

Our Ref.: 1214 – Rear 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 lower ground floor level infilling the side return. It is also proposed to replace the unoriginal window openings on this level and those on the levels above with sash casements proportioned to match the original window openings.

The rear elevation is orientated north-east and therefore the proposed extension has little impact on adjacent neighbours light levels. The lower ground floor layout is as approved, but we propose to extend the living room a further 1.6 metres to align with the existing rear wall. We also propose to re-arrange the 2<sup>nd</sup> and 3<sup>rd</sup> floor layouts to achieve a better balance of rooms on these upper levels.

The materials proposed are in matching stock brickwork, with white painted timber framed sash casements and french doors designed to reflect its listed status. The flat roof covering will be in a high performance felt, lead flashed into parapets and wall abutments to match the renewal of the first floor flat roof above. All Upvc waste and downpipes will be replaced at the lower levels with cast iron style rainwater goods, and 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 unity of the terrace's rear elevation. 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