

# DESIGN & ACCESS STATEMENT

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## DESIGN & ACCESS STATEMENT

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## CONTENTS

<b>1.0</b>	<b>Introduction</b>
1.01	Scope of the Application
1.02	The Application
<b>2.0</b>	<b>Existing Context</b>
<b>3.0</b>	<b>The Existing Buildings</b>
3.01	Existing Exterior of Building
3.02	Existing Ground Floor Interior
3.03	Existing Basement Floor Interior
3.04	Existing Plans
<b>4.0</b>	<b>Proposals</b>
4.01	Proposed Plans
4.02	Access
4.03	Main Frontage
4.04	Side Entrance

## 1.0 INTRODUCTION

### 1.01 SCOPE OF THE APPLICATION

This report has been produced on behalf of the Applicant in support of the planning application for the adjustments to No.40 Chalcot Road, London.

This report is solely for this purpose. The applicants do not accept any liability to any third party for the contents of this report.

All areas included have been measured from plans produced during concept design stages and are approximate and illustrative only. Further development for the design, measurement and constructions tolerance may affect these areas.

This report details the Client's brief and vision, the primary constraints and opportunities for the site and the core design principles. It also illustrates the specific proposals for each element of the scheme.

This Design & Access Statement should be read in conjunction with all the drawings and documents that make up the Application.

### 1.02 THE APPLICATION

The application is made for adjustments to No.40 Chalcot Road, London.

The proposals outlined in this document seek to improve the building, and its relationship to the surrounding context. In broad terms the proposals seek to make minor adjustments to the existing building in order to bring the vacant space back to a neighbourhood cafe at the ground and lower ground floors of the existing building. The upper levels remain as existing.

The proposals offer a number of improvements that can be summarised as follows:

- The side entrance, accessed from Fitzroy Road, is adjusted to bring the side entrance door onto the back of pavement line and, in so doing, omits the existing setback. This creates level access into the cafe for wheel chairs and prams. The omission of the setback from the pavement also helps to avoid anti-social behaviour. Importantly the proposed arrangement will match that of the property opposite at No.38 Chalcot Road
- The front internal portion of the cafe is made level with the rear in order to create a single level across the entire ground floor, making it accessible for all. In order to achieve this a single step is introduced at the main entrance and minor adjustments are proposed to the front entrance door. The introduction of a single step to the front entrance will match that of the property opposite at No.38 Chalcot Road.
- The front light-well will be improved by the removal of the existing external timber platform, currently used as a bin presentation area. The decoration to the light-well will also improve the external appearance of the building.
- The treads to the existing external metal stair (within the front light-well) will be replaced with metal grated treads in order to bring more natural daylight into the existing light-well. The treatment of the stairs will be much like the stairs at the neighbouring properties on Chalcot Road.
- The existing window to the lower ground floor within the light-well is not original and its cill will be lowered to create more natural daylight at the lower level.
- The existing external services above the ground floor closet wing will be rationalised to create a better outlook from neighbouring properties.
- The existing rear roof light will be replaced with a new rooflight.
- The exterior of the ground floor will be redecorated and its appearance generally improved.
- The proposal also involves adjustments to the internal configuration of the restaurant and kitchen spaces.

Save for the minor adjustment to the side entrance door (described above) no expansion of the building is proposed.

## 2.0 EXISTING CONTEXT

No.40 Chalcot Road is located within Primrose Hill at the south-east corner of the junction between Chalcot Road and Fitzroy Road.

The property is located within the Primrose Hill Conservation Area.

