.

				35 CHALTON STREET, NW1 1JD			
				JOB TITLE			
				ROBERT FRIEDMAN			
				CLIENT			
EXISTING SECTION A-A'							
DRAWING TITLE							
ZRP024				ZRP024_S_300			
DRAWING NUMBER				AUG 2014			
FH				C			
1:100 @ A3				REVISION			
SCALE							
DRAWING RECORD							
NO.		BY		DESCRIPTION		DATE	



A	FM	LABELLED DRAWINGS	15/11/14
REV	BY	DESCRIPTION	DATE

DRAWING RECORD

35 CHALTON STREET, NW1 1JD

ROBERT FRIEDMAN  
CLIENT

PROPOSED PLANS: BASEMENT AND  
GROUND FLOORS

DRAWING TITLE

ZRP024 ZRP024 P 100 AUG 2014

JOB NUMBER	DRAWING NUMBER	DATE
FH	I:100 @ A3	A
CREATED BY	SCALE	REVISION

 INDICATES NEW CONSTRUCTION

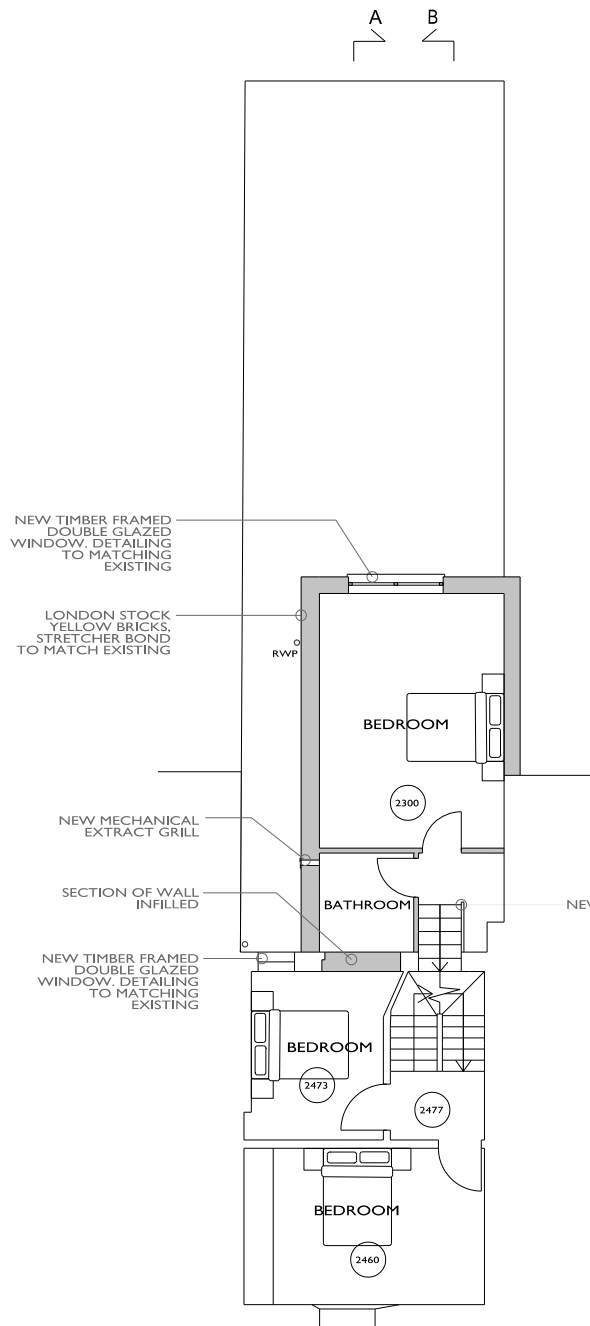
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ASSUMED LAYOUT AND ARRANGEMENT  
ONLY. NEIGHBOURING BUILDINGS  
INDICATIVE ONLY. ALL HARD AND SOFT  
LANDSCAPING INDICATIVE ONLY.

