

Design and Access Statment for 9 Chalcot Road, London NW1 8LH

25th September 2012

Design Statement

Our proposed extension works to 9 Chalcot Road are a careful response to the needs of the owner of the house. All of the proposed works will be closely in keeping with the distinctive architectural style of the existing house and will utilise materials and forms of construction to match and compliment the original fabric of the house and the surrounding area.

The works will be exclusively to the rear of the property, where we propose to raise the rear extension by one storey to match that of the neighbouring property at 10 Chalcot Road (figure 1) and a number of others within view (figure 2). The new room provided will be lit by a cleanly detailed full height slot window, with the existing window to the extension at ground floor level (figure 3) replaced with two matching windows within the existing opening, to provide stylistic clarity. These windows will complement the basement-level bi-fold doors, which sit on the same elevation as the proposed glazing.

Materials will be chosen to blend with the existing fabric, specifically the use of a London Stock Brick to match that already in use on the existing extension, in the same Flemish bond pattern. White painted metal framed windows will also ensure a unified appearance.

Our proposed updating of the property's fabric will further improve the overall energy efficiency of the building, with a more well-insulated roof and walls to the extension as well as highly efficient glazing, in line with current building regulations and the Council UDP.

Access statement

Our proposed works to 9 Chalcot Road will have no adverse effect to accessibility to or within the dwelling and will furthermore improve the residential amenity for its inhabitants.



Figure 1. The extension to 9 Chalcot Road (left) with neighbouring properties beyond



Figure 2. View from 9 Chalcot Road of nearby properties



Figure 3. Horizontally proportioned window in extension with concrete cill and lintel to be replaced