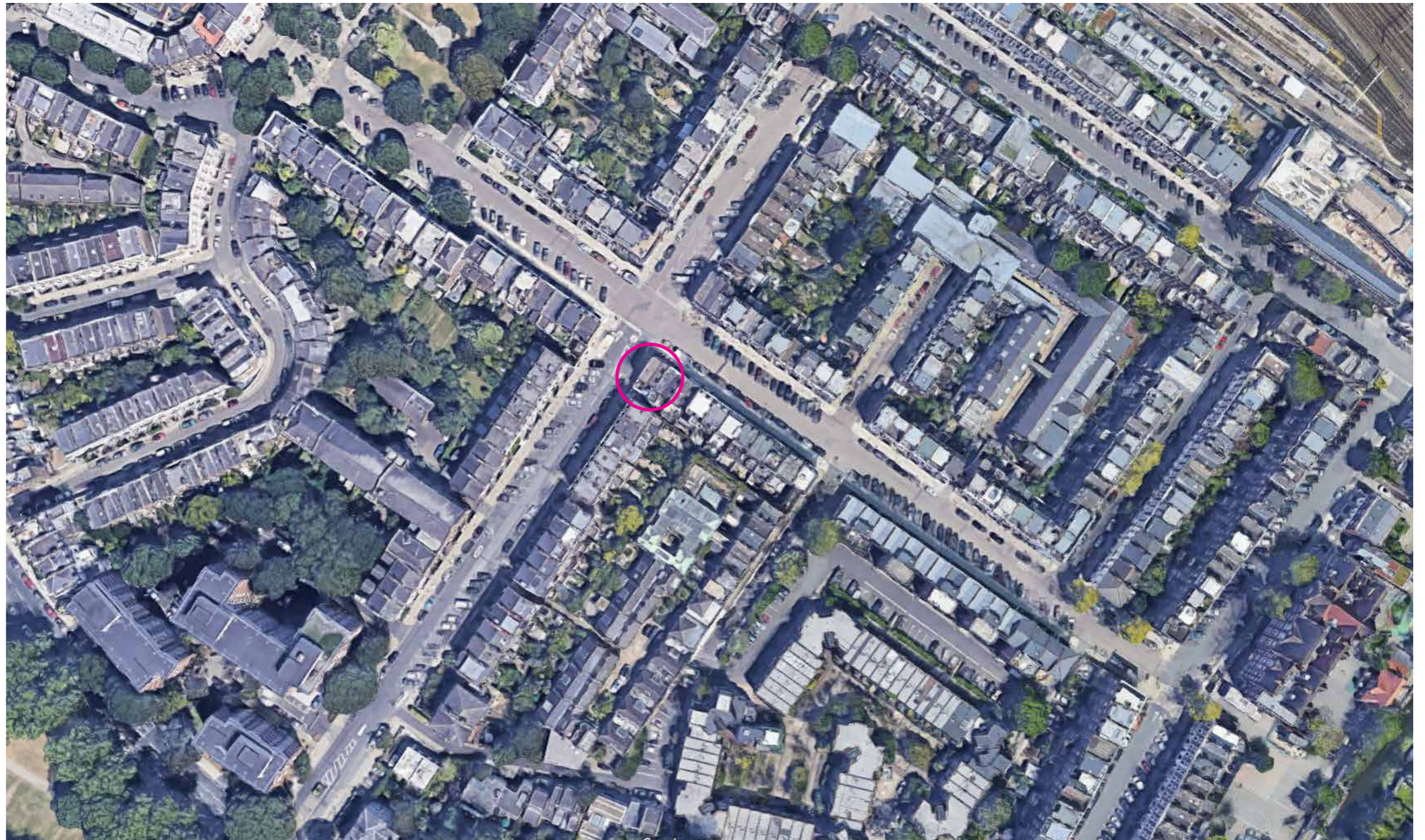
The Primrose Hill Conservation Area Statement explains that:

*“A number of terraces were designed to accommodate retail uses, small businesses and public houses on the lower floors, with residential flats above. They are located primarily within the small Neighbourhood Shopping Centres to Chalcot Road, Gloucester Avenue, Princess Road and Regent’s Park Road.*

*The retail and small business units generally occupy a standard width terrace property or corner property, incorporating an original framework and shopfront at ground floor level, and front forecourt (as opposed to basement lightwell) with glazed pavement lights.*

*The shopfront framework comprises an entablature with fascia board, stucco columns and corbels. Within this framework is a timber shopfront and a side door that allows access to the residential accommodation on the upper floors. Most original frames and a large number of shopfronts are retained to throughout this part of the Conservation Area. These are of a traditional design with timber stallriser, slender glazing bars with a vertical emphasis and panelled front doors. A number of shopfronts also retain large sliding sash windows to glazed areas”*

No.40 Chalcot Road is not listed but is considered to make a positive contribution to the special character and appearance of the area.



Aerial view of No.40 Chalcot Road within its context

### 3.0 EXISTING BUILDING

#### 3.01 EXISTING EXTERIOR OF BUILDING

No.40 forms the end of a terrace of buildings along Chalcot Road and turns the corner into Fitzroy Road. The existing building is organised over ground and basement level with two upper floors. A rear closet wing at ground and first floor separates the principle volume to Chalcot Road from the grander terrace on Fitzroy Road.

