

23rd May 2022
rev A 06th Dec 2022

Design and Access Statement
6A Chalcot Road – London NW1 8LH



Introduction

The proposal is for replacing the existing bifold doors, located at the third floor terrace on the front elevation, by sliding doors.

Use

6A Chalcot Road is an end of terrace three-storey house, built around 1860, located in the heart of Primrose Hill conservation area. The property is a single-family house that has had few alterations made to it. The main access is at ground floor level. The proposed works do not change this use.

Amount

The property is currently 124m² gross internal area over 3 floors and the proposal does not increase this area.

Layout

The proposal does not change the layout.

Scale

The existing property has character, and the proposed design was developed to ensure the alterations are harmonious with the proportion and scale of the existing property and appropriate to the surrounding context.

There is no over-bearing on the neighbouring properties and no changes regarding over looking or loss of light to the adjoining neighbours.

Appearance

The frontage of the properties along this street shows consistent detailing and character, with the window and door surrounds. The facade has numerous decorative features typical of the properties in the surrounding area; stucco plasterwork at ground floor level and window surrounds with decorative heads and projecting cills. This also applies to the various roof extension done on the street.

The scheme has been designed to consider the character, setting, context, and scale of existing and neighbouring buildings. The type and quality of materials to be used were to minimise visual impact on the street scene.

Materials

Materials and detailing used have been chosen to match the existing fabric of the houses to ensure that the property is cohesive in appearance with existing and surroundings. Dark grey aluminium sliding doors to match existing bifold doors.

Access

There is no change to the access arrangements to the property.

Please see photographs of the site on the next pages.



Front elevation



Chalcot Road street view



Existing lounge and terrace balcony at 6A Chalcot Road