



GRAVITY DESIGN

638 - 28 CHALCOT SQUARE

PLANNING, HERITAGE AND DESIGN & ACCESS STATEMENT, OCTOBER 2023



CONTENTS:

1. SITE

- 1.1 Site & Conservation Area
- 1.2 Listed Building
- 1.3 Context
- 1.4 Flood Risk

2. PLANNING

- 2.1 Planning History
- 2.2 Planning Policies
- 2.3 Pre-Application Advice & Subsequent Alterations to Proposal

3. EXISTING

- 3.1 Existing Photos, Front façade
- 3.2 Existing Photos, Rear façade
- 3.3 Existing Photos, Interiors
- 3.4 Existing Floorplans

4. PROPOSED WORKS

- 4.1 Proposed External Works
- 4.2 Proposed Internal Works
- 4.3 Proposed Floorplans

5. CONCLUSIONS



1.1 SITE & CONSERVATION AREA

The property is located at no.28 Chalcot Square, London NW1 8YA, in a corner of the formerly known as St George's Square (up until 1937). The Square presents a series of Italianate terrace houses, likely built between 1850 and 1860.

Chalcot Square lays within the Primerose Hill Conservation Area no.2 of the London Borough of Camden. Amongst the others public transport connections, it is located a short distance from Primerose Hill and Chalk Farm stations on the Northern Line.

The dwelling is a 5-storey house, including lower ground accessible from front and rear external staircases.

Description of Chalcot Square and Gardens included below were found on the "Camden, Conservation area and statement" for Primerose Hill (page 16), from the Camden Council website:

"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. The main road in Chalcot Square is a continuation of Chalcot Road and is of a generous width. On the south side of the road is a listed terrace of mid 19th century houses with front garden areas. These buildings are three storeys high with attics, or mansard roofs, and are grand in character with stucco decoration to the main facades, decorative window surrounds, prominent cornices and projecting porches.

On the north side of the road is a grassed public open space, which is bounded by railings and contains a number of mature trees and a play area. The space is enclosed on its north, east and west sides by mid 19th century listed terrace houses, which form an almost symmetrical composition. They are similar in elevational design to the buildings on the south side of the square, but have a more intimate character, as they are separated from the public space by only a small front lightwell surrounded by railings and a narrow highway. All of the mid 19th century terrace houses surrounding Chalcot Square are particularly distinctive due to the use of paint colours on their stucco facades.

The majority of these properties are painted in muted pastel shades, which afford each property an individual character and adds vibrancy to the square. "

Map and Site Photos on the left, Source:

www.camden.gov.uk, Conservation area and statement for Primerose Hill

638 - 28 CHALCOT SQUARE



1.2 LISTED BUILDING

The site and the neighbouring residential properties within Chalcot Square are all Grade II Listed Buildings.
From the Historic England website:

OFFICIAL ENTRY

Heritage Category: Listed Building
Grade: II
List Entry Number: 1258098
Date first listed: 14-May-1974
Date of most recent amendment: 11-Jan-1999
List Entry Name: NUMBERS 20-28 AND ATTACHED RAILINGS
Statutory Address 1: NUMBERS 20-28 AND ATTACHED RAILINGS, 20-28, CHALCOT SQUARE

DETAILS

CAMDEN - TQ2884SW CHALCOT SQUARE 798-1/64/190 (East side)
14/05/74 Nos.20-28 (Consecutive) and attached railings (Formerly Listed as: CHALCOT SQUARE Nos.1-33 AND 33A (Consecutive))

GV II - Terrace of 9 houses forming east side of Chalcot Square. 1855-60, altered. Stucco with rusticated ground floors, mostly painted. Nos 20, 23-25 & 28, slate mansard roofs with dormers. EXTERIOR: 3 storeys, attics and basements except Nos 21 & 22 and 26 & 27, slightly projecting, with 4 storeys and basements. (Nos 22 & 26 with C20 penthouses). 3 windows each. Prostyle Doric porticoes supporting balustraded stucco balconies continuing across 1st floor windows. Doorways with cornice-heads, fanlights, side lights and panelled doors (some part glazed). Tripartite sashes to ground floors. Projecting houses with panelled pilasters at angles rising from 1st floor level to support the main entablature with modillion cornice (which continues across other houses) below attic storey. Upper floors, lugged architrave sashes with margin glazing; 1st floors joined by continuous cornice with keystones above windows and console-brackets between and pediments over central windows (projecting houses, segmental). 2nd floors with keystones; central windows having large keystone projecting into the architrave above. Attic storeys with pilaster strips at angles, cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

Listing NGR: TQ2805084113



Map source:
<https://historicengland.org.uk/>

© Crown Copyright and database right 2023. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions Limited 2023. All rights reserved. Licence number 102006.006.
Use of this data is subject to [Terms and Conditions](#).

638 - 28 CHALCOT SQUARE



28 Chalcot Square,
London NW1 8YA

Chass & Last

Chalcot Square

Chalcot square

Blue Plaque: Sylvia Plath

Impala House

The Pembroke Castle

Hot Pizza Ovens

Village Vet Primrose Hill
Veterinarian

triyoga Head Office

The Primrose Hill
Business Centre

Fliff

The Lansdowne Pub
& Dining Room

Gale and
Financial

Soul and Body

pkg
Temporarily closed

Two:D Limited

Black Book
Partnerships Limited

Source London
Charging Station

Prominent Palin
Productions Limited

Freelands Foundation

Bibendum Wine

Greenberry Café

Shades Hair Studio
Primrose Hill

Lemonia
Booking.com - Hotels

Lavender on the Hill
(Primrose Hill)...

