

HERITAGE STATEMENT

DESIGN & ACCESS STATEMENT

FLAT 2, 47 CHALCOT ROAD
LONDON NW1 8LS



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HERITAGE STATEMENT

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.

Terraces in the central area usually consist of at least five buildings that are uniform in character. Each building is three storeys high with a raised ground floor, basement and light well surrounded by railings to the main street elevation.

Principal elevations are flat fronted with pairs of sash windows defining each floor and the original roof form hidden from view by a horizontal parapet. To the rear elevation, the windows are staggered in order to serve the staircase landing, and the roof form has a butterfly profile. A number of properties also have a rear closet wing to half width and part height of the main building.

Each terrace is constructed in London stock brick with decorative stucco features to the front elevation, usually painted white or cream, which serves to unify the terrace. These stucco features often include a rusticated ground floor, projecting window cills and hoods (usually to ground and first floors), moulded window surrounds, parapets and balustrades. A number of properties have projecting door hoods or porch features supported by columns.

A number of terraces were designed to accommodate retail uses, small businesses and public houses on the lower floors, with residential flats above. The retail and small business units generally occupy a standard width terrace property or corner property, incorporating an original framework and shop front at ground floor level, and front forecourt (as opposed to basement light well) with glazed pavement lights. The building to which this application relates and its neighbours has glazed pavement lights.

