

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 21 Chalcot Road, Primrose Hill, London.

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

- Creation of mansard roof extension to create a new bedroom
- Creation of a rear single storey, glass extension
- Realign rear first floor window to new cloakroom
- Infill window to second floor, rear block

1.1.1 Consultation

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

We have spoken with the Manager at The Princess and have contacted the adjacent owners to offer consultation meetings.



Aerial view of site



Aerial view of site

1.02 The Site

The site area is approximately 101 m². The property forms part of a terrace that runs along Chalcot Road, which is essentially a residential road and adjoins The Princess public house.

Chalcot Road is located in the heart of Primrose Hill / Camden Town. No. 21 is accessed from Chalcot Road. The property's rear garden is fully enclosed, with the garden of No. 20 to one side, the beer garden of The Princess to the other and the garden of No. 17 Fitzroy Road running across the rear of the property.

The rear of the property can be seen from Fitzroy Road via a visual gap between The Princess and the beginning of the residential terrace running along Fitzroy Road.

21 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.

21 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.

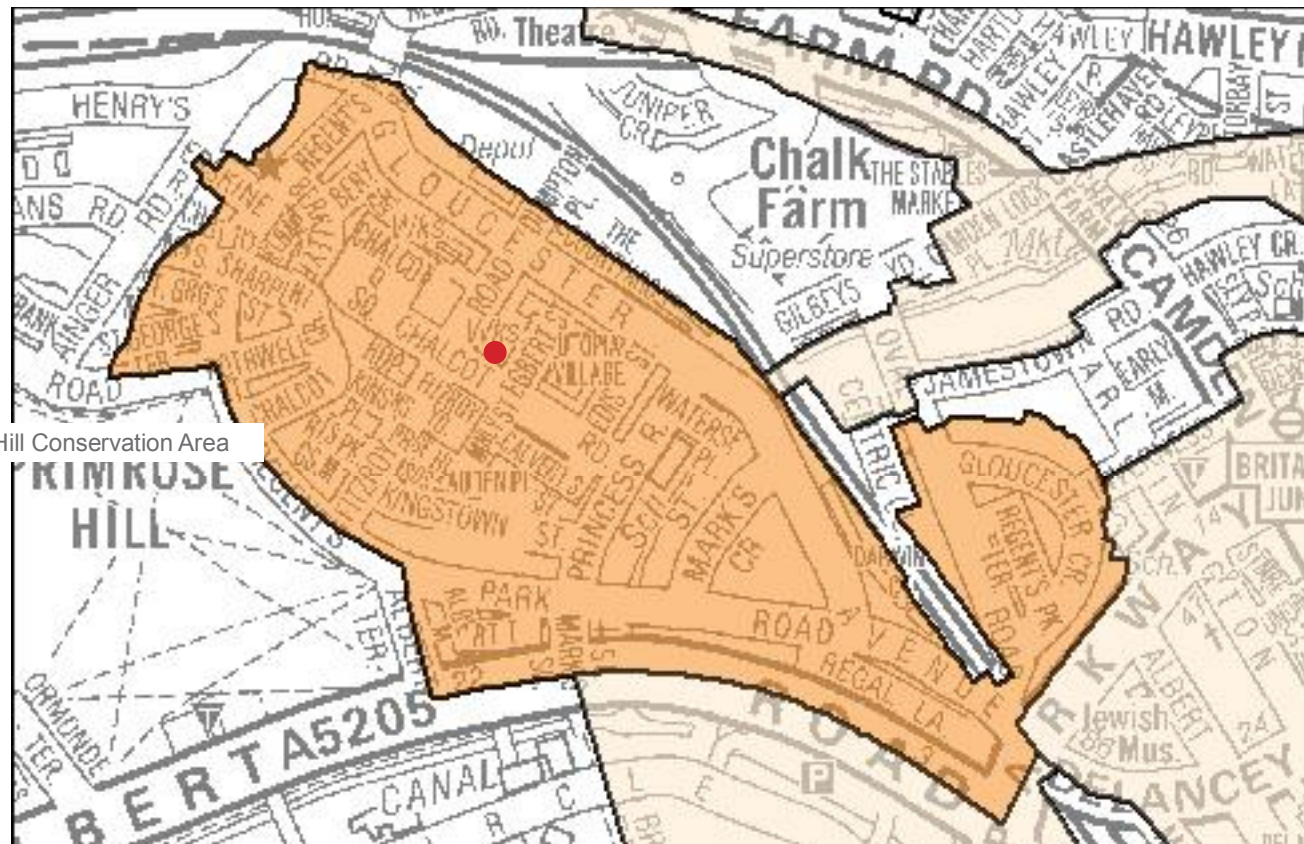
The conservation area is divided into four further sub-areas, No. 21 Chalcot Road is located within the sub area: Regents Park Road North.

