

Design & Access Statement

44 Chalcot Road. London, NW1 8LS.

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Existing Property

44 Chalcot Road forms part of a terrace of 4 and 5 storey properties that sit along the South side of Chalcot Road in central Primrose Hill / Camden Town. The street is primarily made up of residential properties with a small number of commercial properties dispersed along it. Whilst some of the terraced properties remain as single dwellings, most have been converted into a number of smaller units. 44 Chalcot Road is a brick and stucco fronted, period property. The overall site area is approximately 88m². The property has been divided into two separate dwellings accessed via a communal front door. This application relates to 44 Chalcot Road which is comprised of the lower ground and ground floors of the building.

The property has been extended in the past to form a small rear extension that covers both the lower ground and ground floors across the full width of the property. The property also benefits from a small terrace area to the rear at ground floor level with a metal staircase which connects this to the garden at the lower ground floor level. The property is not listed but does lie within the Primrose Hill Conservation Area.

Access

No. 44 sits centrally on the Northern side of Chalcot Road and as such, benefits from both good transport links and on street parking. Primary access to the property is via a communal front door which serves both the upper and lower properties. The Lower ground floor flat enjoys a private ground level garden.

Proposal

Proposal is to make double storey rear infill extension mainly to benefit the ground Lower ground floor. The proposal will not make any difference to the existing ground floor level; but at the same time will increase the size of existing first floor terrace.

The primary feature of the extension is the double height ceiling and external arched window. The design of the double storey window and its arch will enhance the beauty of the building externally while providing an interesting feature to otherwise monotonous rear elevation. The proposal will not have any impact to the front elevation.

The proposal also includes lowering the height of the existing rear garden and existing internal lower ground level by approximately 60cms.

Impact on Neighbouring Properties

The proposal will have negligible impact on the neighbour's property. The infill extension will not extend beyond the existing rear elevation wall of any neighbouring properties. The extension will not be visible from any windows of any of the properties on the street. The extension will only be visible from the rear gardens of the adjacent buildings.

No impact to light, ventilation or view of any of the neighbouring properties.

The view will provide a pleasant looking elevation for the surrounding buildings.

Additional Assessments and Surveys

Biodiversity Survey & Report

There are no protected and priority species evident on the site.

Flood Risk Assessment

The site does not sit within a flood risk zone.

Arboriculture Assessment

No trees or hedges within the property. No surrounding trees will be affected due to the development/