The existing ground and lower ground floors have been in restaurant/cafe use but is now vacant. The first and second floor are in residential use.

The principle entrance to the restaurant is via a door leading from the corner of Chalcot Road an Fitzroy Road. A light-well located in front of the principle elevation to Chalcot Road is consistent with neighbouring properties along Chalcot Road. The residential apartments above are accessed from a side entrance located on Fitzroy Road.

A setback entrance to the rear of the restaurant is also located further up on Fitzroy Road.

The external appearance of the existing building is consistent with neighbouring buildings.



No.40 at the junction of Chalcot Road and Fitzroy Road



Existing frontage to Chalcot Road



Existing frontage to Fitzroy Road

### 3.0 EXISTING BUILDING

#### 3.02 EXISTING GROUND FLOOR INTERIOR

The existing interior of the ground floor comprises a servery and seating area within the front portion of the floor. The rear portion accommodates the main kitchen space and is inaccessible from the front area of the ground floor. The ground floor contains two stair cases that gains access to the basement level.

There is currently a step within the front portion of this ground floor.



Existing ground floor looking out towards Chalcot Road, with internal step visible



Existing stair from ground to basement level



Existing kitchen at the rear of the ground floor, with roof light above

### 3.0 EXISTING BUILDING

#### 3.03 EXISTING BASEMENT FLOOR INTERIOR

The accommodation at basement level is all artificially lit with no natural daylight. The windows to the front light-well are blocked off.

The head height in the front portion of the basement is low, due to the step in the ground floor.

The interior of the restaurant and kitchen spaces are tired and are in need of an extensive refurbishment.



