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## Design and Access Statement;

### 18 Chalcot Road, London NW1 8LL

The proposal is designed with Camden's UDP and Supplementary Planning Guidelines in mind and to ensure minimal impact to the surrounding properties.

#### *Site/Location*

18 Chalcot Road is a mid terrace four-storey house built around 1860. It is part of the Primrose Hill conservation area.

The property is a single-family house that has had few alterations made to it. The main access is at basement and ground floor level.

#### *Current application:*

The application is to erect a two-storey rear glass infill extension at basement and ground floor level and to raise the existing rear extension slightly in order to gain better head height at basement level and to be able to have the ground floor at one level. The proposal is also to build a new glass lobby at the front at basement level and to enlarge the front basement window. We would also like to replace all the existing single glazed sash windows with new double glazed sash windows in order to significantly improve the carbon emissions of the building. If there are concerns over the profile of the new window frames we can use extra thin double glazed units in order to match the existing detailing as closely as possible.

#### *Design statement:*

We have taken great care to ensure that the proposed extension follows Camden's design guidelines and CPG1 to ensure that the extension is in keeping with surrounding properties and extensions. The new extension is completely set between two existing rear extensions so it does not affect the amenity of any neighbouring properties. Because it is at the rear it cannot be seen from any public streets.

The infill extension is a glass extension to ensure that it is subordinate to the main building and to the existing brick extension. This also enables us to keep the established pattern of half width rear brick extensions in order to meet your design guidelines. The fourth paragraph in section 4.10 emphasizes the importance of preserving the historic pattern and established townscape of the surrounding area.

The proposed materials are in keeping with existing materials. The brick build up of the ground floor rear extension walls and parapet will use brick to match existing bricks. The joinery details for the new windows will be painted timber with details to match the original windows as closely as possible.

#### *Planning History:*

Several properties on Chalcot and adjoining roads Egbert Street and Fitzroy Road have received planning permission to build two storey rear infill extensions including 15 and 20 Chalcot Road. 16 and 21 Chalcot Road were granted permission to build 1<sup>st</sup> floor rear extensions.

Recently the following extensions have been approved on Chalcot Road;

6 Chalcot Road, Ref. 2011/0927/P was 3 May 2011 granted permission for a roof extension and a two storey rear extension.

29A Chalcot Road, 2010/1968/P, was granted permission to build a ground floor rear extension.

32A Chalcot Road, Ref. 2009/5953/P granted permission to build an infill extension at basement and ground floor level.

9 Chalcot Road, Ref. 2009/x85x/P was granted permission for replacement of front basement window.

4 Chalcot Road, Ref. 2008/5486/P, granted permission to build a 2<sup>nd</sup> floor rear glass extension.

41 Chalcot Road, 2008/0167/P was granted permission to erect a roof extension and a rear extension at 1<sup>st</sup> floor level.

10 Chalcot Road, 2004/1518/P was granted permission to build a roof extension and a 1<sup>st</sup> floor rear extension.

42 Chalcor Road, Ref. 2003/1187/P, granted permission to build a two story rear extension.

23/24 Chalcot Road, Ref. PEX0200589, granted permission to build a two story rear extension and a roof extension.

Recently the following extensions have been approved on Egbert Street;

5 Egbert Street, 2009/3238/P, granted permission to build a two story glass infill extension

14 Egbert Street, Ref. 2004/3645/p, granted permission to build a two story glass infill extension

Recently the following extensions have been approved on Fitzroy Road;

17 Fitzroy Road, 2011/P, granted permission for rear glass extension.

9 Fitzroy Road, 2008/2085/P, Granted permission to build a glass rear extension at raised ground floor level.

7 Fitzroy Road, 2003/1459/P, granted permission to build a conservatory at raised ground floor level.

**Access:**

We are using the existing access via the existing front entry doors. We are installing new internal stairs between the basement and the ground floor level and these will be built according to building control regulations and they will be an improvement to the existing very steep stairs.