

9 Chalcot Gardens, NW3 4YB

Planning, Design & Access Statement, revision P2

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9 Chalcot Gardens, front elevation.

Table of Contents

1.0 Introduction	3
2.0 Background	4
2.1 Practice Profiles	4
2.2 Site and Surrounding Area	4
2.3 Conservation Area	4
3.0 Planning History	5
4.0 Design & Access	6
4.1 Use	6
4.2 Amount	6
4.3 Layout	6
4.4 Access	7
4.5 Scale	7
4.6 Landscaping	7
4.7 Appearance	7
4.8 Protected Trees	7
6.0 Conclusion	7
Appendix I - 3 Chalcot Gardens (2011/5934/P)	8
Appendix II - 20 Eton Villas (2021/5763/P)	9
Appendix III - 42 Parkhill Road (2022/3584/P)	10

1.0 Introduction

This Planning, Design and Access Statement has been prepared by Sanya Polescuk Architects to support the planning application submission for works at 9 Chalcot Gardens, NW3 4YB.

The property is a five-storey, semi-detached house, currently in residential use.

Planning permission is sought from Camden Council in respect of the proposed rear external staircase and the replacement of the rear windows and glazed doors at first floor which aims to improve and maximise the potential of the building. The internal layout will not be altered.

In summary, the proposal has the following benefits:

- Continued use as a residential dwelling,
- A high quality architectural approach,
- Preservation of the character and appearance of the conservation area.

The building is not listed but it is located in the Eton Conservation Area, 1979 extension and within the Archeological Priority Area.

