

**Planning Application**

**The team**

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### 1.01 Introduction

This Design and Access Statement is written to support the Planning Application for the remodelling of 38 Chalcot Road, Primrose Hill, London.

The Planning Application seeks full planning permission from Camden Council for the following works:

- Conversion of the lower ground floor and part of the ground floor to residential use, creating a large family property
- Creation of a rear single storey extension
- Etching to the lower sash of windows to ground floor

The property is currently being refurbished inline with the permission granted in November 2014 - 2014/5503/P. This approval covered the following:

- Installation of a new mansard roof extension
- Realignment of the window to the first floor of the rear extension
- Infill first floor window to the north elevation of the rear extension
- Provision of cast iron railings to the second floor terrace
- Installation of cast iron railings to the front of the property

These items have been included in this proposal, whether in this document or the application drawings, for completeness.

#### 1.1.1 Consultation

No consultation has taken place in respect of this application at the site.





Aerial view of site



Aerial view of site

## 1.02 The Site

The site area is approximately 107.5 m<sup>2</sup>. The property forms part of a terrace that runs along Chalcot Road, which is essentially a residential road.

Chalcot Road is located in the heart of Primrose Hill / Camden Town. No. 38 is accessed from the corner of Chalcot Road and Fitzroy Road, with a second entrance off Fitzroy Road. The property's rear garden is fully enclosed, with side access to Fitzroy Road. A visual gap exists between the back of 30 Chalcot Road and No. 26 Fitzroy Road, ensuring clarity of the urban structure between the two roads.

38 Chalcot Road is a brick and stucco fronted period property. The road consists of a number of period homes in a limited variety of styles, with a numerous properties developing the roof area.

The aim of the application is to bring the property up to the standards required for a modern family home.

38 Chalcot Road is not Listed. It sits within the Primrose Hill Conservation Area.



View of property from Chalcot Road



### 1.03 Context

The property is located within the heart of Primrose Hill Conservation Area, as indicated by the red dot on the adjacent map.

The conservation area is divided into four further sub-areas, No. 38 Chalcot Road is located within the sub area: Regents Park Road North.

