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JULY 2023

DESIGN & ACCESS STATEMENT & HERITAGE STATEMENT

RATIONALISATION OF AN EXISTING LOFT EXTENSION; MINOR INTERNAL ALTERATIONS.

12 CHALCOT CRESCENT
LONDON, NW1 8YD

P1



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1.0 INTRODUCTION

The following Design and Access Statement will form part of the Householder Planning Application and Listed Building Consent for proposed alterations to the property at 12 Chalcot Crescent including:

- Rationalisation of an existing roof extension to return it to a more in-keeping traditional aesthetic;
- Minor internal alterations.

1.1 SITE LOCATION

The existing Grade II listed property is a five-storey terrace house located on Chalcot Crescent. The property is set back from the pavement and benefits from a generous walled rear garden.

The material palette of the principal dwelling is built in brown stock brick to the rear elevation and painted blue stucco to the front elevation.

An existing 1960's loft extension caps the dwelling, clad in painted timber to the front elevation, with access to a modest front terrace. To the rear, an angled glazed facade extends to the existing rear building line, with a material palette of lead cladding and aluminium windows.

1.2 AREA APPRAISAL

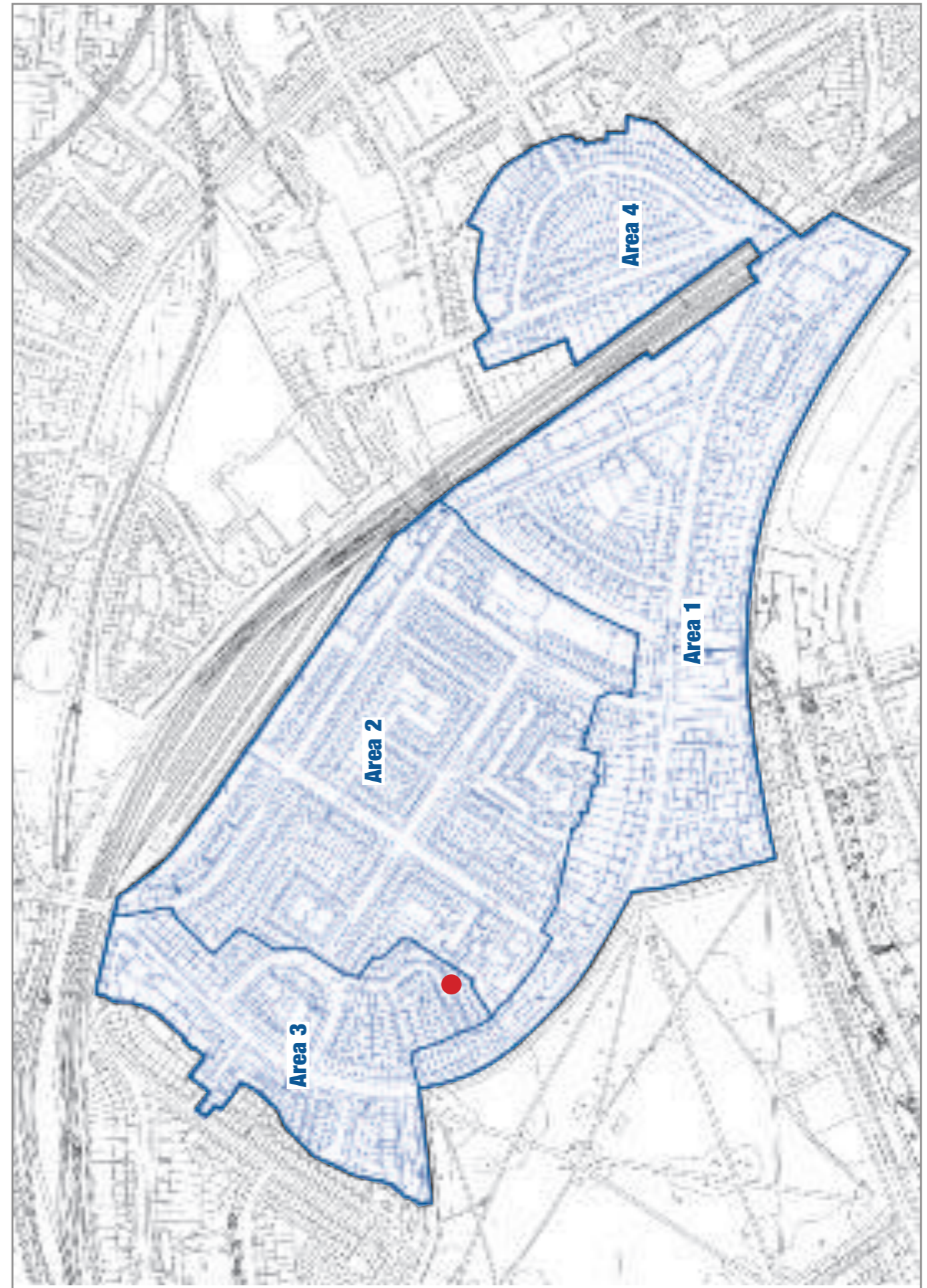
The site benefits from reasonable public transport links with a PTAL rating of 2, a short walk away from Chalk Farm underground station, with frequent services to Central London. It also, like much of London, benefits from a good bus network.

1.3 PRIMROSE HILL CONSERVATION AREA

Chalcot Crescent is a narrow street that radiates straight from Regent's Park Road, then meanders northwards to meet Chalcot Square, forming two crescents. Views are limited within the crescents and an enclosed character is created by the sharp curves, the narrow width of the highway and the close proximity of the buildings to the street. In contrast, views out of the crescent are towards the greenery and openness of Primrose Hill and Chalcot Square. There are no street trees within Chalcot Crescent and the majority of properties have front lightwells with railings. However, to the straight section of the street there are a small number of front gardens and one tree.

All of the buildings in Chalcot Crescent are listed and were built by J. Burden. To the straight section of the crescent and to the east side of the curve, are terraces of three storeys with basements. They are stucco fronted with rusticated ground floors, projecting porches with arched sides, first floor glazed doors to balconies with railings, decorative window surrounds and cornices. A number of properties to the curved section also have pitched roofs with overhanging eaves. On the west side of the crescent are two simpler mid Victorian terraces with rusticated stucco ground floors. The rears of these properties are highly visible within Chalcot Crescent and from Rothwell Street and Sharpleshall Street. These terraces are three storeys high with basements, narrow lightwells with railings.

In considering applications for extensions and refurbishment, the Council will normally require the use of traditional materials. For new development, materials should be sympathetic to the character of the area, in terms of form, colour and texture.



