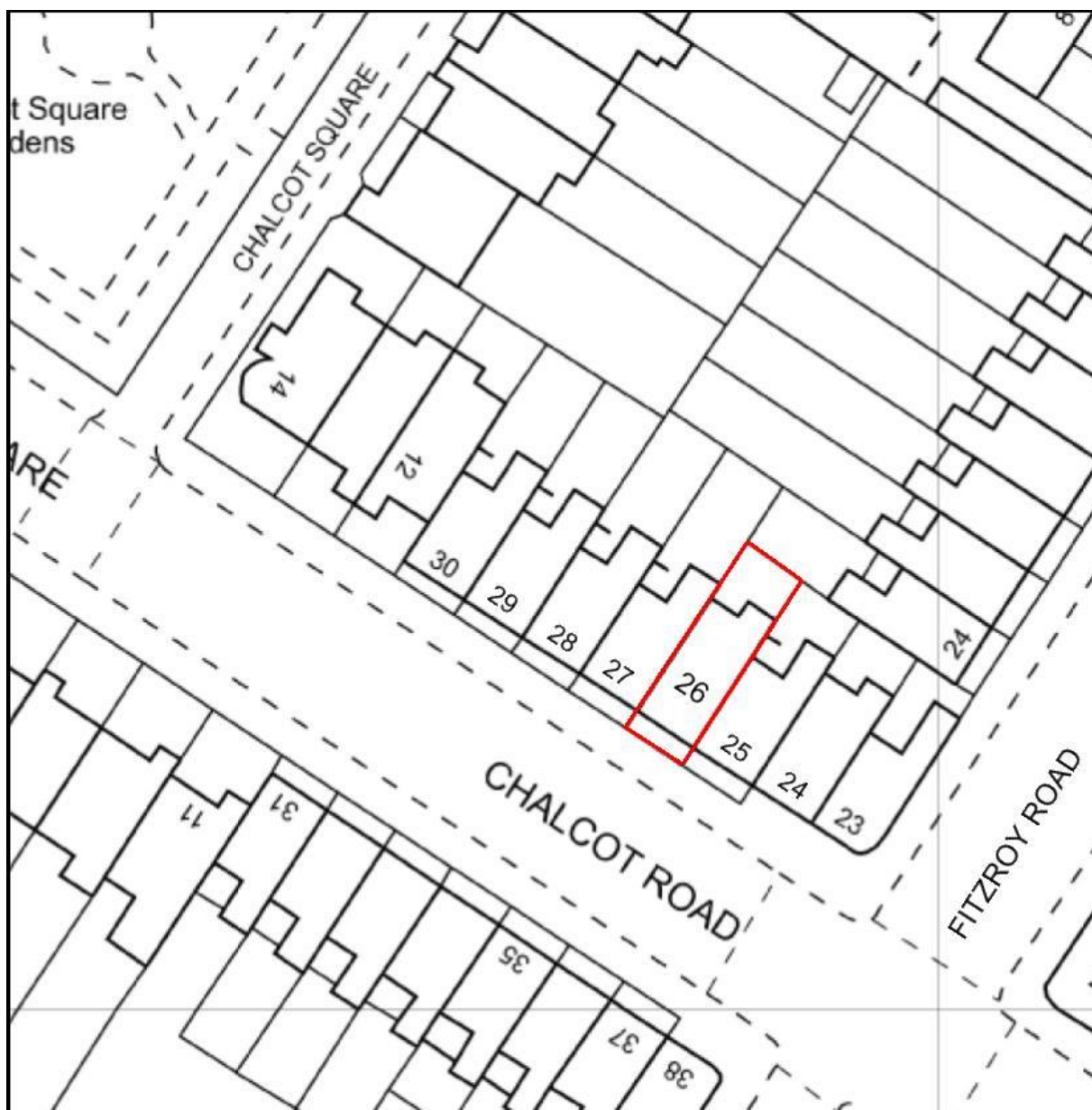


PLANNING APPLICATION TO REFURBISH AND EXTEND THE FIRST-FLOOR
FLAT TO MAKE IT SELF-CONTAINED

DESIGN & ACCESS STATEMENT



SITE LOCATION PLAN



26 Chalcot Road

The rear of the house is hidden from public view, although an observer standing in exactly the right place, and turning to look through the narrow gap at each end of the terrace, could catch a very restricted and oblique sight of it.



