

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**58 CHALCOT ROAD
LONDON
NW1 8LY**

Quality Control

PREPARATION

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P1	RO	AJ	20/12/2024	-

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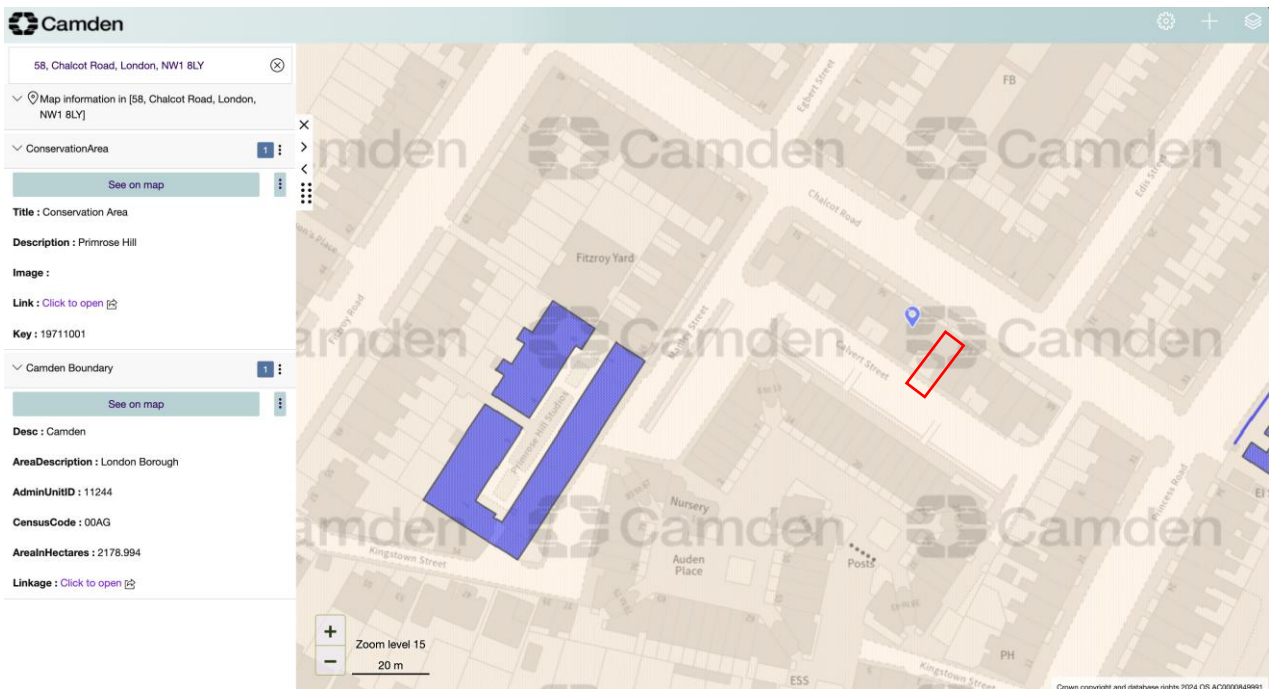
1.0 Introduction

Potter Raper are working alongside Wates to facilitate the capital works on properties, on behalf of Clarion Housing Association. This design and access statement will support the planning application for the refurbishment of 58 Chalcot Road, London, NW1 8LY.

2.0 Planning Restrictions

2.1 Conservation and Heritage

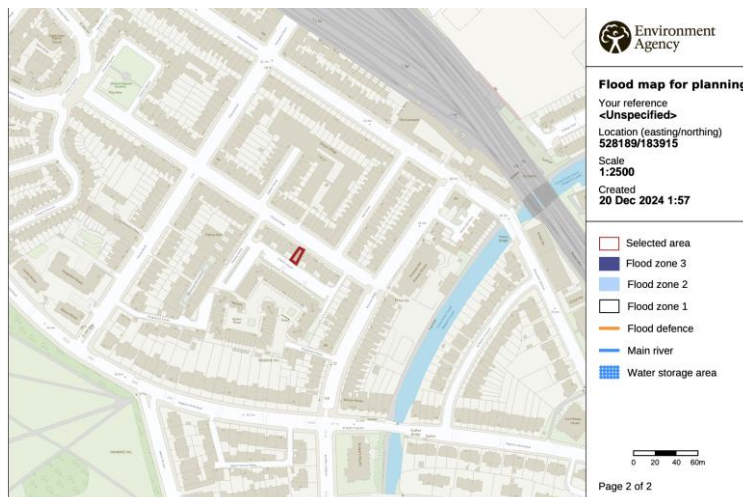
The site is located inside Primrose Hill Conservation Areas as indicated by the blue dot in the screenshot below.