CONSERVATION AREA MAP



BIRDS EYE VIEW TO FRONT OF PROPERTY

2.0 EXISTING SITE PHOTOGRAPHS



1) TERRACE VIEW FRONT. 2) FRONT ELEVATION. 3) REAR ELEVATION FROM FITZOY ROAD 4) REAR ELEVATION FROM GARDEN 5) REAR ELEVATION 6) FRONT ELEVATION 7) EXISTING PRECEDENT OF SLATE HUNG MANSARD ROOFS ON REGENT'S PARK ROAD



LOFT BEDROOM - EXISTING ROOM WITH ENSUITE BATHROOM



LOFT BEDROOM - EXISTING SPIRAL STAIRCASE & REAR WINDOWS



FIRST FLOOR BEDROOM - TO REMAIN AS EXISTING



MASTER BEDROOM - LOCATION OF PROPOSED DOORS TO THE ENSUITE



MASTER ENSUITE - EXISTING ENSUITE TO BE RECONFIGURED



LOWER FLOOR KITCHEN - EXISTING UTILITY ROOM & REAR DOORS

3.0 APPLICATION PROPOSAL

As detailed in the included Heritage Statement following, the proposals involve the rationalisation of an existing 1960's loft extension to ensure it remains subservient within the traditional aesthetic of Chalcot Crescent as well as minor internal alterations.

3.1 DESIGN AND MATERIALS

The applicants hope to rationalise the existing loft extension to ensure it remains more in-keeping with the traditional aesthetic of the Crescent. The incongruous 1960's glazing to the rear is proposed to be carefully removed and the line of the existing loft extension set back to reduce its visual impact along the terrace.

In its place, a slate clad mansard roof is proposed to match the proportion and appearance of the neighbouring slates. Lead dormers are proposed in line and designed to match the appearance of the existing fenestration on the floors below.

To the front of the existing loft extension, the painted timber cladding is to be carefully removed and replaced with painted stucco to match the appearance of the floors below. The existing doorway is relocated to align with the fenestration below and an additional window is proposed for symmetry. Cast iron railings are proposed to make the existing terrace safe to use for a family with young children.

Internally, materials proposed are high quality and generally traditional materials in keeping with the heritage asset. Further details can be found on the submitted drawings.

3.2 ACCESS

The proposed access to the dwelling will remain unchanged.

3.3 PARKING

The proposed parking provision to the dwelling will remain unchanged.

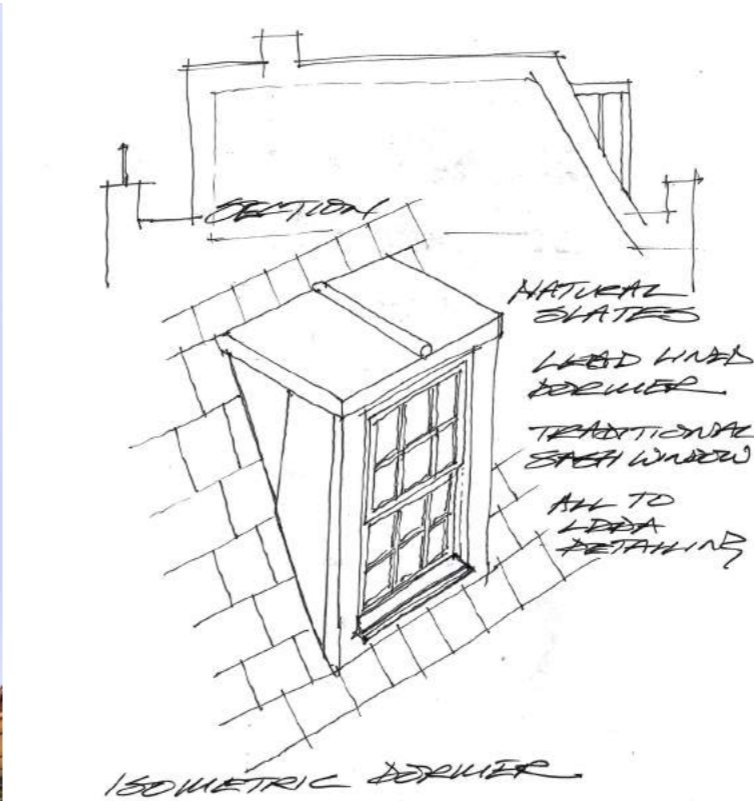
3.4 SUSTAINABILITY

The proposed PV Panels to the existing flat roof are an effective solution reduce the occupational energy of the dwelling, promoting environmental development within the borough. The elevation of the existing roof extension ensures that these will have no visual impact.

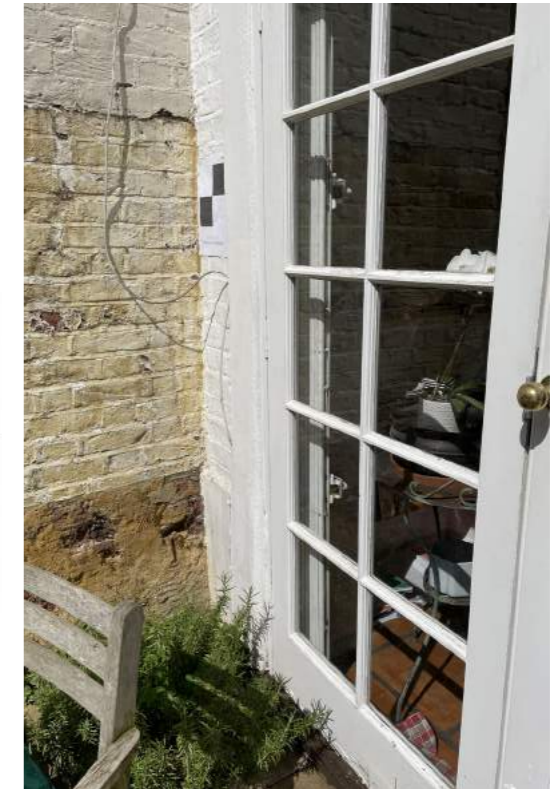
REFERENCE IMAGES FOR MATERIALS PROPOSED



1) PROPOSED SLATE MANSARD & LEAD DORMER WINDOW PALETTE



2) PROPOSED MANSARD DEVELOPMENT



4) GF DOORWAY TO BE REPAIRED LIKE-FOR-LIKE



3) EXISTING CURVED OPENING TO BE STRAIGHTENED & RAISED



5) PROPOSED SLIM LINE PV PANELS



6) EXISTING STAIRCASE TO BE REPLICATED



7) SECOND FLOOR BEDROOM TO BE ADAPTED



8) PROPOSED CAST IRON EXTERNAL STAIR

4.0 RELEVANT PLANNING POLICY

In the design of the proposal we have taken into consideration guidelines and policies of the London Borough of Camden, including those set out in the Primrose Hill Conservation Area Appraisal and The London Plan. Key elements of which, and how we have addressed them are set out below:

Roof extensions and alterations, which change the shape and form of the roof, can have had a harmful impact on the Conservation Area and are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building
- The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired
- The roof is prominent, particularly in long views and views from the parks
- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent

Where roof extensions are acceptable, the type of extension likely to be acceptable depends upon the existing roof form and the predominant form of extension within a building group.

The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, parapets, cornices and chimney stacks and pots will be encouraged.

- The existing loft extension is incongruous with the traditional aesthetic of the Crescent and this application seeks only to ensure its appearance is more harmonious with the crescent, reducing it remains subservient to the host dwelling.
- As mentioned above, while the scale of the existing loft extension is unique along Chalcot Crescent, this application does not seek to enlarge, but to rationalise and improve, ensuring the existing extension is more in keeping with its context.
- Views are limited within the crescent and an enclosed character is created by the sharp curves, the narrow width of the highway and the close proximity of the buildings to the street. The prominence of the loft extension is therefore minimised along the terrace.
- No increase in the height of the existing loft extension is proposed.
- The proposals remove the unsightly 1960's additional and return the existing extension to the traditional aesthetic of the host dwelling. The proposals reference existing architectural features of the host dwelling and mirror the approach of decorative elements where appropriate.

