

## **Design & Access Statement**

**10 Chalcot Crescent, London NW1 8YD**



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## 1.0 Introduction

The application seeks to make external and internal alterations to the house at 10 Chalcot Crescent. The property is a 3-bedroom terraced house, with 3 storeys over a lower ground level. It is Grade 2 listed and within the Primrose Hill Conservation Area.

The building fabric will be repaired and restored as outlined in the Heritage Statement attached to the application. The external changes relate to replacement windows and doors into existing openings.

The building footprint will not be increased and the internal room plan will stay as existing.

## 2.0 Site Location & Context

2.1 Chalcot Crescent is a narrow, curved residential street which opens onto Regent's Park Road and Primrose Hill to the west. It is close to the Primrose Hill neighbourhood centre, local services and within the London Borough of Camden.

2.2 The house is within a listed terrace with similar frontages facing Chalcot Crescent. Opposite is a terrace of listed properties, similar in scale, period and architectural detail. All the houses on Chalcot Crescent are faced in stucco and painted in varying pastel colours, giving the street a distinctive and unique character.

The site boundary with Chalcot Crescent has cast iron railings and an open path to the front door. Concrete steps accessed through a gate, lead down to an open front area and doorway into the lower ground level of the house.



Frontage to Chalcot Crescent with cast iron railings

2.3 The rear boundary of the application site is more open, opposite a large residential development, the Oldfield Estate. Built in 1966 it provides 250 flats, as sheltered housing for older people. It is made up of 6-storey modern blocks set within extensive communal

gardens. The application site's rear garden has a brick boundary wall with the estate's service road and recycling area. There is considerable distance between the property and the flats and mature trees serve to screen the outlook and provide privacy.

The boundary to the east with no. 12 Chalcot Crescent has a brick wall which varies in height, such that in places it is easy look directly into the neighbouring garden.

The boundary to the west with no. 10 Chalcot Crescent is also a brick wall, but this has been supplemented by a timber structure with trellis planting.



Rear aspect from Oldfield Estate and garden boundary wall to application site



Boundary wall and trellis to no. 8



Boundary low brick wall to no. 12

### **3.0 Proposals**

The house retains much of its original materiality, detail and character. The proposals will seek to retain and repair the heritage fabric. If elements have significant damage, are in poor condition, beyond repair, non-compliant or where historic alterations have added inappropriate features, sensitive replacement will be in keeping with the heritage detail and character of the house.

The proposals will seek to upgrade the property to meet current building regulations and increase its thermal performance.

The gas central heating system will be renewed with radiators replaced in existing positions. Additionally, the lower ground floor and second floor ensuite will have underfloor heating. The electrical services will be replaced throughout, with a new consumer unit in the pavement vault.

Whilst the existing internal room layout does not change, the uses of the lower ground and ground floor rooms are altered.

The kitchen is moved from the basement to the rear of the ground floor and is connected to a dining room at the front. This creates an open space for family and friends in the elegant setting of the original reception rooms. It affords good access, natural daylight and views out into the street and garden spaces.

The bedrooms are to be moved from the ground floor to the lower ground floor. These currently open directly onto the entrance hall and each other, making them unsuitable for bedrooms. Relocating the bedrooms allows for useable sized bedrooms with storage, privacy and access to a shared WC shower room.

### **4.0 External Alterations - see drawings 2502 P 06, 07, 16,17 (A full schedule of alterations and photographs is provided in the Heritage Statement)**

4.1 Original windows will be restored, and where missing replaced to match the original period detail. There are no additional windows proposed. Indeed, as part of the restoration, two modern windows will be removed and infilled at lower ground level: windows WB2 at the front and WB4 at the rear.

4.2 On the front elevation replacement casements to the 1<sup>st</sup> floor French doors (W1.1 & W1.2) are proposed due to these having significant water damage and rot in their frames and cills.

The front door DG1 is also proposed to be replaced in replica because the numerous ironmongery changes made over time have weakened and damaged the door frame and stiles.

At lower ground level the existing modern glazed external door into the front area will be replaced with a solid 4 panel door. Window WB1 is proposed to have external metal bars built into the opening, as is traditional for lower ground windows, to improve security.

4.3 The front elevation stucco and window frames will be repaired and re-painted white as existing.

4.4 The front door steps, path and open front area have a modern red quarry tile finish. This will be replaced with traditional York stone; a more appropriate material for the heritage setting of the building and conservation area character.

4.5 On the rear elevation are two changes to fenestration. At lower ground level a modern door and window are proposed to be replaced with a fully glazed opening pivot door. This will open into the garden, increasing physical and visual access.

At second floor a modern louvred window will be replaced with a sash window, 6 over 6 pattern to match the other original windows.

4.6 The rear brick wall boundary with no. 12 will be increased in salvaged brickwork to match the existing to improve security and privacy for all parties.