Solo Motorcycles Only

Pesantissimo

Primrose Hill
Community Library

JOE & THE JUICE
Juice • ££

Ripe Kitchen

Odette's
Modern European • £££

GRAVITY DESIGN

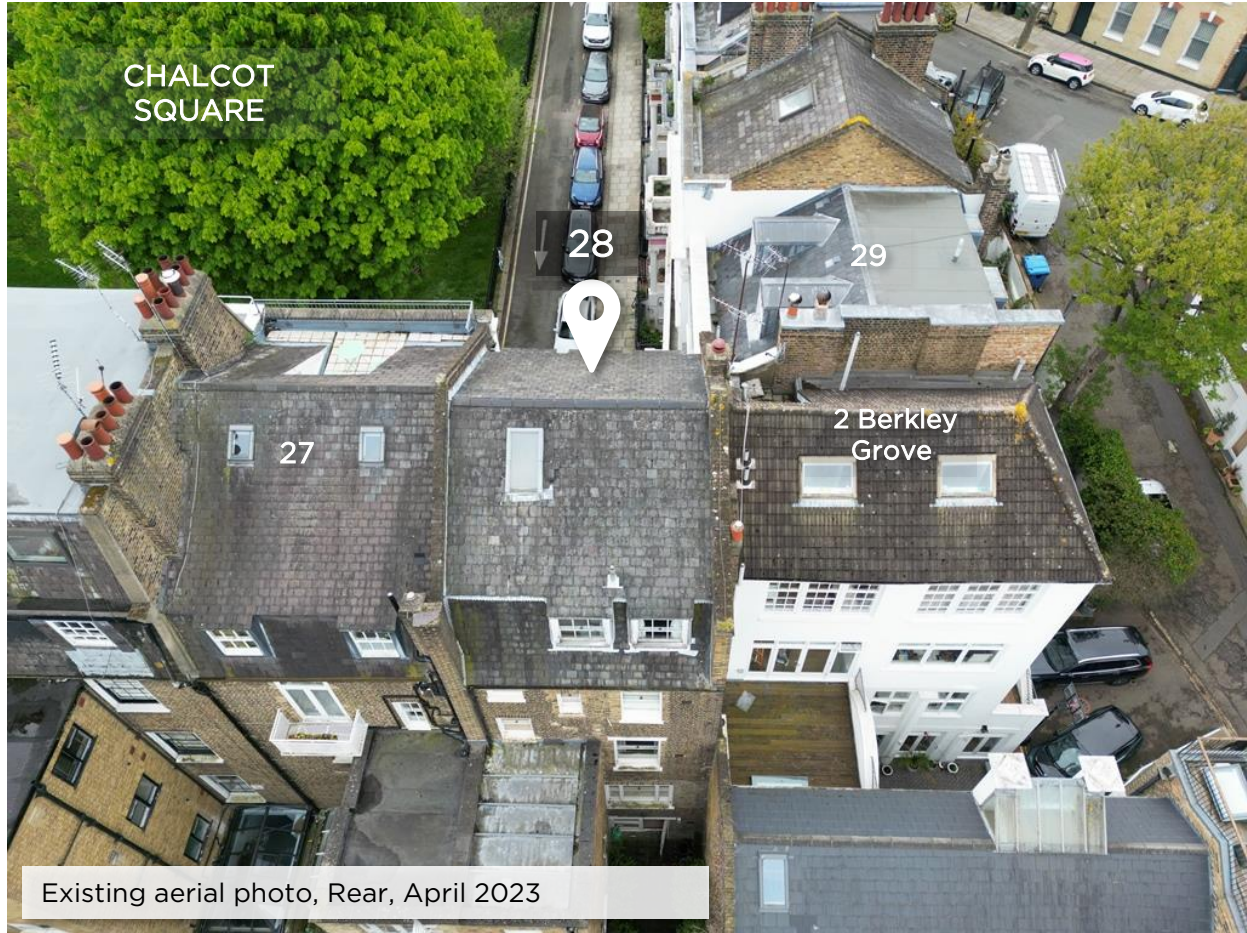




Existing aerial photo, Front, April 2023



Existing aerial photo, Flank, April 2023



Existing aerial photo, Rear, April 2023



Existing aerial photo, Flank, April 2023

1.4 FLOOD RISK

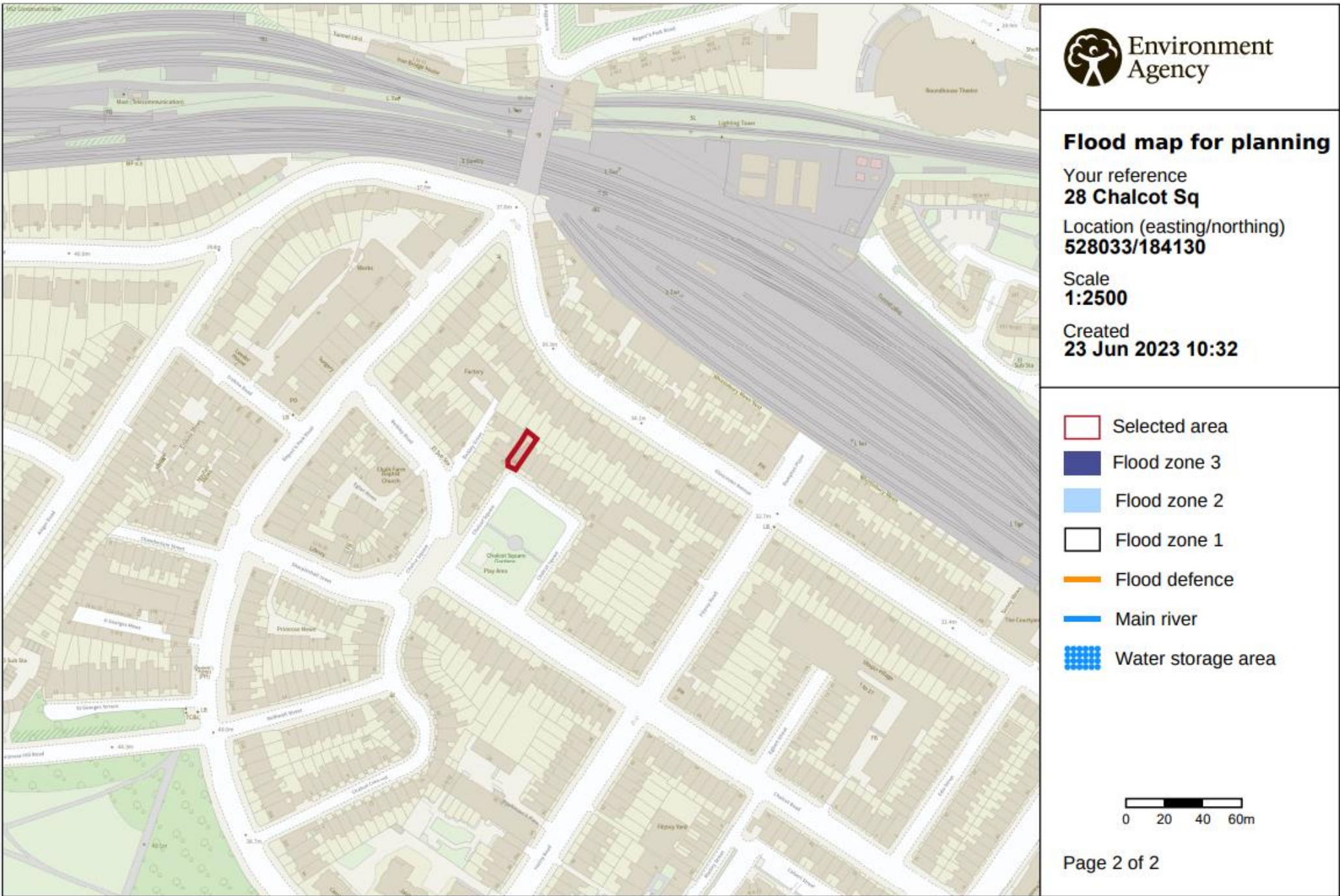
A preliminary site analysis reveals that the area is in flood zone 1 and therefore have a low probability of flooding.

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, “Flood map for planning” online service.

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



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Source:
<https://flood-map-for-planning.service.gov.uk>

638 - 28 CHALCOT SQUARE

2.1 PLANNING HISTORY

Property address: 28 Chalcot Square, London NW1 8YA
Council: Camden Council
Ward: Chalk Farm (pre 2002)

Application reference: 8903427

Proposal: “External alterations including the erection of a rear extension at basement and ground floor levels and a conservatory at rear 2nd floor level including the provision of a spiral staircase to rear ground floor level 8903/01A 02A 06 07 and JC01. revised on 06.04.90.”

Application type: Full planning inc Councils Own
Current status: Final decision
Decision: Grant Full or Outline Perm. with Condit. 11-03-1991
Case Officer: Sheri Waddell 5815
Planning Officer: Sheri Waddell
Agent: Alison Macdonald
Applicant: J Strachan
Date Application Received: 03/07/1989
Date Decision Issued: 11/03/1991

Application reference: 8970476

Proposal: “The erection of a rear extension at basement and ground floor level a conservatory at rear second floor level the provision of a spiral staircase to rear ground floor level together with internal and external alterations as shown on drawing nos. 8903/01A 02A 06 07 and JC01 revised on 06.04.90.”

Application type: Full planning inc Councils Own
Current status: Final decision
Decision: Grant Full or Outline Perm. with Condit. 11-03-1991
Case Officer: Sheri Waddell 5815
Planning Officer: Sheri Waddell
Agent: Alison Macdonald
Applicant: J Strachan
Date Application Received: 03/07/1989
Date Decision Issued: 11/03/1991

2.2 PLANNING POLICIES

The Camden Local Plan was adopted by Council on 3 July 2017.

The extract on the right includes passages are deemed to be particularly relevant to this property and works.

POLICY D2 HERITAGE

The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

DESIGNATED HERITAGE ASSETS

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm

CONSERVATION AREAS

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.

LISTED BUILDINGS

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. To preserve or enhance the borough’s listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting

2.2 PLANNING POLICIES

The Conservation area statement for Primrose Hill, prepared by Camden Council, provides clear guidelines for any proposed alterations or new development. As stated at page 29:

“The majority of works within the Conservation Area will require planning permission, and/or conservation area consent, and it is therefore advisable to contact the Planning Service to check whether permission is needed at an early stage of proposals.”

Therefore, Gravity Design has been asked to prepare this pre-application documentation to document the existing and proposed elements, to be in keeping with the existing fabric of the building.

From the above-mentioned Conservation area statement, it's understood that any external alteration of the dwelling requires planning permission, as the normal permitted development rights are revoked.

Here are included paragraphs taken from the above mentioned statement that are relevant and will be taken into consideration to carry out the proposed works at 28 Chalcot square.

MATERIALS AND MAINTENANCE

PH10 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, doors, tiled footpaths, roof slates and tiles, decorative brickwork, timber shopfronts, where retained, add to the visual interest of properties. Where these features have been removed, replacement with suitable copies will be encouraged.

PH11 The choice of materials in new work is important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.

PH12 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area. It may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing should match the original mix and profile as it can drastically alter the appearance of a building (especially when “fine gauge” brickwork is present), and may be difficult to reverse.

PH13 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.

DEMOLITION

PH14 Within the Conservation Area total or substantial demolition of a building will require conservation area consent.

PH15 The Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN32 and SPG Demolition Guidelines).

PH16 All applications should show clearly the extent of demolition works proposed (including partial demolition).

PH17 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

ROOF EXTENSIONS

PH18 Planning permission is required for extensions and alterations at roof level within the Conservation Area. 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 property forms part of a symmetrical composition, the balance of which would be upset
- 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

PH19 For the reasons set out in policy PH18, roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable at the following properties:

[...]

- Chalcot Square, All buildings

[...]

PH20 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.

PH21 A large number of roofs, particularly to terrace properties, are hidden from view behind a parapet to the street elevations and retain a horizontal or butterfly parapet to the rear. Where acceptable, roof extensions to these buildings should be significantly set back from the street elevation in order to minimise views. Where roof terraces are provided to the front elevation, the parapet should not be raised and handrails should be located out of view. Any raised party walls should be set back from the street elevation and graduated in order to minimise views. To the rear elevation, horizontal or butterfly parapets should be retained and not raised. The rear slope of the roof extension should rise from behind the parapet wall, and should be separated from the wall by a substantial gutter. Dormer windows are not usually characteristic of these extensions. Pairs of small conservation- style rooflights to the rear roof slope are most appropriate.

PH22 Where the property has a visible pitched roof, extensions or alterations which fundamentally alter the roof form are unlikely to be acceptable. Dormers or conservation-style roof lights are the most common forms of alteration to these roofs. Further dormers or conservation-style roof lights at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired. Existing original details should be precisely matched.

PH23 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.

REAR EXTENSIONS/CONSERVATORIES

PH25 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.

PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

PH28 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.

PH29 Side extensions will not be acceptable where they are unduly prominent, unbalance the composition of a building group, or where they compromise gaps between buildings through which views are afforded of other properties, rear gardens, mature trees, or the Regent's Canal.

PH30 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

638 - 28 CHALCOT SQUARE



2.3 Pre-Application Advice & Subsequent Alterations to Proposal

Extracts from 2023/2957/PRE: 28 Chalcot Square, London, NW1 8YA. Internal and external refurbishment and alteration of a grade II listed building

IN RELATION TO THE REAR GARDEN, PROPOSED EXTENSION AND STAIR

CASE OFFICERS REPORT EXTRACT: ‘However, there is further loss of brickwork proposed in order to use the space as a bedroom. It has been demonstrated that in order to fit a small double bed and retain access to the garden a vertical section of brickwork would have to be removed. It is accepted that this is one of the most concealed parts of the façade, and that its historic appearance has already been altered by the creation of the doors. However, it is advised that as much brickwork as possible is retained and that any justification for its loss is clearly set out at application stage.’

OUR DESIGN RESPONSE: The design of the LG floor has been altered and now facilitates the preservation of the existing fabric. We are still proposing to omit the rear door but not to demolish any of the existing brickwork.

IN RELATION TO THE LOFT, REAR ELEVATION UPPER LEVELS

CASE OFFICERS REPORT EXTRACT: ‘It is assumed the covering is Welsh slate and therefore expected that any replacement covering will also be Welsh slate. The existing materials will need to be identified in any application for listed building consent. Only damaged Welsh slate should be replaced, any whole slate must be retained and reused (although not necessarily in precisely the same position)’

OUR DESIGN RESPONSE: We have amended the notes on our elevations for directions on the replacement of the tiles in line with the feedback from the pre-application report

CASE OFFICERS REPORT EXTRACT: ‘An additional opening over the stair could therefore be achieved without the loss of historic fabric. If a dormer window were to be permitted it would need to be a timber sash window to match the adjacent. However, a sash window in this location seems historically unconvincing (given the height of the ceiling above the landing) and a conservation style rooflight is more likely to be acceptable.’

OUR DESIGN RESPONSE: Following pre-application advice, we amended our proposal for a new opening over the stairs from a formally proposed dormer window to a conservation roof light instead.

CASE OFFICERS REPORT EXTRACT: ‘The two existing rear windows at 3rd floors are currently in poor condition. They date from 1970 and their replacement is acceptable in principle. However, they are also clearly designed to reflect the appearance of the historic parts of the building and their replacement in double glazing would not be acceptable. Secondary glazing or thermally improved single glazing would be acceptable.’

OUR DESIGN RESPONSE: Our proposals for the two dormer windows to the rear have been amended and are no longer shown as double-glazed sash windows but as thermally improved single glazing with provision for internal secondary glazing

IN RELATION TO FLOORPLANS CONFIGURATIONS

CASE OFFICERS REPORT EXTRACT: ‘There is no objection to the principle of a ramp but it should demonstrated to be easily reversible’

OUR RESPONSE: The ramp would be built up on top of the existing floor and so could be reversed in the future if necessary

IN RELATION TO DECORATIVE FIREPLACES, MOULDINGS & DOORS

CASE OFFICERS REPORT EXTRACT: ‘One of the rooms contains a hob grate. This appears to be considerably earlier than the 1850s but given it is unclear when it was installed it should be retained as it is possible it was installed when the house was built’

OUR RESPONSE: We have noted in our fireplaces and decorative mouldings schedules that the hob grate should be preserved as per LPA instruction



