

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

4th June 2009

Design Statement

Our proposed restoration and additional 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.

To the front elevation of the property we are proposing to remove an existing modern casement window and replace it with a conservation sash window in keeping with the neighbouring properties. At the rear of the property we wish to create a new larger opening to the rear garden with two sliding glass doors. All of the proposed work is to the lower ground floor of the house, no work is proposed to the upper floors.

Our proposed updating of the properties fabric will improve the overall energy efficiency of the building. Added insulation, double glazed windows and a new modern heating system etc. all make for a more sustainable home and address future requirements legislated in the building regulations and the Council UDP.

Access statement

Our proposed works to 9 Chalcot Road will improve the overall circulation and accessibility within the existing property where possible. Our proposal will rationalise floor level changes to provide a more accessible lower ground floor surface and new doors will have generous openings to aid free movement for all occupants and visitors.

RECEIVED 15 JUN 2009