CONTEXT

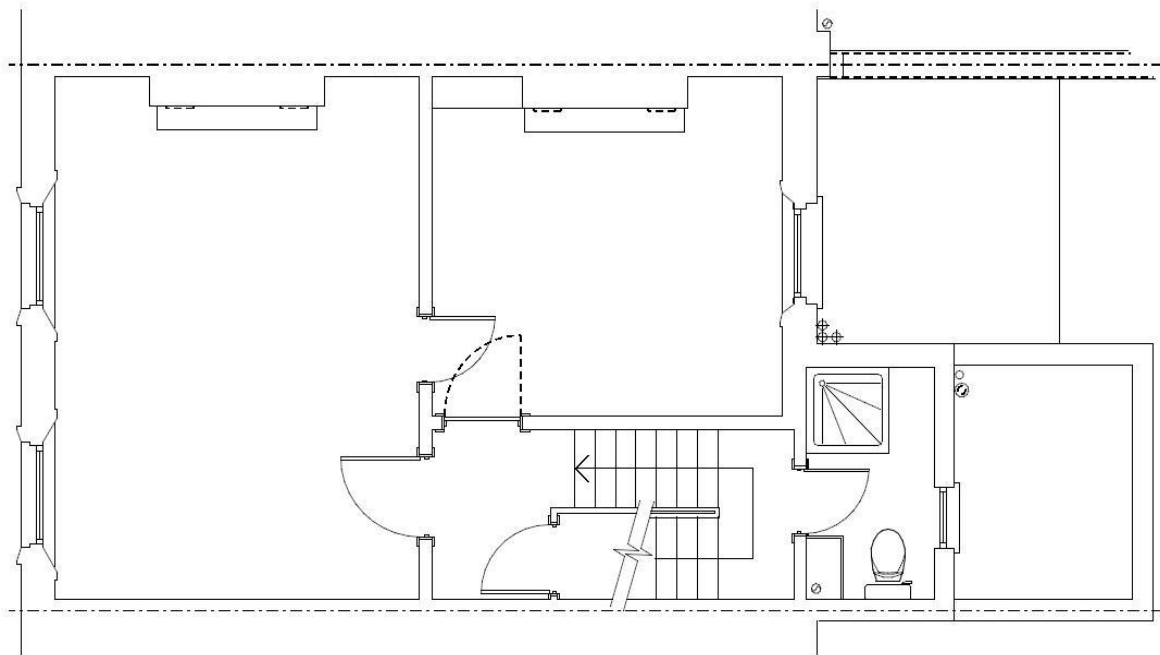
26 Chalcot Road was in multiple occupation before and after the Second World War, but was divided into four flats by 1970.

In 1970 permission was given for the erection of a single story W.C. / shower room extension at the rear (historic planning application 8960). The W.C. / shower room in the new extension was shared by the second-floor and first-floor flats, and allowed the ground floor flat, in addition to the basement flat, to become self-contained.

In 1979 the house was put up for sale, and bought jointly by the tenants of the basement, ground and second floor flats. Permission was given for the erection of a rear extension at second floor level to provide a W.C. / shower room (application 29046). This new extension was built on top of the 1970 extension, and the second-floor flat thereby became self-contained.

This left the 1970 W.C. / shower room for the exclusive use of the first-floor flat although, being next to the half landing, it is accessible only via stairs used by other occupants of the house. So after 1979 the first-floor flat was, as it is now, the only one of the four flats in the house to be not self-contained.

The tenant of the first-floor flat, who had lived in the house since the early 1930s, had not wanted to join the other tenants in buying the house in 1979; but he was assured by them that he could stay there undisturbed for as long as he wished. He wanted no change and was very happy to continue living in the not-self-contained flat, although it does not meet current standards. He died in 2014; so it is now possible, and necessary, to develop the flat to meet those standards.