No. 21 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 at 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, Fitroy Road and Gloucester Avenue.



Map of Primrose Hill Conservation Area



Rooftop extensions to the rear of the property



View to the rear of Chalcot Road, showing the various extensions



View along Chalcot Road, showing similar rooftop extensions



Rooftop extension to No. 18 Chalcot Road

The frontage of the properties along this street show consistent detailing and character, with the window and door surrounds. This also applies to the various roof extension which have two forms depending on the orientation of the property; terrace to the front with set back, full width, elevational build up or terrace to the rear, full width, elevational build up.

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

We propose to replicate the essence of the roof extension seen at No. 18 Chalcot Road (2011/2648/P - granted 2011), thereby no introducing an alien language to the streetscape. This format can also be seen on numerous properties further along Chalcot Road and surround street.

The extension will be flanked by a new london stock brick wall, topped out with white painted coping stone to reflect the existing. To ensure the safety of users of the terrace and comply with Building Regulations -Part K, the front parapet is backed by clear frameless glass balustrade. This will provide very little visual intrusion. Set back from the front of the property is the mansard extension, mainly clad in a slim profile, sliding door system. Either side of this, it is framed by white Sto render cheeks. Finally, capping off the mansard is a pressed aluminium fascia.

By detailing the extension as described above, we aim to have as little impact on the existing architecture when seen from the street.



1.4.2 Rear / Garden Elevation

The roof extension takes the same overall height as that of No. 18. Using the flank walls as book-ends this elevation takes on a more traditional aspect, retaining a restrained elegance. The dormer windows will be wrapped in lead, dropping back into the slate clad mansard elevation, behind the existing parapet.

The window to the ground floor cloakroom is re-aligned and brings this more in line with the window on the first floor, when seen from a distance.

At the lower ground floor we have opened up the floor plan, leading to a dining room opening onto the garden / terrace. To do this we have introduced a slimline glazing system running across the rear elevation, introducing two large pivot doors. The infill between the existing rear extension and the party wall will have a glass sloping roof.

MATERIALS:

