

37 CHALCOT ROAD NW1 8LP (UPPER MAISONETTE)  
DESIGN AND ACCESS STATEMENT

## THE PROPERTY

37 Chalcot Road (photo 1) is a three storey + basement terraced house in Primrose Hill. We have owned the freehold and the upper two bedroom maisonette on the first and second floors since 1983. The ground floor and basement form a separate three bedroom maisonette which is held by a property company on a long lease and rented to tenants. The upper maisonette, which we wish to enlarge, does not enjoy access to the garden.

## THE PROPOSAL

We would like to construct a roof extension comprising an additional bedroom, bathroom and small balcony. We have taken pre-application advice from Mr David Peres Da Costa of Camden's Advice and Consultation Team who told us that, "the principle of a mansard roof extension may be considered acceptable." We have modified our plans in line with his suggestions (ref: CA\2011\ENQ\05041).

## PLANNING HISTORY

Planning permission for a roof extension was granted on 18 January 1984 (ref: J10/1/4/37021(R3)) and again on 20 December 1988 (ref: PL/8802310/). Outline approval was also issued on 28 July 1994 (ref: J10/1/4). On all these occasions shortage of funds prevented the project from being realized.

## LOCAL PRECEDENT

A large number of similar properties in Chalcot Road, and other streets in Primrose Hill, have received planning permission for roof extensions, many of them of mansard design (photos 2 & 3). Recently the "Fitzroof" project embracing Nos 19-29 and 26-36 Fitzroy Road has been approved following construction of the mansard roof extension at No. 23 (photo 4). 37 Chalcot Road, which is the last but one house before the junction with Fitzroy Road, is directly comparable with two other properties: 24 Chalcot Road which is opposite and which received planning permission for a roof extension (now built) on 16 December 2002 (photo 5), and 41 Chalcot Road, again one house from the corner, which received permission for a mansard roof extension on 26 February 2008 (renewed on 7 March 2011) (photo 6). We believe that No. 41 represents an important precedent for our application.

2.

## DESIGN

As in the case of 41 Chalcot Road, we propose two dormer windows to the front and a small balcony to the rear. The V-shape brick parapets on the rear elevation would be retained. At the two party walls we propose that the walls and chimneys be fully built up in brick to match the existing work. The mansard extension would feature traditional sloping roofs in natural grey slate with lead flashings around the dormers etc..

## ACCESS

We would install new internal stairs between the 2<sup>nd</sup> floor and the proposed new 3<sup>rd</sup> floor. These stairs will be designed to meet current building control regulations.

## IMPACT

The proposal would create a better balance between the two maisonettes in the property ensuring that they are each of roughly equivalent size. There would appear to be no significant amenity issues since the new bedroom window at the rear and the small balcony would look onto the blank flank wall of No. 26 Fitzroy Road which will soon be raised by its own, already approved, roof extension. The proposal is not expected to lead to additional parking requirements as the number of units in the building would remain the same. There would be no change to the current arrangements for refuse collection.