



**Design Access and
Heritage Statement**

2 Chalcot Square

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1.0 **INTRODUCTION**

- 1.1 Southern Planning Practice has been instructed by Indigo on behalf of Mr and Mrs Webb to submit a planning application for the extension of the existing lower ground floor under the front forecourt at 2 Chalcot Square. This document comprises the design and access and heritage statement for the planning and listed building consent applications.
- 1.2 The private house is a Grade II listed building, and is located within a terraced row on Chalcot Square, within the Primrose Hill conservation area. The house, built in the mid eighteenth century, comprises of a lower ground floor, upper ground floor, first floor, second floor and third floor with a mansard roof. There is a light well to the front of the property with two storage rooms beneath the front garden. The property has a garden to the rear which is raised approximately 900mm above the level of the lower ground floor.
- 1.3 The application has been submitted with the following documents and plans: -
- This statement
 - Existing plans
 - Proposed plans
 - Basement Impact Assessment
 - Site investigation report

2.0 PLANNING HISTORY

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2014/4847/L	2 Chalcot Square London NW1 8YB	Internal alterations at all floor levels, including reinstatement of upper level staircase to the original form and position; alterations to partitioning at 1st, 2nd and 3rd floor levels; alterations to doors; installation of cornices at ground, 1st and 2nd floor levels; installation of fireplaces; retention of roof and floor strengthening works; and retention of waterproofing membrane at lower ground level.	FINAL DECISION	28-10-2014	Granted and Enforcement Action to be Taken
2014/5836/L	2 Chalcot Square London NW1 8YB	Alteration to external staircase at rear elevation from ground lower ground level.	FINAL DECISION	26-09-2014	Granted
2014/5796/P	2 Chalcot Square London NW1 8YB	Alteration to external staircase at rear elevation from ground lower ground level.	FINAL DECISION	26-09-2014	Granted
2013/4468/L	2 Chalcot Square London NW1 8YB	Replace 4 x non original casement windows to rear wing and roof slope with timber sliding sash windows, replacement of existing French doors to rear lower ground level with new French doors, installation of new French doors in place of existing sash window at rear ground level plus installation of new access stair and landing, installation of rooflight to rear upper roof slope and repair and refurbishment of existing sash windows and associated internal alterations at all levels (Class C3).	FINAL DECISION	25-07-2013	Granted
2013/4385/P	2 Chalcot Square London NW1 8YB	Replace 4 x non original casement windows to rear wing and roof slope with timber sliding sash windows, replacement of existing French doors to rear lower ground level with new French doors, installation of rooflight to rear upper roof slope and repair and refurbishment of existing sash windows and associated internal alterations at all levels (Class C3).	FINAL DECISION	25-07-2013	Granted

3.0 **PROPOSAL**

Introduction

3.1 The proposal is for an extension to the lower ground floor under the front garden. The proposal also includes :-

- Replacement Balustrades
- New stone paving
- Increase height of front wall by replacing the non original railings
- Internal alterations including a new door at basement level to the lightwell, the removal and formation of internal partitions/walls and the insertion of two windows adjacent to the lightwell.

Use

3.2 The proposal will convert and extend two existing storage rooms while at the same time lowering the floor level. Use will be for residential purposes.

Amount

3.3 The proposal will add 9sqm area to the lower ground lower the floor by approx 300mm. The work will create useable habitable space of

Scale

3.4 The proposed basement extension would extend to the footway at the front of the property and will be full width.

Layout/Access

3.5 The basement extension would be accessed either through the original lightwell or from within the house

Appearance/Design

3.6 All new materials will be in keeping with the character of the neighbourhood.

Landscaping

3.7 The existing walk on glazing will be removed and replaced with paving. No soft landscaping will be introduced.

4.0 POLICY

NATIONAL

4.1 The National Planning Policy Framework (NPPF) is a material consideration in determining planning applications and where relevant Local Plan policies are not consistent with its provisions, the NPPF should take precedence. It establishes a presumption in favour of sustainable development for both plan-making and decision taking (para 14). The policies of the NPPF taken as a whole constitute the Government's view of what sustainable development means for the planning system (para. 6) under economic, social and environmental dimensions (para. 7). Those elements of particular relevance to this application are summarised below.

