

HERITAGE & DESIGN AND ACCESS STATEMENT

5 CHALCOT CRESCENT
LONDON
NW1 8YE



PREPARED BY

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1. Introduction

5 Chalcot Crescent is a three-storey terraced house with a lower ground floor, located on the north side of Chalcot Crescent and within the Primrose Hill Conservation Area.

The original property has previously been extended with an aluminium framed conservatory structure to the rear (fig 11), which allows light into a void illuminating both the ground and lower ground floors (fig. 12, 13). There is a first-floor roof terrace above the conservatory which is accessed through double doors from lounge (fig 5). The rear garden of the property is small with a lot of vegetation, accessed by steps down from the main house (fig 6).

Our proposal relates mainly to the replacement of the failing existing conservatory with a modern alternative, along with some internal works. The proposed conservatory will be slightly taller, backing onto a new brick balustrade to the first-floor balcony. The internal works will increase the usability of the house, opening the ceiling of the second-floor front room and adding two velux conservation rooflights, exposing the roof structure in what will become a new, well lit, spacious studio space for our artist client.

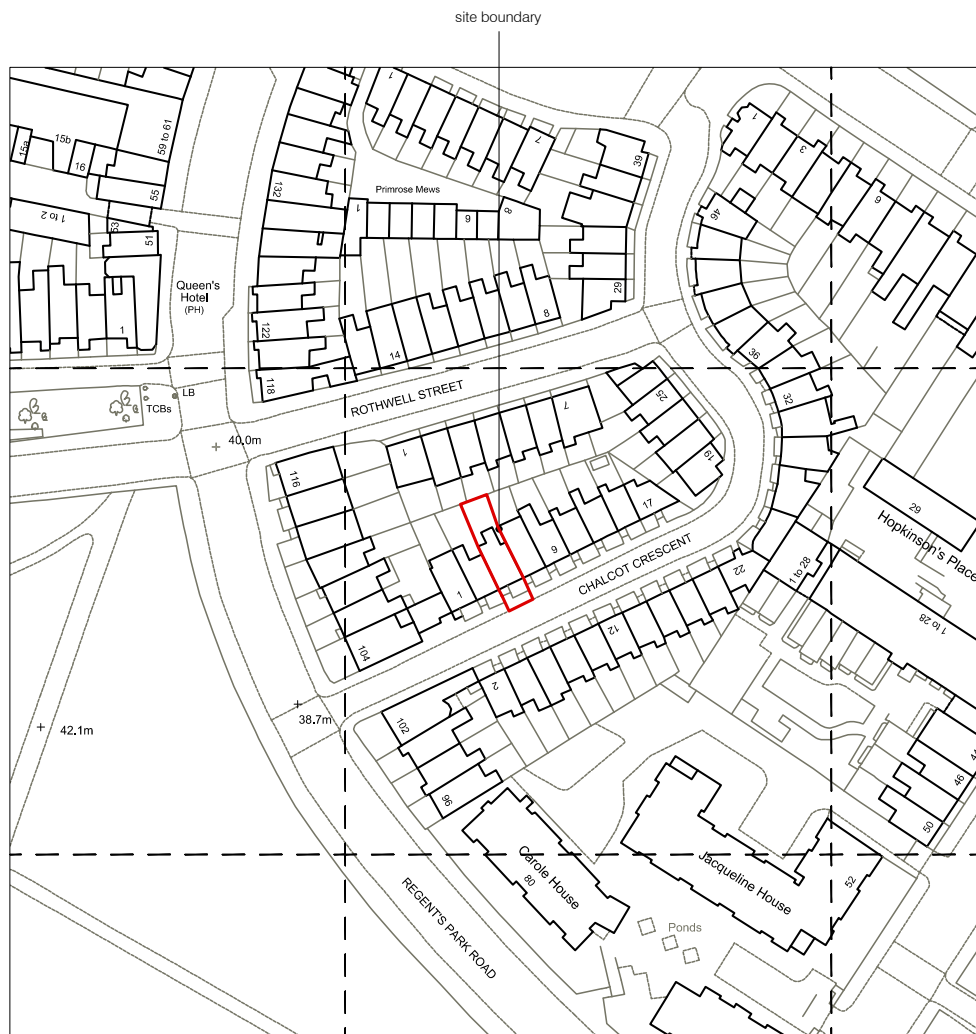


fig. 1. Site Location

2. Site Location

5 Chalcot Crescent is Grade II listed and lies within the Primrose Hill Conservation Area. No.5 is the third house in a listed terrace (nos. 1-17, fig. 2.), all of which have stucco elevations, rusticated at ground floor level. There are black cast iron railings along the front lightwell and on the first floor balcony. The terrace was built by J Burden in 1850 on land which comprised part of the old Chalcot Estate, and was listed in May 1974. Chalk Farm Underground Station is a seven minute walk from the property, and there is street parking available on Chalcot Crescent.



fig. 2. Aerial view showing the listed terrace of houses nos. 1-17 Chalcot Crescent

