

COOKE FAWCETT ARCHITECTS

22 Chalcot Crescent Design Statement 25.02.2019

CF_950_REP_190207_DesignStatement

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Design Statement

1. Summary

This report accompanies a an application for a non-material amendment to an approved application for planning permission with listed building consent for refurbishment and alteration of 22 Chalcot Crescent.

The approved works include the removal of non-original rear facing courtyard patio doors and their replacement with a wider opening with new doors. The approved doors match the style of the existing doors which are themselves non-original. This amendment seeks to change the design of the proposed glazed patio doors to a simpler metal framed style which would complement the simple nature of the proposed opening and reflect the pattern of development in nearby properties.

The screened nature of the courtyard combined with the geometry of the site means that the doors in question are effectively invisible from the public realm. The proposed change would have no significant impact on the character or appearance of the listed building as it affects a change to a non-original part of the works in an area of existing fabric which has already undergone significant alteration.

In parallel, this amendment seeks to amend the appearance of the glazed timber framed doors to the front light well. Like the existing courtyard doors, the existing light well doors are decorated with a timber glazing bead which is somewhat out of character with the Georgian appearance of the original building. The existing doors which were installed in the 80s, appear art deco in style. This amendment seeks to retain the timber frame doors but to remove the unnecessarily detailed glazing bars. The resultant appearance will be simpler in appearance and more in keeping with the overall simple Georgian style of the building.

2. Planning history

Planning permission and listed building consent were granted on the 18 of July 2018, the application references are:

2017-7066-L
2017-6956-P

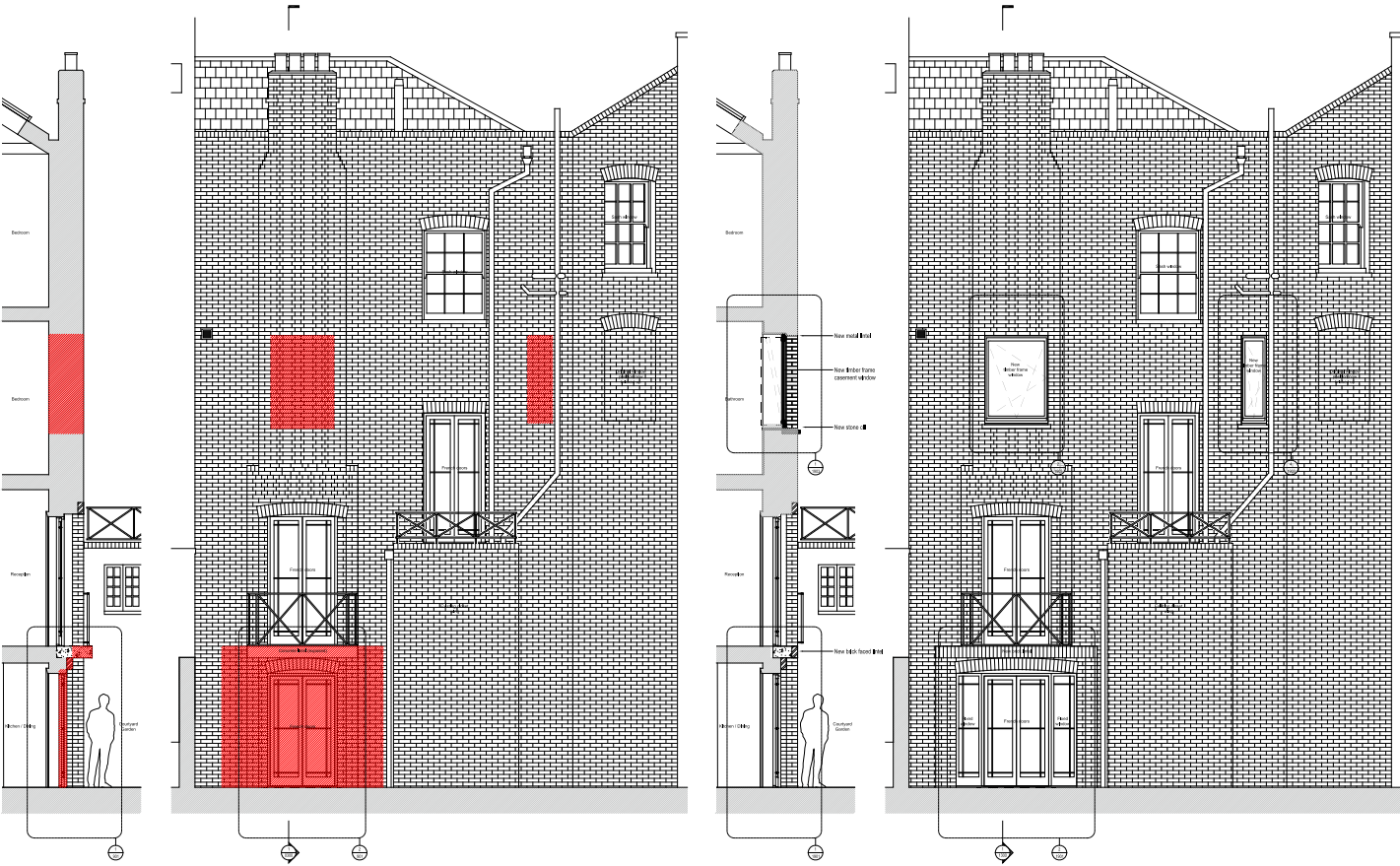
Prior to the applicant's ownership of the building previous works were approved in 1985 – reference 8570085. These works affected the rear of the property, introducing two new openings through the original rear chimney breast of the building, altering its shape at ground and lower ground floor level. These works also included new openings to the front light well and the rear roof terrace. The previous works included the installation of four new sets of non-original timber frame doors – two at basement level (front and rear) and two at 1st floor level (rear 1st floor, rear stair landing / terrace). The doors installed as part of these works shared the same language of geometric glazing bars which divide the glazed areas into a non – regular arrangement of smaller square and rectangular panes.