ZRP

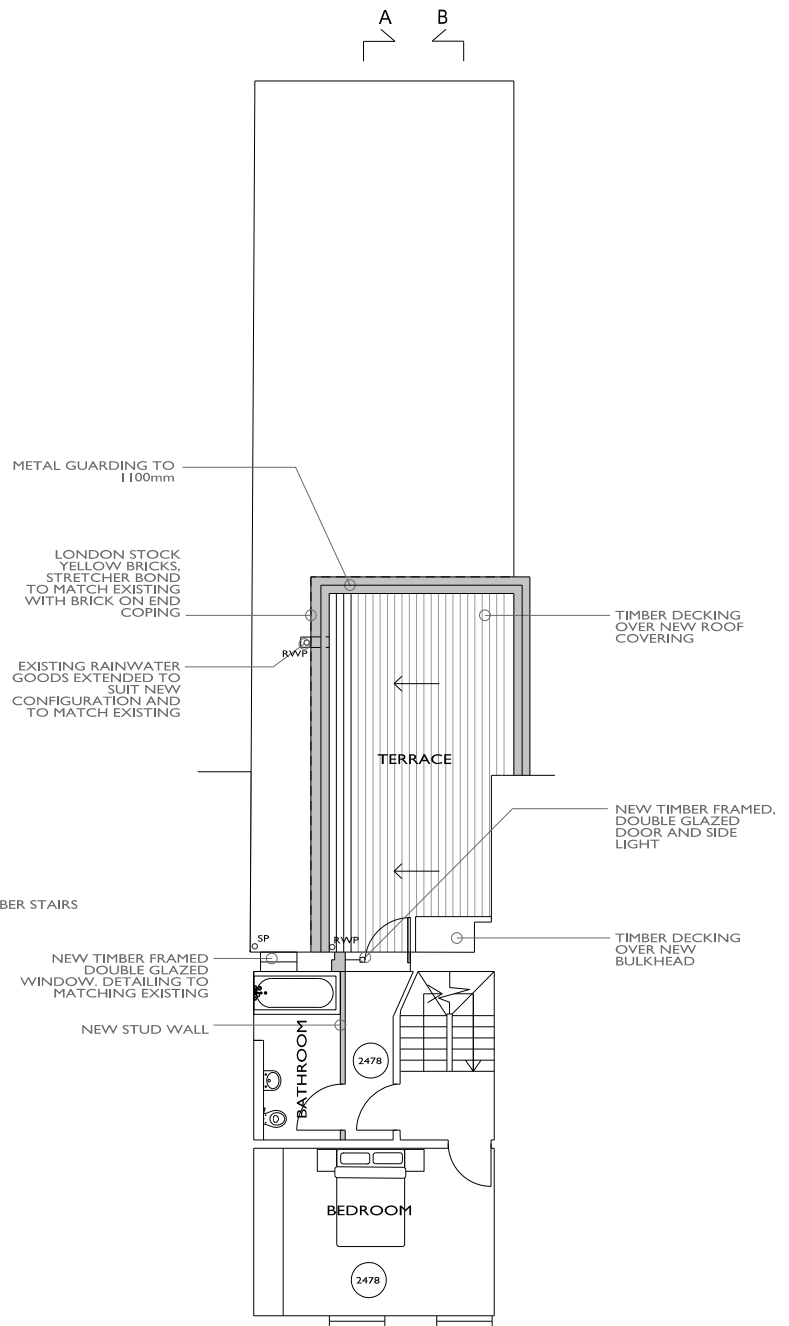
ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS

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ZOOM ROOM PRODUCTIONS



FIRST FLOOR



SECOND FLOOR

INDICATES NEW CONSTRUCTION

NB: NO ACCESS PROVIDED TO ROOF. ASSUMED LAYOUT AND ARRANGEMENT ONLY. NEIGHBOURING BUILDINGS INDICATIVE ONLY. ALL HARD AND SOFT LANDSCAPING INDICATIVE ONLY.