As also indicated in the above screenshot, the buildings is not Listed, either locally or by statute.

2.2 Flood Risk Assessment

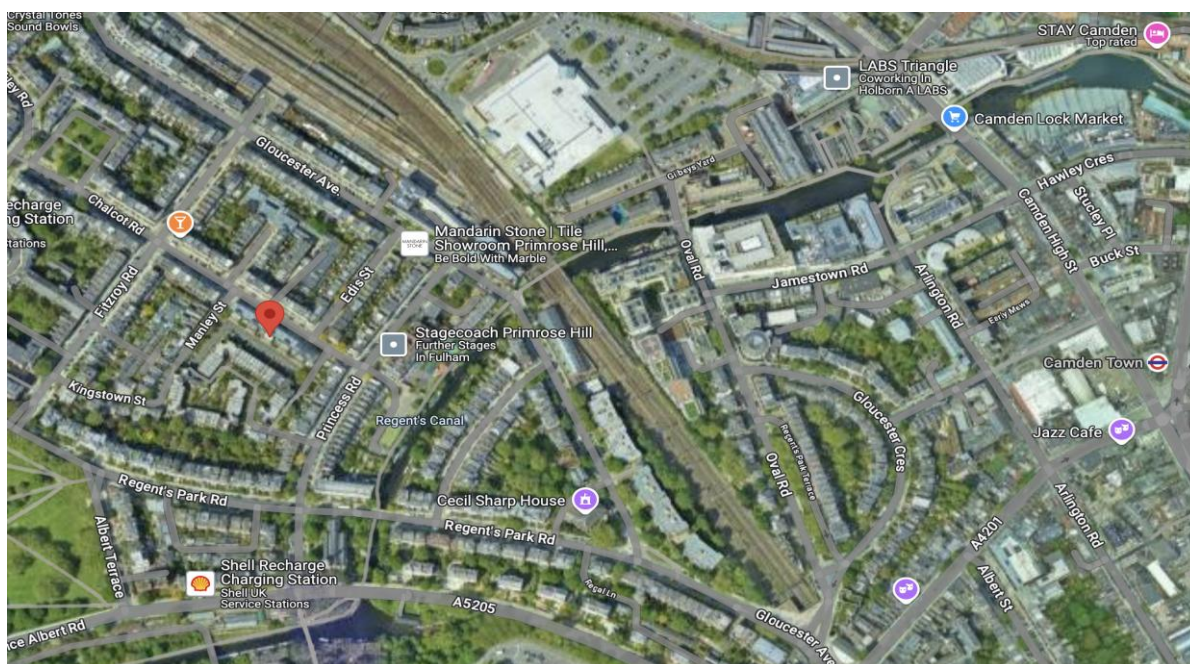
The property is located in a low flood-risk area, and flood risk does not have a significant bearing on this application.



3.0 Existing Building

3.1 Location

As indicated in the satellite image below taken from Google, the site is located in Camden, on Wilton Way in the NW1 postcode to the east of Camden Town.



3.2 Building Description

The building in question is a four-storey mid-terrace Victorian street property converted into a block of flats consisting of 8 self-contained units. To the front elevation, this mid-terrace property features yellow stock brickwork and decorated stucco render to the lower two floors to. The roof is covered with a metal seam roof covering and parapet walls separate the neighbouring property to the left and right-hand side.



Front Elevation

3.2.1 Existing External Doors (With Photos)

The front entrance door to the property is constructed of timber, it has 2 panels, with a letterbox, a single-glazed fan light and an intercom door bell system.



Existing Front Entrance Door

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Entrance Door	Timber	Red	None	Single Glazed Fanlight

4.0 Design Proposals

4.1 Proposed Doors

The front entrance door is to be replaced as part of this application as indicated below:

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Entrance Door	Timber	TBC	N/A	Double-Glazed Fanlight

5.0 Heritage Impact

5.1 Conservation Area Description

The following information has been adapted from the Primrose Hill Conservation Area Statement.

