

## DESIGN, ACCESS & HERITAGE STATEMENT

FOR PROPOSED WORKS TO 24 CHALCOT CRESCENT, LONDON, NW1 8YD

This Listed Building Application is for proposed works to 24 Chalcot Crescent, a five storey C3 residential dwelling. The proposed works constitute the lowering of the front vault and refurbishment of the internal spaces.

This *Design and Access Statement* is to be read in conjunction with: Existing & Proposed drawings and Photographic Schedule prepared by Rodić Davidson Architects; Structural Report prepared by Pole Structural Engineers; Drainage Report by Bytnar Engineering Solutions; and Joinery Package by QB3.

Due to the minor nature of proposed works, the below assessment focuses on the proposed changes only.

### 1.0 SITE AND ITS SURROUNDINGS

- 1.01 No. 24 Chalcot Crescent is located North of Regents Park in Primrose Hill within the Primrose Hill Conservation Area.
- 1.02 The property is Grade II listed.
- 1.03 The property faces North West onto Chalcot Crescent. The rear of the property faces South East. Its immediate neighbours are Nos. 22 & 26 Chalcot Crescent.
- 1.04 No. 24 is formed of 5 storeys with a lower ground floor. The property is a single C3 residential dwelling.
- 1.05 The site is well connected, with both Chalk Farm (Northern Line) and Camden (Northern Line) within short walking distance. Several bus routes also serve the area.

### 2.0 RELAVENT PLANNING HISTORY

- 2.01 1971 - Application Ref: **J9/5/1/10526 - Permission** - Construction at roof level to form a studio, roof terrace and fire escape route at 24 Chalcot Crescent, N.W.1.
- 2.02 2007 - Application Ref: **2007/5363/P – Full Planning Permission Granted** - Change of use from two flats to single-family dwelling house (Class C3) including works of conversion comprising the installation of front entrance portico, first floor balcony and railings, replacement York Stone stair to the lower ground floor, works to basement vaults and new doors and windows.
- 2.03 2007 - Application Ref: **2007/5364/L – Listed Building Consent Granted** - Installation of front entrance portico, first floor balcony and railings, replacement York Stone stair to the lower ground floor, works to basement vaults, new doors and windows on front elevation and internal alterations all in connection with conversion from two flats to single-family dwelling house (Class C3).
- 2.04 2008 - Application Ref: **2008/3894/L – Listed Building Consent Granted** - Installation of three fireplace at lower ground floor, ground floor and first floor level. Alterations to existing chimney stack at roof terrace level and change of front facade colour.
- 2.05 2007/8 applications have been implemented.

### 3.0 DESIGN

#### 3.01 PURPOSE OF PROPOSAL

The proposed scheme described within this application relates to internal alterations to No. 24 Chalcot Crescent. These alterations aim to improve the existing accommodation and adapt the internal layout for the needs of the owners' family.

#### 3.02 DESCRIPTION OF WORKS

- 3.02.1 **At Basement Level:** The existing non-original utility room joinery, sink and WC will be removed and replaced with new joinery and a new worktop to accommodate wash basin – refer to the joinery package included in this submission. Part of the Utility room and Vault C non-original slab will be lowered by 350mm. A new WC, sink and extract fan will be installed within Vault C with new drainage connections established to existing manhole as per drainage report. A new trench will be created under non-original slab to connect new drain to external manhole. The fusebox will be relocated from Vault C to Vault B.
- 3.02.2 **At Ground Floor Level:** Within the Library, the existing non-original joinery and fireplace surround, inset and hearth are to be removed and replaced with a new fireplace to match existing fireplace in living room adjacent: The Colebrook in Cabucca Limestone Fireplace Surround with black slate hearth & black slate back hearth 18" Morris Fire Basket set of black slate slips. New joinery is proposed within the living room with access to a coat cupboard from hallway side.
- 3.02.3 **At First Floor Level:** Within the bathroom, the existing bath to be repositioned and new drainage outlet connected to existing plumbing routes. Structural strengthening as per Pole Engineering's structural drawings. Drainage route to be extended as per drainage reports prepared by Bytnar Engineers. New drainage and structure will be installed from underneath (ground floor Library). Non-original plaster will be made good as necessary. Part of the existing shower tray and screen will be removed, with a new stone floor proposed locally to match existing. Existing door will be re-hung as shown on drawings.
- 3.02.4 **At Roof Level:** 3Nos. existing non-original cowls removed and replaced with 3Nos. Supply Bird cowls with peacemaker mat located on retained terracotta chimney pots.
- 3.02.5 On the front elevation, 3Nos. CCTV cameras are proposed (2Nos. recessed either side of the existing front door frame at ground floor level and 1No. at basement level within Lightwell 2)

