

## David Money Architects

Unit Z 23 Alphabet Mews London SW9 0FN [f](https://www.facebook.com/davidmoney) 020 75873584 [e](mailto:studio@davidmoney.com) studio@davidmoney.com

DM404 Flat B, 11 Chesterford Gardens NW3

May 2024

### Design & Access Statement Revision A

#### The property

The two flats that are the subject of this application occupy the first and second floors of a large three storey house, and date back to the subdivision of the original house into three apartments in the 1970s.

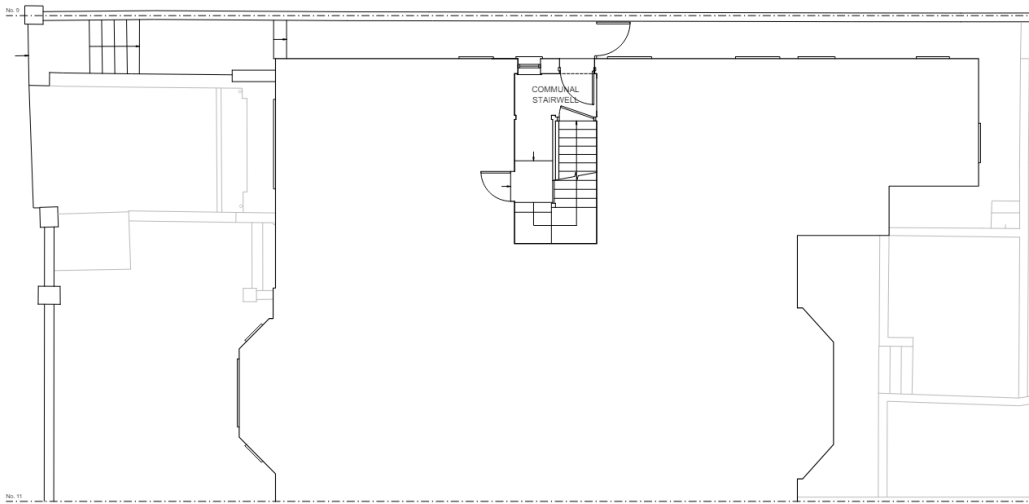


Figure 1 Front façade view

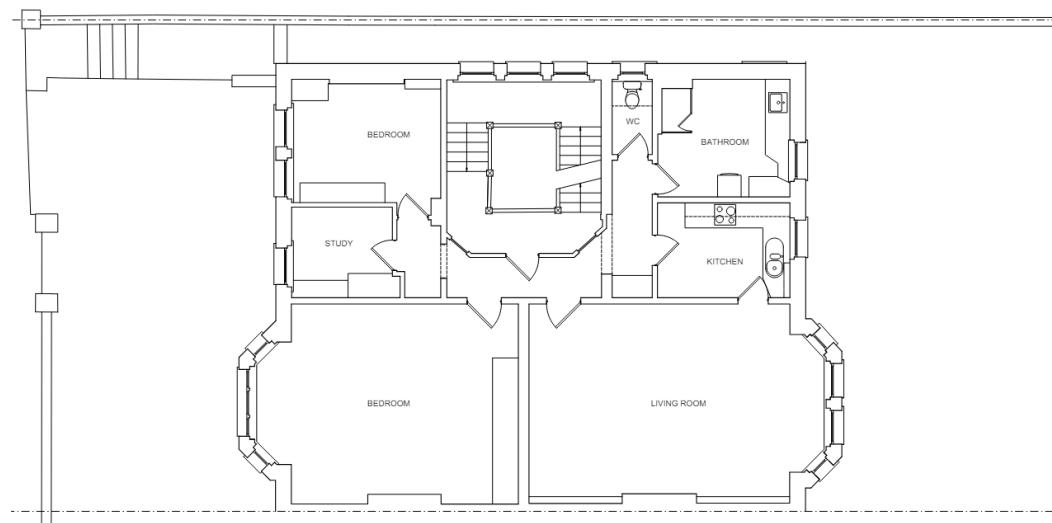
The entrance to the upper floor flats is via a side passage, directly into the stairwell of the building, which is currently 'common parts'.

The existing first floor flat (Flat B) is accessed from the first floor landing of the stairwell, through a partition erected during the 1970s conversion. The Gross Internal Area (GIA) is ---- square metres, comprising a living room, kitchen, 2 bedrooms, a Study, WC and bathroom. There is no exterior space.

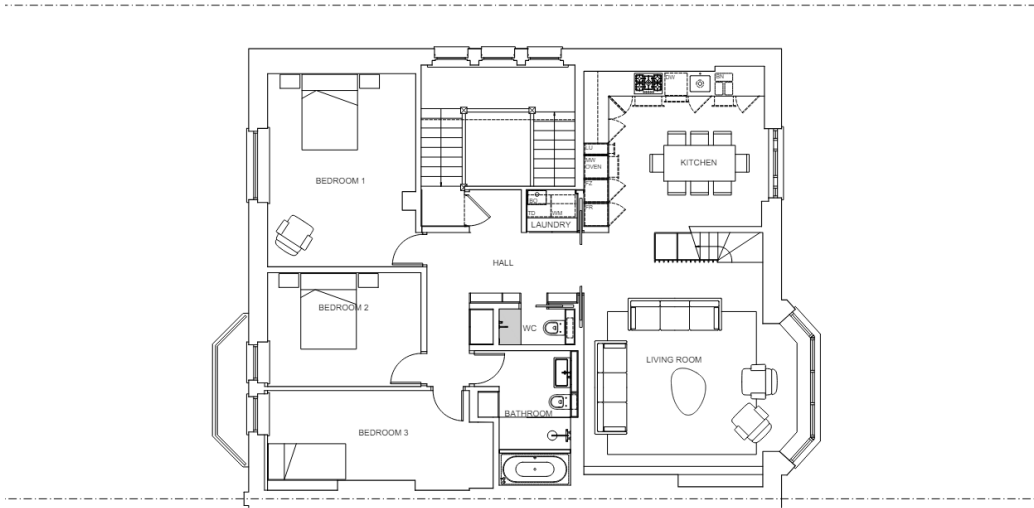
The existing second floor flat (Flat C) is accessed from the second floor landing. The Gross Internal Area (GIA) is ---- square metres, comprising a living room, kitchen, 3 bedrooms, WC and bathroom. There is large roof terrace accessed via a stair in the living room, through a sliding roof lantern.