5.0 SUMMARY

The proposals do not negatively impact on the character of the property or the surrounding area and utilises high quality materials that complement the host building. The proposals will not have an adverse impact on the neighbouring properties due to the conservative scale of the proposals.

The materiality of the proposal references the host dwelling while complimenting and enhancing the existing aesthetic of the dwelling. The replacement of the unsympathetic rear glazing with a slate hung mansard is more in keeping with the traditional aesthetic along the terrace, while incorporating a material palette familiar with the local aesthetic of the site.

The proposals are sympathetic in nature and will have minimal impact to the neighbouring dwelling, nor their amenity. We feel the proposed changes greatly improve the usability of the house for future residents, in accordance with The London Borough of Camden's relevant policies.

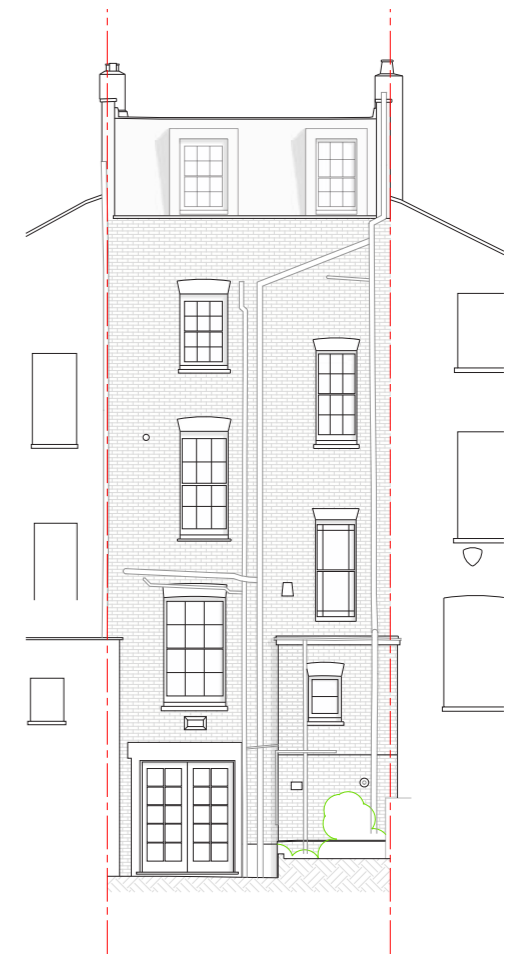
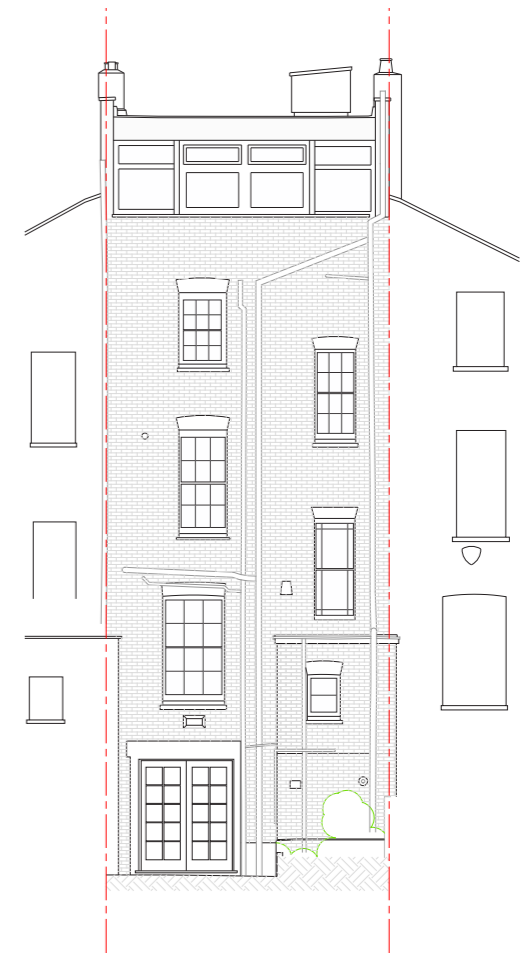
We trust that the above will allow the Local Authority to conclude that the scheme is acceptable in terms of planning, design and conservation, and will be minded to grant listed building consent under its delegated powers.



EXISTING FRONT & REAR ELEVATIONS



PROPOSED FRONT & REAR ELEVATIONS



6.0 HERITAGE STATEMENT

CHALCOT CRESCENT

Chalcot Crescent and the surrounding area was developed in the 1850's to create formal terrace compositions in a sweeping crescent, historically forming part of The Chalcots Estate owned by Eton College.

Views are limited within the crescents and an enclosed character is created by the sharp curves, the narrow width of the highway and the close proximity of the buildings to the street.

All of the buildings in Chalcot Crescent are listed and were built by J. Burden. To the straight section of the crescent and to the east side of the curve, are terraces of three storeys with basements. They are stucco fronted with rusticated ground floors, projecting porches with arched sides, first floor glazed doors to balconies with railings, decorative window surrounds and cornices. A number of properties to the curved section also have pitched roofs with overhanging eaves.

HISTORIC ENGLAND LIST ENTRY

No. 12 Chalcot Crescent forms part of a Grade II listed Georgian terrace (entry No. 1244106) located within the Primrose Hill Conservation Area (CA5) and was granted listed status in May of 1974. An appraisal of the listed building can be found in Historic England and reads:

Terrace of 11 houses. c1850. Built by J Burden. Stucco with rusticated ground floors. 3 storeys and basements. 2 windows each except Nos 6 & 16 with 1 window each and No.22 with 3 windows. Pedimented, prostyle porticoes with pilasters at angles and round-arched side openings. Doorways with cornice-heads, fanlights and panelled doors. Recessed sashes; ground floors with margin glazing and some cast-iron window guards, 2nd floor, architraved. 1st floor casements with console-bracketed pediments (Nos 6 & 16 segmental) and cast-iron balconies. Cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

THE PROPOSAL

The proposal involves two key areas of change -

Firstly it is proposed that the existing 1960's loft extension is rationalised to ensure it remains subservient within the context of the existing streetscape.

To the rear, the unsympathetic aluminium glazing is to be set back from the existing parapet, to be replaced with a standing seam lead mansard roof. The fenestration is to be improved to mirror the style, proportions and appearance of the existing timber windows at ground-to- second floor levels.