#### 3.03 IMPACT ON STREET SCENE

The addition of 2Nos. CCTV cameras recessed either side of the existing front door frame and 1No. CCTV camera located on the front elevation within 'Lightwell 2' (located below street level) will be painted to match the walls. Refer to drawing 'Existing & Proposed Front Elevation' (PL.02.001) and document '24ChalcotCrescent – ClientCCTVLetter' for more information. These are small and discrete in nature, with an infrared feature, therefore having minimal impact on the street scene.

### 4.0 HERITAGE STATEMENT

- 4.01 The property is Listed Grade II. A number of properties (Nos 24-46 even) in the terrace were Listed on May 14th 1974 with the following description:

*'Terrace of 12 houses. c1855. Probably built by J Burden. Stucco with rusticated ground floors and slated roofs. Serpentine shaped terrace of 3 storeys and basements, some*

*with added attic dormers. Nos 24 & 26, double-fronted with 3 windows (No.24 with curved right angle with blind window to join No.22); Nos 28-36, 2 windows, Nos 38-46, 3 windows. Prostyle Doric porticoes except Nos 40 & 42 retaining only responding pilasters. Doorways with fanlights and panelled doors. Recessed sashes; most ground and 1st floors with margin glazing, some ground floor tripartite, Nos 42 & 44 with cast-iron window guards, No.44, canted bay window. 1st floor, architraved with console bracketed cornices, some pedimented; Nos 26-34 and 44 & 46 with cast-iron balconies. Nos 28-44 with console-bracketed eaves, the consoles flanking tops of 2nd floor windows. Left bay of No.46 with pediment. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with fleur-de-lys finials to areas.'*

- 4.02 The curved part of Chalcot Crescent was dictated to an extent by the prior existence of the piano factory buildings to the south of the crescent. Specifically, numbers 22, 24 and 26 are unlike the other properties in the terrace: they are double fronted and wedge-shaped in plan to negotiate the form of the crescent and the location of the factory.
- 4.03 Many properties on Chalcot Crescent have undergone improvement work and including No.4 Chalcot Crescent which acts as precedent for a lowering of the front vault – Granted (Application ref: 2017/2841/P & 2017/1444/L) Damp-proofing, insulation and lowering the floor level of two front vaults at basement, erection of conservatory extension.
- 4.04 Works were last done to the property in 2008, returning a poorly maintained building to a family dwelling. During these works, much of the existing building fabric was replaced due to the extent of disrepair. Our proposal therefore does not result in the loss of existing building fabric, nor does it erode the existing plan form of the building. The proposed works have a minimal effect on the streetscape and aim to improve the safety of the owners as is explained in their statement '24ChalcotCrescent – ClientCCTVLetter'.

## 5.0 ACCOMMODATION AND ACCESS

The existing access to the property will remain (i.e. via the front entrance door at ground floor level and the secondary entrance at lower ground floor level).

## 6.0 SUSTAINABILITY

All new elements included in the proposed works will be in accordance with Building Regulations Part L.

## 7.0 FLOOD RISK

The site is situated within the Environment Agency's Flood Risk Zone 1 and does not require a flood risk assessment.