EXISTING FIRST FLOOR PLAN – Gross internal area 34m² + external W.C. / shower room



PRE-APPLICATION ADVICE (2015 / 3550 / PRE)

The applicants, the former tenants referred to above, have thoroughly discussed the following proposal with a Planning Officer who visited the site, and whose helpful advice has been followed in all respects.

PROPOSAL

This Planning Application is to build a small rear extension to provide just sufficient additional space to make the first floor flat self-contained i.e. with an internal bathroom, the most important improvement needed to bring the flat up to current standards.

Full details of the proposal appear below, after a description of the site; but here it may be noted that there are no other not-self-contained flats in the block of houses listed in the paragraph below, judging from their Planning Records; so in this block of houses the need for the rear extension proposed here is unique.

THE SITE

The rear of 26 Chalcot Road overlooks gardens enclosed by the rears of terraced houses: 12-19 Chalcot Square, 12-24 Fitzroy Road and 23-30 Chalcot Road. The front facades of these terraces retain their original uniform appearance, but the rears – essentially hidden from public view – are very different.

There is no suggestion in the Primrose Hill Conservation Area Statement that the rears of these terraces make a significant contribution to the Conservation Area; and a Planning Inspector described as follows the rear of the terrace including No. 28 (and No. 26) Chalcot Road, and the rears of the adjacent terraces:

The façade of the terrace in which it is situated has retained its architectural integrity. However, at the rear I noted that houses in this part of Chalcot Road and elsewhere in the block have been altered and extended in various ways . . . These alterations have undermined the architectural integrity of individual buildings and the unity of the terraces as seen from the garden areas . . . The traditional building layout has already been subsumed by earlier extensions . . .

source: APP/X5210/A/01/1079446 (28 Chalcot Road)

The miscellaneous alterations and extensions at the rears of the terraces, noted by the Planning Inspector, are not depicted in the OS map extract used above for location purposes, but are clearly shown in the photographs below (especially when they are magnified) and in the following sketch views.