35 CHALTON STREET, NW1 1JD			
ROBERT FRIEDMAN			
CLIENT			
PROPOSED PLANS: FIRST AND SECOND FLOORS			
DRAWING TITLE			
ZRP024	ZRP024_P_101	AUG 2014	DATE
JOB NUMBER	DRAWING NUMBER	DATE	
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CREATED BY	SCALE		
DRAWING RECORD			
REV	BY	DESCRIPTION	DATE
C	FH	UPDATED FOLLOWING CLIENT COMMENTS	15.12.14
B	AM	GENERAL UPDATE	30.09.14
A	FH	UPDATED ROOM LABELS	24.09.14

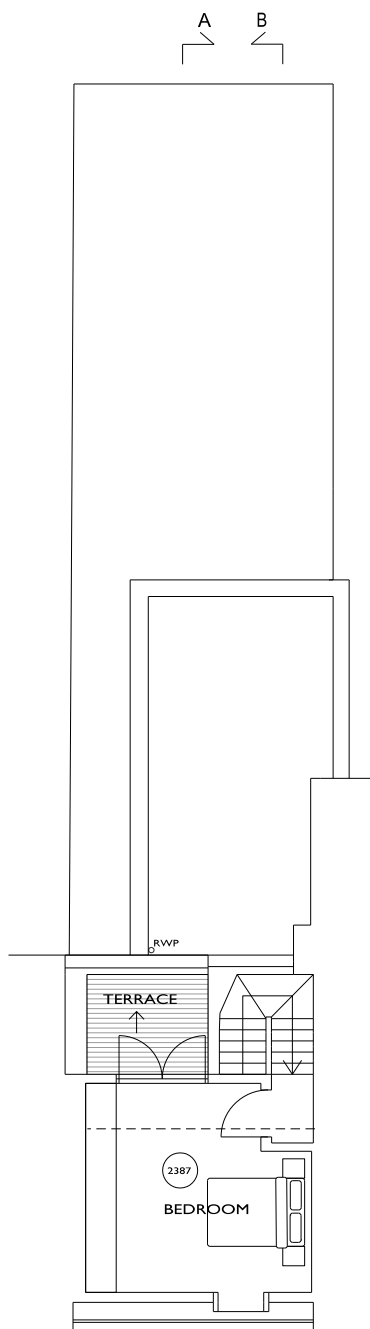
**ZRP**

ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS

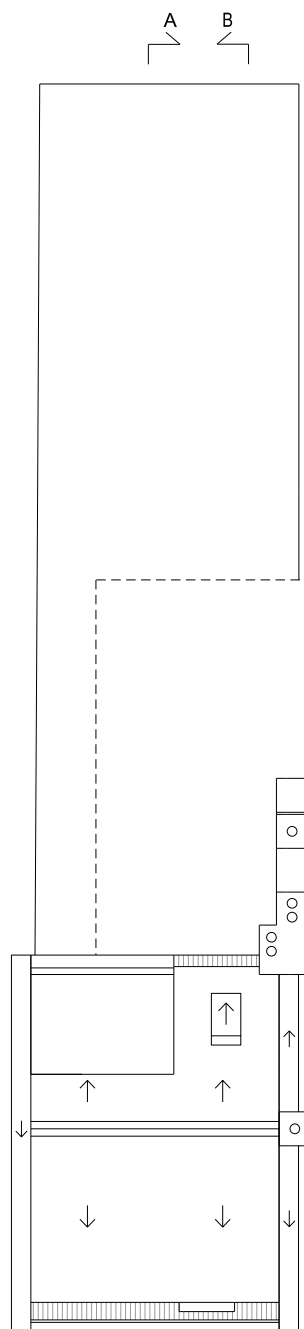
28 EXPOUTH MARKET, CLERKENWELL, LONDON EC1R 4QE  
WWW.ZOOMROOMS.CO.UK  
020 7778 7716  
CONTACT@ZOOMROOMS.CO.UK

ZOOM ROOM PRODUCTIONS





THIRD FLOOR



ROOF PLAN

INDICATES NEW CONSTRUCTION

NB: NO ACCESS PROVIDED TO ROOF. ASSUMED LAYOUT AND ARRANGEMENT ONLY. NEIGHBOURING BUILDINGS INDICATIVE ONLY. ALL HARD AND SOFT LANDSCAPING INDICATIVE ONLY.