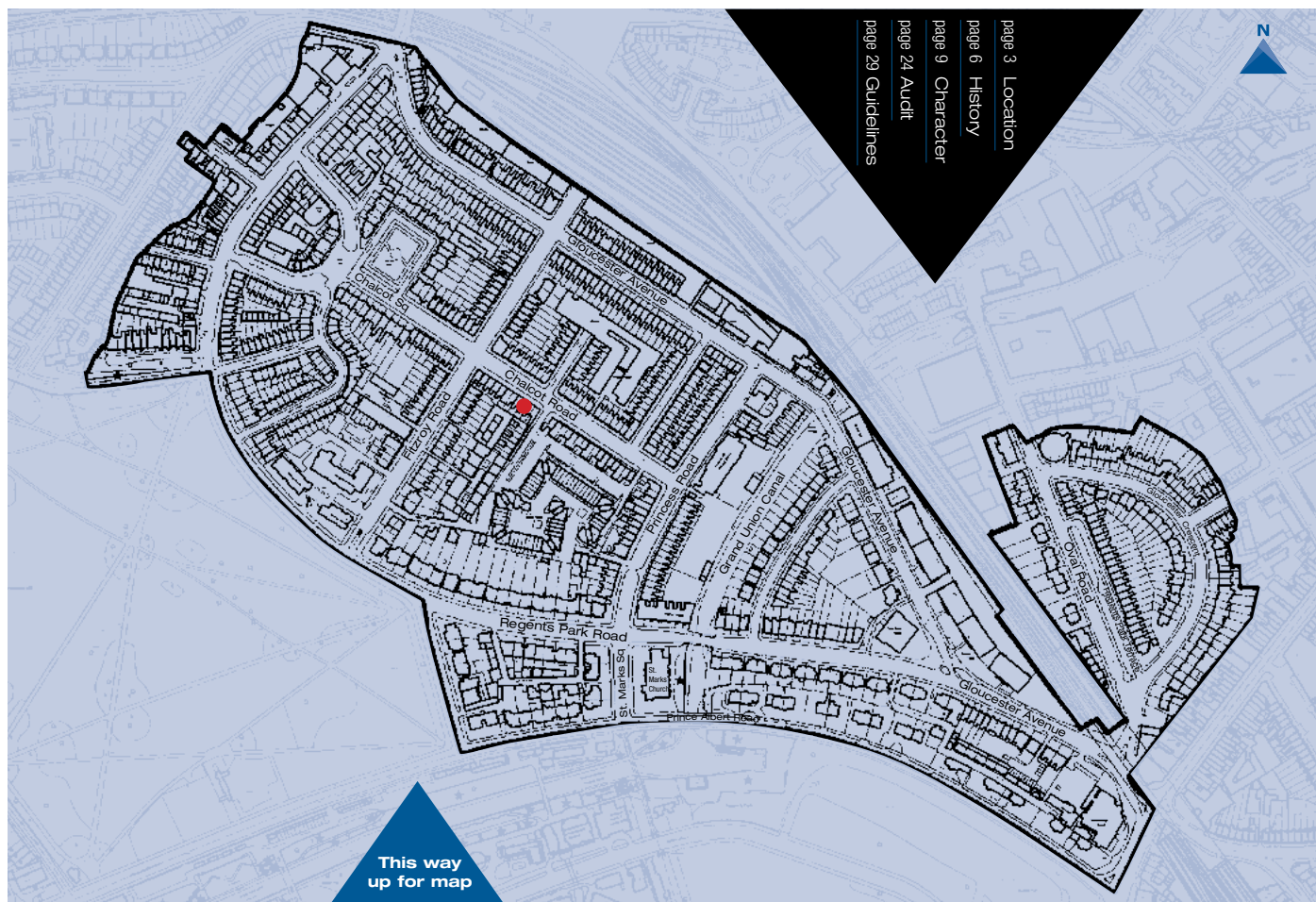


fig. 1. Map of the Primrose Hill Conservation area from the Conservation Area Statement document. Position of 47 Chalcot Road is indicated in red

DESIGN & ACCESS STATEMENT

1. INTRODUCTION

47 Chalcot Road is a three-storey Victorian house with a lower-ground floor, located in the centre of a terrace of shops on Chalcot Road and within the Primrose Hill Conservation Area. The property presents a shop at ground floor level.

This application refers only to Flat 2 that includes lower ground and ground floor. The flat is entered via a front door located to the right of the shop at number 46 and would originally have been part of number 46.. Our proposal focuses on the rear, where we are proposing to replace the existing timber window and doors with steel framed slimline doors and windows forming a glazed screen.

The proposal aims to maximise the internal space by protruding the new doors and windows towards the garden to create a small bay with a bench inside. The proposal will help to improve the usability of the restricted living room space and make a more positive connection to the garden while bringing in more light.



fig. 2. Site Location

2. LOCATION

47 Chalcot Road is a three-storey terraced house with a lower-ground floor, located on Chalcot Road and within the Primrose Hill Conservation Area.

No.47 is part of a group of eleven houses (nos. 50 - 40, from, left to right on fig. 2) that present a similar appearance on the front, situated in the central part of Chalcot Road. Their principal elevation is flat fronted, with shops on street level. To the rear elevation, these houses present 2 storey extensions starting from lower ground floor level with protruding terraces on their flat roofs.

The original houses were constructed with butterfly roofs, but several show loft extensions, especially in Nos. 50 - 45. Conservatories and replacement of timber windows and doors with modern style windows are common on the rear. This features result in an uneven and irregular, diversified appearance at the rear.



fig. 2. Aerial view showing the terrace of houses nos. 50-40 Chalcot Road



fig. 3. Aerial view showing the rear of the terrace of houses nos. 50-40 Chalcot Road

3. EXISTING PHOTOGRAPHS



fig.4. Existing rear view of the timber window & double doors



fig.5. View from the garden showing the existing window



fig.6. View from the garden showing the existing doors



fig.7. View showing the upper floors



fig.8 & fig.9. Internal views swing dining/living space

4. PROPOSAL

Our proposal focuses on the lower ground level of 47 Chalcot Road. The upper floors will remain untouched. The existing lower ground and ground floor is a separate flat with sole access to the rear garden. The existing doors and window at the rear are small and do not connect well to the garden.

Our proposal is to replace the existing timber window and doors with slimline steel framed doors with full height glazed screen to match. The new doors and the screen will be slightly projected out from the rear facade, hence the living room will expand slightly to the rear garden. This replacement will maximise the internal space and implement natural light, and will give a consistent, balanced character and appearance to the house. This addition will be minimal in design and will compliment the original building.

Overall the proposal aims to create a more coherent design, improve the internal circulation and maximise the internal space and light.

