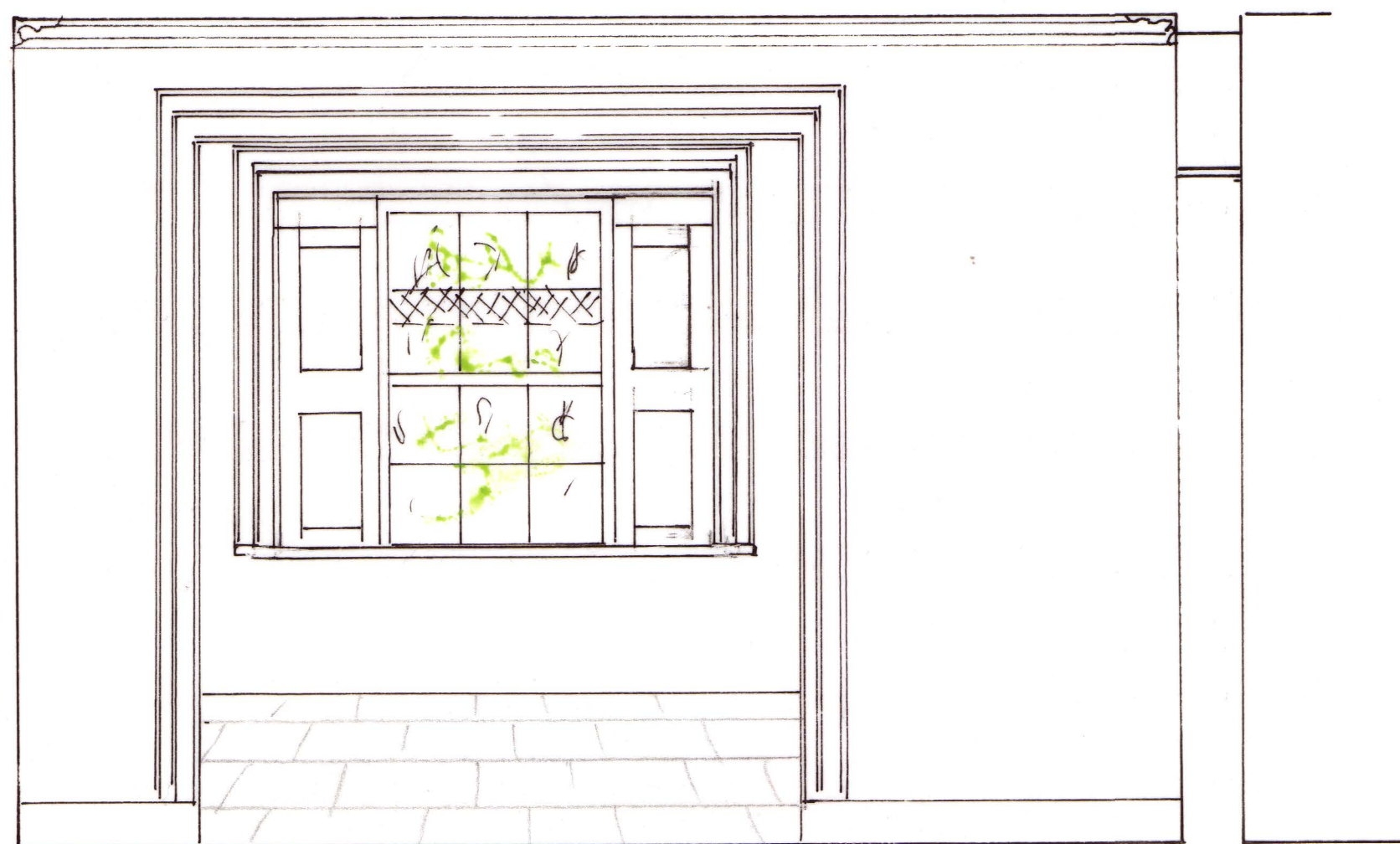


EXISTING Lower Ground front room looking towards garden



With "I Beam" and Padstone in place
Supporting floor and similar opening in Flat 25 B (room above)



AS PROPOSED: looking towards garden, with simple detail reinstated

Concrete slab to be replaced with flagstones on permeable base, lime plaster system to be used on walls and with plaster cornice similar in detail to adjacent properties

Design and Accessibility

Chalcot Crescent is a listed terrace adjacent to Primrose Hill constructed in the 1840s. The houses of Chalcot Crescent are more modest than the villas of the Eton College estate but are dignified by the regularity of their stuccoed framed windows and lower rustication.

The basement flat at No. 25 Chalcot Crescent is one of four flats in the house which are occupied and in different ownerships. Recent refurbishment work by the previous owner has reduced this flat to a shell condition. Modernising work in the sixties cleared shutters and mouldings. It is intended to reinstate some of this detail while creating an opening between the front and rear room which will better utilise the space for single occupation.

Concrete will be removed and flagstones on breathable subsurfaces will be laid, the walls which are now cleaned to brick, will be lime plastered with some simple cornicing. The small wc and bath created in the former staircase space will be lengthened by one foot, and the garden will be reduced in level. This does not adversely neighbours in any way, the height of the garden walls will remain the same and the privacy achieved by lowering the garden level could be considered a benefit to the adjoining properties.

General refurbishment of
25 a Chalcot Crescent

Proposed Internal alterations

As Existing and Proposed

Lower Ground Floor Flat
25 Chalcot Crescent
NW1 8YE

To create an opening between
the front and rear rooms and to
reduce the garden level

scale 1:20 @A2
7 June 2018

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