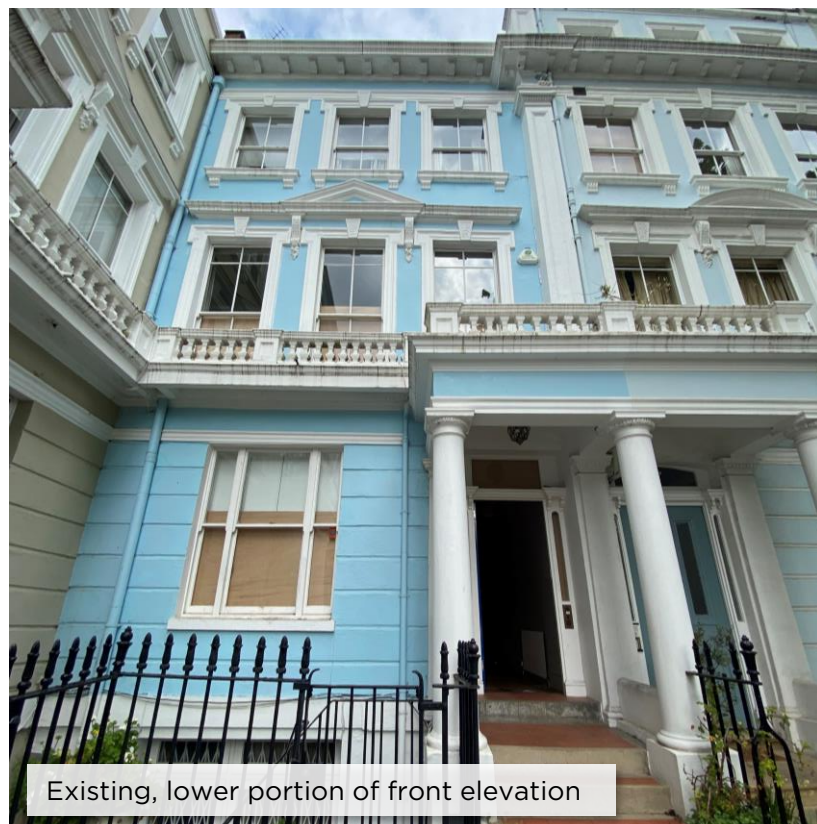
Existing, overall front elevation



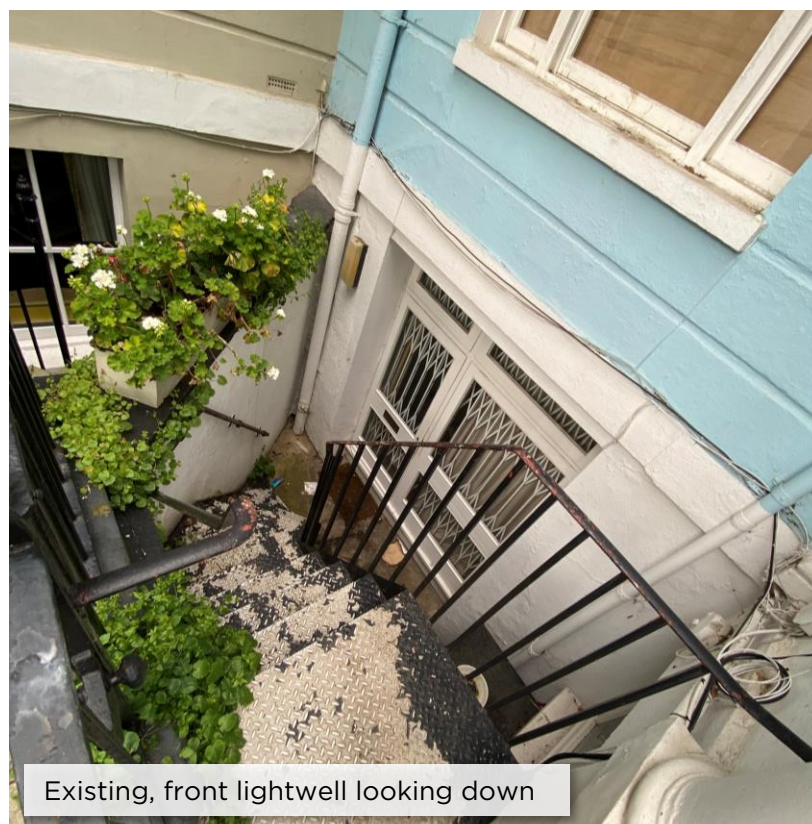
Existing, front entrance



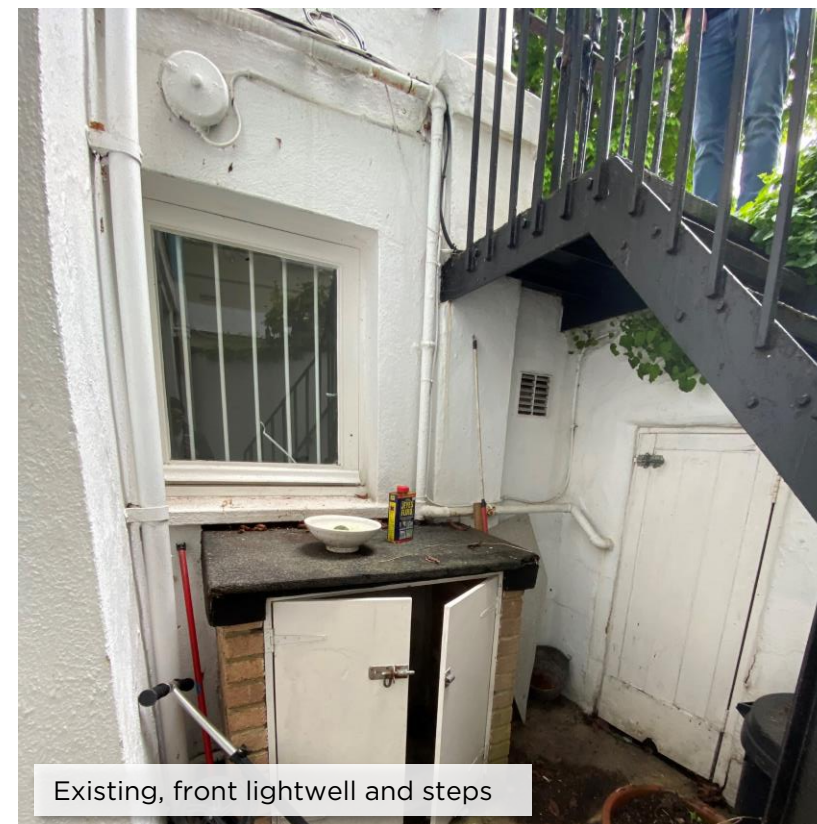
Existing, lower ground front elevation



Existing, lower portion of front elevation



Existing, front lightwell looking down

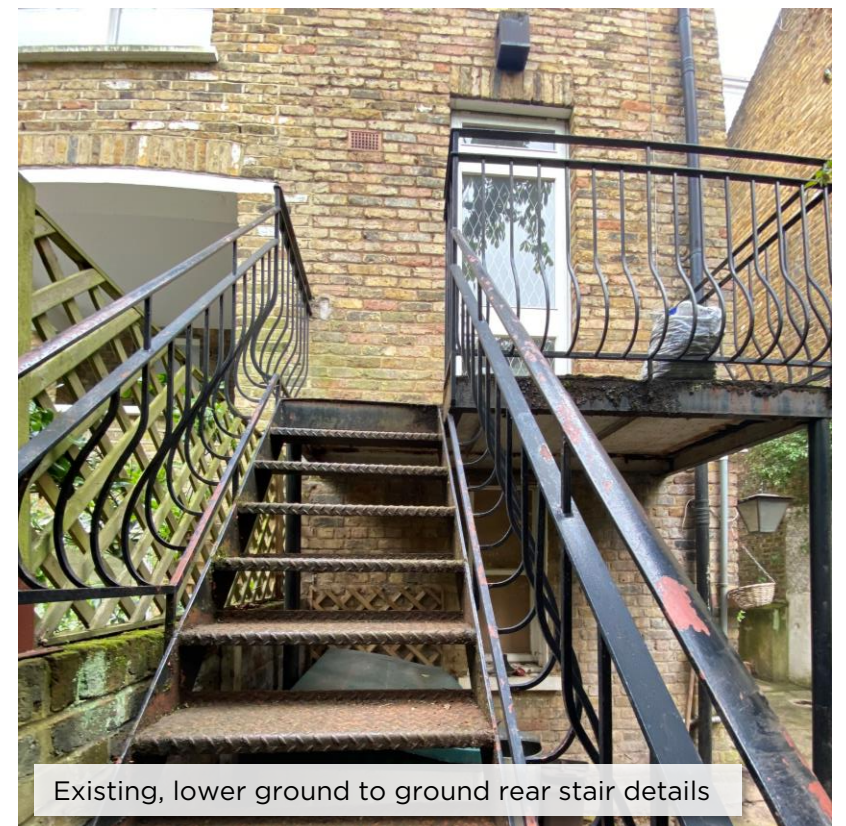
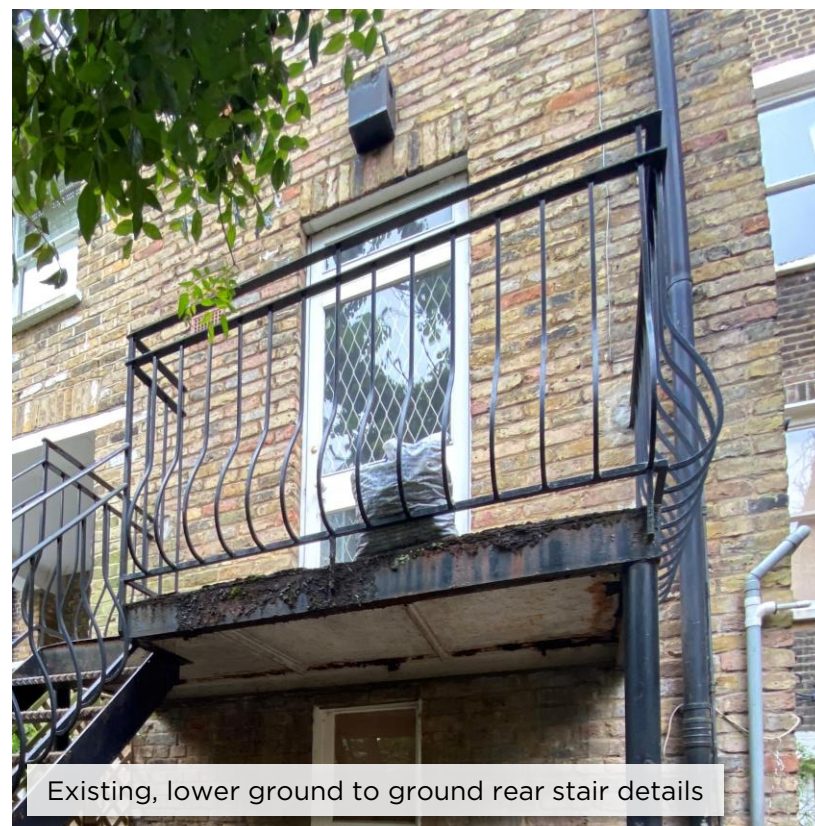
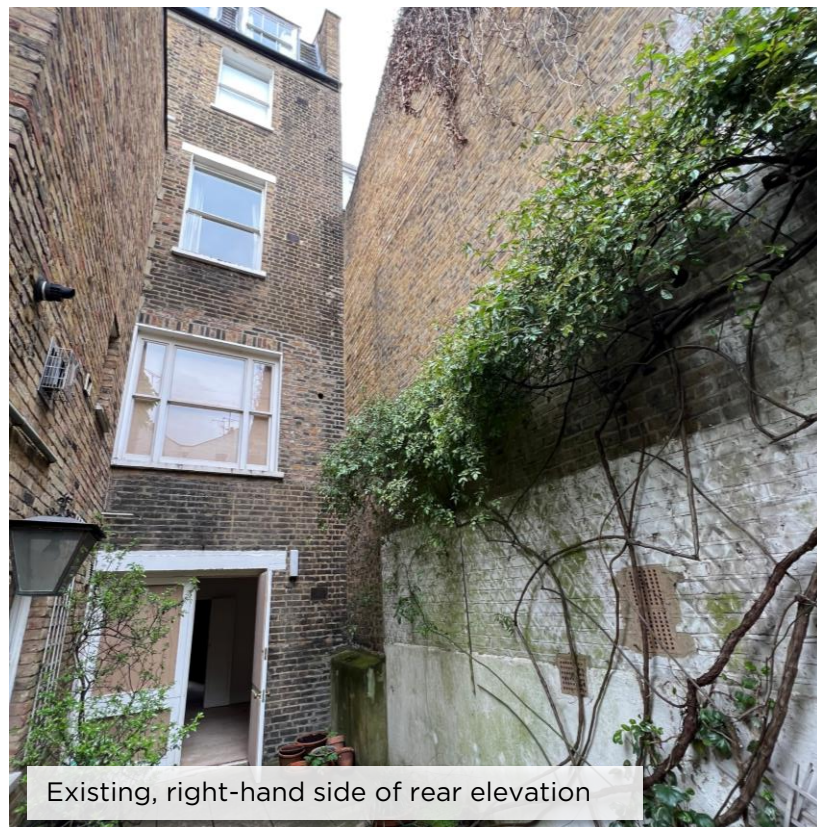


