

Our Ref.: 1214– First Floor Extension- Design and Access Statement

Design and Access Statement – 13 Chalcot Square, London, NW1 8YA

The above address is located at the northern end of the Primrose Hill conservation area, south of the square and flanked by buildings of similar age and appearance. The property is Grade II listed, but was substantially altered in 1969 when the inside was reconfigured and most internal features were lost. The rear of the lower floors was also affected and original window openings changed. Listed Building Consent and planning approval was granted in 2010 to convert it from four flats into three. This application is to extend part of the rear at first floor level to mirror and match that of No.14. It is also proposed to replace the unoriginal window openings with sash casements proportioned to match the original windows above.

The rear elevation is orientated north-east and therefore the proposed extension does not affect neighbouring light levels. The first floor is opened up as approved, but we propose to enclose the staircase in line with Building Control requirements and extend the small room to the rear to accommodate the kitchen. We propose replacing the unoriginal rooflight and Juliet balcony with sash casements and re-arranging the second and third floor layouts to achieve a better balance of rooms.

The materials proposed are in matching stock brickwork, with white painted timber framed sash casements to reflect its listed status. The existing flat roof covering will be replaced with a high performance felt and all Upvc waste and downpipes will be replaced at the lower levels with cast iron style rainwater goods. The garden is proposed re-surfaced and planted to improve outlook. These proposals do not affect the front elevation, the approved layouts at the other levels or access.

The proposals have been carefully considered and discussed with immediate neighbours. They will help repair some of the damage caused by previous alterations and enhance the functionality of the upper flat. Please see below for contextual photographs.

Gauld Architecture – 11/03/2013



View of rear of No.13 (under scaffolding) from Chalcot Sq. Gardens, looking east



Views of the rear of No.14



View of the rear of No.12