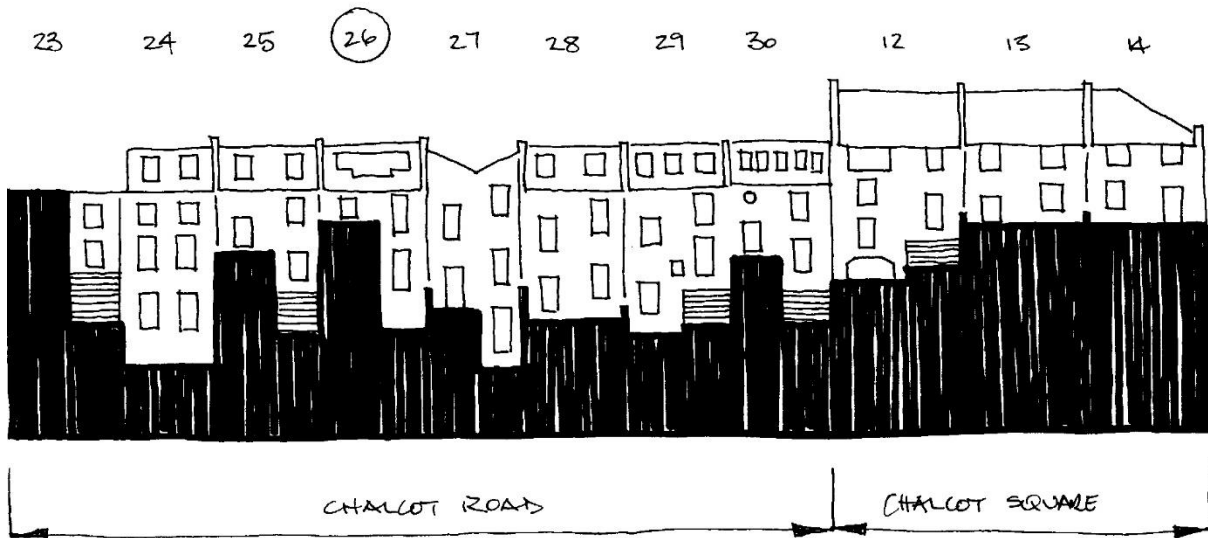
AERIAL VIEW SOUTH – to Chalcot Road



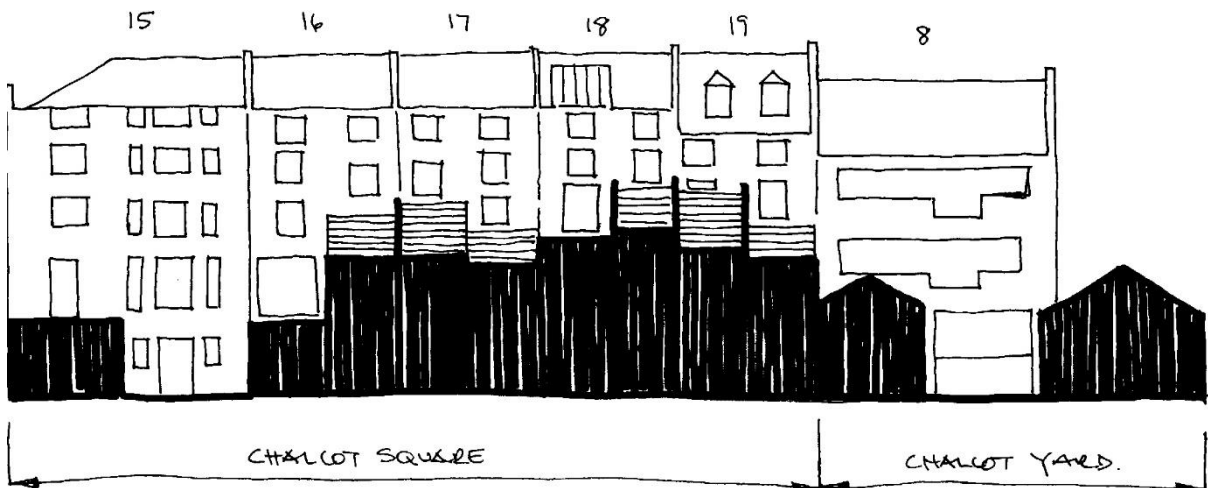
AERIAL VIEW WEST – to Chalcot Square



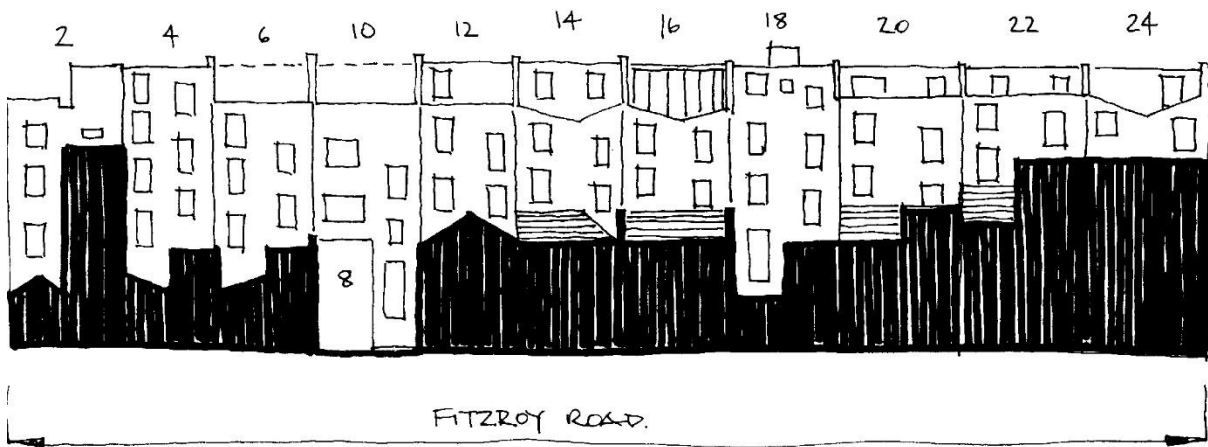
AERIAL VIEW EAST – to Fitzroy Road



SKETCH VIEW – Rear of Chalcot Road (Existing)



