

Design Statement

26 Chalcot Crescent, London

4th October 2018

This design statement seeks to give an overview to the design and strategy for the proposed refurbishment works at number 26 Chalcot Crescent.

The challenge is to create a new family dwelling and self-contained basement flat fit for modern day living within a four storey Victorian terrace currently split into separated units.

The scheme proposes to retain and reinstate heritage features within the existing building, and to replace the poor quality, non-original rear extension with a more subservient and elegant extension of contemporary design that creates much needed amenity for the new function and layout of the house.

There are a number of alterations and new elements within the proposal, each element is described in detail below:

Use

The proposed use is as two self-contained units, a three-bedroom house and a one bedroom flat. The applicants intend to live in the three-bedroom house and to let the basement flat to others.

House Layout

The layout is amended to create a single dwelling from the ground floor up to the second floor with a self-contained dwelling proposed at the basement level which is accessed from an external stair.

1. Ground floor

The existing bathroom under the stairs is demolished and a guest WC is inserted below the first stair flight up to the half landing.

The lounge is retained and used instead as a dining space.

The existing kitchen is replaced with a glazed conservatory that is accessed from both the entry hall and dining space.

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The south side bedroom is replaced with a new kitchen with below counter units lining the east wall and a central island

2. First Floor

The first-floor north side bedroom is used as a lounge space.

The room at the south side is used as bedroom with partitions creating an en suite bathroom and storage space.

3. Second floor

The north side bedroom is retained, the small store room accessed from its south west door is converted to an en suite bathroom lit by the replaced street side roof light.

At the south side, the existing bedroom is retained although the family bathroom is enlarged slightly to allow for more storage and services.

4. Basement

The basement is retained as a self-contained flat.

The existing kitchen is replaced with a bathroom accessed from the main entrance area.

The bedroom and living spaces are retained.

The existing extension providing a bathroom is replaced with a new extension housing a kitchen facing into the courtyard.

Extension

The proposed replacement extension provides a conservatory sunroom for the main house and an improved kitchen for the basement flat.

The proposal re uses the footprint of the existing wedge shaped 1940's extension, and retains its height overall.

The structure is envisaged to appear as a much lighter, more subordinate element next to the original house.

The 'light weight' appearance will be achieved by the use of a light weight steel and timber frame construction.

The roof is a thin profile low pitch, and the façade is predominantly glazed so that the original house can be seen through its glazed windows when viewed from the adjacent yard near Fitzrov Street.

Viewed from within the courtyard at basement level, the structure appears as a single element from ground to first with a continuous skin of painted timber panelling and windows.

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The fenestration proportions are contemporary, with emphasised vertical elements that relate to the vertical proportions seen within the original sash windows throughout the house.

Replacement external doors and windows

The ambition in terms of external glazing, is to replace windows that are not original to the house or are of poor quality.

Where appropriate, windows that are of better quality and more appropriate to the layout of the house are proposed.

1. Basement bedroom window – right hand side of house viewed from street.

The existing window is a non-original 'crital' steel window with a relatively high sill height. A tripartite triple sash window is proposed here, as this appears to be the prevalent window design seen across the street facing basements of the neighbouring terraces.

The proposed sill height is lower so as to improve the overall proportion of the window and to increase the amount of daylight into the room.

It is important to note that the existing bedroom window head height is higher than that of the adjacent living room head height. Although this seems uncharacteristically non symmetrical, the existing head height is correct, as it matches that of number 24 Chalcot Crescent.

When viewed as a complete terrace with the neighbouring 24 Chalcot Crescent, it is apparent that the line of symmetry sits within the party wall between the two properties. Therefore, (With exception to the curved wall marking the termination of number 24) the fenestration between the two is mirrored.

2. Basement living room door –left hand side when viewed from street

The existing door is a non-original timber French door set with a fixed side light with a relatively high sill height.

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The proposed door set features a large central outward opening door which glazed side lights relating to the ground floor sash window above in proportion.

The proposed door set relies on removing the low-level masonry below the side light to create a full opening.

3. Basement living room rear doors onto the sunken terrace.

The existing door-set is comprised of a single outward opening door and side light.

The proposal is to increase the width of the opening to match the proposed street side doors in order to increase the amount of light received and set a continuous proportion within the room.

The fenestration is arranged with a set of inward opening French doors with fixed sidelights.

4. Small rear windows at south eastern side.

There are a number of existing non-original smaller windows that look out onto the yard to the rear of the house near Fitzroy Street. These windows are of poor quality, however do provide essential easterly light.

The proposal is to replace these window with painted hardwood timber casement windows, including the creation of an additional window at the second-floor bathroom.

5. Roof lights

The existing roof light on the west side of the building is replaced with a new opening roof light with slate grey aluminium frame to blend in with the roof tiles.

A matching slate grey framed roof light is proposed on the east side of the house to light the stairwell.

Internal refurbishment

1. Heritage features

Generally, the internal doors, skirting boards, picture rails and cornices will be retained and reinstated where applicable.

2. Internal stairs

The ground floor to first floor stair is reinstated with new timber handrail, cast metal balusters and a new guest wc enclosure underneath the first flight.

The enclosure compartment is timber panelled in design to relate to the other heritage items with in the interior of the house.

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3. Finishes

Where possible, existing floor boards will be made good or replaced as appropriate.

4. Services

All drainage will be retained on the rear side wall.

Two new boiler flues are proposed,

- one through the roof from the second-floor bathroom at the south east side.
- The other from the basement kitchen out through the wedged roofed area behind the ground floor kitchen

A new en-suite is proposed at the second-floor level, a macerator system will be specified so that a smaller 40mm diameter pipe can be used within the cavity of the floors.

External works – basement stairs

A replacement external stair is proposed from the ground floor portico entrance down to the basement.

The stair structure is to consist of masonry structure painted to match the adjacent painted masonry within the front sunken courtyard.

In terms of material and appearance, the steps are to be made of Portland stone with cast metal stick balusters and a metal handrail.

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