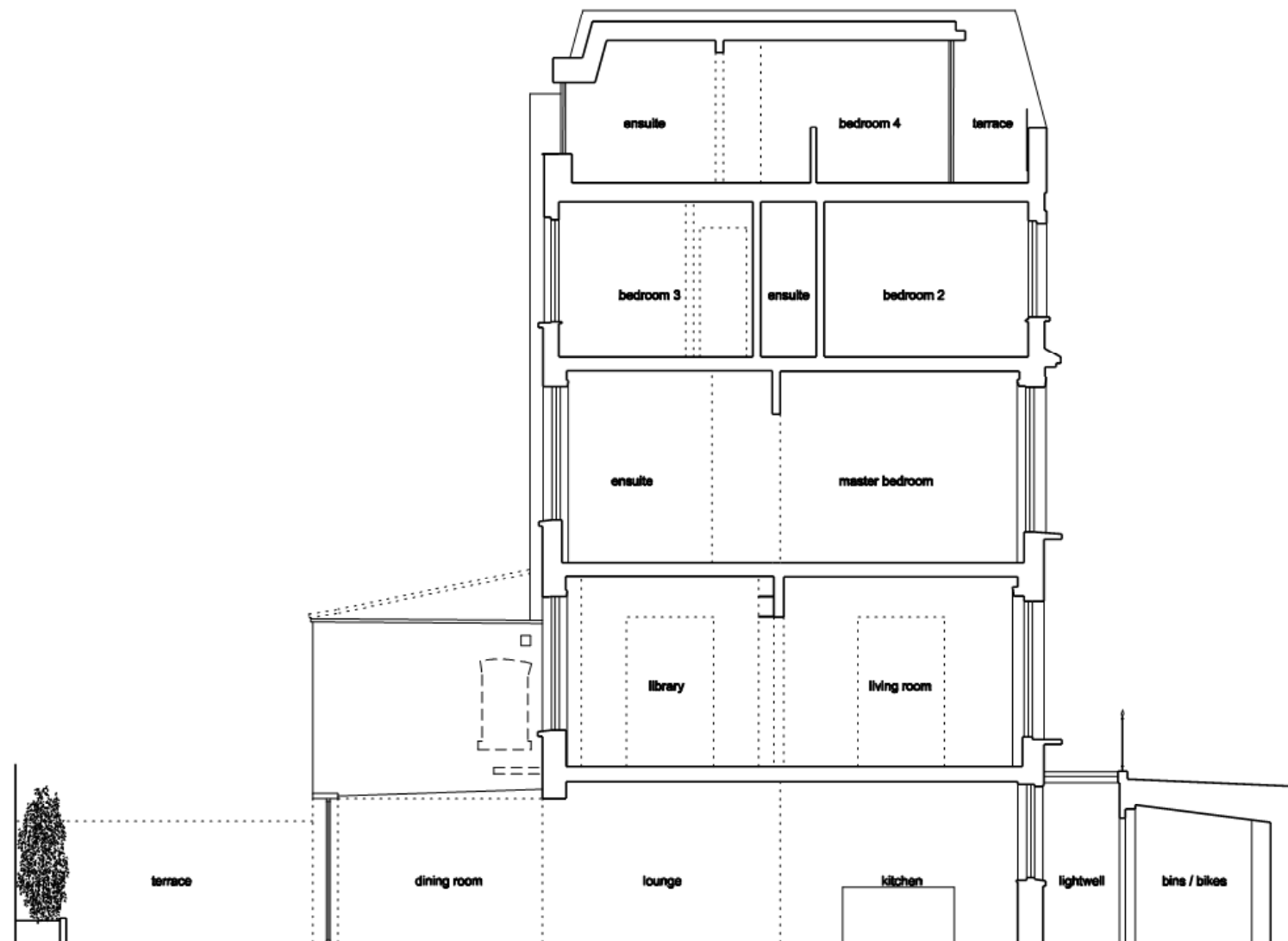
- 1 White render
- 2 London Stock brick
- 3 White painted softwood windows
- 4 Concrete coping stone
- 5 Slate
- 6 Lead lined dormer
- 7 'IQ' pivot doors - RAL 9005



1.4.3 North East Sectional Elevation

We see the profile of the proposed works at the property, sought under this application - mansard roof extension and rear, lower ground floor, glass extension.

It is proposed to infill the existing side window as this is now contained within the cloaks cupboard.



