

## **Design & Access Statement**

### **37 Chalcot Crescent, London NW3 8YG**

Revision P1 • Planning Portal Ref: PP-03824943

02 December 2014

## **The existing property and site and the Heritage Statement**

The Listing:

No 37 Chalcot Crescent is a 19<sup>th</sup> 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 19<sup>th</sup> 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 2<sup>nd</sup> and "2<sup>nd</sup> 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 2<sup>nd</sup> Floor into a new Walk-in cupboard,
- the cramped existing Bathroom on "2<sup>nd</sup> floor Plus" to a new Study,
- and the existing Bedroom 2 on 2<sup>nd</sup> 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 "2<sup>nd</sup> 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. At the Ground Floor of the rear extension, a new small window will be added. The two new windows will be in proportion with their location and historic "importance" of the rooms they belong to. These changes 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 windows, skylight and cast-iron pipework are minor alternations only to the rear elevation and roof 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 130m<sup>2</sup> 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.