Existing, front lightwell and steps

3.1 EXISTING PHOTOS, Front façade and lightwell, April 2023



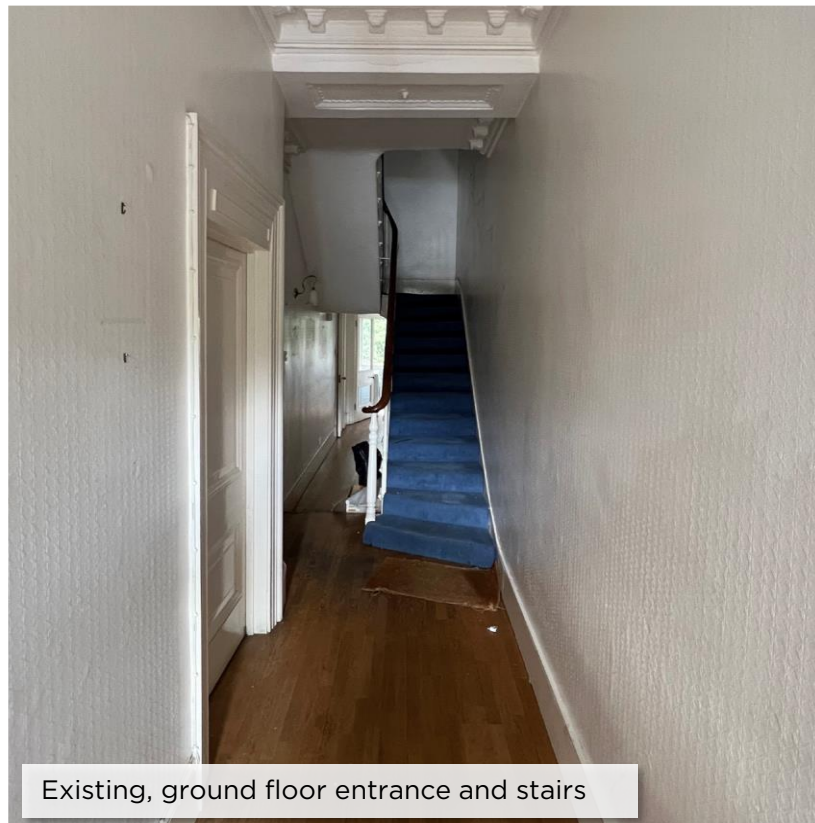
GRAVITY DESIGN



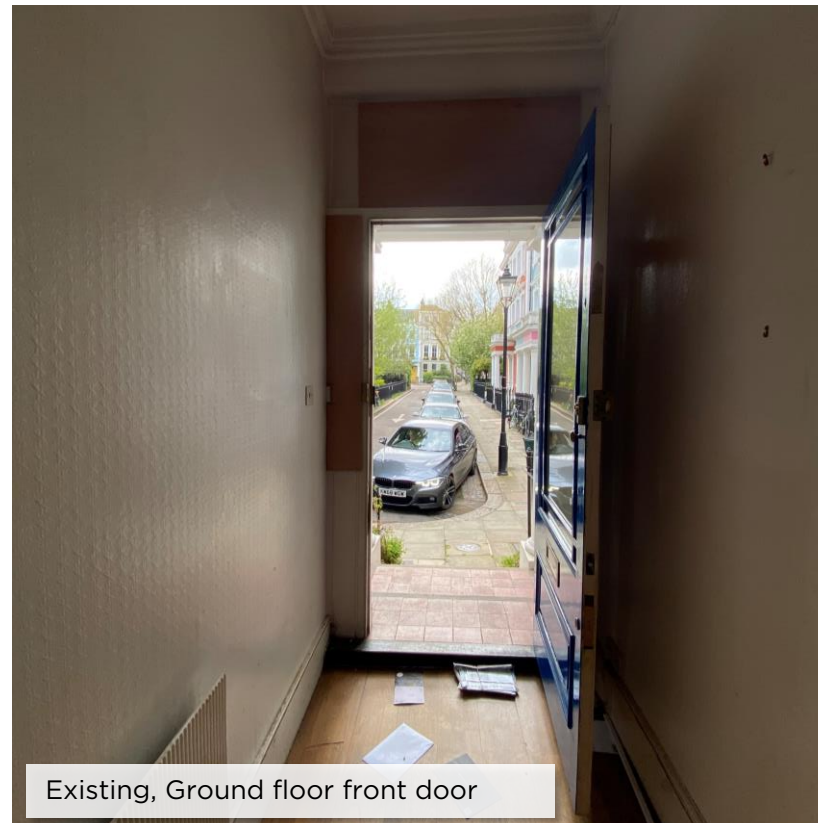
3.2 EXISTING PHOTOS, Rear façade and garden, April 2023



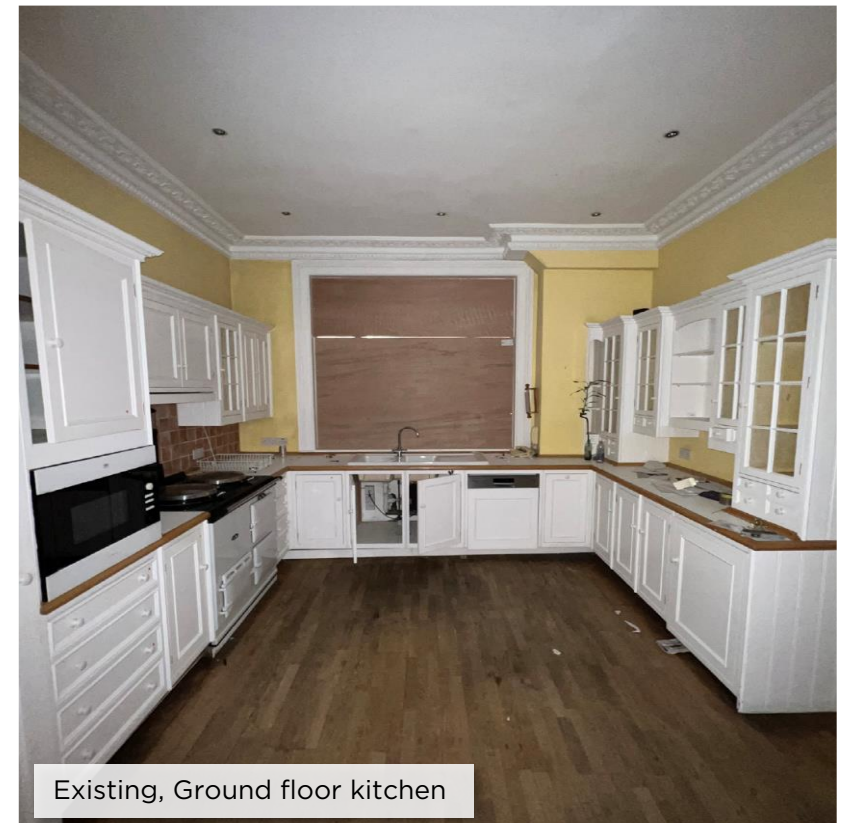
GRAVITY DESIGN



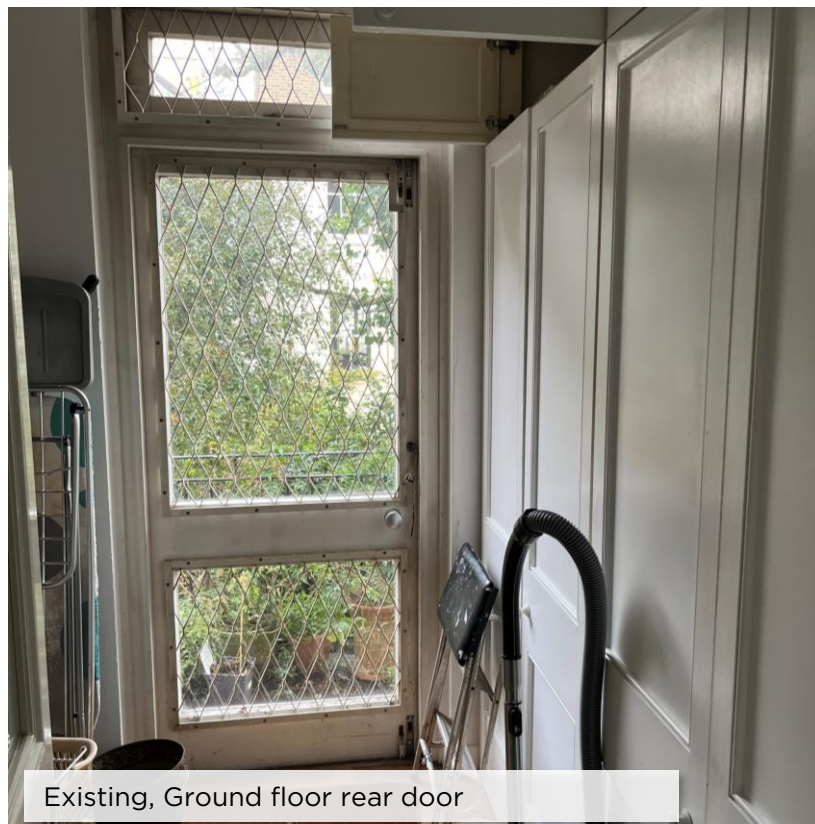
Existing, ground floor entrance and stairs