Proposed materials

**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
- Frameless glazing

1.5.3 Doors

- IQ glass pivot door, finished in black

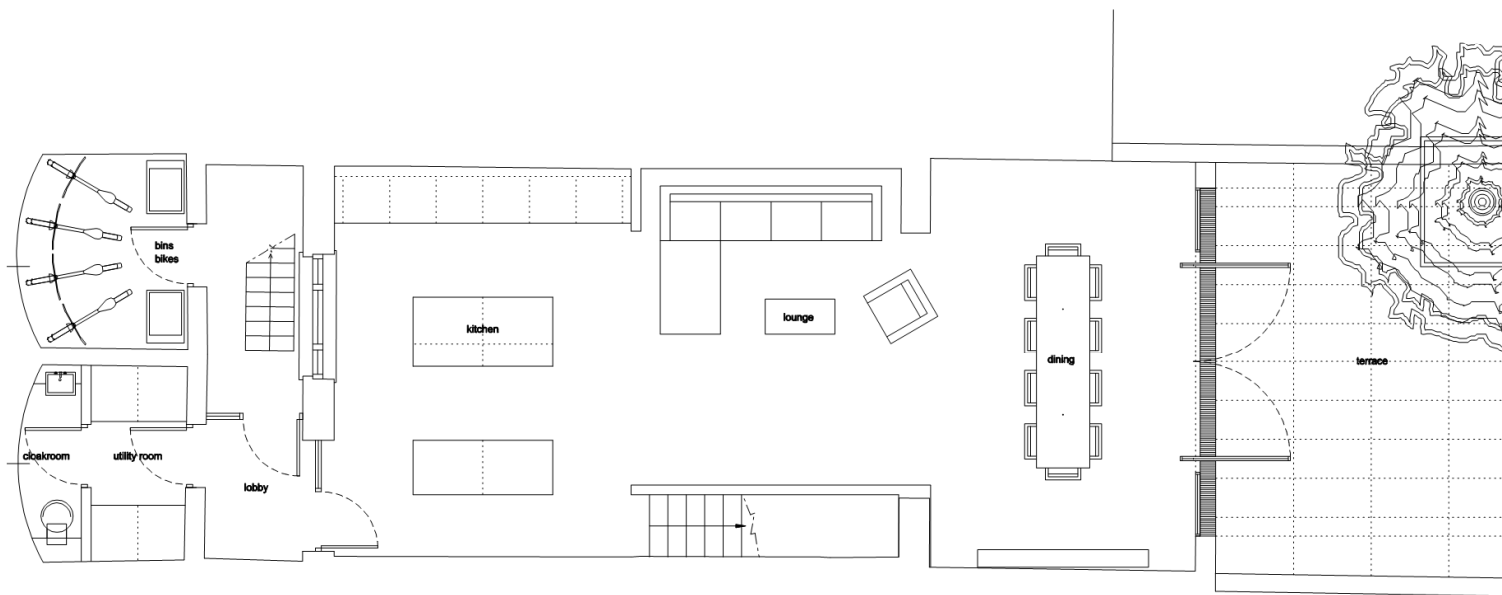
1.5.4 Roofs

- Single ply membrane to mansard roof
- Glass to rear, lower ground floor extension
- Slate mansard

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 functional accommodation for bins, bicycles and utility area. This will open onto the refurbished lightwell, providing access to the property via a new lobby integrating one of the vaults.