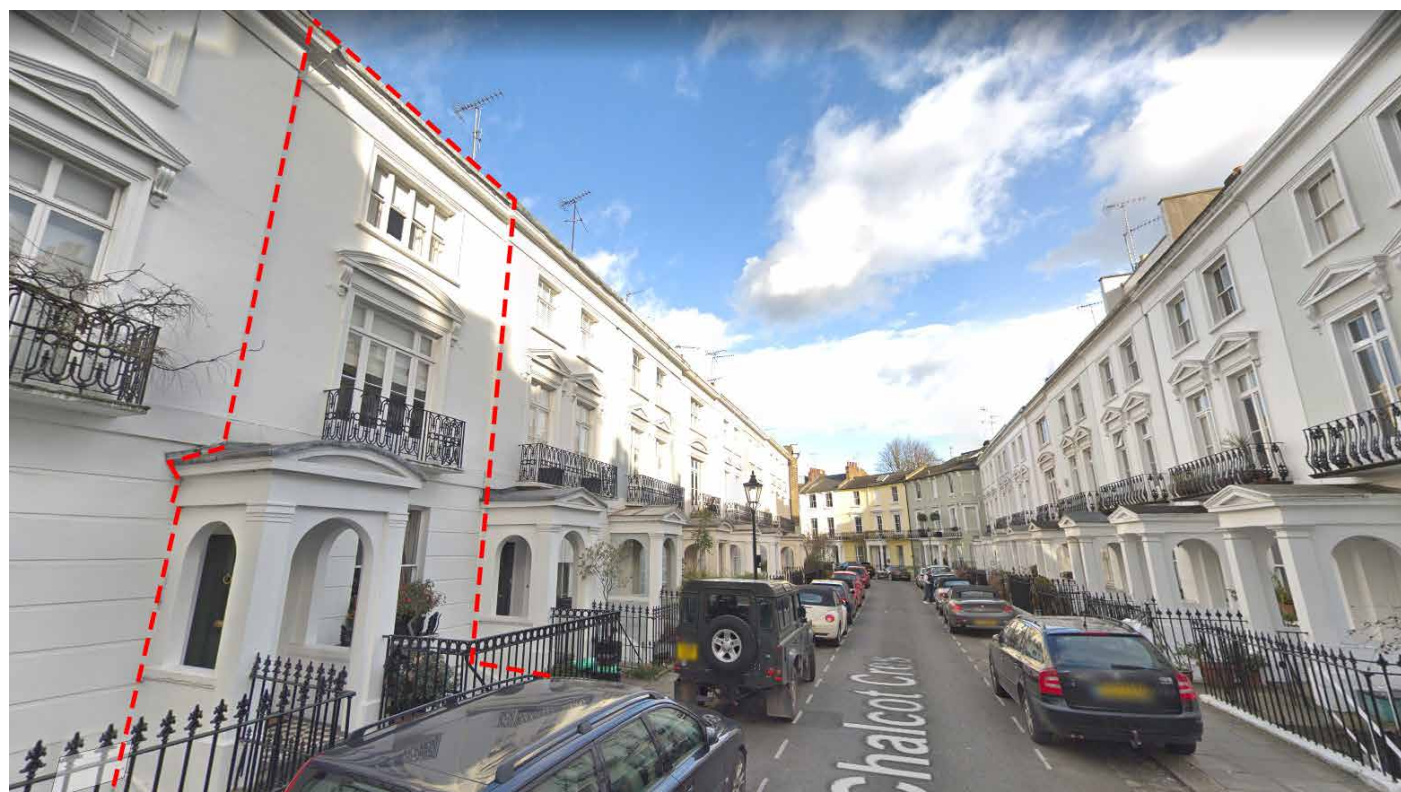


fig. 3. Street view showing 55 Chalcot Crescent and surrounding properties

3. Primrose Hill Conservation Area

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area “is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space”.

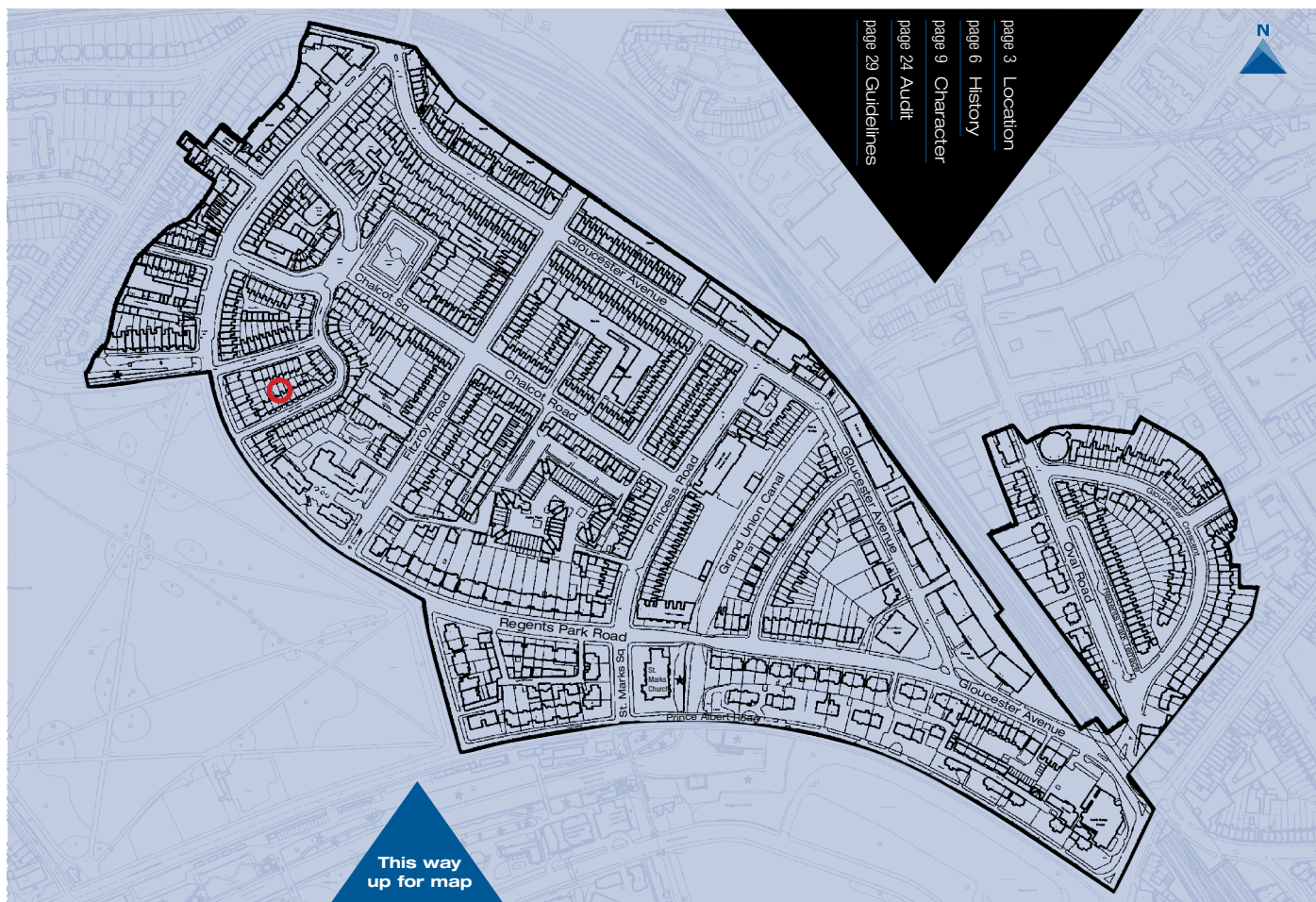


fig. 4. Map of the Primrose Hill Conservation area from the Conservation Area Statement document. Position of 5 Chalcot Crescent is indicated.

