

# 31 Chalcot Square London NW1 8YA

## DESIGN, ACCESS & HERITAGE STATEMENT

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# 1

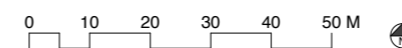
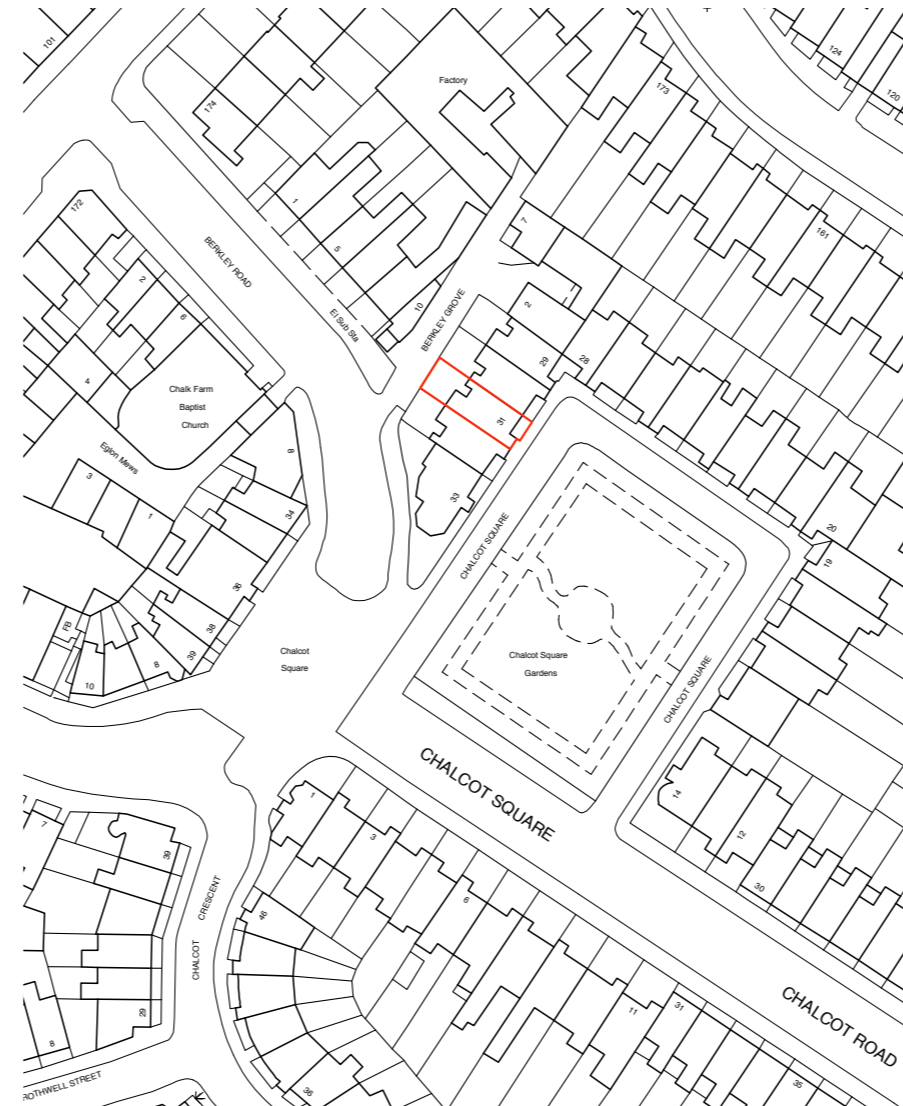
## INTRODUCTION

### 1.1 PROPOSAL

This Design, Access and Heritage Statement accompanies the application for adapting and renewing the garden access staircase together with a few of internal amendments to the existing Grade II listed building at 31 Chalcot Square, London NW1 8YA.

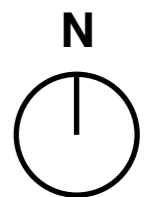
### 1.2 RELEVANT HISTORY

Relevant recent consent history includes Planning Permission and Listed Building Consent being granted for repairs and alterations to the facade (ref. 2014/5222/P and 2014/5561/L) on 14 November 2014.



1:1250 @ A4

FIGURE 1.1: Site Plan @ 1:1250



# 2

## CONTEXT

### 2.1 LOCATION

The property is located in the Primrose Hill Conservation Area.

31 Chalcot Square one of six properties in the Grade II listed terrace building located on the north side of Chalcot Square.

### 2.2 CONTEXT

The immediate surrounding area is predominantly residential and characterised by terraced houses.

### 2.3 EXISTING PROPERTY

The building dates from 1855-60 and was listed in 1974. It is a three storey stucco building with rusticated ground floor and slate mansard roof with dormers. The Primrose Hill Conservation Area statement describes the terraces around Chalcot Square as being notable for their colourfully painted stucco facades.

