



Design and Access Statement

43 Chalcot Road
London
NW1 8LS

Issue 05/01/2016



1 Overview

1.1 Introduction

43 Chalcot Road is a 19th Century mid-terrace Regency style town house. The existing building is divided into a basement flat, ground floor retail unit and a three bedroom flat at 1st and 2nd floor.

The proposal seeks planning permission to:

- Divide the existing 1st and 2nd floor flat into a one bedroom flat at 1st floor and a two bedroom flat above.
- Add a mansard roof loft conversion
- Add an additional storey to the existing extension at 1st floor.

1.2 Previous Consultation

An application for pre-planning advice was submitted to Camden Council on 13th August. This application has been made with due consideration of the advice received 19th October 2015.

1.3 Relevant Applications

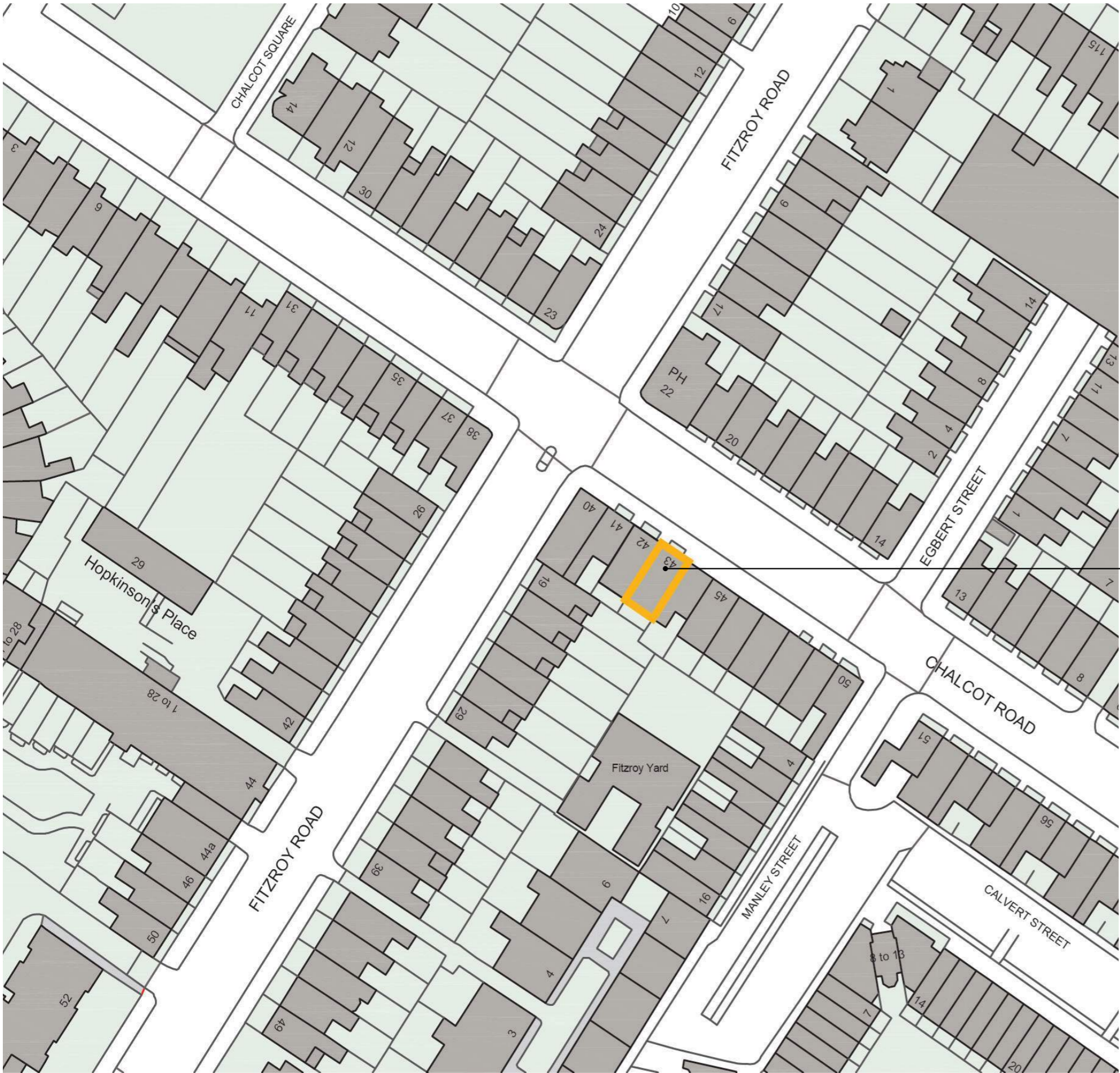
Comparable applications have been made at:

- 2015/4478/P 42a Chalcot Rd - Permission Granted
- 2014/7681/P 44 Chalcot Rd - Permission Granted
- 2014/5503/P 38 Chalcot Rd - Permission Granted
- 2013/7708/P 41 Chalcot Rd - Permission Granted
- 2012/0884/P 5 Chalcot Rd - Permission Granted

Top: 43 Chalcot Rd, NW1 8LS

Left: View from rear of 43 Chalcot Rd showing array of existing alterations including extensions, mansards, dormers and balconies

Right: View from front of 43 Chalcot Rd illustrating range of existing mansard roof conversions on the opposite side of the street



2 Site and Context

2.1 Site

43 Chalcot Rd is situated within the London Borough of Camden and is located within a parade of terraced buildings constructed in the 19th Century.

The site consists of a basement flat, a ground floor retail unit and a first and second floor flat. The building is not listed but is located within the Primrose Hill Conservation area. The proposed changes are to the existing 1st and 2nd floor flat. Neither the basement flat or shop unit are to be amended by these proposals.

Access to the existing 1st and 2nd floor flat is by means of a separate entrance directly onto Chalcot Road, with the shop and basement flat having separate access.

At the rear of the building is a garden at basement level. This is fully enclosed with a surrounding wall and fence which is accessible from the basement flat only. At the first floor is an existing roof garden associated with the 1st and 2nd floor flat which is located on the roof of a basement and ground floor extension undertaken in the 1980's.

43 Chalcot Rd is a period property in the regency style. The front elevation is brick and stucco fronted whilst the rear fenestration is plain masonry with a butterfly roof. The windows to the original building are white painted timber sash in keeping with the surrounding area,

43 Chalcot Rd, NW1 8LS





2.1 Context

A row of shops occupy the ground level streetscape with residential flats above.

There are numerous 20th/21st century, front, rear and side alterations to properties within Chalcot Rd and the surrounding area consisting of both one and two storey amendments.

The front elevation of the property is in keeping with the surrounding street and has decorative features typical of the period such as stucco window surrounds and large sash windows. Numerous properties along Chalcot Rd have added mansard loft conversions at 2nd floor which are set behind the existing parapet.

The proposal will affect the front elevation at roof level only and will be sympathetic to the surrounding area, with the proposed mansard roof in keeping with the surrounding additions including the proposals at 42a and 44 Chalcot Road which have recently been granted planning permission.

The rear elevation is not visible from the surrounding streets with the terrace being heavily modified over the 20th century with various rear extensions, loft conversions, alterations to the rear butterfly wall and amendments to the original fenestration.

The proposals at roof level have been designed to be in keeping with the recently approved applications at 42a and 44 Chalcot Rd and have taken on-board comments received during pre-application advice. The mansard roof maintains the existing butterfly roof parapet and is traditional in appearance.

The extension proposed at 1st floor has been designed to be in keeping with the surrounding context. The masonry wall construction will be made of brickwork to match the existing as close as reasonably possible and the white painted timber doors will be in the style of the existing fenestration in the rear elevation.

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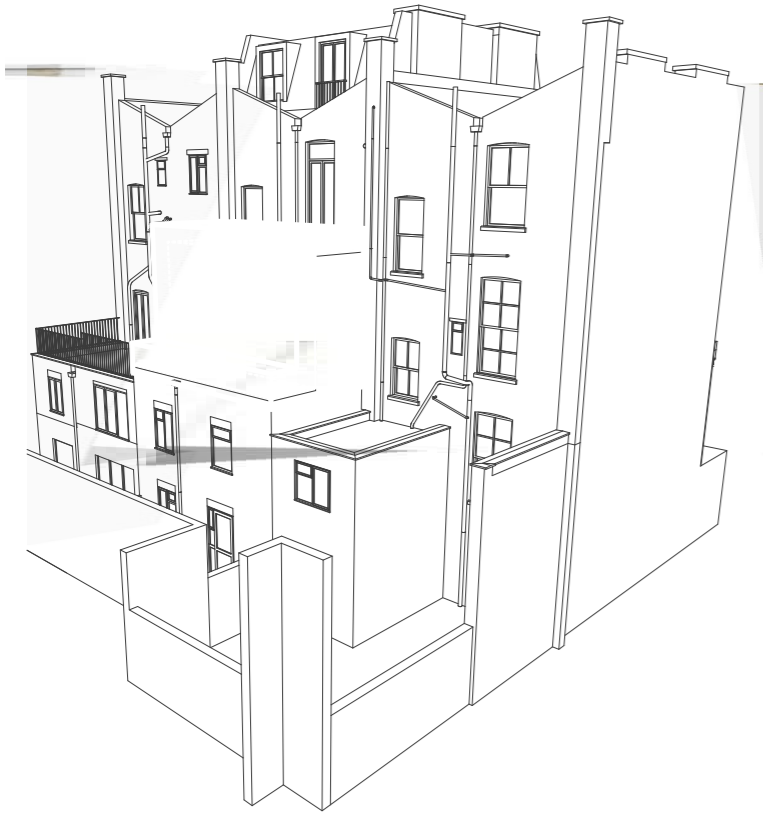
Existing roof alterations to 19th Century properties