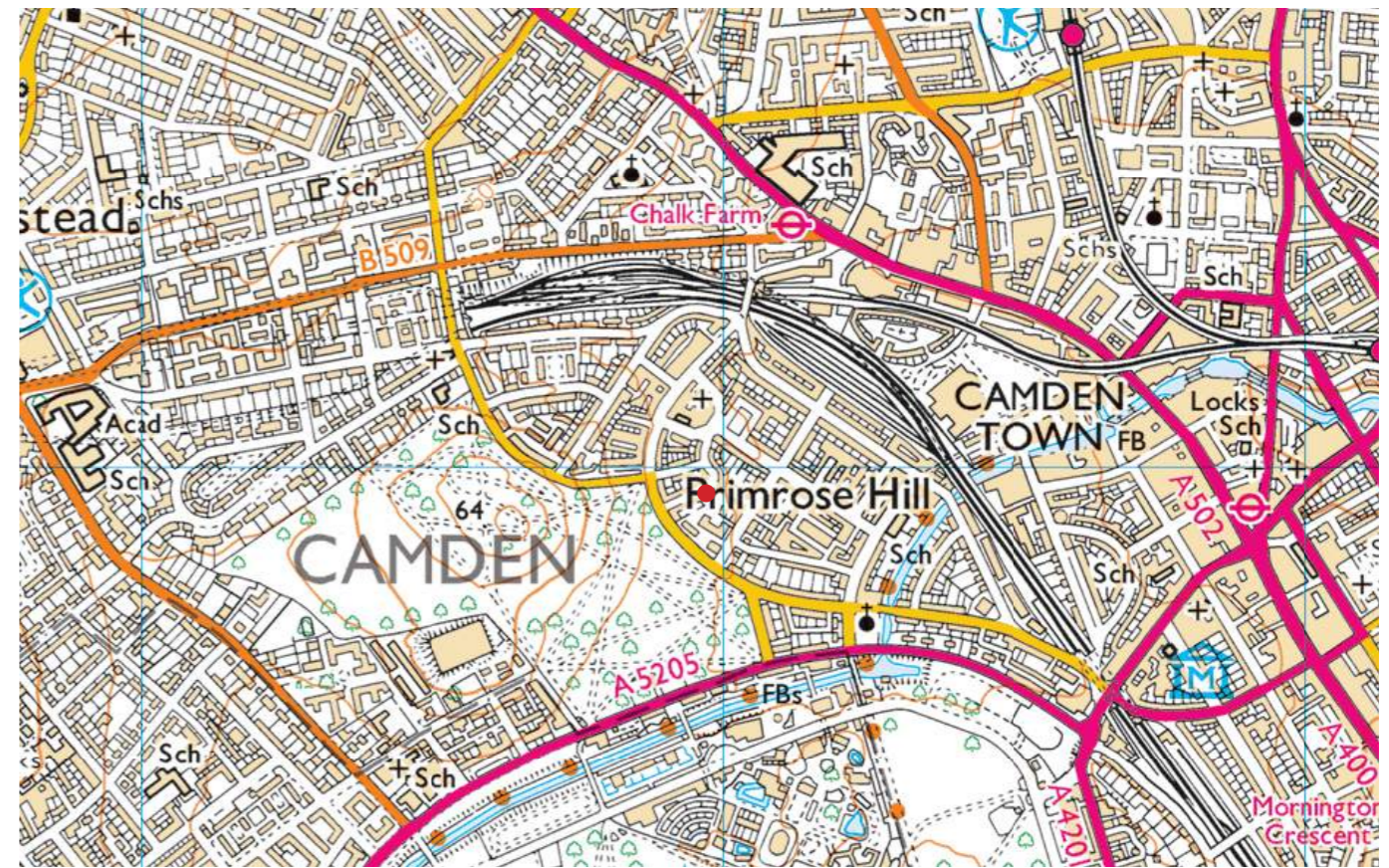
Secondly, minor internal alterations are proposed to ensure the continued sustainable and flexible use of the dwelling.

At ground and first floor levels, mirror changes are proposed internally to improve the usability of the dwelling as a family home, and involve minimal alteration of the original historic fabric.

At first floor level, the existing family bathroom is upgraded to replace modern tiling and sanitaryware. The access is rationalised, creating an opening through the existing spine wall to create a master bedroom / wardrobe / ensuite arrangement.

At second floor level, an additional bathroom is proposed, while retaining the functionality of two existing bedrooms. An existing non-original spiral stair is removed, to be replaced with a timber staircase to match the style, materiality and proportion of the existing throughout the house.

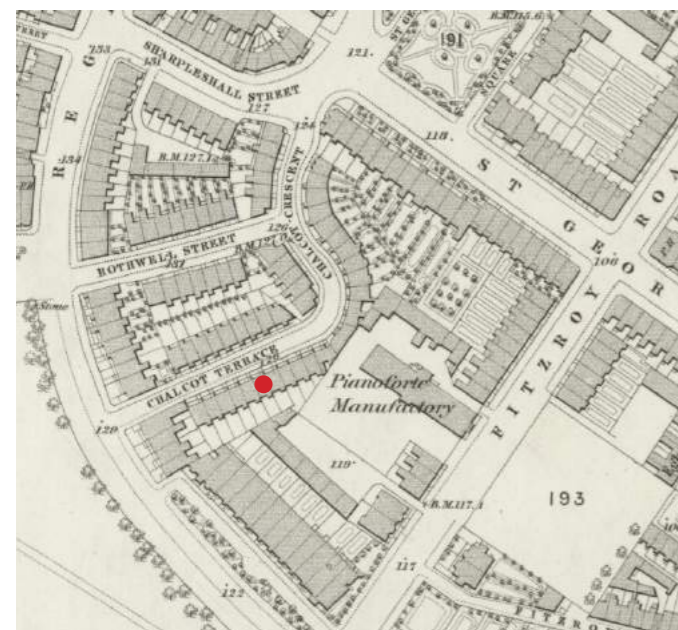
Externally, we are proposing to replace the existing (non-original) cast iron staircase to the front lightwell, to be replaced with a straight run to restore the building's symmetry with the neighbour. The existing stucco is proposed to be re-painted, and the front door returned to its wooden finish and varnished.



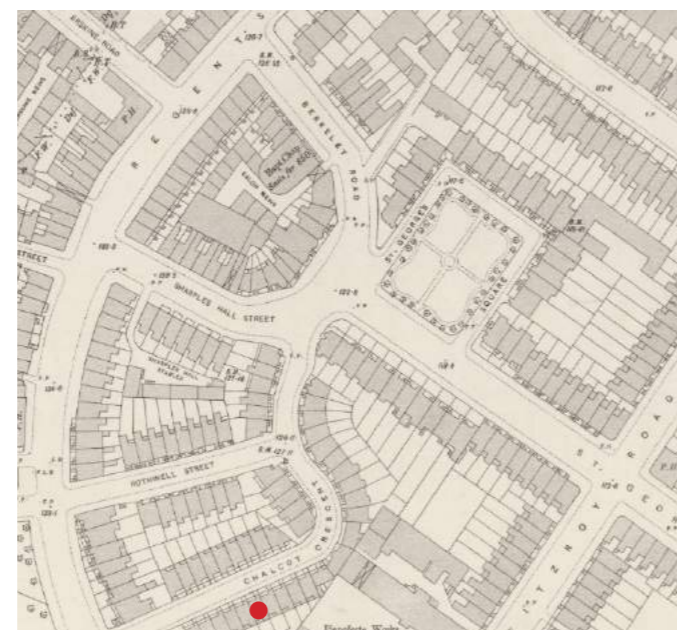
CHALCOT CRESCENT / GREATER LONDON

At rooftop level, a cast iron balustrade is proposed to 'make-safe' the existing front terrace. PV panels are proposed to the existing flat roof to contribute to the sustainability of the borough.