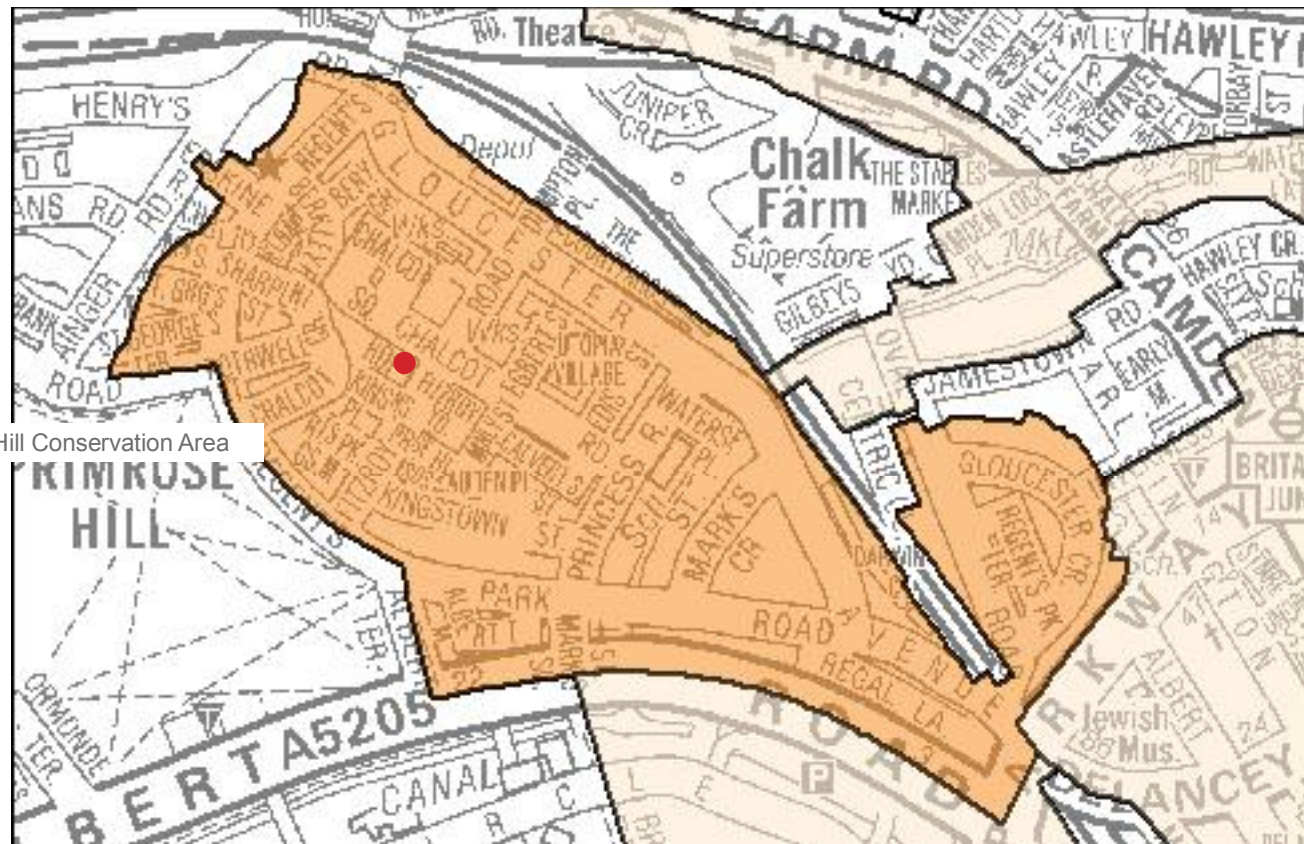
Chalcot Road runs parallel to the Regent's Canal and contains a number of villa style properties and a high density of development.

No. 38 Chalcot Road is a 19th Century, 3 storey terraced house with a basement. The building's entrance is set back from the street with the ground floor raised above street level.

The facade has numerous decorative features typical of the properties in the surrounding area; stucco plasterwork at ground floor level and window surrounds with decorative heads and projecting cills.

The scheme has been designed to consider the character, setting, context, form and scale of neighbouring buildings, and the character and proportions of the existing building. The type and quality of materials to be used will reflect those of the host building and the immediate vicinity.

The proposals improve the accommodation within the property in terms of room sizes and access and do not harm the residential amenity of neighbours. Previous examples of similar proposals exist along Chalcot Road and Fitroy Road.



Map of Primrose Hill Conservation Area



Rooftop extension to end of terrace along Fitzroy Road



View to the rear of Chalcot Road, showing a number of extensions



View along Chalcot Road, showing similar rooftop extensions



Variety of rooftop extensions along Chalcot Road

The frontage of the properties along this street show consistent detailing and character, with the window and door surrounds and bay windows.

To the rear, many properties have been extended across the width of the property at ground floor and sometimes the first, in various forms, to provide further accommodation.





#### 1.04 Proposed Elevations

##### 1.4.1 Chalcot Road Elevation

Essentially the elevation remains the same with the restoration of the shopfront to its former glory and the introduction of etched glass to the lower sash of the shopfront, to provide an element of privacy.

The mansard and wrought iron railings to the front of the property are approved under application details - 2014/5503/P and therefore falls outside the scope of this application.



## 1.4.2 Fitzroy Road Elevation

Essentially the elevation remains the same with the restoration of the shopfront to it's former glory and the introduction of etched glass to the lower sash of the shopfront, to provide an element of privacy.

The mansard and wrought iron railings to the front and first floor rear terrace of the property are approved under application details - 2014/5503/P and therefore falls outside the scope of this application.





