

16 Chalcot Gardens, London, NW3 4YB

753__D&AS__01

Design and Access Statement

11.12.2015

To be read in conjunction with Listed Building Consent drawings:

753__02 Location Plan
753__03 Site Plan
753__04 Garden Plan - Existing
753__05 Garden Plan - Proposed
753__06 Pool Plan and Sections
753__08 Garden Photos

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This statement has been prepared in accordance with CABE Guide, Design and Access Statements; 2006.

16 Chalcot Gardens - New outdoor swimming pool

Use

16 Chalcot Gardens was constructed in 18881. It is a single family house, and was listed Grade II in 1999. The listing entry refers to front and rear extensions carried out by CFA Vosey c. 1898. No reference is made to internal features but we have assumed that a proportionate amount of the interior was also designed and constructed at this time. The proposed works for a swimming pool at the end of the garden, do not involve any alteration to the existing building. They should be designed and constructed with this heritage in mind; and to a standard that reflects the history and quality of the existing building.

Amount

The existing garden is approximately 450m² and the area to be re-landscaped for the pool is 100m².

Layout

The existing garden is 36m long and is orientated roughly northwest by southeast. The proposed location for the pool is at the far southeastern end of the garden (ref. Fig.01), in an unused area surrounded by mature vegetation (ref. Fig.02).

Scale

The proposed pool would be approximately 8.0m long by 4.0m wide surrounded by stone paving and landscaped planters. This is a relatively modest size for private family use. The pool would be raised above the surrounding ground by approximately 500mm to minimise excavation and potential damage to existing roots.

Appearance

The pool would read as a stone plinth with contemporary timber screens to the perimeter. These screens would provide enclosure and privacy whilst swimming. The stone plinth would form a raised edge to terminate the soft landscaped garden but would not be immediately visible as it would be located behind an existing low brick wall (Ref. Fig.03). The boundary wall to the southwest is already of a height to provide adequate screening from the adjacent property at No. 50 Primrose Hill Road.

Landscaping

To soften the impact of the pool and surrounding screen fencing, it is proposed to construct stone clad planters to the rear of the pool. This replacement planting will be designed to co-ordinate with the existing vegetation.

Access

The existing house is inset from the site boundaries on both sides. Access to construct the pool will not have to be through the house and will therefore minimise the risk of damage or disturbance to the existing fabric. Temporary protection will be put in place as required to preserve existing surfaces and features.

Access to the pool itself will be from the existing paved path at the rear of the garden (ref. Fig.03).

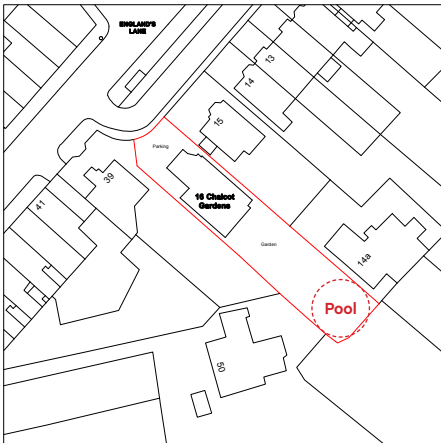


Fig 1. - Site plan, showing proposed location of pool.



Fig 2. - View of proposed location for pool.

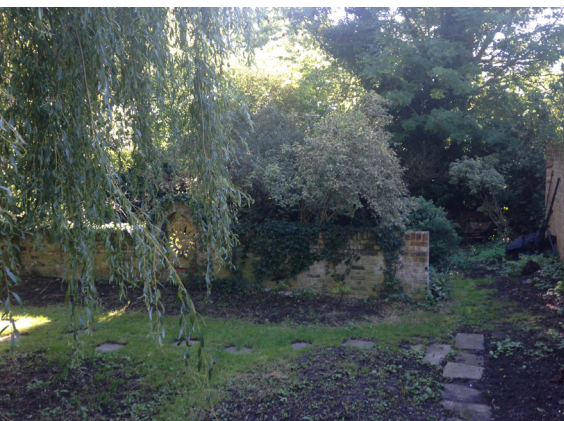


Fig 3. - View of existing wall to be retained, with boundary wall to 50 Primrose Hill Road to the right.

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