Design & Access & Heritage Statement

30 Chalcot Road, Camden, London

Wellstudio Architecture.

Contents

0> Introduction

30 Chalcot Road, NW1 8LN

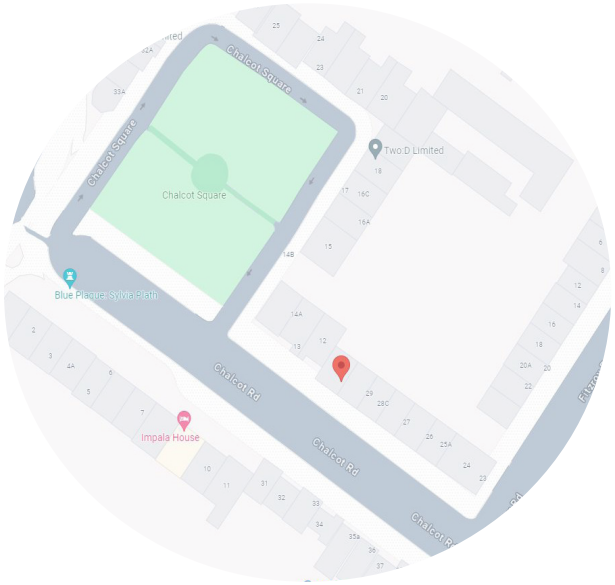
Welcome to our Design & Access & Heritage Statement

This Statement is supported by the following plans and documents that should be read in conjunction with this document:

- Location Plan 1:1250
- Block Plan 1:200
- Existing Site layout Plans & Elevations 1:50/1:100
- Proposed Site Layout Plans & Elevations 1:50/1:100

1.1> Site & Conservation Area

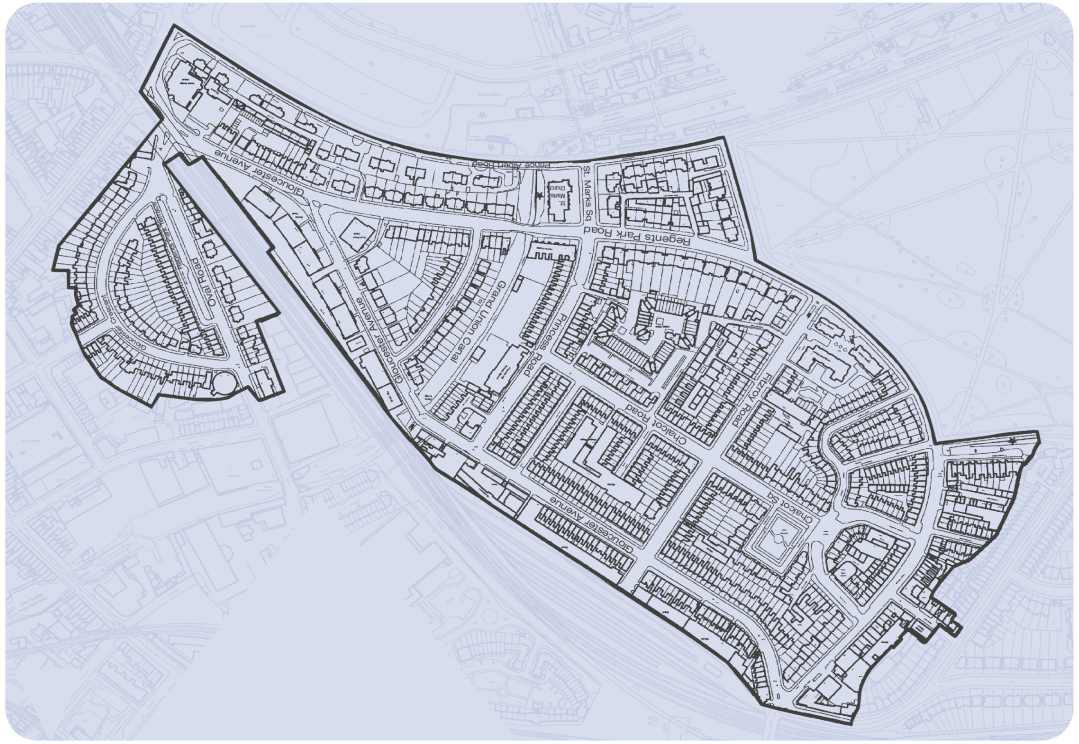
30 Chalcot Road, Camden, London



Site Plan

The proposed development site falls within Primrose Hill Conservation Area within the London Borough of Camden and is approximately 0.5 miles away from Chalk Farm Station.

The property in question is a Victorian terraced house, constructed most likely as part of the Primrose Hill Development in the 1840s.



