

Flat 4, 46 Chalcot Crescent, London, NW1 8YD

Design and Access Statement

The Proposal

The proposal relates to the removal of an existing wall, reducing the size of the current bathroom, as well as adding a second bathroom and changing the point of access to the roof.

The Property

The property sits within a listed terrace of houses and dates from the mid 1800's. The property is end of terrace on the east side of Chalcot Crescent, with an aspect over Chalcot Square and Sharples Hall Street. The building comprises of four flats set over five floors to include the lower ground, raised ground, first, second and third floors. The third floor comprises a modern extension with a mansard roof with views to the rear.

The building is of traditional construction with rendered elevations painted pastel blue. There is a two storey, single bay window to the front and there are wrought iron railings providing access to the lower ground floor flat and the bin enclosure. The front entrance comprises a porch with pillars and a Juliet balcony with wrought iron railings above. A series of five steps lead up to the porch from pavement level.

The subject property is accessed via the first floor and is situated over the second and third floor. The flat comprises two bedrooms, one bathroom and an open plan kitchen off the entrance hall. The internal condition and layout is poor.

Planning History

There is no recent planning history at the property, however based on Camden's planning portal, historic planning permission includes the following;

Reference: 2004/3026/L

Description: Demolition of internal stud partition wall and its replacement with a new glass door and window at second floor level and proposed new structural glass floor to part of second floor, new pipe connection on front elevation and vent terminations on side elevation.

Date: 24/9/04

Decision: Granted

There has also been ongoing maintenance of a sycamore tree to the rear garden as part of TPO works dating back to 1986.

The Proposed Design and Layout

The proposed layout includes an open plan kitchen and living space with three north west facing sash windows to the front of the house. This includes the removal of three stud partition walls which currently form the master bedroom and kitchen on the second floor. At present the kitchen partially obscures the sash windows and therefore will be repositioned to the wall to the northern elevation to create a more functional space, by increasing the natural light and reinstating the outlook over Sharples Hall Street and Chalcot Square.

A bathroom is located between the bedroom and living room and it will be reduced in size so as to be in proportion to the size of the flat and to add space to the open plan kitchen/lounge.

The second bedroom will remain to the rear of the building with a south east facing window and good provision for storage provided.

The master bedroom will be on the third floor with good provision for storage lining the wall to the northern elevation as well excellent storage within the loft space. An additional en suite bathroom will be created, where the access to the roof is currently located, which will improve the amenities within the flat. As a result this involves changing the point of access to the roof to the corner of the southern elevation.

A hollow pillar will be removed to create space for the en suite bathroom. This pillar provides access to a gas meter affixed to the floor and the gas meter will be relocated to the loft.

The internal decoration will be in keeping with the design and high specification of other flats within the area.

No alterations are proposed to the external elevations of the existing building and all alterations are to be carried out within the existing property.

Summary

The proposal is designed to utilize the floor areas to best effect, which at present are comprised due to an awkward and inconsistent layout.

In summary this proposal will improve the amenities, the layout, and provision for natural light within the flat.

EXTERNAL PHOTOS

Front External Elevation



Views to the south



Views to the north west



INTERNAL PHOTOS

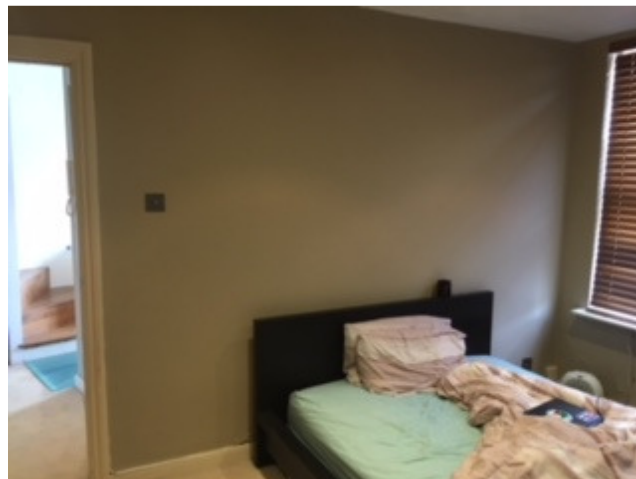
Kitchen stud walls to be removed



Kitchen units partially obscuring sash windows, natural light and the outlook



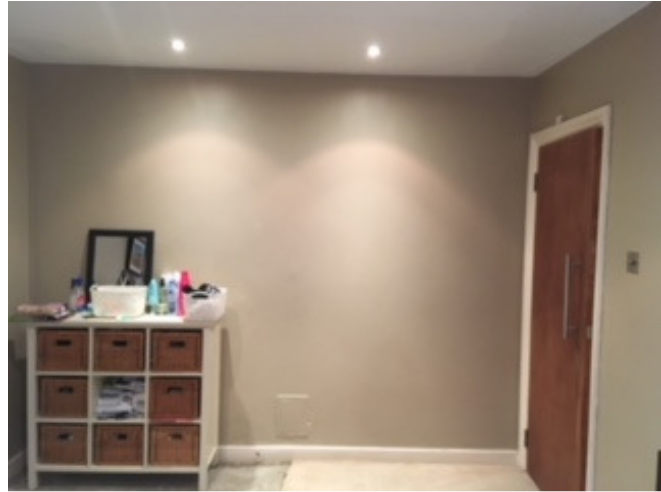
Bedroom wall removed to create open plan kitchen/lounge space



