

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 a conservatory at first floor
- Creation of a rear single storey, glass extension with roof terrace

The property is currently being refurbished inline with the permission granted in July 2015 - 2015/2849/P. This approval covered the following:

- 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.



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.

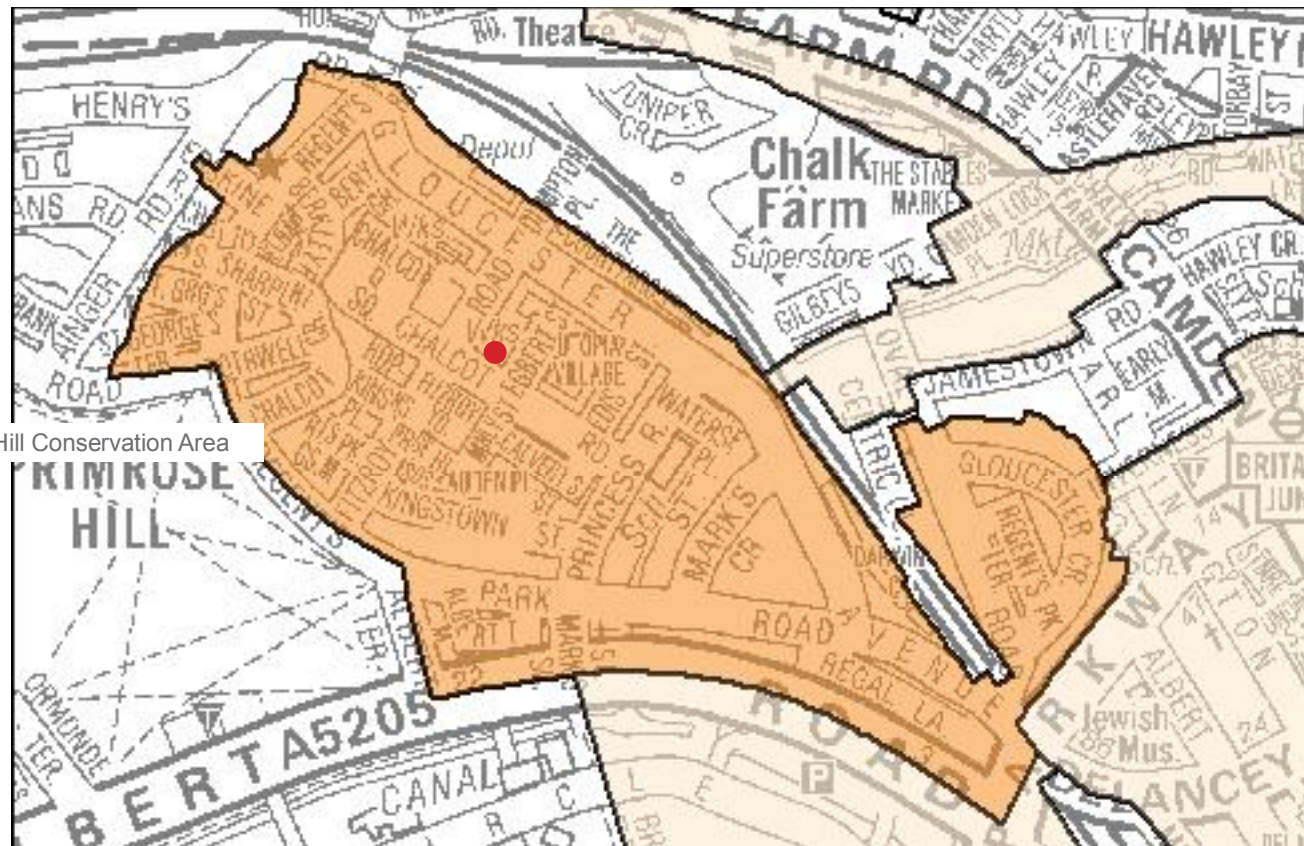
The conservation area is divided into four further sub-areas, No. 21 Chalcot Road is located within the sub area: Regents Park Road North.

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

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.



View along Chalcot Road, showing similar rooftop extensions



Rooftop extension to No. 18 Chalcot Road

1.04 Proposed Elevations

1.4.1 Chalcot Road Elevation

The elevation remains the same as that granted under application - 2015/2849/P.