4.7 At roof level, the existing modern concrete roof tiles will be removed and replaced with Welsh slate. All gutters will be replaced in lead and connected to the existing cast iron down pipes.

#### **4.0 Internal Alterations (A full schedule of alterations and photographs is provided in the Heritage Statement)**

##### **4.1 Lower Ground – see drawings 2502 P 01 & 11**

At lower ground level the underground combined drain is damaged and needs to be replaced. The existing slab is damp and uneven and will be removed and replaced with a new insulated and damp proofed slab, which will include under floor heating throughout.

The large internal open window will be infilled to create two separate rooms.

All internal doors in the lower ground floor are not original will be replaced with plain 4 panel fire doors (FD30S) to meet current building regulations.

The existing bathroom will be redesigned as a shower room, with waterproofing and tiles to floor and walls.

An internal water-based comfort cooling system is proposed to be located within a storage unit in the front bedroom, ducted to minimal slot grills at high level in both bedrooms.

##### **4.2 Ground Floor - see drawings 2502 P 02 & 12**

At ground floor the application seeks to relocate the fireplace (FP2) in the rear room to the first floor living room. DG3 will be retained as existing but sealed shut. These alterations will allow for the room to be fitted out as a kitchen. The existing chimney stack will be used as a concealed flue duct for the kitchen and cooker extract.

The timber floor in the reception rooms and hallway will be levelled and restored in situ.

The WC on the hall landing will be redesigned and re-tiled. An extract fan will be fitted with black external grill on the side of the closet wing.

Existing period panel doors will be upgrade in situ to be FD30S fire doors.

#### **4.3 First Floor - see drawings 2502 P 03 & 13**

As above the fireplace FP2 will be relocated and built into the existing chimney breast to the living room.

The timber floor will be levelled and restored in situ with missing skirtings replaced to match original.

The existing period panel door will be upgrade in situ to be a FD30S fire door.

#### **4.4 Second Floor - see drawings 2502 P 04 & 14**

The existing shower room and sauna will be replaced to be an ensuite accessed from the front bedroom. The original door D2.2 will be re-used as the ensuite door, with a new FD30S fire door off the staircase. The door detail and all replacement joinery mouldings and skirting will match the existing.

The timber floors will be levelled and restored in situ. The ensuite will have underfloor heating and a tile finish, the bedroom will be carpeted.

An internal water-based comfort cooling system is proposed to be located within a storage unit in the bathroom, ducted to a minimal slot grill at high level in the bedroom.

The ceiling requires replacement in both room at second floor due to loss, damage, sagging and cracks caused by historic alterations and movement.

### **5.0 Planning Policy**

#### **5.1 Historic Environment – Ministry of Housing, Communities and Local Government**

The approach taken for the application proposals is very much in line with MHCLG strategy:

*Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of listed buildings in everyday use.*

*Conservation is best addressed through ensuring that they remain in active use. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.*

*The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active long-term conservation.*

#### **5.2 NPPF**

The proposals are in accordance with the following NPPF ethos and policy:

*Para 203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect or decay.*

*Para 207. The level of detail should be proportionate to the assets' importance*

*Para 210. In determining applications, local planning authorities should take account of:*

*(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses;*

*(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

*(c) the desirability of new development making a positive contribution to local character and distinctiveness.*

The proposals are the result of an in-depth survey of the property. The house has been well cared for over the past decades, however over time problems have arisen due to typical wear and tear, water ingress, environmental changes and movement of the building structure and fabric.

The proposed remedial works to address these are considered and appropriate to the status of the heritage assets. For example, changes are primarily made to modern, 20<sup>th</sup> century, interventions and non-original building fabric.

The heritage value of the property is highest at the front façade, which forms part of group listing. This will be restored with replacement joinery where damage is significant, to match existing and therefore do no harm to the streetscape setting. Changing the entrance tile finish to York stone and repairing the gate and railings will enhance the setting and conservation area character.

Likewise, to the rear the replacement of an upper floor modern window with a traditional sash will improve long views from the public realm and neighbouring properties. There will be a positive impact on the conservation area character.

The property is a family sized terrace house and the reconfigured internal plan will allow for better use of the spaces and family privacy between bedrooms.

The physical changes to walls and doors are proposed to enhance the thermal and acoustic performance of the building, as well as complying with building regulations for health and safety of the occupants.

Climate change and the need for affordable and comfortable living in a listed building requires sensitive alterations to achieve conservation of energy for heating and cooling, whilst retaining all listed fabric. Interventions to achieve this have no external impact on the property and are fully reversible. Providing a functional, comfortable and sustainable dwelling will allow for stability of family occupation, bringing social cohesion and benefits to the neighbourhood.