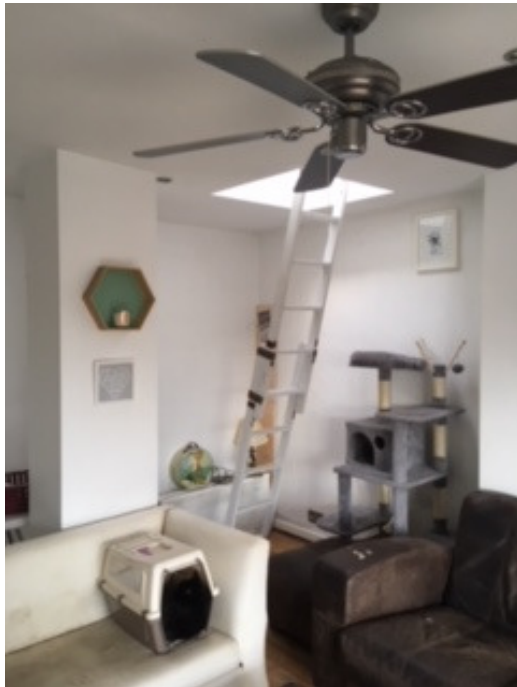
Bathroom to be reduced in size



Adjoining wall to bathroom partially reduced to create a smaller bathroom and larger open plan kitchen/living space from the hallway



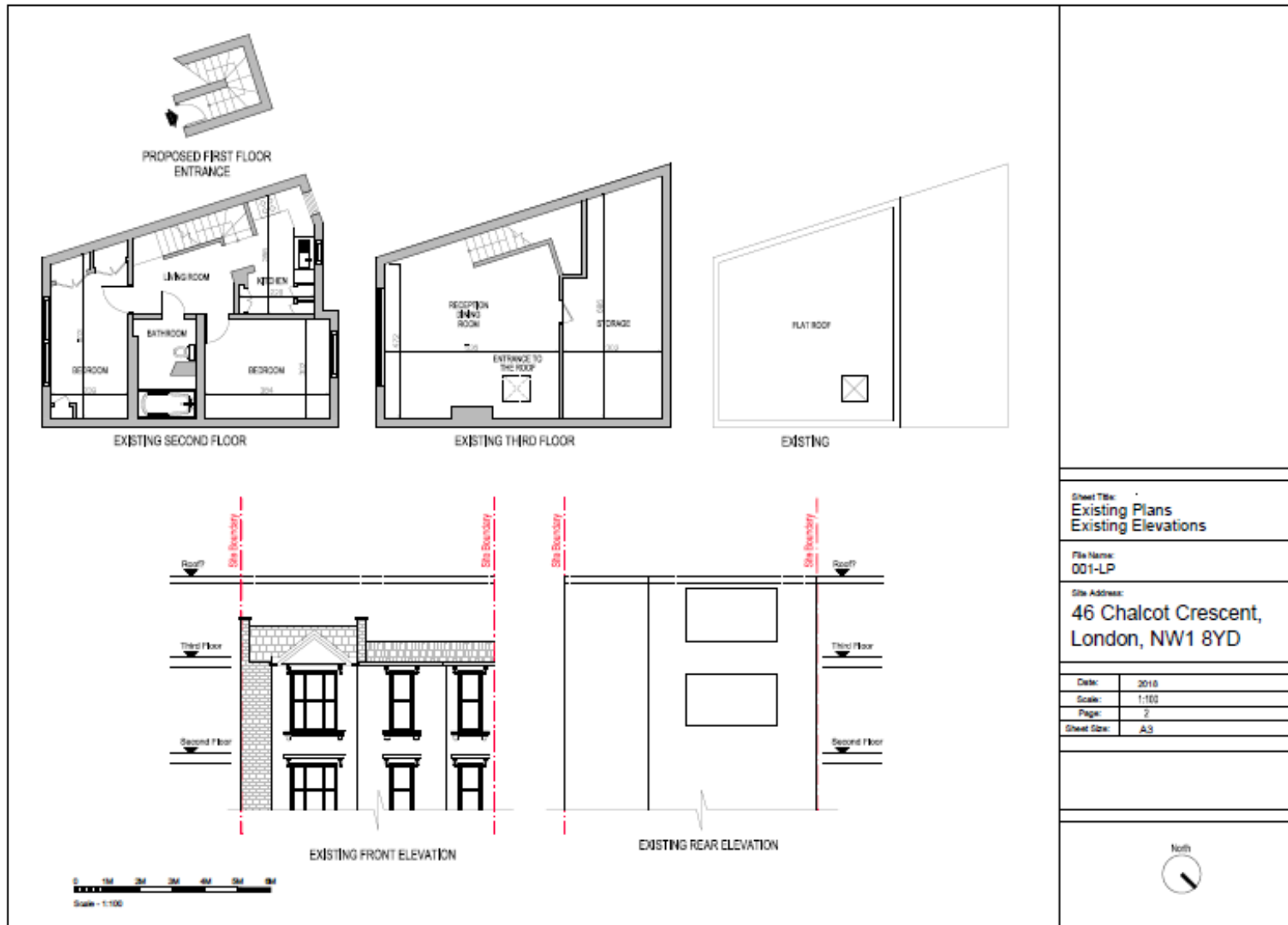
Pillar and opening to the roof to be removed and replaced with a second bathroom