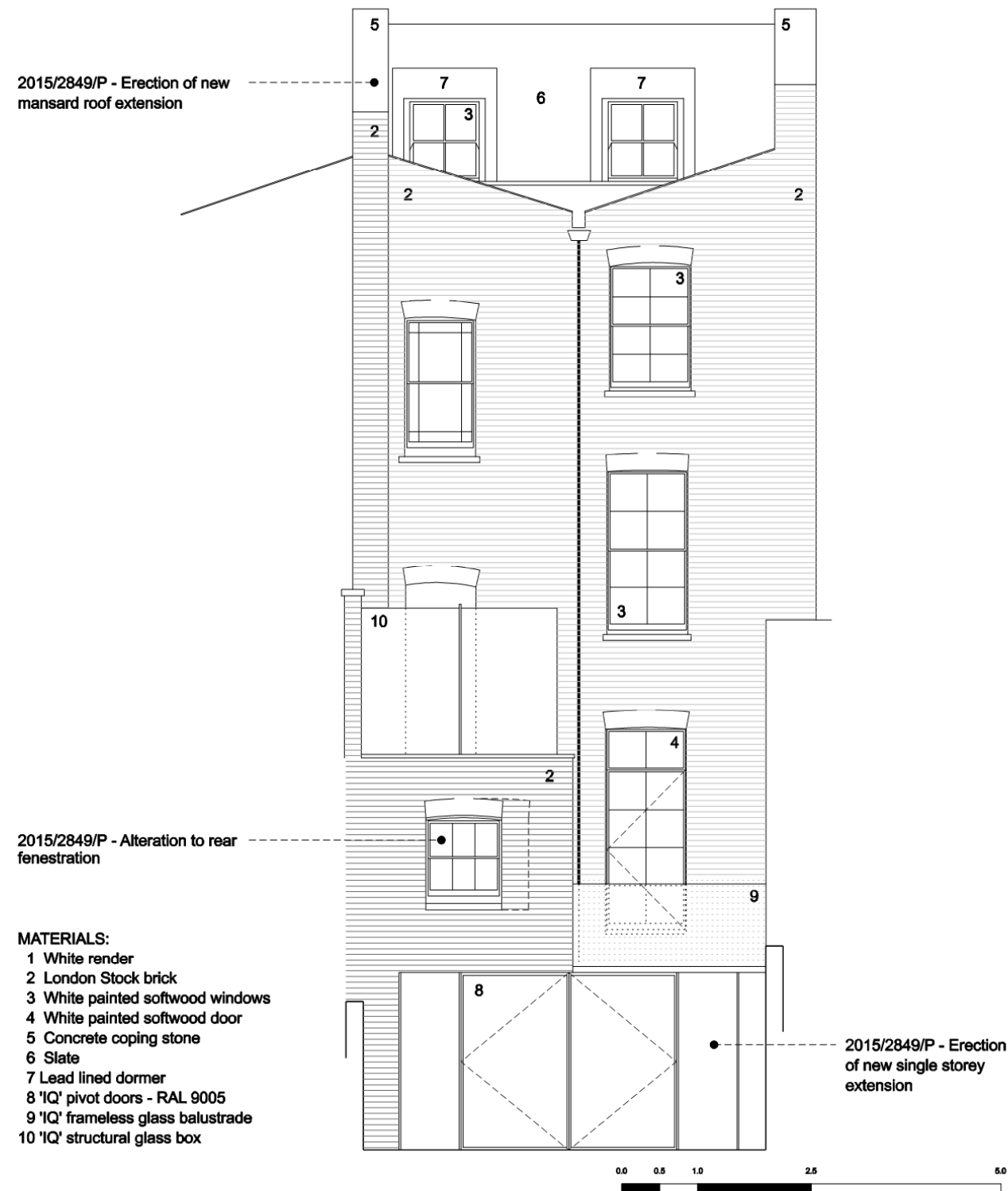


1.4.2 Rear / Garden Elevation

With the introduction of a roof terrace at ground floor, a frameless glass balustrade has been introduced to the approved glass roof - 2015/2849/P.

Using the same approved slimline glazing system (under application 2015/2849/P) we are proposing a conservatory to the first floor rear roof.

