

DESIGN & ACCESS STATEMENT

Uniting of Ground floor and First floor flats

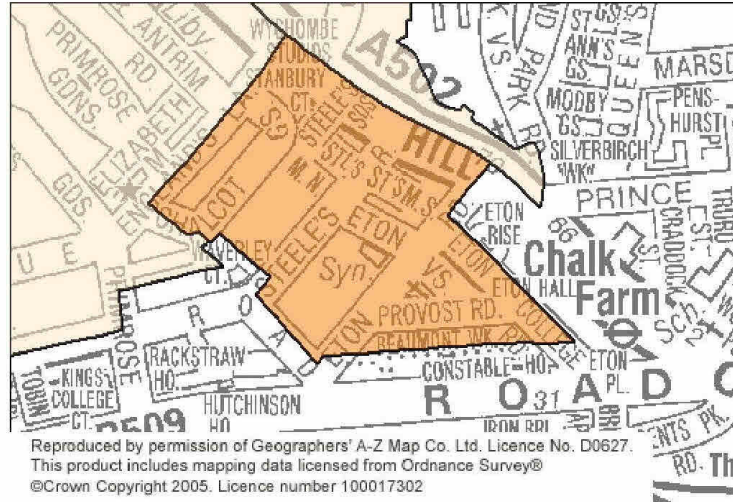
4 Chalcot Gardens, London, NW3 4YB

The proposal is to Unite the raised ground floor and first floors by the introduction of an internal staircase. To create a two bedroom maisonette. There will be no external changes.

The existing house has been converted into 4 one bedroom flats

The dwelling will comply with the current standards of Building Regulations in respect of access and I will be consulting through a formal Building regulation application.

Location:



Chalcot Gardens is a narrow private street adjoining England's Lane that was built during the 1880's and took its name from the earlier Upper Chalcot Farm. The road provides access to the houses fronting the southern side. The street is separated from England's Lane by a line of mature trees and brick boundary wall. 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 (three storey with lower ground level) of the buildings, plot widths of the semi-detached properties and the enclosure provided by frontage walls and gate piers. Within Eton Conservation Area, Chalcot Gardens Nos. 1-6 (cons) are a group of buff brick semi detached villas of simple design with Gothic influenced porches.

Access will be from existing

Details of Proposed layout



The detail drawings to accompany the application are:

A100 Application Chalcot Gardens

A100a OS map and photos

A101 Ground floor plans, existing and proposed

A102 First floor plans, existing and proposed

Landscaping – Existing

Visual Impact – There will be no visual impact externally as all works will be internal.