



**189 Adelaide Road, London NW3 3NN**

**Replacement of Windows and Addition of  
New Balcony**

**Design Statement**



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This design statement is submitted for purposes of providing clarity and background information for the submitted proposal in lieu of a Design and Access Statement which is not a requirement for a householder planning application.

### **Site and Context**

189 Adelaide Road forms part of the Chalcot Estate, a large development of 1960's "span type" houses, comprising mainly 2 and 3 storey properties, which was built out during the late 1960's and early 1970's.

The estate is not in a Conservation Area but is subject to a planning condition, forming part of the original planning approval, which removed the permissible development rights for the majority of the properties on the estate. As a result, a planning application is deemed to be required for the works proposed in this submission.

The majority of the estate comprises terraced housing with flat roofs. In general, the houses have matching materials and fenestration comprising brown bricks with a hint of purple, white painted windows (some of which have been replaced by UPVC) and white painted horizontal boarding. In general, these elements are arranged to give a vertical emphasis to the elevations. The majority of the houses are about 5.5m wide. Some of the houses face onto major roads such as Adelaide Road and others front onto private vehicular access roads.



Typical Houses on the Chalot Estate.

The property at 189 Adelaide Road occupies a terrace facing onto Adelaide Road. The property is unusual with regard to most of the other houses on the estate. It forms the corner of an L-shaped block of terraces and, like a number of the corner properties within the estate as a whole, its original design is significantly different to that of its neighbours.

Unlike adjacent properties, which are more characteristic of the estate as a whole, 189 Adelaide Road has frontages spanning 10.5m facing onto Adelaide Road to the North and a private access road to the East respectively. The existing design is also significantly different to adjacent properties in terms of materials and fenestration.



189 Adelaide Road and its neighbour to the West.

Windows are considerably larger and have a fenestration pattern comprising vertical and horizontal glazing bars which are quite unlike properties elsewhere on the estate. The windows are situated between vertical spans of the brickwork of the same type as that used throughout the estate, but there is no use of panels of horizontal timber boarding. In addition, the ground floor is treated as a plinth which is rendered and painted white.

189 Adelaide Road has a hard standing parking area contained within white fencing facing onto Adelaide Road. To the east is a small patio garden, which is contained within a combination of brick wall and white painted timber fencing. This faces onto the private access road.

Across the access road to the East, is another L-shaped terrace, made up mainly the house types characteristic of the estate. Again the corner property, at 185 Adelaide Road, is significantly different, in this case being taller rather than wider than the adjacent properties.