

**2 CHALCOT ROAD, LONDON NW1 8LH**

**PROPOSAL :**

- **NEW REAR CONSERVATORY INFILL EXTENSION AT LOWER GROUND FLOOR LEVEL;**
- **ENLARGED TOP FLOOR ROOM BY MOVING THE FRONT GLAZED DOOR FORWARD BY 800MM;**
- **FORMING A NEW DECORATIVE CANOPY OVER THE FRONT MAIN ENTRANCE DOOR;**
- **FITTING NEW CAST IRON POT GUARDS TO THE FRONT FIRST AND GROUND FLOOR WINDOWS.**

1. DESIGN

1.1 USE:

The property is a freehold single residential dwelling house of 5 storeys. There is a small patio at the rear, while at the front of the property there is a small lightwell with 2no. vaults under the pavement.

The property is located within the Primrose Hill Conservation Area.

The proposed alterations of the property are to enhance the present residential use and character of the property.

1.2 FLOOR/SITE AREA

The area of the site is approx. 82.30m<sup>2</sup>.

The site is taken up by a 5 storey building with side garage and conservatory, a substantial rear garden and front drive and garden shed.

The building floor areas calculations are as follows:

Building as existing:

- The gross Lower Ground Floor area: 35.77m<sup>2</sup>;
- The gross Ground Floor area: 38.31
- The gross First Floor Area: 35.91m<sup>2</sup>
- The gross Second Floor Area: 36.20m<sup>2</sup>
- The gross Top Floor area: 20.19m<sup>2</sup>

Total Existing Gross Floor Area: 166.38m<sup>2</sup>

Building as proposed:

- The gross Lower Ground Floor area: 42.84m<sup>2</sup>;
- The gross Ground Floor area: 38.31m<sup>2</sup>
- The gross First Floor area: 35.91m<sup>2</sup>
- The gross Second Floor Area: 36.20m<sup>2</sup>
- The gross Top Floor area: 23.71m<sup>2</sup>

Total Proposed Gross Floor Area: 176.97m<sup>2</sup>

The proposed Top Floor enlargement and the Lower Ground Floor extension will enlarge the footprint of the building by: 10.59m<sup>2</sup>.

### 1.3 LAYOUT

The proposed extensions and alterations stem from the desire of the Owners of 2 Chalcot Road to achieve the following:

- To improve the current Lower Ground Floor layout of the building and to achieve better lighting conditions at the rear of the building;
- To improve the existing accommodation at the Top Floor.
- To upgrade and restore the front of the building externally, to improve its appearance to bring it in line with many fine houses on the Chalcot Road;
- Add necessary amenities to the property.

The new Lower Ground Floor Conservatory extension is formed as an infill between the existing L-shaped extension and the side boundary wall. A reasonably sized rear paved patio is retained.

The enlarged Top Floor Room achieve a better accommodation at the expense of a reduced front Terrace.

### 1.4 SCALE

The scale of the proposed additions is very modest.

The Top Floor room is extended forward by 800mm, the relocated vertical glazing is well within the existing vertical chimney breasts.

The proposed Lower Ground Floor Conservatory to extend flush with the rear wall of the existing L-shaped extension.

### 1.5 LANDSCAPING

No revisions to the landscaping are proposed.. No trees are planned for felling.

## 1.6 APPEARANCE

The proposed extensions and alterations to the building are designed to blend well with the existing building and to enhance the existing front elevation. This is achieved by the following means:

- The scale and materials of the proposed Lower Ground Floor Rear Conservatory extension is to resemble the existing extension to the building and to resemble the existing rear extensions on neighbouring similar properties;
- The new glazed doors at the Top Floor Front are to match the existing glazed doors they replace;
- The new decorative features of the Main Entrance Door Canopy and new pot guards are to enhance the appearance of the property and are matching the neighbouring properties on the street.

The proposed rear extension and the top floor enlargement will have no effect on the neighbouring houses.

The overall appearance of the building will be preserved and enhanced by the proposed alterations which will:

- blend well with the existing main building;
- be sympathetic to its architectural details;
- will respect its relationship with the main building;
- will offer the essential amenities.

The alterations scheme has been discussed with L.B. of Camden Duty Planner, Mr. Colin Butcher, as part of Pre-application Advice procedure carried out on the 6th August 2009. The proposal was received positively and any comments received from Mr. Butcher are included in the scheme.

Consequently, we believe the Conservation Area will be preserved and enhanced by this proposal.

## 2. ACCESS

Vehicular and pedestrian access to the property remain as existing.