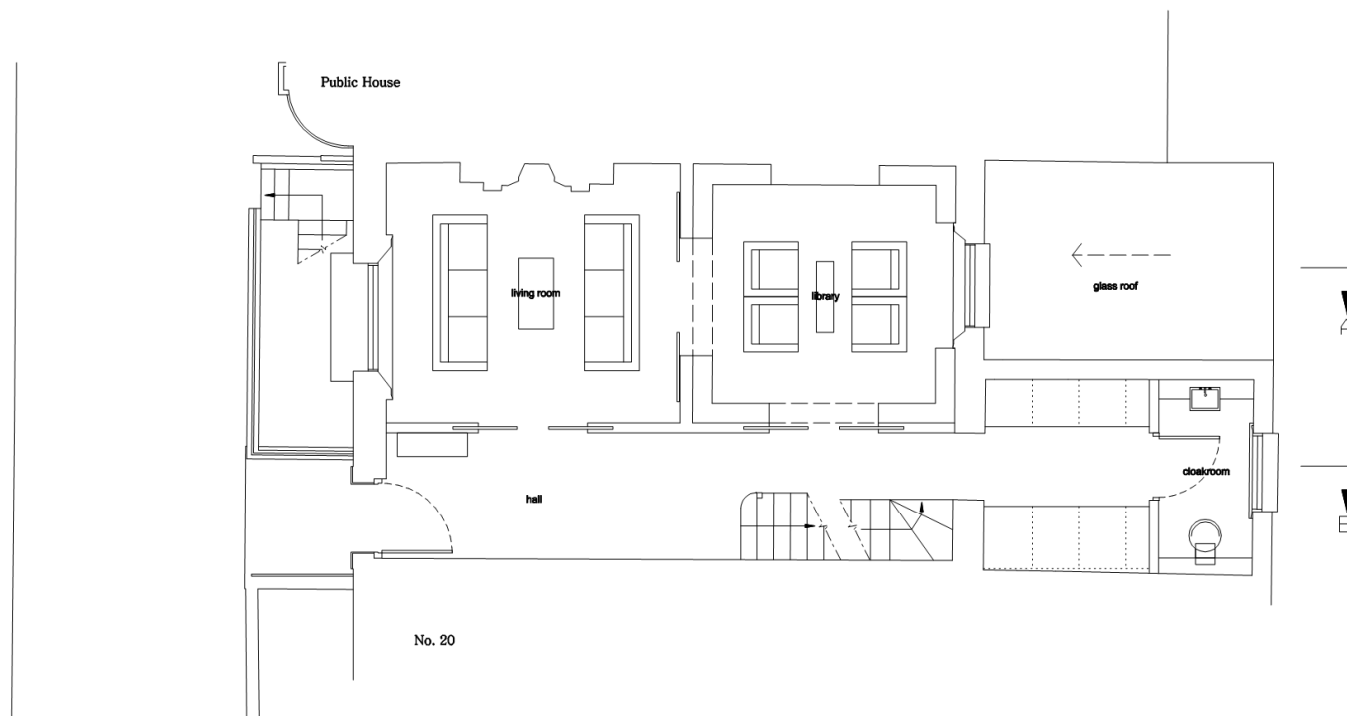
The collection of rooms at this level will be opened out to create a multi use family room, opening onto the garden at the rear. A new garden room will be created as part of this room, to allow light, deep into the floor plan.



