

Number 6 Brairy Close is a three-storey, corner-terrace, residential property situated within the Chalcots Estate, accessed off Fellows Road and Adelaide Road, in the London Borough of Camden.

Chalcots Estate is not within a Conservation Area nor is any part of the estate listed.

Built in the 1960s it is part of a planned residential estate, comprising a number of low terrace cul-de-sacs and several tower blocks. Development proposals are over seen by Chalcots Estate Ltd (CEL), a resident-led board which owns the freehold to communal areas, and has developed a 'Scheme of Management' to vet and consent development works across the Estate.

This application is for the erection of an additional storey (of 2.9m in height) as well as works to bring the general fabric of the building up to meet modern day standards.

A number of approvals have been granted across the Estate to extend in this manner over recent years, including number 6's direct neighbour number 7 along with 9 Briary Close, 89 and 87 Fellows Road. At least one of these approvals (along Fellows Road) has now been implemented. Although there seems to be some divergence from the original design within some of the recent works across the estate, it has been made clear through the managing agent that all new proposals should closely shadow the existing.

All Construction profiles and materials will match the existing, meaning that the new floor will essentially be a replica of the existing floor below it. The new construction will be detailed to provide enhanced thermal performance, including an up-grade to the existing fabric on the floors below, along with new double glazed windows and rooflights throughout.

A new HVAC system is proposed to manage the building environment. Solar panels will also be installed on the new roof. Safe roof access will be provided, with a drop down ladder housed within the roof plant area.

The following drawings uploaded to the portal describe existing conditions and proposed works as follows:

BRY E -100	Existing Plan (and Location Map)
BRY P -100	Proposed Plan
BRY E -101	Existing Elevations
BRY P -101	Proposed Elevations
BRY E -102	Existing Section
BRY P -102	Proposed Section



View of 6 Briary Close