

38 CHALCOT ROAD
DESIGN AND ACCESS STATEMENT

MAY 2022



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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This Design and Access Statement has been prepared to support a Householder Planning Application for 38 Chalcot Road, Primrose Hill, London NW1 8LP.

We seek permission to create a new terrace to the roof of the lower level rear extension and to extend the existing mansard roof extension to span the full width of the roof whilst maintaining the setback from the front and rear elevations, together with internal alterations.

This proposal seeks to enhance the property's attributes and to provide further habitable accommodation.



The site in its immediate context



Existing front elevation

2.0 CONTEXT

2.1 SITE LOCATION

The site is located toward the north-west end of Chalcot Road in Primrose Hill. Euston train station, shopping facilities, local schools and churches all lie within close proximity to the site, various clubs and sports facilities are also nearby.

The site benefits from connections to London and surrounding localities, with a PTAL rating of 2.

38 Chalcot Road is a 4 bedroom end of terrace property split over 5 floors. There is external space, with a private rear terrace which can be accessed externally from Fitzroy Road.

The property is neither listed nor locally listed.

The site is within the Primrose Hill Conservation Area.

2.2 PREVIOUS RELEVANT APPLICATIONS

Planning application 2014/5503/P was submitted and approved for the change of use of the ground floor unit from retail to residential, the roof extension works, and for railings to external spaces. Subsequent applications and details were submitted relating to the refurbishment of the ground floor dwarf walls and for the external lanterns and window mullions.

The majority of the works carried out under application 2014/5503/P will be retained, with alterations captured within this application.



View along Chalcot Road looking North-West

2.3 CONSERVATION AREA APPRAISAL

The Primrose Hill Conservation Area document found on Camden Council’s website has been referred to within the following paragraphs to provide background detail on the building.

The Primrose Hill Conservation Area was designated as such in 1971 and extended in 1985. Permitted Development rights for single family dwellinghouses were removed under an Article 4 direction in 1983. 38 Chalcot Road lies within the Central Area of the Primrose Hill Conservation Area.

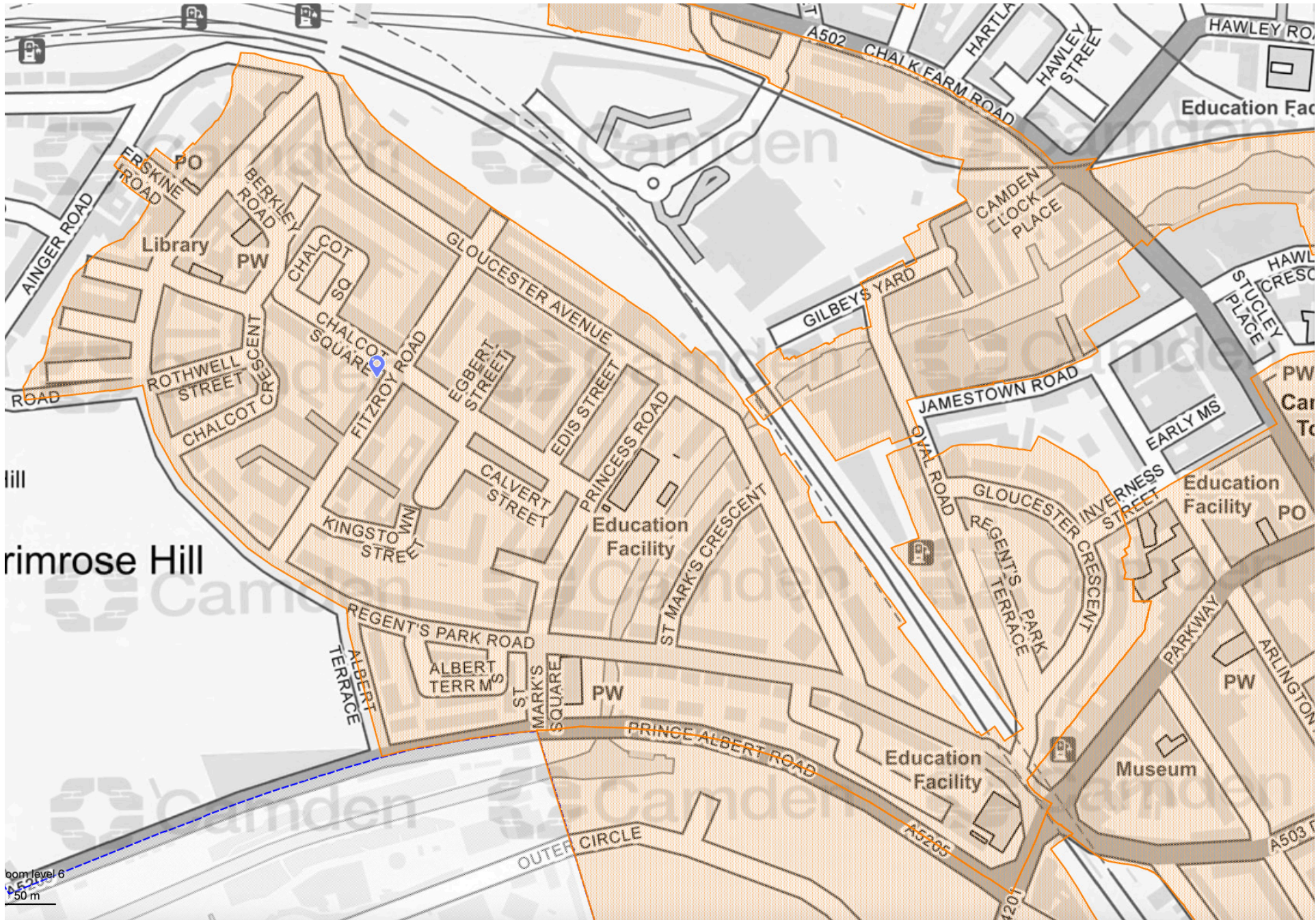
This sub-area is comprised of “long terraces of mid-19th century houses that are set back from the pavement with small lightwells and railings to basement areas”.