New location for the access to the roof



EXISTING PLANS

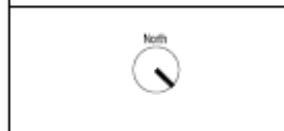


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Existing Plans
Existing Elevations

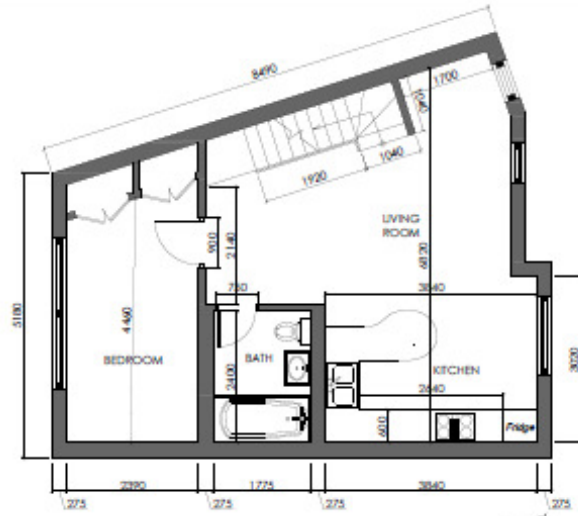
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Site Address:
46 Chalcot Crescent,
London, NW1 8YD

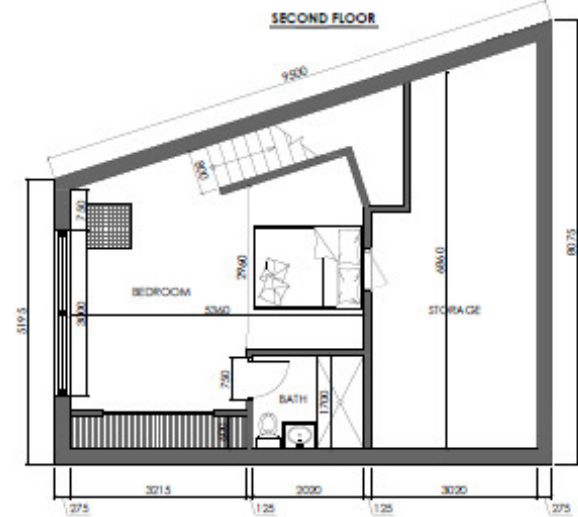
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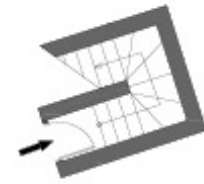
PROPOSED PLANS



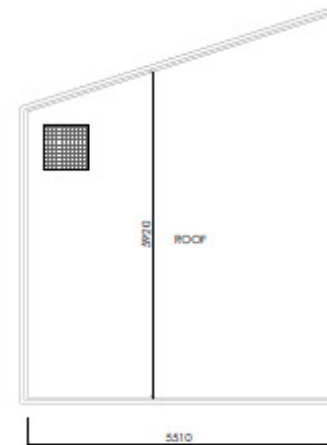
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR ENTRANCE



FOURTH FLOOR

PROJECT NO:
411000010000
DATE: 01/23/17

PROJECT NAME:
CLASCO HOUSE
100000000000

THIS DRAWING INCLUDES:
FIRST FLOOR ENTRANCE
SECOND FLOOR PLAN
THIRD FLOOR PLAN
FOURTH FLOOR PLAN

DESIGNED BY:
ARCHITECTURAL DESIGN
DATE: 01/23/17

DATE:
JAN 23, 17

SCALE:
1:70 @ A3

SHEET:

A1