REV	BY	DESCRIPTION	DATE
C	FH	UPDATED FOLLOWING CLIENT COMMENTS	15.12.14
B	AM	GENERAL UPDATE	30.09.14
A	FH	UPDATED ROOM LABELS	24.09.14

DRAWING RECORD

35 CHALTON STREET, NW1 1JD

ROBERT FRIEDMAN

PROPOSED PLANS: THIRD AND ROOF FLOORS

ZRP024 JOB NUMBER ZRP024\_P\_201 AUG 2014 DATE

FH CREATED BY I:100 @ A3 SCALE C REVISION

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ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS

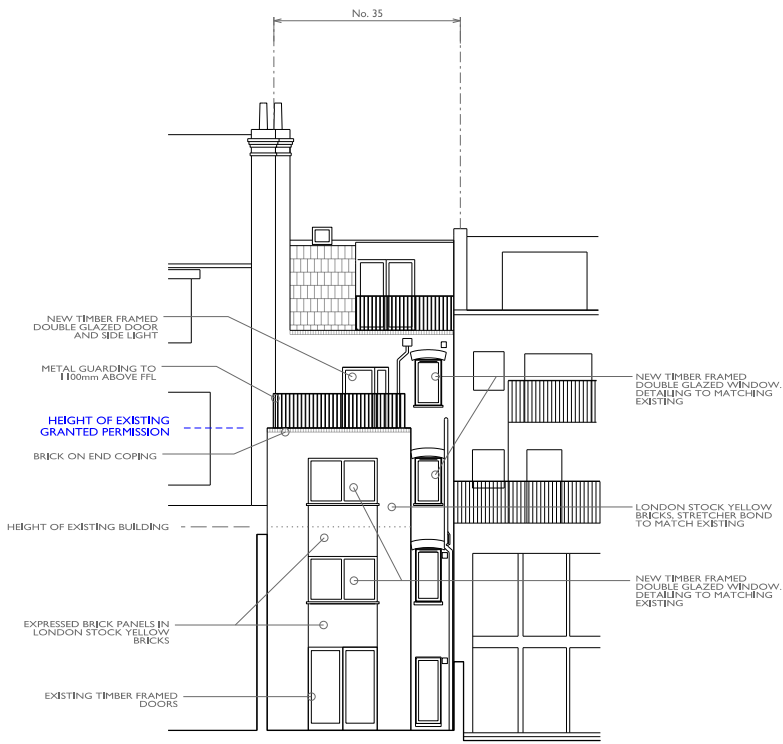
26 EXPOUTH MARKET, CLERKENWELL, LONDON EC1R 4QE