Existing, Ground floor front door



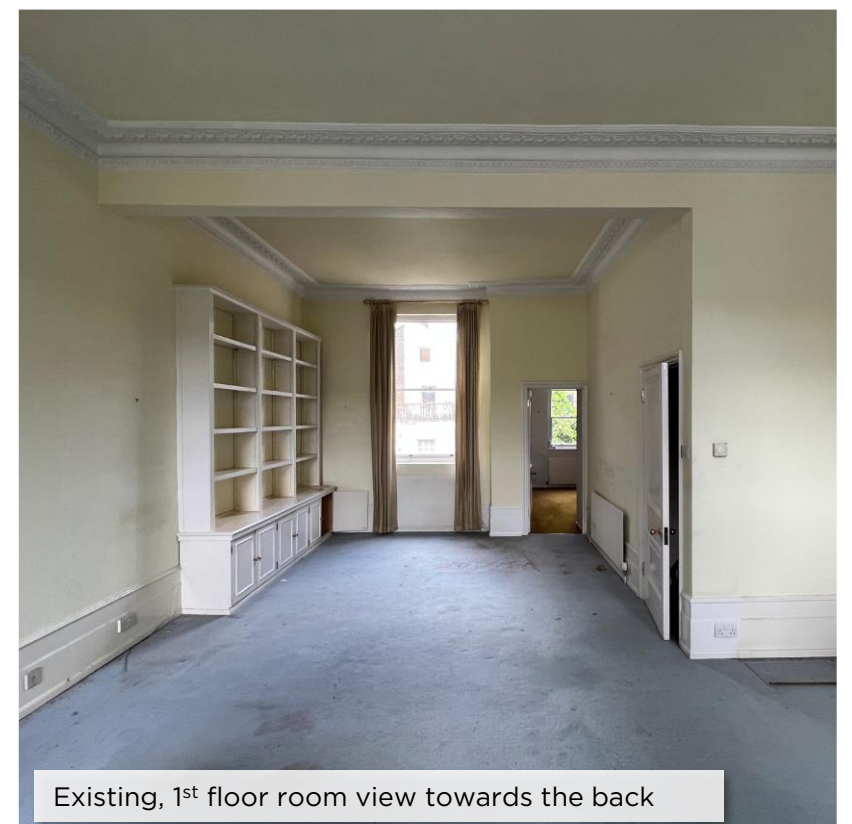
Existing, Ground floor kitchen



Existing, Ground floor rear door



Existing, First floor room view towards the front

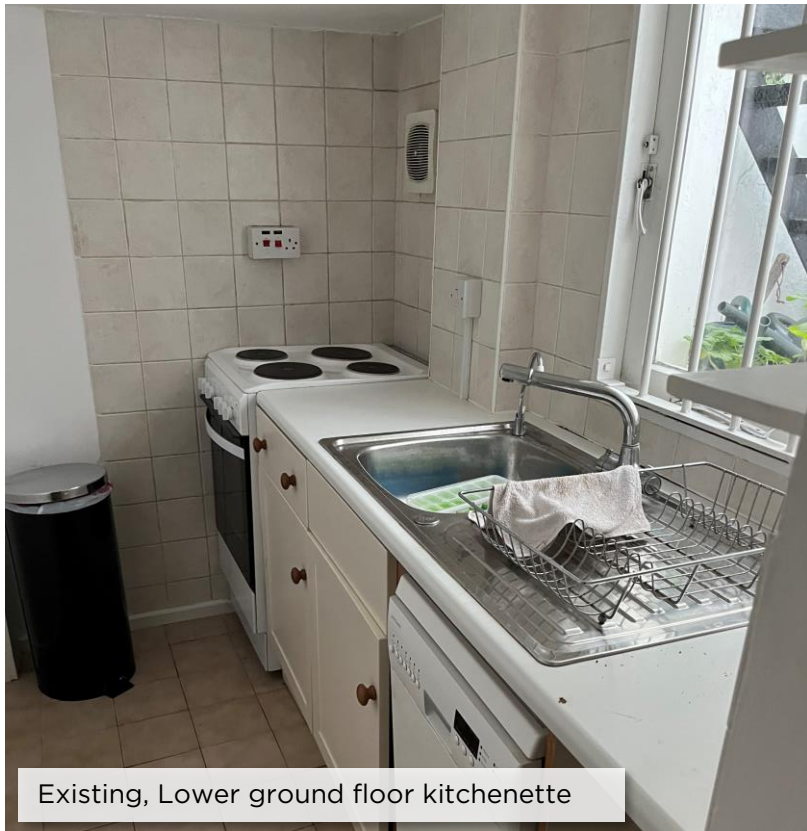


Existing, 1st floor room view towards the back

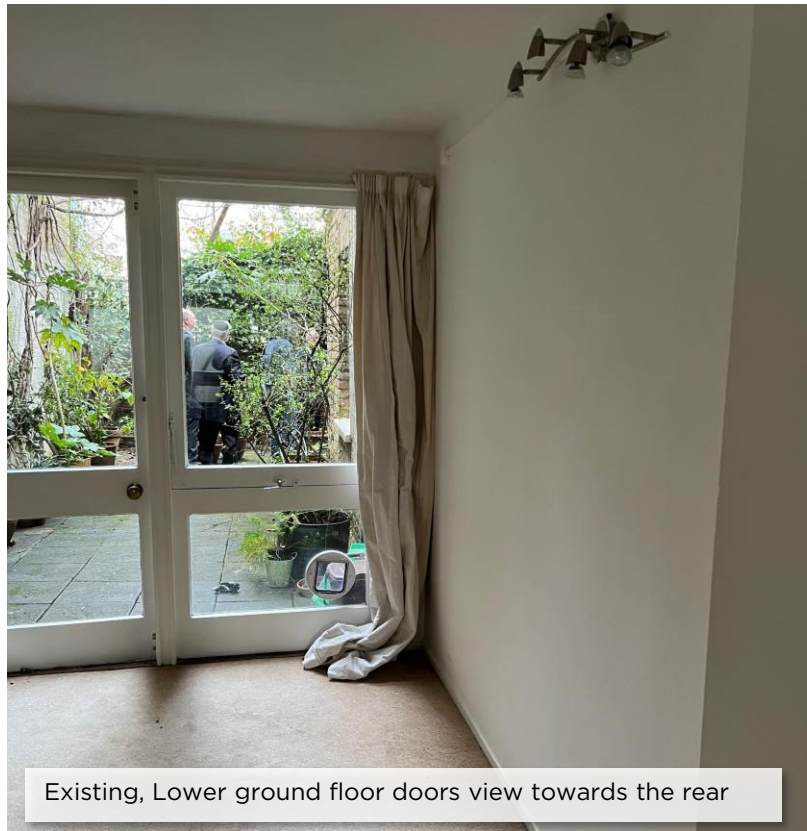
3.3 EXISTING PHOTOS, Interiors, April 2023. Selection of photos showing general dwelling conditions. Refer to relevant schedules for details.



GRAVITY DESIGN



Existing, Lower ground floor kitchenette



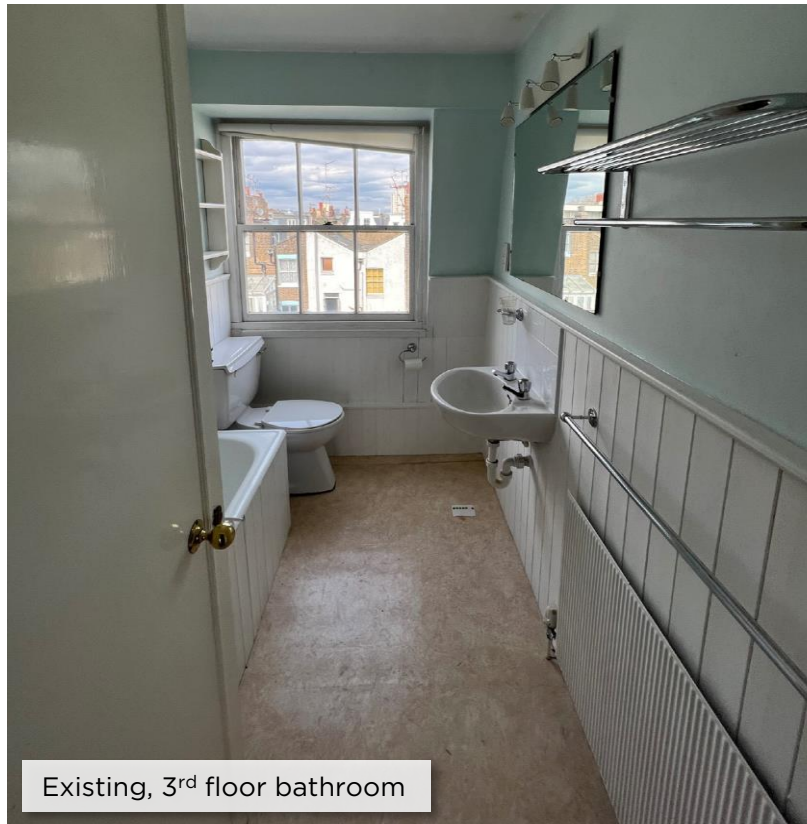
Existing, Lower ground floor doors view towards the rear



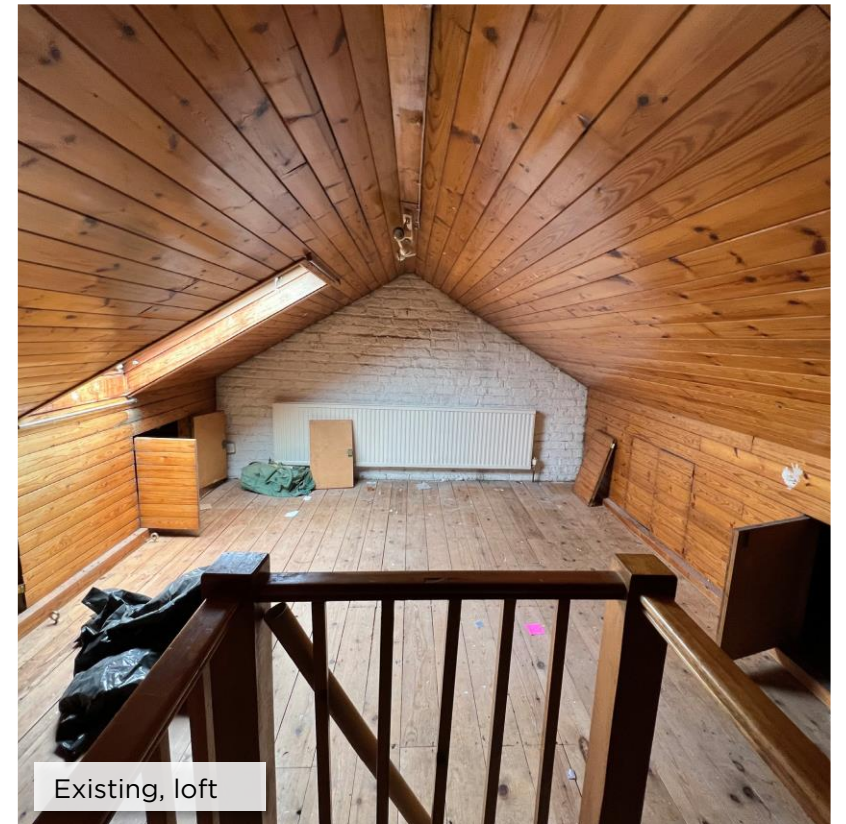
Existing, Internal staircase



Existing, 3rd floor bedroom



Existing, 3rd floor bathroom



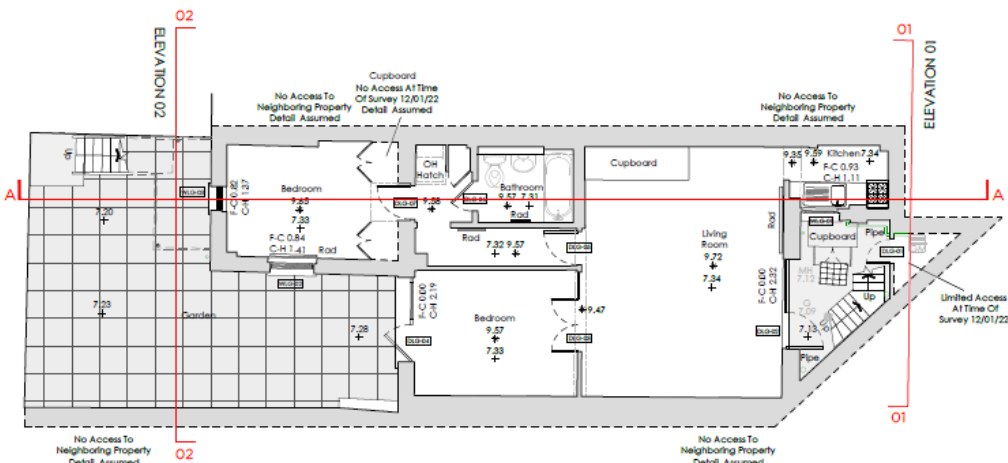
Existing, loft

3.3 EXISTING PHOTOS, Interiors, April 2023. Selection of photos showing general dwelling conditions. Refer to relevant schedules for details.