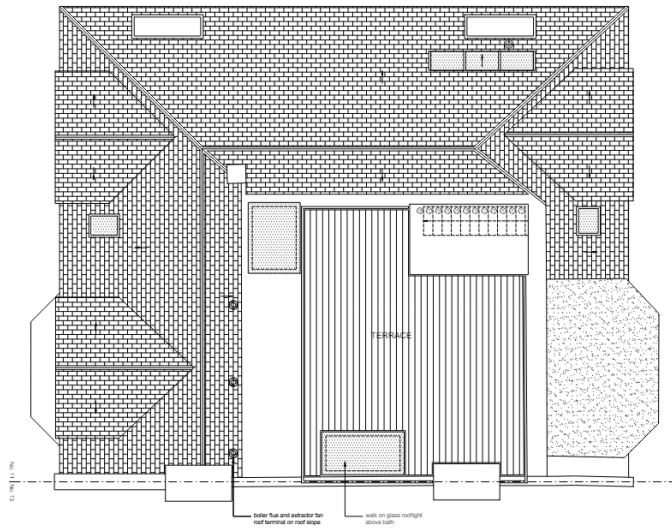
**Figure 2** Existing ground floor plan



**Figure 3** Existing first floor plan



**Figure 4** Existing second floor plan



**Figure 5** Existing roof plan



**Figure 6** 1970s partitioning to close off first floor Flat B from stairwell





**Figure 7** Kitchen of first floor Flat B.



**Figure 8** Roof terrace access stairs from second floor Flat C living room.





**Figure 9** Roof terrace above Flat C.

## Planning History

The subject property is located within the Redington / Froggnal Conservation Area (sub Area 6) (figure 8). Chesterford Gardens is described in the CA statement as:

*“...defined by its compactness of development and the extent and density of roadside trees. It comprises comparatively tightly spaced detached and semi detached three or four storey red brick houses. Bay windows and dormer windows are prominent features in the street scene and decoration is restrained.”*

Planning consent was granted in 2005 for a rear extension to the ground floor flat (ref: 2005/0365/P). The consent was not enacted.

Planning consent was granted in 2021 for reinstatement of the original house front door and a new rear extension (ref:2021/0801/P).



**Figure 10** Froggnal Conservation Area



## **The proposal**

The main changes are as follows:

1. To combine the two separate dwelling units, Flats B & C, into a single family maisonette occupying the first and second floors of the house.
2. Accommodation will comprise 2no. Reception rooms, Kitchen, 5no. Bedrooms and 3no. bathrooms, 269 sqm (GIA) all with access to a spacious 29 sqm roof terrace.
3. Partitions that were installed during the 1970s subdivision of the house separating the existing first floor Flat B from the stairwell will be removed.
4. The whole stairwell will come within the demise of the combined maisonette, with the entrance directly from the side passage at ground floor. No internal common parts will remain.
5. The amalgamation of Flats B & C will permit access to the existing roof terrace (figure 9) from the first floor accommodation, which currently has no access to private external space.

## **Summary**

The design has been carefully devised to create an enlarged family home which improves the first floor layout, and its relationship to the stairwell and roof terrace.

Continuing the process started with the refurbishment of the second floor façades and roof (ref. 2019/3422/P), these proposals seek to reverse inappropriate changes made to the front of the building, restoring it to its original appearance, whilst introducing some discreet contemporary changes at the rear.

## **Access statement**

The proposed works of combining the flats will not alter the accessibility of the house which will remain inaccessible to wheelchairs.

The proposal includes no additional on-site parking provision. There is an existing Controlled Parking Zone in Chesterford Gardens.

## **Sustainability statement**

The amalgamation of two dwellings into one is considered by building regulations as the creation of a new dwelling, and so the walls and windows of the first floor accommodation will be required to be fully upgraded to modern building regulations standards of insulation and air tightness. All external walls will be lined with insulated plasterboard and all windows will be replaced with timber double glazed facsimiles. If the first floor was being maintained as a self-contained dwelling these upgrades would not be required.

The resultant enlarged dwelling is infused with natural light with the aim of improving comfort of habitation and reducing use of artificial lighting. Similarly natural ventilation is proposed.

The enlarged dwelling provides access to external space from the first floor accommodation, to which it is presently denied. The nature of the new dwelling offers adaptability and space for a family, and also provides potential for home working and outdoor drying of laundry: all goals of sustainable housing design.

An electric car charging point will be provided in the driveway in accordance with the current planning policy.