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020 778 7716

CONTACT@ZOOMROOMS.CO.UK

ZOOM ROOM PRODUCTIONS

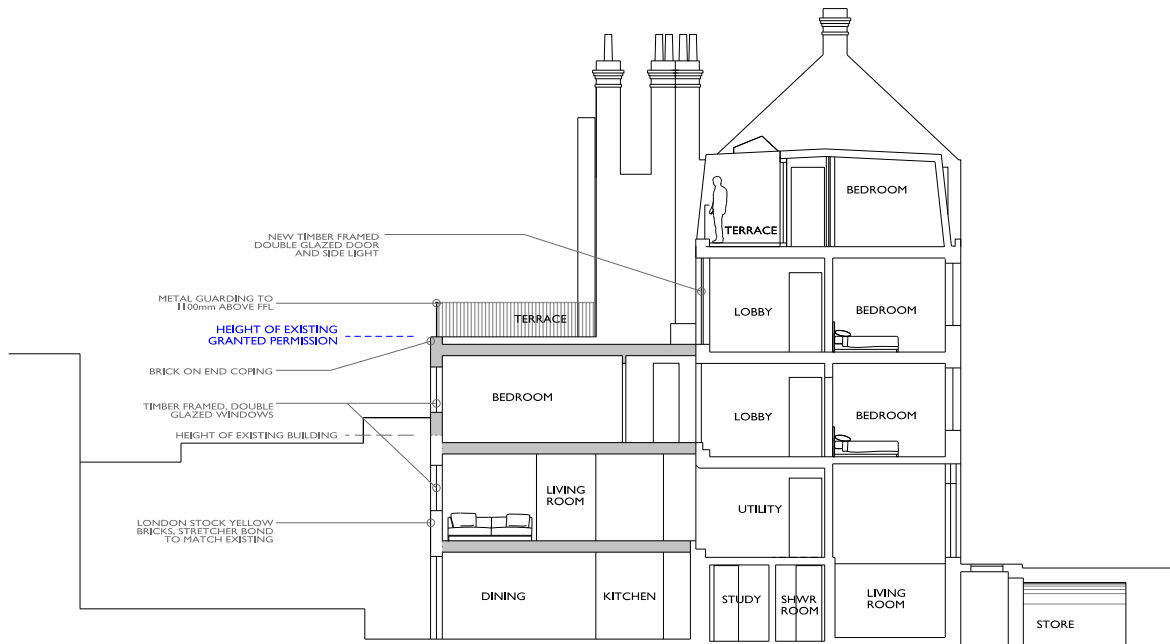


REAR ELEVATION



FRONT ELEVATION

				35 CHALTON STREET, NW1 1JD		<div>ZRP</div> <div>ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS</div> <div>24 BOKFOUTH MARKET, CLARENCEWELL LONDON EC4A 3DE</div> <div>WWW.ZOOMROOMPRODUCTIONS.CO.UK</div> <div>020 729 7816</div> <div>CONTACT@ZOOMROOMPRODUCTIONS.CO.UK</div> <div>ZOOM ROOM PRODUCTIONS</div>	
				ROBERT FRIEDMAN			
				CLIENT			
				PROPOSED REAR AND FRONT ELEVATION			
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				DRAWINGS RECORDED			



SECTION A-A'

				35 CHALTON STREET, NW1 1JD LONDON, UK		INDICATES NEW CONSTRUCTION	
				ROBERT FRIEDMAN CLIENT		<b>ZRP</b> ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS 24 BOKFOUTH MARKET, CLARENCEWELL LONDON EC4A 3DE WWW.ZOOMROOMPRODUCTIONS.CO.UK 020 729 7816 CONTACT@ZOOMROOMPRODUCTIONS.CO.UK ZOOM ROOM PRODUCTIONS	
				PROPOSED SECTION A-A'			
				DRAWING TITLE			
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				DRAWINGS RECORDED			



35 CHALTON STREET, NW1 1JD		
JOB TITLE		
ROBERT FRIEDMAN		
CLIENT		
PROPOSED SECTION B-B'		
DRAWING TITLE		
ZRP024	ZRP024_P_301	SEP 2014
JOB NUMBER	DRAWING NUMBER	DATE
AM	1:100 @ A3	A
CREATED BY	SCALE	REVISION

The logo for Zoom Rooms is displayed, featuring a stylized 'Z' and 'R' in a large, bold, sans-serif font. Below the logo, the text 'ARCHITECTS, DESIGNERS AND CONSTRUCTION CONSULTANTS' is written in a smaller, all-caps, sans-serif font. Further down, the address '34 BOKHOUT MARKET, CLIFTONHEATH LONDON E6M 4GE' is provided, followed by the website 'WWW.ZOOMROOMS.CO.UK', the phone number '020 733 8776', and the email 'CONTACT@ZOOMROOMS.CO.UK'. At the bottom, the text 'ZOOM ROOMS PRODUCTIONS' is written in a bold, all-caps, sans-serif font.

