

Garden Flat

**4 Chalcot Gardens
NW3 4YB**



4 Chalcot Gardens is a period victorian house which has for some considerable time been converted into a number of flats.

The property is situated at the eastern end of Chalcot Gardens, a small private road with little traffic movement that attracts many family type dwellings.

On the lower ground floor there is an existing unmodernised 2 bedroom flat. Until recently the property company owner of the flat did not contribute to the maintenance of the building, causing the building fabric at the rear and side to fall into a state of disrepair. The property company owner has since sold its leasehold interest.

This application is to extend the lower ground floor flat at the rear of the building, at single storey level to create a full family unit, wherein a family has the opportunity to stay for a permanent period, as opposed to the inhabitation being just being another transient London option.

The flat has the benefit of a 35m rear garden which furthers the attraction of family rather than single person living.

It is proposed to create a spacious 3 bedroom flat with the lounge area facing the garden and patio area. This layout and application are similar to those within the immediate area.

After constructing the extension and a modest patio area, there will still be in excess of 28m in garden (approx 250m² of garden space)

The applicant has been in discussions with the neighbours to the East and has sought to accommodate their wishes, their focus being the height of any proposed extension.

The new proposed extension would be no higher externally than 2450mm, the existing height of the boundary wall is 1850mm. The applicant proposes to dig out some of the existing garden to accommodate the lower level external height, but retaining approximately 2900mm head height within the living space.

To the West there is an existing structure which stands at 2350mm at the highest point and abuts the boundary wall, The new extension would be lower than the existing structure, but set approximately 1200mm in from the boundary wall, and extending out into the garden no further than the existing structure. Therefore the new extension would be an improvement.

All trees in the garden will be maintained, retaining the character.

To the upper level of the extension, the raised ground floor flat will benefit from a new terrace, this in keeping with a number of buildings in Chalfont Gardens benefitting from terraces or balconies at the rear. The existing wrought iron stair case from raised ground floor level to the garden will be removed, this is in keeping with similar alterations made to the rear of a number of properties in the Gardens.

The applicant has sought to accommodate the immediate neighbours, whilst maintaining a sympathetic approach to the construction, so as to retain the character and charm of the area and without introducing anything that is out of character.

The building to the rear and side will under go a major overhaul on completion of the refurbishment / construction programme.