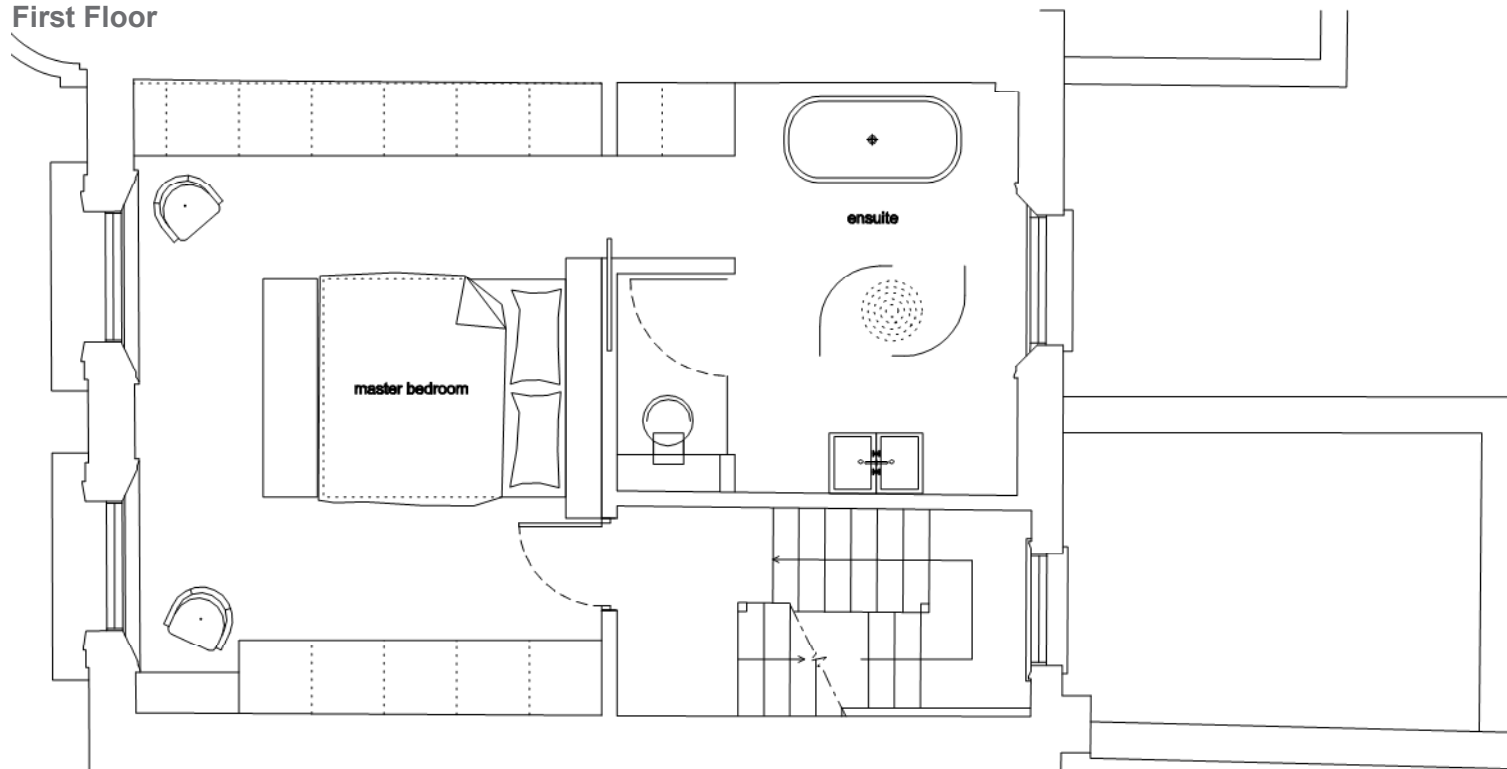
1.6.2 Raised Ground Floor

At this level we propose to reinstate the formal rooms, previously seen in a property of this age. By doing this, we re-introduce a hall to the property.

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 on the staircase above.



First Floor

**1.6.3 First Floor**

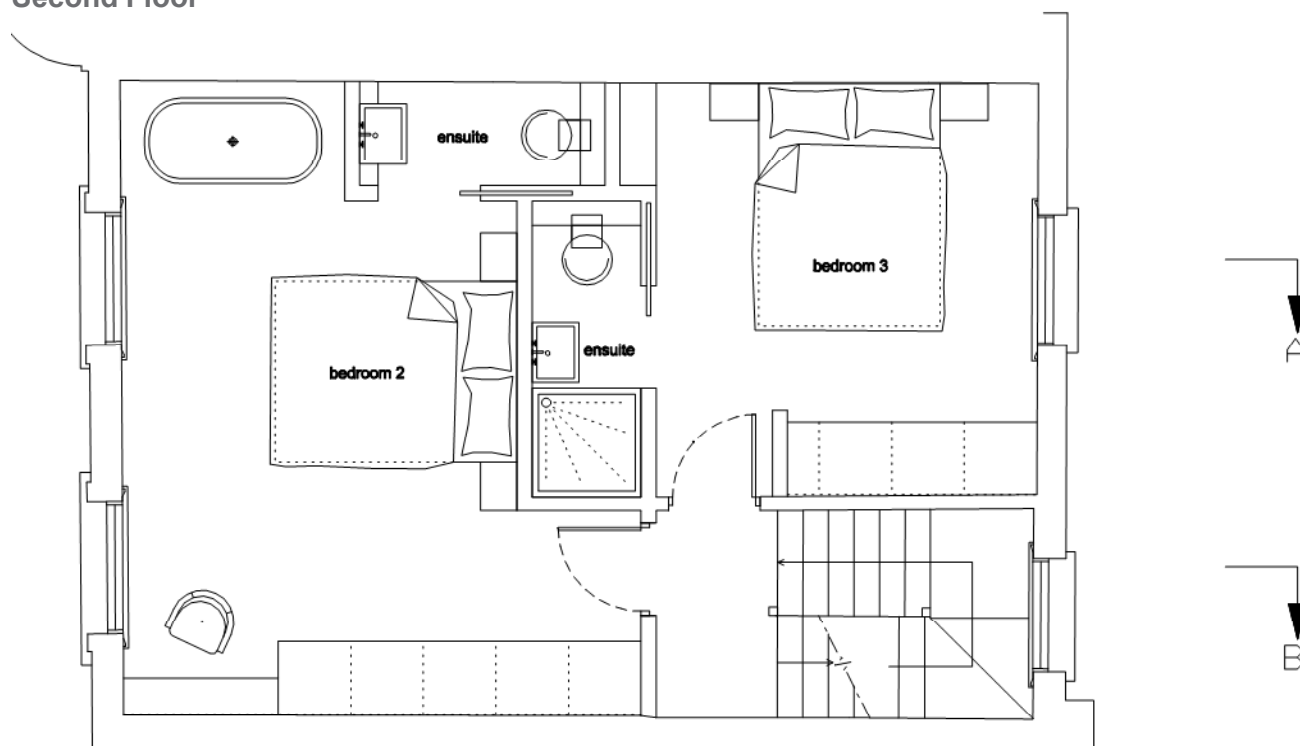
At this level we propose to convert the whole floor to a generous master suite.