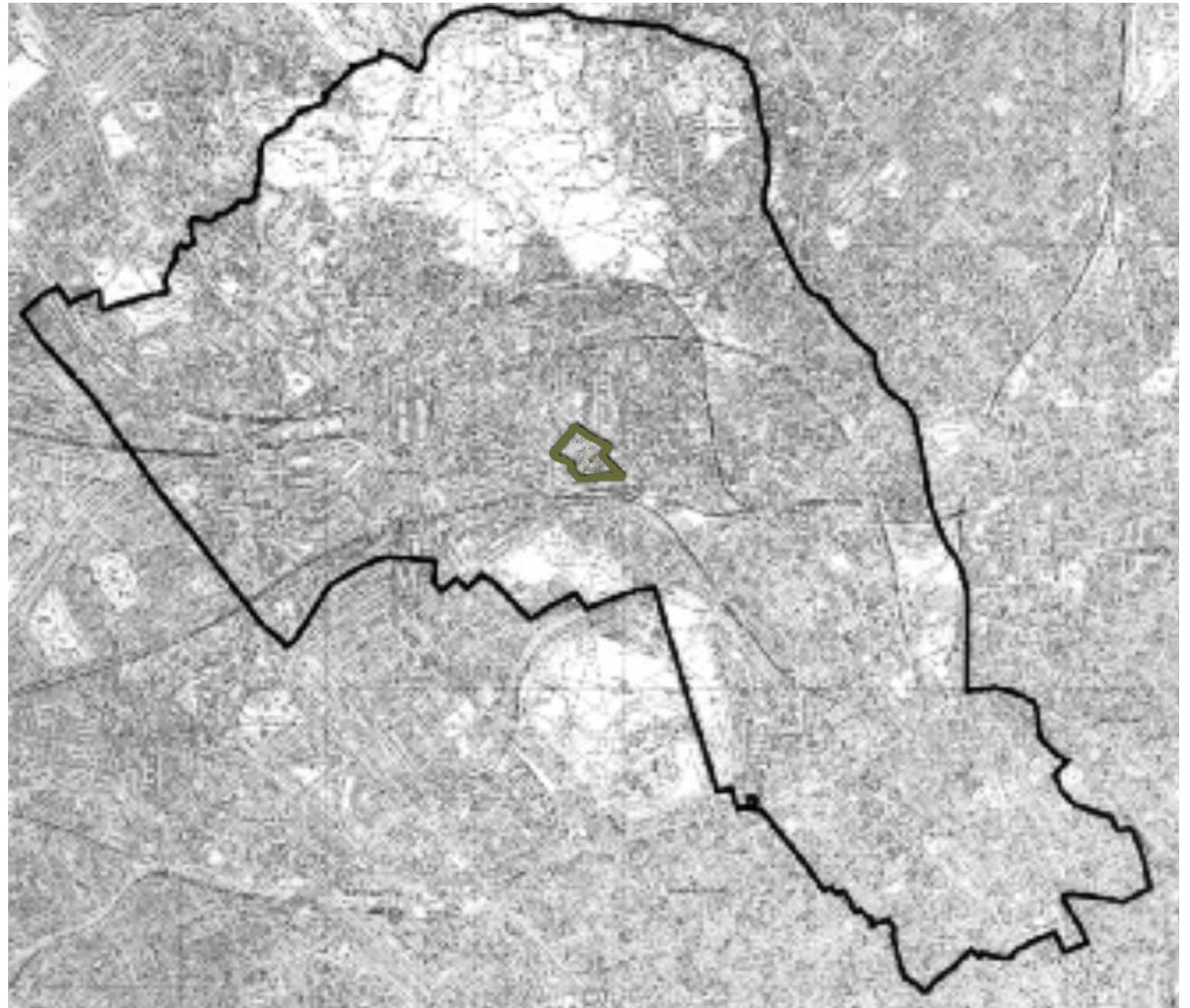


Figure 1. Location of Eton Conservation Area within Camden.

2.0 Background

2.1 Practice Profiles

Sanya Polescuk Architects (“SPA”) is a well-established architectural practice based in NW3 with extensive knowledge of the local area. Winner of the AJ Retrofit Award in 2013, SPA has a reputation for skilfully upgrading sensitive building fabric to modern efficiency levels without compromising the special historical characteristics.

2.2 Site and Surrounding Area

9 Chalcot Gardens is a five-storey, semi-detached Victorian building with raised ground floor, made of combination of yellow stock brick and red brick.

Chalcot Gardens is a narrow private street adjoining England’s Lane with facades fronting the southern side. The street is separated from England’s Lane by a line of mature trees and brick boundary wall.

According to Eaton Conservation Area Statement “the houses in this area consist of a variety of designs and styles despite being from a similar period. However, there is general consistency in the building line, heights of the buildings, plot widths of the semi-detached properties and the enclosure provided by frontage walls and gate piers. There are a number of attractive ‘studio’ houses with large north-facing arched windows on the upper floor and a number of properties with two storey canted bays”.

2.3 Conservation Area

9 Chalcot Gardens is located in the Eaton Conservation Area, sub-area 2 (1979 extension) and within the Archeological Priority Area.

“During the 1870s and 1880s the area was favoured by artists. Individually designed detached houses with studios were built for successful artists of the time along Steele’s Road and Chalcot Gardens”.

There are no Article 4 directions within this Conservation Area.

