

Design & Access Statement

37 Chalcot Crescent, London NW3 8YG

Revision P1 • Planning Portal Ref: PP-03763517

11 November 2014

The existing property and site and the Heritage Statement

The Listing:

No 37 Chalcot Crescent is a 19th century Grade II Listed terrace house. Chalcot Crescent is located in the Primrose Hill Conservation Area, London Borough of Camden.

- The Research:

The area covered by the Primrose Hill Conservation Area was formed in the Middle Ages by open fields and small lanes running alongside. It was mainly owned by Lord Southampton.

In early 19th Century the first major event in the area was the completion of the Regent's Canal, which connected Grand Canal Junction at Paddington and London Docks. Proposals to develop Lord Southampton's land for housing followed soon afterward. The estate was finally sold for development in 1840.

Most of the proposed developments at the time initially took form of villa style properties set in their own grounds, or grand terrace compositions with formal landscape areas. However, the majority of these large plans had been abandoned for more formal terrace compositions. Layouts included symmetrical terraces, a formal square and a sweeping crescent, one of which being Chalcot Crescent.

- The analysis of the Original Design:

All terrace houses in Chalcot Crescent, including No 37, are listed and were built by J. Burden. The buildings are three storeys high with basements. Most of them have front lightwalls with railings and stucco fronted, rusticated ground floors with gault brickwork above, windows and cornice outlined in stucco. The rear elevations are of fair-faced brickwork.

Internally, there are typically two rooms at floor, a dogleg staircase and a very small rear extension accessed from each half-landing.

Proposed Works

The proposed works include the internal refurbishment and reorganization of rooms on the 2nd and "2nd Floor Plus". The current arrangement of the rooms is awkward, not practical.

The proposal aims to improve this by turning:

- the small existing Shower Room on the 2nd Floor into a new Walk-in cupboard,
- the cramped existing Bathroom on "2nd floor Plus" to a new Study,
- and the existing Bedroom 2 on 2nd Floor to a comfortable Bathroom.

The internal works will include opening up of the old, unused chimneybreast to form a niche for the washbasin.

On "2nd Floor Plus", a new conservation skylight will be added to the new Study ceiling. This will neither be seen from the street nor from the rear side of the property. Also, the existing, metal-framed horizontal clerestory window in the existing Shower Room will be replaced with a new, narrower timber-framed window. This will be more in keeping with the overall look of the rear elevation. On rear elevation of the main house, existing, redundant downpipe will be removed and replaced by a new cast-iron branch pipe.

The new window, skylight and cast-iron pipework are minor alternations only to the top and rear elevation of this listed house. Their overall impact will contribute positively to appearance of the building. In addition, the proposed intervention will significantly contribute to the quality of living and improve the functionality of the building.

Amount and Use

The footprint area of the current property is 130m² and it will not change as a result of the proposed works. The property will remain in fully C3, residential use.

Layout and Scale

The layout and scale of the building on the site will remain unchanged.

Appearance

All proposed works will be guided by the materials and details of the original design of the house.

External materials: hand-made and/or reclaimed brickwork, new cast-iron pipework as existing, timber framed window to match other existing windows, new conservation skylight.

Internal materials: tiling, plaster, reuse of reclaimed door, timber joinery and carpetry.

Access and Landscaping

The access to the building will remain unchanged.