Further details are explored throughout the adjacent pages.



CHALCOT CRESCENT 1870



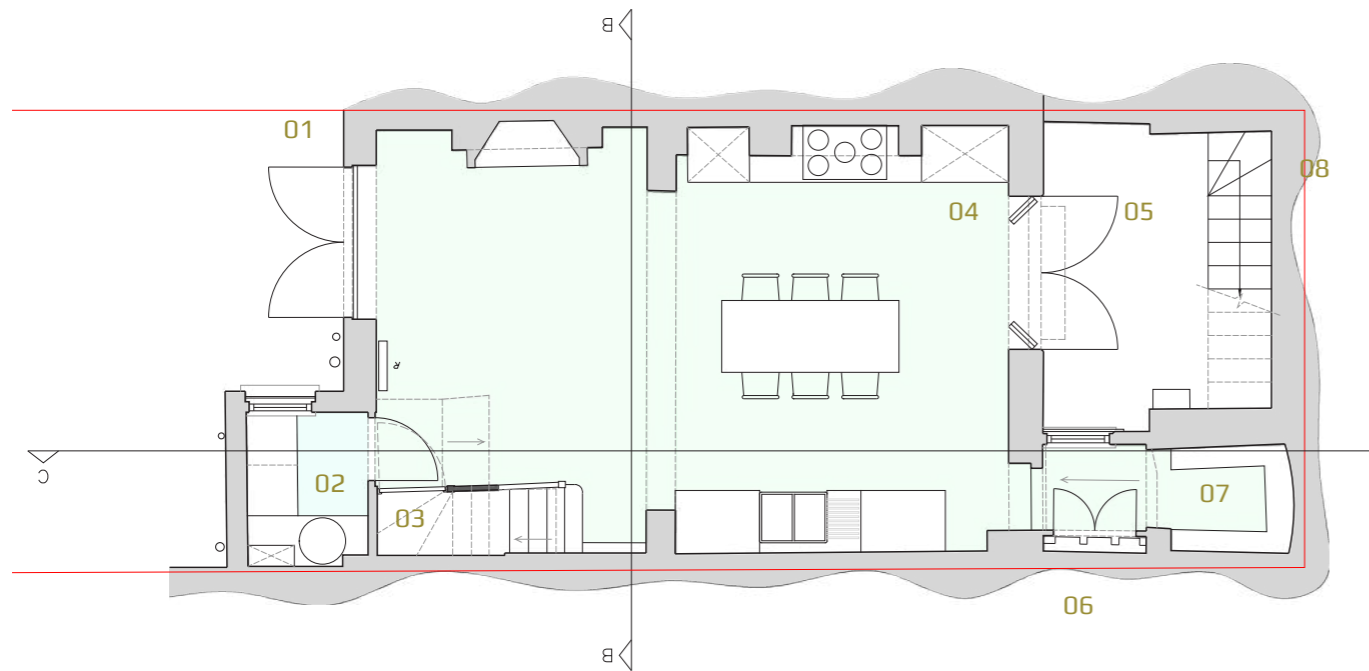
CHALCOT CRESCENT 1895



CHALCOT CRESCENT 1915



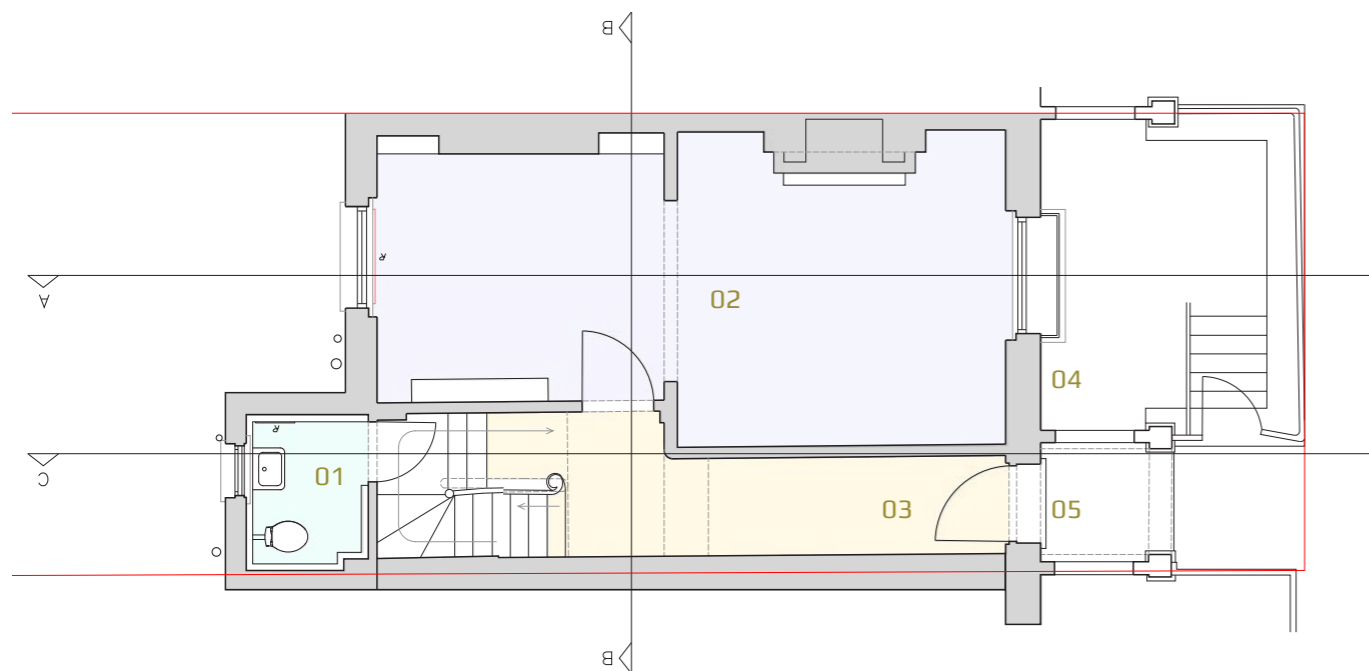
CHALCOT CRESCENT 1969



PROPOSED LOWER GROUND FLOOR PLAN

LOWER GROUND FLOOR - ASSESSMENT OF PROPOSALS

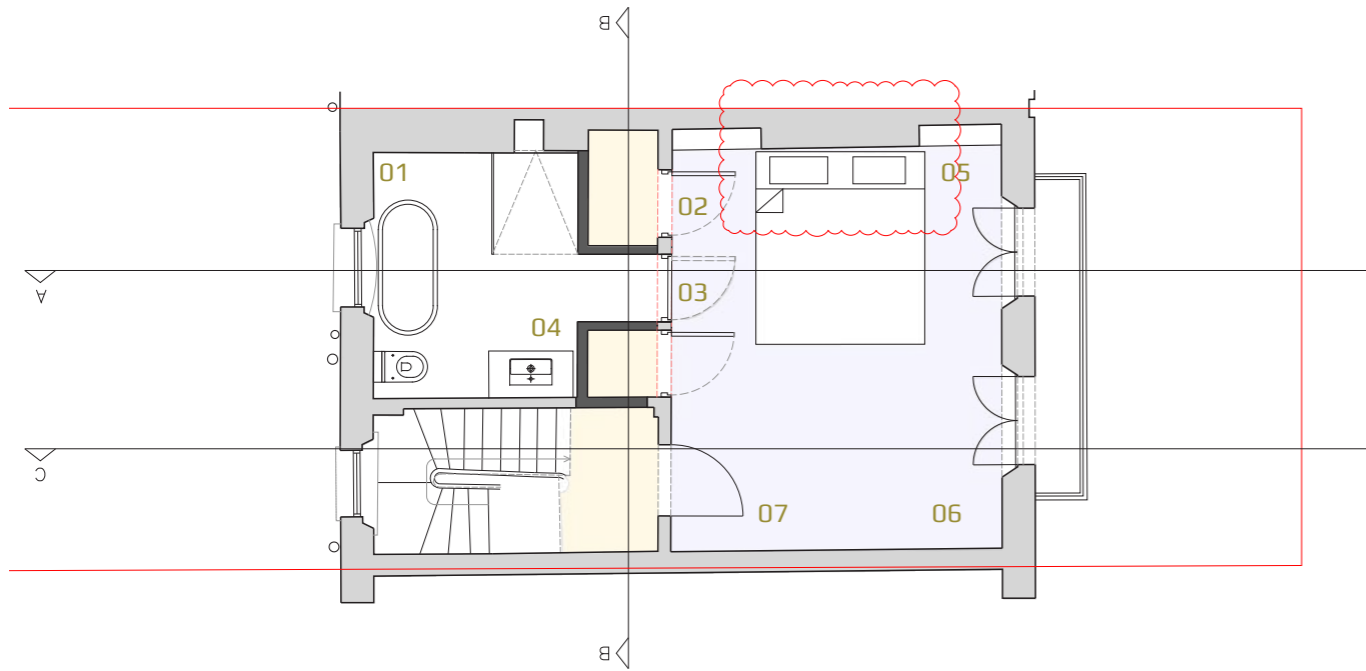
ITEM	POTENTIAL IMPACT ON HERITAGE
01 Replacement / Repair of existing timber doorway with a 'like for like' timber doorway.	No impact
02 Existing boiler / utility room reconfigured to include HWC, new boiler and fuse board	Minimal impact - The room currently houses the existing boiler and therefore its proposed use will not be out of place
03 Proposed u/stair cupboard	Minimal impact - Impact reduced by retaining existing storage and concealing so can be reinstated at future date if required.
04 New kitchen in a style to match the existing to replace the current units.	No impact
05 Replacement / Repair of existing timber doorway with a 'like for like' timber doorway.	No impact
06 Existing electrical plant relocated to the reconfigured utility room	Minimal impact
07 Existing vaulted store fitted with wall hung shelving on brackets	Minimal impact - Shelving can be easily removed at future date if required.