4. Listed Building Details

5 Chalcot Crescent, along with the rest of the terrace, is a grade II listed property. Please see below the description from the Listed Building Database:

CHALCOT CRESCENT (West side) 14/05/74 Nos.1-17 (Odd) and attached railings

Terrace of 9 houses. c1850. Built by J Burden. Stucco with rusticated stucco ground floors. 3 storeys and basements. 2 windows each except Nos 5 & 11 with 1 window each and No.17 with 3 windows. Pedimented, prostyle porticoes with pilasters at angles, round-arched entrance and round-arched side openings. Doorways with cornice-heads, fanlights and panelled doors. Recessed sashes; some ground floor with window guards, 2nd floors architraved. 1st floor architraved casements with console bracketed pediments (Nos 5 & 11 segmental) and cast-iron balconies. Cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

Brian O'Reilly Architects have a lot of experience with listed and historic buildings. We can clearly understand the importance and value of the historical and architectural fabric. We have proved in our practice that we are able to combine conservation requirements with careful renovation. Our intention is to deal with the renovation in a sensitive way that will respect the original building.

5. Property History

Below is a list of planning applications at 5 Chalcot Crescent taken from the Camden planning applications database. Despite most of these applications relating to works to trees, there appears to have been a number of incremental renovations made to the property which are not listed on the planning database.

Planning Applications Listed Online:

2011/2911/T - *Notification of Intended Works to Tree(s) in a Conservation Area - REAR GARDEN, ALONG BOUNDARY WITH 7 CHALCOT CRESCENT: 2 x Unknown Species - Prune overhanging branches back to boundary line.* FINAL DECISION - No Objection to Works to Tree(s) in CA 28-06-2011

2007/4025T - *REAR GARDEN, ALONG BOUNDARY WITH No.7 CHALCOT CRESCENT: 1 x Unknown Species - Prune overhanging branches back to boundary line.* FINAL DECISION - No Objection to Works to Tree(s) in CA 17-11-2007

9470147 - *Submission of details of access steps pursuant to Condition 02 of the listed building consent dated 27.04.94 as shown on drawing(s) K7440 and two unnumbered drawing.* FINAL DECISION - Approval of Details (Listed Building) 17-06-1994

9301618 - *The demolition of existing rear conservatory and replacement with conservatory from basement to ground floor level as shown on drawing numbers 213/03 A 213/Special and 213/01 revised by letter dated 9 February 1994.* FINAL DECISION - Approved with conditions 03-05-1994

CTP/J9/4/12/HB2037/JB - historic planning application - *Erection of a 2-storey rear extension, with balcony, and alteration to the first floor window at the rear.* FINAL DECISION - Conditional 16-02-1979



Fig. 5. Glazed double doors to the roof terrace on the first floor



Fig. 6. Existing brick garden steps up to the conservatory level



Fig. 7. View showing existing metal balustrade to FF roof terrace - to be replaced with brick



Fig. 8. The existing opening to the ensuite of the lower ground floor bedroom - to be blocked



Fig. 9. View if the first floor living area from the rear of the house



Fig. 10. Window in the existing second floor bedroom (ceiling to be removed to create studio space)

6. Design & Access Statement

Our design proposal details the replacement of the existing failing conservatory with a modern alternative. We are also proposing some minor internal works to increase the liveability of 5 Chalcot Crescent and provide a painting studio for our artist client, whilst minimising any changes to the historic fabric of the building.