## **APPENDIX C**

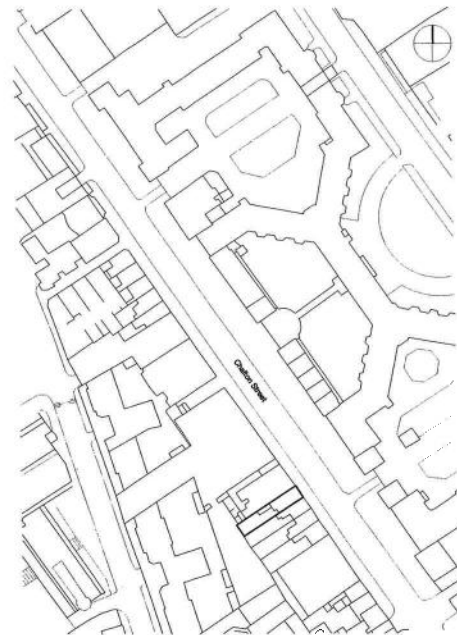
-

### **Approved application (2014/7829/P)**

Permission was granted for extensions and alterations to rear at ground and first floor levels, with second floor roof terrace (2014/7829/P).



Site plan  
1:500 scale



Location plan  
1:1250 scale

Sergeon Bates architects  
Site plan

38 Chalkton Street, NW1  
Issued for information

Architects	Date	Scale
Sergeon Bates architects 28/08/10		1:500/1:250/1:500
44 Newman Street London W1T 1GD United Kingdom		
Tel +44 (0)20 7255 1554 Fax +44 (0)20 7836 5648 e-mail studio @sergeonbates.co.uk		

125/2010

revisions  
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Do not scale from this drawing.  
 All dimensions to be verified on site.  
 Limited Liability Partnership Registered in England &  
 Wales No. 00517501 Registered office at above





Notes:  
All dimensions are approximate and for information only

**Sergison Bates architects**  
Existing plans

35 Chilton Street, NW1  
Issued for information

Architects Date Scale  
Sergison Bates architects 29/09/10 1:100BA3  
44, Newman Street  
London W1T 1GD  
United Kingdom  
Tel +44 (0)20 7255 1554  
Fax +44 (0)20 7938 5646  
e-mail: studio@sergisonbates.co.uk

**125/2011A**

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All dimensions are approximate and for information only

**Sergison Bates architects**  
Proposed plans

35 Chilton Street, NW1  
Issued for information

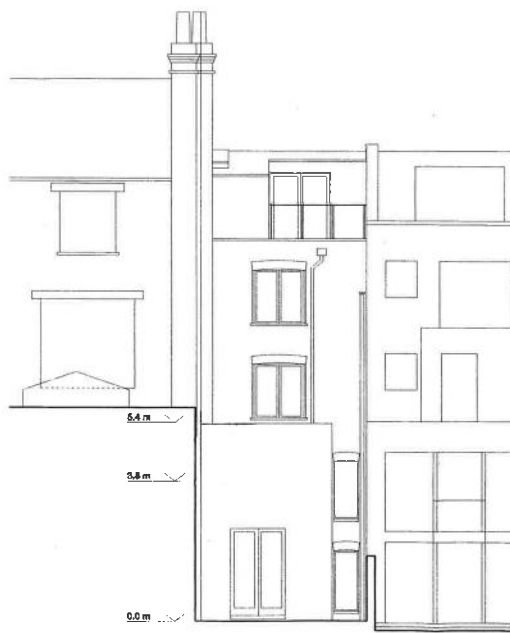
Architects Date Scale  
Sergison Bates architects 28/09/10 1:100BA3  
44, Newman Street  
London W1T 1GD  
United Kingdom  
Tel +44 (0)20 7255 1554  
Fax +44 (0)20 7938 5646  
e-mail: studio@sergisonbates.co.uk