1.6.4 Second Floor

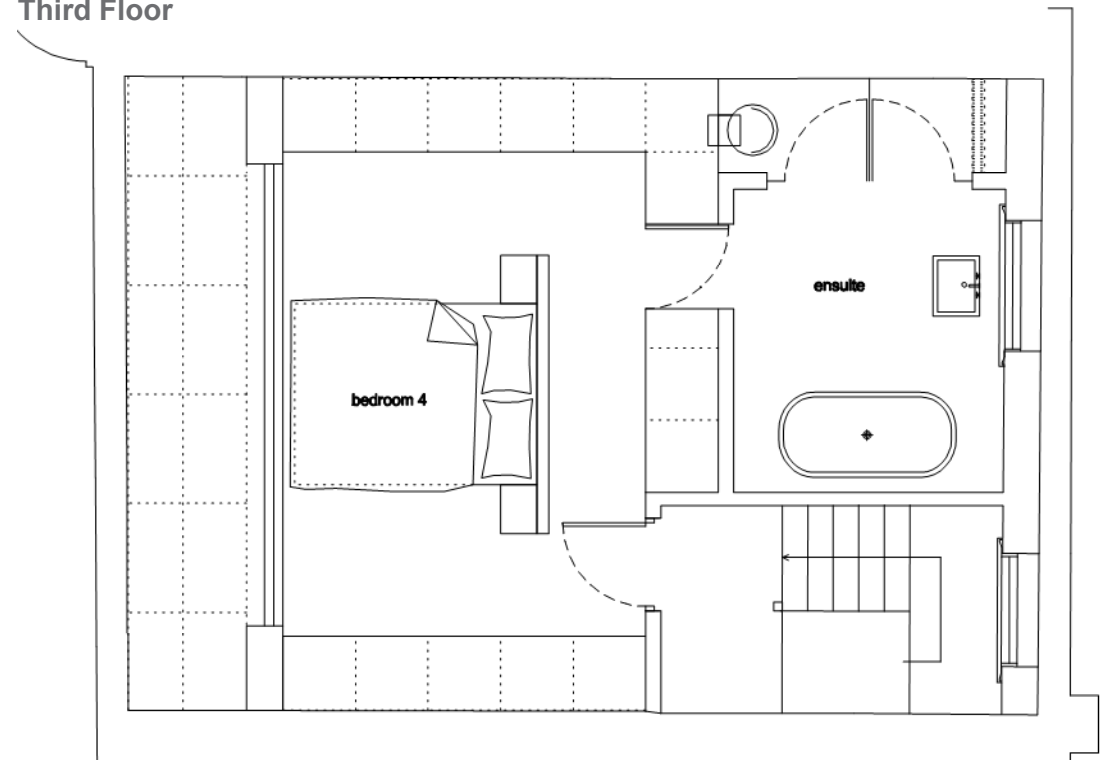
The two bedrooms at this level will be re-arranged to allow for ensuite facilities to both rooms.

The staircase will be re-modelled to allow access to the new roof / third floor level.