On the lower ground floor, the existing study will be converted into a bedroom allowing two family members to live on this level. The existing void to the ground floor will be blocked with walk-on glass, still allowing light into the lower ground bedroom whilst allowing separation from the room above. Below the walk on glass, sliding windows in the base of the conservatory structure allow ventilation to the lower ground floor. We propose to block the existing entrance to the shower room on this floor (fig 8), making a new opening from the hall in order to serve both bedrooms.

On the ground floor, the blocking of the void in the conservatory with walk-on glass results in more usable dining space. The existing dated aluminium framed conservatory is in poor condition; we propose to replace it with a modern alternative which is slightly taller than the existing, allowing more light into the ground and lower ground rear spaces. The new conservatory will incorporate sliding doors allowing a better connection from the ground floor into the garden. In the rear garden we are proposing a more coherent and accessible step design in brick leading up to the ground floor conservatory level, along with landscaping in order to increase the garden's usability and visual appeal.

On the first floor roof terrace we propose to replace the existing unsafe metal railing with a brick balustrade to match the existing masonry on the rear elevation. The height of this brick balustrade will allow a slightly taller conservatory on the ground floor (fig 7). Fig. 12. shows how the sightline is affected by the existing position of the conservatory eaves. Our intention is to raise this to create a better visual connection and less obstruction.

On the second floor we propose to create an artist's studio for the client in what is currently the master bedroom. To facilitate this, we will block the existing door opening to the bathroom and reinstate the door's original position, allowing access from the second-floor landing. In the proposed studio itself we will open the ceiling, creating a much taller space and exposing the existing butterfly roof structure above. We propose to install two 1180x550mm velux conservation rooflights in the existing roof structure, a minimal intervention which will flood the proposed studio with natural light. The proposed arrangement of the rooms is closer to the original layout, with a separate door from the landing into each room.



fig 11. Existing aluminium framed rear conservatory



fig 12. Interior view of conservatory from ground floor - Note failing glazing and eaves position

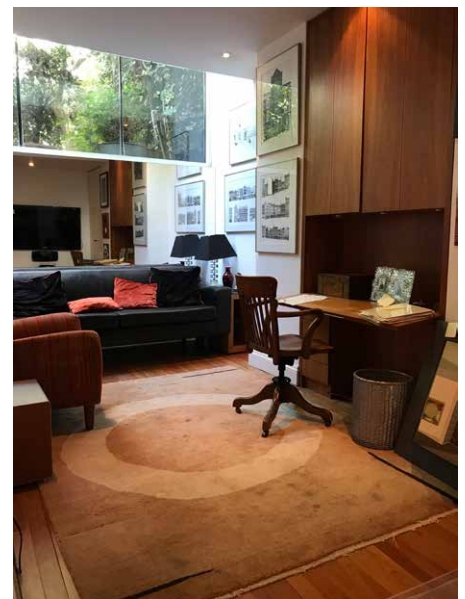


fig 13. Interior view from the lower ground floor showing the conservatory and void to the floor above



Fig 14. existing and proposed rear elevations (not to scale)

AMENITY

The rear garden will become a much more usable amenity when it is rationalised, becoming more accessible via the new brick steps and more visually appealing through landscaping changes. We have paid attention to the Primrose Hill Conservation Area guidelines believe that our alterations will not detract from the historic character of the existing building.

MATERIALS

We propose to renovate the property using a palette of materials and finishes that are sensitive to and enhance its character and heritage. The proposed masonry balustrade to the first-floor terrace will be in brick to match that of the existing house. The proposed conservatory will be in slim black aluminium frame, maximising visual connection between the interior and exterior of the house.

ACCESS

Access to the house itself is unchanged in this proposal. Access to the rear garden will be improved through the new conservatory incorporating sliding doors, and a new brick set of steps leading down to garden level.

4. Conclusion

As experienced architects with a strong background addressing historic sites, we understand the importance of preserving the character of existing structures and maintaining the architectural continuity of streetscapes. Our proposal at 5 Chalcot Crescent intends to retain the appearance of the property through sensitive restoration and adjustment, allowing necessary modernisation whilst complementing the existing architectural forms. The proposals have been carefully considered to ensure they do not negatively impact or alter any historical features. As such we believe it satisfies the planning philosophy of the Primrose Hill Conservation Area and consequently, we hope it will be looked upon favourably.