08 Existing cast iron staircase (non-original) carefully removed to be replaced with a straight run of cast iron staircase in the same style.	Little impact - It is our view that the existing staircase is a later addition as this does not mirror the form of the neighbouring staircase. Returning the staircase to a straight run would restore the symmetry of the pair making little impact to the existing dwelling.



PROPOSED GROUND FLOOR PLAN

GROUND FLOOR - ASSESSMENT OF PROPOSALS

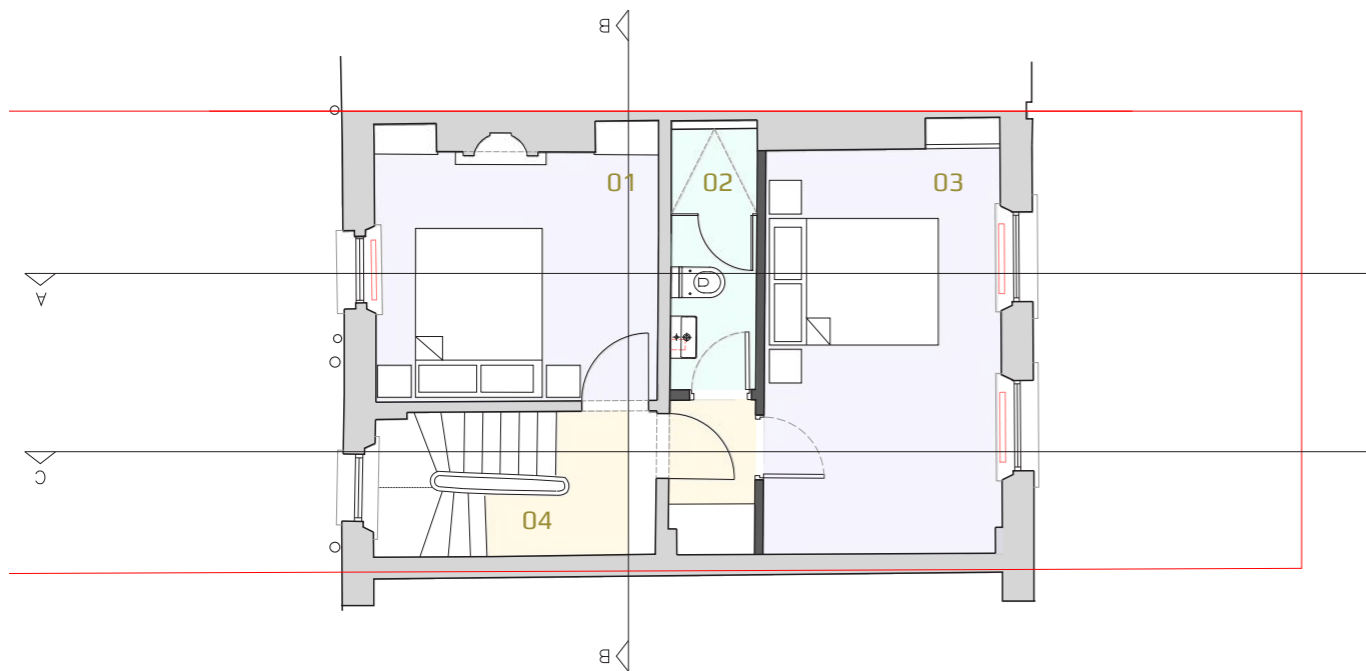
ITEM	POTENTIAL IMPACT ON HERITAGE
01 Proposed coat hanging rack in GF Cloakroom	Minimal impact - Coat racks can be easily removed at future date if required.
02 Existing arched opening between	Little impact - The two rooms have historically been connected and therefore the impact of removing the arched elements to be replaced with a square opening is reduced.
03 Proposed shoe rack to the entrance hallway	Minimal impact - Shelving can be easily removed at future date if required.
04 Existing stucco to be re-painted	Minimal impact - There are a variety of brightly coloured frontages along Chalcot Crescent and therefore this will not look out of place
05 Existing front door to be stripped of paint and varnished	Minimal impact - As above, there are a variety of door frontages along Chalcot Crescent and therefore this will not look out of place



