

August 2022

Flat 3, 23-24 Chalcot Road, London NW1 8LN

Design & Access Statement

DESIGN ACCESS & HERITAGE STATEMENT

This is an application for full planning and demolition consent in a conservation area for works to the property at Flat 3, Ground Floor, 23-24 Chalcot Road.

SITE

23-24 Chalcot Road is a basement, three storey and mansard roof, end of terrace mid Victorian property situated on the corner at the junction with Fitzroy Road. The property is a house and shop unit merged and comprises five self contained flats accessed via the 60's addition of a communal staircase to the rear of the property as shown in image 3. The existing material palette is brick; timber framed sash windows. The property is not listed but is within the Primrose Hill conservation area.

PROPOSAL

Our proposal is for the following works:

- Removal of existing window sills to the rear ground floor windows allowing for doors opening onto external terrace.
- Removal of the existing rectangular roof light in the lean to roof of modern extension at the rear to allow for a elongated patent glazing roof light.

PLANNING HISTORY

Application no : PEX0100426
Granted : 18-07-2001
Extension to the rear of basement flats into the garden area and use of the part of the flat roof area as a terrace with conservatory for use by ground floor flat together with alteration to Chalcot Road elevation and to the refuse area fronting Fitzroy Road.

DESIGN

The access to the external terrace is via the modern conservatory extension, the design intends to use the existing rear facade window openings extended downwards to access the terrace. The full height timber glazed french doors retain the appearance and materiality of the existing timber sash windows and retains the existing brick arch.

The new elongated roof light replaces an existing rectangular roof light located in the modern lean to roof, therefor there will be no change in overlooking.

ACCESS

We are proposing no change to the existing access.

IMPACT

Unlike the front elevation the rear elevation displays quite a lot of alteration over the years with the addition of a basement extension and ground floor terrace and conservatory. Our proposal is has no impact the other occupants.



Image 1 - Aerial view of 23/24 Chalcot Road.



Image 2 - Front of property (23/24 Chalcot Road) No works



Image 3 -Side of property (23/24 Chalcot Road) No works



Image 4 -Rear Elevation (23/24 Chalcot Road)