**125/2012**

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Front (street) elevation



Rear (garden) elevation

Sergison Bates architects  
Existing front and rear elevations

35 Chalton Street, NW1  
Issued for information

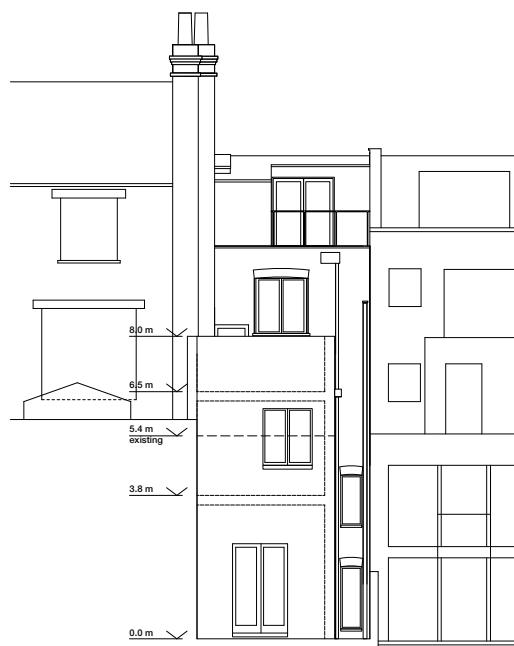
Architects Date Scale  
Sergison Bates architects 28/06/10 1:100&A3  
44 Newman Street  
London W1T 1QD  
United Kingdom  
Tel +44 (0)20 7255 1564  
Fax +44 (0)20 7636 5646  
e-mail studio  
@sergisonbates.co.uk

**125/2013A**

revisions  
A  
B  
C  
D  
E  
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Wales No. OC317501 Registered office as above



Front (street) elevation



Rear (garden) elevation

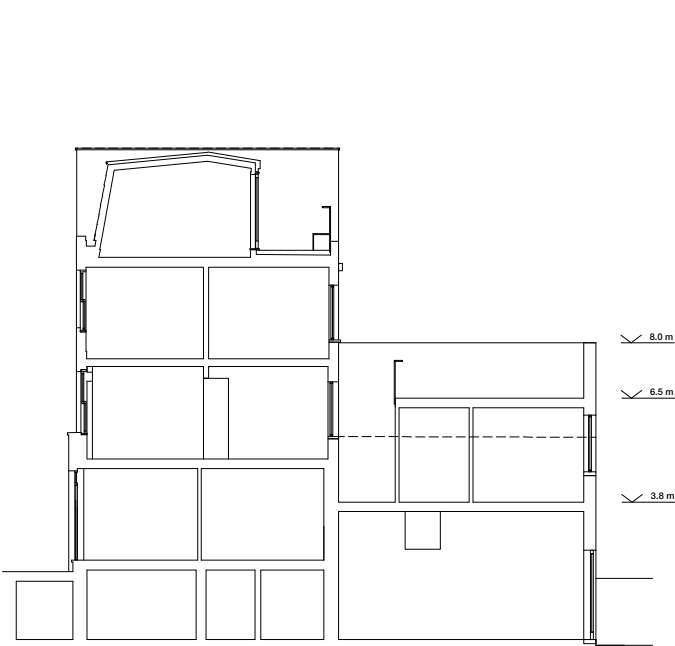
Sergison Bates architects  
Proposed front and rear elevations

35 Chalton Street, NW1  
Issued for information

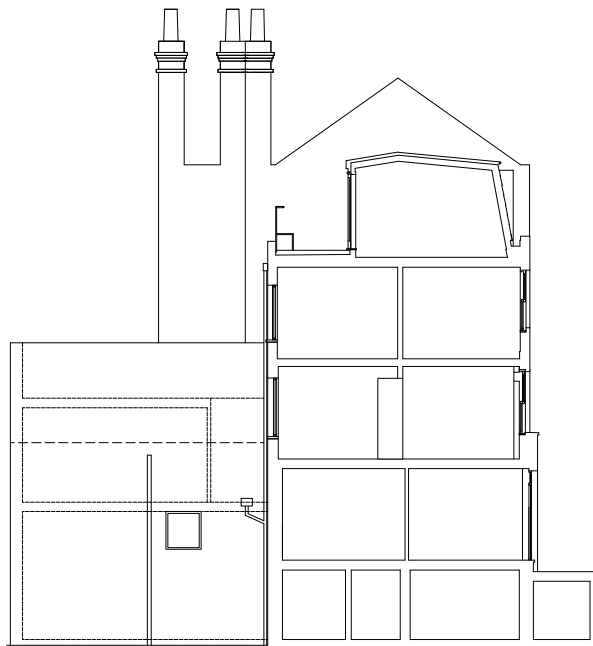
Architects Date Scale  
Sergison Bates architects 28/06/10 1:100&A3  
44 Newman Street  
London W1T 1QD  
United Kingdom  
Tel +44 (0)20 7255 1564  
Fax +44 (0)20 7636 5646  
e-mail studio  
@sergisonbates.co.uk