### 2.4 USE

The building is solely in private residential use.



FIGURE 2.1: 31 Chalcot Square street elevation

# 3

## SITE PHOTOGRAPHS



FIGURE 3.1: Existing staircase elevation



FIGURE 3.2: Existing garden elevation



FIGURE 3.3: Existing rear staircase



FIGURE 3.4: Existing staircase winder detail

# 4

## PROPOSED WORKS

The existing garden area at 31 Chalcot Square is in need of refurbishment. Many of the paving stones are loose and edgings in a poor state of repair. The existing landing and cast iron staircase leading from the ground floor to the garden also requires a number of repairs.

### 4.1 STAIRCASE AND LANDING

The proposal seeks to take this opportunity to re-use and adapt the existing staircase and landing so that it is located adjacent to the building's rear extension instead of the boundary wall. This will bring with it a number of benefits:

- 1 The access from the ground floor to the garden will be more direct.
- 2 The removal of the staircase from the boundary wall will enable planting to continue about all of the garden's perimeter. The planting presently has to stop part way along this boundary wall to allow for the staircase.

The existing staircase is a traditional construction consisting of cast iron spiral and straight segments mounted on a steel frame. The intention is to dismantle the existing staircase into its component parts and re-assemble them into the new configuration using the same elements.

The drawings illustrate the change of location and configuration.

### 4.2 INTERNAL AMENDMENTS

The proposal also calls for a few minor adjustments to the interior of the existing building. The kitchen is presently located in the rear room on the ground floor. It is proposed to relocate the kitchen to the front room to free up the rear space as a living room. The connection of living space to the garden is a more desirable combination.

Part of this rearrangement will require the reinstatement of a door leading from the hallway to the rear space. A door would have existed here in the original building's layout and it is expected that the original lintel and opening still exist behind the plastered wall. The intention is to recreate this opening with a door leaf and architraves to match the existing door adjacent.

The services to the new kitchen will run between the existing joists (as they presently do). The joists run from the front to rear elevations and the intention is to use the voids that presently exist to run these services to connect to the existing pipework on the rear elevation.