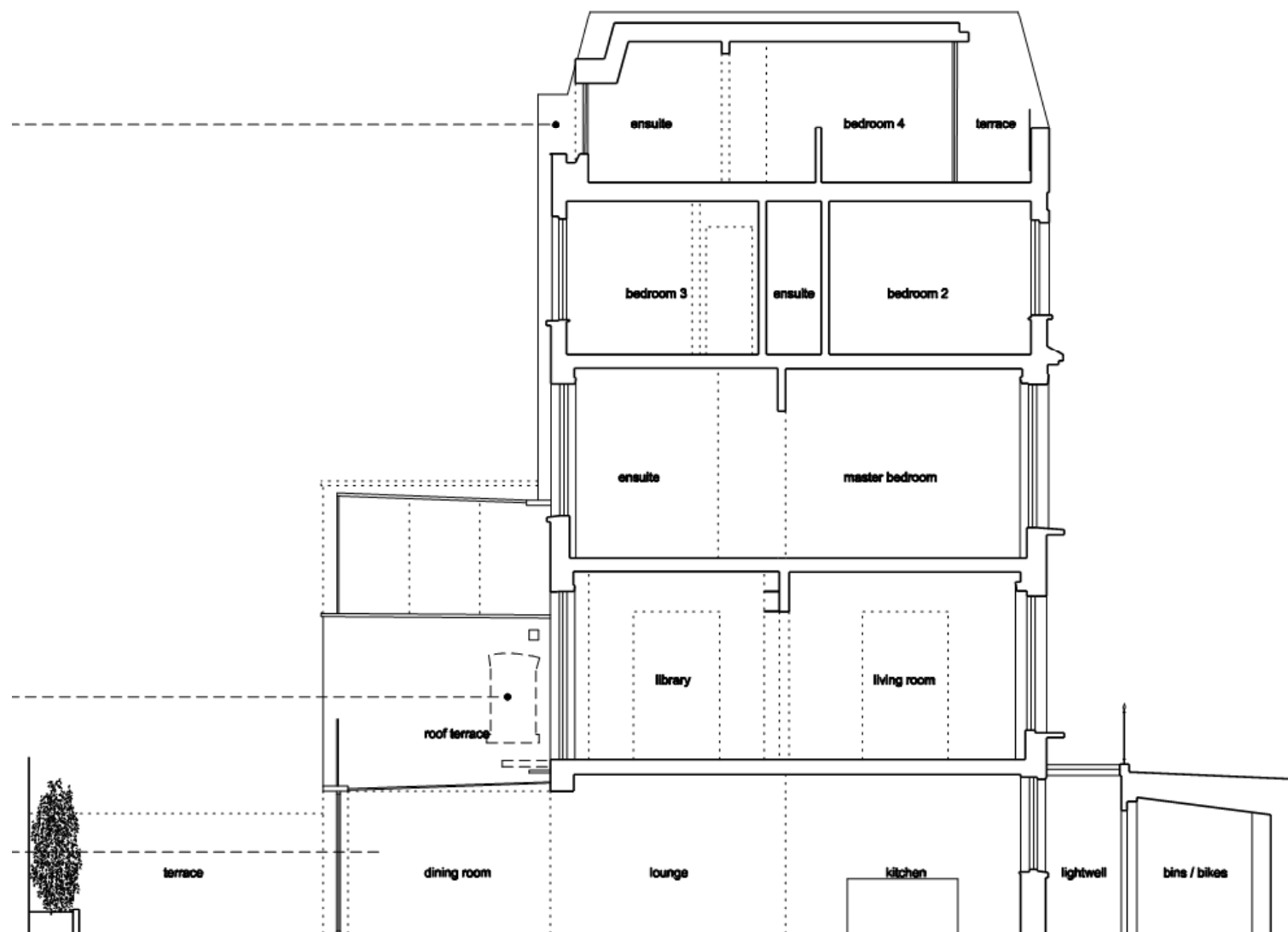
The mansard, window alteration at ground floor and the rear extension at lower ground floor are approved under application details - 2015/2849/P and therefore falls outside the scope of this application.



1.4.3 North East Sectional Elevation

We see the profile of the proposed works at the property, sought under this application - with the raise party wall to No. 19 and the new conservatory springing from this wall into the site. The other introduction to this elevation is the balustrade to the approved glass roof (under application 2015/2849/P), allowing user of the ground floor external access, in a similar manner to that currently experienced in the property.

The mansard, window alteration at ground floor and the rear extension at lower ground floor are approved under application details - 2015/2849/P and therefore falls outside the scope of this application.



