

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION

7 CHALCOT SQUARE, LONDON, NW1 8YB.

SITE & SURROUNDINGS

The site is located on the south west side of Chalcot Square between Sharpleshall Street and Fitzroy Road within the Primrose Hill conservation area. The subject property is situated towards the middle of a terrace of eleven houses and is 5 storeys high. One storey is at lower ground floor level whilst the roof is formed of a true mansard clad in slate with 2 dormers on frontage and 1 dormer to the rear. According to planning records the buildings were listed Grade II on May 14th 1974 and are described as stucco with rusticated ground floors, mostly painted. In elevation they are typified at ground floor level by Doric stucco porticoes to doorways with cornice-heads, fanlights, side lights and panelled doors. Single tripartite sashes to ground floors complete this level. First and second floor levels are typified by 3 lugged architrave sashes with margin glazing. The first floor sashes are joined by a continuous cornice with keystones above, console-brackets between and pediments over the central windows. The second floor sashes, though smaller, are similar with central keystones projecting into the architrave above. At roof level there are 2 lead clad dormers set within the mansard roof behind a parapet gutter with decorative stone corning on frontage.

THE SURROUNDING AREA

Although the immediate area is dominated by late Georgian and early Victorian architecture there is a diversity of styles in the surrounding area which, in my opinion, enriches rather than detracts from the overall visual impact which is one of cohesion and broad conformity.

ACCESS

As this is an existing building there has been no opportunity for conversion for those with disabilities. The front path however has a shallow ramp leading to the main entrance which has only four stairs in order to reach the ground floor therefore the ambulant disabled can reasonably gain access. The ground floor also has w.c. provision whilst the staircase to the first floor has a relatively shallow pitch thus allowing internal manoeuvrability once access is gained.

PARKING

There are no parking issues.

THE PROPOSAL

The property is currently being refurbished under the Planning Permission granted on 15th January 2013 – 2012/6091/P and Listed Building consent - 2012/6094/L. During these works we found signs of one window to the rear elevation – this matches the neighbouring properties. Through working with the Authority's planning and conservation officer, Charlie Rose, to whom we are grateful for his constructive input the proposals can be set out as follows:

Second Floor:

To remove the two windows to the rear elevation, these are not original and reinstate the originally shaped window.

FENESTRATION

As indicated it is our intention to preserve and restore the historic elements during the course of the refurbishment whilst bringing the property up to 21st century living standards. The fenestration is simple, and whilst the rear is cluttered on the second floor, aim is to remove these later additions and to integrate the proposal into the body of the overall property.

CONCLUSION

I am of the opinion that this application and accompanying documentation addresses the requirements of the Authority.

We have aimed to provide a proposal that is conservative, is in keeping with the character of the listing and conservation area and further enhances the quality of the environment. For all of the above reasons, it is requested that planning permission be granted for the proposal.



5 & 6 Chalcot Square



7 Chalcot Square – rear elevation