SKETCH VIEW – Rear of Chalcot Square



SKETCH VIEW – Rear of Fitzroy Road

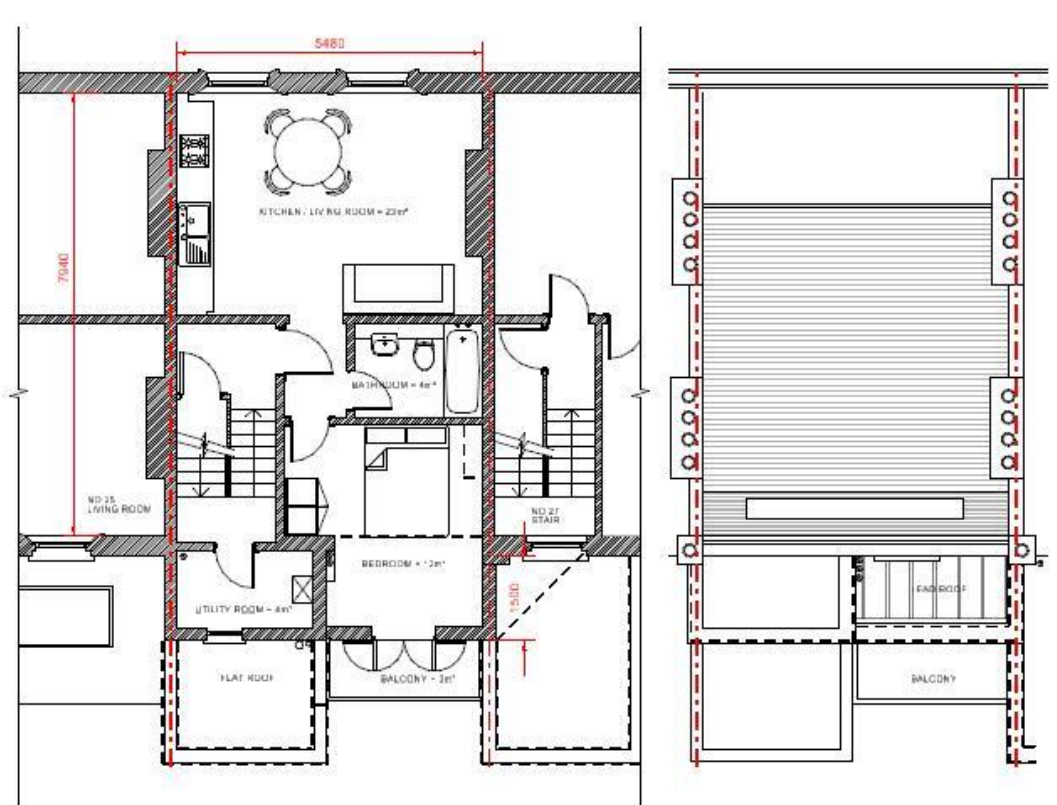
Note: 27 Chalcot Road is now being developed as shown in other drawings and sketches here.

DETAILS OF THE PROPOSAL

The proposed rear extension extends out only as far as the shallow existing rear extension. The additional floor space is just enough to allow a small bathroom to be inserted at the centre of the plan, and the double bedroom, at 12m², just meets the London Housing Design Guide standard. The front room, providing a living / dining room with an open-plan kitchen, is proportionally the grandest in the house (in the *piano nobile* tradition) and is kept intact, conserving its heritage value.

The existing W.C. / shower room next to the half landing is converted into a utility room for services (boiler, electrics etc.), bicycle storage, general storage, recycling, refuse etc.