38 Chalcot Road in particular is a Mid Victorian end of terrace building, with the typical details retained, including material palette and mouldings as well as the shopfront at ground floor level.

Chalcot Road is considered to be one of the principal roads in the area, with a wide pavement and road, and street parking, with significant views to Chalcot Square to the north-west.

38 Chalcot Road is neither listed nor locally listed, but does provide a positive contribution to the character of the Conservation Area, as it retains a number of key features of its mid-19th century attributes as well as the shopfront of merit at ground floor.

Whilst the document notes that roof extensions to this part of Chalcot Road would be considered contentious, the alterations contained within this application would provide no further harm than the existing mansard, particularly as the building line follows the neighbouring building at 37 Chalcot Road, and the row of terraces at 26-38 Fitzroy Road.



Interactive map from Camden Council showing Conservation Areas, dropped pin indication on 38 Chalcot Road.

3.0 PROPOSAL

3.1 USE & LAYOUT

The existing use is a dwellinghouse, the proposal does not seek to change the use of the property.

3.1.1 LOWER GROUND / GROUND FLOOR

The proposals seek to increase the amount of available amenity space for the occupants by altering the existing roof to the lower ground rear extension to be suitable for use as a terrace. The foot print will remain as existing, with the addition of a cast iron railing spanning between the flank wall of neighbouring 37 Chalcot Road, to the adjacent outrigger of 38 Chalcot Road. A set of new French doors is proposed from Ground Floor level to provide access to the proposed terrace.

3.1.2 FIRST / SECOND FLOOR

Internal alterations are proposed at these levels. No other changes are proposed.

3.1.3 THIRD FLOOR

The existing mansard at third floor level would be altered to occupy the full width of the available floorplate whilst retaining the mansard form. The existing rear door and window would be removed and replaced with a single lead lined dormer window.



Rear elevation as existing



Rear elevation as proposed

3.2 EXTERIOR AND BOUNDARY TREATMENT

The existing boundary treatment to Chalcot Road is formed of a cast iron railing to the basement lightwell. The boundary treatment to Fitzroy Road is of a rusticated masonry wall, with the primary access to the property through a door on Fitzroy Road. There are no proposed changes to the existing boundary treatment.

3.3 SCALE & MASSING

The existing building is comprised of residential accommodation spanning over 5 levels from Lower Ground to Third Floor level. The proposals do not seek to increase the height of the building or significantly alter the overall mass. The adjustment to the rear of the mansard at Third Floor will follow the existing pitch and the proposed dormer window would be sized to suit the proportions of typical dormer windows in the surrounding neighbourhood.