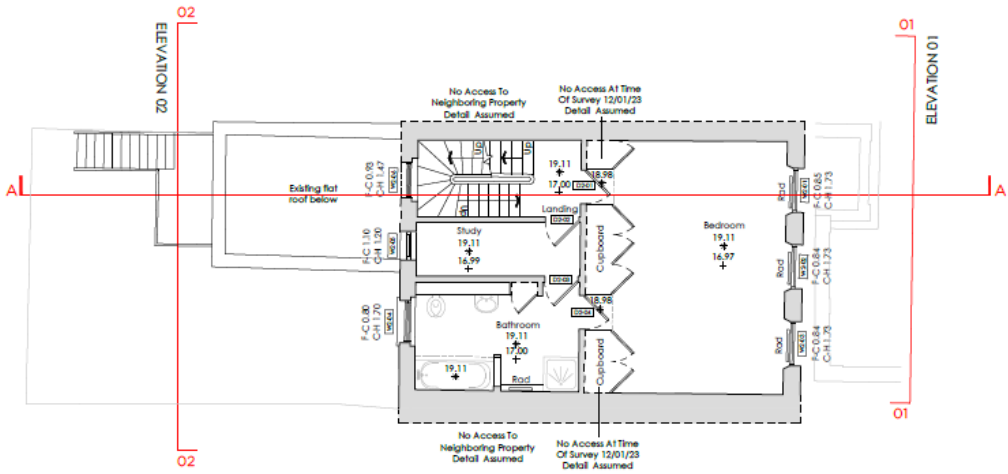


GRAVITY DESIGN

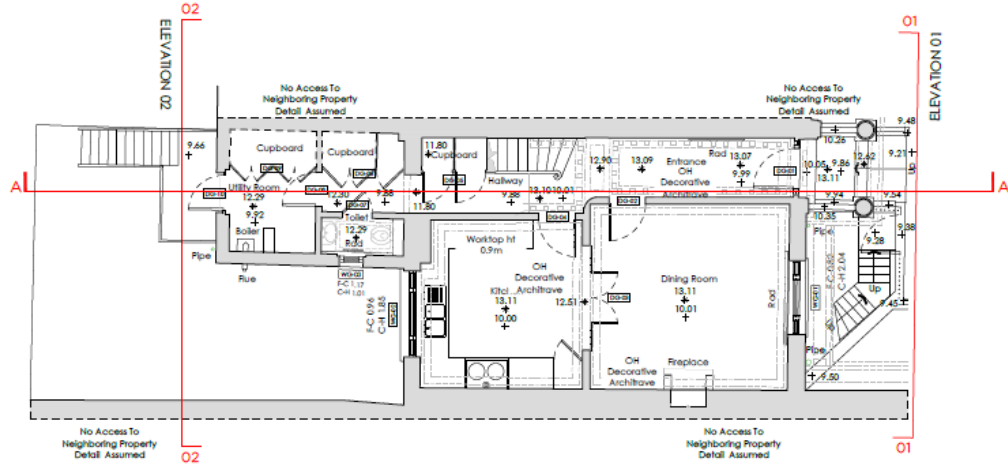
3.4 EXISTING FLOORPLANS



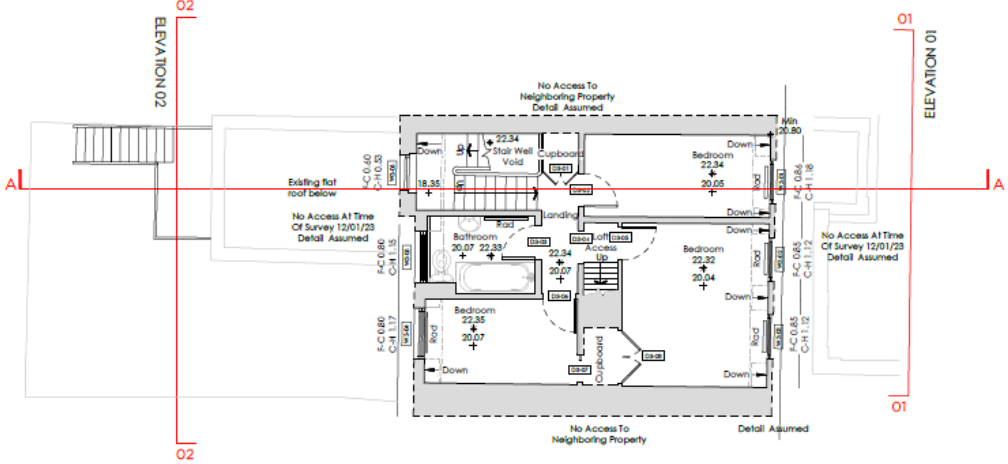
EXISTING LOWER GROUND FLOOR PLAN



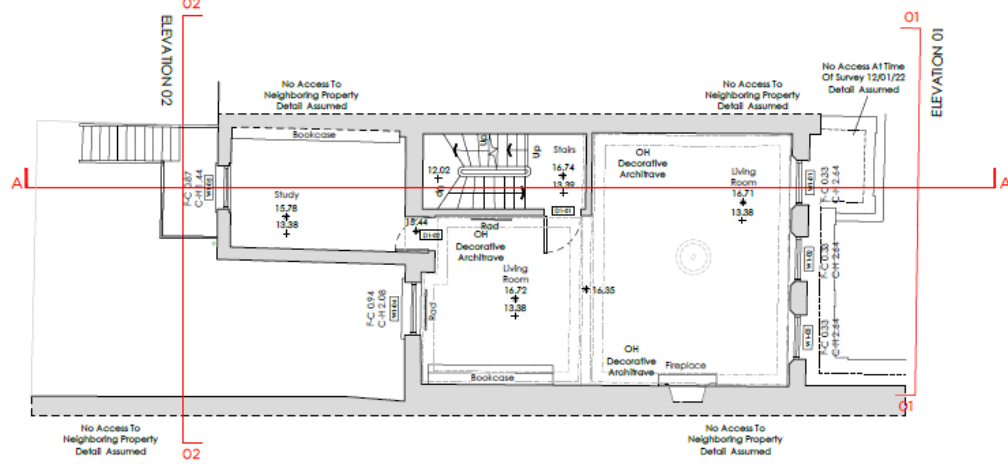
EXISTING 2ND FLOOR PLAN



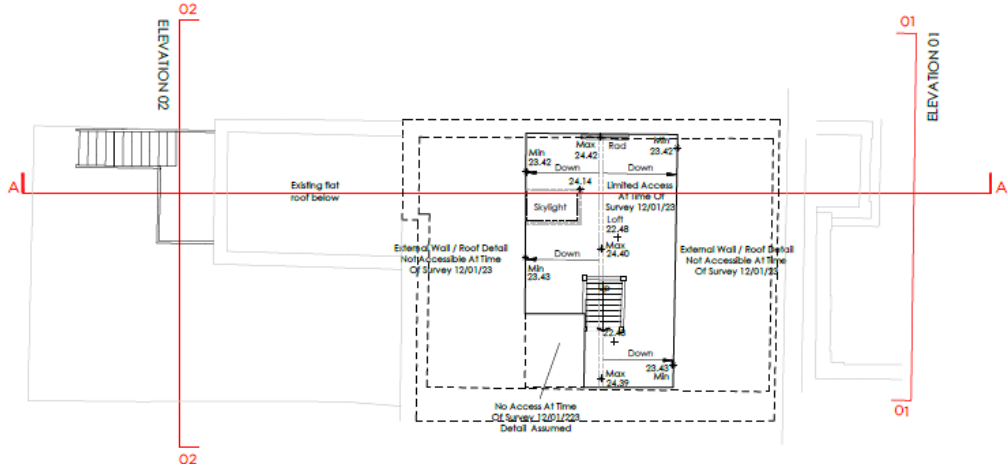
EXISTING GROUND FLOOR PLAN



EXISTING 3RD PLAN



EXISTING 1ST FLOOR PLAN



EXISTING LOFT PLAN

638 - 28 CHALCOT SQUARE

4.1 PROPOSED EXTERNAL WORKS

The works are proposed to preserve and enhance the existing fabric of the building, currently in an overall good but neglected state. A couple of elements have been highlighted as in poor state and are recommended for replacement, as per the breakdown below.

FRONT LIGHTWELL AND STAIR

The existing front staircase, which connects the ground to the lower ground floor, is currently in poor conditions and in need of replacement. Therefore, it is proposed to replace it with a new stair that will be in keep with the existing black, metal staircase.

The lower ground floor existing front door and window, they are also deemed in poor conditions. The proposal seeks to re-instate a sash window more in line with what would have likely been the original front elevation proportions. The external entrance of the lower ground floor is to be moved on the right-hand side of the lightwell, re-instating it where would have originally been located. Both window and door are to closely match the style and materials of the other retained, existing openings of the house.

REAR GARDEN, EXTENSION AND STAIR

The rear garden, towards the boundary with number 27, currently presents a black metal stairs. It has partial handrails on both sides, and it connects externally the lower ground to the ground floor. An existing metal landing, supported by connection with the rear façade and by two additional metal posts, sits just outside a ground floor door that leads inside into services spaces.

This application proposed to replace the existing external stair, in poor and precarious conditions, with a safer and more usable staircase that will maintain the material and look of the existing. The metal balustrade will continuously run both sides of the stair, to make it better accessible and easy to use. An additional step is proposed, to make it less steep. These elements will facilitate the use of the external stair by one of the residents, which is severely visually impaired and will be sleeping in one of the lower ground floor bedrooms.

A small one-storey rear extension is proposed at lower ground level, roughly 1.8m deep, which will facilitate a more functional internal configuration. The extension will be small and subservient to the rear elevation, barely visible from any of the surrounding properties. It is proposed to be in brickwork to match the existing, both in colour and overall appearance. The pitched roof finish will match as close as possible the main roof slates.

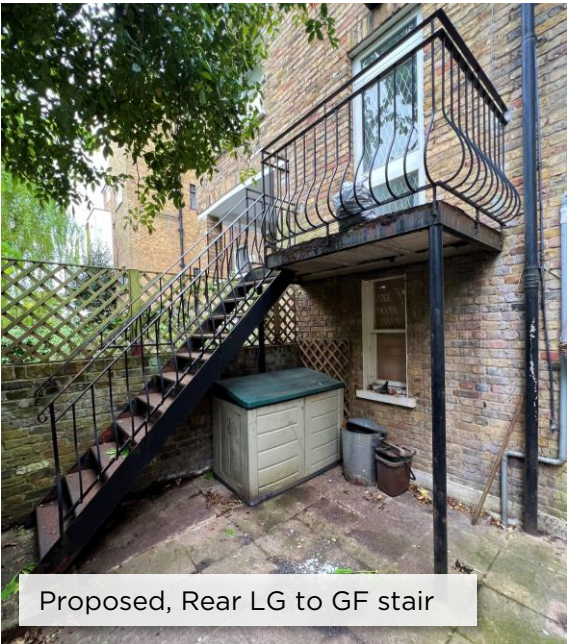
A new double-glazed door and window, similar in appearance to the current one, will continue keeping access to the garden from the lower ground floor and newly formed bedroom.



Existing, Front lightwell stair



Design intent,
Proposed front lightwell stair



Proposed, Rear LG to GF stair



Design intent,
Rear LG to GF stair

4.1 PROPOSED EXTERNAL WORKS

FRONT PATH, STEPS & PORCH

The current entrance path, steps and porch are all tiled in a terracotta effect tile. They are mostly chipped or cracked and in some places are missing altogether. The proposal is to replace them with a light natural stone to match the adjoining neighboring properties.



638 - 28 CHALCOT SQUARE

4.1 PROPOSED EXTERNAL WORKS

LOFT, REAR ELEVATION UPPER LEVELS

No changes are proposed to the general appearance and geometry of the existing roof.

At third level, a new conservation roof light is proposed within the upper level of the staircase that connects the whole dwelling internally. It will have minimal impact on the rear facade and will provide better light levels to the last few floors served by the internal stair.