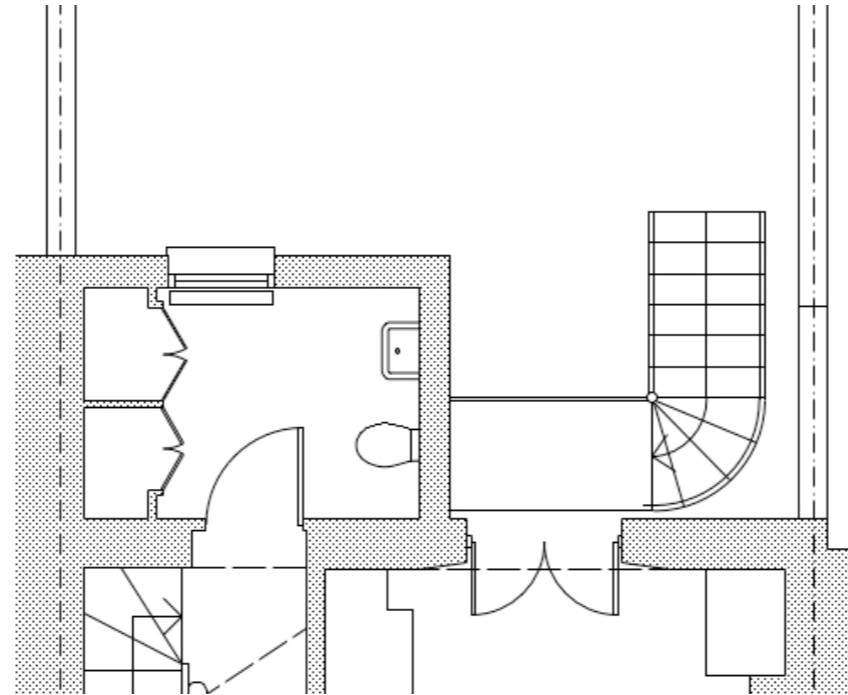


FIGURE 4.1: Existing plan and garden elevation

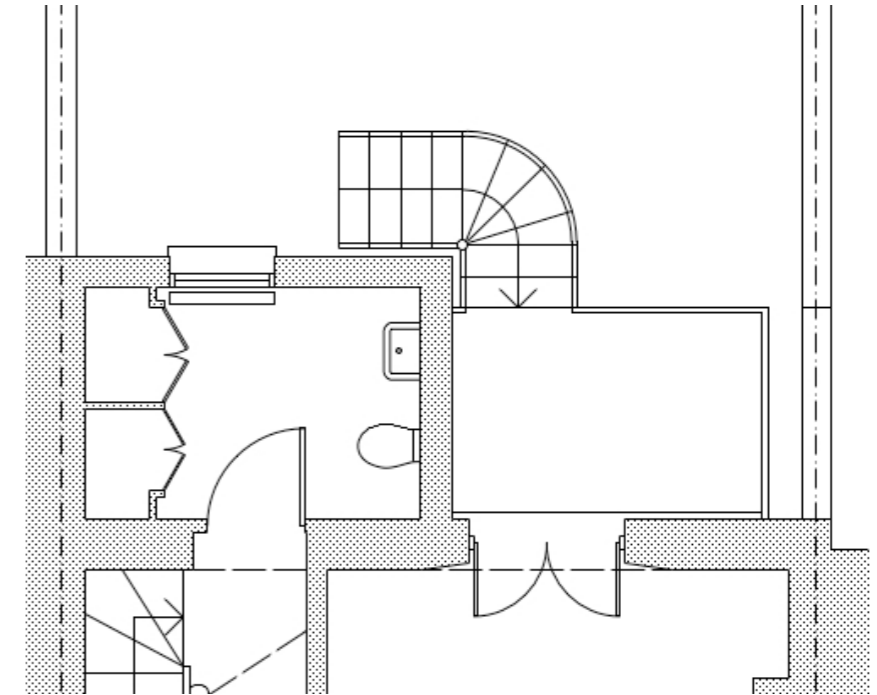


FIGURE 4.2: Proposed plan and garden elevation

# 5

## PRECEDENTS

The immediate neighbours at 30 and 29 Chalcot Square have both sought and secured planning permission for alterations to their garden staircases and landings within the last two years. These approvals were for new staircases of enlarged proportions.

### 5.1 30 CHALCOT SQUARE

The proposal for a new staircase at 30 Chalcot Square was granted consent on 25 May 2012 (ref. 2012/2000/L). This staircase is in the equivalent position of what is contained in this proposal. Due to the configuration of that property's ground levels in relation to the basement, this staircase contains an additional flight.

### 5.2 29 CHALCOT SQUARE

The new staircase at 29 Chalcot Square was also granted consent in 2012, on 3 April (ref. 2012/0326/L). The notable difference with this proposal was that the staircase does not nestle in the space between the main house and rear extension but out beyond the rear extension. This proposal represents a much more pronounced volume within the rear garden space.

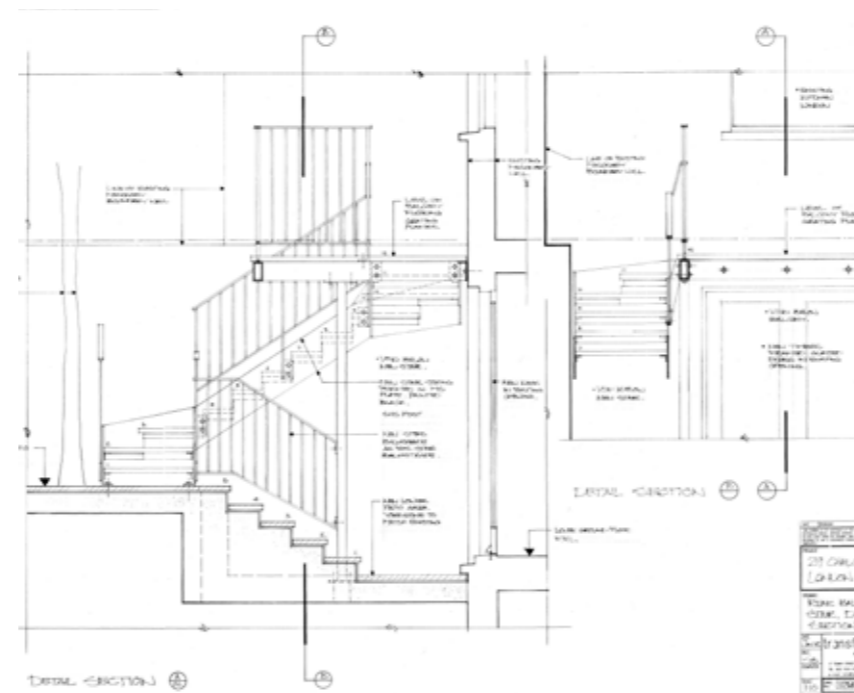
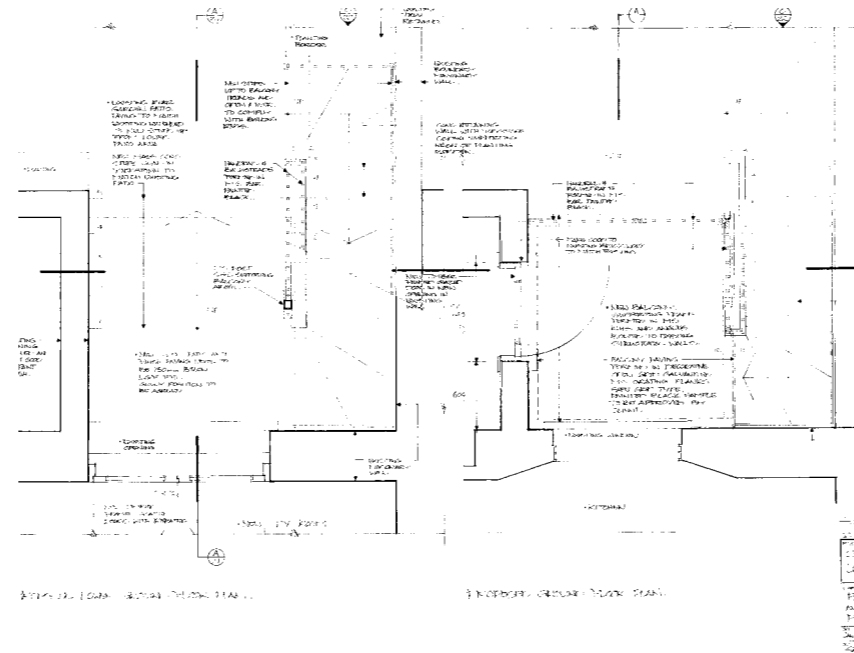