View from Fitzroy Road to rear mansard at 38 Chalcot Road as existing



View from Fitzroy Road to rear mansard at 38 Chalcot Road as proposed

4.0 DESIGN

4.1 APPEARANCE AND MATERIALS

The end of terrace house is of masonry construction with rendered walls to the Ground Floor and yellow London stock brickwork to the remaining walls. The mansard is clad in standing seam zinc. The majority of the windows and doors are white timber frame, with aluminium frame doors and window at Lower Ground and Third Floor level. The roofs to the rear extensions and main roof are covered in single ply membrane. The boundary treatment to Chalcot Road and the railing to the Second floor rear terrace is of cast iron railings.

The proposals seek to retain the majority of the existing material palette, with a new timber frame French doorset at Ground floor level to replace the existing timber frame sash window. The proposed doors will be of a similar style and finish to the existing windows on the rear elevation.

The proposed railing to the Ground Floor terrace will be a cast iron railing to match the other railings to the building. The proposed terrace will be clad in stone tiles, with non-fixed containerised planting to the perimeter edge to provide natural screening for the occupants.

The proposed alterations to the rear elevation of the existing mansard will use standing seam zinc cladding to match the existing, with lead clad dormer timber frame window. The roof will be single ply membrane to match the existing roof covering.

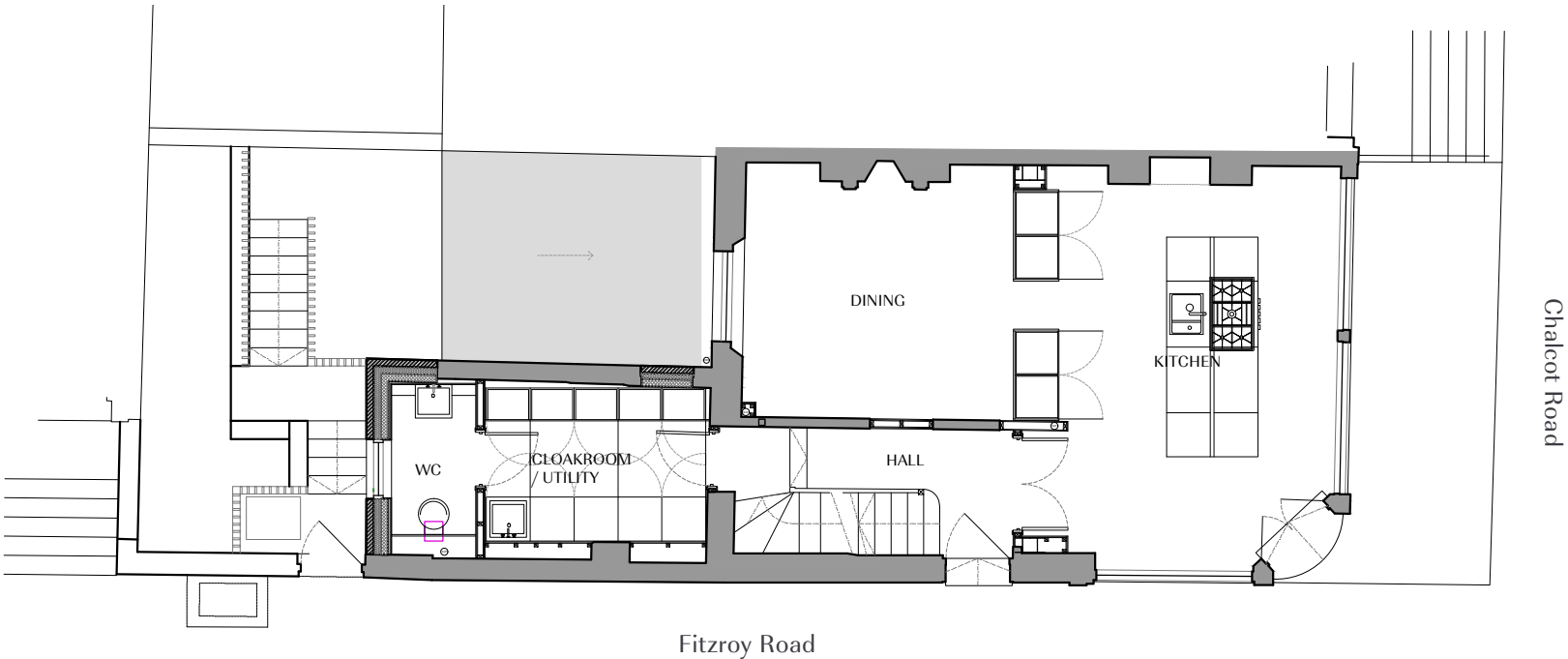
4.2 SERVICES & SUSTAINABILITY

Where possible, materials will be locally and sustainably sourced, with a high standard of construction methods to reduce the need for high domestic energy consumption where possible.

