Chalcot House, 59.5 Netherhall Gardens

Design and Access Statement

July 2017

1.0 Introduction

- 1.1 This Design and Access statement has been prepared to explain the proposed alteration and extension works to Chalcot House, 59.5 Netherhall Gardens.
- 1.2 The statement is to be read in conjunction with the application for Planning Permission and the associated drawings and takes into consideration the advice by CABE entitled "Design and Access Statement".
- 1.3 The proposal has been informed by Camden's guidelines both through analysis of the literature and documents and by submitting a request for Pre-planning Application Advice (2017/1594/PRE).

2.0 Existing Building and the development site

- 2.1 The property is single family dwelling located adjacent to the garden land at the rear of No. 61 Netherhall Gardens within the Fitzjohns/ Netherhall conservation area.
- 2.2 The site is well screened with mature trees on the side and rear boundaries and the east boundary adjoins a tennis court.
- 2.3 The dwelling is a later infill building that was rebuilt house and is accessed from though a driveway located between no.59 and 61 Netherhall Gardens.
- 2.4 The house has extended in more recent times in traditional style and materials. It comprise a main two storey high staggered block which faces the access driveway and a garage wing attached to it on south-east corner.
- 2.5 The house has a courtyard at the front and garden at the rear.

3.0 Planning Framework

3.1 As confirmed by Camden at pre-application consultation stage a number of main planning policies have been taken in consideration:

- Camden Planning Guidance CPG1 (Design)
CPG6 (Amenity)

- London Plan 2016

- National Planning Policy Framework 2012

- Camden Local Plan Policy D1 Design Policy D2 Heritage

- Camden Core Strategy 2010-201 CS1 (Distribution of growth)

CS5 (Managing the impact of growth

and development)

- Camden Development Policies (2010)

CS14 (Promoting high quality places and conserving our heritage)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

4.0 Proposed works

4.1 The proposal comprises:

- the construction of a hipped roof over the existing flat roofed with dormer windows to the front and the rear
- internal alterations at first floor level

5.0 Use, Layout, Scale, Appearance

- 5.1 **Use**: the current use of the house as a single family dwelling is to be retained. The proposed roof extension is to add accommodation space comprising two bedrooms and en-suite shower rooms.
 - **Layout**: the proposed layout follows the shape of the existing roof. Two front dormers and three rear dormers all with flat roofs are proposed.

5.2 **Scale**:

- The proposed roof construction is proportionate to the scale and bulk of the existing building.

5.3 **Appearance**:

- The roof and the dormers are to be constructed with traditional materials and detailing. The roof covering to is to be slate (see image 1).



Image 1: slate tile covering

- At pre-application stage it was confirmed that:

"the addition of a hipped roof over the existing dwelling would not appear out of keeping with either the style of the building or the established character of the area. The garage wing attached to the dwelling has a similar hipped roof with two flat roofed dormer windows. There are no other dwellings of this type in the immediate area, and the proposal would therefore preserve and enhance the prevailing character of the area."

- The size and proportions of the dormer windows have been detailed to subservient to the windows below.
- Following the pre-application advice, the proposal has been revised to omit one of the rear dormer windows on the right-end-side and to shift the remaining dormer window in line with the first floor window below.

6.0 Access

6.1 The current access at ground floor level is to be retained.