The two existing rear windows at 3rd floors are currently in very poor conditions and deemed beyond repair. Therefore, it is recommended that these will be replaced like-for-like with new thermally improved single-glazed windows with provision for secondary double glazing, as well as replacing the surrounding lead elements. There will be overall no visual change, except for much needed improvements in terms of the thermal and waterproofing performance. This is achieved by enhancing the durability of these elements.

The existing, loft roof-light towards the rear is also deemed to be in poor conditions. Therefore, the proposal seeks replacement with a new, conservation roof light, similar in size and appearance. To provide better light to the loft, a second conservation roof-light to match the first in size and appearance is proposed. Both will have a top-hung opening, as per the existing, and will sit flush with the roof finish. Any existing insulation that is found to have been deteriorating within the roof structure will be replaced in a similar matter, to maintain or slightly improve existing levels of internal thermal comfort.

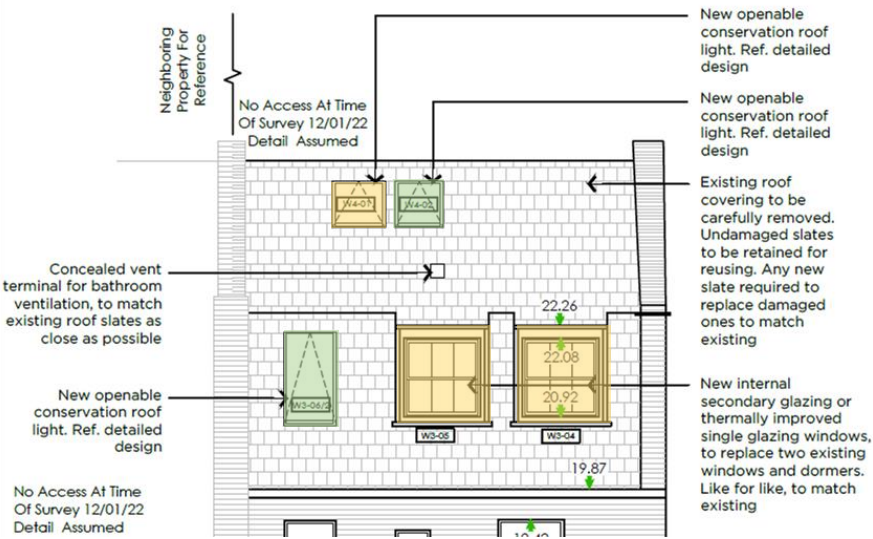
The existing roof slates are proposed to be replaced (with some existing slates to be reused if in suitable condition) , as found in general in poor condition. The new roof slates will match the existing, in terms of appearance, size and finish.



Existing, Upper rear elevation



Existing, Roof slates



Proposed, Upper rear elevation:
- Green: New windows
- Yellow: Existing windows, to be replaced like for like



Design intent, Top-hung Heritage conservation roof window by Velux

638 - 28 CHALCOT SQUARE

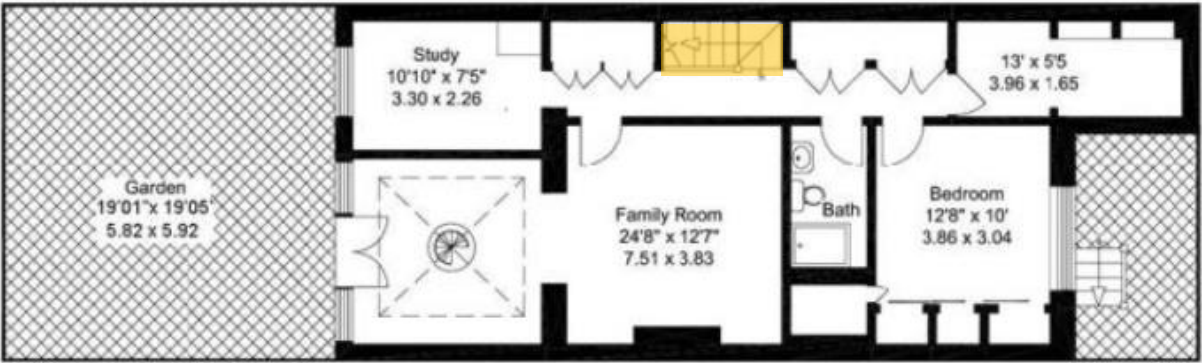
4.2 PROPOSED INTERNAL WORKS

NEW LOWER GROUND TO GROUND FLOOR STAIR

No.28 Chalcot Square historically is and will be retained as a single-family dwelling. It appears that sometime in the past the lower ground to ground floor staircase, traditionally connecting the traditional servants’ quarters to the ground floor corridor and reception rooms, was removed. It’s impossible to establish when, as there are no floorplans available within the Camden planning search website.

However, given the similar nature of the adjacent properties in the square that have retained this feature, it’s possible to assume where this would have been replicated for no.28 as well. Therefore, the proposed layout re-introduce this internal connection, with features similar to the overall internal staircase that vertically connects the whole building. Lower ground and ground floor plans for neighbouring no. 21 have been included as an example.

Given one of the dwelling residents will be a visually impaired person, considerations have been made to provide appropriate handrails and maximizing the steps proportions and size.



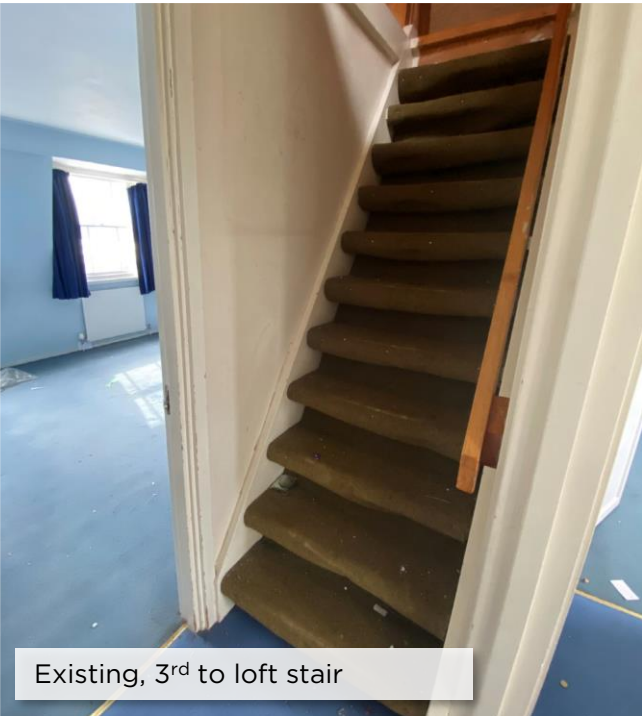
21 Chalcot Square, Lower Ground Floorplan showing the stair



21 Chalcot Square, Ground Floorplan showing the stair and landing

3RD TO LOFT STAIR

The current stair connecting the 3rd to the loft storage area is steep and narrow, and in a very precarious condition. Therefore, this proposal seeks to upgrade it with a more accessible alternating tread new stair. A very small portion of the loft floor will be removed, to guarantee a clear head height of 2m throughout.



Existing, 3rd to loft stair



Design intent, 3rd to loft stair

4.2 PROPOSED INTERNAL WORKS

FLOORPLANS CONFIGURATIONS

Limited internal alterations are proposed, which will provide a better layout articulation whilst retaining and enhancing the existing features of the listed building.

The lower ground floor has been re-configured to provide a more functional, overall layout. This is to facilitate the use of this space by the visually impaired new resident. It is assumed that the existing basement stair has been previously removed. Therefore, as described in the previous page, the proposal seek to reinstate this missing staircase and amend the existing LG layout. At this floor, existing internal partition walls are noted as very unlikely to form part of the original dwelling design.

At ground floor, it is proposed to fix kitchen door (DG-04) shut. This whilst preserving the architraves and door on both sides. Furthermore, the proposal includes forming a ramp the just outside the kitchen door, to omit the existing very small step that is currently a trip hazard. These alterations are to facilitate the needs of the future tenant who is visually impaired. Otherwise, the layouts from the ground floor up largely remain unchanged. Please refer to the existing and proposed plans included with this application for full details.

Some minor adjustments are proposed on the second floor. This is to make the current storage room more accessible and functional.

DECORATIVE MOULDINGS & DOORS

The proposal intention aims to preserve any original decorative mouldings and doors and to propose suitable, high-quality replacements where non original components are found. A full inventory of the existing house internal features can be found in the decorative moulding and door schedules, along with our assessment and proposals.

These should be read in conjunction with the skirting & coving floorplans.