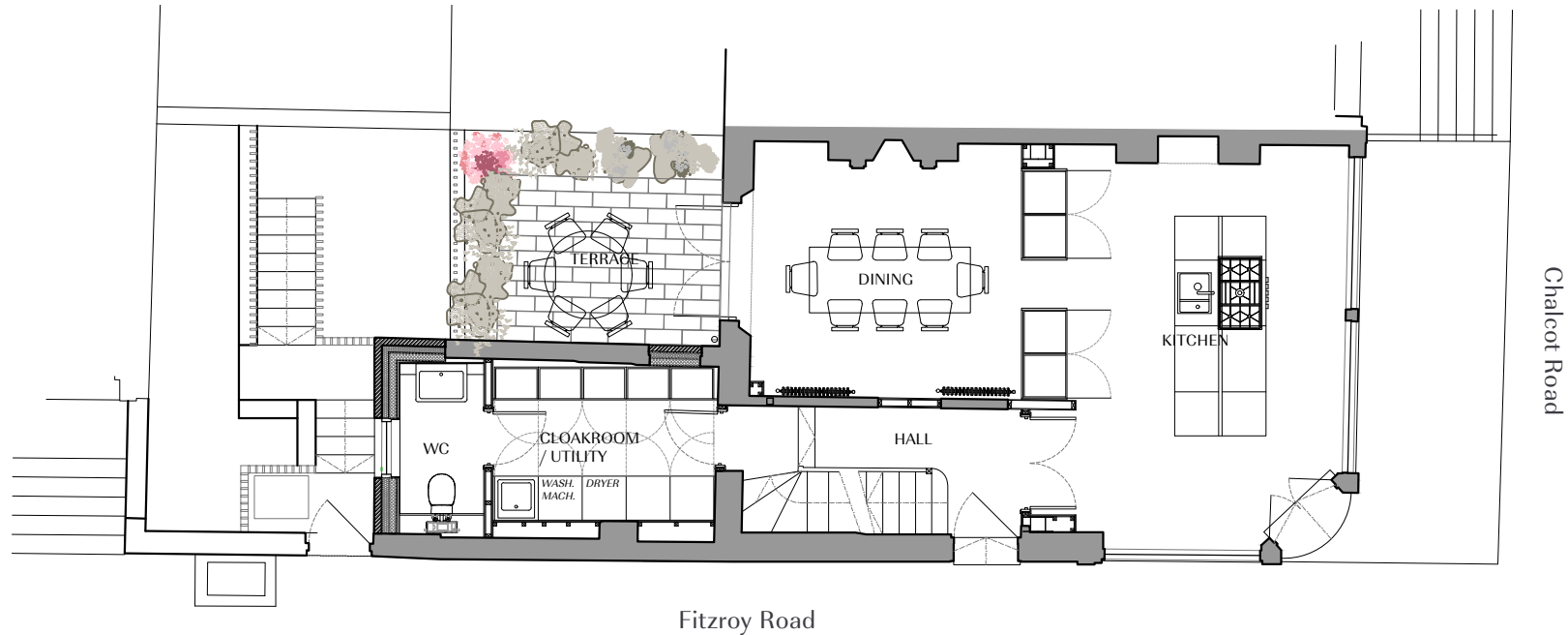
Planting for the planters aims to both provide biodiversity in this site and provide screening.

4.3 LANDSCAPING

As part of the proposals the proposed ground floor terrace would be landscaped and planted appropriately.



Ground Floor plan as existing



Ground Floor plan as proposed

5.0 ACCESS

5.1 ACCESS TO PROPERTY

The existing stepped access to the property is from Fitzroy Road, with an access door to the rear of the building slightly farther along on Fitzroy Road. The proposals do not seek to change the means of access to the property.

5.2 VEHICLE & TRANSPORT LINKS

The site benefits from connections to London and surrounding localities, and has a PTAL rate of 2.

There is currently on street parking available. The proposals do not seek to change the parking provision.

5.3 EMERGENCY SERVICES

Primrose Hill is covered by the Metropolitan Police Service force area. Several hospitals are within 2 miles of the site. Euston Fire Station and Kentish Town Fire Station are within 2.2 miles of the site.