### 1.4.3 Rear / Garden Elevation

This is where the main change to the property is proposed, with the introduction of the garden room. Using a simple architectural language, slimline proportions avoids any distraction from the original building structure.

Due to the brickwork being inset to the side elevation between the lower ground floor and raised ground floor, it was felt necessary to rebuild this inline with the structure above. This was necessary from a structural and thermal efficiency perspective.

The window to the raised ground floor cloakroom is aligned and matched to the new window on the first floor, as approved under application 2014/5503/P. The window to the lower ground is removed and the opening filled to match the existing brickwork.

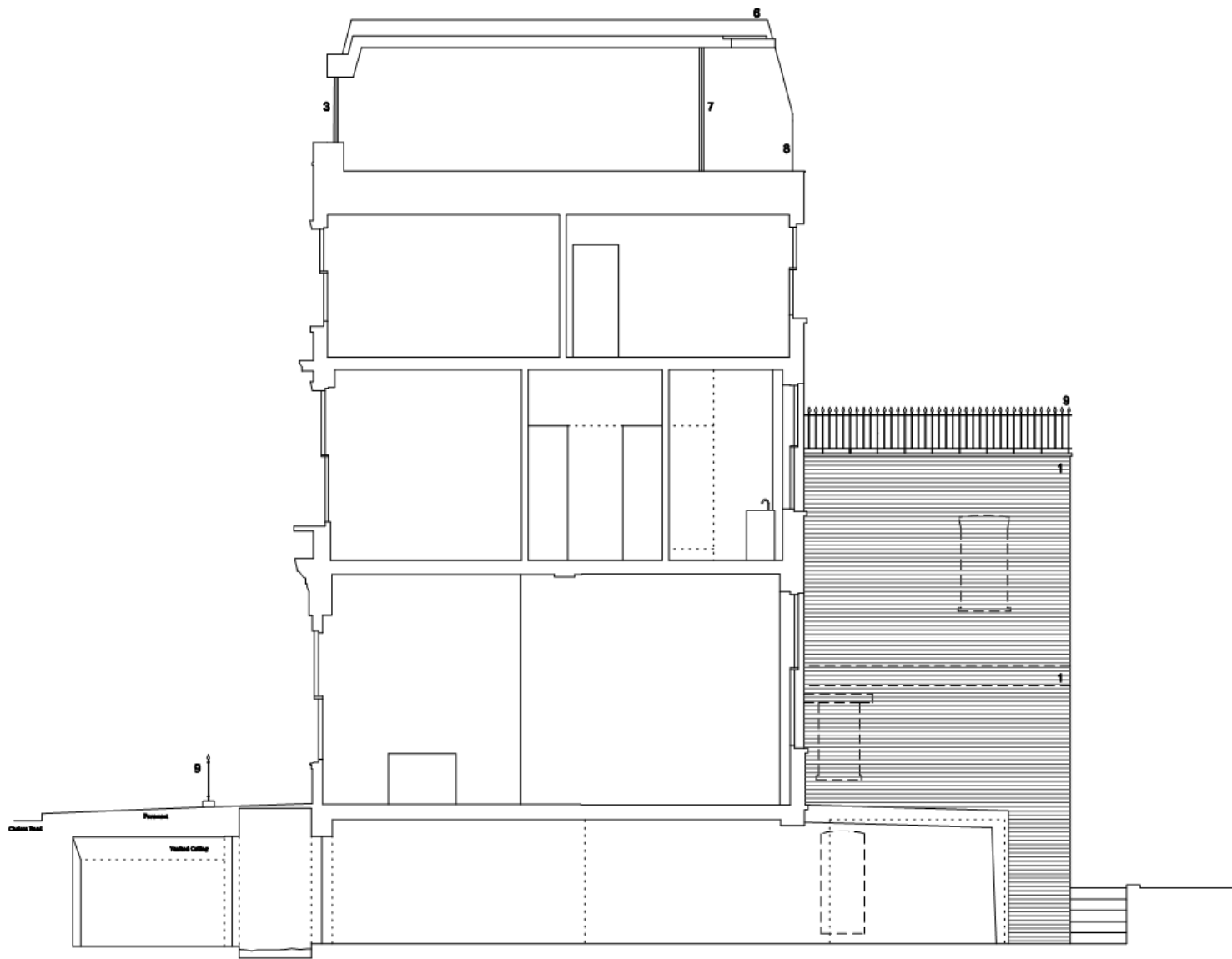
The mansard and wrought iron railings to the first floor terrace of the property are approved under application details - 2014/5503/P and therefore falls outside the scope of this application.