Existing, Living room skirting and architraves



Existing, Living room coving

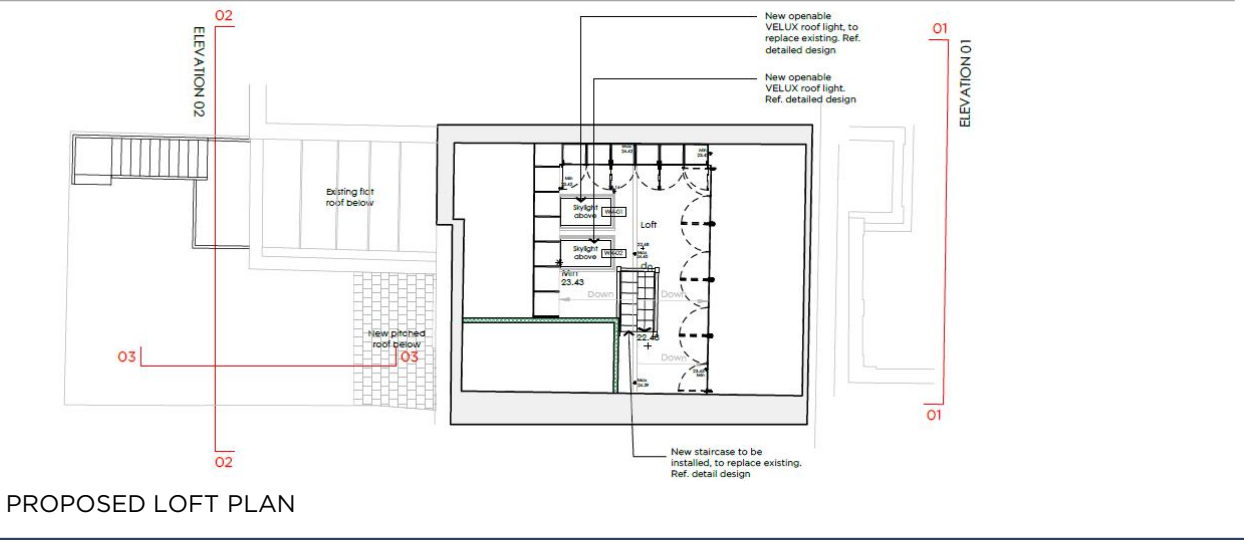
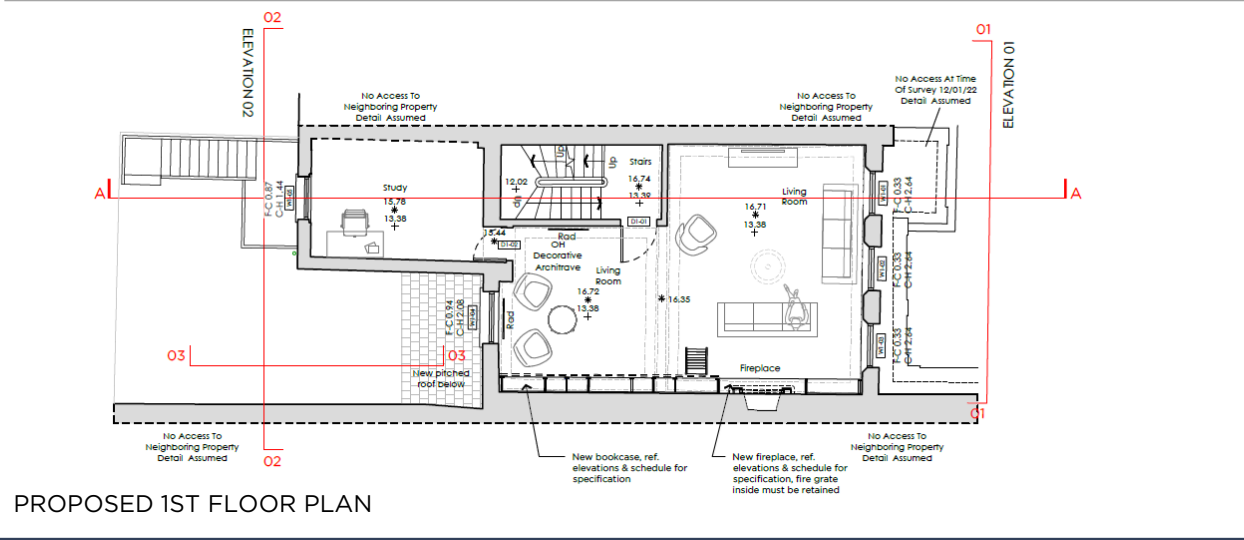
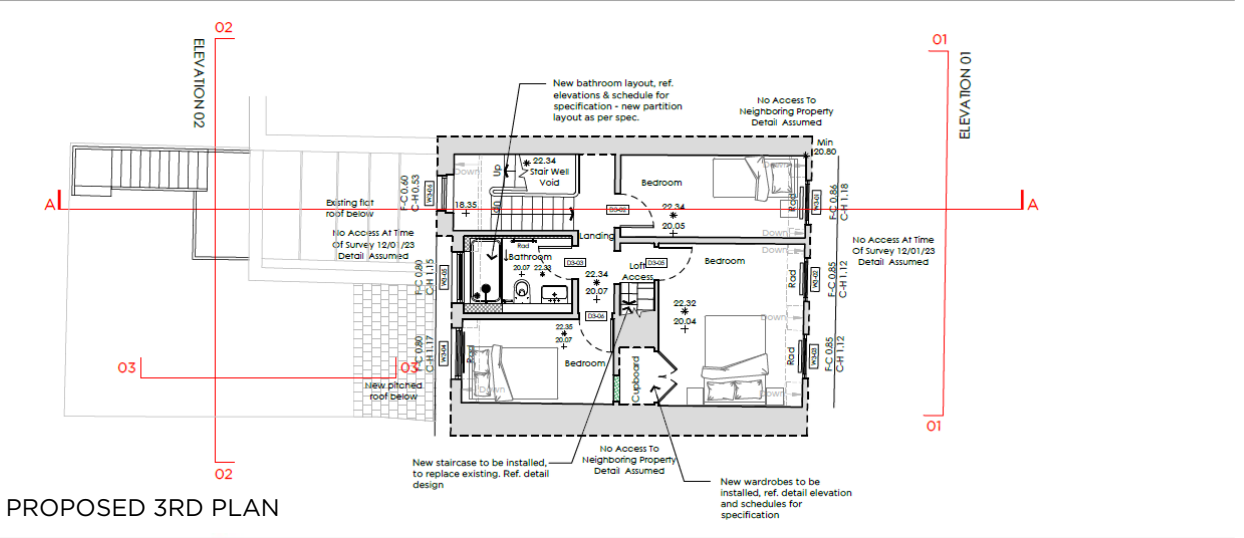
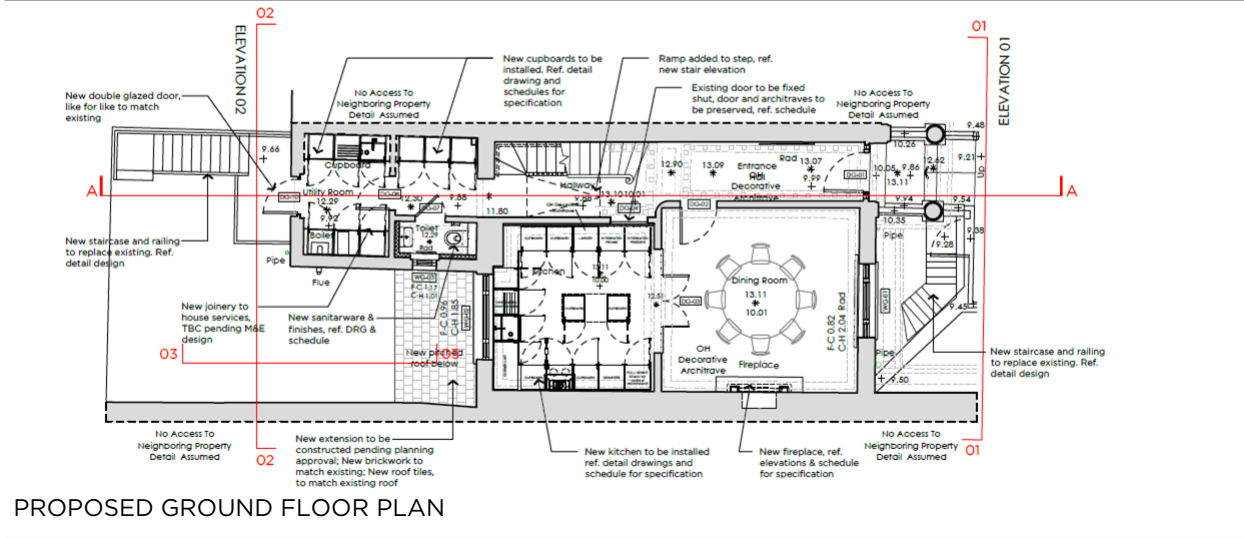
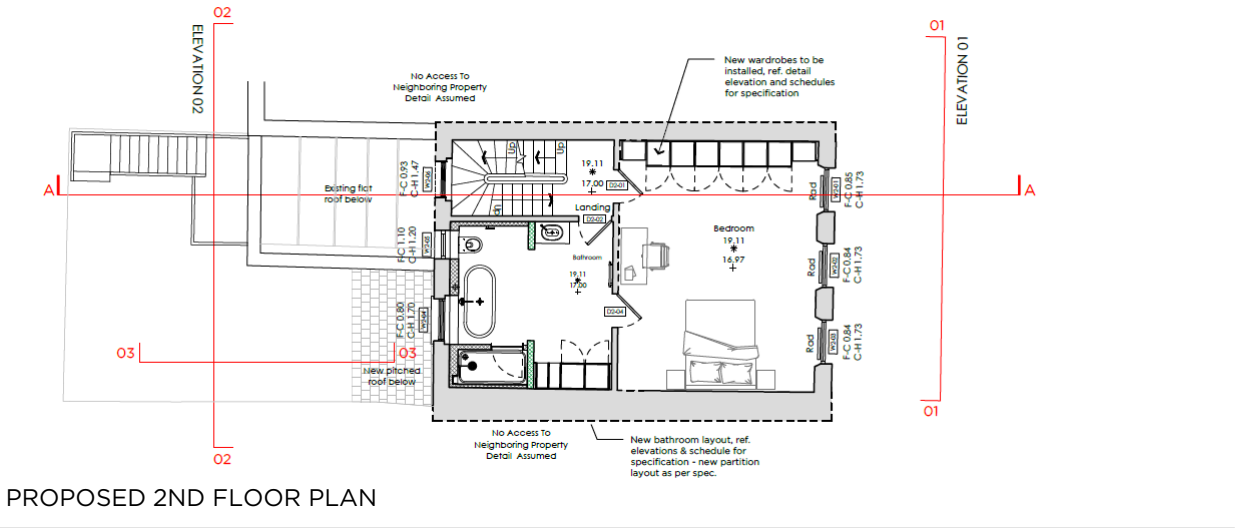
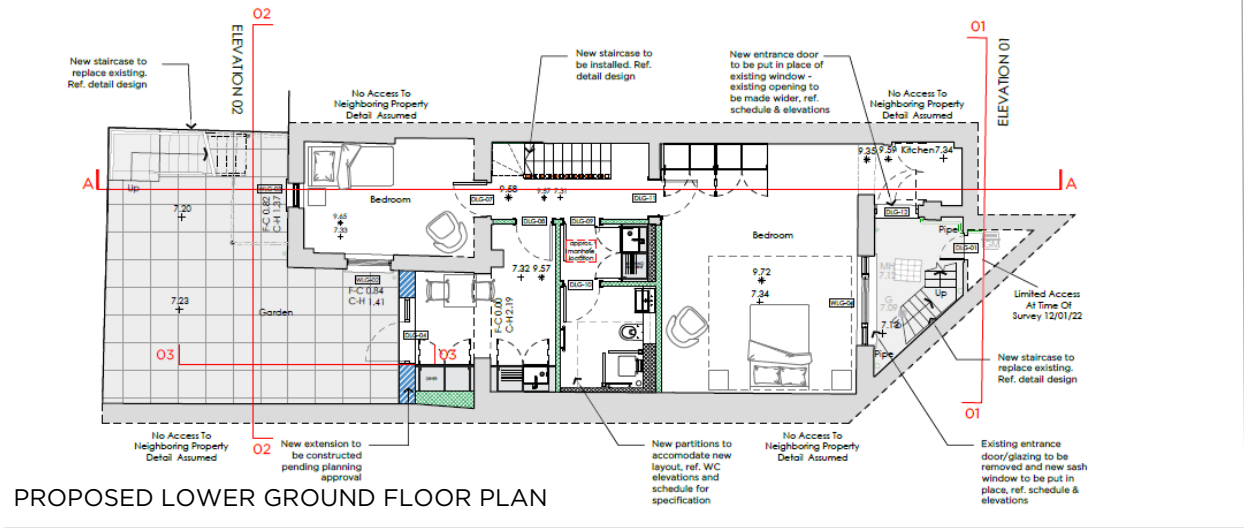


Existing, Living ceiling rose



Existing, 2nd floor architraves to windows In main bedroom

4.3 PROPOSED FLOORPLANS



638 - 28 CHALCOT SQUARE

5 CONCLUSIONS

This pre-app Heritage, Design & Access Statement has been prepared by Gravity Design to describe the proposed work planned for the residential property at no.28 Chalcot Square, London. Given it lays within Primrose Hill Conservation Area of the London Borough of Camden, in view of the listed nature of the building (grade II) and asset to the area, every element has been documented and careful thought has been given to preserve and enhance its original features.

Minor external alterations are proposed, such as a small rear single-storey extension on lower ground floor, two new roof lights towards the rear garden. These additions have been designed to be in keep with the existing and of subordinate nature to the overall building proportions.

A few elements will be replaced like-for-like, such as existing front and rear steel staircases and the roof slates where necessary, as they are deemed in precarious and poor conditions deemed beyond repair.

Internally, the building seeks minor alterations to keep and enhance its original features. Most changes are concentrated within the lower ground floor, where the layout is re-configured to accommodate for a better use of the space, for the benefit of the severely visually impaired resident. The once removed staircase connecting lower ground and ground floor will be re-instated, its design in keeping with the existing staircase.

The drawings and schedules that complement this statement are intended to provide a complete view on the proposed works.

Therefore, it is expected that this application will be positively received. As it recognizes the special character and historic interest of the building, whilst providing minor alterations that will enhance the appearance, improve the accessibility and prolong the life of the building.

638 - 28 CHALCOT SQUARE



GRAVITY DESIGN

638 - 28 CHALCOT SQUARE