FIGURE 5.1: Proposed new staircase to 30 Chalcot Square

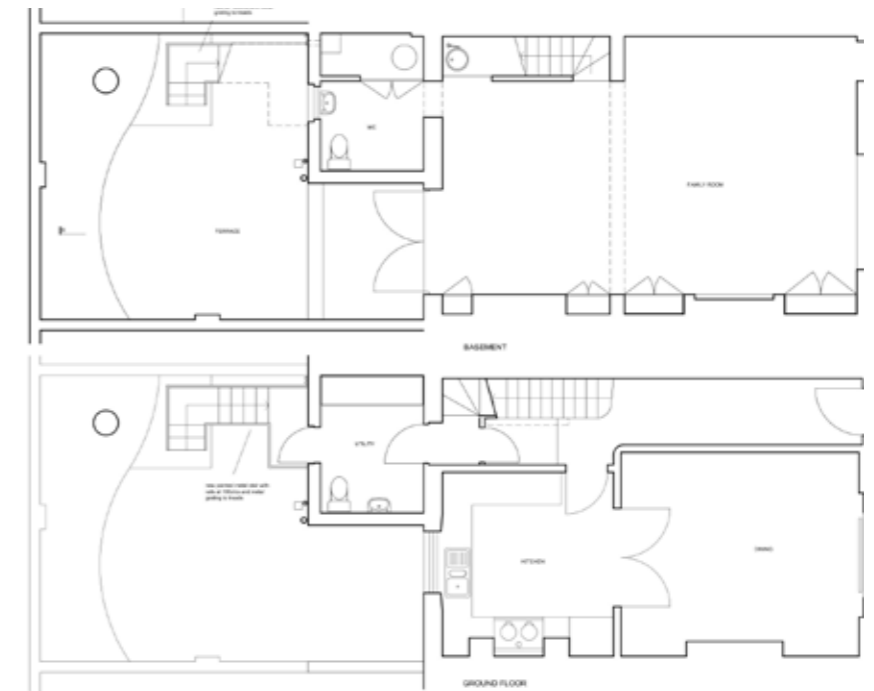


FIGURE 5.2: Proposed new staircase to 29 Chalcot Square

# 6

## DRAWINGS

<b>231.100</b>	<b>1:50</b>	LOWER GROUND and GROUND FLOOR PLAN as existing
<b>231.101</b>	<b>1:50</b>	FIRST, SECOND, THIRD FLOOR and ROOF PLANS as existing
<b>231.120</b>	<b>1:50</b>	STREET and GARDEN ELEVATIONS as existing
<b>231.130</b>	<b>1:50</b>	SECTION AA as existing
<b>231.131</b>	<b>1:50</b>	SECTION BB as existing
<b>231.200</b>	<b>1:50</b>	LOWER GROUND and GROUND FLOOR PLAN as proposed
<b>231.201</b>	<b>1:50</b>	FIRST, SECOND, THIRD FLOOR and ROOF PLANS as proposed
<b>231.300</b>	<b>1:50</b>	STREET and GARDEN ELEVATIONS as proposed
<b>231.310</b>	<b>1:50</b>	SECTION AA as proposed
<b>231.311</b>	<b>1:50</b>	SECTION BB as proposed