PROPOSED FIRST FLOOR PLAN

FIRST FLOOR - ASSESSMENT OF PROPOSALS

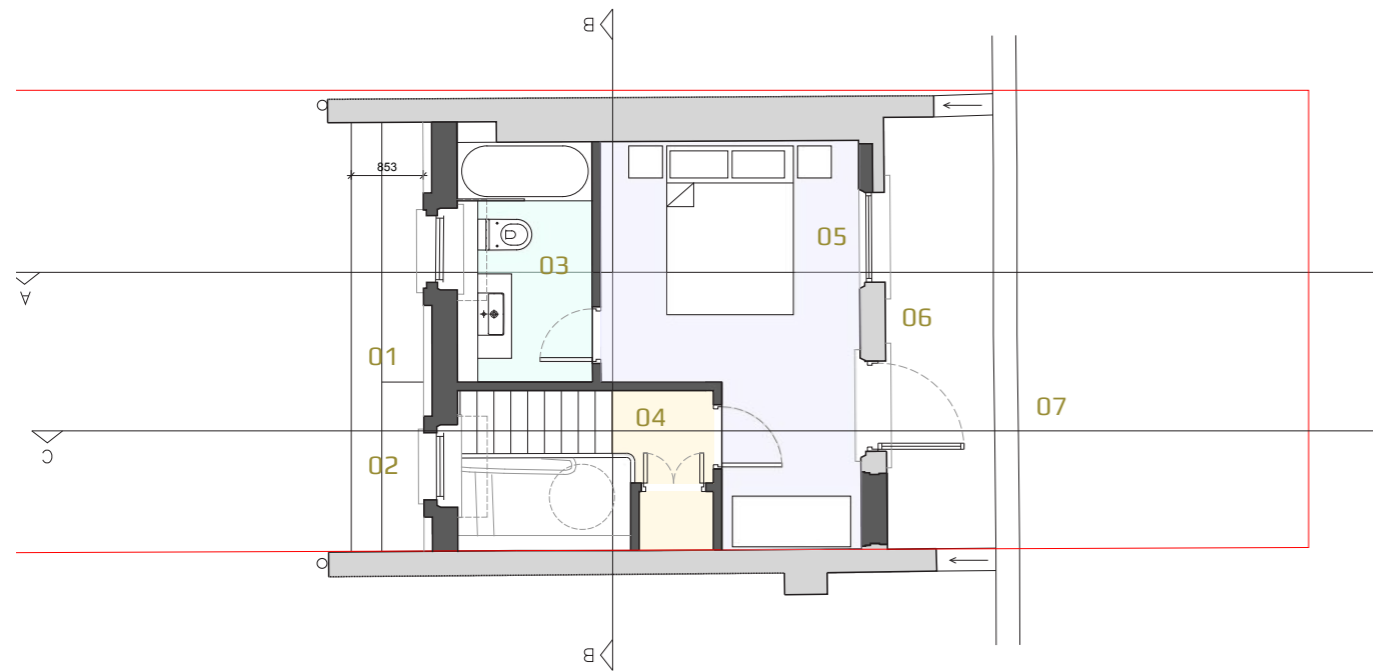
ITEM	POTENTIAL IMPACT ON HERITAGE
01 Existing family bathroom to be upgraded to replace modern tiling and sanitaryware	No Impact
02 Create 3.No new openings in the spine wall, retaining as much of the existing fabric as is feasible	Little impact - Existing opening in the ground floor spine wall and therefore a precedent has been established.
03 Construct 'secret' door to the proposed ensuite to mirror the appearance of the surrounding skirtings and wall finish.	No impact
04 New partitions to create 2.No storage cupboards (note: no fireplaces at this level)	Minimal Impact - the partition will be lightweight and could easily be removed again if required. Doors to be re-used wherever possible, or replaced like-for-like.
05 Proposed alcove storage either side of existing chimney breast to replace the existing radiators and covers.	Minimal impact - Shelving can be easily removed at future date if required.
06 Proposed radiators added to the western party wall	Minimal impact / In keeping
07 Existing doorway rehung to swing the opposite direction	