Existing seating space at basement level



Existing seating space at basement level



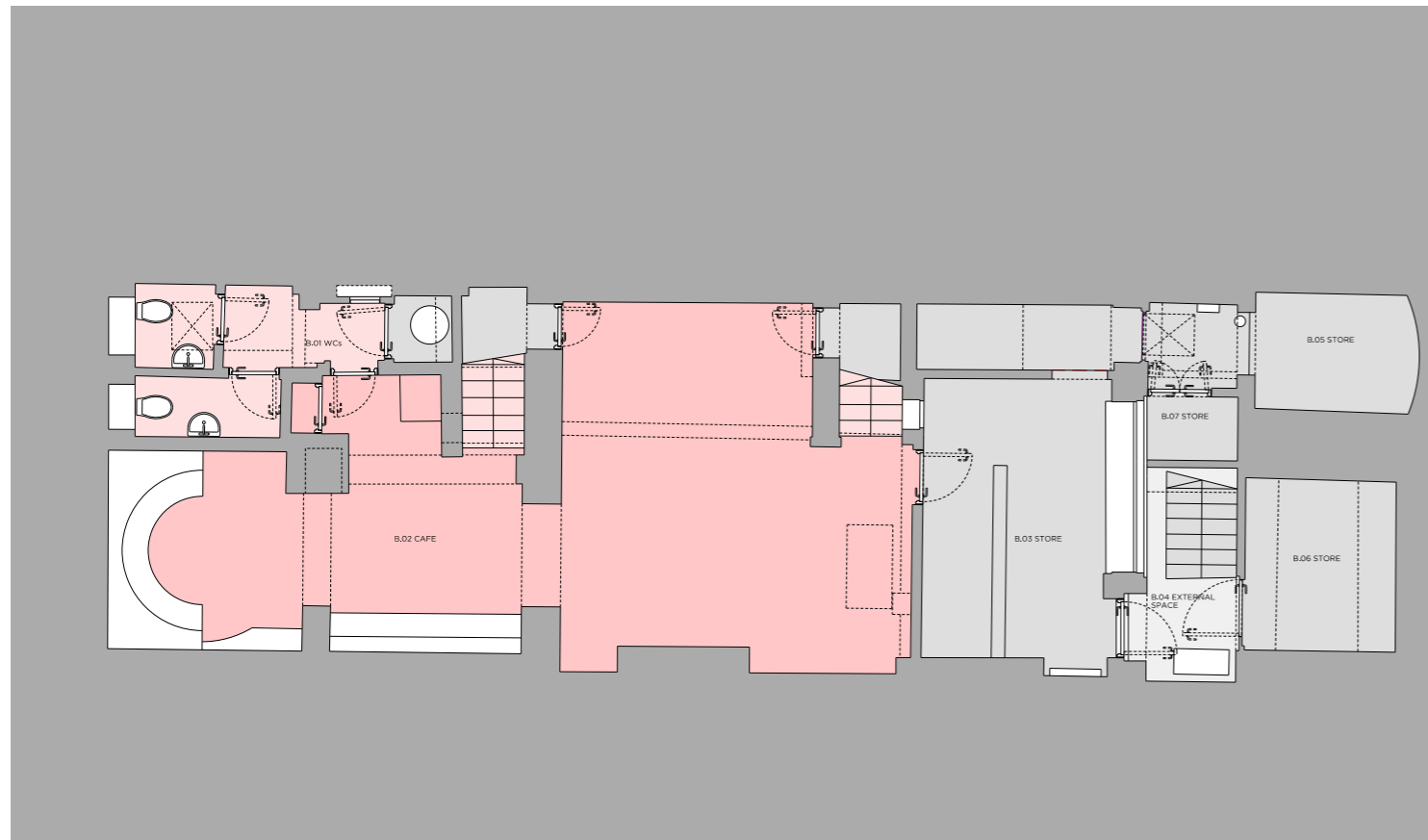
Stair from ground level to basement

### 3.0 EXISTING BUILDING

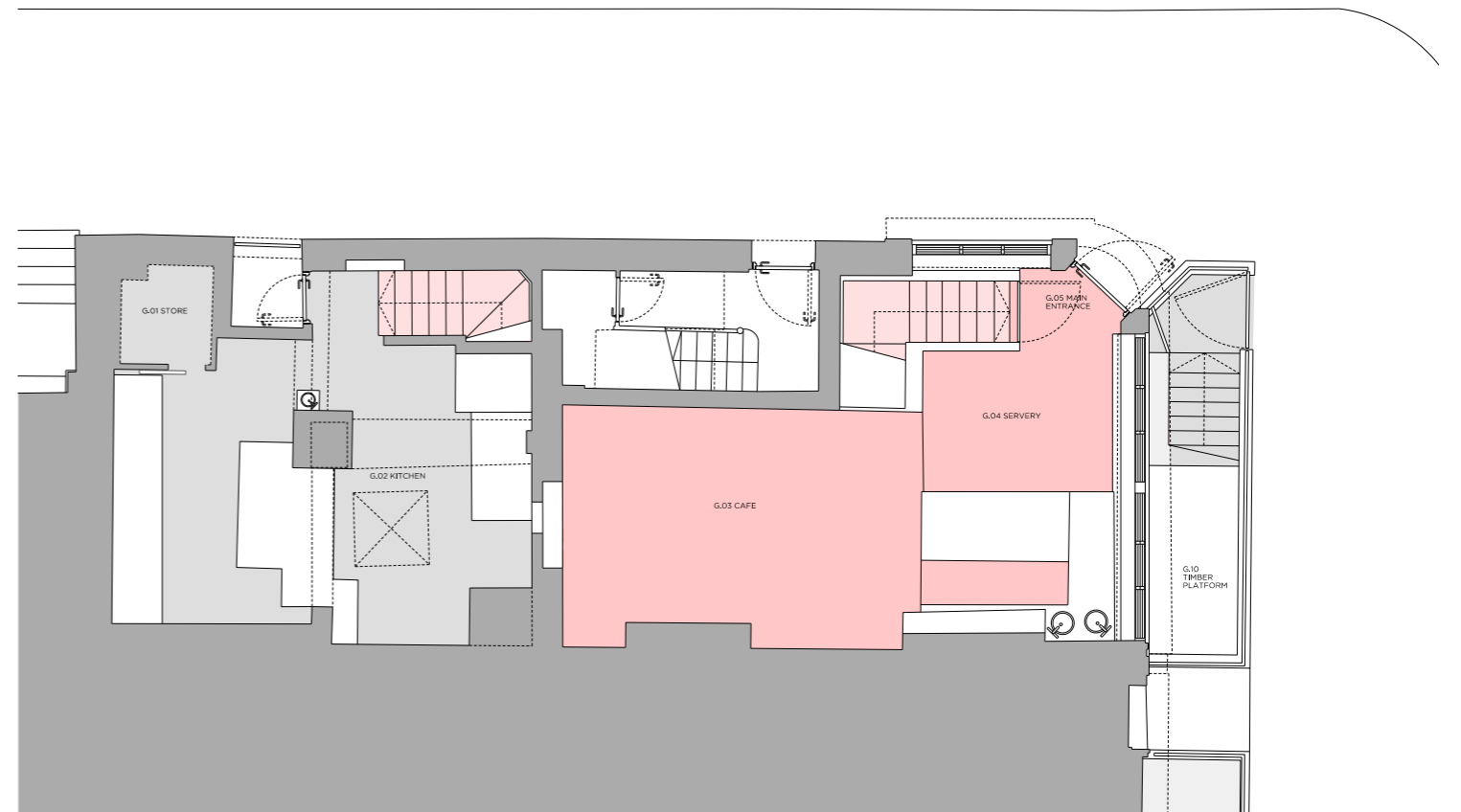
#### 3.04 EXISTING PLANS

The existing plans are idiosyncratic and could be rationalised to improve the operation of a new restaurant. The plan contains two stairs (in addition to the residential stair) that serves the basement. The kitchen being located at ground floor also restricts table space at the principle level.

The step in the ground floor disrupts the space and restricts the head height at basement level. As such the front portion of the basement is used for ancillary accommodation only. As a result none of the basement space benefits from natural daylight.