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

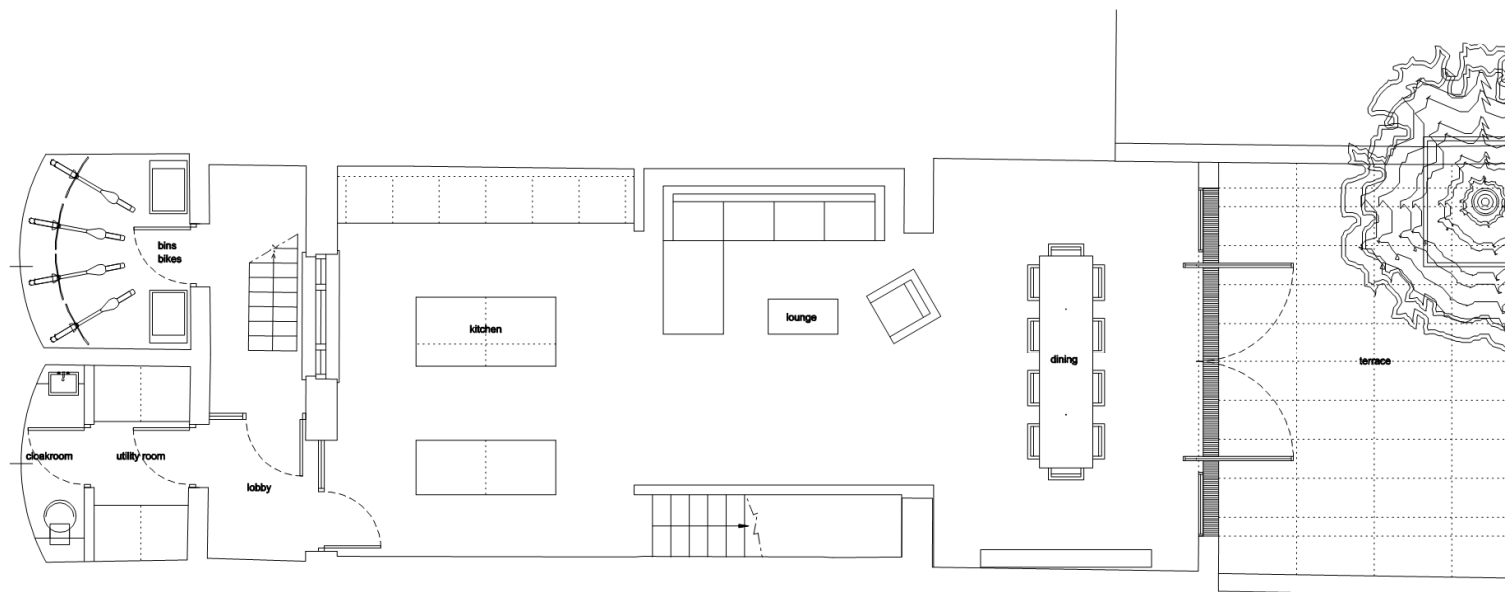
- IQ glass pivot door, finished in black

1.5.4 Roofs

- Single ply membrane to mansard roof
- Glass to rear, lower ground and first floor extensions
- Slate mansard

1.06 Proposed plans**1.6.1 Lower Ground Floor**

No change is sought from that approved under application - 2015/2849/P.