To open the interior of the bedroom to the outside, there is a small balcony approximately 1.1m deep on the remainder of the existing rear flat roof (raised to the level of the first-floor accommodation) which also provides a little space for a couple to sit out if they wanted to – an amenity the importance of which is recognised in the London Housing Design Guide and in Camden’s Planning Guidance. The balcony looks across gardens, with mature trees and shrubs providing screening to neighbouring buildings (see the aerial views above), and there would be no significant loss of amenity to neighbouring properties due to overlooking, or loss of privacy. There are already terraces and balconies in this area, and the railings of the proposed extension’s balcony match those nearby, at 27 and 28 Chalcot Road and 22 Fitzroy Road for example.



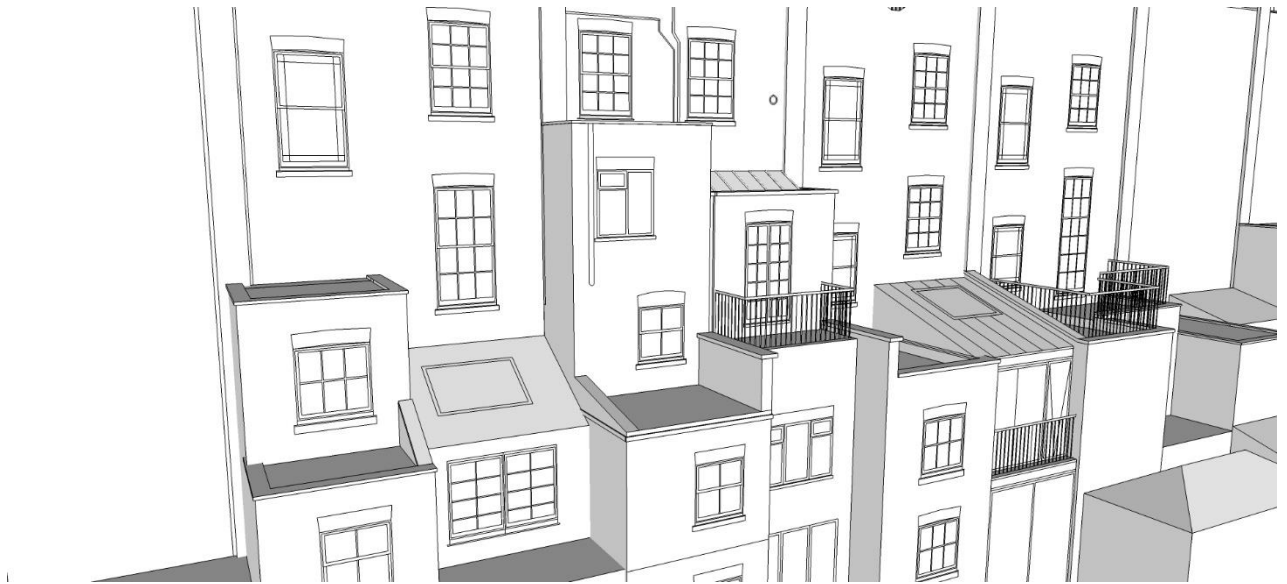
PROPOSED FIRST FLOOR PLAN & ROOF PLAN

Gross internal area 39m² + 3m² balcony + 4m² utility room

The existing rear extensions noted by the Planning Inspector quoted above include, amongst others at first floor level, those at 25 and 30 Chalcot Road; and there are higher extensions at 23 Chalcot Road and at 26 Chalcot Road, to which the proposed extension is subordinate and, *a fortiori*, subordinate to the house. It provides an elegant transition from the existing higher extension to the lower one, with matching lead roof and railings, at 27 next door. By sensitively respecting its context in form and materials the proposed extension (together with the proposed replacement of the unsympathetic window in the existing W.C. / shower room) enhances the character and appearance of the host building.



PROPOSED REAR ELEVATION (including No. 27 Chalcot Road currently under construction)



SKETCH VIEWS OF PROPOSED REAR EXTENSION



NEIGHBOURS' AMENITY

We have been particularly concerned to ensure that the proposed extension is not only appropriately designed, but also that it does not detract from the amenity of neighbours.

That consideration has led us to propose the smallest possible extension consistent with making the first-floor flat self-contained, to avoid any undue sense of enclosure to adjoining windows, and neighbours' privacy has already been referred to above.