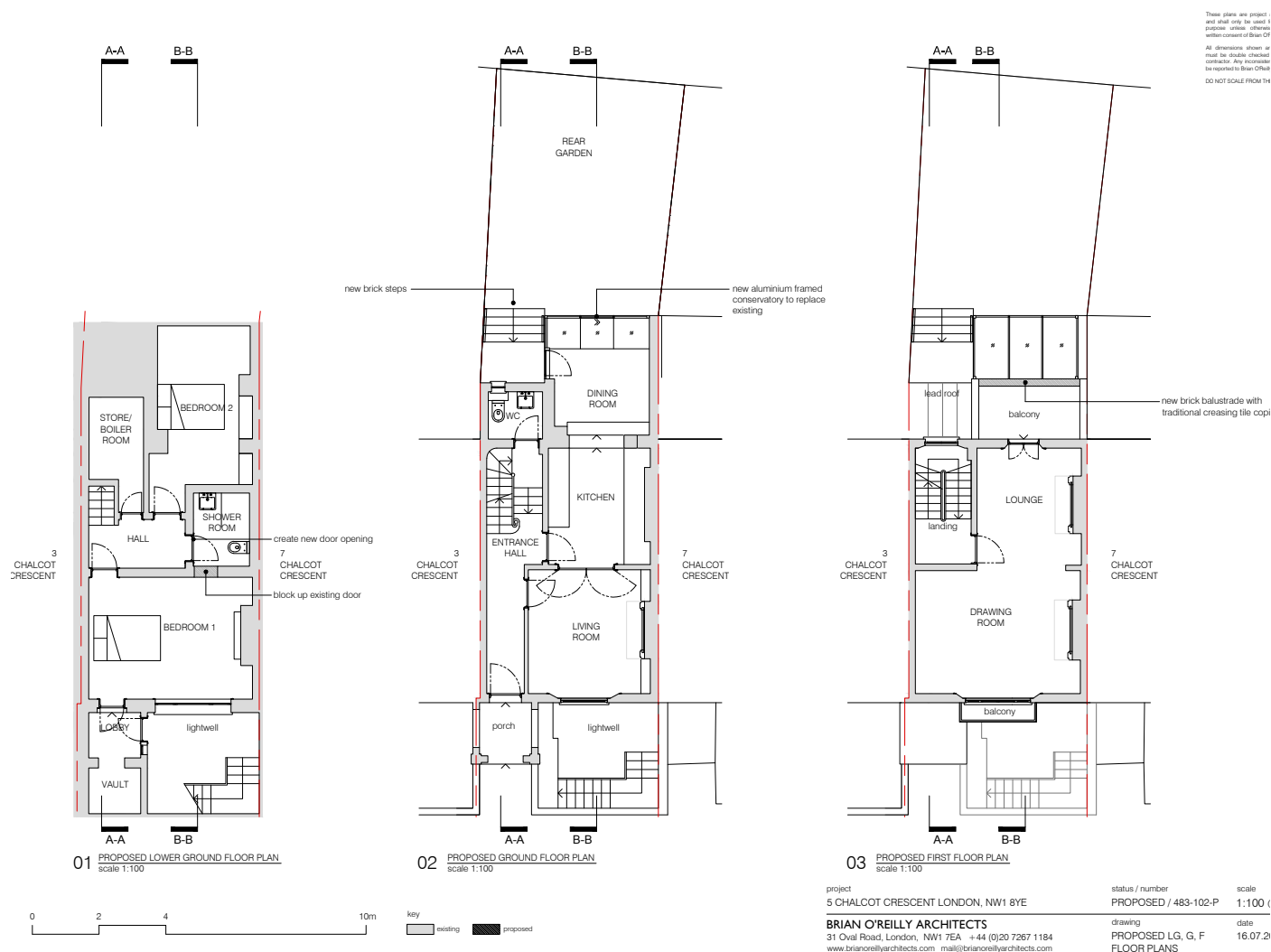


Fig. 15. Proposed plans (not to scale)