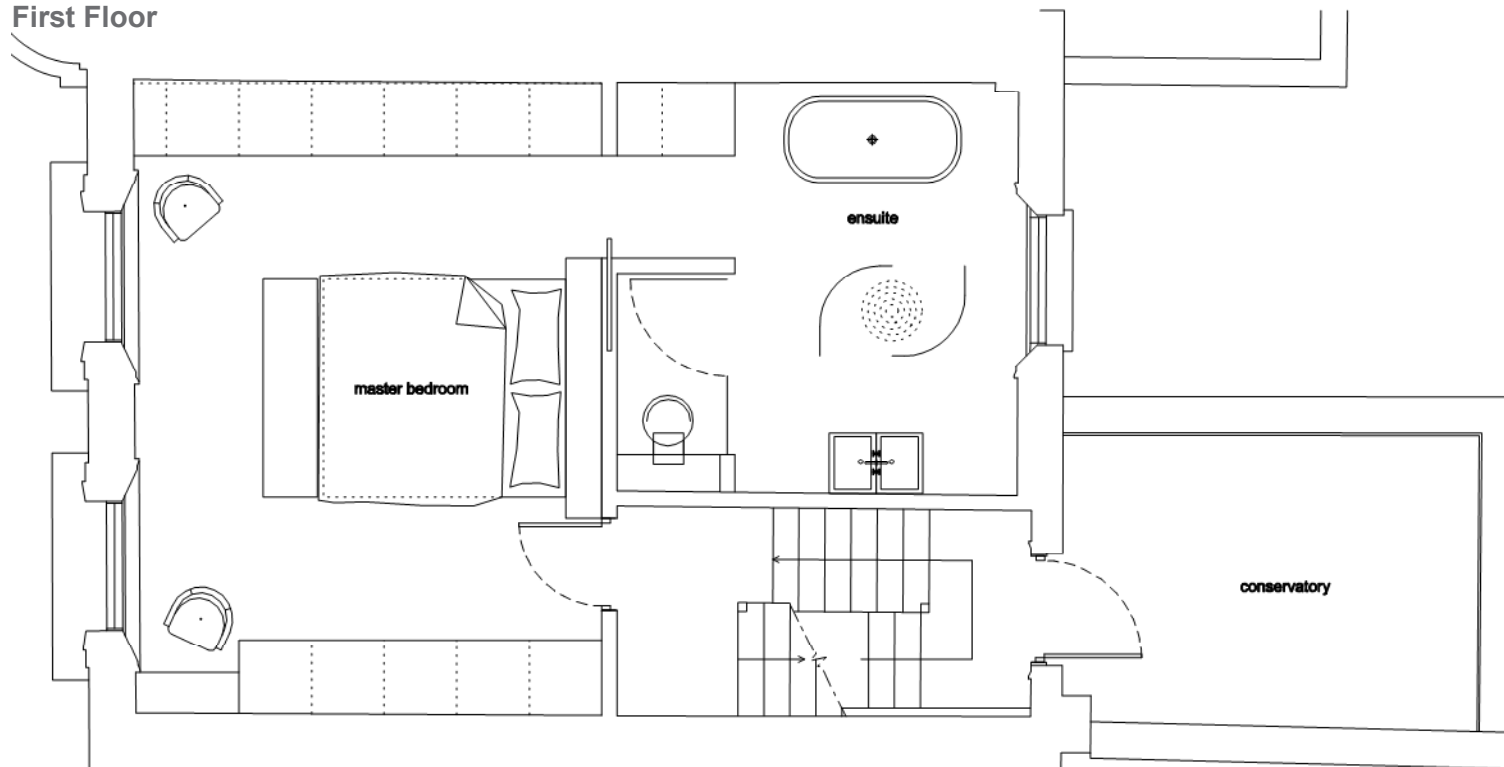


1.6.2 Raised Ground Floor

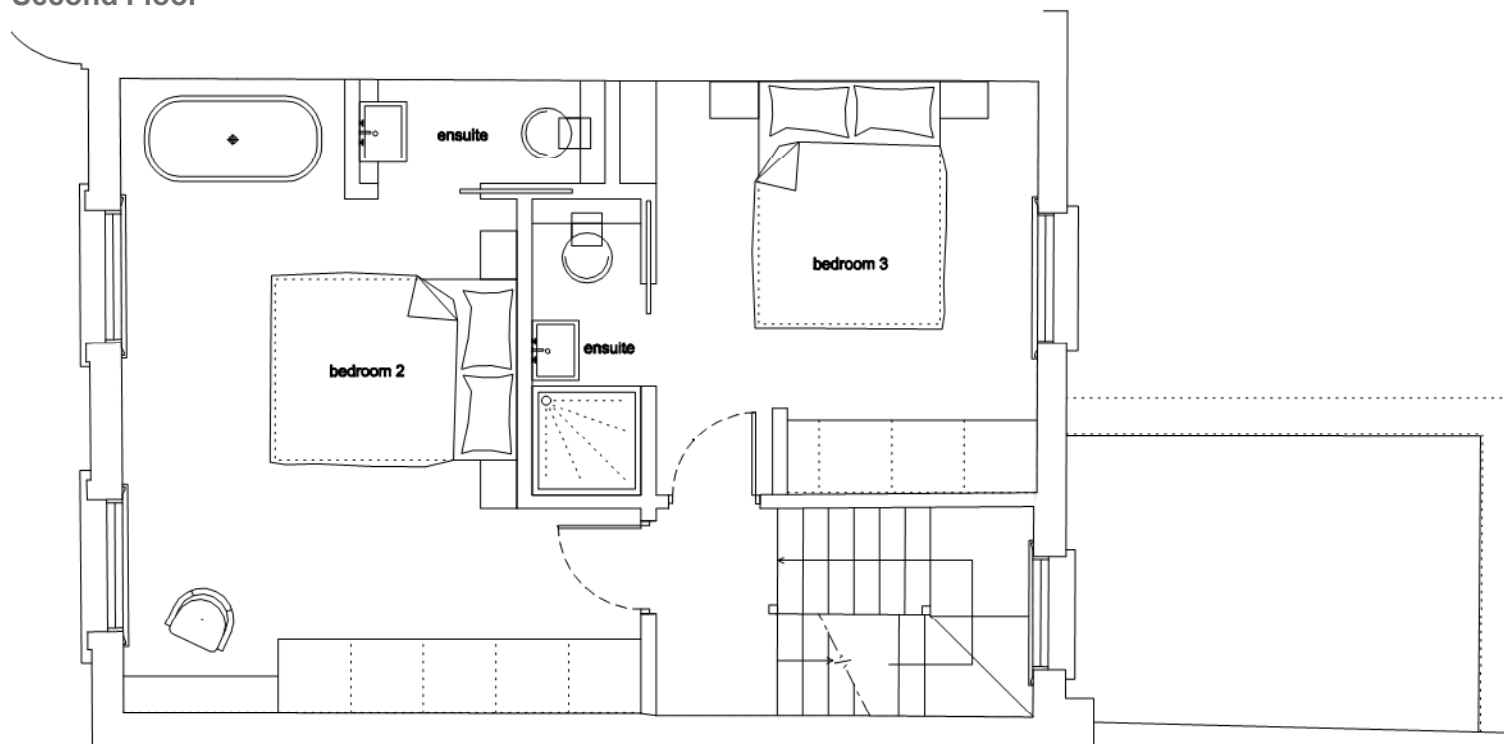
At this level we propose to allow acces to the approved glass roof (under application 2015/2849/P) from the rear room in the main body of the property.