In relation to daylight and sunlight, the proposed plan and rear elevation (above) include the 45 degree lines recommended in BRE *Site Layout Planning for Daylight and Sunlight: a guide to good practice*. They show that the only window affected, in any way, is a window to a staircase (not a habitable room) at 27 Chalcot Road. Moreover, as that window faces due north, the daylight and sunlight it receives will be virtually unaffected, as illustrated in the sketches at the end of this Design and Access Statement.

SPACE STANDARDS

As already mentioned, the flat is extended just enough for the double bedroom to meet the London Housing Design Guide 2011 (LHDG) standard. The LHDG also specifies, for a new-build one bedroom two-person flat, a Net Internal Area of 41m², and a 5m² Outdoor Amenity Space. In practice, the extended flat proposed here compares well with those standards too, even though it is not newly built. It has an outdoor amenity space (albeit of 3m²) and a net internal area virtually the same as the gross internal area: the staircase is not included in the flat's internal area, and much less space is needed for internal circulation and partitions than the LHDC allows. And significantly less space is needed for storage, since space is provided in the adjacent utility room for a washing machine, boiler, electrics, bicycle and general storage, recycling, refuse etc.

While respecting neighbours' amenity, therefore, the refurbished and extended double bedroom flat will provide sufficient space for a good standard of accommodation for two persons.

SUSTAINABILITY

The refurbishment work will incorporate a modern condensing (energy saving) boiler for heating and hot water, and insulation to current standards will be provided for the extension; new double glazed windows will match existing windows throughout.

SENSE OF ENCLOSURE / DAYLIGHT / SUNLIGHT

Please see under 'Neighbours' Amenity', above.

ACCESS

Access to the house remains the same. Wheelchair access is prevented by steep steps from the street up to the front door and further flights of stairs up to the first floor.



CONCLUSION

We have shown why the proposed extension is needed, in locally unique circumstances, to make the first-floor flat self-contained and bring it to current standards. We have carefully considered the site in the light of the Primrose Hill Conservation Area Statement and the opinion of a Planning Inspector. And we have also shown how the extension respects neighbours' amenity, and incorporates sensitive high-quality design: it will be secondary to its host building (and, indeed, to that building's existing extension) and will respect and preserve the original design, proportions, architectural period and style of the building. The conservation area will also be enhanced by the use of the finest materials and building construction techniques, and by replacing the existing 1960s window in the existing W.C. / shower room with an original-style sliding sash window,

In short, the proposal respects and enhances the character of the property and its surroundings in accordance with the policies for the Conservation Area, Camden Planning Guidance CPG1 (Design), Core Strategy Policy CS14 (Promoting high quality places and conserving our heritage), Development Policy DP24 (Securing high quality design) and Development Policy DP26 (Managing the impact of development on occupiers and neighbours).

Our understanding, therefore, is that the proposal is fully compliant with planning regulations, and the newly self-contained flat will provide a high-quality and much needed addition to Camden's modern housing stock.

Jeremy Peacock
(For and on behalf of Formwork Architects Ltd)

DRAWINGS

469 / LOC / 01A – Site Location Plan

469 / LOC / 02A – Site Block Plan

469 / L / 01A – Existing First Floor & Roof Plans

469 / L / 02A – Existing Sections AA, BB, CC

469 / L / 03A – Existing Front & Rear Elevations

469 / L / 04A – Proposed First Floor & Roof Plans

469 / L / 05A – Proposed Sections AA, BB, CC

469 / L / 06A – Proposed Front Elevation

469 / L / 07A – Proposed Rear Elevation

469 / L / 08A – Sunlight sketch studies



EXISTING TERRACE



PROPOSED TERRACE

08.00 AM
JUNE



EXISTING TERRACE



PROPOSED TERRACE

12.00 MIDDAY
JUNE



EXISTING TERRACE



PROPOSED TERRACE

3.00 PM
JUNE



EXISTING TERRACE



PROPOSED TERRACE

7.00 PM
JUNE

SUNLIGHT SKETCHES