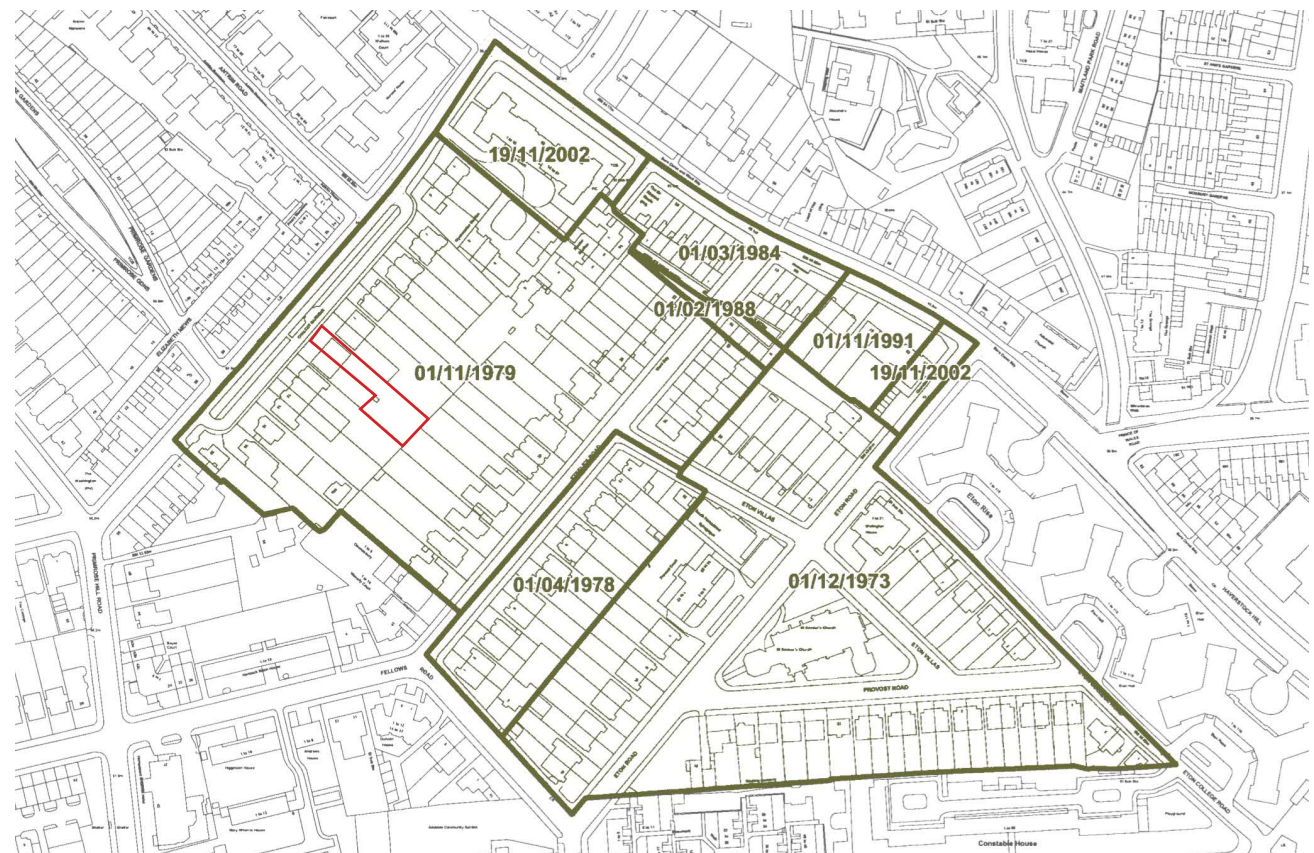


Figure 2. Eaton Conservation Area with 9 Chalcot Gardens marked in red.

3.0 Planning History

A comprehensive review of the Statutory Register of Planning Applications held by the Camden Council has been carried out.

Online records show following applications:

- 8703269 - Change of use of basement flat to an under-5's nursery as shown on 1 unnumbered drawing.

Decision: Refuse full or outline permission.

- 8803971 - Change of use of rear part of basement flat to use as a "packway playgroup" for the under 5s in addition to the existing residential use as shown on 1 unnumbered drawing.

Decision: Grant full or outline Permission with conditions.

- 9500743 - Application for certificate of lawfulness for an existing use of 2nd and attic floors as a maisonette.

Decision: Grant established use certificate.

- 9501931 - Modification and partial demolition of roof to include two new dormers and roof terrace and infill of new side window with masonry.

Decision: Withdrawn application-revision received.

- 9501931R1 - Erection of a dormer window and roof terrace at rear, and installation of additional velux window at side, as shown on drawing numbers KL-10, 11, 12, 14; PA-02, 03, 04 and
- Decision: Granted.

- 2008/2414/P - Alterations to replace windows with french doors at raised ground floor level to rear.
- Decision: Granted.

- 2009/0253/P - Retention of single storey extension (conservatory) at the rear of lower ground floor nursery school.
- Decision: Refused.