Primrose Hill Conservation Area

The building is not in itself a heritage asset. However, it falls within the Primrose Hill Conservation Area, thereby necessitating reference to the Primrose Hill Conservation Area Statement and Camden Home Improvements CPG for guidance on the form of any proposed alterations or developments.

According to the Conservation area, in the 17th Century, Primrose Hill was an area of fields and hunting grounds surrounding the Chalk Farm Tavern with lits land ownership shared between the Crown Estate, Eton College and Lord Southampton. It wasn't until the mid Nineteenth Century that the arrival of the London & Birmingham Railway travelling across the land and the plans for a railway terminus at Chalk Farm created the conditions for a proposal for residential development of the area, primarily on Lord Southampton's land, and in 1840 a grand estate was laid out and plots of land sold for the construction of large semi-detached and detached villas, which in due course evolved into terraces of smaller London town houses,

Primrose Hill Conservation Area : Chalcot Road

Character Of Chalcot Road

Chalcot Road is one of the principal roads within the Primrose Hill Conservation Area. These roads intersect to form a grid pattern and are largely straight, with the exception of Princess Road, which curves to form a small crescent at its southern end and Gloucester Avenue, which curves sharply and rises at its north end. These roads are of a consistently generous width with wide pavements and central street parking. In addition to these roads, narrower secondary roads penetrate the blocks.

The width of the principal roads and the numerous intersections allow long views of buildings within these streets and adjoining streets. Large groups of terrace properties are visible from most vantage points and features such as roof extensions (where they exist) are frequently prominent. This can sometimes create a canyon-like character, particularly when the road is wide enough for large groups of buildings to be visible on either side.

Chalcot Square is a significant feature of the Conservation Area and is surrounded by a large number of mid 19th century listed buildings. The form of the open space and the surrounding built composition is unusual, as the design accommodates a pre-existing road layout. The open space is subsequently offset from the planned focal point northwesterly along Chalcot Road.

All of the mid 19th century terrace houses surrounding Chalcot Square are particularly distinctive due to the use of paint colours on their stucco façades. The majority of these properties are painted in muted pastel shades, which afford each property an individual character and adds vibrancy to the square.

1.2> Site Analysis

Site within location

30 Chalcot road, outlined here in red forms part of a neat block of mainly terraced houses adjacent to Chalcot square within the Primrose Hill conservation area.

the house faces south west to the front and North East to the rear. The rear garden elevation faces neighbouring properties rear gardens and elevations and is not visible from the street.

1.3> Flood Risk

Flood Risk Assessment

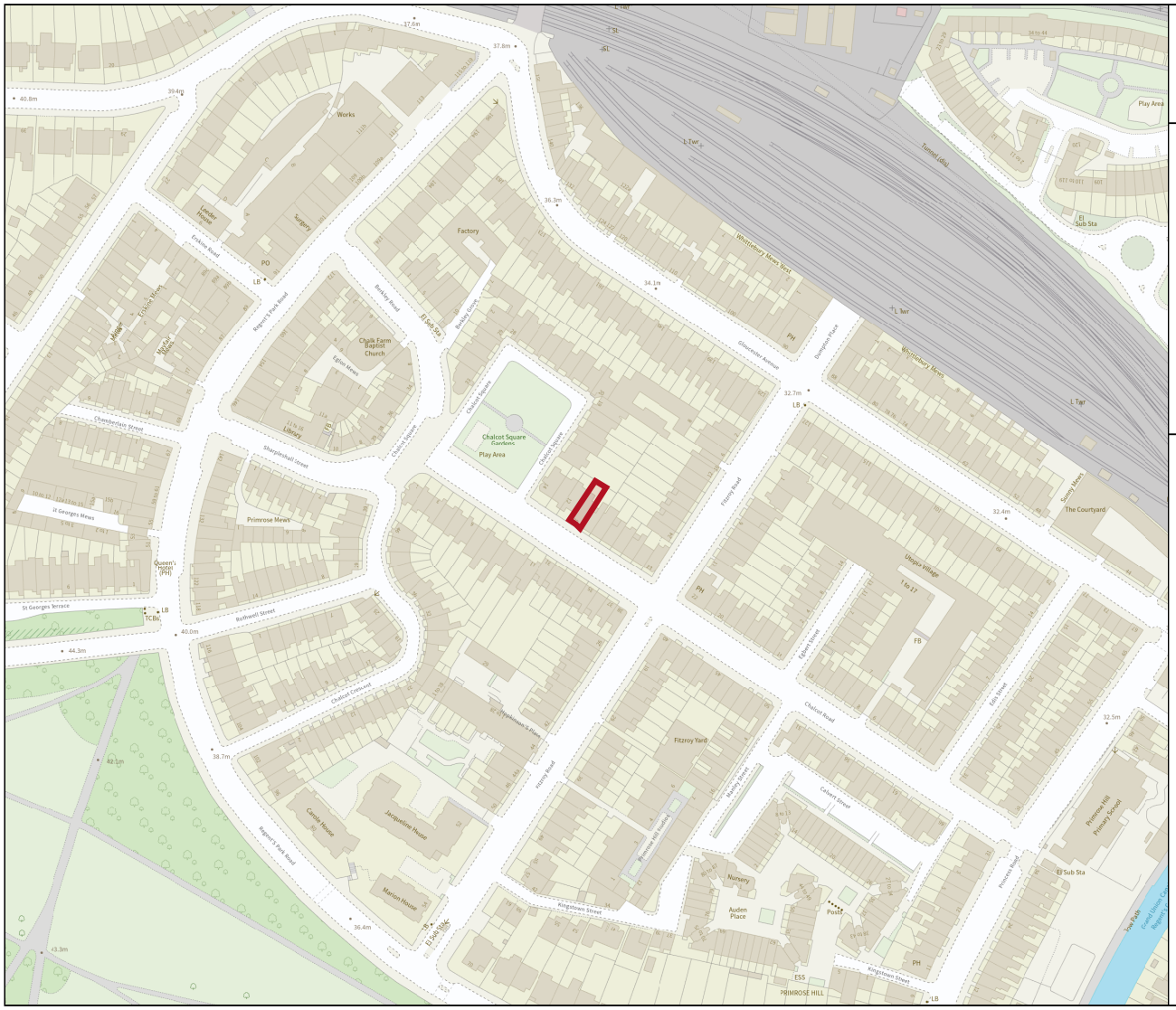
A preliminary site analysis reveals that the area is in floor zone 1 and therefore have a low probability of flooding.