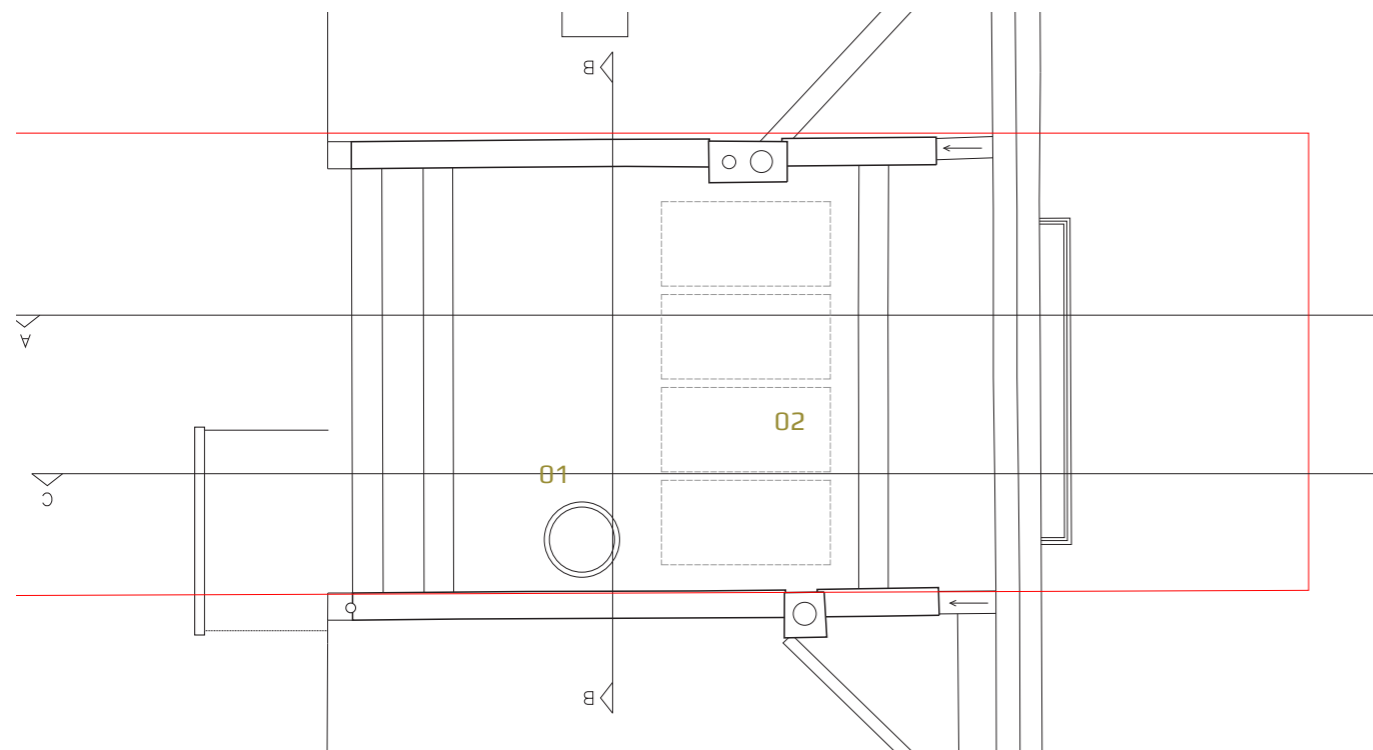
PROPOSED SECOND FLOOR PLAN

SECOND FLOOR - ASSESSMENT OF PROPOSALS

ITEM	POTENTIAL IMPACT ON HERITAGE
01 Existing alcove joinery to be carefully removed. Skirtings and coving replaced like for like where impacted by demolition works.	Minimal impact
02 Proposed new bathroom with no impact to the existing fireplaces.	Minimal impact - the room divides the existing generously sized front bedroom and required no openings to be created in the existing building fabric. The partition will be lightweight and could easily be removed again if required.
03 Existing alcove joinery to be enclosed to ensure the square proportions of the newly formed bedroom	Minimal impact - Coving and skirting boards to be matched to ensure consistency around the room
04 Existing 1960's spiral staircase to be carefully removed and traditional timber staircase proposed to match the style and appearance of the existing.	Positive impact - The existing spiral staircase is incongruous with the aesthetic of the existing dwelling. The proposed staircase is to be painted timber with traditional spindles and a carpeted finish.



PROPOSED THIRD FLOOR PLAN



PROPOSED ROOF PLAN

THIRD FLOOR - ASSESSMENT OF PROPOSALS

ITEM	POTENTIAL IMPACT ON HERITAGE
01 Existing 1960's profile aluminium roof glazing to be demolished. Line of the existing loft conversion set back and reinstated in a slate clad, mansard roof to reducing the visual impact to any neighbouring properties.	Positive impact - The existing loft extension is of poor quality and these proposals seek to improve its impact on the existing streetscape. Lead / slate roof additions are familiar along Chalcot Crescent and therefore we consider that this would appear more in-keeping within its locality
02 2.No dormer windows, clad in lead, to replace the existing full with glazing to the rear.	Positive impact - The existing aluminium glazing is incongruous within the context of the listed building and would therefore benefit from replacement. It is proposed that timber sash windows to match the style, proportions and appearance of the existing timber windows at ground-to-second floor levels.
03 Proposed ensuite	Minimal impact - The proposed ensuite replaces an existing ensuite at third floor level.
04 Existing 1960's spiral staircase to be carefully removed and traditional timber staircase proposed to match the style and appearance of the existing.	Positive impact - The existing spiral staircase is incongruous with the aesthetic of the existing dwelling. The proposed staircase is to be painted timber with traditional spindles and a carpeted finish.
05 Proposed timber windows and door	Minimal impact - The proposed openings are designed to match the style, proportions and appearance of the existing timber windows at ground-to- second floor levels. The proposed doorway replaces an existing one while the window has been designed to align with the openings below.
06 Existing timber cladding carefully removed to be replaced with stucco to match the floors below.	Positive impact - The existing timber cladding is a material unfamiliar to the streetscape and is beginning to show distinct signs of weathering. We are proposing to replace the existing timber cladding with a stucco rendered finish to match the floors below, a more appropriate material choice for its setting
07 Proposed wrought iron balustrade to the existing front terrace to match the style and proportions of the balcony below	Minimal impact - Currently, the front terrace is unsafe for a family with small children. We propose to make safe this existing terrace, employing a material which is familiar to the existing building frontage.

ROOF LEVEL - ASSESSMENT OF PROPOSALS

ITEM	POTENTIAL IMPACT ON HERITAGE
01 Existing rooflight repaired to ensure its functionality	No impact
02 4.No Proposed photovoltaic panels to the existing flat roof	Positive impact - The proposed panels cannot be viewed from any neighbouring properties, nor the street and therefore will promote sustainability within the borough, without any detriment to its visual amenity



PROPOSED ROOF PLAN

HERITAGE CONCLUSIONS

As discussed, the proposed changes to the existing loft conversion involve the replacement of an incongruous glazed element, situated to a later addition of the property, dating back to the 1960's, and will not involve alteration of the original historic fabric. The proposed slate mansard roof and associated lead dormer windows will be high quality and complement the historic asset. We therefore feel that the proposed changes to the external fabric do not harm the historic asset.

The internal alterations have been carefully considered so as to ensure minimal impact to the historic fabric. The detailed analysis highlights that most alterations are to later, modern aspects of the property. We feel that many of the proposed changes will actually have a positive impact on the historic asset, by removing unsympathetic later elements. Other proposals have been carefully considered to ensure the historic asset is protected. It is also worth noting that some of the proposed alterations would not necessarily require Listed Building Consent but the full proposal has been shown for completeness.

When looking at the scheme holistically it is clear that the proposals respect and protect the heritage asset and ensure the sustainable future of the property as a family dwelling.

EXTERNALLY - ASSESSMENT OF PROPOSALS

ITEM	POTENTIAL IMPACT ON HERITAGE
01 Existing timber cladding carefully removed to be replaced with stucco to match the floors below.	Positive impact - The existing timber cladding is a material unfamiliar to the streetscape and is beginning to show distinct signs of weathering. We are proposing to replace the existing timber cladding with a stucco rendered finish to match the floors below, a more appropriate material choice for its setting
02 Proposed timber windows and door	Minimal impact - The proposed openings are designed to match the style, proportions and appearance of the existing timber windows at ground-to- second floor levels. The proposed doorway replaces an existing one while the window has been designed to align with the openings below.
03 Proposed wrought iron balustrade to the existing front terrace to match the style and proportions of the balcony below	Positive impact - The existing timber cladding is a material unfamiliar to the streetscape and is beginning to show distinct signs of weathering. We are proposing to replace the existing timber cladding with a stucco rendered finish to match the floors below, a more appropriate material choice for its setting
04 Existing stucco to be re-painted	Minimal impact - There are a variety of brightly coloured frontages along Chalcot Crescent and therefore this will not look out of place
05 Existing front door to be stripped of paint and varnished	Minimal impact - As above, there are a variety of door frontages along Chalcot Crescent and therefore this will not look out of place
06 Replacement / Repair of existing timber doorway with a 'like for like' timber doorway.	No impact
07 Existing cast iron staircase (non-original)carefully removed to be replaced with a straight run of cast iron staircase in the same style.	Little impact - It is our view that the existing staircase is a later addition as this does not mirror the form of the neighbouring staircase. Returning the staircase to a straight run would restore the symmetry of the pair making little impact to the existing dwelling.
08 Existing 1960's profile aluminium roof glazing to be demolished. Line of the existing loft conversion set back and reinstated in a slate clad, mansard roof to reducing the visual impact to any neighbouring properties.	Positive impact - The existing loft extension is of poor quality and these proposals seek to improve its impact on the existing streetscape. Lead / slate roof additions are familiar along Chalcot Crescent and therefore we consider that this would appear more in-keeping within its locality
09 2.No dormer windows, clad in lead, to replace the existing full with glazing to the rear.	Positive impact - The existing aluminium glazing is incongruous within the context of the listed building and would therefore benefit from replacement. It is proposed that timber sash windows to match the style, proportions and appearance of the existing timber windows at ground-to-second floor levels.
10 Replacement / Repair of existing timber doorway with a 'like for like' timber doorway.	No impact

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