### **5.3 Primrose Hill Conservation Area Statement**

Chalcot Crescent is specifically noted in the conservation area statement as being important because it is an example of mid 19<sup>th</sup> century development, which prioritised a sweeping curved façade and group setting over the comfort and spaces within individual dwellings.

Recognising this importance, the front façade will remain visually cohesive to the whole.

The audit notes that Chalcot Crescent has York stone paving, and this will be reinstated to the entrance and front area to create a cohesive floorspace.

No. 10 is located away from the curve of Chalcot Street and presents a standard rectangular terraced house. That said, it is narrow and small scale such that careful design is needed to ensure best use for contemporary living standards.

Addressing the specific current issues relating to maintaining the character of the Primrose Hill Conservation Area: the proposals do not include any extensions or new window openings and retain the rear garden as an open green amenity space.

#### **5.4 Camden Local Plan 2017**

The proposals comply with Camden Policy D1 in that they:

- Respect local character
- Preserve the historic environment
- Provide sustainable design and construction
- Ensure best practice for climate mitigation and adaption
- Integrate robust construction of drainage, ground slab and damp proofing
- Ensure detail and materials accord with the local and listed building character
- Ensure that the restoration contributes positively to the streetscape
- Promote health and well-being of the occupants
- Are secured by design and construction to prevent crime
- Preserve open amenity space and biodiversity in the rear garden
- Provide a high standard of residential accommodation
- Carefully integrate efficient and compliant building services

The proposals comply with Policy D2 in that they:

- Preserve and enhance the heritage asset and setting
- Ensure no harm is done to the listed building fabric or conservation area character

The proposals comply with Policies CC1 & CC2 in that they:

- Support and provide energy efficient services
- Increase thermal performance of the property as a whole
- Reduce the impact of dwelling overheating
- Maintain and improve high levels of natural daylighting to all rooms
- Retain the open spaces at front and rear
- Retain permeable planting and paving to the front area and rear garden

#### **5.5 London Plan 2021**

The proposals also accord with the wider ethos and ambitions of the London plan to conserve London's housing, heritage and historic environment. Additionally, they comply with strategies to protect green spaces, landscaping, biodiversity and well-being.

#### **6.0 Access**

The property is in central London and has a PTAL rate of 2. Chalk Farm is the nearest underground station, approximately a 10-minute walk away. A regular bus service, the 274, runs from Lancaster Gate around Regent's Park to Islington. This allows for links to the wider public transport network and national rail stations.



There are good cycle routes and pedestrian links to local service centres, Camden Town and central London.

The property has no vehicular parking on site but there is resident permit parking on Chalcot Crescent. There is space for 2 cycles to be securely parked in the front area.

The house itself has 2 steps up from the pavement to the ground floor and a single, narrow winding staircase accessing the other floors. Due to the heritage listing this cannot be altered and therefore disabled access is limited internally to the Ground floor accommodation.

## **7.0 Sustainability**

The proposals seek to maximise sustainability whilst respecting the listed building fabric and heritage.

- 7.1 Critical to the restoration and long-term sustainability of the house is the need to replace the damp proofing, ground slab and underground drainage.

A CCTV camera survey of the drain running back to front under the floor has evidenced damage to the clay pipes. Sections of pipe present displacement and at least 2 cracks, with leakage below the slab.

The proposed replacement slab will be insulated as far as existing levels permit and have a high performance DPM. This will link to the damp proofing to the structural walls and ensure a robust base to the house. This will protect the whole property and provide habitable living spaces for the long-term.

- 7.2 The boiler and HW tank will be replaced with efficient and updated appliances. Radiators will be replaced and have thermostatic valves.

- 7.3 In a listed building the most difficult challenge for thermal efficiency is the need to retain the single glazed sash windows. All original windows will be retained and new will match the pattern of the existing. This is especially important in this case where the house is listed as part of a group.

Therefore, all the existing windows will be overhauled. This involves carefully removing windows in situ and providing draught proofing, new putty and fixings. In addition, all windows will have bespoke secondary glazing, which will improve thermal and acoustic insulation.

- 7.4 At first floor, within W1.1 & W1.2 the large French door openings, secondary glazing is not possible. However, the doors need to be replaced due to water damage and it is proposed to re-glaze the replacements with slimline double glazing, whilst retaining the original design and detail of the joinery.

- 7.5 At roof level, additional insulation will be laid in the roof space.

- 7.6 Recycling and refuse storage will remain as existing in the lower front area and utility vault.

## **Conclusion**

The application proposals will restore and repair the Grade 2 Listed property and bring the following benefits:

- Restoration of the property
- Long term protection of the building fabric and heritage asset
- Enhancement to the streetscape and conservation area character
- Improved thermal performance
- Improved acoustic insulation
- Secured by design safety measures
- Comfortable, efficient and compliant family accommodation
- Retained and enhanced open green space