Flood zone 1 is defined on www.gov.uk as:

'locations in flood zone 1 have a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

The flood map on the right has been obtained from the Government website 'Flood map for planning' online service.

No changes will be made in terms of the flood risk management of the site.



2.1> Existing Property

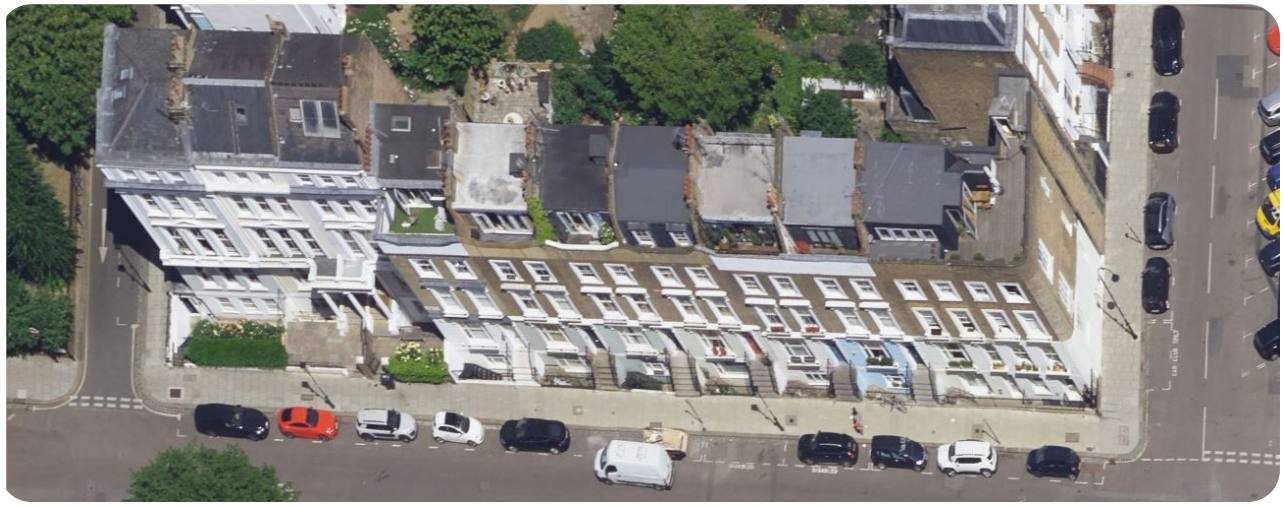
The property in question forms part of a Mid Victorian residential terrace. As described in the Primrose Hill Conservation Area Statement

'Terraces usually consist of at least five buildings that are uniform in character. Each building is three storeys high with a raised ground floor, basement and light well surrounded by railings to the main street elevation.