**125/2014a**

revisions  
A Height of rear extension increased  
B  
C  
D  
E  
Do not scale from this drawing  
All dimensions to be verified on site  
Limited Liability Partnership Registered in England &  
Wales No. OC317501 Registered office as above



Proposed section AA



Proposed section BB

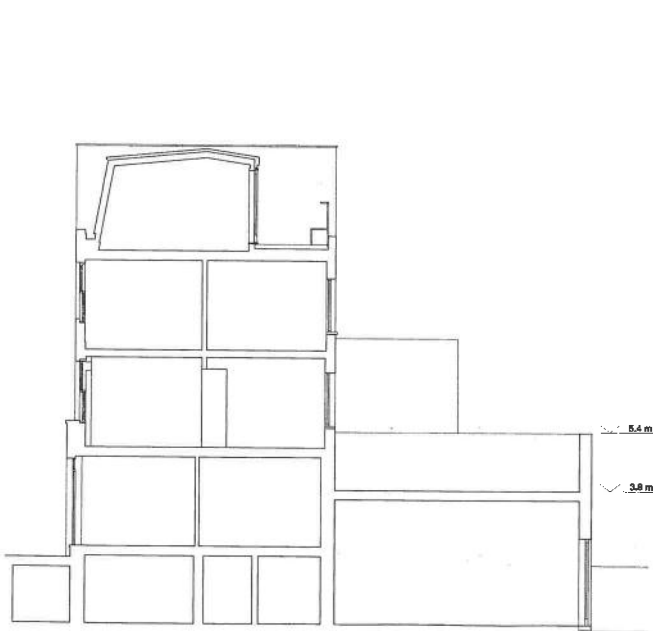
Sergison Bates architects<sup>LLP</sup>  
Proposed sections

35 Chalton Street, NW1  
Issued for information

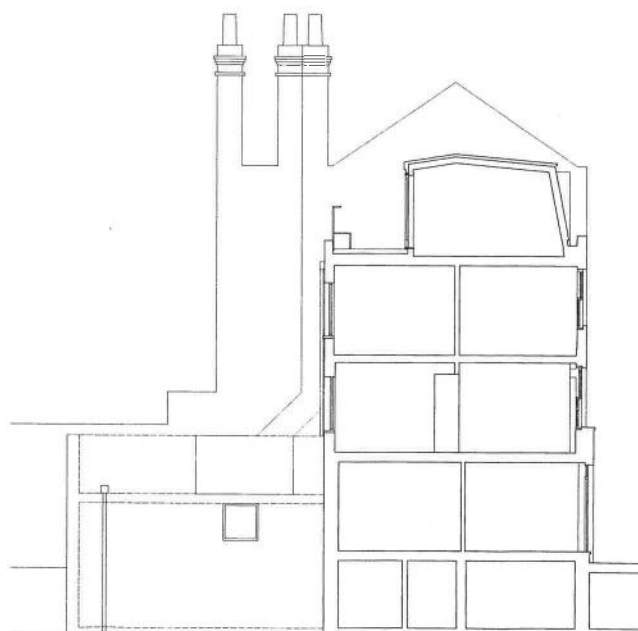
Architects Date Scale  
Sergison Bates architects 28/06/10 1:100BA3  
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Tel +44 (0)20 7255 1564  
Fax +44 (0)20 7636 5546  
e-mail studio  
@sergisonbates.co.uk

125/2016a

revisions  
a Height of rear extension increased  
b  
c  
d  
e  
f  
Do not scale from this drawing  
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Existing section AA



Existing section BB

Sergison Bates architects<sup>LLP</sup>  
Existing sections

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125/2015

revisions  
a  
b  
c  
d  
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f  
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