- 2009/3418/P - Use of basement of residential dwellinghouse (Class C3) as a nursery (Class D1).
- Decision: Part granted, part refused.

- 2010/0744/P - Alterations to existing rear ground floor conservatory to infant school (Class D1).
- Decision: Granted.

- 2017/6087/P - Change of use of the rear conservatory from infant school (Class D1) to residential (Class C3).
- Decision: Granted.

- 2018/4815/P - Change of use from nursery (Class D1) to residential (Class C3) in the front part of the lower ground floor.
- Decision: Granted.

- 2019/5738/P - Single storey rear extension following demolition of existing rear conservatory; alterations to openings on side elevations.
- Decision: Granted.

- 2020/1422/P - Amendments involving reduction in glazing on side elevation of single storey rear extension and reduction in size of rooflight

above, as approved under planning permission 2019/5738/P, dated 09/03/2020 (for: single storey rear extension; alterations to openings on side elevations).

Decision: Granted.

- 2020/1486/P - Details of facing materials required by condition 3 of planning permission 2019/5738/P dated 09/03/2020 (for single storey rear extension; alterations to openings on side elevations)
- Decision: Granted.

The applicant, as owner-occupier, has made personal approaches to all immediate neighbours to invite their views prior to the submission of this application.

A number of permissions for alterations to the rear elevation have been granted in the area (See Appendices). There are three precedents particularly relevant to this proposal, found at:

- no.3 Chalcot Gardens (2011/5934/P)
Change of use from 1x flat and 1x maisonette to a single family dwelling and external alterations, including a new terrace with balustrade and external metal spiral staircase at rear ground floor level and enlarged door openings at rear ground and lower ground floor level.
Decision: Granted.
- no. 20 Eton Villas (2021/5763/P)
Conversion of two self-contained flats into single family dwelling, installation of new external staircase

to garden and Juliet balcony at upper ground floor level all to the rear elevation.

Decision: Granted.

- no.42 Parkhill Road (2022/3584/P)

Erection of single-storey lower ground floor rear extension the installation of iron railings at upper ground floor level to form a terrace and installation of an rear external staircase.

Decision: Granted.

The applicants, as owner-occupiers, have made personal approaches to all their immediate neighbours to invite their views prior to the submission of this application.



Figure 3. Example of the external staircase.

4.0 Design and Access

The works to be undertaken will include a replacement of the upper ground floor rear glazing and installation of a new external staircase to the side elevation.

4.1 Use

The use class of the house is currently 'C3 residential' and will remain unchanged.

4.2 Amount

The new glazing will be fitted in place of the existing, so it will have no impact on the footprint of the building. The proposed external staircase will only use 2.8m² of the side passage area.

4.3 Layout

The proposed changes to the property focus around:

- replacement of the existing double-glazed, timber doors/windows to the rear elevation with new, triple-glazed timber doors/windows. The proportion of the glazing has been slightly altered for aesthetic purposes;
- installing a new external staircase to the side elevation. The proposed materials are a galvanised steel and timber which are already present on site in a different form. The staircase will proudly stand as a new addition, complimenting the original building and it's modern extension.

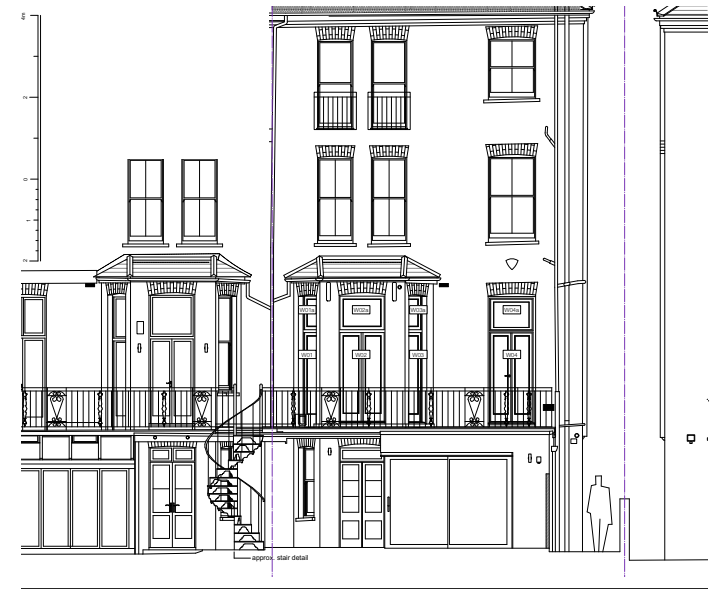


Figure 4. Existing rear elevation of 9 Chalcot Gardens.