First Floor



Second Floor

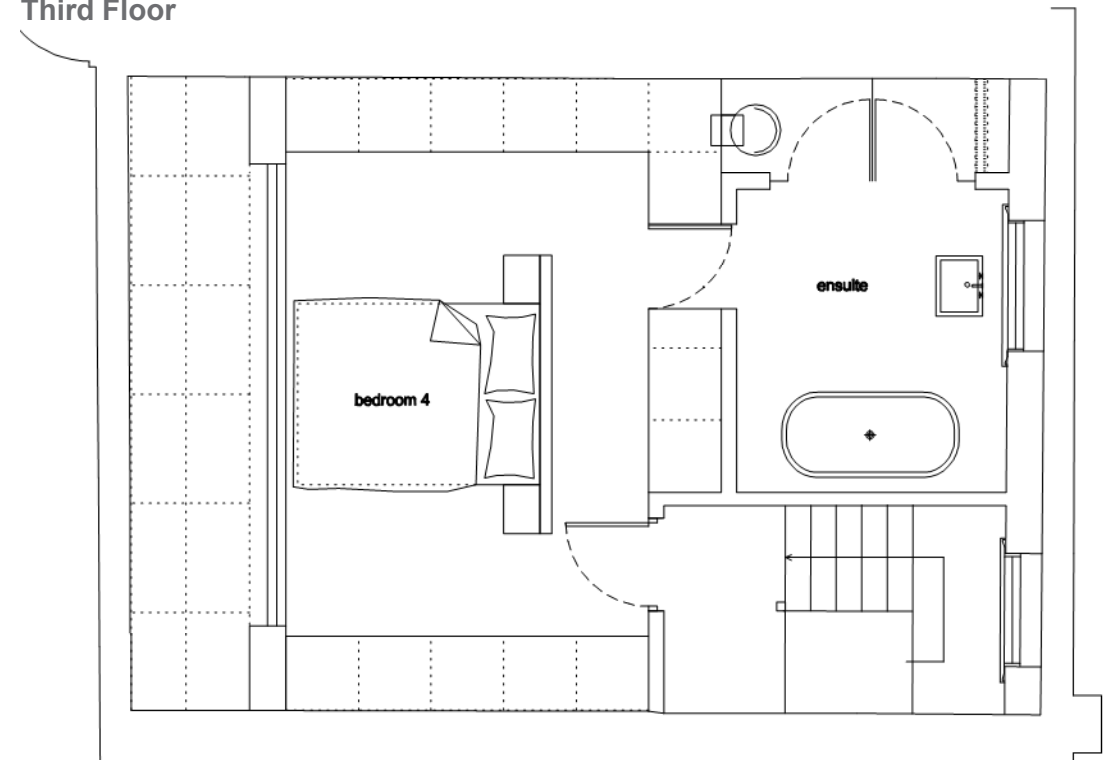
**1.6.3 First Floor**

At this level we propose to create a conservatory on the roof of the existing rear extension. This will be contained on the Party Wall by a brick wall and then all views will be into the demise of the property.

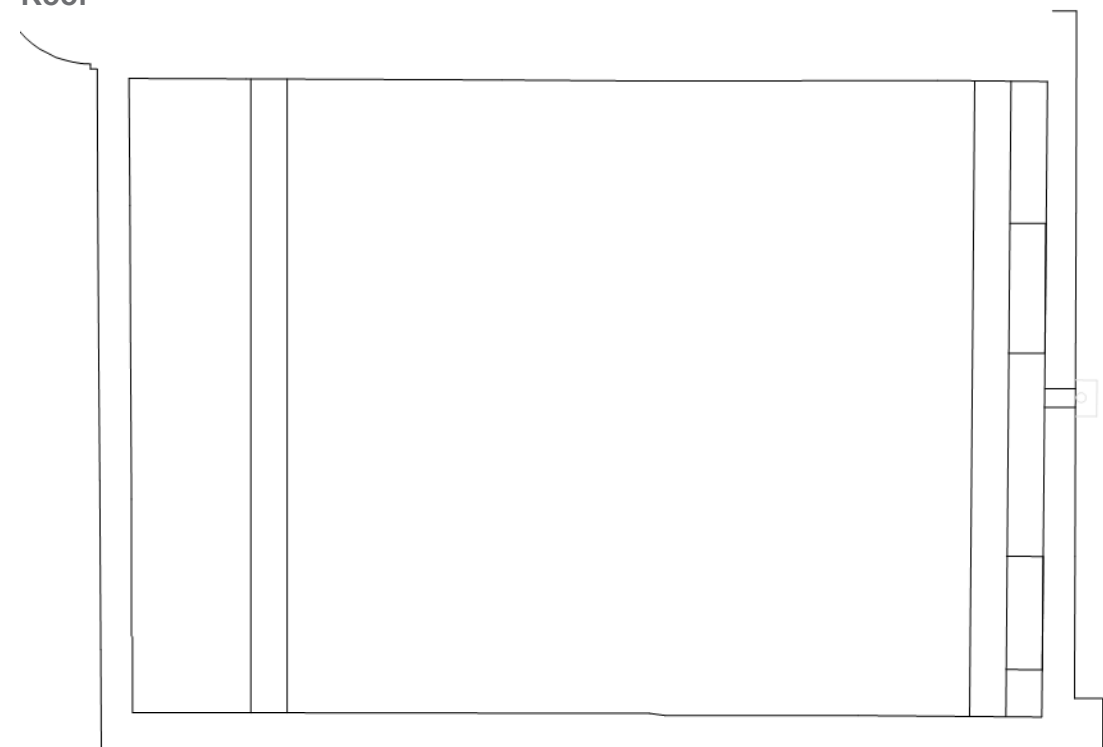
1.6.4 Second Floor

No change is sought from that approved under application - 2015/2849/P.

Third Floor



Roof

**1.6.5 Third Floor**

No change is sought from that approved under application - 2015/2849/P.

1.6.6 Roof

No change is sought from that approved under application - 2015/2849/P.

1.07 Areas

Floor	Area - Existing		Area - Proposed		Application Area - Difference	
	sqm	sqft	sqm	sqft	sqm	sqft
Lower ground	56.3	606.0	69.5	748.1	13.2	142.1
Ground	46.0	495.1	46.0	495.1	0.0	0.0
First	38.4	413.3	46.8	503.7	8.4	90.4
Second	40.0	430.6	40.0	430.6	0.0	0.0
Third	5.9	63.5	31.8	342.3	25.9	278.8
Amenity space	42.0	452.1	51.5	554.3	9.5	102.2
Sub-total	228.6	2,460.6	285.6	3,074.1	57.0	613.5

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.