Existing 20th/21st Century extensions to 19th Century properties

Left: Ariel view of Chalcot Rd showing array of existing alterations including extensions, mansards, dormers and balconies



Left: Proposed massing at pre-planning
Right: Proposed massing



3.0 Design

3.1 Massing

Mansard Roof

The Mansard roof has been designed to be in keeping with the existing roof-scape and the councils design guidance for roof extensions. The design has considered the recently approved applications at the neighbouring properties 42a and 44 Chalcot Rd.

The mansard has been designed to be sympathetic to the form of the roof additions in the terrace and will continue the pattern of development and help to re-unite the group of buildings in accordance with CPG1 paragraph 5.7.

The design has responded to the commentary given as part of the pre-planning advice dated 19th October 2015 in the following ways:

The mansard roof pitch has been reduced from the 75 Degrees in the pre-planning scheme to 70 Degrees in accordance with CPG1 paragraph 5.14- 5.19 and will be in keeping with the recently approved schemes at No's 42a and 44.

The front dormers have been reduced in size in comparison with the pre-planning proposals and are now comparable with the front dormers proposed at No's 42a and 44 Chalcot Rd.

The rear elevation to the mansard has been revised to a more traditional appearance with a single dormer and Juliet balcony as recommended by the pre-planning officers report. This is in keeping with the recently approved Juliet Balcony's at 42a and 44 Chalcot Rd.

First Floor Extension

The proposed extension will extend the rear of the property at first floor. The extent of the addition has been significantly curtailed in comparison with the pre-planning proposals and now only adds 1.8m of internal space to the rear of the property.

As recommended in the pre-planning advice the scale of the proposals has been reduced in depth and height, to reduce any impact on the amenity of the surrounding buildings.

The pre-planning advice drew reference to the extant planning permission granted for a first floor extension at 41 Chalcot road which is part of the same terrace. At this location, an extension has been permitted which follows the width of the existing building below on which it is seated.

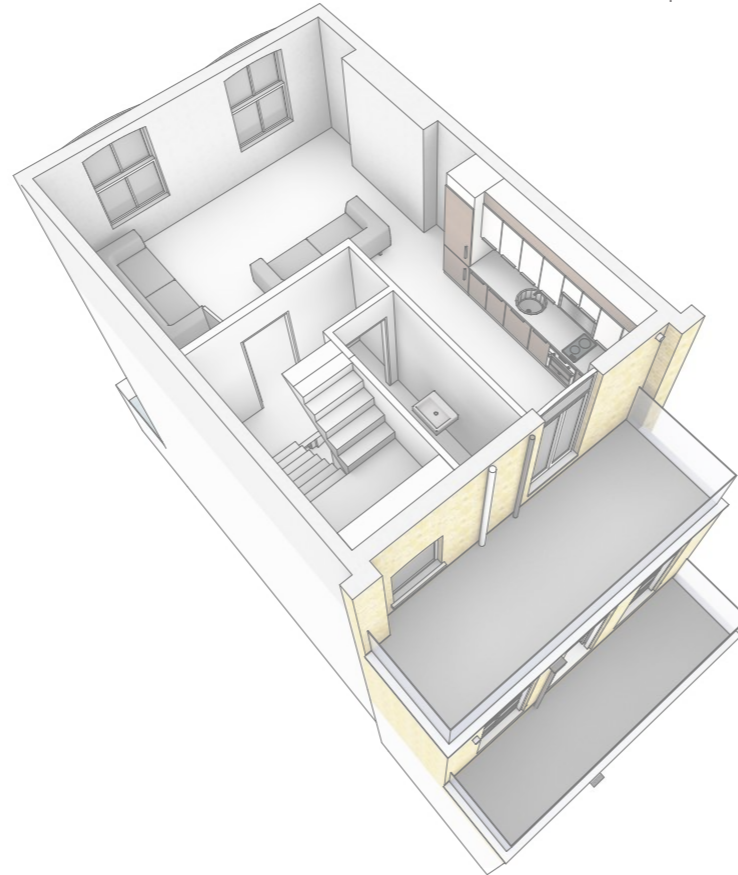
Whilst the pre-planning report draws this as a source of reference for massing the key difference between no's 41 and 43 is the width of the existing rear extension below first floor. At no 41 the width of the existing extension is a half building and the proposed extension follows this rhythm. At 43 the existing extension is a complete building width and therefore the design has adopted a full width 1st floor extension to follow the rhythm of the volume below rather than a half building which would not relate proportionally to the existing massing

The depth of the proposed extension at no 43 will be less than that of the extant permission at 41 and consequently the proposed extension will not be visible from the established gap between the buildings at Fitzroy Road.