Figure 5. Proposed rear elevation of 9 Chalcot Gardens.

4.4 Access

The main access to the site will remain unchanged with the proposed development. The new staircase will only provide an additional access point to the upper ground floor balcony.

4.5 Scale

Internally, the existing footprint of the property will remain unchanged. Externally, the new staircase will be a minimal addition and use only 2.8m² of the side passage area.

4.6 Landscaping

N/A

4.7 Appearance

Any changes to the side and rear elevations will not be visible from the main public pathway. All proposed materials are a modern interpretation of those already present in the area and were carefully chosen to strike a balance between aesthetics, functionality and sustainability. The staircase was designed with a mono-stringer to limit the use of steel and timber was chosen to limit the carbon footprint of the proposal.

4.8 Protected Trees

N/A

6.0 Conclusion

The proposed amendments to the upper ground floor flat will provide improved residential usage of the property and a high-quality environment for the existing occupiers who intend to stay in the property for the long term.

The proposed changes have been carefully designed to ensure they read as subordinate addition to the existing building, and will not be visible from the main public street or obscure any important architectural features.

The use of materials and design will preserve and the character and appearance of the Conservation Area. The extensive use of timber will limit the carbon footprint in construction. All the changes proposed are consistent with alterations already undertaken on site and its surrounding area, and will not detriment of neither the property nor the Conservation Area itself.



Figure 6. Existing side elevation of 9 Chalcot Gardens.