#### 1.4.4 North Elevation

Again we see the introduction of the garden room. Using a simple architectural language, slimline proportions avoids any distraction from the original building structure.

With the reconstruction of the side elevation of the rear extension, due to comments raised on the previous page, we have not reinstated the side window as this is now contained within the cloaks cupboard.

The mansard and wrought iron railings to the first floor terrace of the property are approved under application details - 2014/5503/P and therefore falls outside the scope of this application.







Property between 1871 - 1922 as Turner's Butchers



Original tiling / signage to shopfront

#### 1.4.5 Shopfront restoration

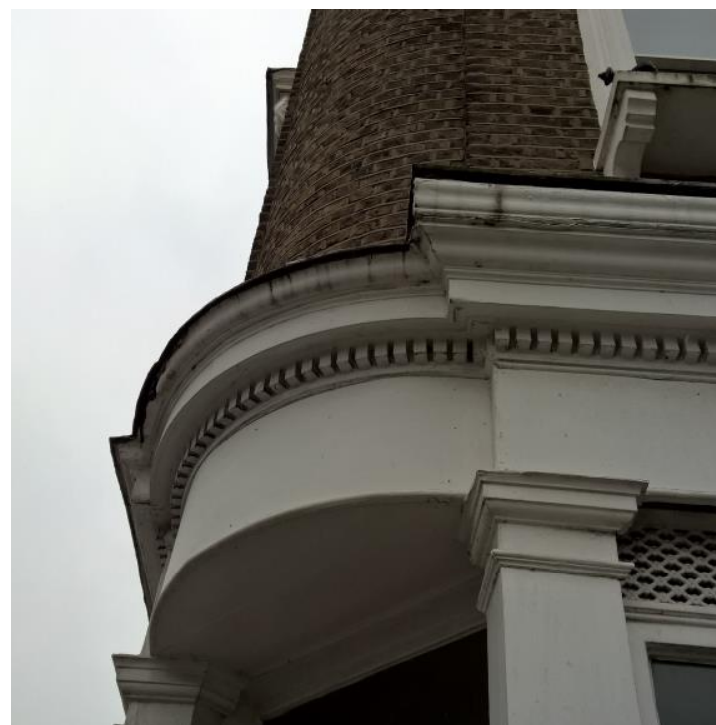
Our aim is to refurbish the wonderful features of the shopfront at 38 Chalcot Road back to it's heyday as a butchers. Currently the shopfront element is in a poor state of repair.

We aim to carry out the following works :

- All woodwork will be stripped back to bare wood and where necessary replaced, if beyond repair
- It maybe necessary to remove the tiling to ensure the substrate is waterproof and structurally sound, at which point we will reinstate the tiles as found
- All wood work (doors, windows, cornice detail) will be primed and the appropriate number of coats of gloss paint applied (white finish)
- A sign writer will reinstate the 'TURNER' and 'BUTCHER' text to the tiles
- An etch film will be applied to the lower sash of the windows and taken through at the same datum across the glazing the entry doors
- The awnings, along with their housing will be refurbished to allowed these to be used in the future occupation of the property



Current shopfront



Cornice detail



**1.05 Materials and colours****1.5.1 External Walls**

- Yellow London stock brickwork to match existing
- White insulated rendered blockwork with associated detailing to match existing