4.2 Applicants are required to assess the significance of any heritage assets affected by development (para. 128). At paragraph 131 the NPPF requires that when determining planning applications local planning authorities must take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation. It provides that the positive role that conservation of heritage assets can make to the economic viability of communities and the desirability of new

development making a positive contribution to local character and distinctiveness should be taken into account when determining planning applications. Paragraph 137 provides that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

LOCAL

London Plan 2011

LDF Core Strategy and Development Policies

- CS5 (Managing the impact of growth and development)
- CS14 (Promoting high quality places and conserving our heritage)
- CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
- CS17 (Making Camden a safer place)
- DP20 (Movement of goods and materials)
- DP21 (Development connecting to the highway network)
- DP22 (Promoting sustainable design and construction)
- DP23 (Water)
- DP24 (Securing high quality design)
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- DP25
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP27 (Basements and lightwells)

- DP28 (Noise and vibration)

Camden Planning Guidance

- CPG1 (Design) 2013
- CPG4 (Basements and lightwells) 2013
- CPG6 (Amenity) 2011

5.0 **HERITAGE**

5.1 This heritage statement is written in support of the planning and listed building applications for the basement extension and ancillary works to 2 Chalcot Square.

5.2 The listing is as follows: -

CHALCOT SQUARE (West side) Nos.1-11 (Consecutive) and attached railings

Terrace of 11 houses forming west side of Chalcot Square. 1855-60; Nos. 8-11, 1849, altered. Stucco with rusticated ground floors, mostly painted. Nos. 2, 3, 5, 6, 7, 9 & 10, slate mansard roofs with dormers.

EXTERIOR: 3 storeys, attics and basements; Nos. 1, 4, 8 & 11, 4 storeys and basements, slightly projecting. 3 windows each; No.1 with 3-window right hand return (some blind). Prostyle Doric porticoes, Nos. 2-6 supporting stucco balconies continued across 1st floor windows. No.1, balustraded balcony. Doorways with cornice-heads, fanlights, side lights and panelled doors (some part glazed). Entrance to No.1 on right hand return. Tripartite sashes to ground floors except No.1 with 3 2-pane sashes. Projecting houses with panelled

pilasters at angles rising from 1st floor level to support the main entablature with modillion cornice below attic storey (No.4, entablature missing). Upper floors, lugged architrave sashes with margin glazing; 1st floors joined by continuous cornice with keystones above windows and console-brackets between and pediments over central windows (projecting houses, segmental). 2nd floors with keystones; projecting houses large central keystones projecting into the architrave above. Segmental arched, architraved sashes to attic storeys with pilasters trips at angles and parapets. Nos. 5, 6 & 7 with cornices and blocking course, others, cut back cornices and parapets. INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings to areas.

5.3 The terrace is listed as a group and described as being of ample proportions with a frontage in near perfect condition. The Heritage values of Chalcot Square are largely associated with the public realm and the streetscape appearance which will only be marginally impacted upon by the proposal.

5.4 Chalcot Square is noted for its three storey brick and stucco terraces, some of which are defined by pedimented windows and stuccoed cornices. The notable Heritage values for which

this building is statutorily protected are predominantly associated with its external features to the front facade, and its relationship to the street. Its original internal features, spatial hierarchy and layout are recognised as being of historical importance, as such any alterations should be of appropriately high quality to respond to the existing fabric of the building.

5.5 The recognition of the cultural, historic and architectural importance of this building and its group are central to the proposals to enhance and improve the dwelling. The intention of the refurbishment is to safeguard the future of the building and extend its use as a high quality residential building.

5.6 In the main the proposed changes will not be visible from the public realm. The proposed external changes will restore original features to the property and therefore improve the character and appearance of not only the property but also the terrace.

6.0 Planning Assessment

6.1 The key issues to considered in relation to this application are application is assessed in terms of:

- Basement Impact Assessment (BIA)
- Impact on the amenity of the surrounding occupiers
- Impact on the appearance of the host building and surrounding area

Basement impact Assessment

6.2 The application is submitted a BIA in accordance with policy DP27 and the guidance set out in CPG4. The document demonstrates that the development will maintain the structural stability of the building and the neighbouring properties; it will avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

Impact on the Listed Building

6.3 The majority of the changes undertaken are below ground and would not harm the integrity of the listed building. The changes to the wall and railings will improve the character and appearance of not only the property but also the terrace.

Impact on the amenity of the surrounding occupiers

- 6.4 Given that the development is accommodated wholly below existing ground level it is not considered that the proposal would have an unacceptable impact on the amenity of adjoining or nearby occupiers by way of loss of light, sense of enclosure or loss of outlook.

Impact on the appearance of the host building and surrounding area

- 6.5 The development (apart from the minor alterations to the wall and the railings) would not be visible from the street. There would not therefore be a detrimental impact on the character or appearance of the Primrose Hill conservation area.

7.0 CONCLUSIONS

- 7.1 The proposed works will provide useable habitable space without having a detrimental impact on the integrity of the listed building or the character or appearance of the listed building.
- 7.2 The proposal complies with both local and national planning policies and therefore permission should be granted.