Second Floor



Third Floor



1.6.5 Third Floor

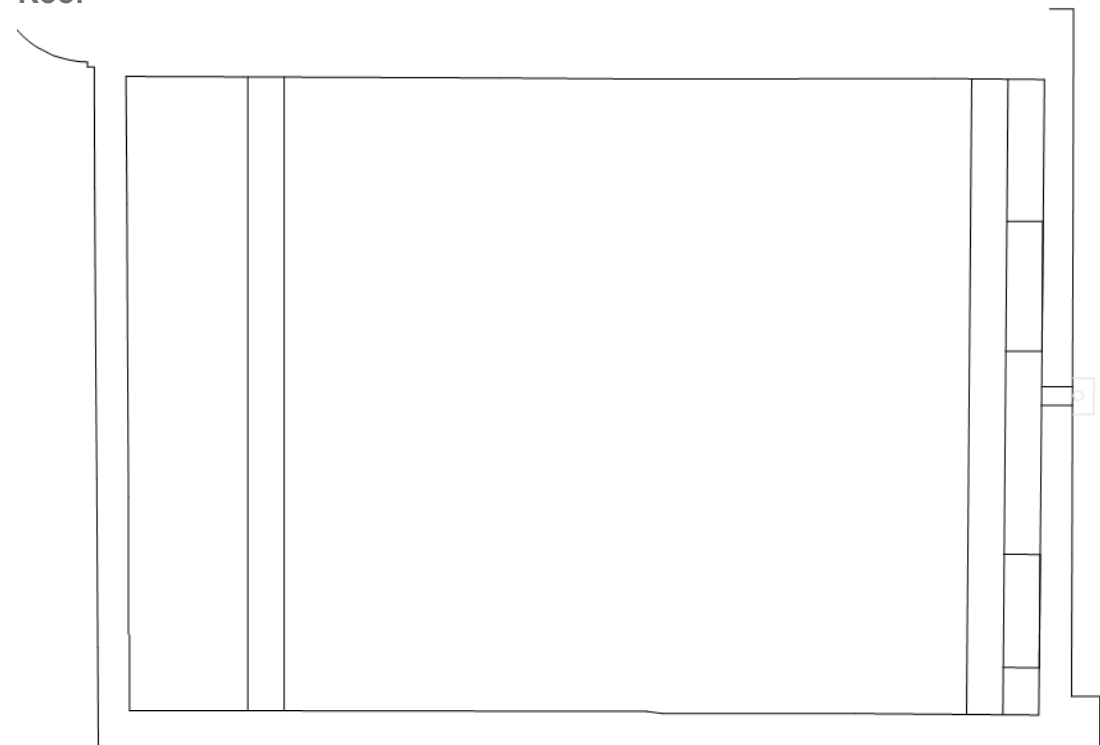
It is at this level where another main package of works are proposed to the property, creating new accommodation, similar to that of a neighbouring property (18 Chalcot Road).

The new extension will provide a master bedroom, ensuite and roof terrace.

1.6.6 Roof

The roofscape will follow the form of the internal layout.

Roof



1.07 Areas

Floor	Area - Existing		Area - Proposed		Application Area - Difference	
	sqm	sqft	sqm	sqft	sqm	sqft
<i>Lower ground</i>	56.3	606.0	69.5	748.1	13.2	142.1
<i>Ground</i>	46.0	495.1	46.0	495.1	0.0	0.0
<i>First</i>	38.4	413.3	38.4	413.3	0.0	0.0
<i>Second</i>	40.0	430.6	40.0	430.6	0.0	0.0
<i>Third</i>	5.9	63.5	31.8	342.3	25.9	278.8
<i>Amenity space</i>	42.0	452.1	36.6	394.0	-5.4	-58.1
<i>Sub-total</i>	228.6	2,460.6	262.3	2,823.4	33.7	362.8

1.7.1 Area schedule (GIA)

1.08 Landscape

1.8.1 Design and planting

We propose the use of planters with fragrant planting to make the space both visually and sensory welcoming. The space will allow for both play and relaxation.





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.