Principal elevations are flat fronted with pairs of sash windows defining each floor and the original roof form hidden from view by a horizontal parapet. To the rear elevation, the windows are staggered in order to serve the staircase landing, and the roof form has a butterfly profile. A number of properties also have a rear closet wing to half width and part height of the main building.

Each terrace is constructed in London stock brick with decorative stucco features to the front elevation, usually painted white or cream, which serves to unify the terrace. These stucco features often include a rusticated ground floor, projecting window cills and hoods usually to ground and first floors), moulded window surrounds, parapets and balustrades. A number of properties have projecting door hoods or porch features supported by columns.'

Number 30 Chalcot Road is a typical example of the above in terms of it's street elevation with white painted stucco ground floor element and to the rear incorporates a closet wing.



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1 Ariel view of street facing terrace elevations

2 Ariel view of rear garden terrace elevations

Existing Property

3 Street Facing Elevation

4 Rear Garden Elevation

3

4

3.1> Relevant Planning Policies

Below we show the relevant excerpts from The Royal Borough Of Camden Home Improvements Special Planning Guidance Document which are relevant to your project.

NEIGHBOURS

When designing your home improvement you need to consider the impact that this will have on your adjoining neighbours in relation to the following key considerations:

- Daylight & Sunlight
- Outlook
- Overlooking/Privacy
- Noise

You should particularly take into consideration what room the potential impacted window/s serve. The impact on habitable rooms (bedrooms, living rooms, kitchens, diners) is of a greater concern than on non-habitable rooms (bathrooms, hallways, staircase landing, others).

NEIGHBOURS DESIGN GUIDANCE

Ensure your proposal does not reduce your neighbours access to daylight & sunlight;

- Design your home improvement to not infringe on your neighbours outlook from their windows and garden;
- Ensure any opportunities for overlooking into or from your neighbour's property are removed and privacy for all properties is maintained;
- Ensure your extension or alteration does not result in excessive light pollution that adversely impacts adjoining properties;
- If you're proposing plant equipment, ensure it is sensitively designed and acoustically enclosed so it does not become a nuisance for your neighbouring properties.

2.1.1 REAR EXTENSIONS

Rear Extensions Design

- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;
- Be carefully scaled in terms of its height, width and depth;
- Allow for the retention of a reasonably sized garden;

Rear Extensions Environment

- Ensure your extension complies with Building Regulations for energy efficiency measures which include insulating cavities and floors, making provision for low energy lighting, installing thermostatic valves on any new radiators;
- Consider the installation of green roofs/ walls and/or solar panels. Biodiverse green roofs with a substrate depth of 100mm are preferred rather than sedum roofs, as they provide a greater biodiversity value. For further information about the installation of a green roof, see CPG on Energy efficiency and Adaptation.
- Allow retention of wildlife corridors, in particular at the end of streets. For further information regarding protection measures of wildlife corridors, see Biodiversity CPG.

Rear Extensions - Community

- daylight, sunlight, outlook, light pollution/ spillage, and privacy;
- Ensure the extension complies with the 45 degree test and 25 degree test as set
- out in the Amenity CPG – or demonstrate BRE compliance via a daylight test;
- Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers;
- Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy.
- Consider opaque lightweight materials such as obscured glass on elevation abutting neighbouring properties, in order to minimise overlooking;
- Not cause light pollution or excessive light spillage that would affect: °° neighbouring occupiers, including to those above where a property is divided into flats;
- Wildlife on neighbouring sites, particularly near sites identified for their nature conservation importance. Consider the use of solid lightweight materials such as timber, one-way glass or obscured glass, in order to minimise light pollution;

Relevant Planning Policies Continued

Below we show the relevant excerpts from The Royal Borough Of Camden Home Improvements Special Planning Guidance Document which are relevant to your project.

REAR EXTENSIONS CONTINUED

Rear Extensions -Historic Character

- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to un-built space;
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;
- Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.

Rear Extensions -Conservation Areas

- If you live in a Conservation Area, you should check the Conservation Area Appraisal and be aware of what contributes to its significance. It might be that the rhythm of the original rear return is significant, and therefore the proposed design of extensions should respect this feature.

3.1 EXTERNAL ALTERATIONS - WINDOWS AND DOORS

REPLACEMENT - A like-for-like replacement means that certain elements of the window or door are to be retained as indicated below, except for the glazing which could be changed from single to double glazing:

- Shape and dimensions of window opening; Frame material and dimensions to include frame profile width and depth; Fenestration pattern, to include the layout/pattern of glazing bars;
- Size and placement of structural glazing bars; Opening method, such as sliding sash, outward or inward opening casement window, tilt-and-turn etc.
- If your property is in a Conservation Area you are encouraged to consider Historic Glass.
- The Council also encourages the restoration of original features if appropriate.
- Please note that uPVC windows are strongly discouraged for both aesthetic and environmental reasons.
- Timber window frames have a lower embodied carbon content than uPVC and aluminum – this is the carbon dioxide emissions from the extraction, refinement, transport and process.

