

Design and Access Statement
6A Chalcot Road – London NW1 8LH



Introduction

The proposal is for adding a metal balustrade to the existing balcony, which is located at the third floor terrace on the front elevation of the property.

Use

6A Chalcot Road is an end of terrace three-storey house, built around 1860, located in the heart of Primrose Hill conservation area. The property is a single-family house that has had few alterations made to it. The main access is at ground floor level. The proposed works do not change this use.

Amount

The property is currently 124m² gross internal area over 3 floors and the proposal does not increase this area.

Layout

The proposal does not change the layout.

Scale

The existing property has character, and the proposed design was developed to ensure the addition of a metal rail balustrade is harmonious with the proportion and scale of the existing property and appropriate to the surrounding context. The new metal balustrade

is 300mm height on top of the existing balcony. The metal balustrade is needed to add protection to the owner's pets from falling down.

There is no over-bearing on the neighbouring properties and no changes regarding over looking or loss of light to the adjoining neighbours.

Appearance

The frontage of the properties along this street shows consistent detailing and character, with the window and door surrounds. The facade has numerous decorative features typical of the properties in the surrounding area; stucco plasterwork at ground floor level and window surrounds with decorative heads and projecting cills. This also applies to the various roof extension done on the street.

The proposed balustrade was designed to match similar balustrade found on the neighbouring property number 14. Moreover, number 18, 21, and 48 have a glass balustrade, which is visible from the street level.

Materials

Materials and detailing used have been chosen to match the existing fabric of the surrounding houses to ensure that the property is cohesive in appearance. Dark grey metal balustrade to match the existing bifold doors.

Access

There is no change to the access arrangements to the property.