Existing basement level plan



Existing ground level plan

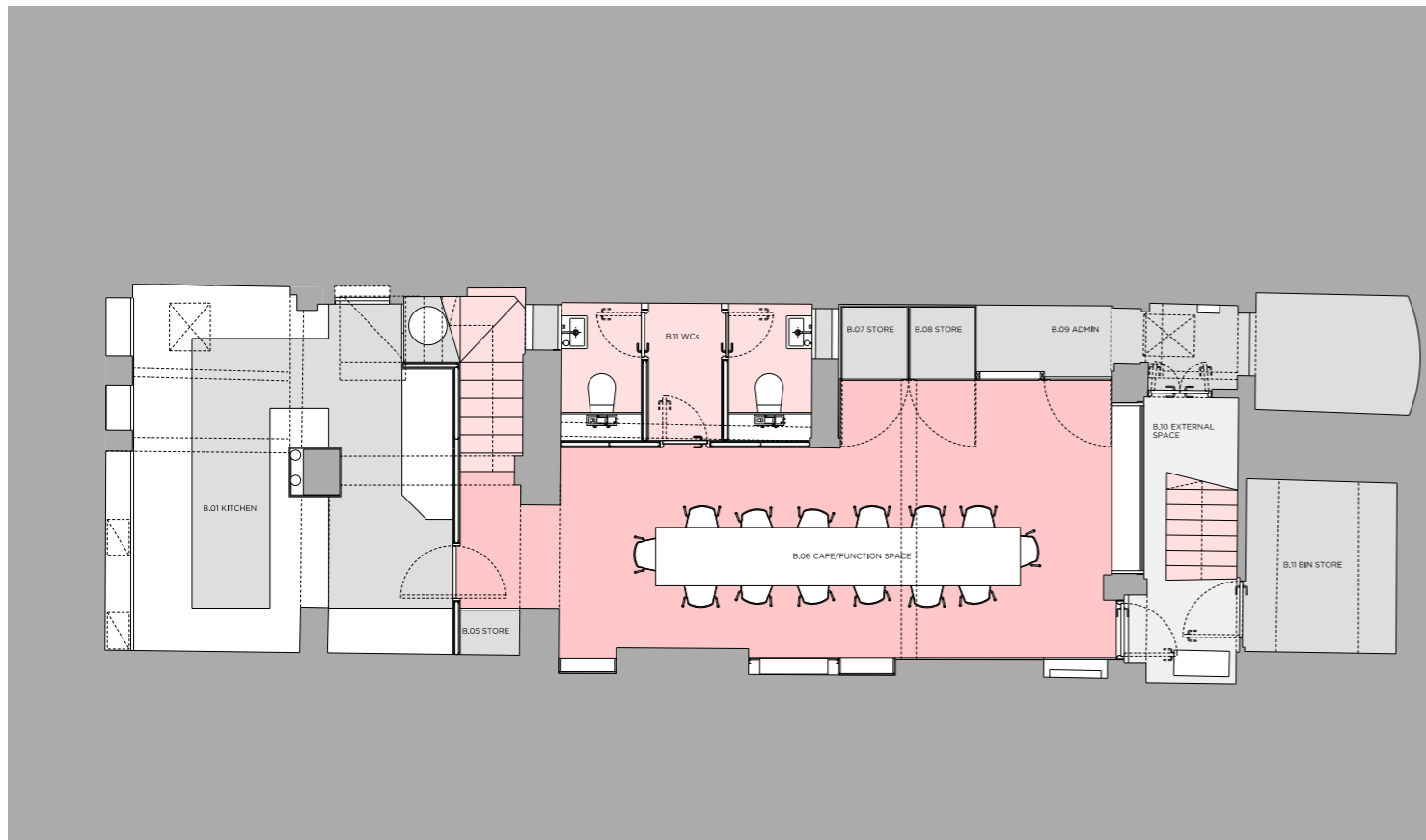


## 4.0 PROPOSALS

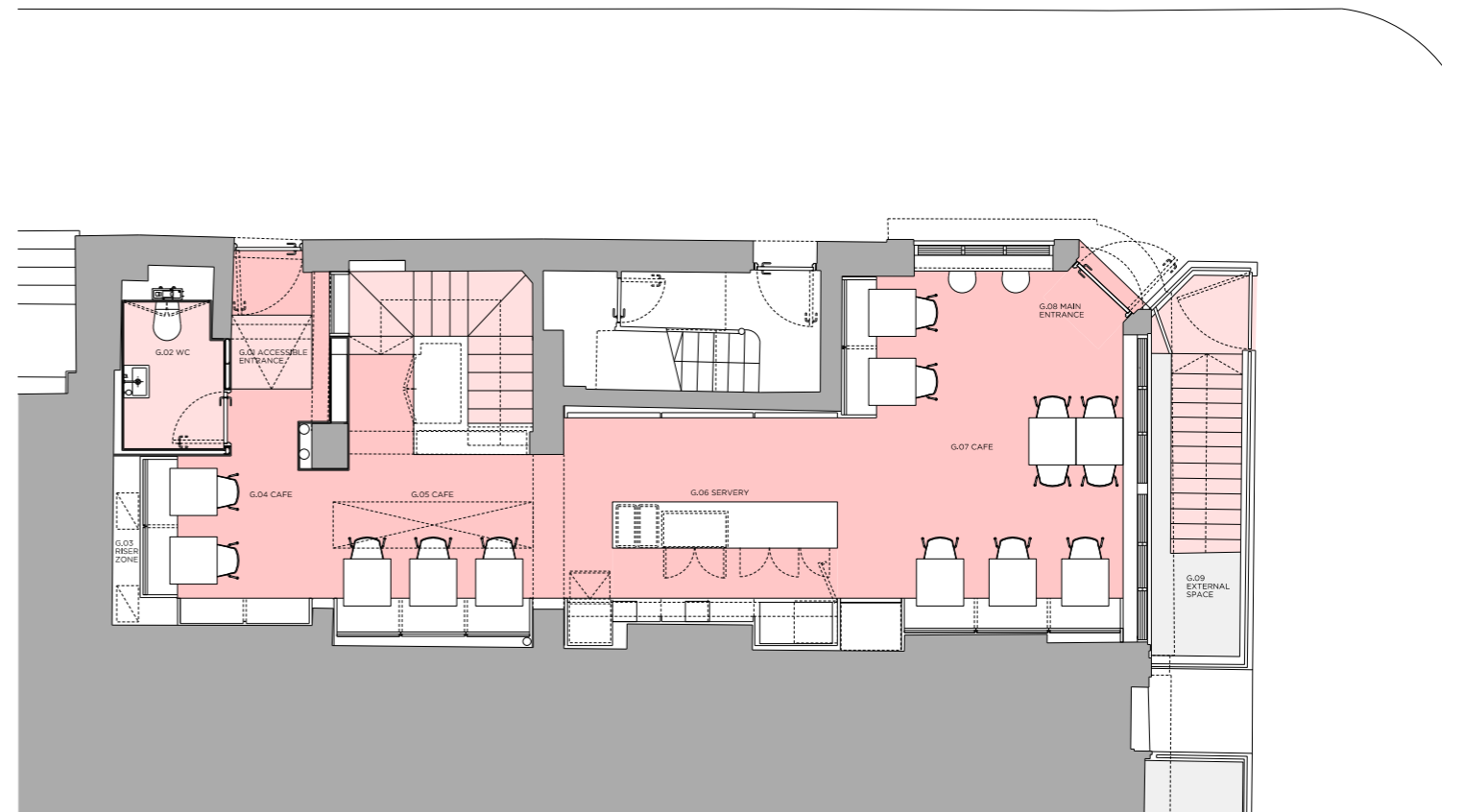
### 4.01 PROPOSED PLANS

The proposed plans seek to improve the existing layout by incorporating a number of elements. These can be summarised as follows:

- The kitchen is moved to the basement level to expand the usable space at ground floor.
- The ground floor is made entirely level to improve access across the floor and improve head height at basement level
- The internal front stair is removed to maximise space at both levels
- The servery is moved backwards into the centre of the ground floor to activate the frontage onto Chalcot Road.
- The rear door leading to Fitzroy Road is repositioned to enable level access to the ground floor.
- A WC is located at ground floor
- The seating space at basement level is connected to the light-well and the window to the light-well is re-opened and expanded to get natural daylight into the interior.
- New WCs are created at the basement level.



Proposed basement level plan



Proposed ground level plan

## 4.0 PROPOSALS

### 4.02 ACCESS

Central to the proposal is making the restaurant more accessible for wheelchairs and prams. In addition, the proposed adjustment to the ground floor make the entire ground floor level and as such makes the restaurant more connected internally for all customers and members of staff.

#### 01 Main Entrance

A small step is introduced at the main entrance in order to achieve an entirely level ground floor space.

#### 02 Side Entrance

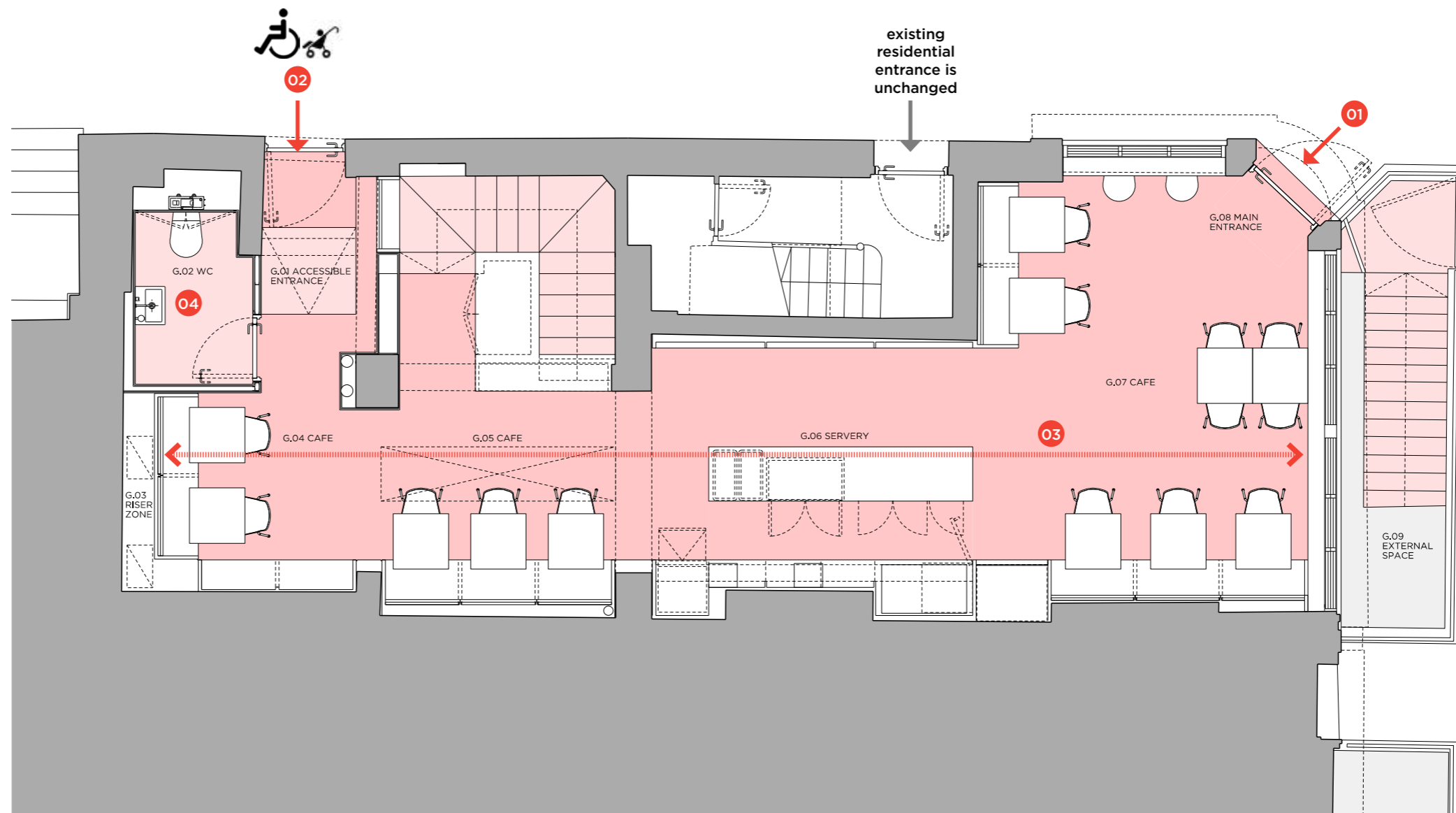
The arrangement of the side entrance is adjusted in order to achieve a level entrance for wheelchairs and prams. The gradient of the pavement along Fitzroy Road, together with a small internal ramp, means that level access is achievable.