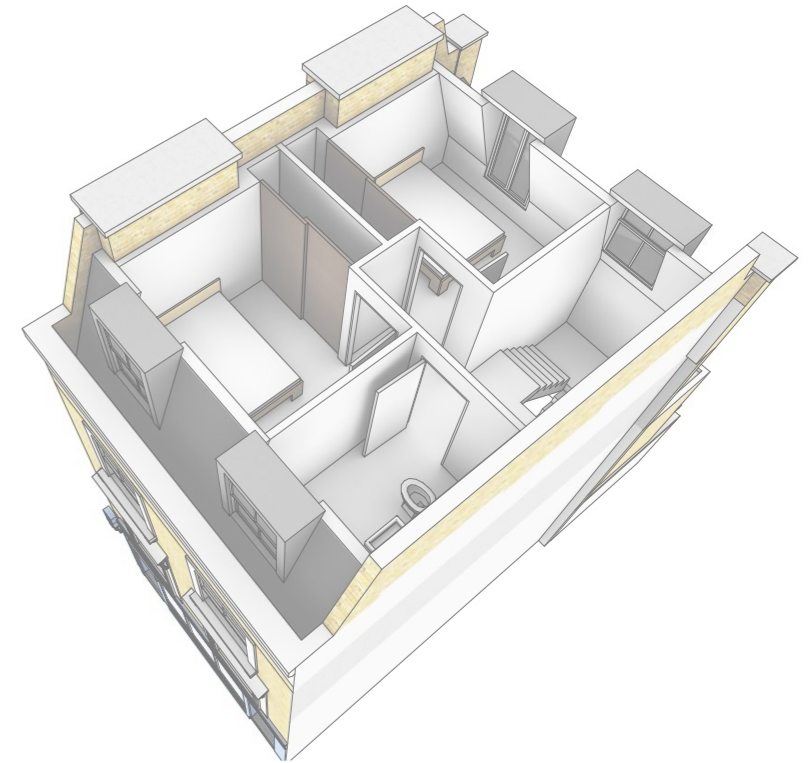
1st Floor Proposed



2nd Floor Proposed



3rd Floor Proposed



3.2 Layout and Use

1st Floor

At first floor the proposed design increases the existing internal floor space by 1.8m at the rear of the property.

The internal accommodation will be converted into a single bedroom flat accessed from a communal landing. Part of the existing roof terrace will be retained with access from the main living space at the rear of the property. The entrance to the new 2nd/3rd floor flat will be at this level accessed from the communal landing.

2nd Floor

Second floor will be converted to the main living space of the new 2nd and 3rd floor flat. A small roof terrace on top of the first floor extension will be accessed from the main open plan living space.

3rd Floor

The new 3rd floor mansard extension will accommodate two bedrooms and a bathroom to the upper flat. Access will be via the main staircase which will be extended up one storey.

3.1 Materiality

Mansard Roof

The party walls and chimney between the mansard roofs will be built up in London stock brick to match the existing.

The mansard elevations will be clad in natural slate in keeping with the surrounding area. The dormer windows will be timber sash painted white.

The Juliet balcony will be contained with metal railings.

1st Floor Extension

The new masonry walls will be London stock brick to match the existing.

The new doors and windows will be timber painted white in keeping with the local area. Openable windows will be located at the head of each door at the rear extension.

The balconies will be contained with either glass or metal rail balustrades.

4.0 Access

Access to the two new flats will be through the existing entrance on Chalcot Rd with the existing ground floor stair well and landing being communal.

The proposals at ground floor do not change the existing retail unit, with the main alteration being the change of the ground floor residential entrance from a singular access to a communal access to both flats.

The proposal creates one additional new flat and consequently the proposal should make provision for specific cycle storage in accordance with council policy. However, given the very limited available floor area at ground level resulting in a singular shared access hallway, the narrow width available, the need to conform with building regulations and no appropriate land available outside the demise of the property to house cycle storage; no specific cycle storage has been provided in the proposal.