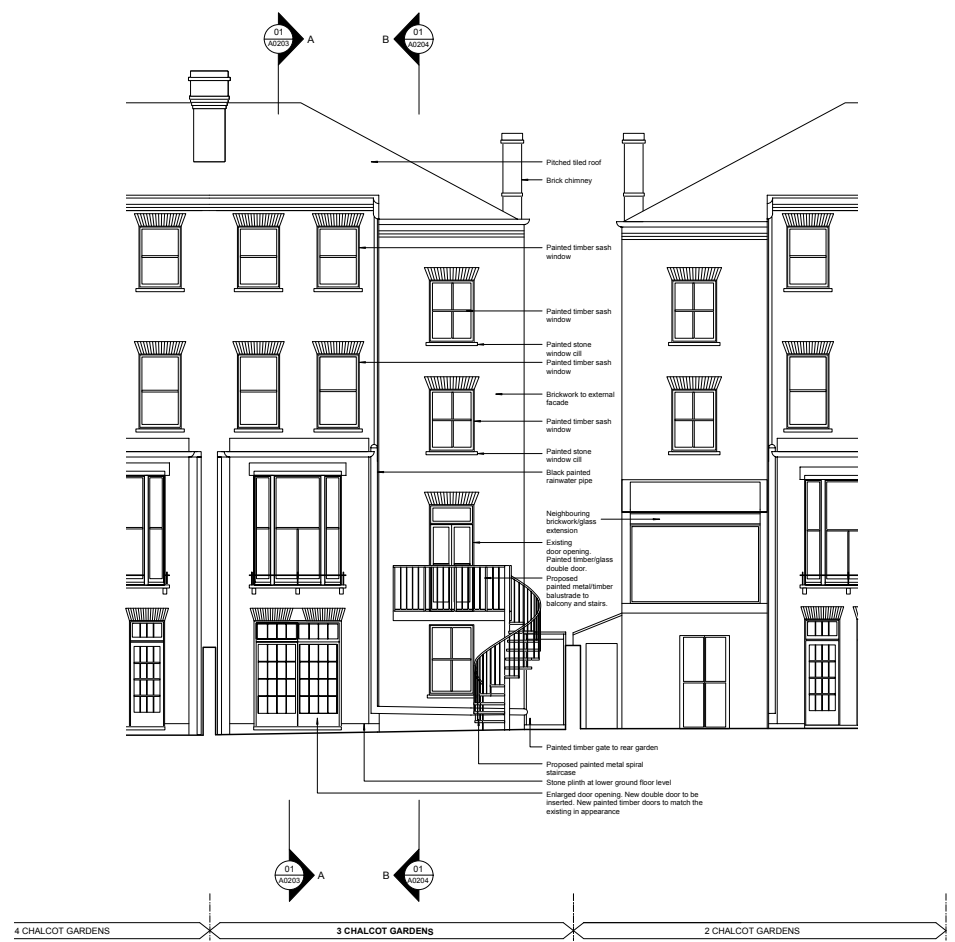


Figure 7. Proposed side elevation of 9 Chalcot Gardens.

Appendix I - 3 Chalcot Gardens (2011/5934/P)



Existing rear elevation of no. 3 Chalcot Gardens.

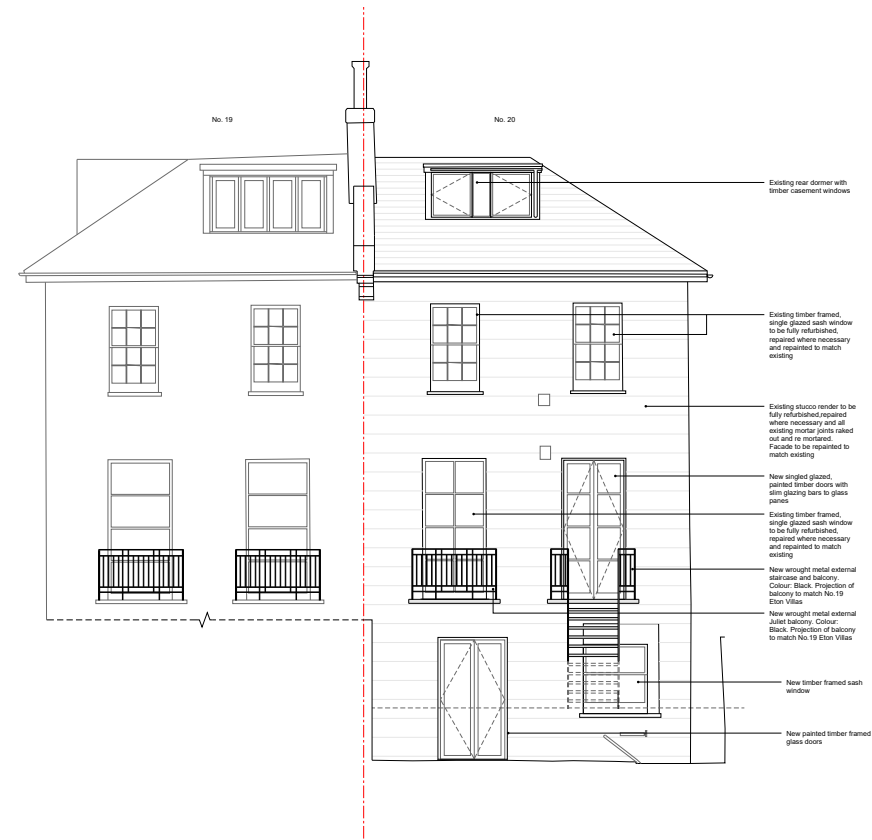


Proposed rear elevation of no. 3 Chalcot Gardens.

Appendix II - 20 Eton Villas (2021/5763/P)



Existing rear elevation of no. 20 Eton Villas.



Proposed rear elevation of no. 20 Eton Villas.

Appendix II - 42 Parkhill Road (2022/3584/P)



Existing rear elevation of no. 42 Parkhill Road



Proposed rear elevation of no. 42 Parkhill Road