Early History

The Primrose Hill Conservation Area encompasses a series of well-laid-out Victorian terraces. Historically, from medieval times, the area comprised open fields with small lanes. Significant development began in the mid-19th century, spurred by London's expansion as a trade centre and desirable residential location. The completion of the Regent's Canal in 1820 and the subsequent development of the Southampton Estate in the 1840s introduced large suburban villas with substantial gardens, reflecting the architectural aspirations of that era. [1]

Recent History

Modern interventions in the Primrose Hill area have been carefully managed to harmonise with the historic fabric. The conservation area maintains a cohesive aesthetic, with efforts to preserve original architectural details such as stucco facades, timber sash windows, and decorative ironwork. The area's residential character, complemented by local shops, a primary school, and proximity to Primrose Hill park, contributes to its unique and valued neighbourhood character, protected from significant alteration to maintain its historical integrity. [1]

Character of Chalcot Road

Chalcot Road is noted for its uniform terraces of mid-19th-century houses, characterized by stucco facades and ornate detailing. The street contributes significantly to the Primrose Hill Conservation Area's charm, with its cohesive architectural style and residential ambiance. The preservation of original features, such as iron railings and timber sash windows, is crucial in maintaining the historical and aesthetic value of the area. [1]

58 Chalcot Road is an integral part of the Primrose Hill Conservation Area, reflecting the area's rich Victorian heritage. Any proposed changes to the property should be sensitive to the historical context and architectural characteristics that define this distinguished neighbourhood. [1]

[1] CAMDEN CONSERVATION AREA & CHARACTER APPRAISAL (PRIMROSE HILL) Camden Council (2001).

Available at:

<https://www.camden.gov.uk/documents/20142/7876534/Primrose+Hill.pdf> (Accessed: 19th December 2024)

5.2 Heritage Impact

The existing heritage features described are present to the front elevation. Architectural features include timber ash windows, yellow stock brickwork, a decorative render and the timber front doors.

The proposals seek to replicate and enhance the character of the conservation area by replicating the timber front entrance door to the front elevation with a double-glazing fan-light to minimise the impact of the proposals.

5.3 Heritage Conclusion

The proposals take into account the historical significance of the building and the conservation area by replicating the existing frame materials and door style. The details of the proposals are highlighted throughout this document and utilise heritage frames and double-glazing thickness to minimise the visual impact on the street scene while improving the thermal performance of the front entrance door. Timber is due to be installed to the front entrance door.

6.0 Social/Economic benefits

The proposals will achieve social and economic benefits for the residents of the units proposed for refurbishment. The social benefits will include improved living conditions for residents, who will benefit from modestly improved thermal comfort and reduction of damp and improved security. The economic benefits will come in the form of reduced energy bills for the residents of the units, as well as the business generated through the client's supply chain.

7.0 Access

7.1 Car Parking

There is restricted parking outside the property and the parking in this area is likely to be very busy. Permits will be required.



Car parking (source: Google Maps)

7.2 Transport

The property enjoys a location with many other transport methods such as buses and taxis. The nearest train station is Camden Town which is a 15-minute walk from the property.

8.0 Refuse Strategy and Disposal

8.1 Refuse Strategy

The existing refuse arrangements for the property remain unaffected by the proposals.

8.2 Waste

All refuse which arises from the replacement windows will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

9.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12

Information on space provisions for fire appliances and assembly points (criteria 1).

a) The subject property is a converted street property consisting of four storeys, which can be accessed via the road by the fire service. There is no change proposed to the existing arrangements.

b) The assembly point for an evacuation of this building would be directly outside on the street (public realm).

Information on passive and active safety measures (criteria 2)

The subject property is a converted street property consisting of four storeys, which we are only proposing to replace the main door. These passive and active fire safety measures will remain as existing and are not relevant to the application.

Information and data on construction products and materials (criteria 3)

The subject property is a converted street property consisting of four storeys, which we are only proposing to replace the main door. The property is a converted street property consisting of four storeys and the fire risk relating to products and materials choices is not relevant. Window frames and glass are included in the exemptions list under the materials and workmanship (regulation 7) paragraph (3) Item (j).

Information on means of escape and evacuation strategy (criteria 4)

The subject property is a converted street property consisting of four storeys, which we are only proposing to replace the main door. The existing means of escape and evacuation strategy will remain the same. The front entrance door will be controlled by a thumb-turn internally to allow for evacuation in the event of a fire.

Information on access and equipment for firefighting (criteria 6).

The subject property is a converted street property consisting of four storeys, which we are only proposing to replace the main door. This item is not relevant the application.

10.0 Summary

This application includes refurbishment works, including the replacement of front entrance doors. These refurbishments have been meticulously designed and planned not only to enhance the overall security and condition of the property but also to significantly improve its thermal performance. This thoughtful approach ensures that the improvements align with both functional and aesthetic goals, contributing to the property's long-term sustainability and comfort for its occupants.