4.1> Proposed Works - Overview & Analysis

When reading this overview and analysis of our proposed works to the property please refer to our existing and proposed drawing sets forming part of this application.

This planning application pertains to the following proposals for the extension of the property:

- A minor side extension to the already existing lower ground floor rear extension (infilling the 2795mmX1940mm area shown on the proposed lower ground floor plan) bringing this extension the full width of the property and incorporating into this extended rear elevation a new Crittall style doors and windows facing onto the garden and a new flat roof with abutment and enlarged skylight with smart glass which can be switched between transparent and opaque to avoid any loss of privacy to the residents.

- This small additional side extension is subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing, built from re-claimed yellow London stock brick to match the existing brick work of the host building & have lead capped abutments as per surrounding extensions, be carefully scaled in terms of its height width and depth to match the existing extension and still allow for a reasonably sized garden. It is therefore proposed to be constructed as per the requirements of Camden's Home Improvements SPG section 2.1.1.

- Regarding the proposed Crittall style glazing, with reference to Camden's Home Improvements CPG, 3.1 external alterations, windows and doors the guidance states that *'New windows and doors should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building. There are cases where materials and designs which are contrasting contemporary additions would be supported.'* In this case we believe that the proposed Crittall Style doors and windows proposed here would be sympathetic to the originals of the building as they will have glazed elements with cross bars similar in scale to the originals as per the requirements laid out in Camden's Home Improvements SPG

- Regarding the proposed new skylight, this will be hidden behind the abutment and so not visible from ground level, will not protrude beyond 0.15m above the flat roof plane and incorporate smart glass which can be switched to opaque glazed as necessary to provide privacy in line with the requirements for roof lights set out in Camden's Home Improvements SPG section 3.5

- The ground floor extension of the 3445mm wide wall rear wall on the number 12 side of the property towards the garden by 355mm to bring it in line with it's neighbour in reclaimed yellow London stock brick, (See the proposed ground floor plan) and construction of a new flat roof and lead clad yellow London stock brick abutment here. The rear facing element of glazing on this elevation is to be replaced like for like and so would respect and maintain the existing architectural features of this property. We The proposal for the ground floor extension therefore aims to conform with the requirements laid out in section 2.1.1. of Camden's Home Improvements SPG

- The first floor extension of the 3125mm wide wall rear wall on the number 12 side of the property towards the garden by 1995mm to bring it in line with it's neighbour in reclaimed yellow London stock brick (See the proposed ground floor plan) and construction of a new flat roof and lead clad yellow London stock brick abutment here. The rear facing element of glazing on this elevation is to be replaced like for like and so would respect and maintain the existing architectural features of this property.

- Due to the specific location of this property on Chalcot Road, in that it adjoins number 12 Chalcot Square which extends further to the rear than this property, and the solar orientation (north west facing to the rear) of the property, we don't believe that the massing of the proposed extensions will cause any loss of sunlight or daylight to either number 12 Chalcot Square or number 29 Chalcot Road.

- We also don't consider that the increased massing in this location will detrimentally disrupt the rhythm of the rear of this terrace (which in any case is already disrupted by the rear extensions and alterations of other houses along the street) or cause a 'canyon' like effect to number 29 as it is the side furthest away from 29 which is being extended.

- We also don't consider that the increased massing in this location will detrimentally disrupt the rhythm of the rear of this terrace (which in any case is already disrupted by the rear extensions and alterations of other houses along the street) or cause a 'canyon' like effect to number 29 as it is the side furthest away from 29 which is being extended.

4.2 Access Statement

Vehicular Entrance

- No change to vehicular or pedestrian access is proposed as part of this application.

5> Proposed Works - Conclusion

5.1 CONCLUSION

This statement has demonstrated that the proposed works to 30 Chalcot Road, as described in this application, would not have a harmful impact on building in question or the surrounding Conservation Area, therefore we propose that Planning Consent should be given.

Contact Wellstudio

Wellstudio Architecture,
Worlds End Studios
132-134 Lots Road
London
SW10 0RJ

hello@wellstudioarchitecture.com
+44 020 3983 6100

WELL AP

RIBA Royal Institute of British Architects Chartered Practice

arb Architects Registration Board