#### 03 Ground Floor

The internal ground floor is adjusted to ensure the ground floor is entirely level and accessible for all.

#### 04 WC

A WC is proposed at ground floor



Proposed ground level plan

## 4.0 PROPOSALS

### 4.03 MAIN FRONTAGE

There are minor adjustments proposed for the front elevation. These can be summarised as follows:

- A step will be introduced at the front door to achieve a level floor throughout the entire ground floor.
- The main front door will be adjusted to allow for this.
- The timber platform that covers most of the front light-well and currently serves as a bin presentation area, will be removed and the light-well itself tidied up and redecorated.
- The treads to the external metal stair will be replaced with grated treads to get more daylight to the basement level.
- The window to the basement will be increased in size by lowering its cill.
- The basement door will be replaced with a glazed door to allow additional daylight at basement level..



Existing Chalcot Road elevation



Proposed Chalcot Road elevation



- Front step to property opposite, No.38 Chalcot Road

## 4.0 PROPOSALS

### 4.04 SIDE ENTRANCE

In order to achieve level access to the ground floor, the side entrance on Fitzroy Road is adjusted to create a proper entrance door to the back of pavement within the existing opening.

This also has the benefit of deleting the existing setback alcove that is currently used in an antisocial way.

Importantly the proposed arrangement mirrors the existing door to the property opposite, No. 38 Chalcot Road. This arrangement is far more satisfactory than the gated alcove that currently exists at No.40.

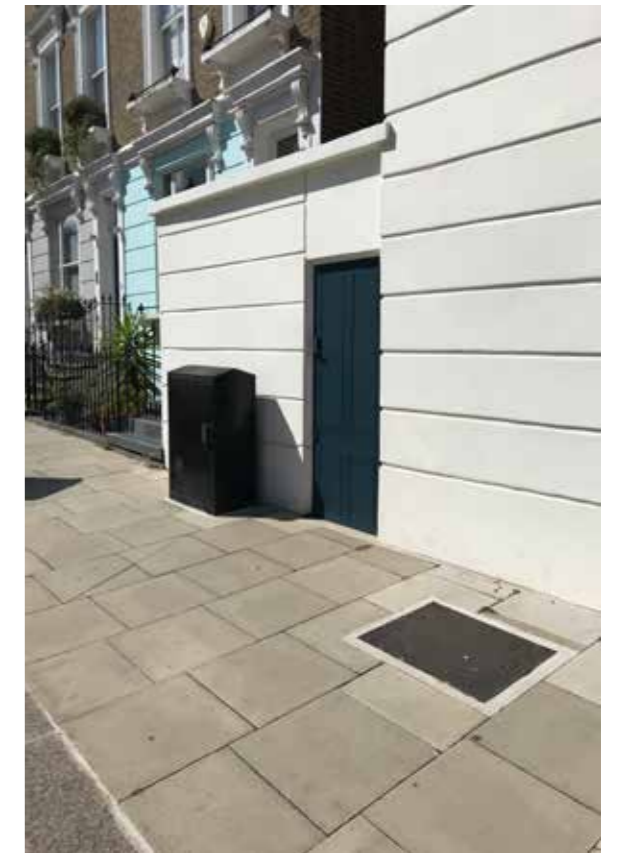
It is proposed that the new side entrance door be automatically operated in order to provide assisted access into the property.



Existing Fitzroy Road elevation



Proposed Fitzroy Road elevation



Existing door arrangement to property opposite, No.38 Chalcot Road



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