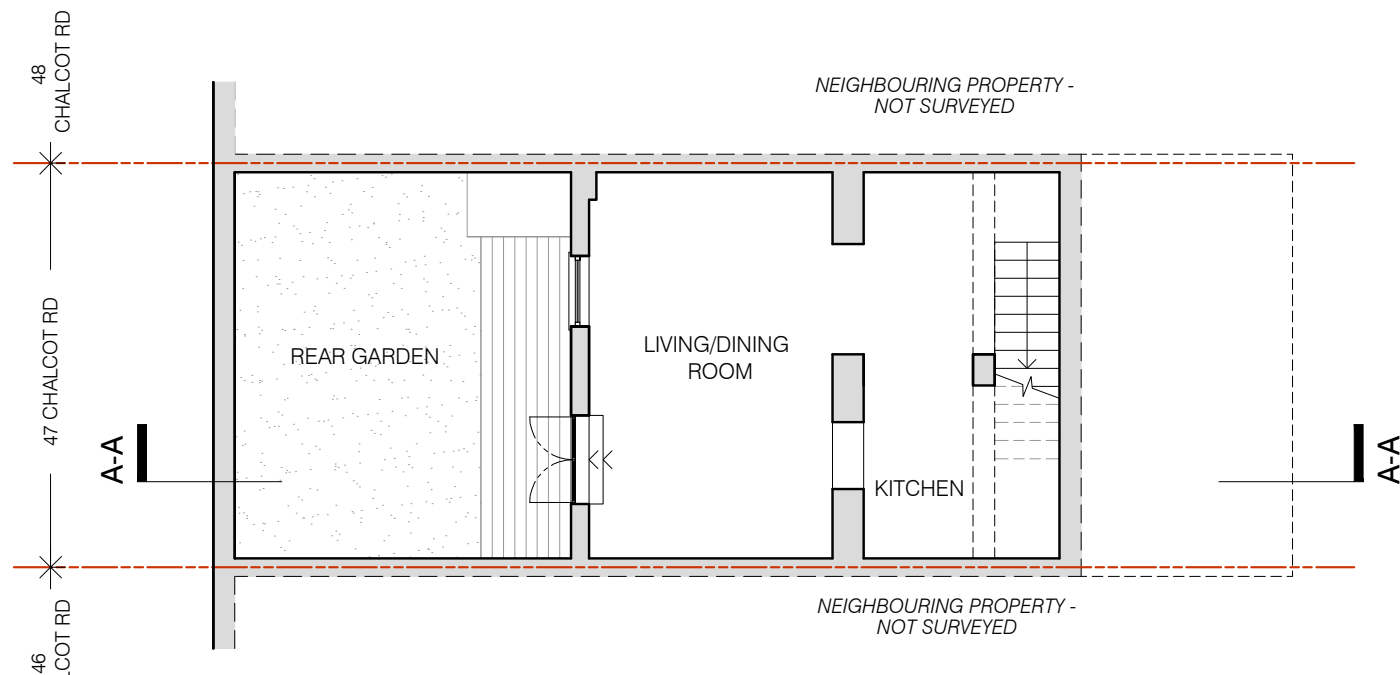


fig.10. Existing lower ground plan

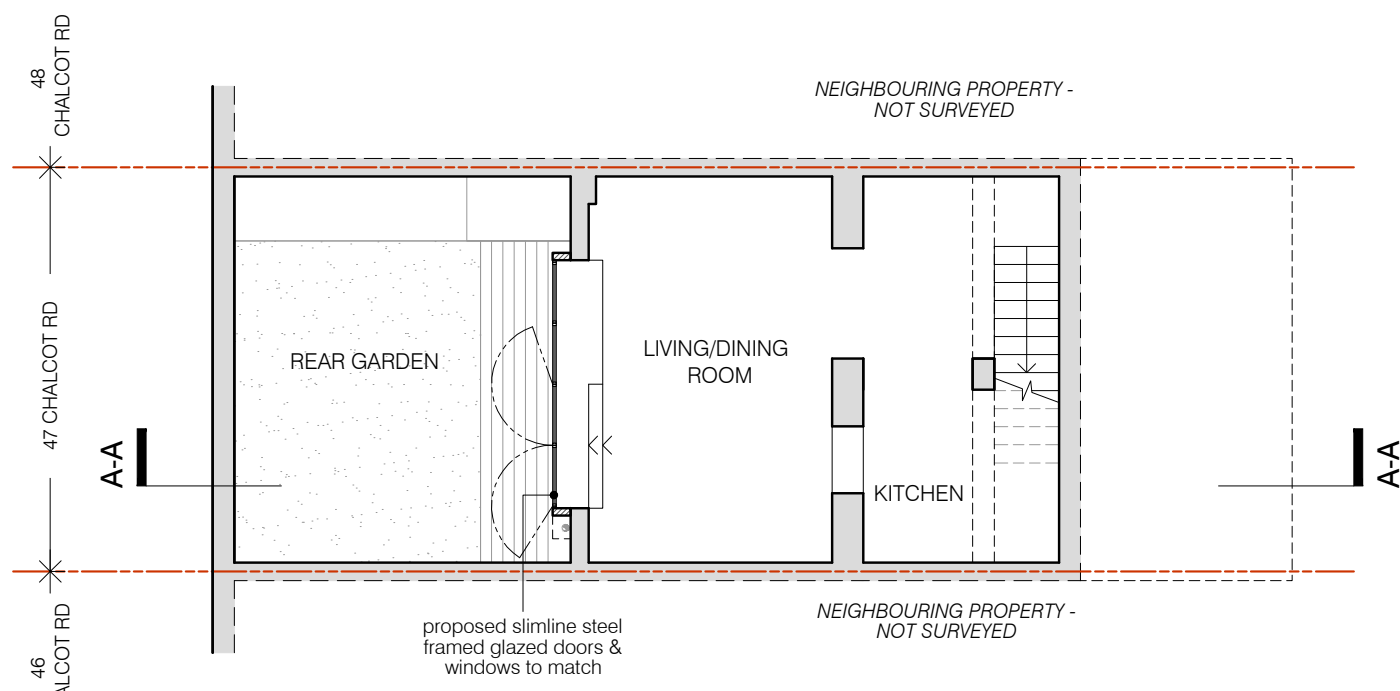


fig.11. Proposed lower ground plan

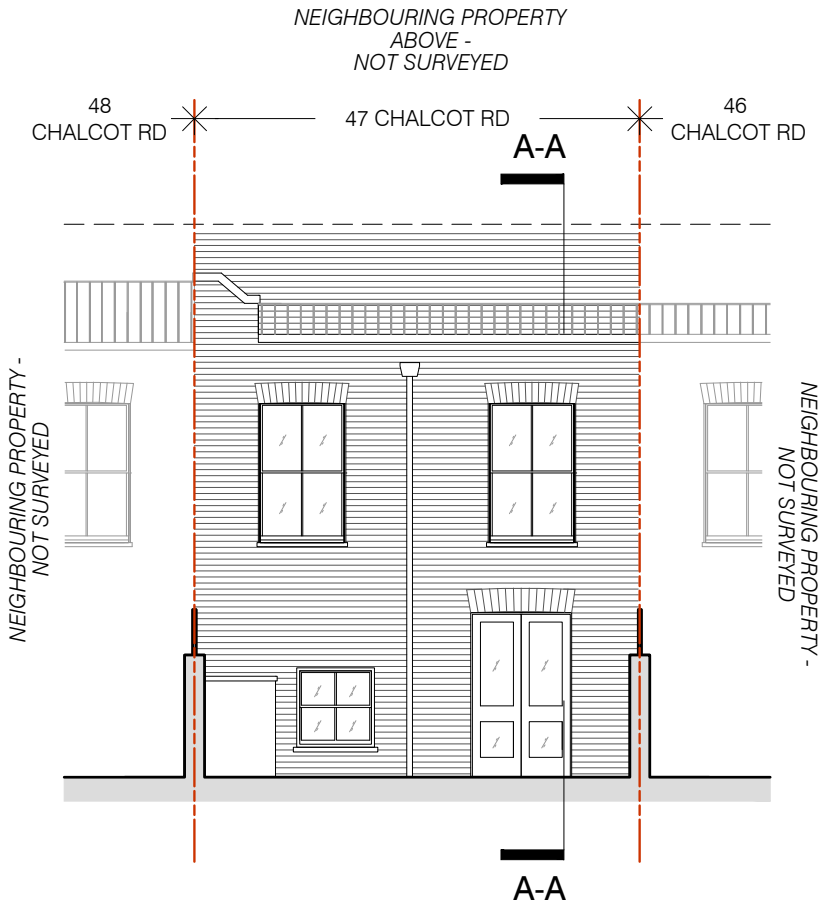


fig.12. Existing rear elevation

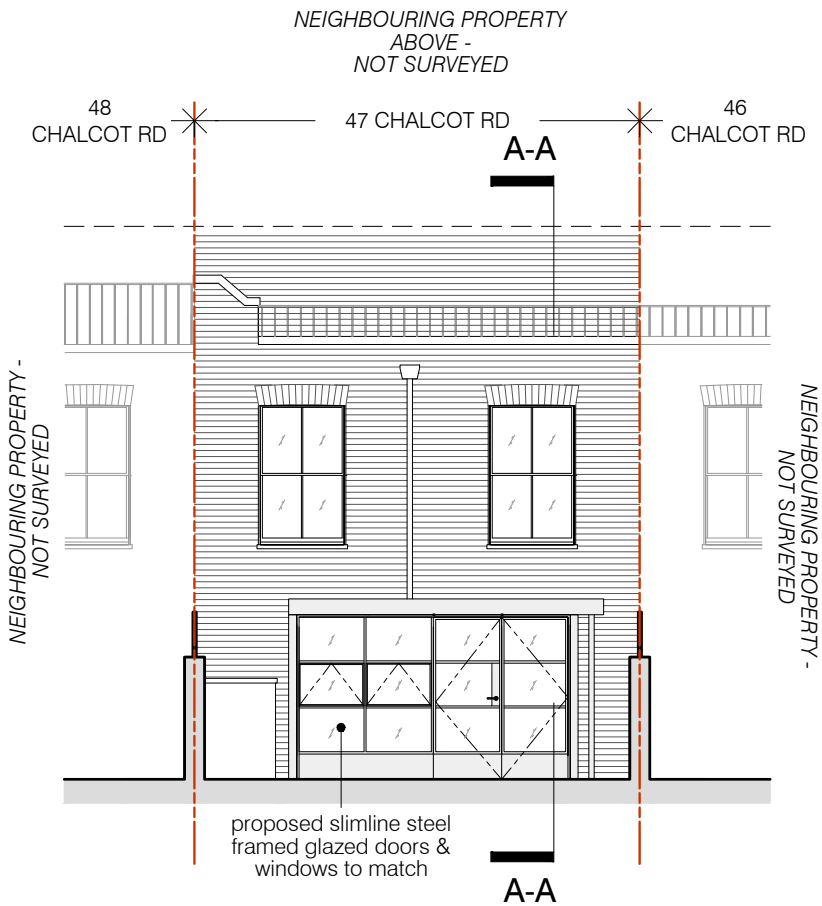


fig.13. Proposed rear elevation

5. MATERIALS

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions and the types of materials used.

All proposed works will incorporate the use of authentic materials that are sympathetic to the character and appearance of Primrose Hill Conservation Area.

Throughout the development, a limited palette of high quality materials will be used, selected for their robustness and ability to complement the character and appearance of the existing building and surrounding structures. The proposed steel frame glazing creates a positive dialogue with the traditional forms and its lightness means that it does not impose itself on the existing traditional building.

Overall the proposal aims to create a more coherent design; maximizing the existing space and with the help of the extension meet the demands of the occupants.

The proposal will increase both usability and the flat's livability for the future as well as protecting it from future dilapidation.

6. ACCESSIBILITY

Access to the house is unchanged but the proposed doors will make a better access to the garden from the house and better levels of natural daylight for the occupants.

7. SUSTAINABILITY

Sustainability is an important aspect of this application and we want to take this opportunity to adapt this flat for future use but in a way that does not change the appearance of the house.

We aim to employ the following sustainable elements:

- Super insulation of the new design
- Use glazing with high thermal performance whilst maximising daylight within the extension
- Use low energy lighting solutions

8. 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 47 Chalcot Road intends to retain the appearance of the property 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.