**1.5.2 Window**

- Softwood painted Regency Style windows, finished in white

**1.5.3 Doors**

- IQ glass pivot door, finished in black

**1.5.4 Roofs**

- Etched glass
- Standing seam zinc mansard roof
- Slate mansard

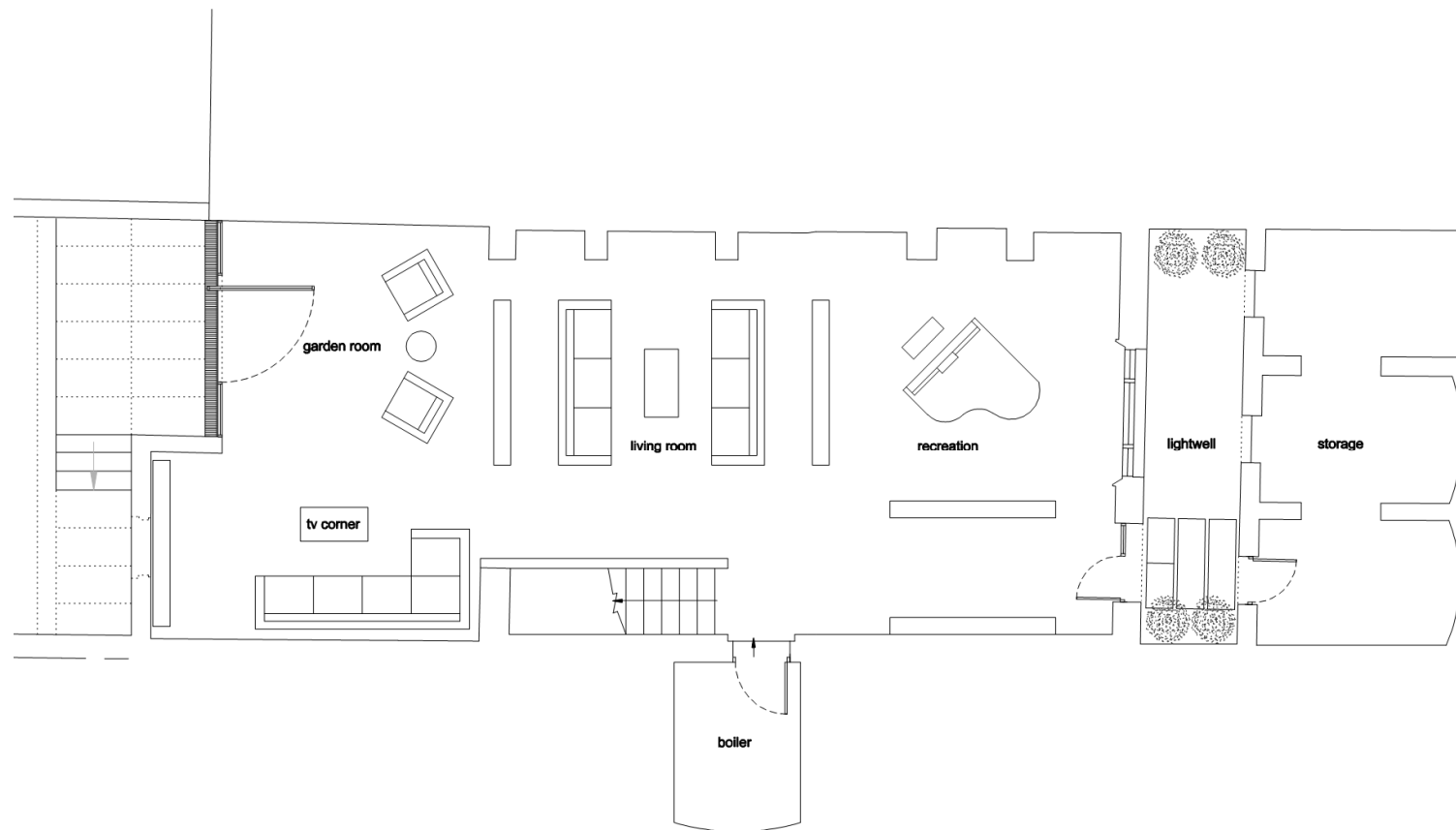
Proposed materials



**1.06 Proposed plans****1.6.1 Lower Ground Floor**

The coal stores / arches below the pavement to the front of the property are to be refurbished and waterproofed to provide accommodation. This will open onto the refurbished landscaped lightwell.

The warren of rooms at this level will be opened out to create a multi use family room, opening onto the garden at the rear. A new garden room will be created as part of this room, to allow light, deep into the floor plan.