3. Consented proposal

The works consented in 2018 include the enlargement of the rear opening at lower ground floor level and the installation of a new wider set of timber frame doors set between new brick piers. Either side of the proposed doors new fixed glazing creates an overall wider glazed opening.



Photographs of existing building



Rear elevation - existing
(highlighting consented demolition)

Rear elevation - proposed
(showing consented changes)

4. Proposed design change

This amendment includes two changes:

Proposed rear facing courtyard patio doors:

- Change from timber to aluminium framed door system
- Change from French doors flanked by fixed glazing to wider sliding door system

Justification

The proposed doors will be simpler and calmer in appearance than the consented scheme, which shares the art deco appearance of the existing doors. The proposal will present a simple, elegant relationship between the surrounding brick piers and the new doors where the emphasis will be on connecting the lower ground floor space to the courtyard patio.

Proposed front facing light well doors:

The proposed doors will be modified to remove the existing glazing bars.

Justification

The existing doors are non-original, and the arrangement of glazing bars is unduly fussy and art deco in nature for the overall appearance of the building which is rather understated. Removing the bars will create a simpler overall appearance and one which is more in keeping with the look and feel of the lower ground floor.

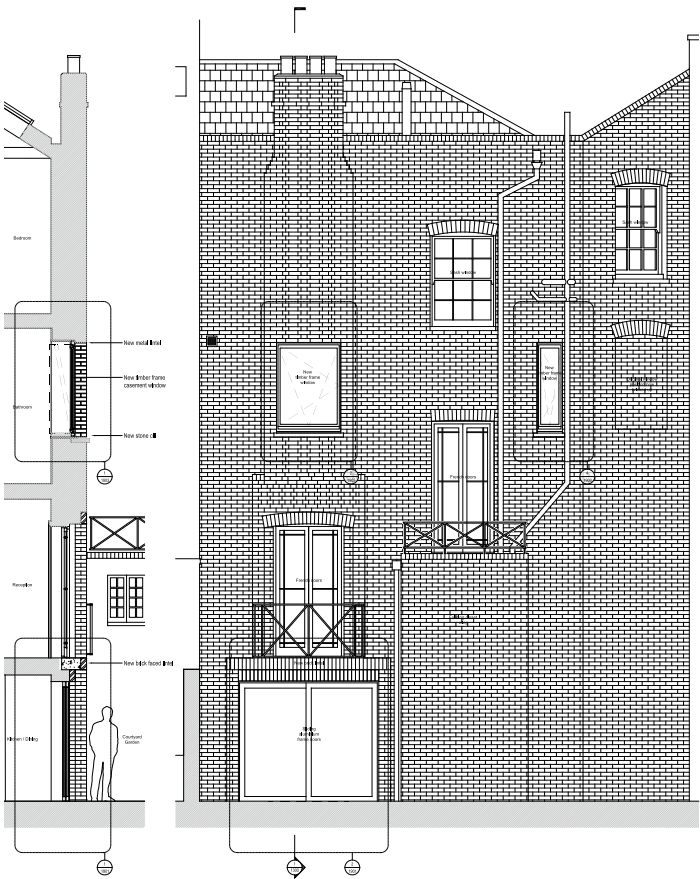
5. Recent precedent for similar work

There are several relevant precedents for new patio style metal frame doors on Chalcot crescent. These include approved applications to the following properties:

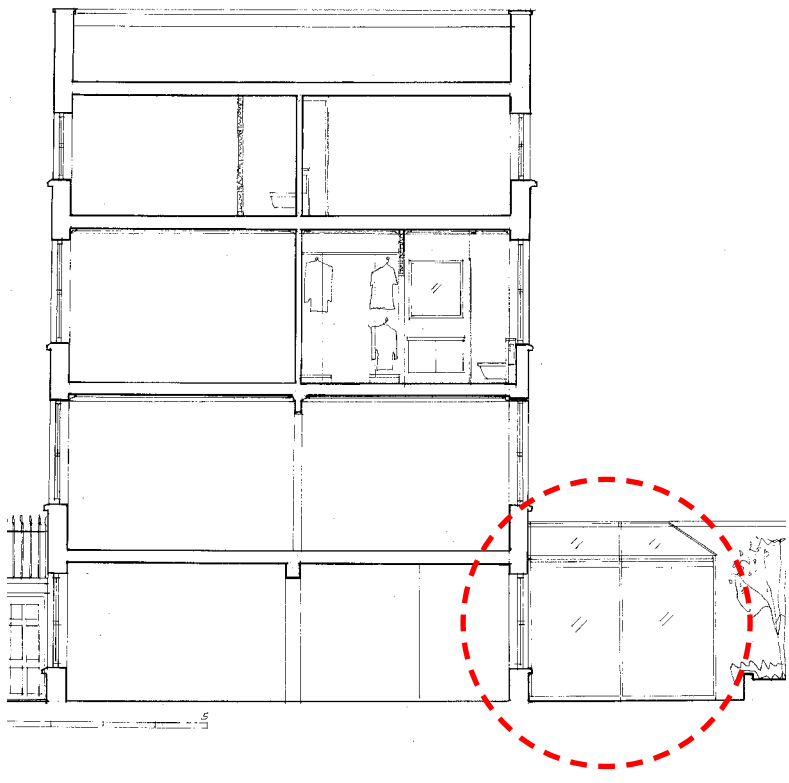
Houses 6, 19, 26, 36

6. Conclusion

This amendment will simplify the proposed glazed doors at lower ground floor level and create a more elegant connection between the lower ground floor interior and the rear courtyard. The works will impact non-original fabric only. At the rear of the property consent has already been granted to replace and enlarge the existing rear doors. There is significant precedent for the approval of similar proposals (minimal metal framed doors) on nearby houses. These buildings are all listed (some within the same designation as the applicant’s property and others within separate designations). They are also within the same conservation area.



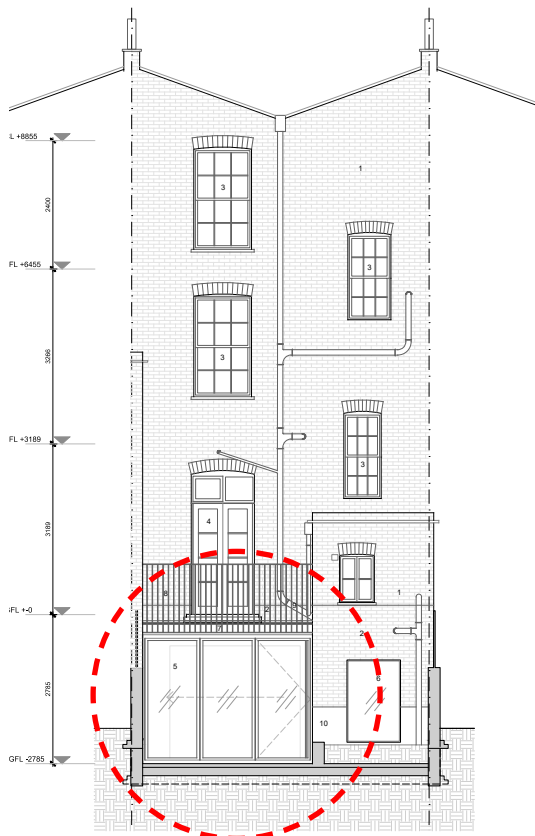
Rear elevation - Proposed
(Showing simpler rear facing doors)



Side / Rear elevation of 19 Chalcot Crescent
(Contemporary glazing approved)



Rear elevation of 36 Chalcot Crescent
(Contemporary glazing approved)



Rear elevation of 6 Chalcot Crescent
(Contemporary glazing approved)

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