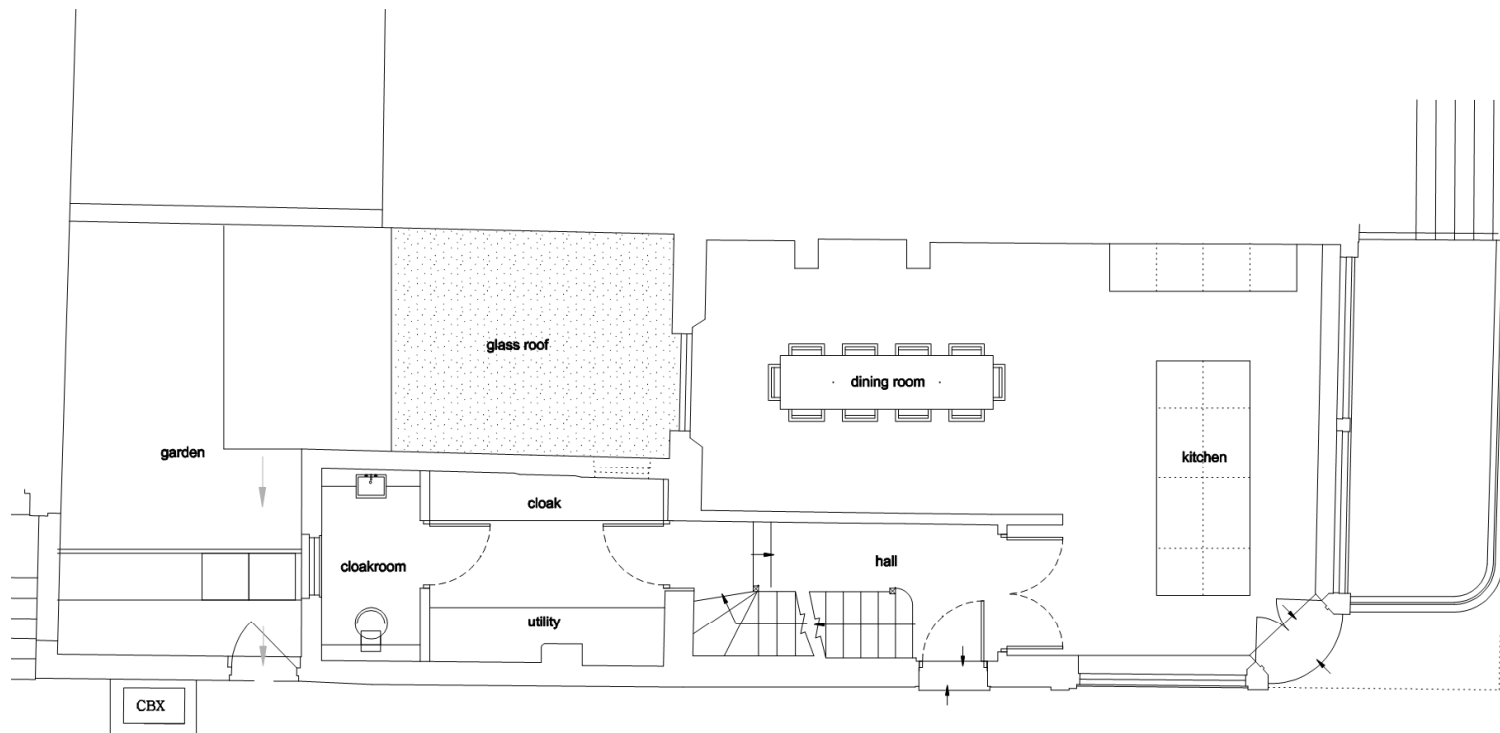




### 1.6.2 Raised Ground Floor

At this level we propose to convert the retail front of the property and associated area to the rear into the new kitchen and dining room.

The existing bathroom / toilet facilities are to be converted to a utility area, cloakroom and cloak cupboard. To facilitate this it is proposed to block up a side window overlooking the side courtyard area. The rear window is also realigned to match that of the bathroom above, as obtained under the previous application - 2014/5503/P.



Floor	Area - Existing		Area - Proposed		Application Area - Difference	
	sqm	sqft	sqm	sqft	sqm	sqft
<i>Lower ground</i>						
Commercial	71.0	764.2	0.0	0.0	-71.0	-764.2
Residential	0.0	0.0	84.9	913.9	84.9	913.9
<i>Raised ground</i>						
Commercial	36.3	390.7	0.0	0.0	-36.3	-390.7
Residential	15.6	167.9	55.3	595.2	39.7	427.3
<i>First</i>	55.5	597.4	55.5	597.4	0.0	0.0
<i>Second</i>	45.6	490.8	45.6	490.8	0.0	0.0
<i>Third</i>	36.5	392.9	36.5	392.9	0.0	0.0
<i>Amenity space</i>	57.3	616.8	44.9	483.3	-12.4	-133.5
<b>Sub-total</b>	<b>317.8</b>	<b>3,420.7</b>	<b>322.7</b>	<b>3,473.5</b>	<b>4.9</b>	<b>52.8</b>

1.07 Areas

1.7.1 Area schedule (GIA)

1.08 Landscape

1.8.1 Design and planting

We propose the use of planters and hard landscaped steps to make the transition in levels through the garden.







The purpose of this section is to consider the accessibility of the proposal with regard to Mobility Impaired Persons (MIP), wheelchair users, ambulant disabled and people with limited dexterity, limited comprehension or sensory impairment. The criteria used for this assessment, were those set out within Approved Document Part M of the Building Regulations (2004 Edition), Approved Document Part K of the Building Regulations (2000 Edition), Lifetime Homes and Merton's Guidelines.

**2.01 Car parking and setting down points**

The site has no dedicated off street parking, although as with the majority of properties in the vicinity, there is the ability of setting down in the street adjacent to the front door.

**2.02 Public transport**

The site is well served by public transport, listed below are the available services.

**2.2.1 London Underground**

The Camden and Chalk Farm stations on the Northern Line are within 10 minute's walk of the site. The station is in Travelcard zone 2.

**2.2.2 Bus Routes**

There are bus stops within minutes walk from the proposed application site on Gloucester Avenue and Prince Albert Road serviced by the C2, 24, 27, 31, 168, 274, 393, N5, N28 and N31 bus routes.

**2.03 Building approach**

The current public footpath provides a relatively level and unimpeded access to the development.

**2.04 Principle entrance**

There is a single step up into the property from street level. At this stage as there is no requirements for level access by the inhabitants, no change is proposed. The entrance is illuminated. The floor finishes both internally and externally use slip resistant materials.

**2.05 WC provision**

The existing and proposed ground floor will retain the WC provisions on the entrance level.

**2.06 Internal access**

The stair is under 1000mm wide, with balustrade to one side, which would be difficult for ambulant disabled people to negotiate. Currently there is no provision to change the vertical access and circulation.